



Subject: *Subdivision Bylaw- Required Future Connections Map Amendment*
To: CAO for Planning Advisory Committee, April 15th, 2025
Date Prepared: April 3rd, 2025
Related Motions: PAC24(46), PAC24(74), C24(256), C24(445)
Prepared by: Lee-Ann Martin, Planner & Development Officer
Approved by: John Woodford, Director of Planning and Development

Summary

Staff are requesting to amend the Required Future Transportation Connection Map in the Subdivision Bylaw to include a connection to Park Road. This report outlines further outlines the amendments and recommends that approval be given.

Financial Impact Statement

There are no immediate financial impacts with the adoption of this report.

Recommendation

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

Recommended Motion

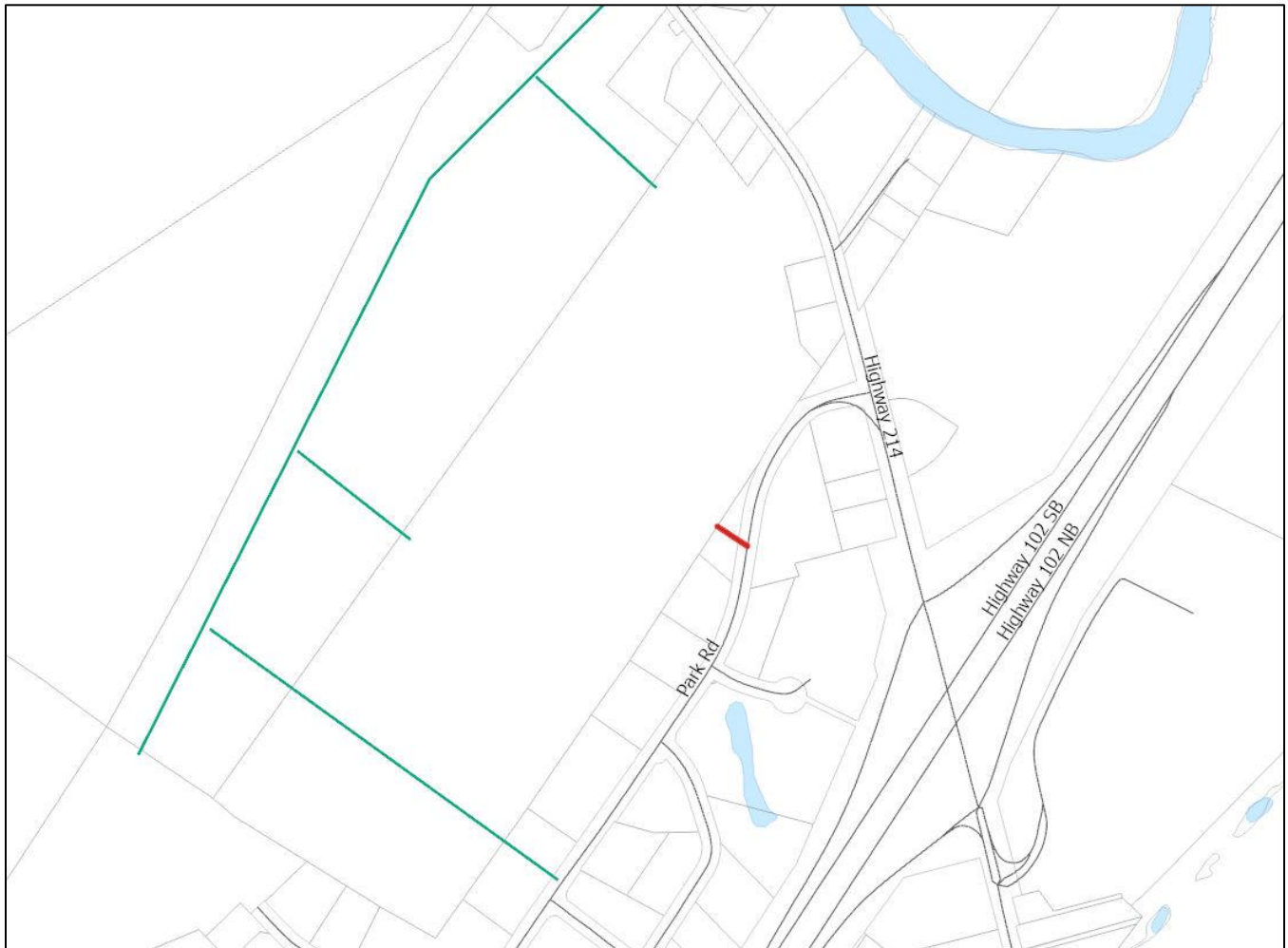
Planning Advisory Committee recommends that Council:

- *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.*

Background

Staff are requesting an amendment to the Required Future Transportation Connections Map from the Subdivision Bylaw to include a connection from the Elmsdale Business Park to the neighbouring properties. The connection is proposed to come from Park Road and connect through PID 45248192 to allow any future development of these lands to have a connection through to Park Road.

