

Subdivision Bylaw Amendments

Planning Advisory Committee
April 15, 2025

Planning & Development



EAST HANTS

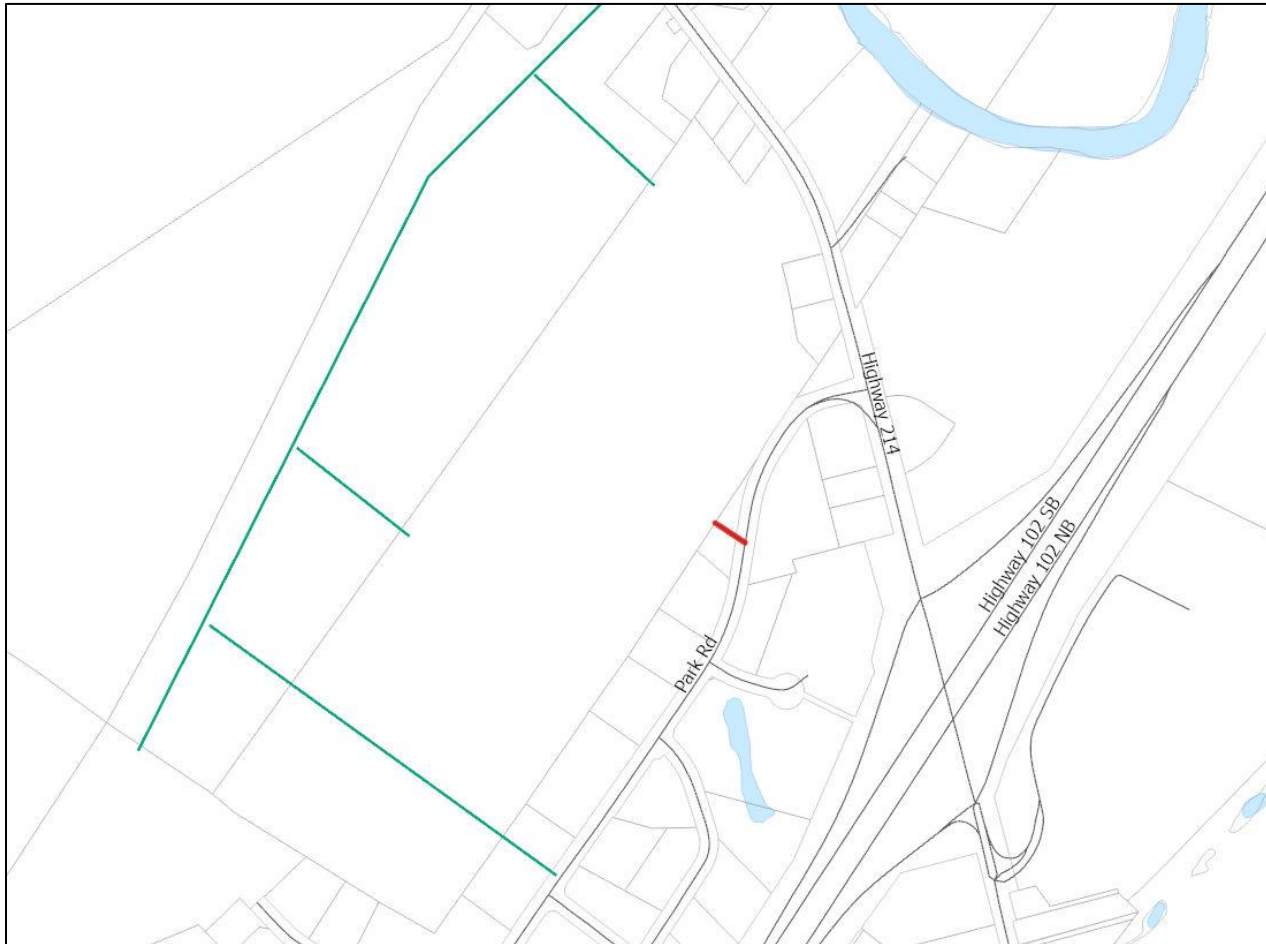


Background

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 45272861, to require any future development of these lands to have a connection through to Park Road.

Background



Policy Analysis

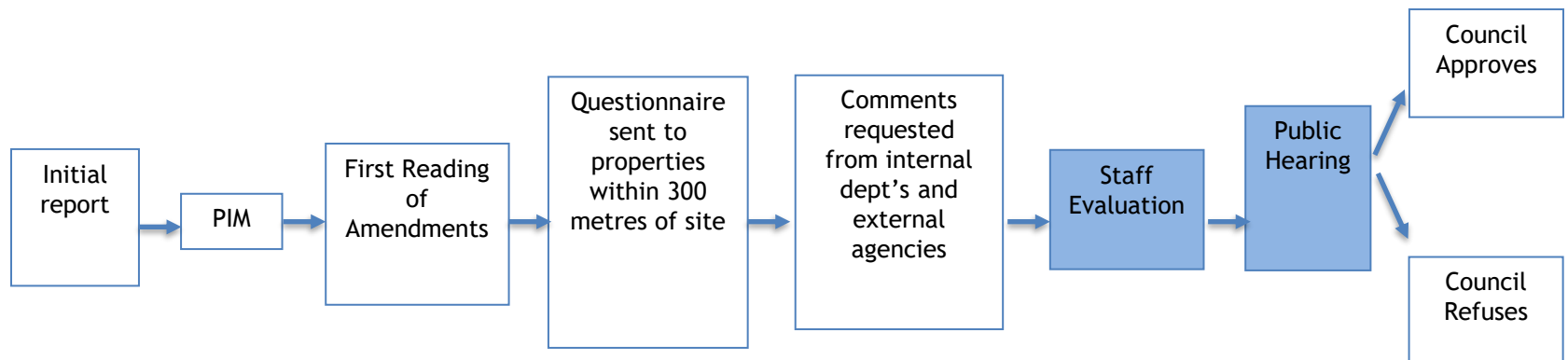
- Staff have referred to Municipal Planning Strategy policies when reviewing the proposed amendments to the Subdivision Bylaw (SUB)
- A Public Information Meeting is required for standalone amendments to the Subdivision Bylaw as per the Municipal Government Act (MGA)
- Council's decision on the amendments 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. A letter was mailed to all property owners within 300 metres of the subject property noting the date and time of the PIM.
 - The PIM was held Nov 5th, 2024. 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
 - 38 letters and questionnaires were mailed out and two (2) were returned. Questionnaire responses reflected the desire for these lands to remain undeveloped to protect the environment and animals. The responses were not directly related to the amendments being proposed.

Conclusion

- Staff have reviewed the proposal to amend the Subdivision Bylaw to include a required connection to Park Road.
- The proposed amendments were evaluated using all applicable policies in the Municipal Planning Strategy.
- Staff are recommending the amendments be approved.





Recommendation

That Planning Advisory Committee recommends that Council give Second Reading and approve the amendments.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Give Second Reading and approve an amendment to the Subdivision Bylaw to include a required connection from Park Road through PID 45248192 to connect to PID 45272861, Elmsdale.*