

Maple Tree Holdings Ltd. MPS & LUB Mapping Amendments

Planning Advisory Committee
May 21, 2024

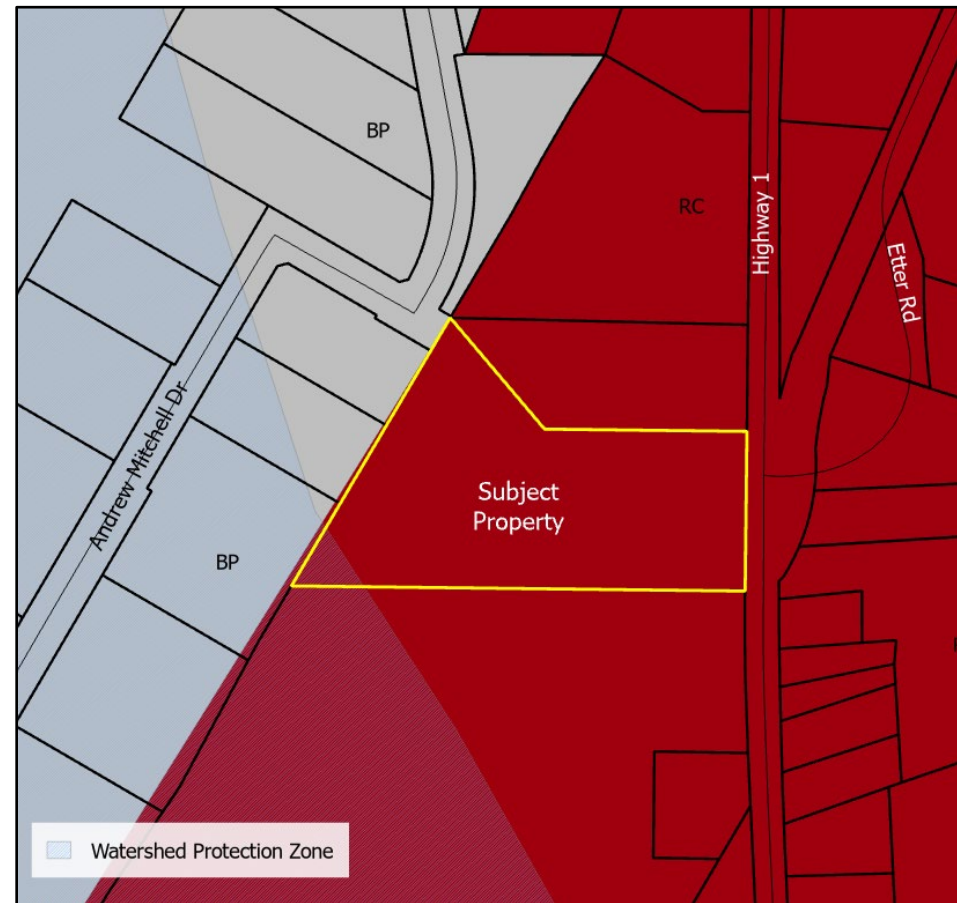
Planning & Development



EAST HANTS

Subject Property

- Subject property is located along Highway 1 in Mount Uniacke - PID 45426301 .
- Designation and Zoning is Regional Commercial (RC).
- Properties surrounding the site along Highway 1 are also zoned Regional Commercial.
- Zoning to the rear is Business Park (BP).



