

# Subdivision Bylaw Amendments

Planning Advisory Committee  
December 10<sup>th</sup>, 2024

Planning & Development



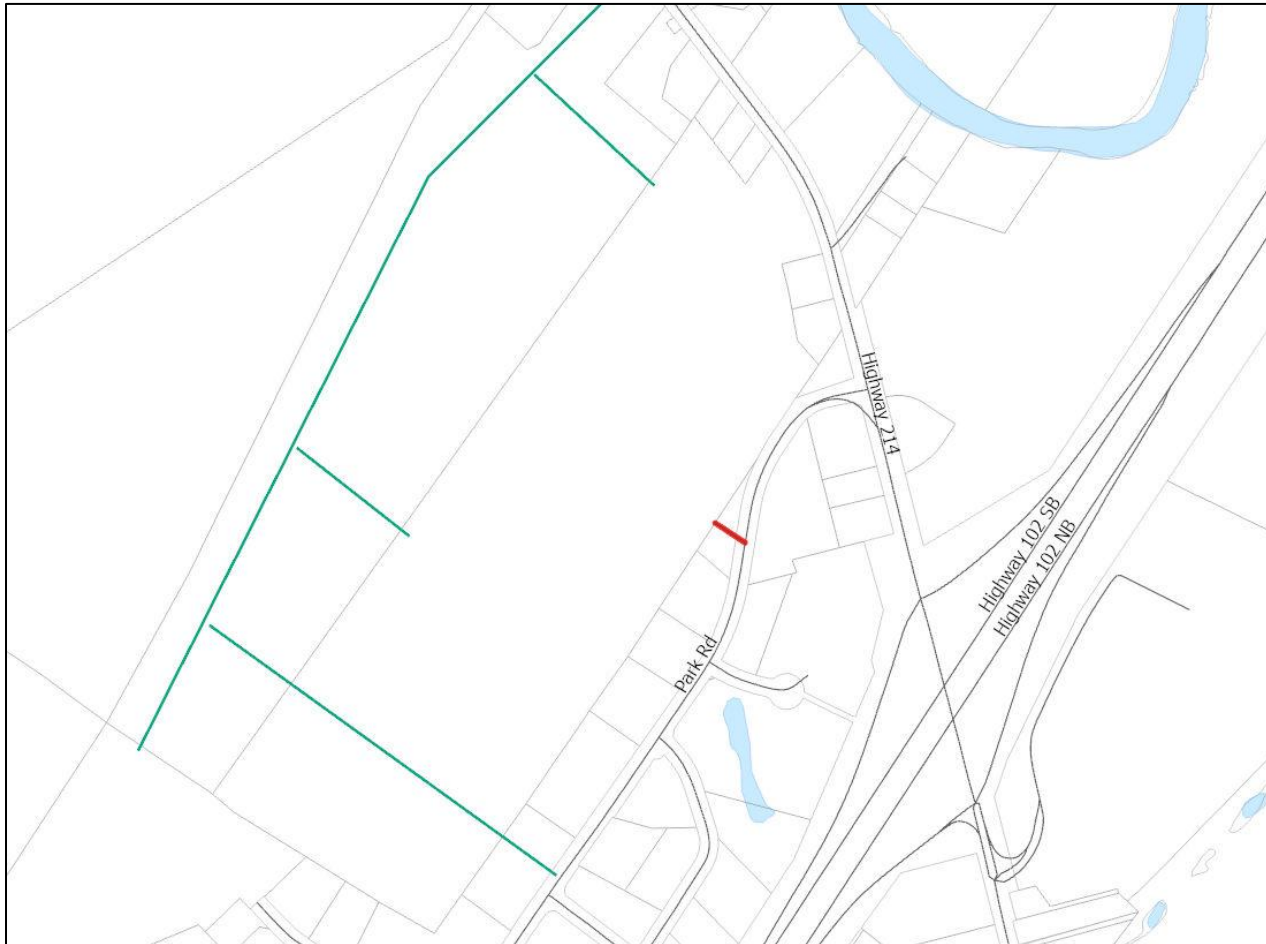
**EAST HANTS**

## Background

The Municipality is requesting an amendment to the Subdivision Bylaw to include a required connection from the Elmsdale Business Park to the neighbouring properties to the rear

The connection is proposed to come from Park Road and connect through PID 45248192 to require any future development of these lands to have a connection through to Park Road.

# Background



## Policy Analysis

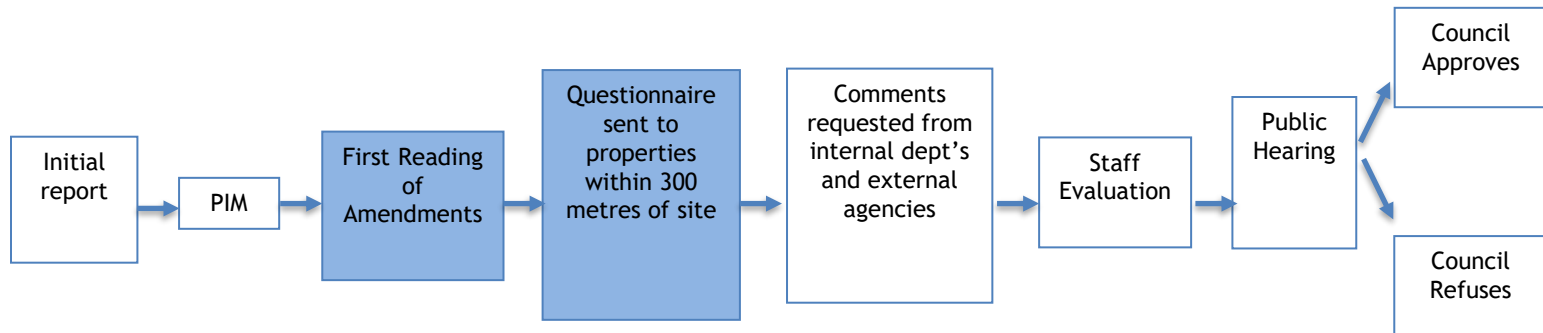
- Staff will refer to Municipal Planning Strategy policies when reviewing the proposed amendments to the Subdivision Bylaw (SUB)
- A Public Information Meeting is required for standalone amendments to the Subdivision Bylaw as per the Municipal Government Act (MGA)
- Council's decision on the amendments is not appealable to the Nova Scotia Utility and Review Board
- As part of the review process, planning staff received comments from Nova Scotia Public Works. Their comments indicated the department did not have concerns with the proposed connection

## Citizen Engagement

- An advertisement outlining the proposal and indicating that it is under review by staff was placed in a July 2024 edition of the *Chronicle Herald*
- As part of the review process for Subdivision Bylaw 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 noting the date and time of the PIM.
- One member of the public attended the PIM representing the affected property
- A letter and questionnaire will be mailed to all properties owners and residents within 300m of the site requesting further comments on the application

## Conclusion

- Staff will continue to review the proposal to amend the Subdivision Bylaw to include a required connection to Park Road.
- The proposed amendments will be evaluated using all applicable policies in the Municipal Planning Strategy.



## Recommendation

That Planning Advisory Committee recommends that Council give First Reading and authorize a Public Hearing.

## Recommended Motion

*Planning Advisory Committee recommends that Council:*

- *Give First Reading to amend the Subdivision Bylaw to include a required connection from Park Road, Elmsdale;*
- *Authorize staff to schedule a Public Hearing.*