



Subject: *3230225 Nova Scotia Limited (Cottage Country) Application: MPS and LUB Mapping Amendments and Development Agreement*
To: CAO for Planning Advisory Committee, May 21, 2024
Date Prepared: May 15, 2024
Related Motions: PAC24(8), C24(54), and C24(55)
Prepared by: Debbie Uloth, Project Planner
Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from 3230225 Nova Scotia Limited (Cottage Country) to change the land use designation of PID 45147154, PID 45147253, and PID 45187242 from Rural Use (RU) to Rural Comprehensive Development District (RCDD) and rezone the same PIDs from Rural Use (RU) to Rural Comprehensive Development District (RCDD) Zone. A small portion of PID 45187242 is also proposed to be redesignated and rezoned from Lakeshore Residential (LR) to Rural Comprehensive Development District (RCDD). In addition, the application requests that Council consider entering into a development agreement for the same properties, with the addition of PID 45155314, PID 45403144, PID 45392602, and PID 45155306, to permit a 550 dwelling unit bare-land condominium development with 24.6 hectares of multi-use development (commercial & residential). The land under consideration is located between East Uniacke Road, Nature Drive, and Long Lake Road, East Uniacke, adjacent to the existing Cottage Country development.

A public information meeting for the application was held on April 2, 2024. Notes from the meeting have been attached as Appendix A. Emails from the public have also been received and are attached as Appendix C for PAC's consideration.

This report is for information purposes only. The meeting notes will be made available to the public on the Municipal website.

Financial Impact Statement

There is no immediate financial impact from the recommendations in this report. A fiscal impact analysis will be completed for the final staff report.

Recommendation

There is no recommendation associated with this report. The report is being presented so that PAC has an opportunity to review the notes from PIM before the notes are added to the public website.

Recommended Motion

- *This report is for information purposes.*

Background

Planning staff received an application from 3230225 Nova Scotia Limited (Cottage Country) in January 2024. The application proposes to change the Generalized Future Land Use Designation of lands identified as PID 45147154, PID 45147253, and PID 45187242 from Rural Use (RU) to Rural Comprehensive Development District (RCDD) and to rezone the same from Rural Use (RU) to Rural Comprehensive Development District (RCDD) Zone. A small portion of PID 45187242 is also proposed to be redesignated and rezoned from Lakeshore Residential (LR) to Rural Comprehensive Development District (RCDD). In addition, the application requests that Council consider entering into a development agreement for the same properties, with the addition of PID 45155314, PID 45403144, PID 45392602, and PID 45155306, to permit a 550 dwelling unit bare-land condominium development with 24.6 hectares of multi-use development (commercial & residential).

In 2010, East Hants Council approved an application to permit the development of 401 bare-land condominium units on Long Lake. In the staff reports for the initial application, Cottage Country was described as a condominium resort community, where only 10% to 30% of residents would be living in the community full-time. To date 135 of the 401 permitted dwelling units have been constructed, with nearly all of the dwellings being occupied by full-time residents.

Hants County Condominium Corporation Number 12 is run by a condo board. Hants County Condominium Corporation Number 6 is still majority-owned by Cottage Country and does not yet have a condo board. The existing Cottage Country development agreement enables development of over 340 hectares of land.

