



RYC Property Ltd.:
MPS and LUB Mapping Amendment Application

Planning Advisory Committee

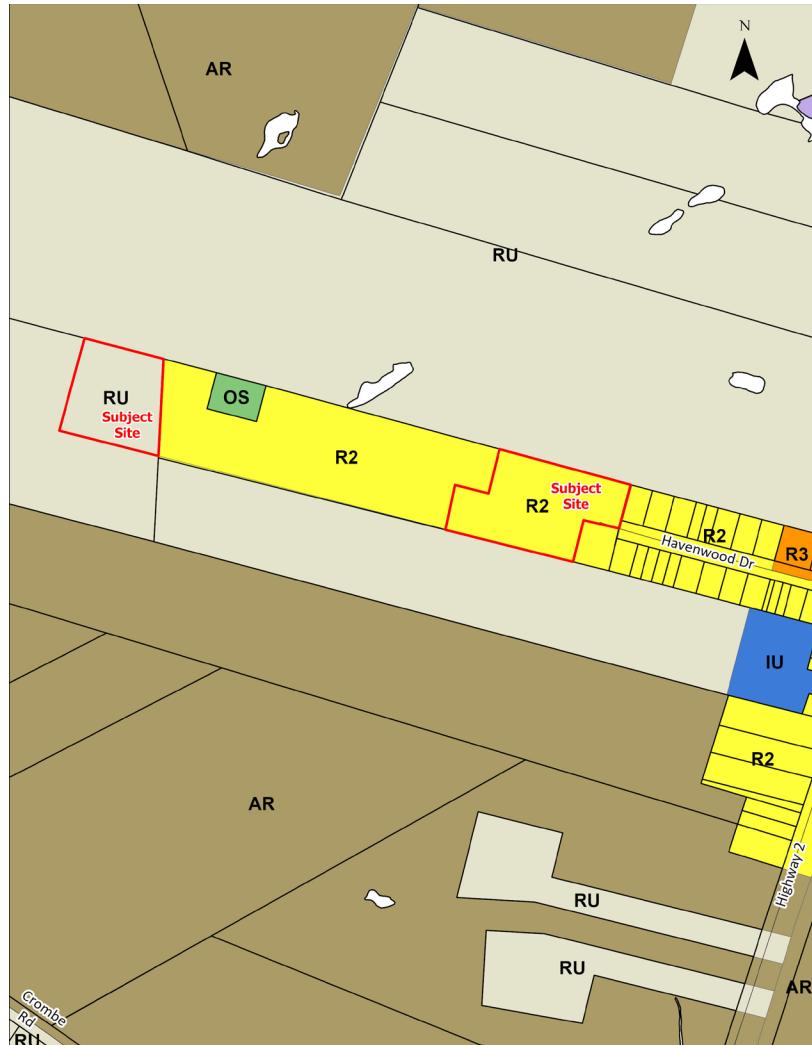
Planning and Development Department
September 16, 2025



EAST HANTS

Subject Property

- **Applicant:** RYC Property Ltd.
- **Location:** Portion of PID 45097227, Havenwood Drive, Shubenacadie
- **Subject Property Size:** Total of 2.4 ha
 - Eastern portion size: 1.4 ha
 - Western portion size: 1 ha
- **Proposal:** To amend the Municipal Planning Strategy and Land Use Bylaw:
 - For eastern portion: change designation from Established Residential Neighbourhood (ER) to Medium Density Residential Neighbourhood (MR) and rezone the same from Two Dwelling Unit Residential (R2) to Townhouse (R2-T) zone.
 - For western portion: change the designation from Rural Use (RU) to Established Residential Neighbourhood (ER) and rezone the same land from Rural Use (RU) to Two Dwelling Residential unit (R2) zone.

