



Subject: *RYC Property Ltd. Application: MPS and LUB Mapping Amendments*
To: CAO for Planning Advisory Committee, March 19, 2024
Date Prepared: March 6, 2024
Related Motions: None
Prepared by: Debbie Uloth, Project Planner
Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from RYC Property Ltd. to change the land use designation of PID 45097227, located on Havenwood Drive, Shubenacadie, from Rural Use (RU) to Established Residential Neighbourhood (ER) and rezone the same property from Rural Use (RU) to the Two Dwelling Unit Residential (R2) Zone. The purpose of the application is to allow for the extension of Havenwood Drive and for the development of 47 semi-detached dwellings for a total of 94 dwelling units.

Financial Impact Statement

There is no immediate financial impact from the recommendations in this report. A fiscal impact analysis will be completed for the final staff report.

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 Dwelling Unit Residential (R2) Zone.*

Background

Planning staff received an initial application from RYC Property Ltd. in February 2024. The application proposes to change the Generalized Future Land Use Designation of lands identified as PID 445097227 from Rural Use (RU) to Established Residential Neighbourhood (ER) and to rezone the same from Rural Use (RU) to the Two Dwelling Unit Residential (R2) Zone. Changing the land use designation and zone would then allow the applicant to extend Havenwood Drive to allow for the construction of 47 semi-detached dwellings for a total of 94 dwelling units. The subject property is located in the Shubenacadie Growth Management Area. The new wastewater treatment facility for Shubenacadie is expected to be commissioned this spring.

Discussion

SUBJECT PROPERTY

The subject property is shown on the map to the right and is identified as PID 45097227, Havenwood Drive, Shubenacadie. The total area of the subject land is approximately 5.9 ha.

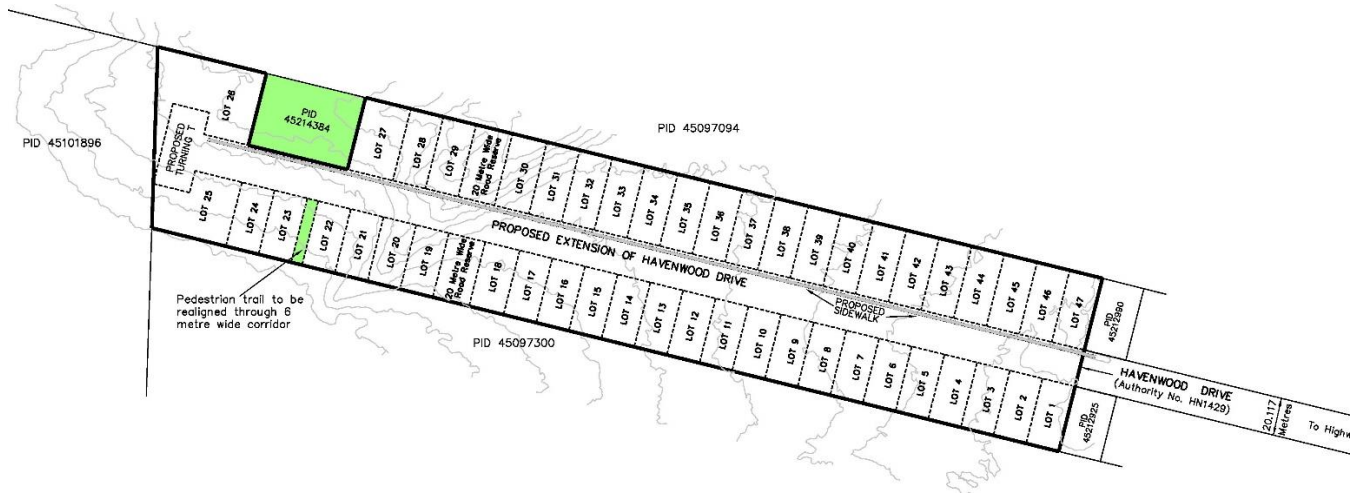
The property is zoned Rural Use (RU) Zone. Property to the east is zoned Two Dwelling Unit Residential (R2) Zone, and property to the north, south, and west is zoned Rural Use (RU) Zone. The Municipality owns a 0.21 hectare parcel of land that is zoned Open Space (OS), which is currently landlocked but it will eventually have frontage on the Havenwood Drive extension. The subject property has frontage on Havenwood Drive and the lands are located in the Shubenacadie Growth Management Area.

DEVELOPMENT PROPOSAL

The purpose of this application is to amend the Municipal Planning Strategy and Land Use Bylaw to allow for the extension of Havenwood Drive, Shubenacadie, and the development of 47 semi-detached structures, for a total of 94 dwelling units. A concept plan of the proposed development is shown on the following page and is attached as Appendix A.

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.

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 Subdivision Bylaw 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 F100, Local Improvement Charges Bylaw be used to pave the gravel road portion of Havenwood Drive. Specifics of how the road improvements will be paid for will be determined at a later date.



POLICY ANALYSIS

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

Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application. An advertisement outlining the application and indicating that it had been received and was under review by staff was placed in the *Chronicle Herald* in March 2024. 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 property. Additional advertising will be placed on the East Hants website and on our social media feeds. In accordance with Council Policy, the public information meeting will be held at the Municipal Building.