Discussion

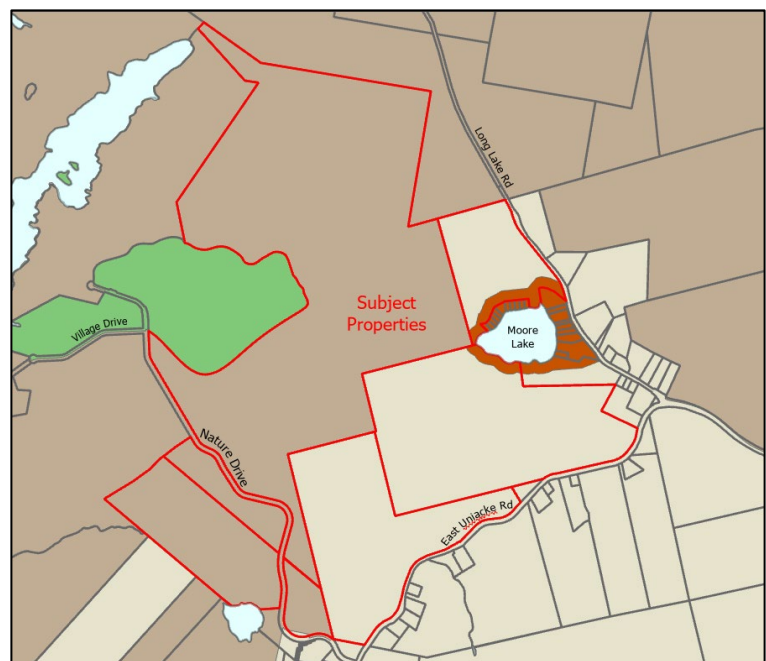
SUBJECT PROPERTY

The subject properties are shown on the map to the right and are identified as PID 45147154, PID 45147253, PID 45187242, PID 45155314, PID 45403144, PID 45392602, and PID 45155306, East Uniacke. These lands are located between Nature Drive, East Uniacke Road, and Long Lake Road. The total area of the subject lands is approximately 418 hectares (1088 acres).

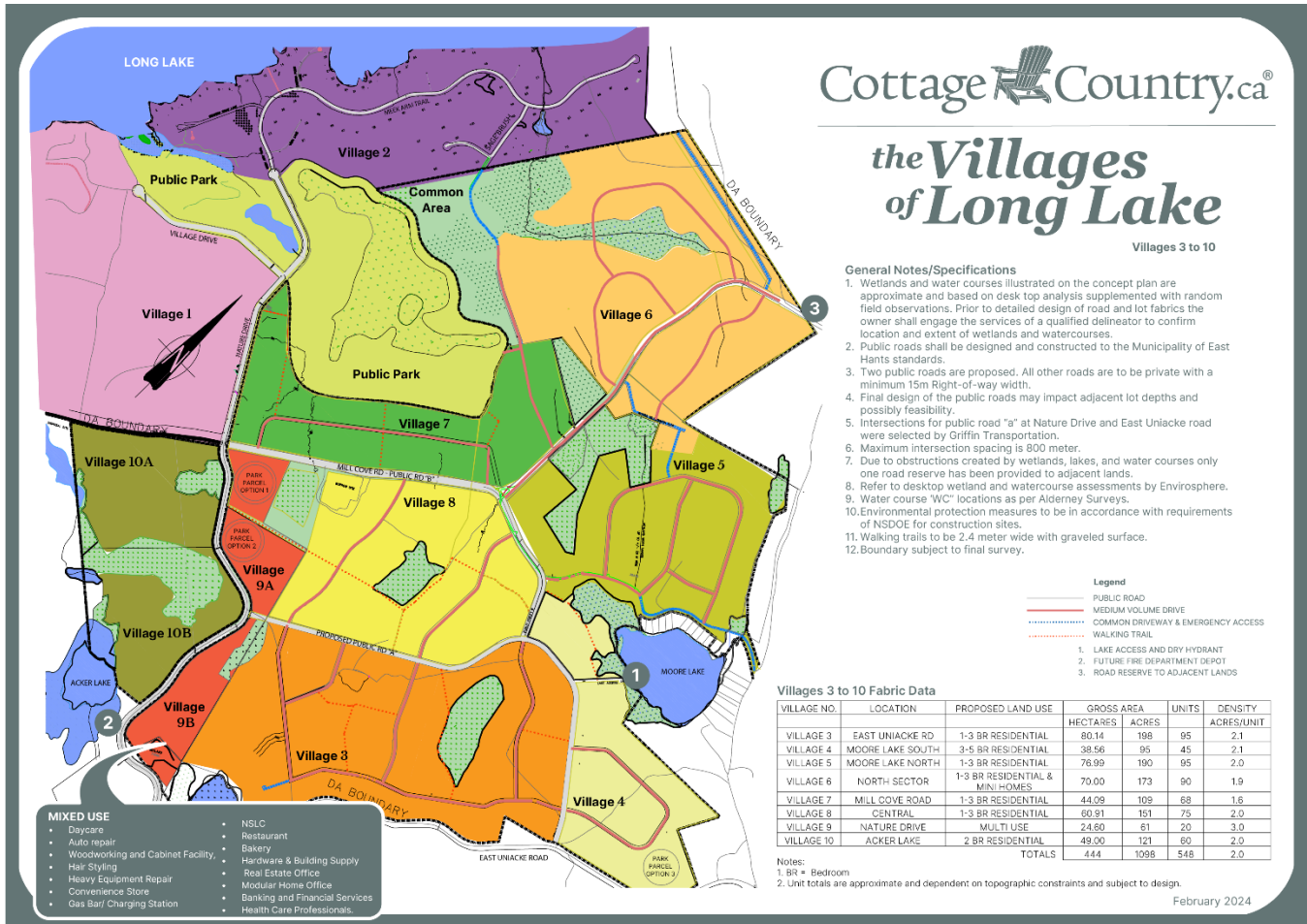
The properties are zoned a combination of Rural Comprehensive Development District (RCDD), Rural Use (RU), and Lakeshore Residential (LR). Properties to the south, across East Uniacke Road, are zoned Rural Use (RU) Zone. Properties to the North, East, and West are zoned Rural Comprehensive Development District (RCDD). In addition, there is parkland that is owned by the Municipality and zoned Open Space (OS) Zone, which is adjacent to the subject site.

