



M&M Developments Ltd. MPS & LUB Mapping Amendments

Planning Advisory Committee
October 17, 2023

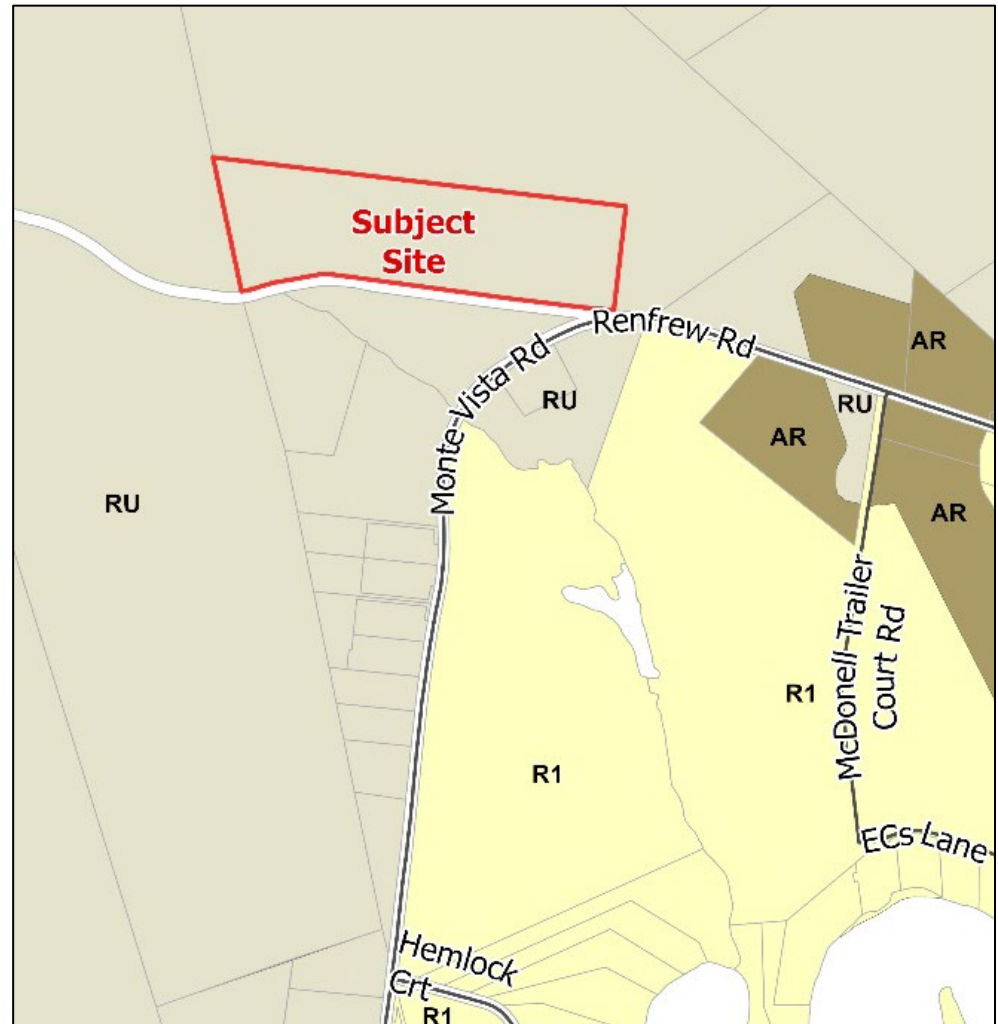
Planning & Development



EAST HANTS

Subject Property

- Subject property (PID 45157054) is accessed via Monte Vista Road and Renfrew Road, Enfield
- Zoning is Rural Use (RU) Zone
- Designated Rural Use (RU) in the Generalized Future Land Use Map (GFLUM)
- The wooded property totals approximately 12.7 hectares in size.



