

***RYC Property Ltd.:
MPS and LUB Mapping Amendment Application***

Planning Advisory Committee

Planning and Development Department

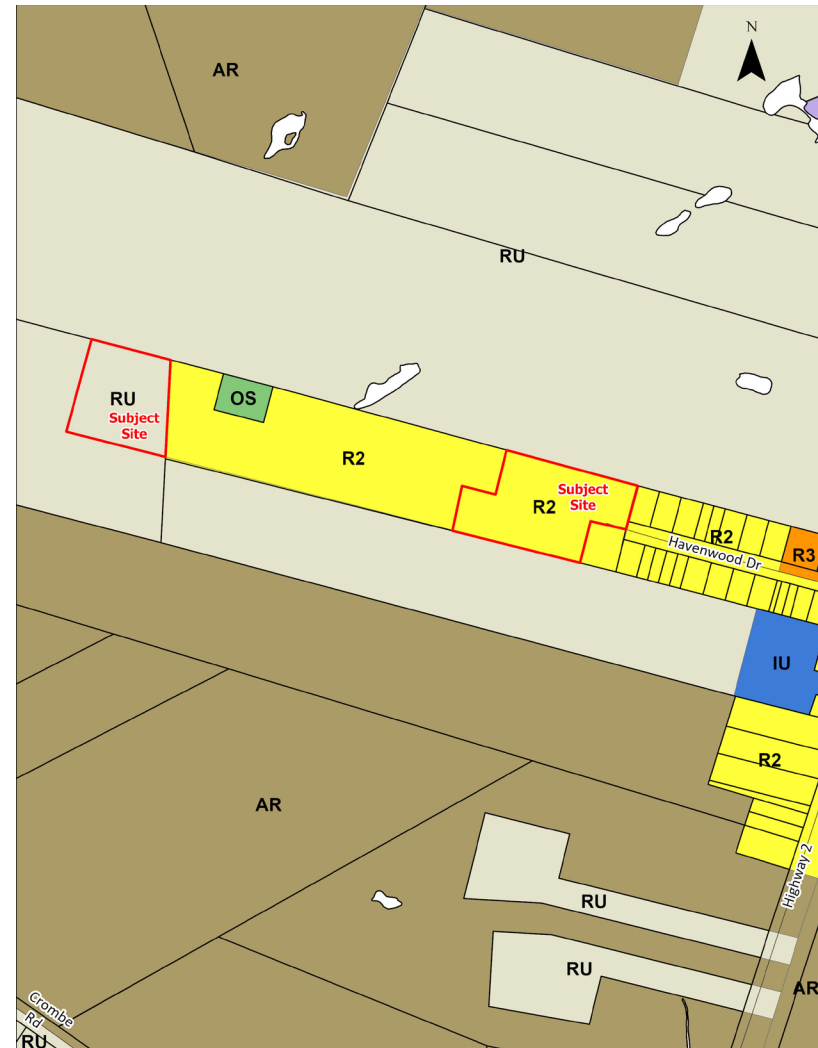
October 21, 2025



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.