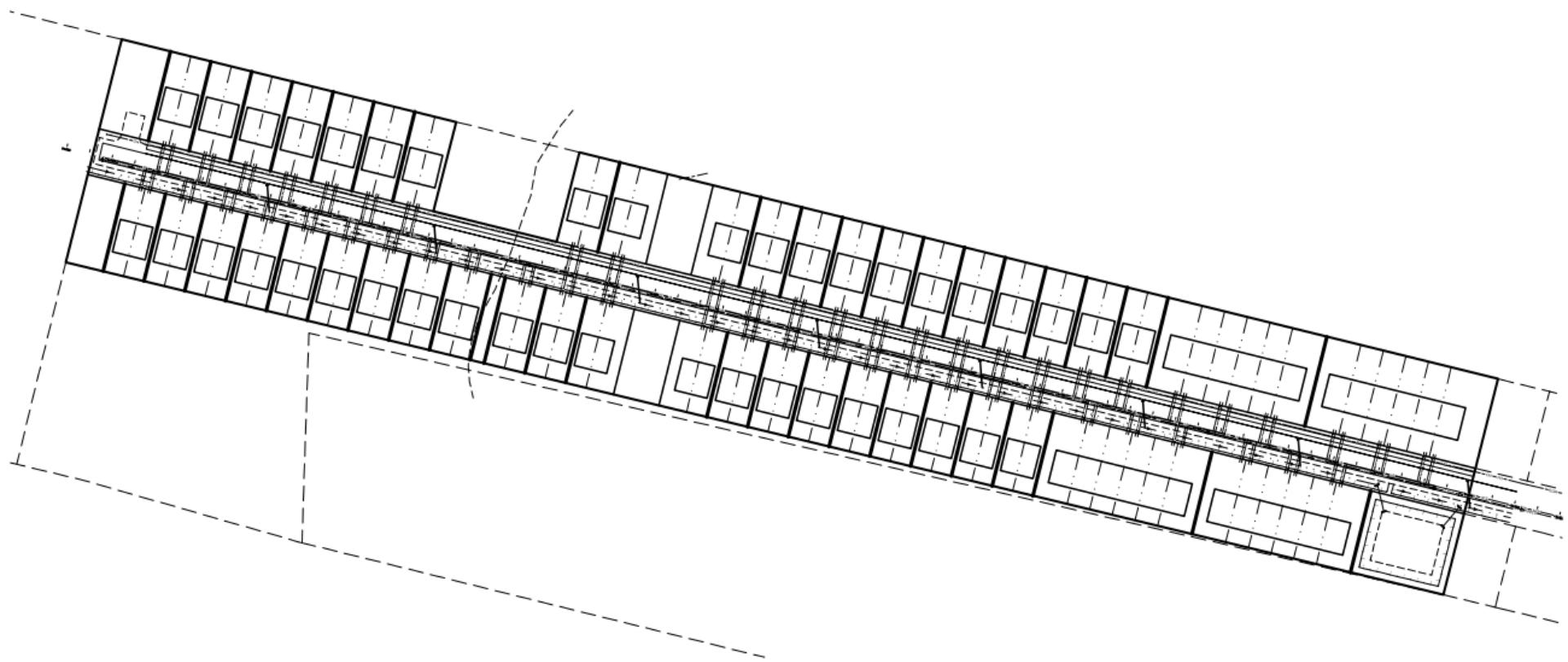


Development Proposal

- The application includes a request to allow for the development of 4 on-street townhouse buildings for a total of 24 dwelling units on the eastern portion of the property.
- The proposal to rezone the western portion of land from Rural Use is due to a retracement plan for the western portion, extending the property by approximately 100 meters further west to accommodate 10 semi-detached units for a total of 20 units.
- A stormwater pond is proposed to be located to the southeast of the townhouse area.



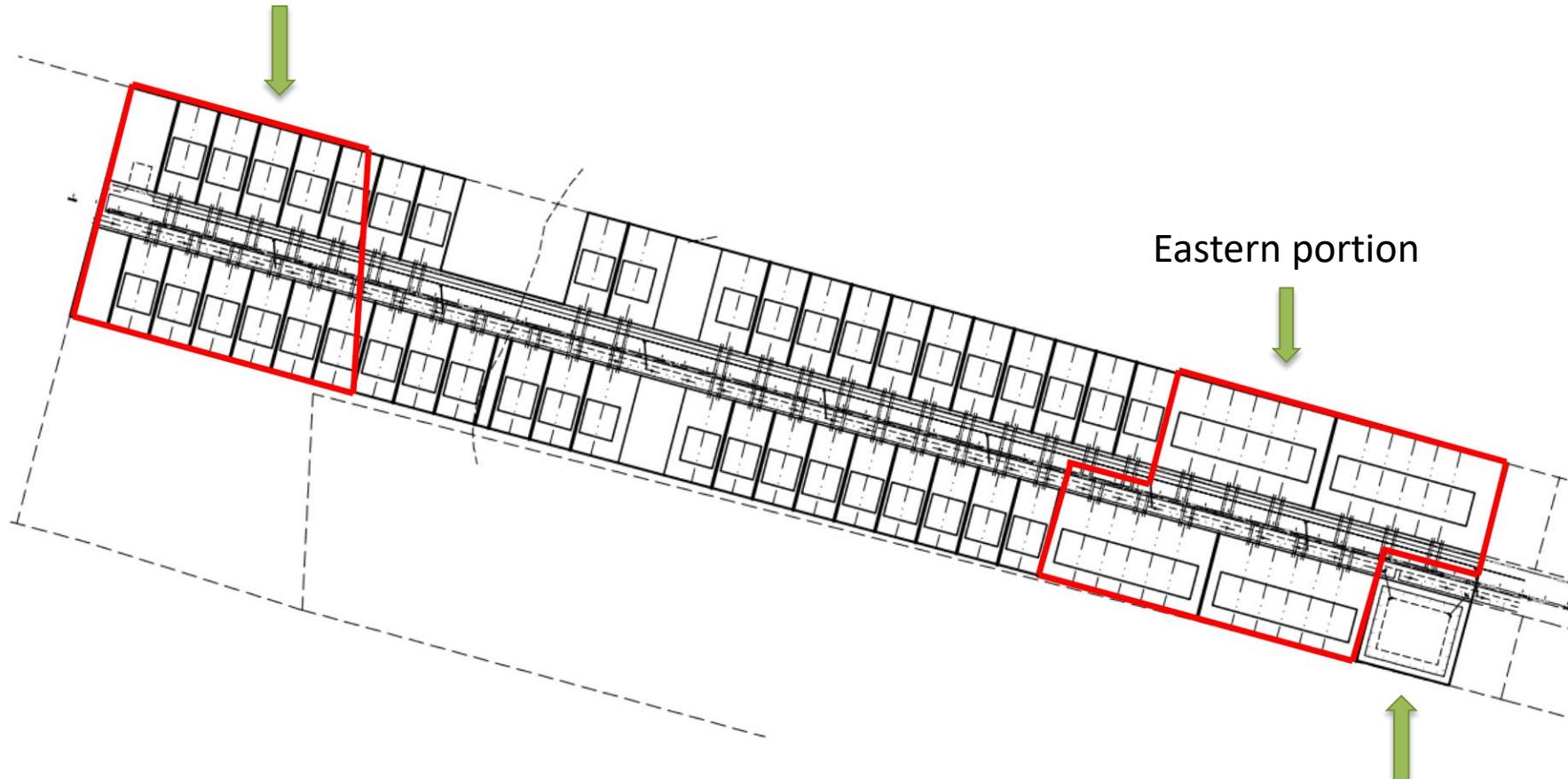
Proposed Concept Plan - MPS and LUB Mapping Amendment



