

# **PLN24-014 Kelgreg – MPS & LUB Amendments**

Planning Advisory Committee

Planning and Development Department

April 15, 2025



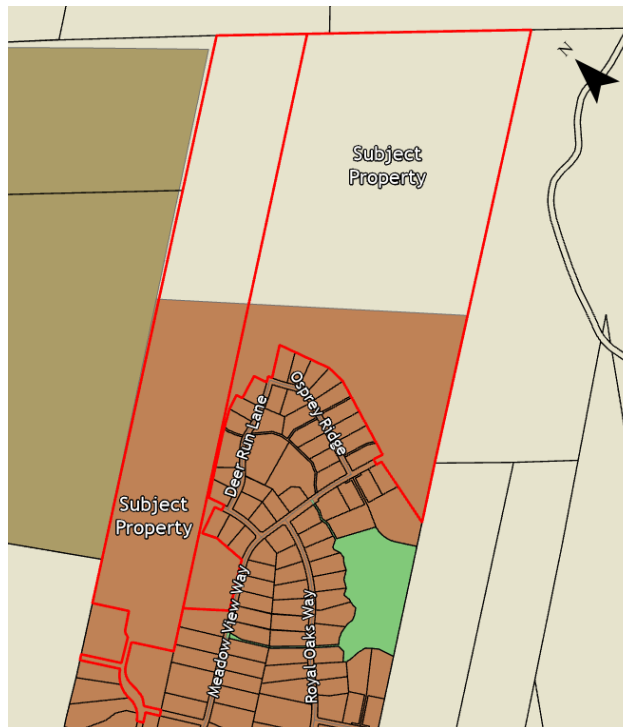
**EAST HANTS**

## Background

- The Municipality is reviewing an application from Kelgreg Enterprises Ltd. to redesignate and rezone a property in Belnan from the Rural Use (RU) Zone to the Country Residential (CR) Zone.
- This application would also require a corresponding change in the land use designation.

