



Subject: *RYC Property Ltd. Application: MPS and LUB Mapping Amendments*
To: CAO for Planning Advisory Committee, September 16, 2025
Date Prepared: September 9, 2025
Related Motions: PAC25(76) and C25(222)
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Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from RYC Property Ltd. to change the land use designation for two portions of PID 45097227, located at Havenwood Drive, Shubenacadie. The eastern area of land is proposed to be redesignated from Established Residential Neighbourhood (ER) Designation to Medium Density Residential Neighbourhood (MR) Designation and rezoned from the Two Dwelling Unit Residential (R2) Zone to Townhouse (R2-T) Zone. The purpose of the application is to enable the development of 4 on-street townhouse buildings, for a total of 24 dwelling units.

Based on a retracement plan, the applicant is also requesting to redesignate the western portion of the subject property from Rural Use (RU) Designation to Established Residential Neighbourhood (ER) Designation and to rezone the same area from Rural Use (RU) Zone to Two Dwelling Unit Residential (R2) Zone. The retracement plan revealed that the property extends approximately 100 metres further west than previously indicated, resulting in an additional area of roughly one hectare. This additional area is expected to accommodate approximately 10 semi-detached buildings, representing a total of 20 additional dwelling units.

A public information meeting for the application was held on July 14, 2025. Notes from the meeting have been attached as Appendix A.

Financial Impact Statement

There is no immediate financial impact from the recommendations in this report. A fiscal impact analysis will be completed for the final staff report.

Recommendation

That Planning Advisory Committee recommends that Council give first reading to the mapping amendments and authorize staff to schedule a public hearing.

Recommended Motion

Planning Advisory Committee recommends that Council:

- give first reading to the application from RYC Property Ltd. to amend the MPS and LUB by changing the land use designation of PID 45097227, for eastern portion to Medium Density Residential Neighbourhood (MR) Designation and rezone the same lands to Townhouse (R2-T) Zone; and for western portion to Established Residential Neighbourhood (ER) Designation and rezone the same to Two Dwelling Unit Residential Neighbourhood (R2) Zone; for the purpose of enabling a public hearing and authorize staff to schedule a public hearing.*

Background

In April 2025, Planning staff received an application from RYC Property Ltd. to change the GFLUM for a portion of PID 45097227, from Established Residential Neighbourhood (ER) to Medium Density Residential Neighbourhood (MR) and to rezone the same land from Two Dwelling Unit Residential (R2) to Townhouse (R2-T) Zone. Changing the land use designation and zone will enable the applicant to develop four on-street townhouse buildings with a total of 24 dwelling units. The subject property is located within the Shubenacadie Growth Management Area.

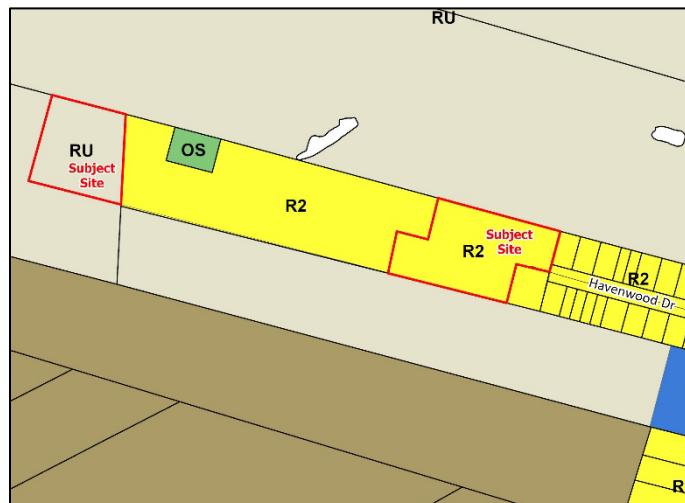
Following Council's approval of the 2024 Havenwood Drive application for MPS and LUB mapping amendments related to PID 45097227, the applicant engaged a surveyor to prepare a retracement plan of the subject property. The retracement plan revealed that the western property boundary differed significantly from the concept plan previously submitted to staff, extending approximately 100 metres further west than shown in the provincial dataset. As a result, an additional area of roughly one hectare requires redesignation and rezoning to enable future semi-detached residential development. The applicant has requested that this area be redesignated to Established Residential Neighbourhood (ER) and rezoned to Two Dwelling Unit Residential (R2). The additional land identified in the retracement plan is expected to accommodate approximately 10 semi-detached buildings, representing a total of 20 additional dwelling units. While the developer will be limited to a maximum of 100 lots on a single access, there is no limit to the number of dwelling units permitted.

