



Maple Tree Holdings Ltd. MPS & LUB Mapping Amendments

Planning Advisory Committee
February 20, 2024

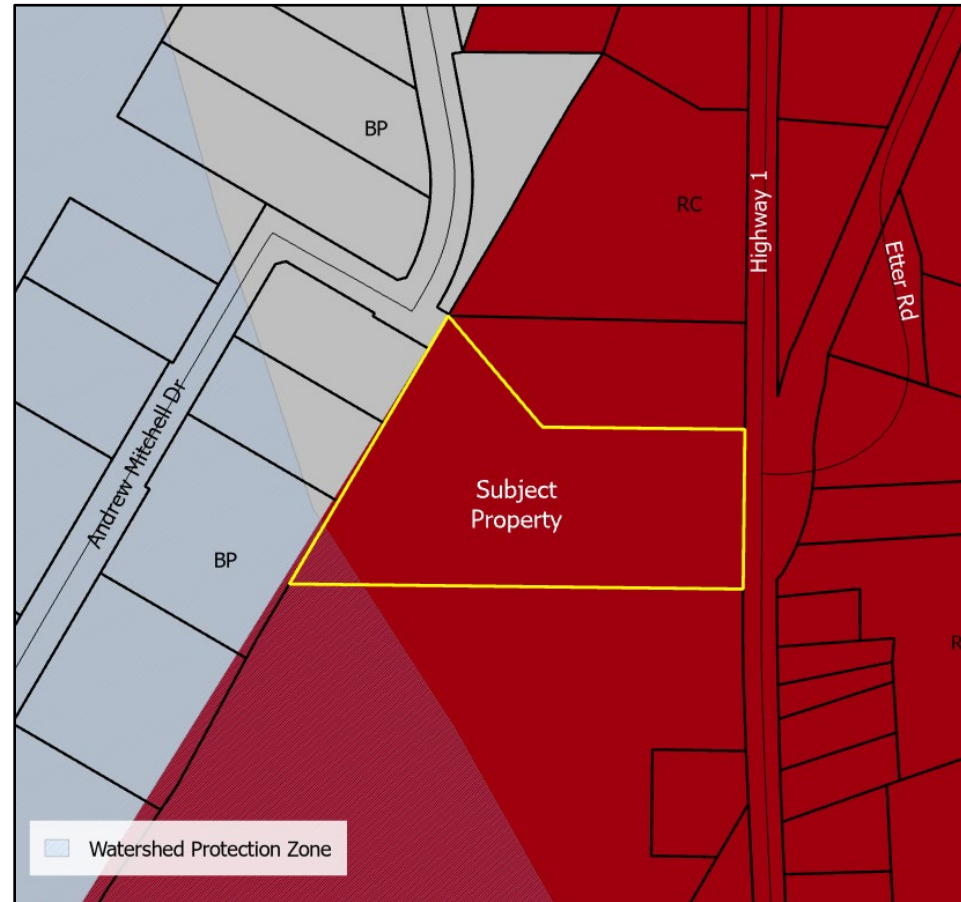
Planning & Development



EAST HANTS

Subject Property

- Subject property is located along Highway 1 in Mount Uniacke - PID 45426301 .
- Designation and Zoning is Regional Commercial (RC).
- Properties surrounding the site along Highway 1 are also zoned Regional Commercial.
- Zoning to the rear is Business Park (BP).