DEVELOPMENT PROPOSAL

The purpose of this application is to amend the Municipal Planning Strategy and Land Use Bylaw, so that all properties that are a part of the application are designated and zoned Rural Comprehensive Development District (RCDD) and to enter into a development agreement to permit a 550 dwelling unit bare-land



condominium development with 24.6 hectares of multi-use development (commercial & residential). A concept plan of the proposed development is shown below and is attached as Appendix A.



The concept plan shows the 550 dwelling units and the multiple use lands divided into eight (8) different condo villages. The development includes two new public roads that run through the new development and that connect Nature Drive to East Uniacke Road. The concept plan also shows multiple private driveways running through the development. One private driveway in Village 5 connects to Long Lake Road. The concept plan shows open space for future park development in two locations. A small park with frontage on Moores Lake and a second future park location to be determined. Each condominium development also has an area for the common use of residents living in the condo development. Village 9A and 9B are proposed to be subdivided and sold as freehold lots and will not be incorporated into a condo development. The applicant has asked for a wide range of commercial uses to be permitted on the multiple use lands and staff will narrow down the uses as the application proceeds. The concept plan also shows wetland areas.

Together with the existing Cottage Country development, there are proposed to be 951 bare-land condominium units as part of the development.

POLICY ANALYSIS

Both MPS and LUB mapping amendments and the development agreement are being considered simultaneously. 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. In addition to the implementing policies, Policy RR13 of the MPS allows Council to consider entering into a development agreement for a residential bare-land condominium development. In considering Policy RR13, Council should consider whether the proposed development overwhelms the potential rural residential

development focus of the RCDD designation or if the proposed development contributes to an exurban development pattern.

Although the application includes lands that are already zoned RCDD and lands that are not zoned RCDD, the Solicitor has indicated that the application is not appealable to the NSUARB if the application is refused. This is due to the application including lands where a mapping change is being requested to the MPS. The application can only be appealed if the Developer resubmitted a new application for just the lands that are already zoned RCDD and it was refused by Council.

The applicant is currently working on a traffic impact study for the application site and will be completing a Level 1 Hydrogeological Assessment. The results of the studies will be available in upcoming reports. Requests to reviewing agencies have been sent which includes Nova Scotia Department of Public Works and staff will provide feedback as part of future staff reports.

CITIZEN ENGAGEMENT

Planning staff will comply 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* in February 2024. Council has requested that in addition to the 300 m mail out distance that property owners that have land with frontage on the East Uniacke Road, or have direct access to the East Uniacke Road, are included in the mail out distance.