Discussion

SUBJECT PROPERTY

The subject lands are identified as PID 45097227, and located on Havenwood Drive, Shubenacadie, as illustrated on the map to the right. The subject property consists of two portions: the eastern portion has a total area of approximately 1.4 hectares, and the western portion comprises approximately 1 hectare.

The eastern subject property is currently zoned Two Dwelling Unit Residential (R2). In November 2024, this land was redesignated from Rural Use (RU) to Established Residential Neighbourhood (ER) and rezoned the same from Rural Use (RU) Zone to the Two Dwelling Unit Residential (R2) Zone. A retracement plan for the western portion of the subject property supports a request to redesignate the lands from Rural Use (RU) to Established Residential Neighbourhood (ER) and to rezone the same area from Rural Use (RU) to Two Dwelling Unit Residential (R2). The adjacent properties to the east and those located between the two portions of the subject property are zoned Two Dwelling Unit Residential (R2), while the properties to the north and south are zoned Rural Use (RU). The subject lands have frontage on Havenwood Drive and are located within the Shubenacadie Growth Management Area, which is the area where municipal water and wastewater are available.



DEVELOPMENT PROPOSAL

The purpose of the application is to amend the Municipal Planning Strategy and Land Use Bylaw to permit the development of four on-street townhouse buildings, for a total of 24 dwelling units; and an area to the western end of the property to enable the development of 10 semi-detached buildings for a total of 20 dwelling units.

The area on the west side of the applicant's property is included in this application due to a retracement plan having been undertaken for the property.

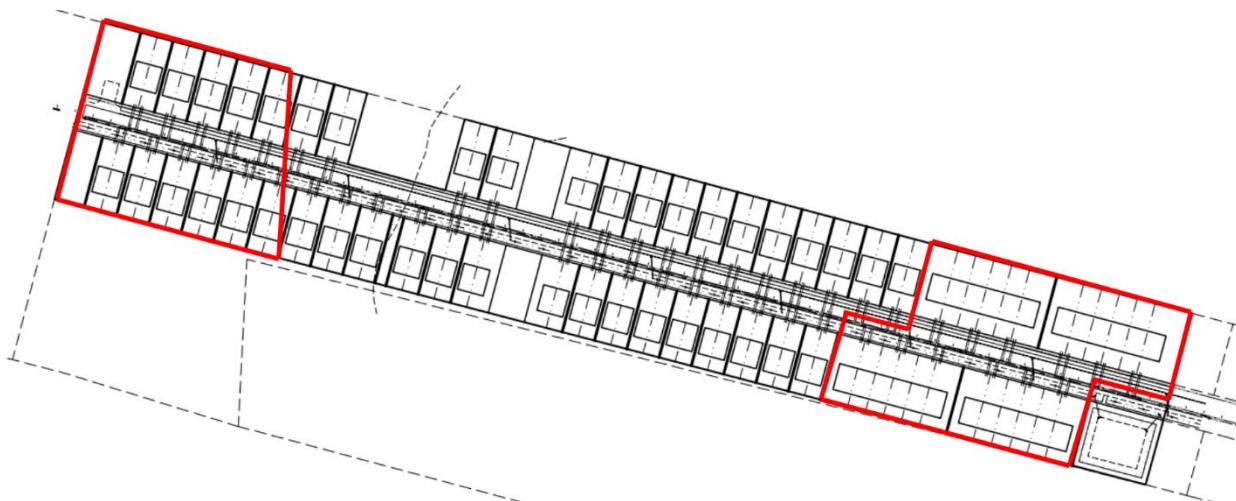
This proposal aims to create a variety of housing options for residents within the community, supporting a diverse and inclusive neighbourhood. If the proposed amendments are approved, the actual size of lots in the subject site could vary as long as they meet the minimum size requirements for the zone.