Subject Property

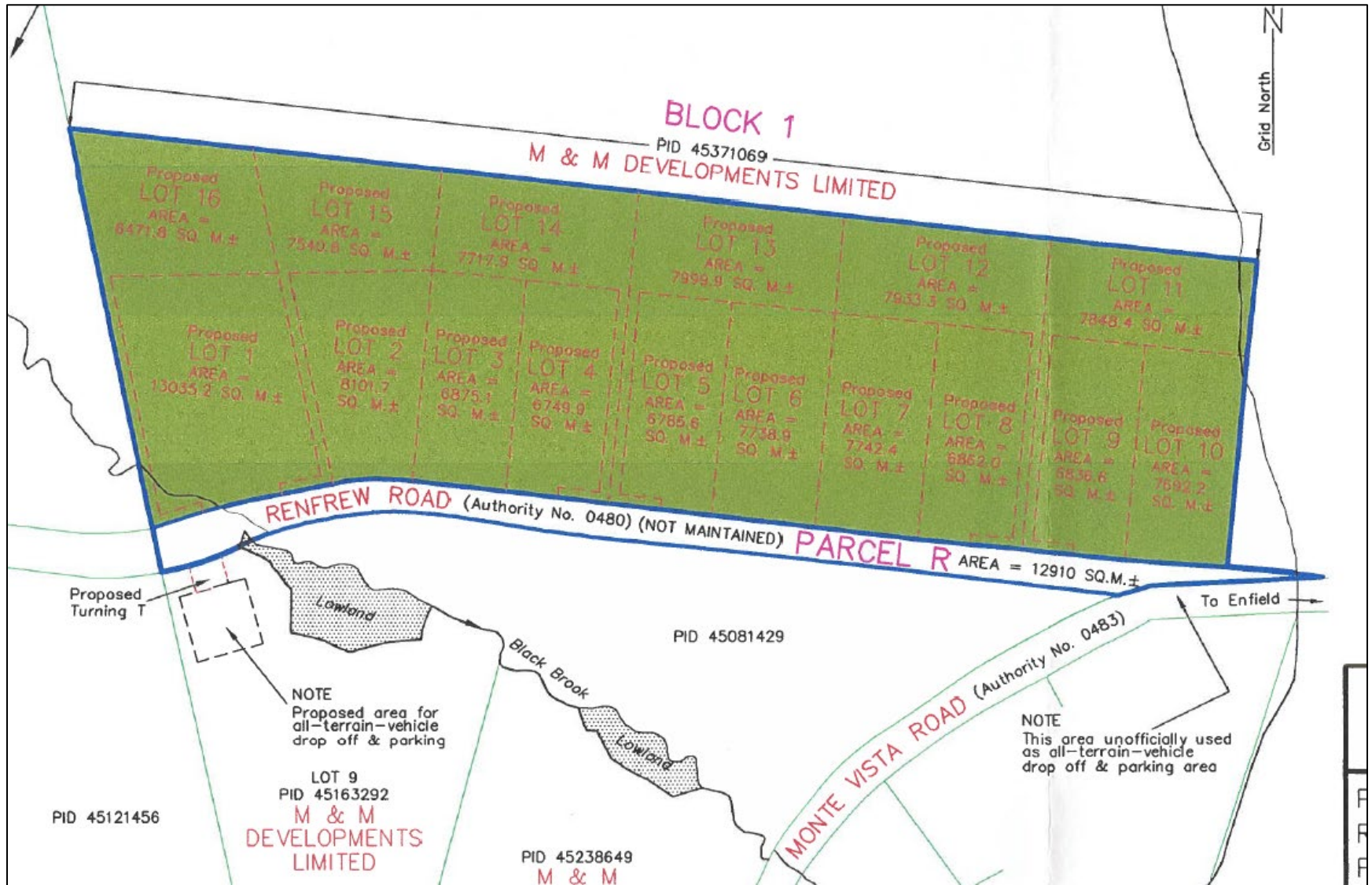
- Along the southern edge of the property is an existing unmaintained K-Class Road.



Development Proposal

- Change the designation from Rural Use (RU) to Country Residential (CR) Designation
- Change the zone from Rural Use (RU) Zone to Country Residential (CR) Zone
- Application is to enable the development of a low density residential subdivision.
- The plan submitted is a concept only and shows 16 potential single unit residential lots.
- Detailed layout including open space will be submitted with a subdivision application.
- The applicant is no longer proposing a parking area for AT vehicles. This was initially included on their site plan.

Development Proposal



Policy Analysis - Upgrading of K Class Road

- NS Public Works (NSPW) have confirmed the section of the K class road can be upgraded (municipal standard) for the purpose of land development and ownership of the road section would be turned over to the Municipality.
- Following comments from both the NS department of Public Works and the municipal department of Infrastructure and Operations, the developer was requested to provide a design for the intersection of the unmaintained section of Renfrew Road with Renfrew Road. The applicant has submitted a design for this intersection which was prepared by a professional engineer. The design of the intersection appears to be in compliance with current Municipal Standards for gravel roads.

Policy Analysis - Upgrading of K Class Road

- Nova Scotia Public Works have confirmed that the intersection design did not meet their requirements. The developers' engineer has reviewed those comments and has confirmed the intersecting angle can be adjusted to 90 degrees.
- The detailed design for the new section of municipal road and the intersection will be provided at the subdivision stage. Planning staff are content based on the submitted information from the applicants engineer and from comments made by the municipal department of Infrastructure and Operations and NSPW that the intersection design can be accommodated.