A Public Information Meeting (PIM) for the application was held on April 2, 2024. Approximately, 180 people attended the meeting but this number also included people attending for a second application. Notes from the meeting have been attached as Appendix B. Staff have also received letters from individuals wishing to comment on the application, these letters have been attached as Appendix C.

The next step in the citizen engagement process is to mail out questionnaires to those located in the mail out area determined by Council.

STRATEGIC ALIGNMENT

The 2021-2024 East Hants Strategic Plan identifies ‘Strong Community’ as one of the four areas of strategic focus.

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 consideration of a development agreement.

FINANCIAL CONSIDERATIONS

A fiscal impact analysis will be completed for the final staff report.

Alternatives

Planning Advisory Committee can refuse the application.

Attachments

Appendix A - Concept Plan

Appendix B - Public Information Meeting Notes

Appendix C - Letters from Residents

the Villages of Long Lake

Villages 3 to 10

General Notes/Specifications

- Wetlands and water courses illustrated on the concept plan are approximate and based on desk top analysis supplemented with random field observations. Prior to detailed design of road and lot fabrics the owner shall engage the services of a qualified delineator to confirm location and extent of wetlands and watercourses.
- Public roads shall be designed and constructed to the Municipality of East Hants standards.
- Two public roads are proposed. All other roads are to be private with a minimum 15m Right-of-way width.
- Final design of the public roads may impact adjacent lot depths and possibly feasibility.
- Intersections for public road "a" at Nature Drive and East Uniacke road were selected by Griffin Transportation.
- Maximum intersection spacing is 800 meter.
- Due to obstructions created by wetlands, lakes, and water courses only one road reserve has been provided to adjacent lands.
- Refer to desktop wetland and watercourse assessments by Envirosphere.
- Water course "WC" locations as per Alderney Surveys.
- Environmental protection measures to be in accordance with requirements of NSDOE for construction sites.
- Walking trails to be 2.4 meter wide with graveled surface.
- Boundary subject to final survey.