In accordance with the Land Use Bylaw, the proposed development for townhouses must comply with specific site design requirements, including a minimum lot area and setbacks. Parking requirements provide a minimum of one space per unit with dimensions of 2.8 by 5.6 m, resulting in a total of six parking spaces per townhouse building. Each unit will require a minimum private outdoor amenity of 40 m^2 (430 ft^2).

In addition, under the Land Use Bylaw, development of semi-detached dwellings must meet specific site design requirements, including a minimum lot area of 550 m^2 ($5,920\text{ ft}^2$) and a minimum frontage of 18 m (59 ft). The minimum lot area and frontage may be subdivided into two separate lots, allowing each lot to contain a single dwelling unit, provided that each lot meets at least half of the minimum lot area and frontage requirements.

The developed portion of Havenwood is a public gravel road owned by the Province. Under the Subdivision Bylaw regulations, the proposed road extension will be a municipally owned paved road with a sidewalk. The applicant also plans to add a stormwater pond to the southeast of the property.

The concept plan submitted by the applicant has been altered by planning staff to outline, in red, the two areas that are the subject of the application.



POLICY ANALYSIS

Policy IM11 of the MPS is the policy that permits Council to consider the proposed mapping amendments. East Hants Council has to determine if the proposed application is in the best interest of the Municipality.

Policy IM11 - Permits Council to consider private applications to amend the MPS where the proposed amendments are in the best interest of the Municipality.

Policy RD29 of the Municipal Planning Strategy is the policy that guides Council in evaluating proposals to establish new Medium Density Residential Neighbourhood (MR) Designation areas. Staff will review this policy in detail in the final staff report.

Provision 10.16 of the Subdivision Bylaw establishes that no more than 100 lots shall be serviced by a single road access. There are currently 25 lots on this street, and the rezoning approved in 2024 could enable 47 additional lots to be created. The current application is expected to change the total new lot count on Havenwood Drive. Under the current proposal, the applicant will be able to create 41 lots for semi-detached buildings and 4 townhouse lots, for a total of approximately 45 new lots. The applicant would only be able to further subdivide a small portion of the lots to permit the subdivision of semi-detached buildings. In total, there could be approximately 70 to 100 lots and 142 dwelling units located on Havenwood Drive in the future.

As part of the application, staff are consulting with our reviewing agencies, including the Municipal Department of Infrastructure and Operations, who have indicated that the lift station that services the current residents on Havenwood Drive will most likely have to be upgraded.

Based on the last comment from the Chignecto Central Regional Centre for Education, there could be a total student yield of 47 new students from the proposed development. These projections do not exceed the capacity of the local schools.

CITIZEN ENGAGEMENT

Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application. An advertisement outlining the application and indicating that it had been received and was under review by staff was placed in the *Chronicle Herald*. A Public Information Meeting (PIM) for the application was held on July 14, 2025. Notes from the meeting have been attached as Appendix A.

At the Public Information Meeting, a resident raised several concerns and questions about the proposed development. They inquired whether the entire road or just the new section would be paved, and expressed concerns about existing drainage issues and standing water in the area; also asked about the stormwater detention pond. Additional concerns included increased traffic, basement flooding due to sidewalk placement and new construction. Staff responded by explaining that road paving negotiations with the province had not yet begun, but a half-paved road was not ideal. Staff also explained that stormwater and road design would be addressed in the subdivision plan.

A questionnaire for the application has been mailed to residents within 300 m of the application site. The results of the questionnaire will be included in the final staff report.

STRATEGIC ALIGNMENT

The 2021-2024 East Hants Strategic Plan identifies 'Strong Community' as one of the four areas of strategic focus. The proposed development provides for new housing, which helps to support a strong community.

LEGISLATIVE AUTHORITY

The legislative authority is set out in the Municipal Government Act, Part VIII. This part of the MGA sets out the process for MPS and LUB amendments to be considered and for the consideration of a development agreement.

FINANCIAL CONSIDERATIONS

A fiscal impact analysis will be completed for the final staff report.

Alternatives

Planning Advisory Committee could recommend not to proceed with the application.

Attachments

Appendix A - Notes from the public information meeting

Appendix B - Photos of the subject property

Appendix A - Public Information Meeting Notes

[Separate Document]

Appendix B - Photos of Subject Property