Western portion

Eastern portion

Stormwater pond



EAST HANTS



EAST HANTS

Development Proposal Continued

- Based on the last designation/zoning approval for Havenwood Drive in 2024, the MPS and LUB have been changed.
- The existing developed portion of Havenwood is a public gravel road owned by the Province.
- Under the requirements of the Subdivision Bylaw regulations, the proposed road extension will be a Municipally owned paved road with a sidewalk.



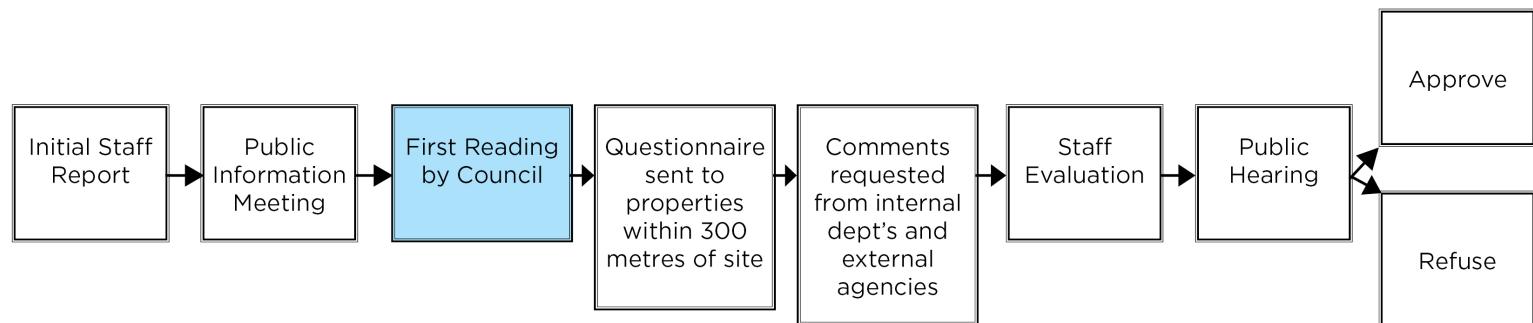
Policy Analysis

- 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. Planning staff will assess the application using the criteria set out in this policy.
- 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.
Existing lots: 25 lots
Rezoning approved in 2024: 47 additional lots
Current proposal: 41 lots semi-detached buildings / 4 townhouse unit lots
Total: Approximately 70 lots and 142 dwelling units
- Any decision by Council regarding this application is not appealable to the Nova Scotia Regulatory and Appeals Board.



Citizen Engagement

- 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) was held on July 14, 2025. Notes from the meeting have been attached to the staff report.
- A questionnaire has been mailed to residents within 300 m of the subject lands. Results of the questionnaires will be provided to PAC and Council for their consideration.



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.*

