



Subject: *RYC Property Ltd. Application: MPS and LUB Mapping Amendments*
To: CAO for Planning Advisory Committee, October 21, 2025
Date Prepared: October 15, 2025
Related Motions: PAC25(76), C25(222), PAC25(95), and C25(277)
Prepared by: Debbie Uloth, Community Planner II
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 four 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.

First reading of the proposed amendments was given at the September 24th meeting of Council.

Financial Impact Statement

A fiscal impact analysis was completed by Municipal Finance staff as part of the 2024 mapping application. The fiscal impact is not expected to significantly change. The 2024 Fiscal Impact Analysis found that there may be a financial benefit to the Municipality of \$52,373 annually.

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 (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 November public hearing if Canada Post moves back to a full work stoppage.*

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.

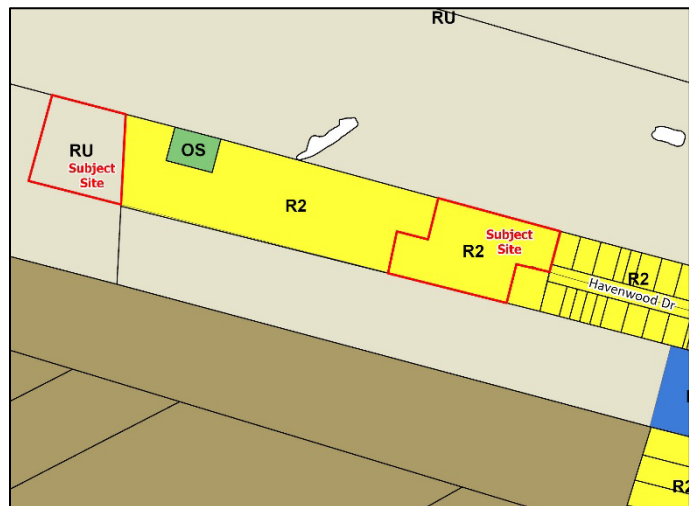
Following Council's approval of the 2024 Havenwood Drive application for MPS and LUB mapping amendments related to PID 45097227, the applicant engaged a surveyor to prepare a retracement plan of the subject property. The retracement plan revealed that the western property boundary differed significantly 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.

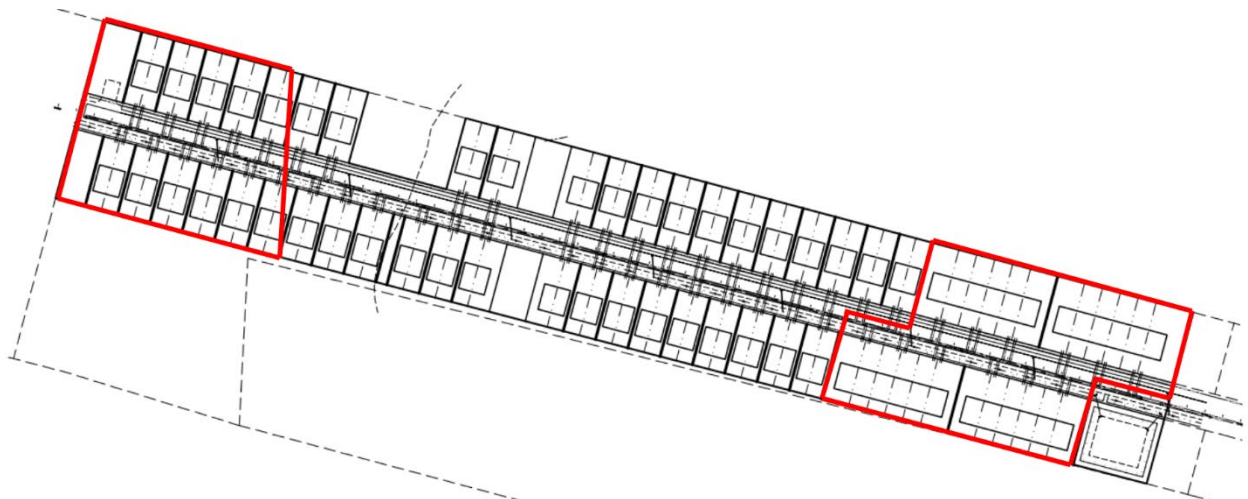
This proposal aims to create a variety of housing options for residents within the community, supporting a diverse and inclusive neighbourhood. If the proposed amendments are approved, the actual size of lots in the subject site could vary as long as they meet the minimum size requirements for the zone.