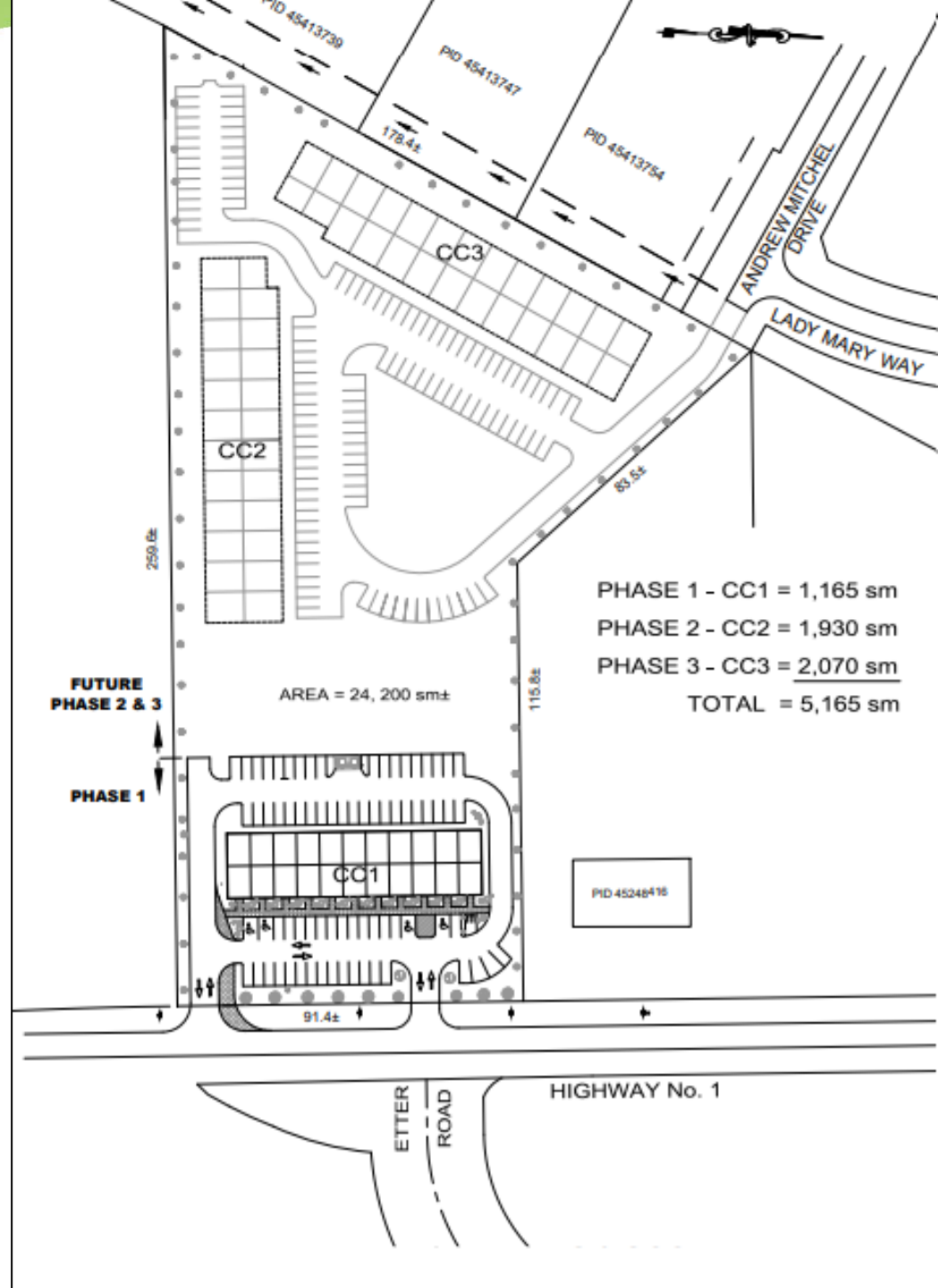
Subject Property

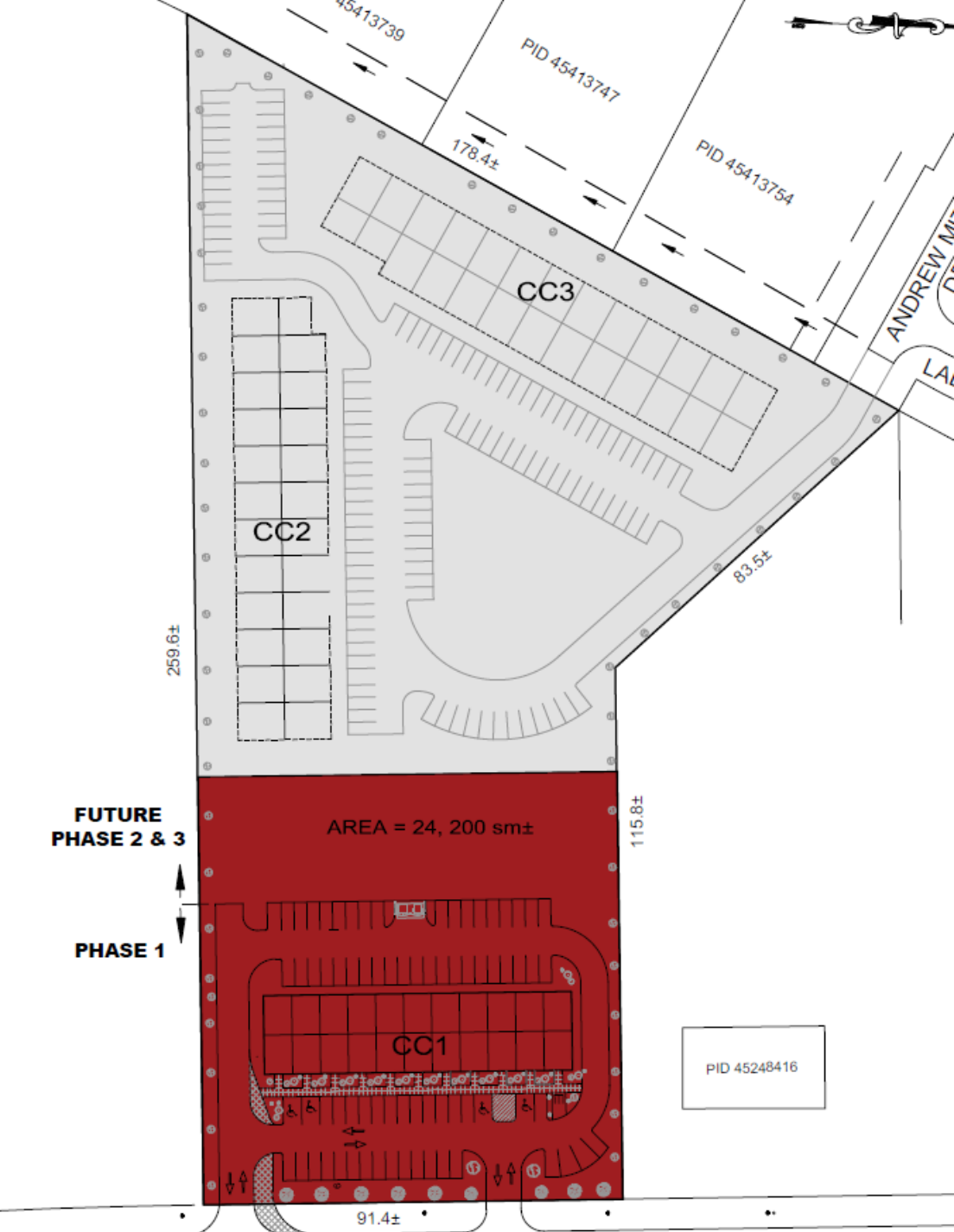
- The land is vacant.
- Approximately 2.41 hectares in size with approximately 91 metres of frontage.
- Property abuts the edge of Andrew Mitchell Drive in the Mount Uniacke Business Park.



Development Proposal

- Proposal: To redesignate and rezone the rear portion of the property to Business Park
- The redesignation and rezoning will enable the property owner to construct buildings with a larger footprint than permitted in the Regional Commercial Zone as the Business Park Zone does not limit the footprint of buildings.
- The site plan submitted with the application suggests 3 buildings with a footprint of 5,165 sqm. They are proposing multi-tenant small scale units. The two rear buildings should be viewed as a concept only.





Development Proposal

The plan shown should be considered a concept site plan only. If this application is approved the developer or any future owner of the land will be able to develop the site in accordance with the land use bylaw regulations which may or may not match the development shown on the concept plan.

