

***RYC Property Ltd.:
MPS and LUB Mapping Amendment Application***

Planning Advisory Committee

Planning and Development Department

March 19, 2024



EAST HANTS

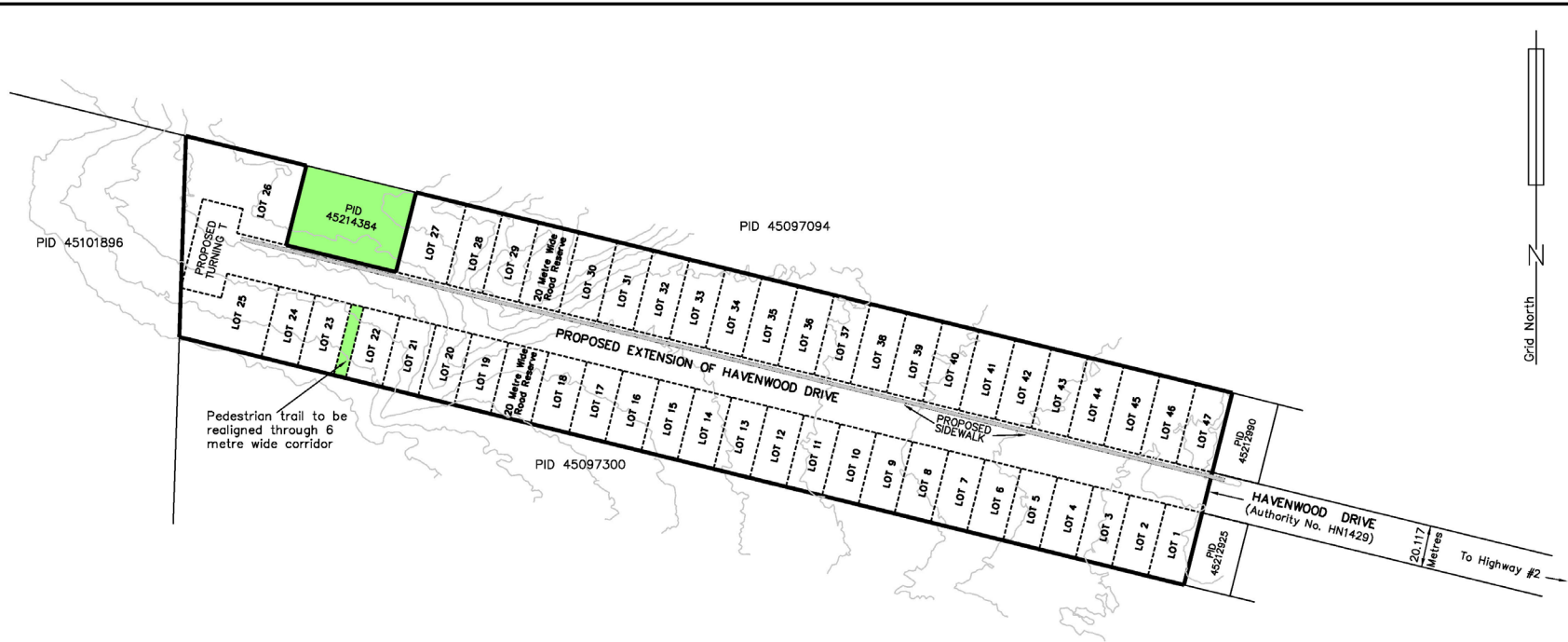
Subject Property

- **Applicant:** RYC Property Ltd.
- **Location:** PID 45097227, Havenwood Drive, Shubenacadie
- **Subject Property Size:** 5.9 ha
- **Proposal:** To amend the Municipal Planning Strategy and Land Use Bylaw by changing the Generalized Future Land Use Designation from Rural Use (RU) to Established Residential Neighbourhood (ER) and to rezone the same from Rural Use (RU) to Two Unit Dwelling Residential (R2) Zone.

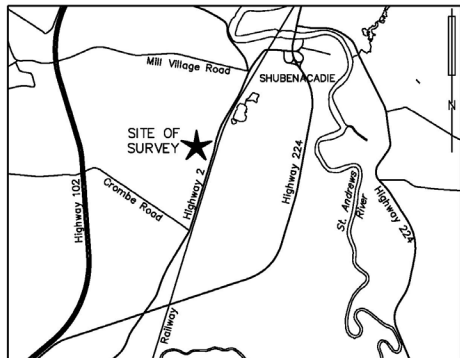
Development Proposal

- The purpose of this application is to enable the extension of Havenwood Drive to allow for the construction of 47 semi-detached dwellings, for a total of 94 dwelling units.
- Havenwood Drive had intended to be extended to allow for the continued development of the road; however, limitations with the Shubenacadie sewage treatment facility prevented the land from being further developed.
- Now that the new wastewater treatment facility is almost complete, development in the Shubenacadie GMA is expected to increase.

Proposed Concept Plan - MPS and LUB Mapping Amendment



DATED: FEBRUARY 27, 2024 PLAN DRAFTED BY WAYNE H. STILLMAN.