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 m² (430 ft²).

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 m² (5,920 ft²) 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 have consulted with our reviewing agencies. Infrastructure and Operations has indicated that the lift station that services the current residents on Havenwood Drive will most likely have to be upgraded.

Based on the 2024 comments 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. The new application is not anticipated to significantly change the approximate number of students.

The existing portion of Havenwood Drive is a provincially owned gravel road. Without the existing gravel road being upgraded, and the extension of Havenwood Drive being a paved municipal road, another road gap issue could occur. NSPW has agreed to negotiate with East Hants on the possible takeover of the existing portion of Havenwood Drive but no negotiations have started to date.

Municipal Planning Strategy amendments are not appealable to the Nova Scotia Regulatory and Appeals Board.

CITIZEN ENGAGEMENT

Planning staff have complied 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; they 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.

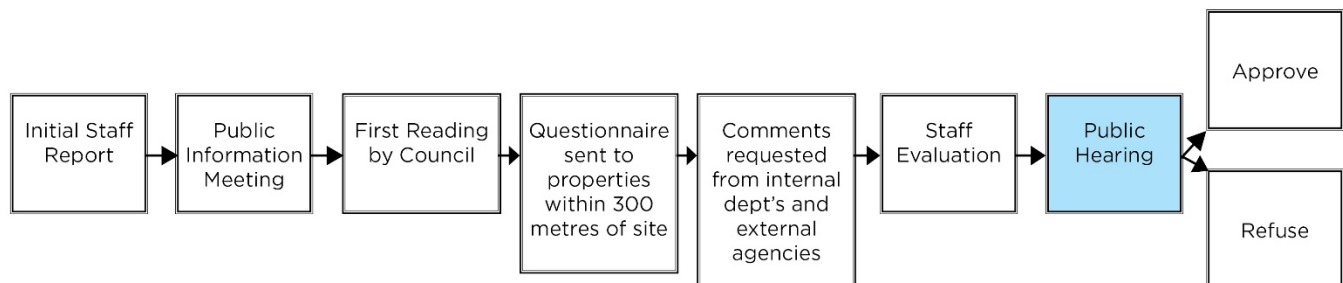
A questionnaire has been mailed to property owners and residents within 300 m of the subject property. There were 75 questionnaires mailed and 3 responses received. Results of the questionnaire have been provided to members of the Planning Advisory Committee for their review.

Canada Post Strike

There is no requirement in the Municipal Government Act to mail letters to the public regarding a public hearing. There is, however, a policy in the MPS (CE17.b) that requires a letter shall be mailed to property owners and residents within 300 metres of a proposed rezoning and development agreement application site. A full Canada Post strike means that letters cannot be sent to the nearby property owners and residents.

Due to the ongoing rotating strike, planning staff will send public hearing letters early to ideally ensure property owners and residents receive them before the hearing. Planning staff also recommend using the Chronicle Herald, municipal website, and social media to inform property owners. An alternative is to delay organizing a public hearing until the postal strike ends.

A date for the public hearing has not been established yet and will depend on the direction from Council regarding notifying the public of the public hearing or the end of the Canada Post Strike.



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 was completed by Municipal Finance staff as part of the 2024 mapping application. The fiscal impact is not expected to significantly change. The 2024 Fiscal Impact Analysis found that there may be a financial benefit to the Municipality of \$52,373 annually. The calculations in the analysis are an estimate only based on potential property assessment values as a result of development and current tax rates. Actual property values will not be known until PVSC undertakes an assessment of the future developed land.

