

***E.L.T. Property Holdings Ltd.:
MPS and LUB Mapping Amendment Application***

Planning Advisory Committee

Planning and Development Department

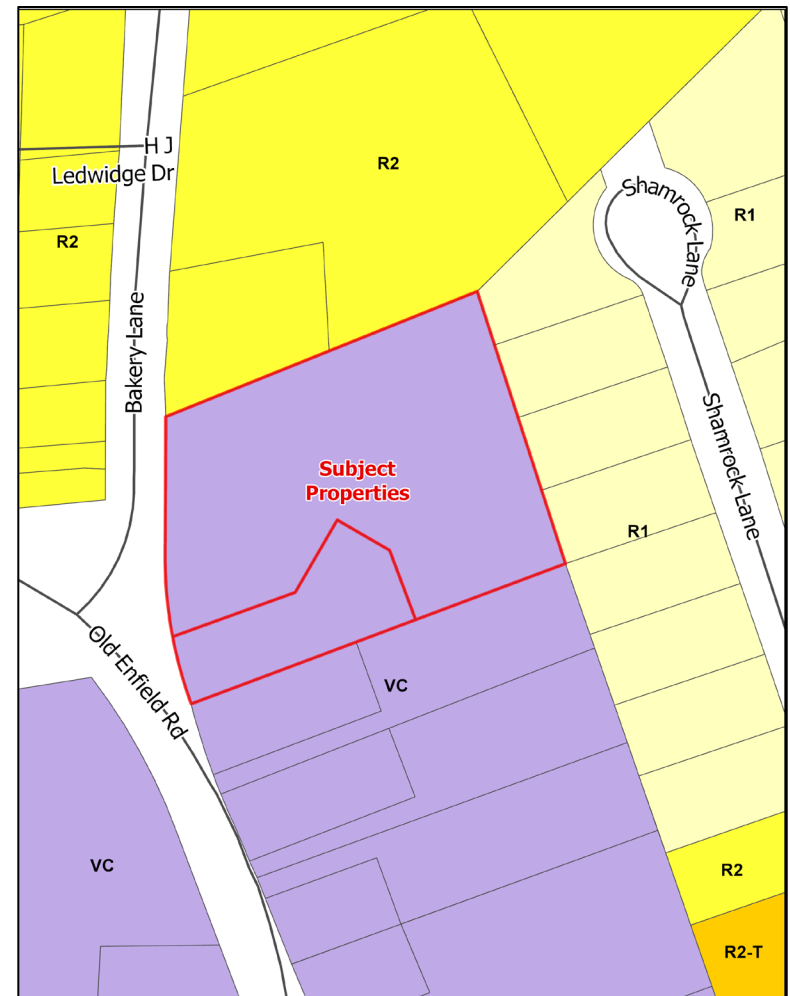
October 17, 2023



EAST HANTS

Subject Property

- Applicant: E.L.T. Property Holdings Ltd.
- Location: 51 Old Enfield Road (PID 45118221) and PID 45078748.
- Subject Property Size: 1.13 ha (2.8 acres).
- Proposal: To amend the Municipal Planning Strategy and Land Use Bylaw by change the Generalized Future Land Use Designation from Village Core (VC) to Medium Density Residential Neighbourhood (MR) and to rezone the same from Village Core (VC) to Multiple Unit Residential (R3) Zone.



Development Proposal

- The purpose of this application is to allow for the development of three, 24-unit multiplexes.
- The property owner currently has site plan approval on the subject lands that permit the development of six, 12-unit apartment buildings, with each building on its own lot, with a zero lot line between every two buildings. Both the approved and the proposed application have a total of 72 dwelling units.
- If the MPS and LUB mapping application is approved, the applicant does not have to develop the site as shown on the concept plan.
- However, the applicant would be restricted by the size and frontage of the land and by requirements of the Land Use Bylaw.
- A maximum of three lots could be created with a maximum of 24-dwelling units on each lot.
- The applicant would also have to be compliant with other LUB regulations such as amenity space requirements, buffering, design requirements, and parking requirements



Subject Property—51 Old Enfield Rd.



