

**Siravista Developments Ltd.
MPS & LUB Mapping Amendments
Pinehill Drive**

Planning Advisory Committee
May 19th, 2026
Planning & Development



EAST HANTS

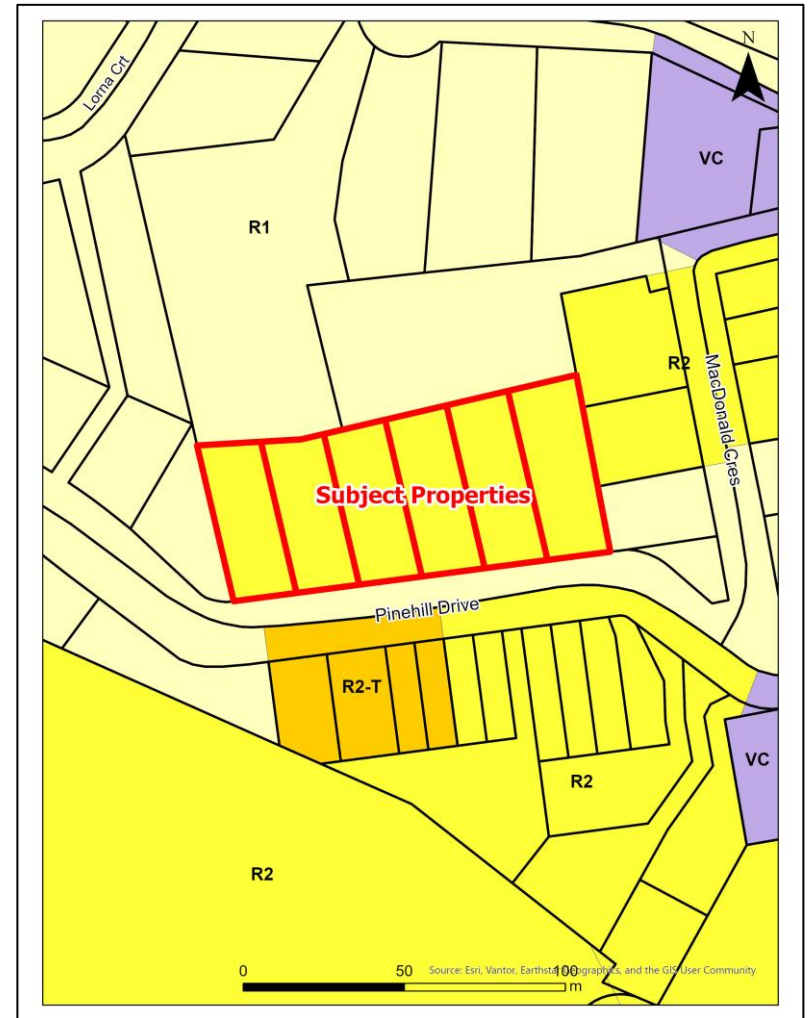
Background

Applicant: FBM Architecture Ltd. on behalf of Siravista Developments Limited.

Request: To redesignate six (6) properties on Pinehill Drive from Established Residential Neighbourhood (ER) to Medium Density Residential (MR) and rezone the same properties from Two-Dwelling Unit Residential (R2) to Townhouse (R2-T)

Subject Properties

- Subject properties are located on Pinehill Drive
- Zoning is Two-Dwelling Unit Residential (R2) Zone
- Designated Established Residential Neighbourhood (ER) in the Generalized Future Land Use Map (GFLUM)
- The vacant properties total approximately 6022m²
- Properties are located within the South Corridor & Commercial Growth Management Area



Development Proposal

- The amendments are to allow for the development of Townhouse (R2-T) zone uses. The concept plan shows four (4), six (6)-unit stacked townhouse developments, with shared driveways and parking to the rear of the buildings
- In 2023, Council approved a rezoning for these same lands to rezone from Established Residential Neighbourhood (R1) to Two-Dwelling Unit Residential (R2) to allow for the development of semi-detached dwellings
- The site plan submitted with the application should be considered a concept only and the actual development and developer may differ. The developer will have to meet the requirements of the Land Use Bylaw at the time of the development. If this application is approved the developer will be required to submit a site plan approval application in accordance with the requirements of the Townhouse (R2-T) Zone.

