



# **Serenity Lodge: MPS and LUB Amendments and Substantial Development Agreement Amendment**

Planning Advisory Committee

June 17, 2025

Planning & Development



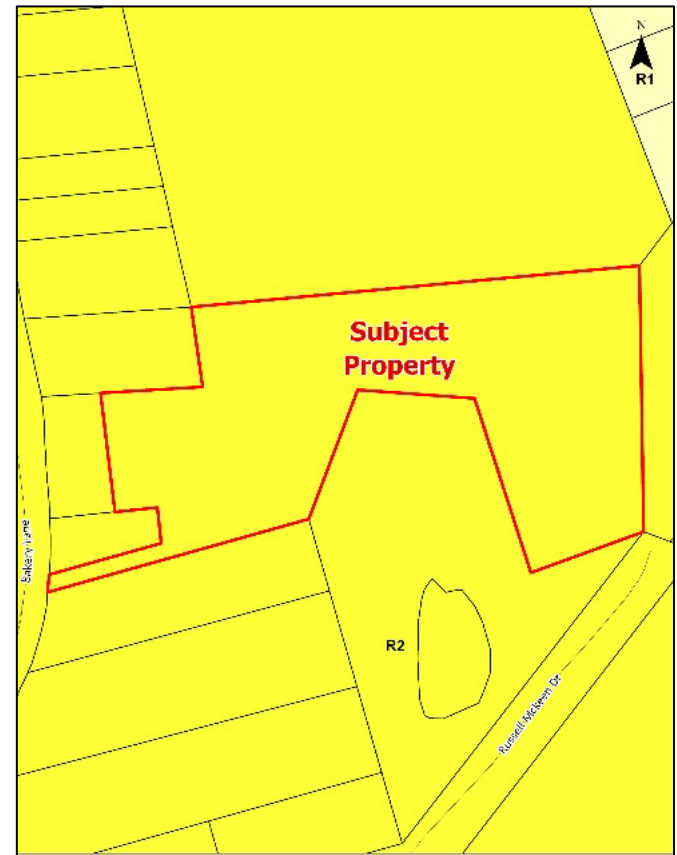
**EAST HANTS**

## Background

- On March 26, 2025, Council passed Motion C25(95) to “...direct staff to find a way forward to assist Ms. MacAskill to separate her business and dwelling (two PIDs) through Development Agreement or an alternative. (Re: Serenity Lodge).”
- Under the current Land Use Bylaw regulations, the subdivision of land cannot take place on a right-of-way easement in the Growth Management Areas serviced by Municipal water and wastewater.
- A variety of items have to be addressed prior to the owner of Serenity Lodge being able to subdivide PID 45287638 into two lots.

## Subject Property

- The subject site is shown on the map to the right and is identified as PID 45287638. There are two civic points on the subject lands, 53 Bakery Lane, which is a single unit dwelling, and 39 Russell McKeen Drive, which is Serenity Lodge.
- The total area of the subject property is 1.44 hectares. The lot has 6 m of frontage on Bakery Lane.
- The subject property is zoned Two Dwelling Unit Residential (R2) Zone. Adjoining properties are also zoned R2.
- There is an existing development agreement on the subject lands that permits Serenity Lodge, which is a seniors care facility and considered an institutional use.
- Bakery Lane is owned by the provincial government and Russell McKeen Drive is a private right-of-way easement owned by the McKeen and extended family.







## Development Proposal

- The following list of items have to be completed in order for the subdivision of land to take place:
- Amendments to the MPS and LUB are required. A new policy and regulation are required to be added to the Planning documents to permit Council to consider the subdivision of land for an Institutional Use (IU) Zone use on an existing right-of-way easement, in the Growth Management Areas on land that is zoned Two Dwelling Unit Residential (R2) Zone.
  - The MPS and LUB already contain a policy and regulation that permits Council to consider development agreements for Institutional Use (IU) Zone uses by development agreement.
- The existing development agreement, which currently permits Serenity Lodge, needs to be substantially amended so that the proposal can be considered under Council's new proposed policy.
- The property owner must acquire land and frontage from 35 Russell McKeen Drive (PID 45078912), in order to have frontage on Russell McKeen Drive (right-of-way easement). The lot currently has no frontage on Russell McKeen Drive.



## Development Proposal

- The proposal does not enable other lots to be subdivided with frontage on Russell Mckeen Drive for other purposes.
- If the existing land owners are interested in developing their lands in the future, Russell Mckeen Drive will have to be upgraded to a public road so that it may be taken over by the Municipality.
- The amendments to the Planning documents and the substantial development agreement amendment can run concurrently; however, the MPS amendments will have to be in effect prior to the development agreement being entered into and registered on the subject lands.

# Proposed Amendments

- The following amendments are proposed to be added to Policy RD23 of the Municipal Planning Strategy:
- RD23. Council shall consider the following by development agreement in the Two Dwelling unit Residential (R2) Zone:
  - a) Accessory buildings in excess of the applicable zone requirements.
  - b) Institutional Use (IU) Zone uses
  - c) Zero Lot Line Developments subject to the requirements of the Municipal Planning Strategy.
  - d) *The subdivision of land on an existing right-of-way easement in a Growth Management Area to permit an Institutional Use (IU) Zone use.*
- The following amendment is proposed to be added to the Section 6.6 of the Land Use Bylaw:
- R2 Zone: Conditional Uses by Development Agreement
  - Accessory buildings in excess of the applicable zone requirements.
  - Institutional Use (IU) Zone uses
  - *The subdivision of land on an existing right-of-way easement in a Growth Management Area to permit an Institutional Use (IU) Zone use.*
  - Zero Lot Line Developments subject to the requirements of the Municipal Planning Strategy.



## Citizen Engagement

- An advertisement outlining the proposal was placed in the *Chronicle Herald* in May 2025. A Public Information Meeting (PIM) is required for all amendments to the Municipal Planning Strategy unless they are housekeeping in nature.
- Unless directed otherwise, a letter indicating the time and date of the PIM will be mailed to all property owners and residents within 300 m of the subject property.
- Additional advertising will be placed on the East Hants website and on our social media feeds.





## Recommendation

- That Planning Advisory Committee recommends 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 to amend the MPS and LUB by adopting policies that will permit Council to consider entering into a development agreement on lands zoned Two Dwelling Unit Residential (R2) Zone to permit Institutional Use (IU) Zone uses to be subdivided on an existing right-of-way easement in a Growth Management Area.*