

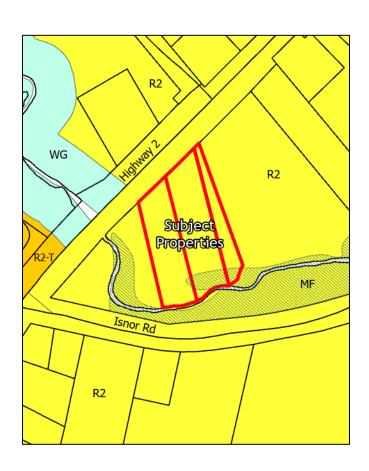
Planning Advisory Committee
April 15, 2025

Planning & Development



Subject Properties

- Subject properties PID 45089356,
 45089349 and a portion of PID 45089455)
 is accessed via Highway 2, Lantz
- Zoning is Two Dwelling Unit Residential (R2) with some Moderate Risk Floodplain (MF) to the rear of the properties
- Designated Established Residential Neighbourhood (ER) as per the Generalized Future Land Use Map (GFLUM)
- Property is located within a South Corridor and Commercial Growth Management Area



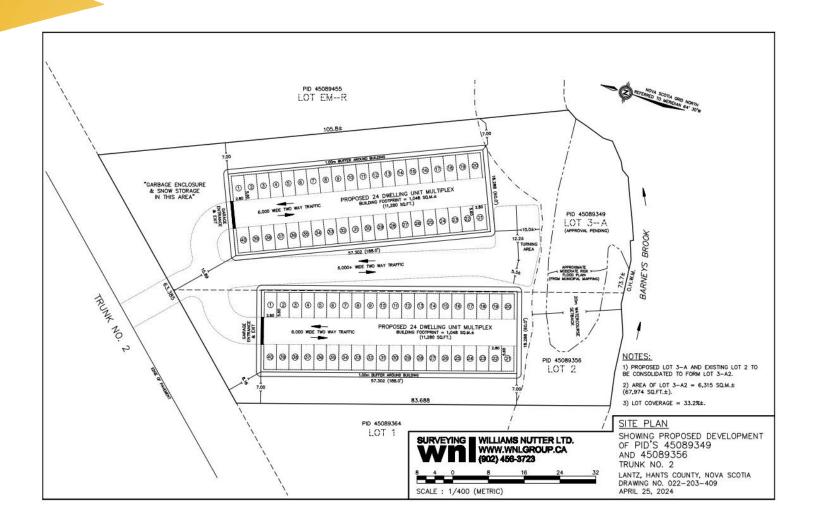
Development Proposal

- Change the zone from the Two Dwelling Unit Residential (R2) to the Multiple Unit Residential (R3) zone and from the Established Residential Neighbourhood (ER) designation to the Medium Density Residential (MR) designation
- The purpose of the application is to permit two
 (2) large multiplex dwellings
- Both properties are vacant



Development Proposal

- The applicant has indicated their intentions to construct two (2) 24-unit residential buildings
- The LUB requires a minimum frontage of 30 metres and minimum lot area of 3,000 sq.m for Large Multiplex developments
- The two properties owned by the applicant do not have the required frontage or size to enable a large multiplex. Lot 2 has 28.95 metres of frontage and is 2,328 sq.m in area and Lot 3 has 28.95 metres of frontage and is 2756 sq.m in area. The applicant is currently in the process of purchasing land from an adjacent property owner to enable an increase in the property size to meet the minimum lot requirements for large multiplexes



Development Proposal

- If this application is approved, the applicant does not have to develop the site as shown on the concept plan. This plan shows one example of how the site could be developed.
- The applicant would have to develop the property in accordance with the regulations in the Land Use Bylaw which includes yard setbacks, height of buildings, etc..
- The land could also be sold resulting in someone other than the developer constructing on the property

Policy Analysis

- Staff will refer to Municipal Planning Strategy (MPS) polices associated with the MR designation as well as general policies related to amending the MPS and the Land Use Bylaw (LUB)
- Policy IM11 states Council shall only consider private applications to amend the Strategy where said amendments are in the best interest of the Municipality
- Policy IM13 enables an application for map amendments of the MPS when a request for a rezoning amendment that is not consistent with the Strategy's maps, but is consistent with the intent of this Strategy
- Staff will also consider polices IM14 through IM26 which detail the evaluation criteria for amendments to the MPS and LUB

