

Land Use Bylaw Housekeeping Amendments

Public Hearing

March 27, 2024

Planning and Development



EAST HANTS

Background

- Since the adoption of the 2023 Planning Documents, staff have identified a missing provision from the new Rural Use North (RU-2) Zone that prevents a portion of Sections 9.5 and 9.6 of the Subdivision Bylaw from being used in the Rural Use North (RU-2) Zone.
- Staff are proposing a housekeeping amendment that would fix the current issue.

5.5.7. ROW Easement

Where a right-of-way easement has been created in accordance with the 'area of land' provisions of Section 9 of the Subdivision Bylaw, the Development Officer may issue a development permit for any uses permitted in the Rural Use North (RU-2) Zone.

Proposed Amendments

- In addition, staff have identified 7 other housekeeping items that can be addressed at this time.
- The majority of the proposed amendments are extremely minor in nature and do not impact the intention of the regulation.
- For example removing the reference to the FF and FE Zones:

restrictions								
Underlying zone uses subject to MGW restrictions	-	-	-	-	-	-	-	C
Underlying Zone uses subject to FF restrictions	-	-	-	-	-	-	-	-
Underlying zone uses subject to FE restrictions	-	-	-	-	-	-	-	-

P - Permitted as-of-right through a development permit.
 SP - Permitted by site plan approval.

- Or using the wrong words in a regulation:
 A development permit may be issued to permit an accessory dwelling unit ~~in~~ **accessory to** a single unit dwelling providing the following requirements are met:

Housekeeping Amendments

- Reasons for the proposed amendments include:
 - Consistency issues.
 - Spelling errors.
 - Reference to zone provisions that have been removed.
 - Wrong word usage.
- All proposed amendments have been attached to the staff report.
- Staff have followed the Citizen Engagement Policies outlined in the Official Community Plan.
- A notice advertising the date and time of the public hearing for the LUB housekeeping amendments was advertised in the March 13th and 20th editions of the Chronicle Herald, on the East Hants website, and on East Hants social media platforms.

Conclusion

- The proposed amendments do not change the intent of the existing policies and regulations.
- The amendments fix errors and omissions in the document.
- Staff are recommending second reading and approval of the Land Use Bylaw housekeeping amendments.