Alternatives

Planning Advisory Committee could recommend refusal of the application.

Attachments

- Appendix A - Notes from the public information meeting
- Appendix B - Photos of the subject property
- Appendix C - Questionnaire Results - Confidential
- Appendix D - Draft Amendment Sheets
- Appendix E - Policy Analysis - Western Portion of Land
- Appendix F - Policy Analysis - Eastern Portion of Land

[Separate Document]

Appendix B - Photos of Subject Property



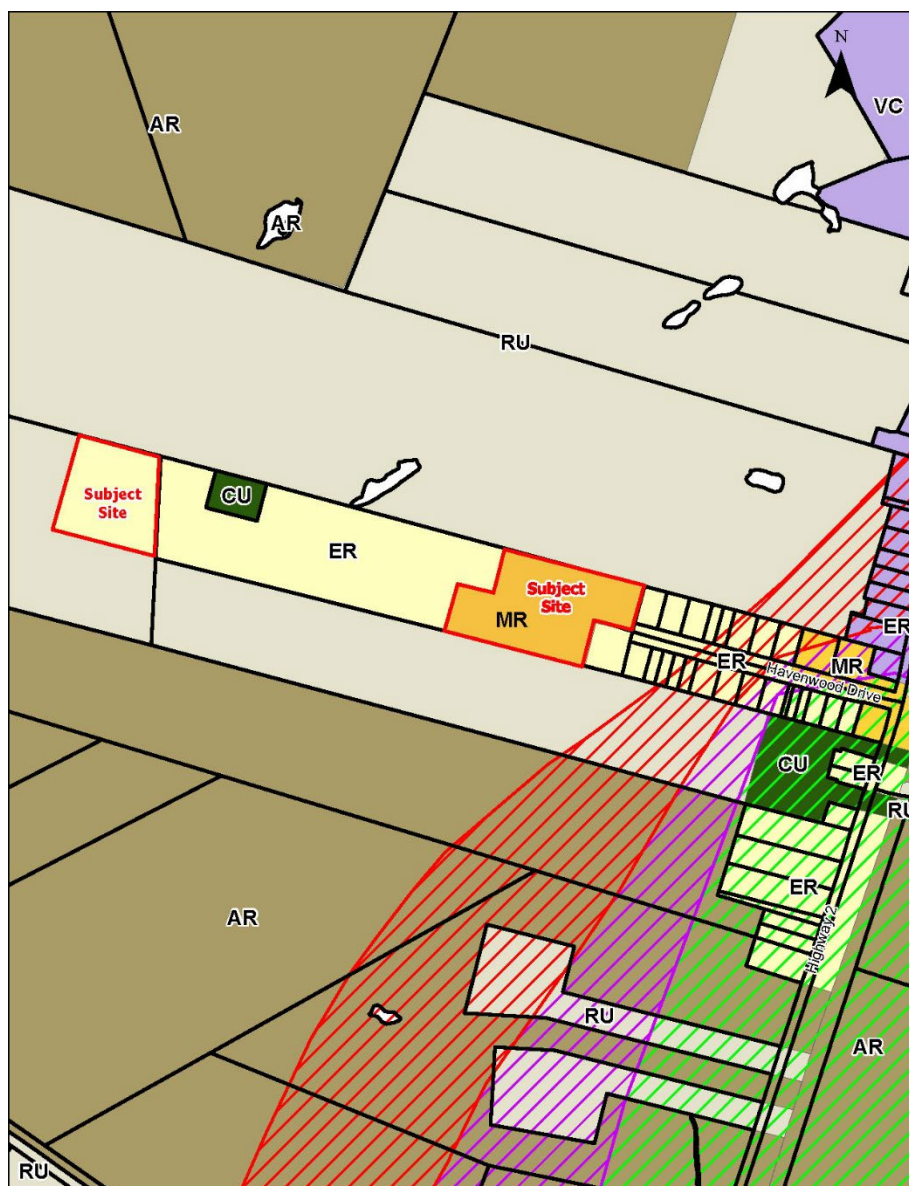
[Separate Document]

Amendment Sheet

The Municipality of East Hants
Official Community Plan
Municipal Planning Strategy

Generalized Future Land Use Map 3: Shubenacadie Growth Management Area

The GFLUM designation of PID 45097227, Shubenacadie, shown on the Generalized Future Land Use Map 3: Shubenacadie Growth Management Area, is changing from the Rural Use (RU) Designation to Established Residential Neighbourhood (ER) Designation.