Floodplain Mapping

- A recent study was completed by the Province of Nova Scotia with Dillon Consulting
 Ltd, which did a comprehensive analysis of the Minas Basin Region primary watersheds
 and provided the Municipality with new floodplain mapping.
- The current floodplain mapping places a portion of these subject properties within our Moderate Risk Floodplain.
- With the new floodplain mapping, most of the subject properties fall within the 1-100year floodplain and a portion within the 1-20-year floodplain



The purple colour represents the 1 in 20-year flood event and the pink colour represents the 1 in 100-year flood event.

Floodplain Mapping

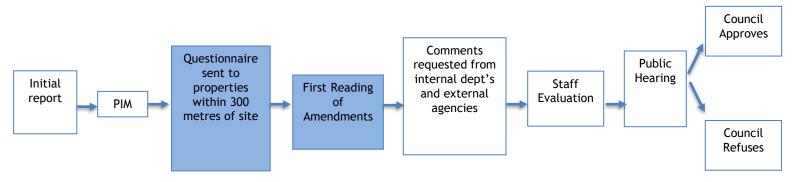
- The flood scenario shows that all of this property would fall within the 1-100 flood scenario, which is the equivalent to our current Moderate Risk Floodplain overlay zone and a significant portion falls within the 1-20-year scenario, which is our High-Risk Floodplain zone.
- Planning staff will be reviewing this new flood information as part of the 2026 plan review and comparing the new data with the existing data that was received from the 2013 floodplain mapping study done by CBCL.

Citizen Engagement

- An advertisement outlining the proposal and indicating that it is under review by staff was placed in the Chronicle Herald
- As part of the review process for MPS amendments, a Public Information Meeting (PIM) is required to hear input from the community
- The Public Information Meeting was held on February 4th, 2025. The meeting discussed three (3) different applications and there were 32 members of the public in attendance. Comments from the meeting regarding this application include:
 - Concerns about the area infrastructure and whether the soft services (schools, libraries) would be able to support the development
 - Concerns regarding flooding and water run-off. Area flooded in the July 2023 rainstorm
 - Discussion about the number of units proposed and what the as-of-right regulations would permit
 - A resident suggested the Municipality request a hydrological study be completed for the properties
 - Questions on the next steps of this application and how the public can stay involved

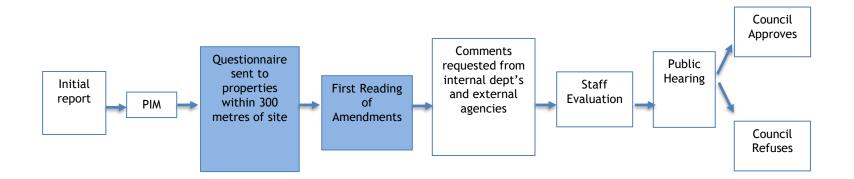
Conclusion

- Staff have been reviewing the proposal to change the subject properties to the Multiple Unit Residential (R3) Zone and the Medium Density Residential (MR) Designation.
- The proposed amendments are being evaluated using all applicable policies in the Municipal Planning Strategy
- Councils decision on this application is not appealable to the Nova Scotia Utility and Review Board



Conclusion

 After new floodplain mapping was received and reviewed by staff in relation to this application, planning staff are recommending that the application not proceed any further as the properties are located within a high-risk and moderate risk floodplains. This poses a safety concern to both potential development on the property and human safety.



Alternatives

If PAC does support this application, they can choose to recommend that Council move forward with the application. Planning staff will complete the full review and analysis of the policies to be provided to PAC and Council in the final staff report including further comments from reviewing agencies.

Recommendation

That Planning Advisory Committee recommend that Council refuse the application.

Recommended Motion

Planning Advisory Committee recommends that Council:

Refuse the proposal to change the designation and zone of PID 45089356, PID 45089349 and a portion of PID 45089455 from Established Residential Neighbourhood Designation (ER) to Medium Density Residential Neighbourhood (MR) Designation and rezone from Two Dwelling Unit Residential (R2) to Multiple Unit Residential (R3).