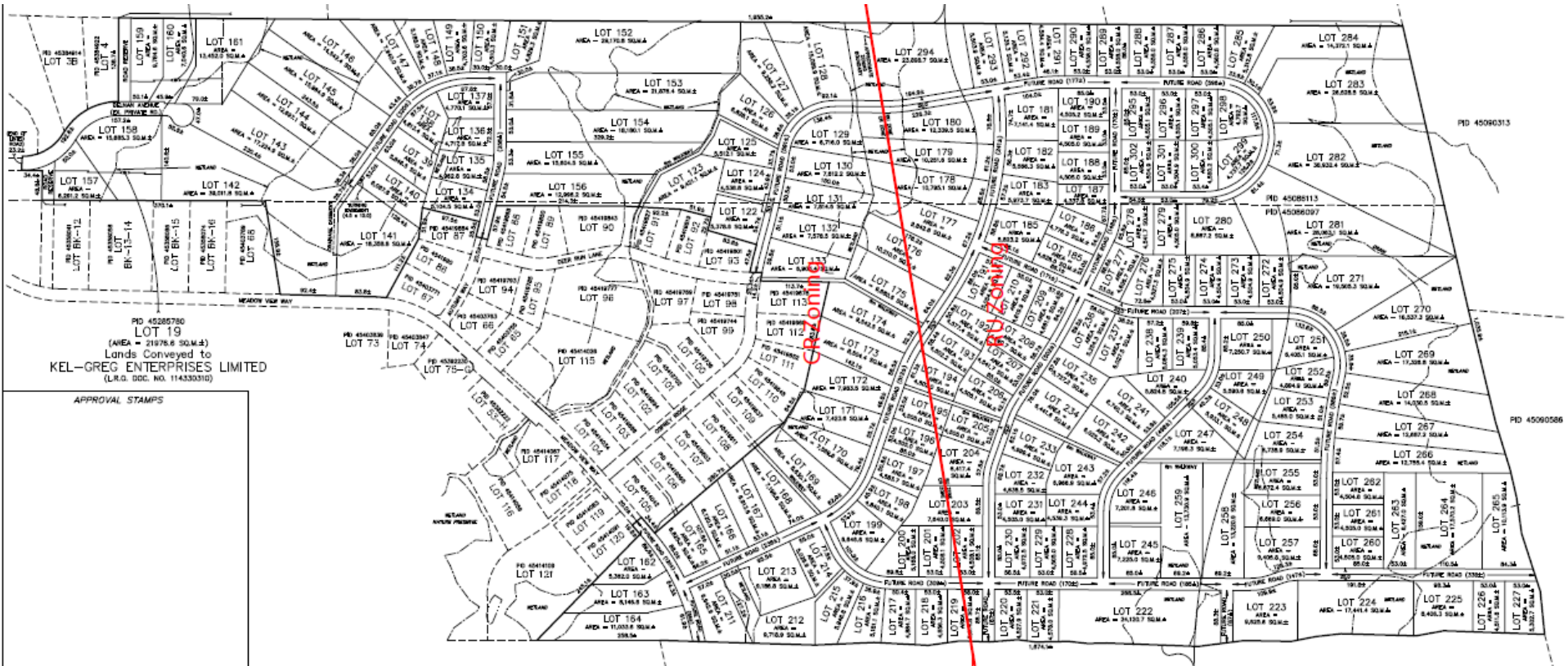
## Subject Property

- The portion of the properties proposed to be rezoned are approximately 97 ha (240 acres) and are currently undeveloped.
- The property is not located within a Growth Management Area or Growth Reserve Area.
- Adjacent properties are zoned Agricultural Reserve (AR), Rural Use (RU) and Country Residential (CR).



# Development Proposal

- The purpose of this proposal is to enable the continued development of Garden Meadows Subdivision as shown on the Preliminary Plan of Subdivision shown below.
- If the proposed change to Country Residential (CR) is approved the applicant has indicated that there would be an additional 114 lots with single unit dwellings.






## Discussion

As part of the review process, staff will be requesting comments from internal departments and external agencies.

A detailed table of the evaluative criteria from the enabling policies and corresponding comments from Staff and reviewing agencies will be attached to the final report.

Although the Rural Use (RU) Zone permits single unit dwellings as a permitted use, the property will have to be redesignated and rezoned to enable continued development of new roads.

In evaluating this application, Staff will refer to MPS policies associated with the Country Residential Designation as well as general policies related to amending the MPS and the Land Use Bylaw (LUB).

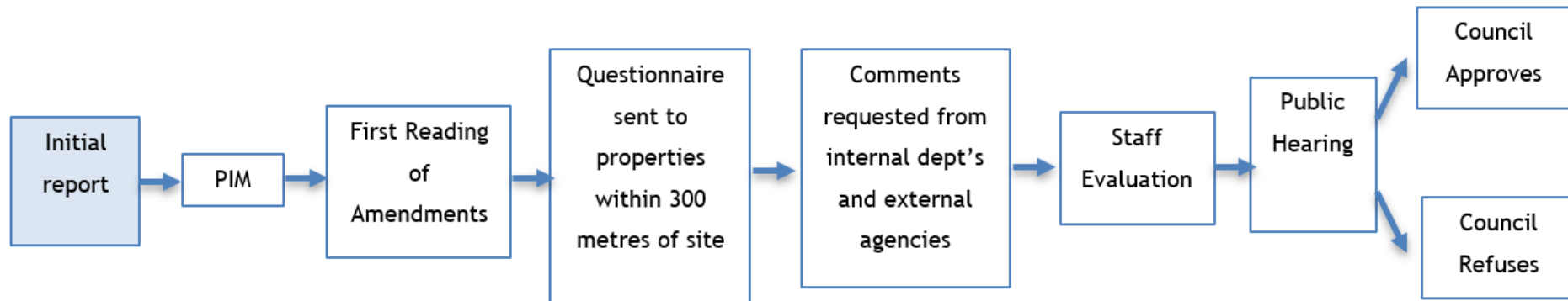


## Citizen Engagement

- An advertisement indicating that this application is under review will be placed in an upcoming edition of 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.
- A letter will be mailed to all property owners and residents within 300 metres of the subject property indicating the date, time and location of the PIM and residents will have an opportunity to ask questions regarding the application.
- A notice of the PIM will also be placed in the *Chronicle Herald*.
- After the PIM is held, a letter and questionnaire will be mailed to all property owners and residents within 300m of the subject property providing residents another opportunity to express their thoughts on the proposal.

## Conclusion

- The proposed amendments will be evaluated using all applicable policies in the Municipal Planning Strategy.
- Staff will make a recommendation to PAC in their final staff report.
- Council's decision on this application is not appealable to the Nova Scotia Utility and Review Board as it involves an amendment to the Municipal Planning Strategy.





## Recommendation

- That Planning Advisory Committee recommend that Council authorize staff to schedule a Public Information Meeting.

## Recommended Motion

*Planning Advisory Committee recommends that Council:*

- *Authorize staff to schedule a Public Information Meeting to consider a proposal for PID's 45086113 & 45086097 to change from the Rural Use (RU) zone and designation to the Country Residential (CR) zone and designation.*