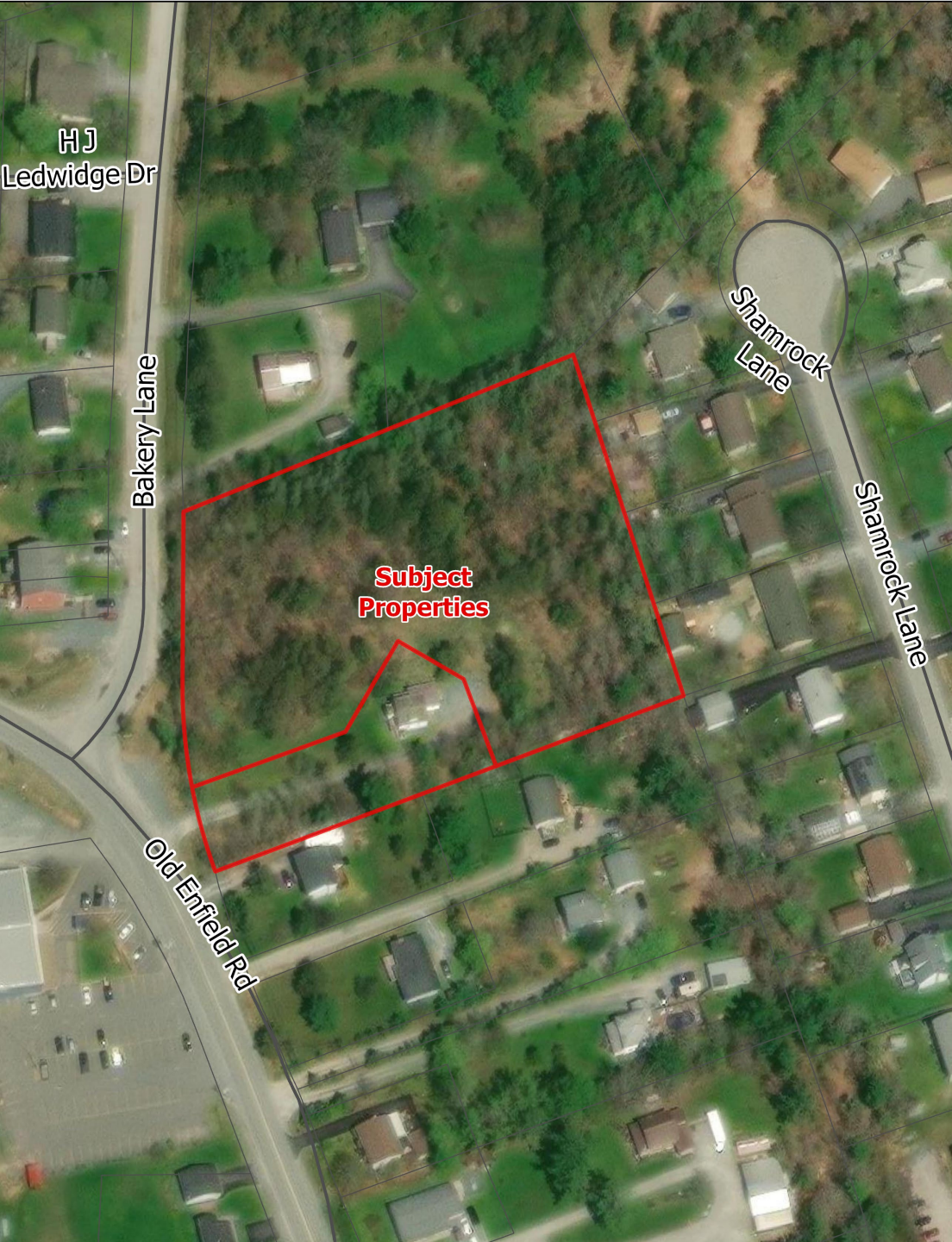
Looking north from subject property along Old Enfield Road



Looking south from subject property along Old Enfield Road



Enfield Legion—Across the street from subject property



Policy Analysis

- Staff will be requesting comments from internal departments and external agencies.
- Policy IM10 of the MPS is the policy that permits Council to consider the proposed mapping amendments. East Hants Council has to determine if the proposed application is in the best interest of the Municipality.
- *Policy IM10 - Permits Council to consider private applications to amend the MPS where the proposed amendments are in the best interest of the Municipality.*

Citizen Engagement

- An advertisement outlining the application and indicating that it had been received and was under review by staff was placed in the *Chronicle Herald*.
- A PIM for the application was held on September 5, 2023.
- There was a wide range of viewpoints from public members who attended the PIM.
- The next step in the process will be to mail questionnaires to property owners and residents within 300 m of the subject property. Questionnaire results will be included in the final staff report.

Recommendation

- That Planning Advisory Committee recommends that Council give first reading to the mapping amendments and authorize staff to schedule a public hearing.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *give first reading to the application from E.L.T. Property Holdings Ltd. to amend the MPS and LUB by changing the land use designation of PID 45118221 and PID 45078748 to Medium Density Residential Neighbourhood (MR) and rezoning the same lands to Multiple Unit Residential (R3) Zone; and*
- *authorize staff to schedule a public hearing.*