



Subject: *FBM Architecture Ltd- Official Community Plan Amendments*
To: Planning Advisory Committee, May 19th, 2026
Date Prepared: April 27th, 2026
Related Motions: None
Prepared by: Lee-Ann Martin, Planner & Development Officer
Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from FBM Architecture Ltd. on behalf of Siravista Development Limited to redesignate and rezone property on Pinehill Drive from Established Residential Neighbourhood (ER) designation and the Two-Dwelling Unit Residential (R2) zone to the Medium Density Residential Neighbourhood (MR) designation and the Townhouse (R2-T) zone.

Financial Impact Statement

There are no immediate financial impacts associated with the recommendations of this report. Information on the financial impact of the amendments will be provided in the final 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.*

Background

The Municipality received an application from FBM Architecture Ltd. on behalf of Siravista Developments Limited 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). This report outlines the application and recommends the Council authorize staff to schedule a Public Information Meeting.

Subject Property

An excerpt of the zoning map and aerial photography map below show the location of the subject properties identified as PIDs 45421393, 45421401, 45421419, 45421427, 45421435, 45431012 which are all accessed via Pinehill Drive.



The vacant properties total approximately 6022m². The property is currently zoned as Two Dwelling Unit Residential (R2) and are located within the South Corridor & Commercial Growth Management Area. The properties are also designated as Established Residential Neighbourhood (ER) as per the Generalized Future Land Use Map. The lots are currently undeveloped and vacant.

Development Proposal

The purpose of this proposal is to amend the Municipal Planning Strategy and Land Use Bylaw Mapping to allow for the development of Townhouse (R2-T) zone uses. The proposed 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 the Established Residential Neighbourhood (R1) zone to the Two-Dwelling Unit Residential (R2) zone to allow for the development of semi-detached dwellings. Below is a concept plan for the properties.

This plan is a concept only, and the site design and developer may change and the developers are not bound by this plan. If approved, the developer will have to submit a site plan approval application which meets the requirements of the Townhouse (R2-T) Zone.

The applicant has also prepared a Downstream Wastewater Capacity Analysis regarding the servicing for these lots. This report will be provided to the Municipal Engineer for review and comment.

Concept Site Plan:



The applicants have indicated their desire to adapt the Canada Mortgage and Housing Corporation (CMHC) Housing Design Catalogue’s Stacked Townhouse model for the development of these lands. The Stacked Townhouse model from the CMHC catalogue is specifically designed for the Atlantic Canadian region and prioritizes energy efficiency, livability and integration into established neighbourhoods. The image below is an example from the CMHC catalogue for Stacked Townhouses for the Atlantic region.



Discussion

LEGISLATIVE AUTHORITY

The Municipal Government Act, Part III gives legislative authority for this application. This section outlines the process for these amendments to be considered, including the advertisements for a Public Hearing.

FINANCIAL CONSIDERATIONS

A financial impact analysis will be provided in the final staff report.

MUNICIPAL PLANNING STRATEGY POLICY ANALYSIS

Staff are currently reviewing the proposed amendments based on the applicable policies contained in the Municipal Planning Strategy. Staff will be requesting comments from internal departments and external agencies including Nova Scotia Public Works. A detailed table of the evaluative criteria from the enabling policies and corresponding comments from Staff and reviewing agencies will be attached to the final report.

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. Additionally, Staff will refer to the Municipal Planning Strategy polices 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.

Citizen Engagement

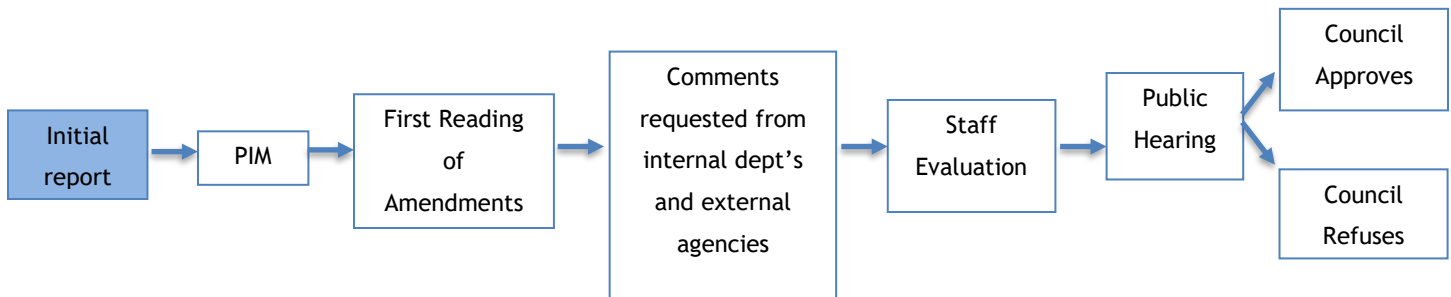
Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing the amendments. An advertisement outlining the proposal and indicating that it is under review by staff will be placed in an upcoming edition of the *Chronicle Herald*. As this application involves an amendment to the Municipal Planning Strategy a Public Information Meeting is required to provide information to the public and allow residents to ask questions on the application.

A letter and questionnaire will be mailed to all property owners within 300 metres of the subject properties providing an opportunity for residents to comment on the application. Questionnaire responses will be provided for PAC and Council to review.

Conclusion

Staff will continue to review the proposal to change the subject property to the Townhouse (R2-T) zone and the Medium Density Residential Neighbourhood (MR) designation. 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.

Council's decision on this application is not appealable to the Nova Scotia Regulatory and Appeals Board.



Alternatives

If the PAC does not support this application, they can choose to recommend that Council not move forward with the application. Planning staff do not support this approach and recommend that the file be taken to a Public Hearing to allow staff to complete their full review and analysis of the policies to be provided to PAC and Council in the final staff report.

Attachments

None