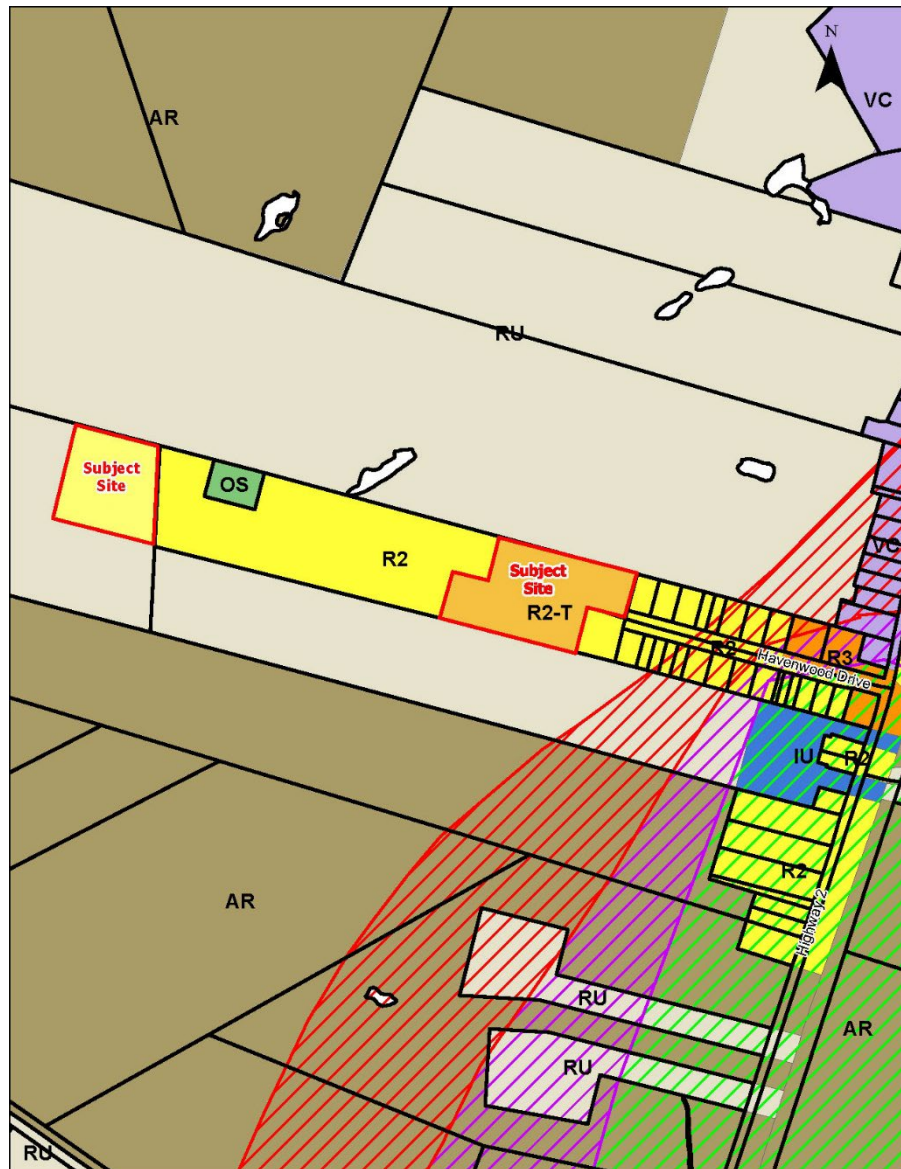


Amendment Sheet

The Municipality of East Hants
Official Community Plan
Land Use Bylaw

Land Use Bylaw Map 3: Shubenacadie Growth Management Area

The land use zone of PID 45097227, Shubenacadie, shown on the Land Use Bylaw Map 3: Shubenacadie Growth Management Area, is being rezoned from Rural Use (RU) Zone to the Two Dwelling Unit Residential (R2) Zone.



