

The Tire Man MPS & LUB Mapping Amendments Highway 1, Mount Uniacke

Planning Advisory Committee

November 21, 2023

Planning & Development



EAST HANTS

Subject Property

- Subject property (PID 45337722) is accessed via Highway 1, Mount Uniacke
- The property totals 2.29 Ha (5.65 acres)
- Zoning is Regional Commercial (RC) and Rural Use (RU)
- Designated Regional Commercial (RC) and Rural Use (RU) in the Generalized Future Land Use Map (GFLUM)
- Located in the Mount Uniacke Growth Management Area



Development Proposal

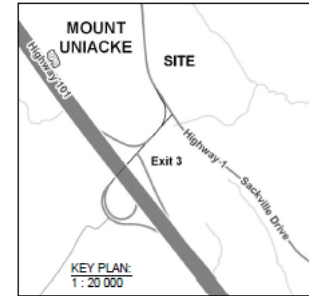
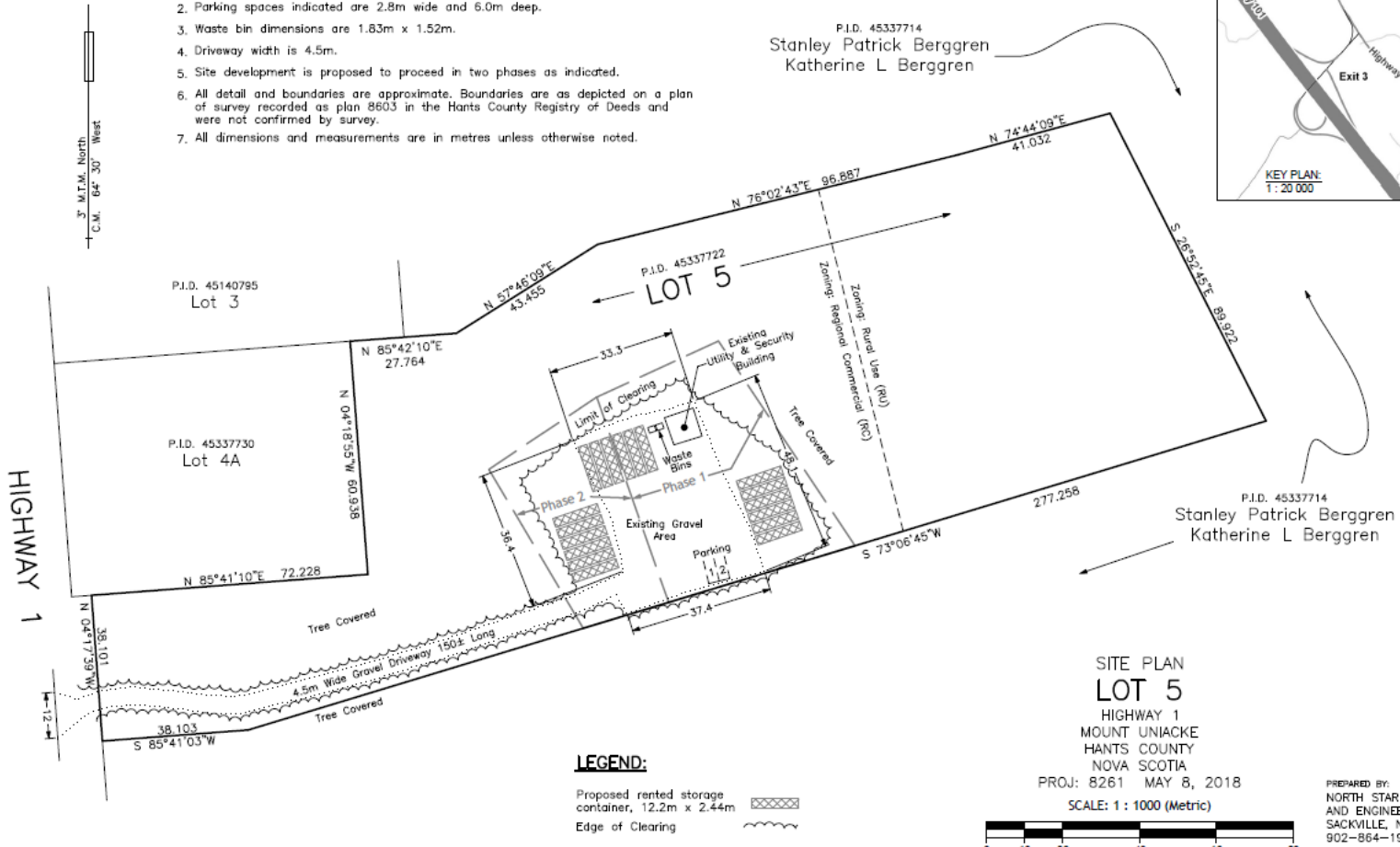
- Change the designation from Rural Use (RU) to the Regional Commercial (RC) designation
- Change the zone from Rural Use (RU) Zone to the Regional Commercial (RC) Zone
- The purpose of the application is to enable the expansion of the Automobile Repair and Maintenance use on the portion of land zoned as Rural Use



