

***Uniacke Secondary Planning Strategy:
Motion C24(443), New Zone Uniacke SPS***

Planning Advisory Committee
February 18, 2025

Planning and Development



EAST HANTS

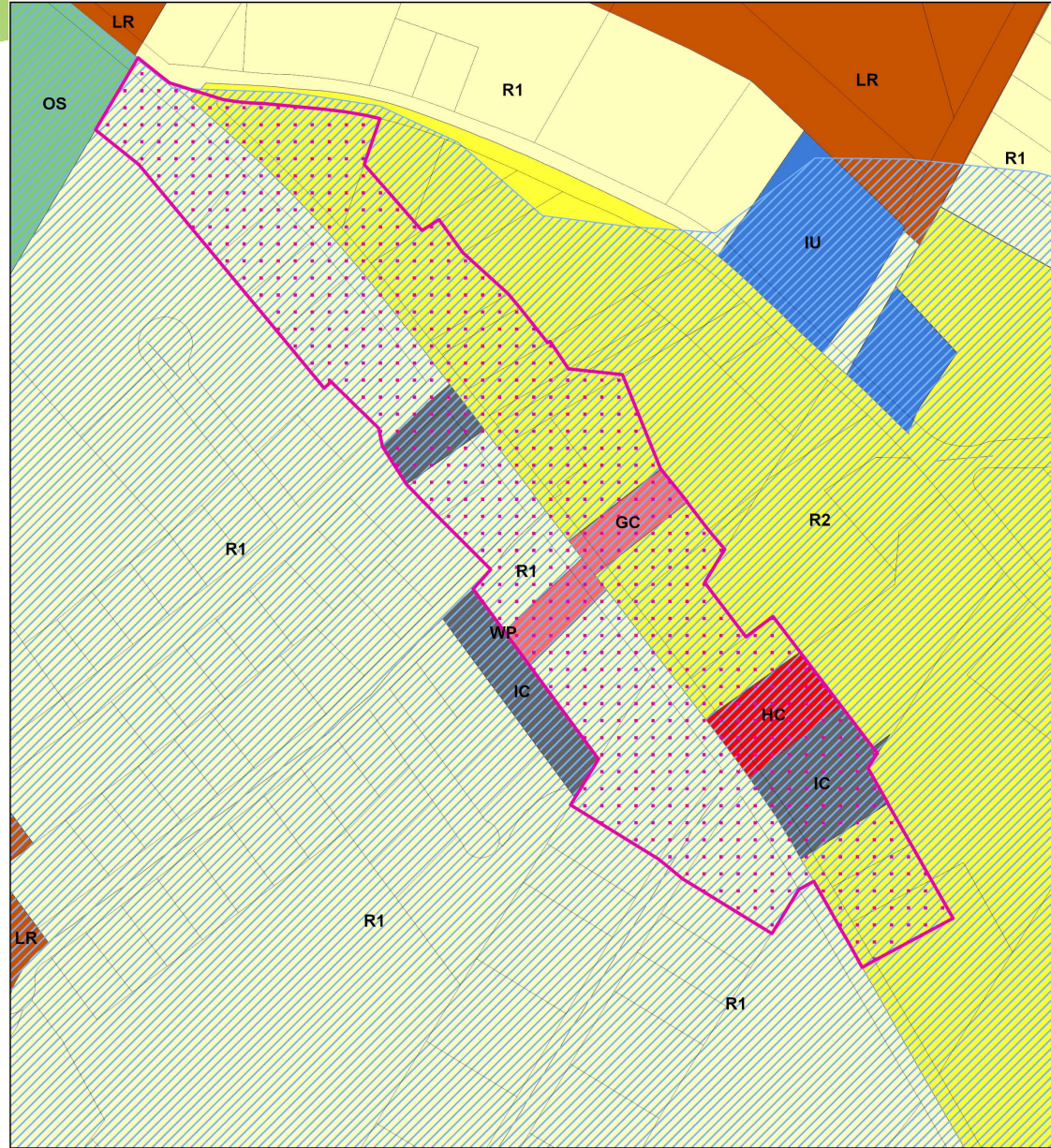
Background

- As part of the Uniacke Secondary Planning Strategy, East Hants Council passed the following Motion at their December 2024, meeting of Council.