Policy	Comments
MPS Policy Criteria IM13 Council shall consider map amendments to this Strategy when: a) A request is received for a zoning amendment that is not consistent with this Strategy's maps, but is consistent with the intent of this Strategy. b) Where the boundaries of the comprehensively planning area are altered. c) Where a request for a comprehensive development district is made and it is not already designated as such; and studies show that the intent of the Strategy could be met through said proposal. d) The boundaries of the planning area are altered. e) Housekeeping amendments are warranted.	The applicant has requested a mapping amendment that is not consistent with the GFLUM but is consistent with the intent of the Strategy. The applicant is proposing to change the GFLUM for the eastern 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 applicant is also proposing that a western portion of land 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.
Land Use Bylaw Amendment Criteria IM14 It shall be the policy of Council to consider amendments to the Land Use Bylaw provided the amendment is consistent with the intent of the Municipal Planning Strategy.	The applicant is seeking an amendment to the Municipal Planning Strategy. A request for rezoning is being sought concurrently.
IM15 It shall be the policy of Council to consider an application for an amendment to the Land Use Bylaw only if the application has identified a proposed use for the property. Council shall give consideration to both the proposed use and to the impact of other uses permitted in the requested zone.	The applicant has identified the proposed use of the property. The applicant is proposing to implement the Established Residential Neighbourhood (ES) Designation and the Two Dwelling Unit Residential (R2) Zone at the Western end of the subject lands and to implement the Medium Density Residential Neighbourhood (MR) Designation and Townhouse (R2-T) Zone at the eastern portion of the subject lands. Although a concept plan has been provided, if the application is approved the applicant does not have to construct what is shown on the plan but does have to meet the requirements of the Subdivision Bylaw and Land Use Bylaw.
IM16 It shall be the policy of Council to consider an application for amendment to the Land Use Bylaw only if the site meets all of the lot size and zone standards for the zone sought.	The area of PID 45097227 exceeds the minimum size requirements to allow for the extension of Havenwood Drive and to permit the development of both semi-detached dwellings and townhouse dwellings. The proposed future lots shall comply with the minimum lot standards as identified in the LUB.
IM17 Council shall consider the Land Use Bylaw Amendments within the applicable Generalized Future Land Use designation as subject to the policies of this Strategy	This LUB amendment is enabled by Policy IM13 as outlined in the Municipal Planning Strategy. This designation change for the eastern portion of the subject site to Medium Density Residential Neighbourhood (MR) is enabled by Policy RD29.