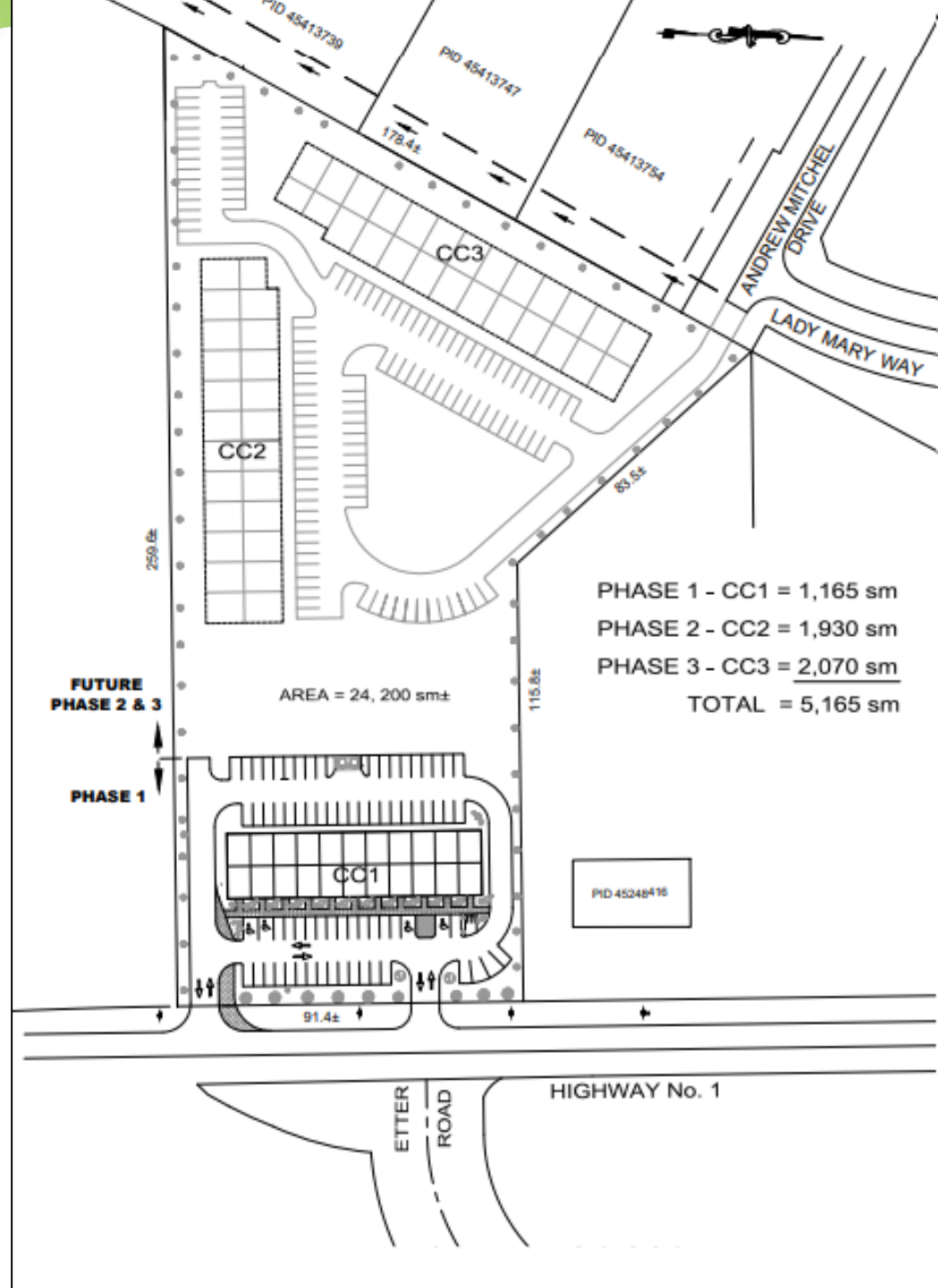
Subject Property

- The land is vacant.
- Approximately 2.41 hectares in size with approximately 91 metres of frontage.
- Property abuts the edge of Andrew Mitchell Drive in the Mount Uniacke Business Park.



Development Proposal

- Proposal: To redesignate and rezone the rear portion of the property to Business Park
- The redesignation and rezoning will enable the property owner to construct buildings with a larger footprint than permitted in the Regional Commercial Zone as the Business Park Zone does not limit the footprint of buildings.
- The site plan submitted with the application suggests 3 buildings with a footprint of 5,165 sqm. They are proposing multi-tenant small scale units. The two rear buildings should be viewed as a concept only.



Development Proposal



Policy Analysis

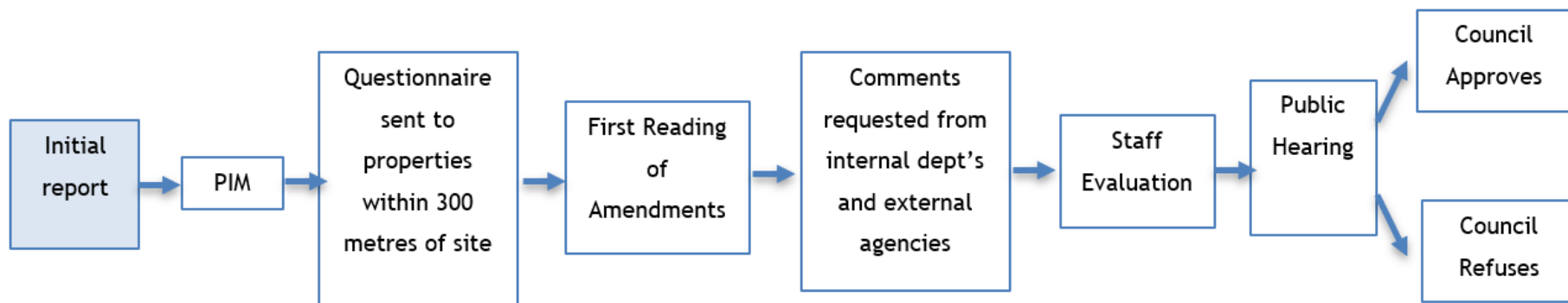
- Staff will be requesting comments from internal departments and external agencies. A detailed table of the evaluative criteria from the enabling policies and corresponding comments from Staff and reviewing agencies will be attached to the final report.
- In evaluating this application, Staff will refer to MPS polices associated with the Business Park (BP) designation, as well as general policies related to amending the MPS and the Land Use Bylaw (LUB).
- Council's decision on this application is not appealable to the NSUARB as it involves an amendment to the MPS.

Citizen Engagement

- An advertisement outlining the proposal and indicating that it is under review by staff will be placed in an upcoming edition of the Chronicle Herald.
- As part of the review process for MPS amendments, a Public Information Meeting (PIM) is required, to hear input from the community.
 - A letter will be mailed to all property owners within 300 metres of the subject property indicating the time and date of the PIM.
 - A notice of the PIM will also be placed in the Chronicle Herald.
- Following the PIM questionnaires will be mailed to owners of property and residents within 300 metres of the application site.

Conclusion

- Staff will continue to review the proposal.
- 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



Recommendation

That Planning Advisory Committee recommend that Council authorize staff to schedule a Public Information Meeting.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *authorize staff to schedule a Public Information Meeting to consider a proposal to change the designation and zone of a portion of property identified PID 45426301 from Regional Commercial (RC) to Business Park (BP).*