STRATEGIC ALIGNMENT

The 2021-2024 East Hants Strategic Plan identifies ‘Strong Community’ as one of the four areas of strategic focus. The proposed development provides for a mix of housing types, open space areas, and an active transportation network, which helps to support a strong community. The mix of housing types also encourages ‘Economic Prosperity’ which is also one of the four areas of strategic focus.

LEGISLATIVE AUTHORITY

The legislative authority is set out in the Municipal Government Act, Part VIII. This part of the MGA sets out the process for MPS and LUB amendments to be considered and for consideration of a development agreement.

FINANCIAL CONSIDERATIONS

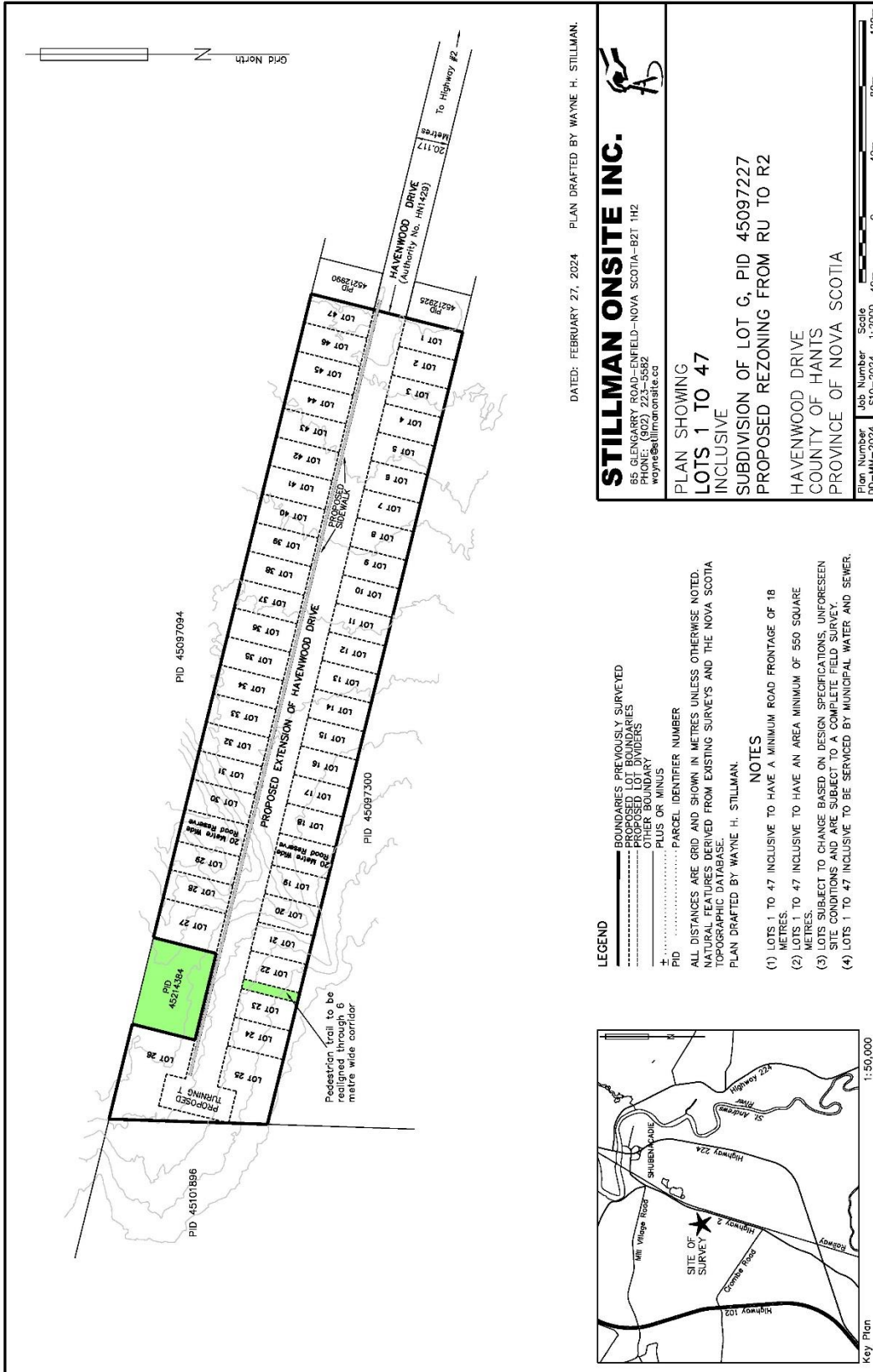
A fiscal impact analysis will be completed for the final staff report.

Alternatives

Planning Advisory Committee could recommend not to proceed with the application.

Attachments

Appendix A - Concept Plan



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



STILLMAN ONSITE INC.

55 GLENGARRY ROAD-ENFIELD-NOVA SCOTIA-B2T 1H2
 PHONE: 902-452-1111
 wayne@stillmanonsite.ca

**PLAN SHOWING
 LOTS 1 TO 47
 INCLUSIVE**

SUBDIVISION OF LOT C, PID 45097227
 PROPOSED REZONING FROM RU TO R2

HAVENWOOD DRIVE
 COUNTY OF HANTS
 PROVINCE OF NOVA SCOTIA

Plan Number Job Number Scale
 00-MM-2024 510-2024 1:2000 40m 0 40m 80m 120m

LEGEND

- BOUNDARIES PREVIOUSLY SURVEYED
- - - - - 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.