IM18	Council shall, in considering amendments to the Land Use Bylaw, in addition to all other criteria as set out in the policies of this Strategy, have regard for the following matters:	
a)	Whether the proposed development is in conformance with the intent of this Strategy and with the requirements of all other Municipal Bylaws and regulations as applicable matters.	Yes, the application is enabled by Policy IM13 of the Municipal Planning Strategy. The re-designation to Medium Density Residential Neighbourhood (MR) is enabled by Policy RD29.
b)	Whether Planning Staff have initiated a review of this Strategy, or any of the Official Community Plan documents.	The application was put forward by RYC Property. Planning Staff did not initiate the review.
IM19	Council shall consider if the proposal is premature or inappropriate by reason of:	
a)	The financial capability of the Municipality to absorb any costs relating to the development.	A fiscal impact analysis was completed for the 2024 proposed development. Because the applicant has to add a stormwater management pond along the road frontage, the number of lots has changed from 47 in 2024 to 45 in 2025. Although 4 of the new lots are proposed to be used for 6-unit townhouse buildings, thereby increasing the total number of dwelling units from the 2024 application. The overall fiscal impact to the municipality is not expected to substantially change from the 2024 application. Finance staff have approximated that there may be a financial benefit to the Municipality of \$52,373 annually. The calculations in the analysis are an estimate only based on potential property assessment values as a result of development and current tax rates. Actual property values will not be known until PVSC undertakes an assessment of the future developed land.
b)	The adequacy of municipally approved water and wastewater services or if services are not provided, the adequacy of physical site conditions for private on-site septic and water system. Council shall consider comments from the Municipal Infrastructure and Operations Department or Nova Scotia Environment as applicable.	There is water and wastewater capacity for the proposed development. A new wastewater treatment facility has recently been commissioned, which has enabled the application to be considered.
c)	The adequacy and proximity of school, recreation, and any other community facilities. Council shall consider comments from Municipal departments and the appropriate School Board as applicable.	In 2024, The Chignecto Central Regional Centre for Education indicated that 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 and are not expected to significantly change based on the new application. There is an existing open space parcel adjacent to the subject property, as well as a walking trail that goes through the property. The Shubenacadie River Park is within an approximate 1.4 km walk from the proposed development.
d)	The potential for significantly reducing the continuation of agricultural land uses.	Not applicable.
e)	The adequacy of existing or proposed road networks in, adjacent to, or leading to the development and ability of the proposed	Nova Scotia Public Works has indicated that they do not have any traffic-related concerns regarding the proposed development.

	development to satisfy applicable stopping sight distances. Council shall consider comments from the appropriate Municipal Engineer and/or Nova Scotia Transportation and Infrastructure Renewal.	
f)	The potential for the contamination of watercourses or the creation of erosion or sedimentation. Council shall consider comments from relevant Provincial Departments as applicable.	There are no major watercourses on the subject lands. A stormwater management plan and lot grading plans will have to be completed for the development of the lands. The developer has shown the addition of a stormwater management pond to the proposed concept plan. A preliminary plan of subdivision has been submitted for the review of the Municipality.
g)	Creating a leap frog, scattered, or ribbon development pattern as opposed to compact and orderly development.	The proposed mapping amendment for the western portion of the subject site is an extension of the current zoning on Havenwood Drive, due to the results of a retracement plan. The proposed mapping amendments for the eastern portion of the subject lands is enabled by Policy RD29.
IM20	Council shall consider if the proposed development is shown on a professionally drawn site plan as being in compliance with the applicable sections of the Subdivision Bylaw, with the following matters of the Land Use Bylaw:	The applicant has provided a concept plan for the proposed development. It should be noted that if the mapping amendments are approved, the applicant does not have to construct what is shown on the concept plan and may instead change the layout of the subject site. Although the developer has limited design options due to the constraints of the property.
a)	Type of use.	Eastern portion of the subject lands - Townhouse Dwellings Western portion of the subject lands - Semi-detached Dwellings
b)	Number of buildings.	Eastern portion of the subject lands - 4 townhouse lots (24 dwelling units) Western portion of the subject lands - 10 semi-detached lots (20 dwelling units)
c)	Yard setbacks.	Yard setbacks will have to comply with the Land Use Bylaw.
d)	Height, bulk, stepback requirements, and lot coverage of any proposed structures.	The height, bulk, setback, and lot coverage requirements will have to comply with the Land Use Bylaw regulations.
e)	External appearance of any structures where design standards are in effect.	The proposed townhouses will have to comply with the design standards for townhouses as identified in the LUB.
f)	Street layout and design.	The proposed street is an extension of Havenwood Drive.
g)	Access to and egress from the site, parking.	The existing portion of Havenwood Drive is proposed to be extended to support the development of new lots.
h)	Open storage and outdoor display.	No commercial open storage or outdoor display is proposed as part of the application.
i)	Signage.	No signage is proposed as part of the development.
j)	Similar matters of planning concern.	N/A
IM21	Council shall consider the suitability of the proposed site in terms of the environmental features of the site, particularly susceptibility to flooding and other nuisance factors, and where	The subject property is low lying and the current portion of Havenwood Drive is prone to flooding due to the topography of the land. If the application is approved, the Developer will have to prepare a stormwater management plan as part of tentative subdivision approval. Although, the Developer does not have to fix