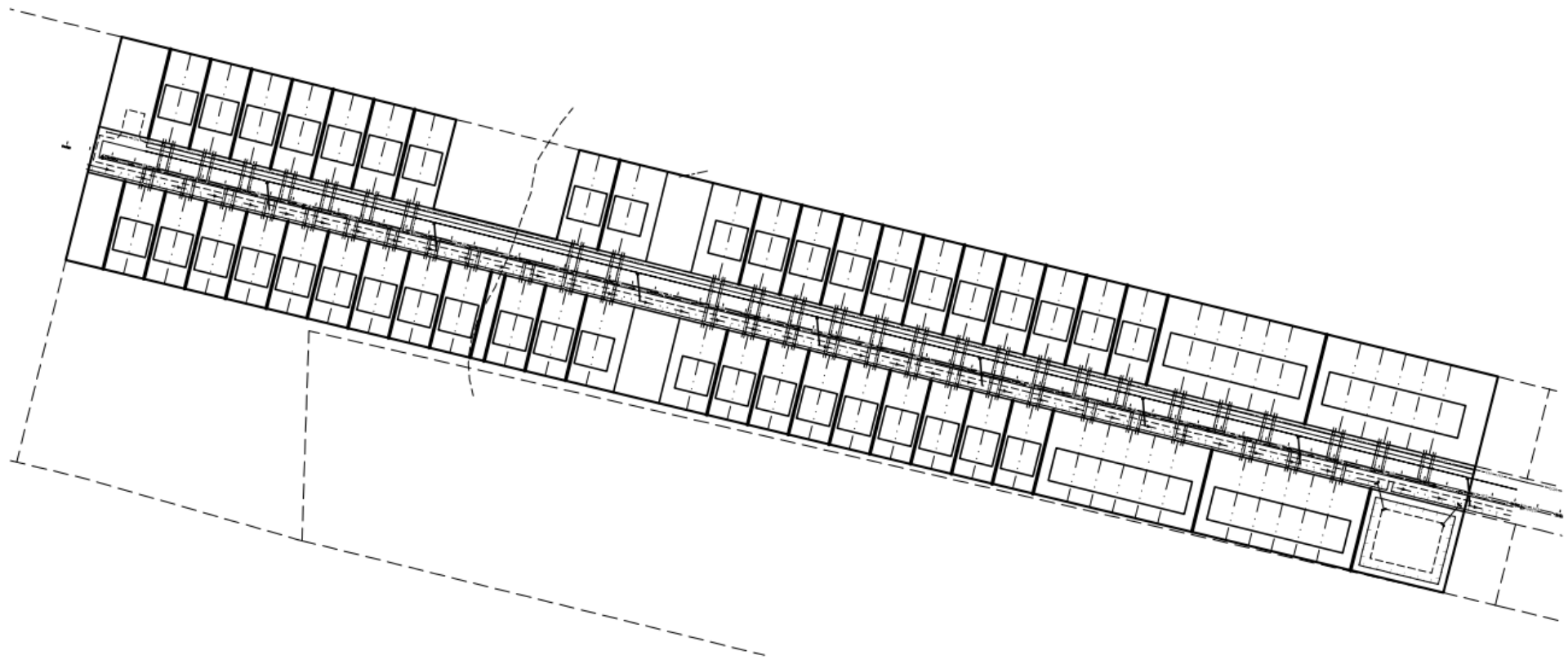




Development Proposal

- 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







Development Proposal Continued

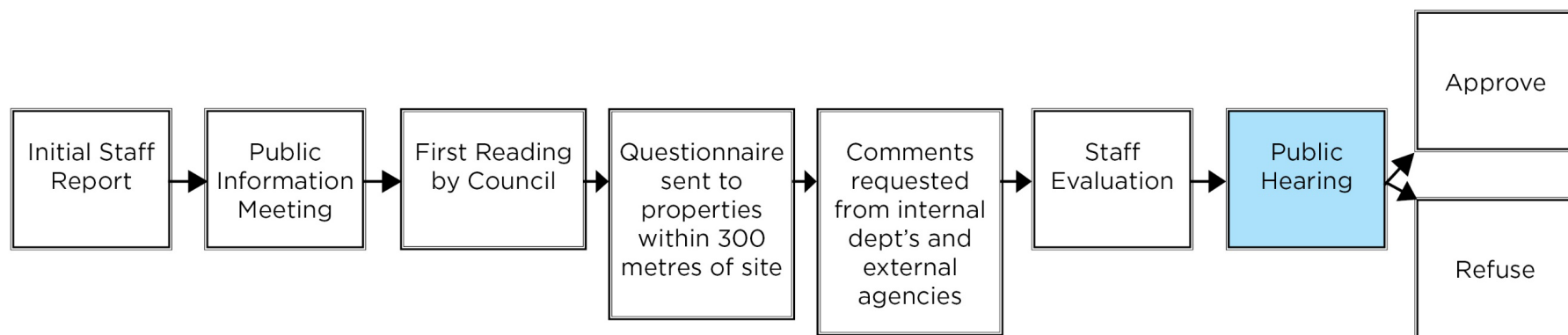
- The existing developed portion of Havenwood is a public gravel road owned by the Province.
- Under the requirements of the Subdivision Bylaw regulations, the proposed road extension will be a Municipally owned paved road with a sidewalk.

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. The policy review has been included in the staff report.
- Policy IM11 - Permits Council to consider private applications to amend the MPS where the proposed amendments are in the best interest of the Municipality.
- **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 was mailed to property owners and residents within 300 m of the subject property. A total of 75 questionnaires were mailed, and 3 responses were received.
- Results of the questionnaire have been provided to members of the Planning Advisory Committee for their review.
- Planning staff are planning for a public hearing in November with letters to be mailed during the first week of November to accommodate the rotating postal strike.
- If there is another full postal stoppage, staff recommend using the Chronicle Herald, municipal website, and social media to inform property owners of the hearing.
- An alternative is to delay organizing a public hearing until the postal strike ends.



Recommendation

1. That Planning Advisory Committee recommends that Council give second reading and approve the mapping amendments.
2. That approval be given to use the Chronicle Herald, the municipal website and social media to notify nearby property owners and residents of the public hearing if Canada Post moves back to a full work stoppage.

Recommended Motion

Planning Advisory Committee recommends that Council:

1. *give second reading and approve the application from RYC Property Ltd. to amend the MPS and LUB by changing the land use designation of the eastern portion of PID 45097227 to Medium Density Residential Neighbourhood (MR) Designation and rezone the same area of land to Townhouse (R2-T) Zone; and for the western portion of PID 45097227 redesignate to Established Residential Neighbourhood (ER) Designation and rezone the same to Two Dwelling Unit Residential Neighbourhood (R2) Zone.*

and

2. *direct staff, due to the Canada Post strike, to use the Chronicle Herald, the municipal website and social media as a way to notify the public of the public hearing if Canada Post moves back to a full work stoppage.*