Land Use Bylaw Regulations - comparison

	Regional Commercial (RC)	Business Park (BP)
Minimum Lot Area	8,100 m ²	4,000 m ²
Minimum Lot Frontage	60 m	52 m
Minimum Front Yard	20 m	9 m
Minimum Rear Yard	12 m	12 m
Minimum Exterior Side Yard	6 m	6 m
Minimum Flankage Yard	6 m	6 m
Maximum Building Height	16 m	n/a
Maximum Commercial Floor Area	4,650 m ²	n/a

The above information is for properties with on-site services. The zone requirements for properties which are serviced with municipal central sewer and water have different requirements.

Land Use Bylaw Regulations - comparison

Land Use	Regional Commercial (RC)	Business Park (BP)
Animal Hospital & Veterinary Office	SP	P
Drinking Establishment open until 1am	SP	-
Industrial Use, General	-	P
Movie Theatre	SP	-
Office & Professional Services	SP	P
Retailers & Rental Services	SP	P
Self-Storage Warehousing	-	P
Shopping Centre	SP	-

SP = permitted by Site Plan Approval

P = Permitted as-of-right through a development permit

Policy Analysis

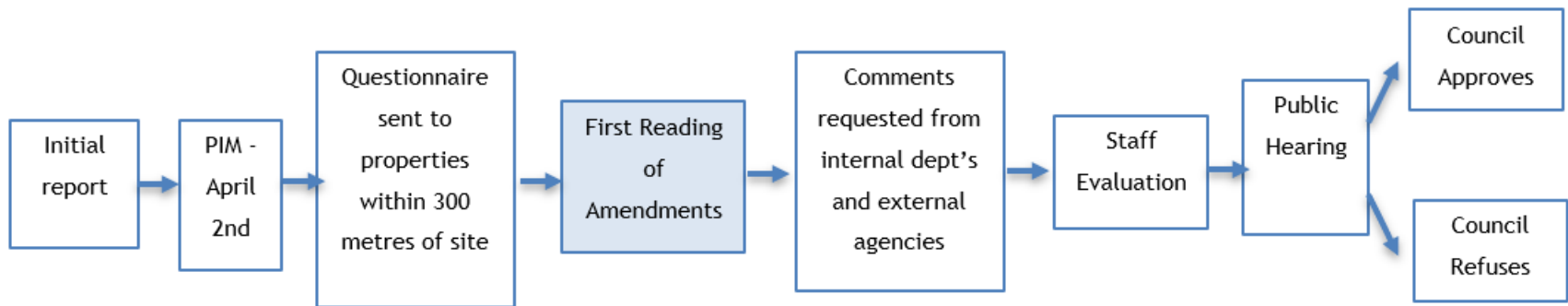
- Staff have requested comments from internal departments and external agencies which includes the municipal department of Infrastructure and Operations, NS Dept of Public Works and the local volunteer fire department.
 - NS Public Works have responded and have raised no concerns.
- In evaluating this application, Staff will refer to MPS polices associated with the Business Park (BP) designation, as well as general policies related to amending the MPS and the Land Use Bylaw (LUB).
- Council's decision on this application is not appealable to the NSUARB as it involves an amendment to the MPS.

Citizen Engagement

- An advertisement outlining the proposal and indicating that it is under review by staff has been placed in the Chronicle Herald.
- As part of the review process for MPS amendments, a Public Information Meeting (PIM) is required, to hear input from the community. The PIM was held on April 2, 2024. Notes taken at the PIM have been appended to the staff report.
- A questionnaire and letter has been mailed to owners of property and residents within 300 metres of the application site asking for any comments regarding the proposed development.
 - A total of 65 questionnaires were mailed out in mid-April. To date four questionnaires have been returned. Copies of those questionnaires have been scanned and made available for PAC.
- Copies of the returned questionnaires will also be scanned and provided to PAC with the final staff report and a summary of the comments will be provided in that report

Conclusion

- Staff will continue to review the proposal.
- 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 first reading be given to the MPS and LUB amendments and that authorization be given to schedule a public hearing.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Give first reading and authorize staff to schedule a public hearing to consider a proposal from Maple Tree Holdings to change the designation and zone of a portion of property identified PID 45426301 from Regional Commercial (RC) to Business Park (BP).*