Legend

-  PUBLIC ROAD
-  MEDIUM VOLUME DRIVE
-  COMMON DRIVEWAY & EMERGENCY ACCESS
-  WALKING TRAIL

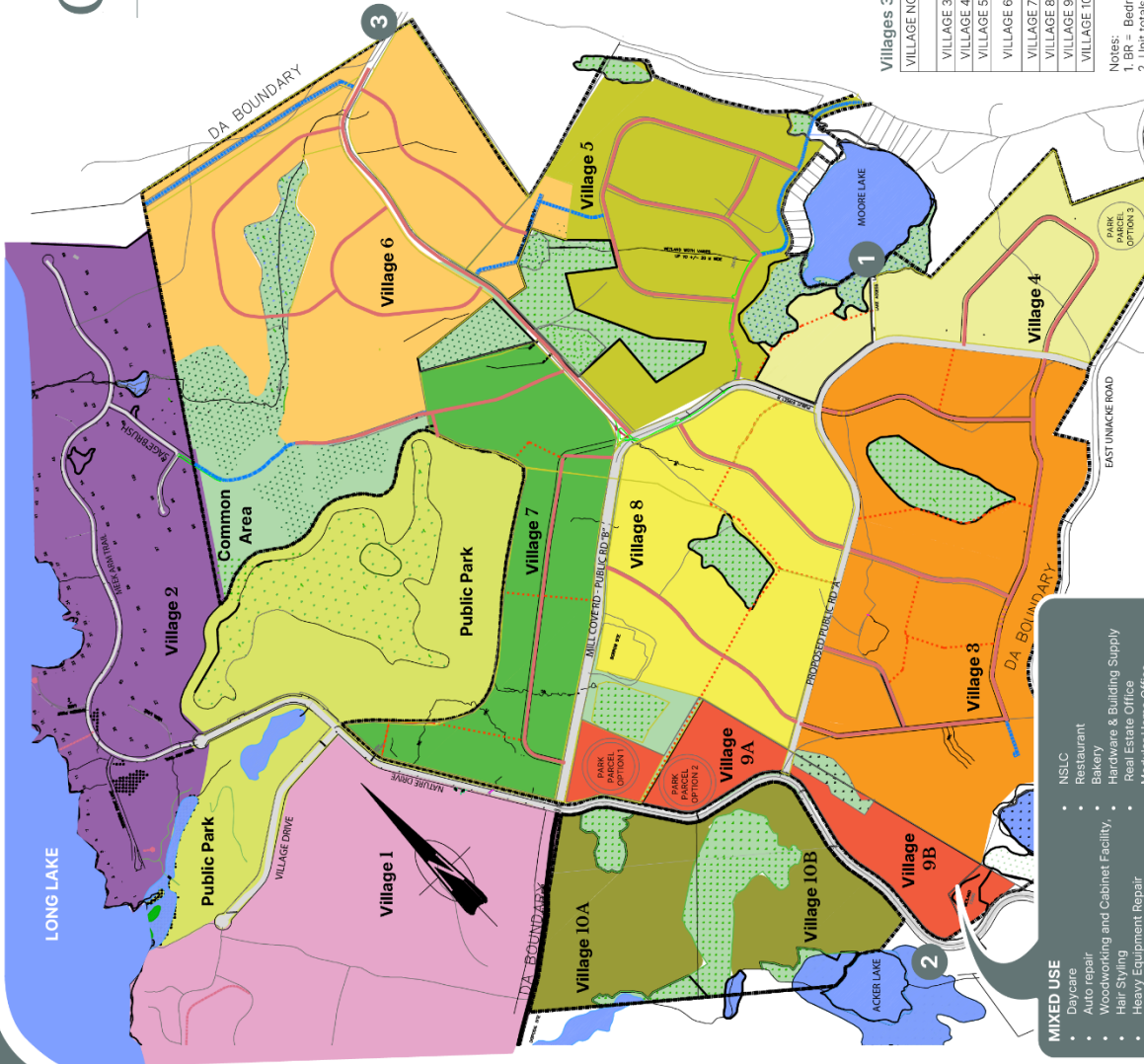
- Lake Access and Dry Hydrant
- Future Fire Department Depot
- Road Reserve to Adjacent Lands

Villages 3 to 10 Fabric Data

VILLAGE NO.	LOCATION	PROPOSED LAND USE	GROSS AREA HECTARES	ACRES	UNITS	DENSITY ACRES/UNIT
VILLAGE 3	EAST UNIACKE RD	1-3 BR RESIDENTIAL	80.14	198	95	2.1
VILLAGE 4	MOORE LAKE SOUTH	3-5 BR RESIDENTIAL	38.56	95	45	2.1
VILLAGE 5	MOORE LAKE NORTH	1-3 BR RESIDENTIAL	76.89	190	95	2.0
VILLAGE 6	NORTH SECTOR	1-3 BR RESIDENTIAL & MINIHOMES	70.00	173	90	1.9
VILLAGE 7	MILL COVE ROAD	1-3 BR RESIDENTIAL	44.09	109	68	1.6
VILLAGE 8	CENTRAL	1-3 BR RESIDENTIAL	60.91	151	75	2.0
VILLAGE 9	NATURE DRIVE	MULTI USE	24.60	61	20	3.0
VILLAGE 10	ACKER LAKE	2 BR RESIDENTIAL	49.00	121	60	2.0
TOTALS			444	1088	548	2.0

Notes:
1. BR = Bedroom
2. Unit totals are approximate and dependent on topographic constraints and subject to design.

February 2024



- #### MIXED USE
- Daycare
 - Restaurant
 - Auto repair
 - Bakery
 - Woodworking and Cabinet Facility
 - Hair Styling
 - Heavy Equipment Repair
 - Convenience Store
 - Gas Bar/ Charging Station
 - NSLC
 - Restaurant
 - Bakery
 - Hardware & Building Supply
 - Real Estate Office
 - Modular Home Office
 - Banking and Financial Services
 - Health Care Professionals.

See Separate Document

Appendix C - Letters from the Public

See Separate Document