



Subject: *PLN24-014 Kelgreg - MPS and LUB Mapping Amendments*
To: CAO for Planning Advisory Committee, April 15, 2025
Date Prepared: April 7, 2025
Related Motions: None
Prepared by: John Woodford, Director of Planning and Development
Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from Kelgreg Enterprises Ltd. to redesignate and rezone a property in Belnan from the Rural Use (RU) zone and designation to the Country Residential (CR) zone and designation. This initial report outlines the application and recommends that a Public Information Meeting be held.

Financial Impact Statement

There are no immediate financial impacts associated with the recommendations of this report. Information on the financial impact of the amendments will be provided in the final report.

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.*



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. This initial report outlines the application and recommends that a Public Information Meeting be held.

Subject Property

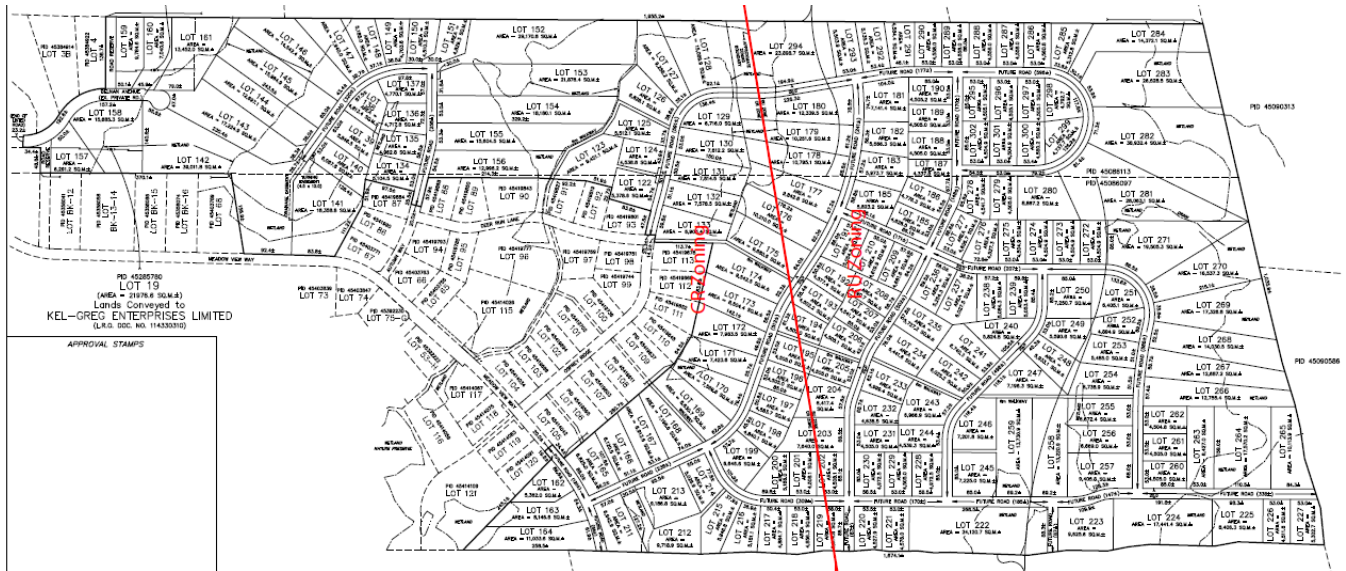
An excerpt of the zoning map and aerial photography map below show the location of the subject property identified as a portion of PIDs 45086113 & 45086097. The Subject Property is accessed via Meadow View Way and Autumn Way.

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 an additional 114 lots with single unit dwelling units would be possible.



Discussion

LEGISLATIVE AUTHORITY

The Municipal Government Act, Part VIII gives legislative authority for this application. This section outlines the process for these amendments to be considered, including the advertisements for a Public Hearing.

FINANCIAL CONSIDERATIONS

A financial impact analysis will be provided in the final staff report.

MUNICIPAL PLANNING STRATEGY POLICY ANALYSIS

Staff are currently reviewing the proposed amendments based on the applicable policies contained in the Municipal Planning Strategy (MPS). As part of the review, 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

Planning staff will comply 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 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

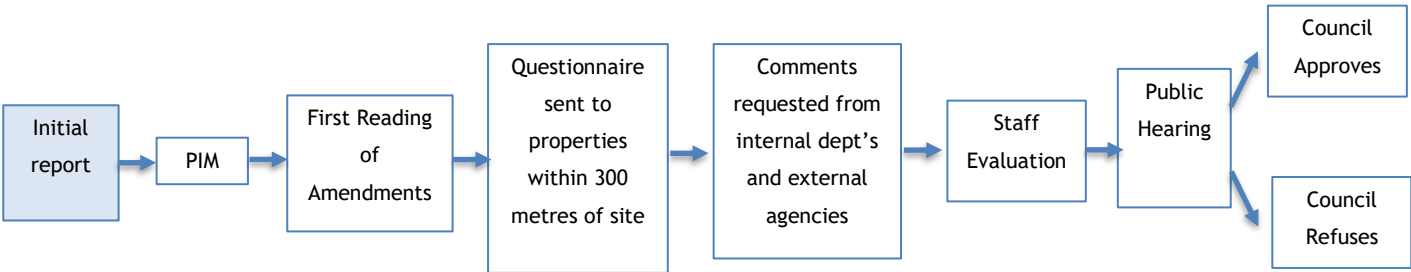
of the PIM and residents will have an opportunity to ask questions regarding the application. A notice of the PIM will also be placed in the *Chronicle Herald*.

After the PIM is held, a letter and questionnaire will again 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

Staff will continue to review the proposal to change the zone and designation from the Rural Use (RU) to the Country Residential (CR) zone and designation. 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.

Alternatives

If the PAC does not support this application, they can choose to recommend that Council not move forward with the application. Planning staff do not support this approach and recommend that the file be taken to a Public Hearing to allow staff to complete their full review and analysis of the policies to be provided to PAC.