- LEGEND**
- BOUNDARIES PREVIOUSLY SURVEYED
 - PROPOSED LOT BOUNDARIES
 - PROPOSED LOT DIVIDERS
 - OTHER BOUNDARY
 - ± ± ± ± ± PLUS OR MINUS
 - PID PARCEL IDENTIFIER NUMBER

ALL DISTANCES ARE GRID AND SHOWN IN METRES UNLESS OTHERWISE NOTED.
 NATURAL FEATURES DERIVED FROM EXISTING SURVEYS AND THE NOVA SCOTIA TOPOGRAPHIC DATABASE.
 PLAN DRAFTED BY WAYNE H. STILLMAN.

NOTES

- (1) LOTS 1 TO 47 INCLUSIVE TO HAVE A MINIMUM ROAD FRONTAGE OF 18 METRES.
- (2) LOTS 1 TO 47 INCLUSIVE TO HAVE AN AREA MINIMUM OF 550 SQUARE METRES.
- (3) LOTS SUBJECT TO CHANGE BASED ON DESIGN SPECIFICATIONS, UNFORESEEN SITE CONDITIONS AND ARE SUBJECT TO A COMPLETE FIELD SURVEY.
- (4) LOTS 1 TO 47 INCLUSIVE TO BE SERVICED BY MUNICIPAL WATER AND SEWER.

STILLMAN ONSITE INC.
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PLAN SHOWING
LOTS 1 TO 47
 INCLUSIVE
 SUBDIVISION OF LOT G, PID 45097227
 PROPOSED REZONING FROM RU TO R2
 HAVENWOOD DRIVE
 COUNTY OF HANTS
 PROVINCE OF NOVA SCOTIA

| | | | |
|---------------------------|------------------------|-----------------|----------------|
| Plan Number DD-MM-2024 | Job Number S10-2024 | Scale 1:2000 | 0 40m 80m 120m |
|---------------------------|------------------------|-----------------|----------------|

Development Proposal Continued

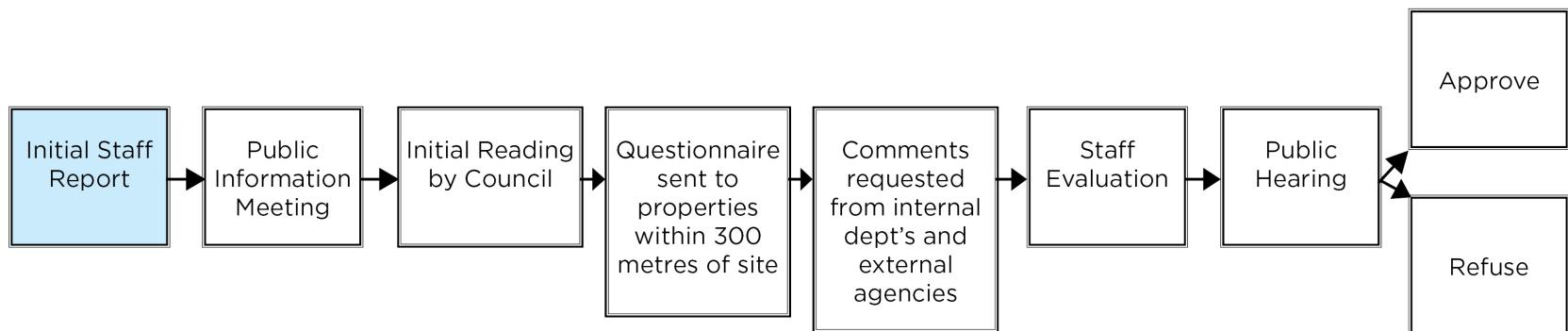
- Since the initial development of Havenwood Drive in the late 1980s, Subdivision Bylaw regulations have changed.
- The developed portion of Havenwood is a public gravel road owned by the Province.
- Under the current SUB regulations, the proposed road extension will be a Municipally owned paved road with a sidewalk.
- Therefore, in order to prevent the creation of another road gap issue, staff recommend that if the application is approved Bylaw F-100, Local Improvement Charges Bylaw be used to pave the gravel road portion of Havenwood Drive.

Policy Analysis

- Staff will be requesting comments from internal departments and external agencies, including but not limited to: Nova Scotia Public Works; Chignecto Regional Centre for Education; and Infrastructure and Operations.
- Policy IM11 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 IM11 - 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 Public Information Meeting (PIM) is required for all amendments to the Municipal Planning Strategy unless they are housekeeping in nature.
- Unless directed otherwise, a letter indicating the time and date of the PIM will be mailed to all property owners within 300 m of the subject properties.
- Additional advertising will be placed on the East Hants website and on our social media feeds.



Recommendation

- That Planning Advisory Committee recommends 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 an application from RYC Property Ltd. to amend the MPS and LUB by changing the land use designation of PID 45097227 to Established Residential Neighbourhood (ER) and rezoning the same lands to Two Unit Dwelling Residential (R2) Zone.*