The proposed required connection is indicated in red on the map below. The green lines represent the existing required future connections.



Section 10.19 of the subdivision bylaw outlines that when a subdivision application is received that includes or abuts lands that contain all of or a portion of a required transportation connection as identified on the Required Future Transportation Connections Map, the street network of the Subdivision shall be laid out to provide a road connection from one end of the Required Transportation Connection to the other or to the boundary of the lands subject to the Subdivision application. Therefore, by adding this connection, any subdivision application that is received for these lands, would require a connection to Park Road, or one of the other connections as shown within the Future Connections Maps. Some variations to these connections are permitted through a subdivision application, at the discretion of the Development Officer, provided a connection from one end of the required connection to the other end is made.

Section 10.19 indicates that a connection is required to be made but does not state which connection is required. Therefore, if an amendment was made to add the connection identified in red (above) due to the wording in the subdivision bylaw there is nothing to hold a developer to providing a connection from PID 45272861 through PID 45248192 onto Park Road.

Staff are therefore also requesting an amendment to the Subdivision Bylaw to include within Appendix D a list or table of required transportation connections that developers shall provide a connection to. The required connection list or table shall include a connection from PID 45272861 through PID 45248192 onto Park Road.

As part of the review process for these amendments planning staff received comments from Nova Scotia department of Public Works and their response indicated the location of the connection was reviewed and is acceptable.

Citizen Engagement

Planning staff have complied with the Citizen Engagement Policies of the Municipal Planning Strategy when processing the amendments. 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*.

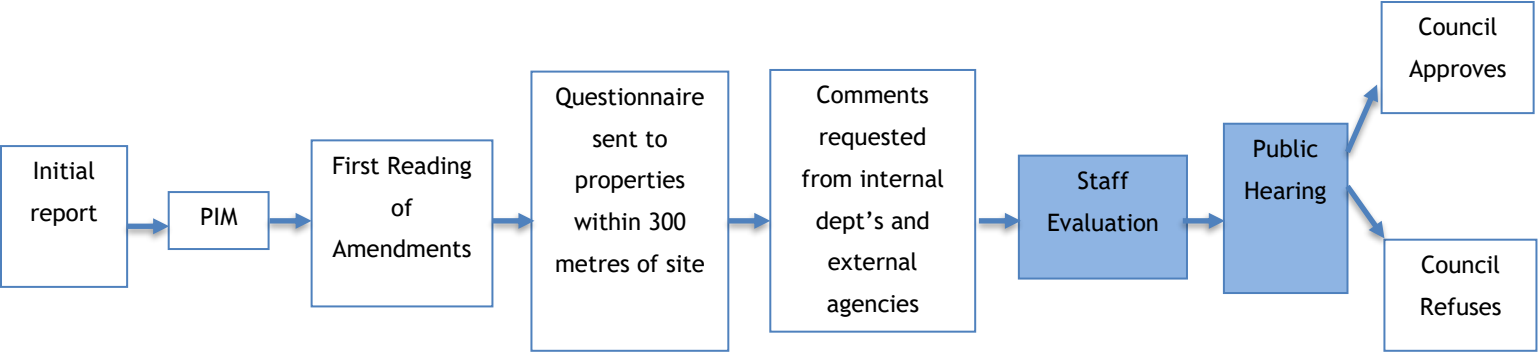
Under the Municipal Government Act, standalone amendments to the Subdivision Bylaw are required to be considered with a Public Information Meeting (PIM). A letter was mailed to all property owners and residents within 300 metres of the subject property indicating the date, time and location of the PIM providing residents an opportunity to ask questions regarding the proposed amendments. A notice of the PIM was also placed in the *Chronicle Herald*.

The PIM was held on November 5th 2024 and there was one member of the public in attendance representing the affected land owner. The representative requested to meet with staff to discuss the location of required connections presented in the Required Future Transportation maps within the Subdivision Bylaw.

Staff also mailed a letter and questionnaire to all property owners and residents located within 300m of the subject property. The questionnaires provide further opportunity for comments on the application and amendments. 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 are recommending that Council give Second Reading and approve the amendments to the Subdivision Bylaw to add a required connection from Park Road as outlined in this staff report.