	applicable, comments from relevant Provincial Departments concerning the suitability of the site for development.	the current issues on Havenwood Drive, the stormwater management plan will have to balance pre and post stormwater flows, so that current flooding issues are not made worse by the proposed development. The concept plan shows a proposed stormwater management pond located between the existing development and the proposed development on the south side of the road extension.
IM22	Council shall consider the provision of buffering, screening, and access control to minimize potential incompatibility with adjacent and nearby land uses, rail lines and traffic arteries.	The R2 Zone does not have any buffering or screening provisions. The R2-T Zone does have buffering requirements, which the developer will have to comply with during the site plan approval application stage, if the proposed mapping amendments are approved.
IM23	Council shall consider the extent to which the proposed development, where applicable, provides for efficient pedestrian circulation and integrates pedestrian walkways and sidewalks within adjacent developments.	Based on the number of units proposed for the development the sidewalks will be required to be constructed for the development. Although the existing portion of Havenwood Drive does not have sidewalks, Highway 2 does have sidewalks that go through the community of Shubenacadie, providing for good pedestrian circulation. In addition, the MacInnis Trail goes through the subject property, which will allow future residents to connect with the trail system.
IM24	Council shall consider the proposed development is shown to manage stormwater on-site in a manner which does not negatively impact on other properties.	Detailed stormwater management plans will be required at the time of tentative subdivision approval. The concept plan shows a proposed stormwater management pond located between the existing development and the proposed development on the south side of the road extension.
IM25	Council shall consider massing, and compatibility of the proposed development's external appearance with adjacent buildings by means of design features, roof type, exterior cladding materials, and overall architectural style that is reasonably consistent with the style and character of the community or compliments the character of the community.	The R2 Zone does not have design requirements. The R2-T Zone does have design requirements. If the application is approved, the applicant will have to apply for site plan approval, which requires elevation drawings to ensure the application matches the design requirements identified in the LUB.
IM26	Council shall consider the following matters in Growth Management Areas and other areas where applicable to determine if the proposed development contributes to a favourable community form, and the proposed development's ability to:	
	a) Provide for efficient pedestrian movement into, out of, and within the development, especially between commercial and residential neighbourhoods, as well as the ability for pedestrian routes to link with existing sidewalks, active transportation routes and walking trails on abutting lands to provide for a cohesive network of same.	As proposed, the extension of Havenwood Drive would be required to have a sidewalk. Although, the existing portion of Havenwood is not paved and does not have a sidewalk, this portion of road could be upgraded in the future. Havenwood Drive intersects with Highway 2 and Highway 2 has a sidewalk that connects the village core. In addition, the MacInnis Trail goes through the subject property allowing for additional walking opportunities for future residents.

b) Council shall consider, where appropriate, the impact of the development on the comfort and design of proposed streets and existing street users. This shall include whether the proposed development is humanscaled, is easily accessible to active transportation users, and if it promotes visual variety and interest for active transportation users.	The proposed street to service the development is an extension of an existing street. The extension is straight and as proposed, will be required to have a sidewalk for pedestrians. The proposed zoning change allows for the development of either single or two-unit dwellings or townhouses where applicable, which are all considered humanscaled.
---	--

Policy Analysis for the Medium Density Residential Neighbourhood (MR) Designation - Eastern Portion of Subject Property