C24(443): *Moved that as part of the Mount Uniacke Secondary Planning Strategy, that staff investigate a possible zone for R1 and R2 properties along Highway 1 that would be appropriate for mixed use and multi-unit developments.*

Mount Uniacke Mixed Use Centre Overlay (MU-MC) Zone

- During their December 2025 meeting, PAC members indicated that they would like staff to investigate a new zone for lands around Eddy's Variety that would enable a mix of commercial and residential development.
- In response, staff have developed a new land use designation and zone to address Council's direction.



 **Proposed MU-MC Overlay Zone**

Mount Uniacke Mixed Use Centre Overlay (MU-MC) Zone

- Due to the variety of land uses currently taking place along Highway 1, staff suggest that rather than replacing the existing zones that an overlay zone is implemented in the prescribed area.
- An overlay zone will continue to allow single and two unit residential uses, it maintains the industrial commercial uses, and allows for the other varied commercial uses to continue.
- Planning staff have drafted new land use policies for the implementation of the new Mount Uniacke Mixed Use Centre Overlay (MU-MC) Zone that have been included in the staff report.

Mount Uniacke Mixed Use Centre Overlay (MU-MC) Zone

- Land uses in the MU-MC Overlay Zone are proposed to be permitted by site plan approval.
- The type of commercial land uses permitted in the MU-MC Zone would be similar to the commercial land uses permitted in the Mixed Use Centre (MC) Zone in Enfield. A full list of permitted uses has been included in the staff report.
- Small multiplexes and cluster townhouses are also proposed to be permitted in the MU-MC Overlay Zone, the lot will have to be large enough to accommodate a septic system and a well.
- The general provisions for the Mixed Use Zones would be applicable to the new zone (landscaping, buffering, etc.)

Proposed Method of Increasing Residential Density in the Mount Uniacke Growth Management Area

- As a method of increasing density in the Mount Uniacke Growth Management Area, staff suggest developing new Comprehensive Development District (CDD) policies that are specific to Mount Uniacke.
- It would allow holistic community growth.
- A Mount Uniacke CDD would allow for a variety of low to medium density residential development options; while ensuring that multiple unit lots are an appropriate size for onsite services and to minimize well interference.
- Housing options for the new land use designation and zone would include single unit dwellings, two-unit dwellings, townhouses, small multiplexes, and local commercial uses.
- At this time, staff do not recommend pre-zoning land Mount Uniacke CDD. Instead, Council could consider mapping amendments if they felt that the application was in the best interest of the Municipality.

Mount Uniacke Comprehensive Development District

- Staff have developed a draft set of policies that would enable Council to consider applications to redesignate and rezone land to the Mount Uniacke CDD. Policies have been included in the staff report.
- Policies are similar to the WCDD policies, except that policies related to central servicing have been removed and new policies around septic systems and wells have been added.
- Due to well interference being a issue, the policies are proposed to include a Level 2 Assessment for denser developments or for developments adjacent to existing developments.

Conclusion

- As per Council's direction, staff have developed a new zone for use around Eddy's Variety along Highway 1 in Mount Uniacke.
- Staff have also developed an option to allow for increased residential density through a new Mount Uniacke CDD designation and zone.
- If the Zones are included in the Uniacke SPS, residents in the impacted areas will receive an opportunity to comment on the new designations and zones as part of updates to the East Hants Official Community Plan, after the Uniacke SPS has been adopted by Council.

Recommendation

- Include the new Mount Uniacke Mixed Use Centre Overlay (MU-MC) Designation and Zone, outlined in the Uniacke SPS Motion C24(443) Report, be included in the draft Uniacke Secondary Planning Strategy Report.
- And
- Include the new Mount Uniacke Comprehensive Development District (MUCDD) Designation and Zone outlined in the Uniacke SPS Motion C24(443) Report, be included in the draft Uniacke Secondary Report.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *authorize staff to include the new Mount Uniacke Mixed Use Centre Overlay (MU-MC) Designation and Zone, outlined in the Uniacke SPS Motion C24(443) Report, be included in the draft Uniacke Secondary Planning Strategy Report.*
- *And*
- *authorize staff to include the new Mount Uniacke Comprehensive Development District (MUCDD) Designation and Zone, outlined in the Uniacke SPS Motion C24(443) Report, be included in the draft Uniacke Secondary Planning Strategy Report.*