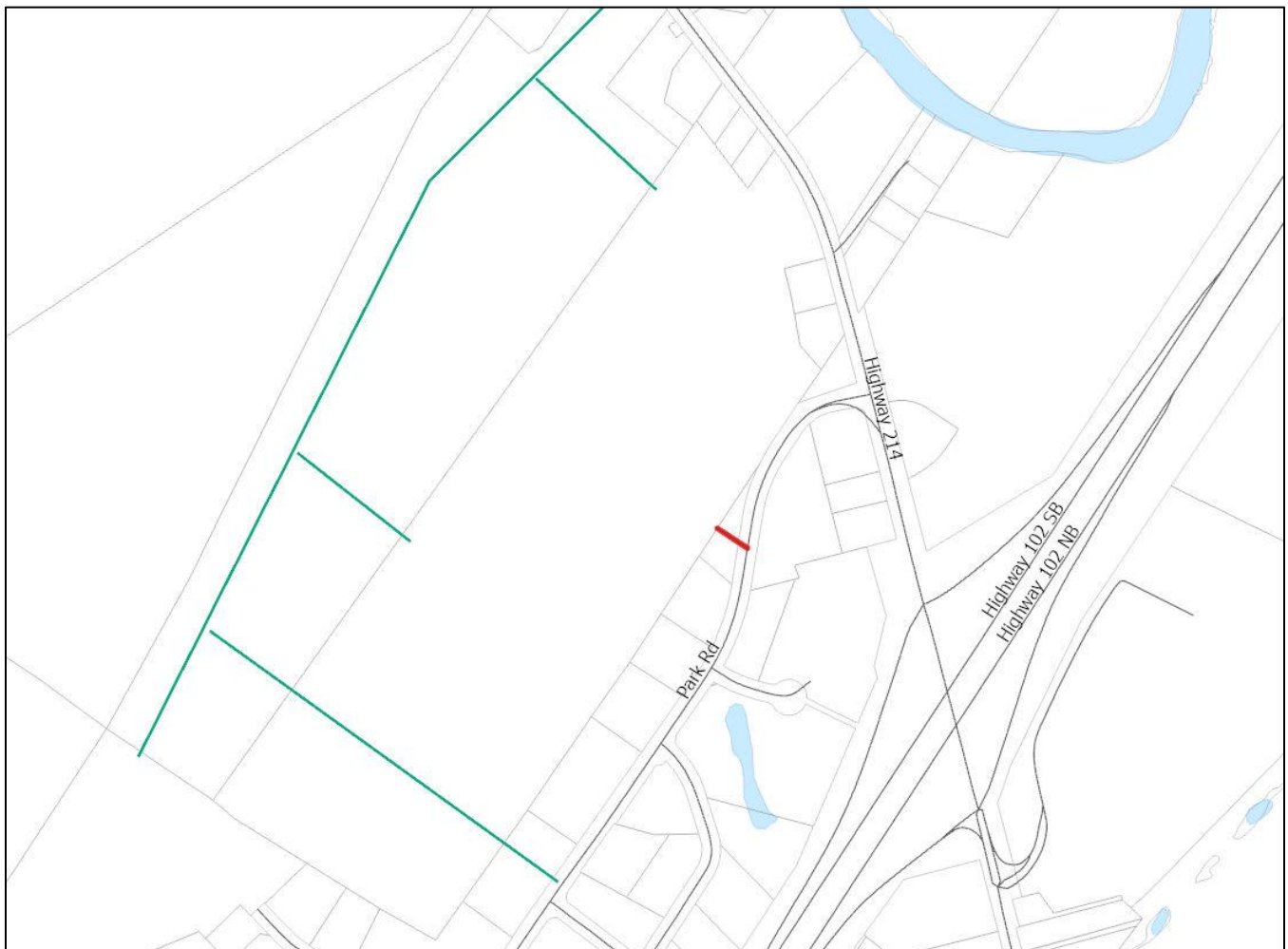


Draft Amendment Sheet

The Municipality of East Hants
Official Community Plan
Subdivision Bylaw

Subdivision Bylaw- Appendix D: Required Future Transportation Connections Map

The Required Future Transportation Connections Map is hereby amended by adding the following connection shown in red on the map and by adding the following text in green.



*As per section 10.19, the following connections shall be provided in accordance with the Required Future Transportation Connections Map

- 1) PID 45272861 through to PID 4524819