RD27.	Council shall establish the Townhouse (R2-T) Zone, whose purpose and general zoning provisions shall be consistent with the specified intent of creating multiple unit development styles. Where appropriate, this zone may also be used to create transition areas between both multiplex and single and two unit dwellings.	The purpose of zoning the site as R2-T is to enable the construction of on-street townhouse units. Havenwood Drive currently consists of a mixture of small multiplexes, semi-detached dwellings, and single units dwellings.
RD29.	In considering expansions to existing Medium Density Residential Neighbourhood (MR) designated areas or establishing new Medium Density Residential Neighbourhood (MR) designations, Council shall have regard to the following:	
a)	The impact of the proposal on community character and form.	Havenwood Drive is an existing road, which currently has a mixture of housing types, including small multiplexes, semi-detached, and single unit dwellings. The extension of Havenwood Drive and the addition of townhouse dwellings is not expected to have a significant impact on the character of the community.
b)	Consider the remaining supply of land available for multiple unit residential development and the anticipated rate of the development.	There are no other lands zoned Townhouse (R2-T) within 400 m of the subject property that is available for development; however, the nearby Village Core (VC) Zone does permit multiplexes but not townhouse developments.
c)	If the proposal helps create contiguous areas of compatible residential or mixed use character.	The proposal does lend itself to the mix of residential uses taking place along Havenwood Drive.
d)	Whether the lands abut lands zoned Townhouse (R2-T) Zone, or a compatible higher density zone.	Three existing lots at the beginning of Havenwood Drive are zoned Multiple Unit Residential (R3) Zone. In addition, lands going north, along Highway 2 are zoned Village Core (VC), which permits a maximum of 16 dwelling units. Although these lands are not adjacent to the subject area, they are within 175 m of the subject lands.
e)	Whether abutting lands were zoned Two Dwelling Unit Residential (R2) at the time of the adoption of this strategy and its Land Use Bylaw.	Lands to the east were zoned Two Dwelling Unit Residential (R2) Zone at the adoption of the Planning documents. Lands to the west were zoned to R2 as part of a 2024 Planning application.
f)	Whether the lands are within a 5 minute walk (400m) from existing multiple unit residential areas.	Yes, the subject site is within 400 m to existing multiple unit residential areas.
g)	Whether the lands are within a 5 minute walk (400m) from major residential or collector roads	Yes, Highway 2 is within 400 m of the subject site.
h)	Whether the lands are within a 5 minute walk (400m) from village cores,	Yes, the subject site is within 400 m of the Village Core (VC) Zone.

	commercial, community or institutional uses or nodes.	
i)	Traffic impacts of the proposal, and the adequacy of transportation routes.	NSPW has indicated that they have no concerns with the proposed development.
j)	The proposed road layout.	Havenwood Drive is proposed to be extended as part of the application.
k)	Consider the fiscal impact on the municipality of as a result of the delivery of services and infrastructure	A fiscal impact analysis was completed by Municipal Finance staff as part of the 2024 mapping application. The fiscal impact is not expected to significantly change. The 2024 Fiscal Impact Analysis found that there may be a financial benefit to the Municipality of \$52,373 annually. The calculations in the analysis are an estimate only based on potential property assessment values as a result of development and current tax rates. Actual property values will not be known until PVSC undertakes an assessment of the future developed land.
l)	The ability to provide “soft” services such as schools, police, and fire protection.	Based on the 2024 comments 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. The new application is not anticipated to greatly change the approximate number of students.
m)	Identify the environmental impacts which may occur as a result of increased development activity.	Stormwater related issues have been identified by current property owners. The applicant is aware of the existing issues and as part of the subdivision application process, he will have to submit a stormwater management plan in accordance with Municipal regulations. The proposed concept plan shows a proposed stormwater management pond located on the south side of Havenwood Drive between the proposed R2-T development and the existing homes.
n)	The ability to provide adequate recreation and open space opportunities.	There is an existing open space parcel shown on the concept plan. The existing land is owned by East Hants and the MacInnis Trail goes through the subject property, which will allow future residents to connect with the trail system. Each of the townhouse units will be required to have its own private amenity space.
o)	Whether the other identified matters of planning concern as applicable are satisfied.	NA
p)	The proposal satisfies the evaluative criteria for Land Use Bylaw amendments as outlined in Part E of this Strategy.	Policies in Part E of the Strategy have been reviewed as part of the Policy Analysis.