Proposed Concept Plan



Policy Analysis

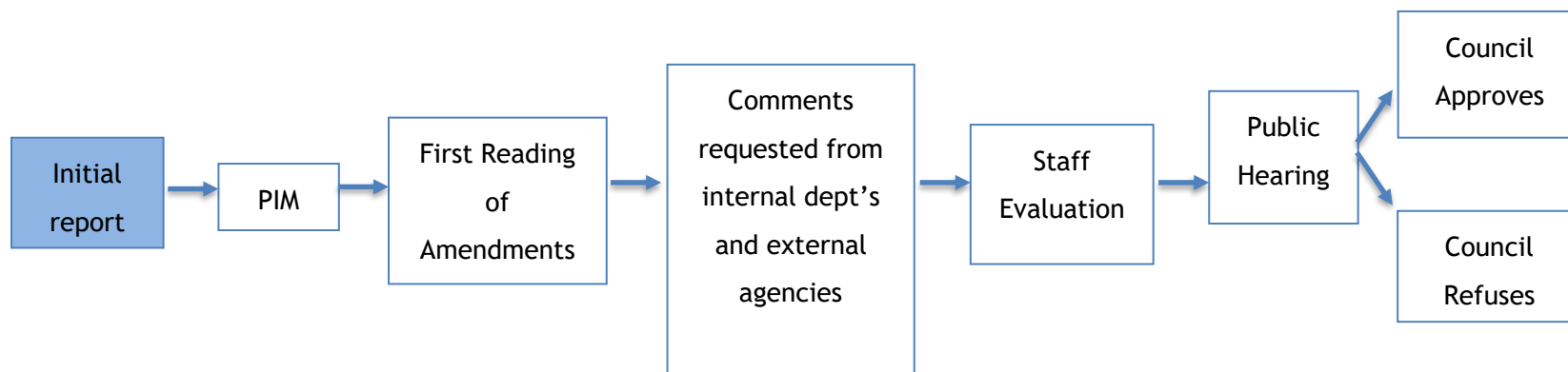
- In evaluating this application, Council shall consider policies specifically related to the expansion of the Townhouse (R2-T) zone when considering this application, including RD27 and RD29
- Staff will refer to the Municipal Planning Strategy policies associated with the South Corridor & Commercial Growth Management Area, the Medium Density Residential (MR) designation as well as the general policies related to amending the Municipal Planning Strategy and Land Use Bylaw including policies IM11 through IM26
- Council's decision on this application is not appealable to the Nova Scotia Regulatory and Appeals Board

Citizen Engagement

- An advertisement outlining the proposal and indicating that it is under review by staff will be placed in an upcoming edition of the *Chronicle Herald*
- A Public Information Meeting (PIM) is required as this application involves amendments to the Municipal Planning Strategy mapping. Letters will be mailed to all property owners within 300m of the subject properties notifying them of the date, time, and location of the PIM
- Following the PIM, a letter and questionnaire will be mailed to the same property owners to allow residents an opportunity to comment on the application

Conclusion

- Staff will continue to review the proposal to change the subject property to the Medium Density Residential (MR) designation and the Townhouse (R2-T) zone
- The proposed amendments will be evaluated using all applicable policies in the Municipal Planning Strategy
- Staff will make a recommendation to PAC in their final staff report



Recommendation

That Planning Advisory Committee recommend 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 redesignate properties identified as PIDs 45421393, 45421401, 45421419, 45421427, 45421435, 45431012 located on Pinehill Drive from the Established Residential Neighbourhood (ER) designation to the Medium Density Residential Neighbourhood (MR) designation, and to rezone the same lands from the Two-Dwelling Unit Residential (R2) zone to the Townhouse (R2-T) zone.*