Policy Analysis - Groundwater Assessment

- Policy RR5(i) of the Municipal Planning Strategy indicates that Council shall have regard to ‘the adequacy of the property to provide an adequate and safe water supply as determined by a hydrogeological assessment prepared by a hydrologist’. A Level 1 hydrogeological (groundwater) assessment has been completed for the application by Strum Consulting.
- Strum confirmed that if the wells placed at the site were consistent with nearby wells reviewed within 2 km, there would be abundant water.
- Strum have indicated that in a Level 1 assessment, it is very difficult to determine whether well interference could be an issue without actual data on or near the site, even though an existing review suggests that (assuming similar geological conditions exist) a shortage is not anticipated. Strum have suggested that out of an abundance of caution, it should be assumed that this could be an issue and recommend a Level 2 study.

Policy Analysis - Groundwater Assessment

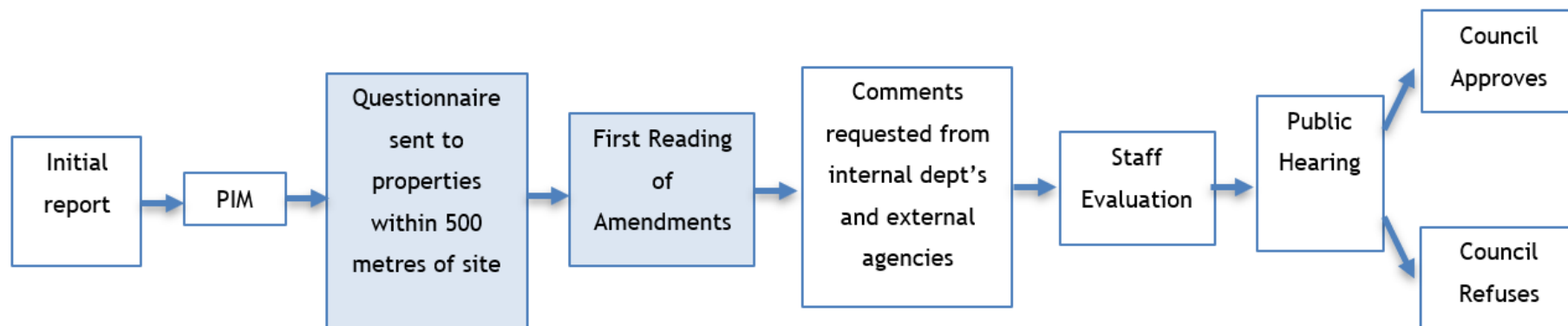
- Strum have indicated that they are making a water yield interpretation on data from wells located some distance from the actual site and it is not known what the impact on well interference would be on residential units on the proposed land and also other homes nearby. Also, based on hydrogeological conditions (i.e. bedrock type, faults, etc) the potential for water quality issues is present. Testing of well water quality would aid in assessing any such issues, if present, and in developing a plan, should it be necessary to manage any such problems.
- Water quality from nearby drilled wells indicates significant water quality issues pertaining to hardness, pH, iron, and manganese. Treatment options are available to reduce these groundwater contaminants.
- A Level 2 study would be a large expense for the developer to undertake, to further study the groundwater at the site but it would give a more accurate understanding of the groundwater supply and quality. As mentioned above Strum confirmed that if the wells placed at the site were consistent with nearby wells reviewed, there would be abundant water. Staff are not recommending that a Level 2 assessment be required but PAC and Council may wish to have that additional information before making their decision.

Citizen Engagement

- As part of the review process for MPS amendments, a Public Information Meeting (PIM) is required to hear input from the community. A PIM was held on March 7, 2023. Note from the PIM are appended to the staff report.
- A questionnaire and letter will be mailed to all property owners and residents within 300 metres of the subject property. A summary of comments received will be provided in the final staff report.
 - Note - The new Citizen Engagement policies of the MPS enable a questionnaire to be mailed following a PIM. In the 2016 Plan questionnaires were being mailed out following first reading.

Conclusion

- Staff will continue to review the proposal to change the subject property to the Country Residential Designation and Zone (CR)
- The proposed amendments will be evaluated using all applicable policies in the Municipal Planning Strategy
- Staff will make a recommendation to PAC in their final staff report
- Any decisions by Council on this application is not appealable to the Utility and Review Board.



Recommendation

That first reading be given to the MPS and LUB amendments and that authorization be given to schedule a public hearing.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Give first reading and authorize staff to schedule a public hearing to consider a proposal for PID 45371069 to change the designation and zone from Rural Use (RU) to Country Residential (CR).*