Development Proposal

NOTES:

1. Parking provided for maximum two employees per shift.
2. Parking spaces indicated are 2.8m wide and 6.0m deep.
3. Waste bin dimensions are 1.83m x 1.52m.
4. Driveway width is 4.5m.
5. Site development is proposed to proceed in two phases as indicated.
6. All detail and boundaries are approximate. Boundaries are as depicted on a plan of survey recorded as plan 8603 in the Hants County Registry of Deeds and were not confirmed by survey.
7. All dimensions and measurements are in metres unless otherwise noted.



Policy Analysis

- Automobile Repair & Maintenance use is not permitted in the Rural Use (RU) zone, therefore the applicant has requested to change to the zone and designation to the Regional Commercial (RC) to be consistent with the rest of the property.
- The applicant will have to undergo the site plan approval process for the expansion of the business if this application is approved.
- Staff have referred to MPS polices associated with the Mount Uniacke Growth Management Area as well as general policies related to amending the MPS and the Land Use Bylaw (LUB) as well as policies related to expanding the Regional Commercial Designation. Details of the policy analysis are outlined in the staff report.

Citizen Engagement

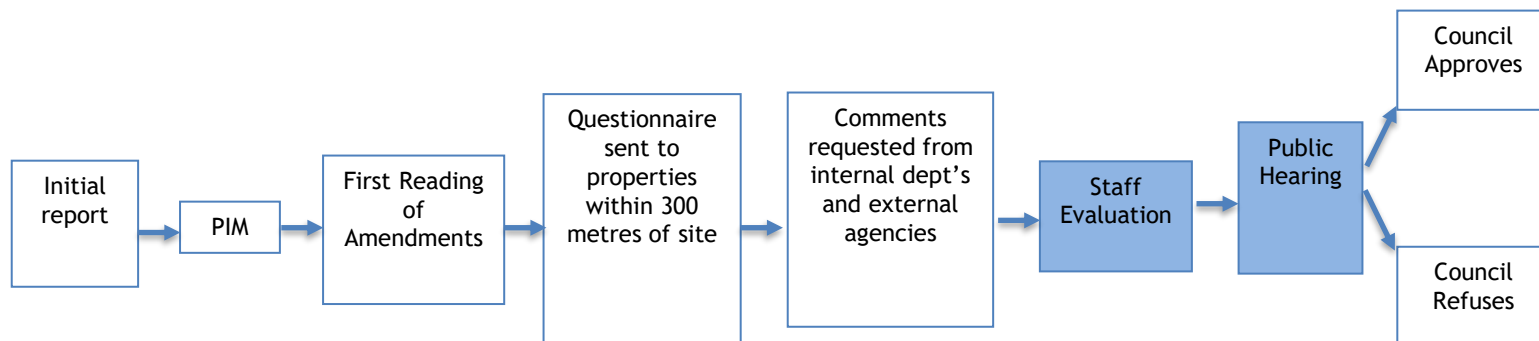
- An advertisement outlining the proposal and indicating that it is under review by staff was placed in the August 16, 2023 edition of the *Chronicle Herald*
- As part of the review process for MPS amendments, a Public Information Meeting (PIM) was required to hear input from the community
- A letter was mailed to all property owners within 300 metres of the subject property indicating the time and date of the PIM
- The PIM was held on September 12, 2023 in Mount Uniacke.
 - Three (3) members of Council and the applicant attended the meeting
 - No members of the public in attendance
 - No questions or concerns were raised at the meeting

Citizen Engagement

- A letter and questionnaire was also mailed to property owners and residents within 300m of the subject property.
- 25 questionnaires were mailed and one (1) was returned.
 - Response indicated the application will not have an impact on their property
- Public Hearing has been scheduled for November 29, 2023.
 - A letter will be mailed to residents indicating time and location of the Hearing
 - A notice will also be placed in the Chronicle Herald

Conclusion

- Staff have completed the review for the proposal to change the Rural Use (RU) zoned portion of subject property to the Regional Commercial (RC) Designation and the Regional Commercial (RC) Zone.
- The proposed amendments have been evaluated using all applicable policies in the Municipal Planning Strategy and were found to be consistent. Therefore, staff are recommending approval of the application.
- Council's decision on this application is not appealable to the NSUARB



Recommendation

That Planning Advisory Committee recommend that Council give Second Reading and approve the application.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Give Second Reading and approve a proposal for a portion of PID 45337722 to change the designation from Rural Use (RU) to Regional Commercial (RC) and the zone from Rural Use (RU) to Regional Commercial (RC).*