



James Kerr Development Agreement Application Milford

Planning Advisory Committee

June 18, 2024

Planning & Development



EAST HANTS

Subject Property

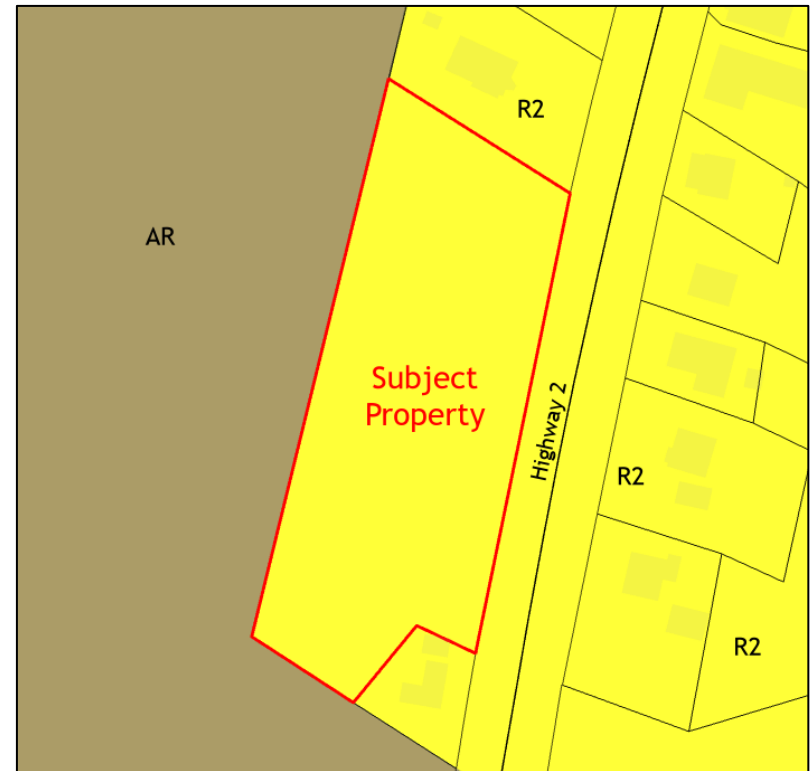
Subject property (PID 45092749) is located along Highway 2, Milford

Zoning is Two Dwelling Unit Residential (R2)

Designated Established Residential Neighbourhood (ER) in the Generalized Future Land Use Map (GFLUM)

The property totals 5546m² (1.42 acres) in size

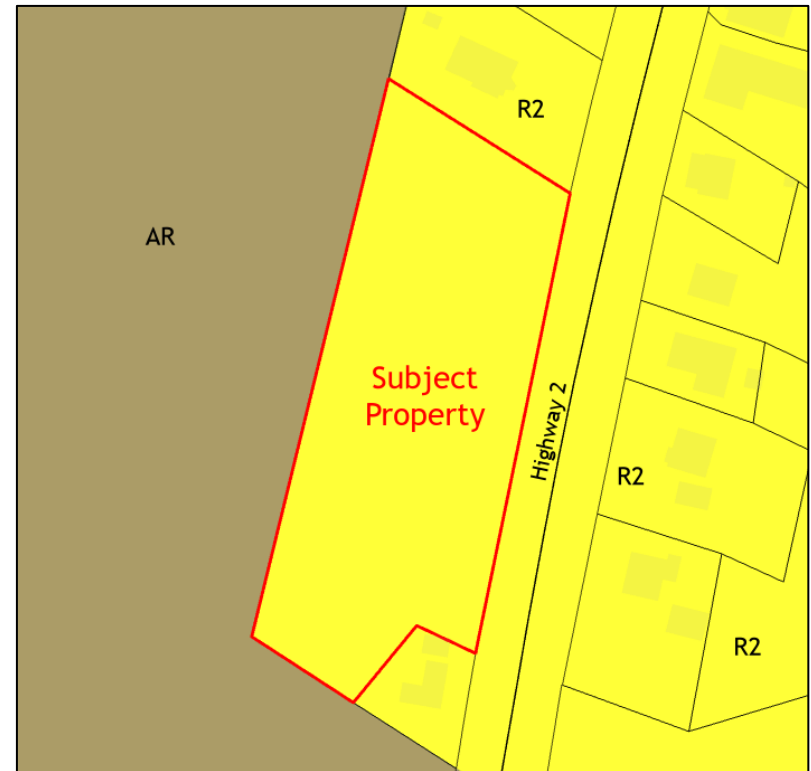
The property is located on the boundary of the Milford Growth Management area and falls within the Milford Groundwater Overlay Zone (MGW)

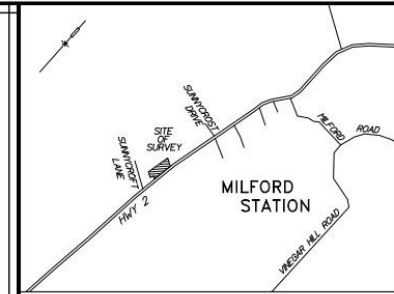
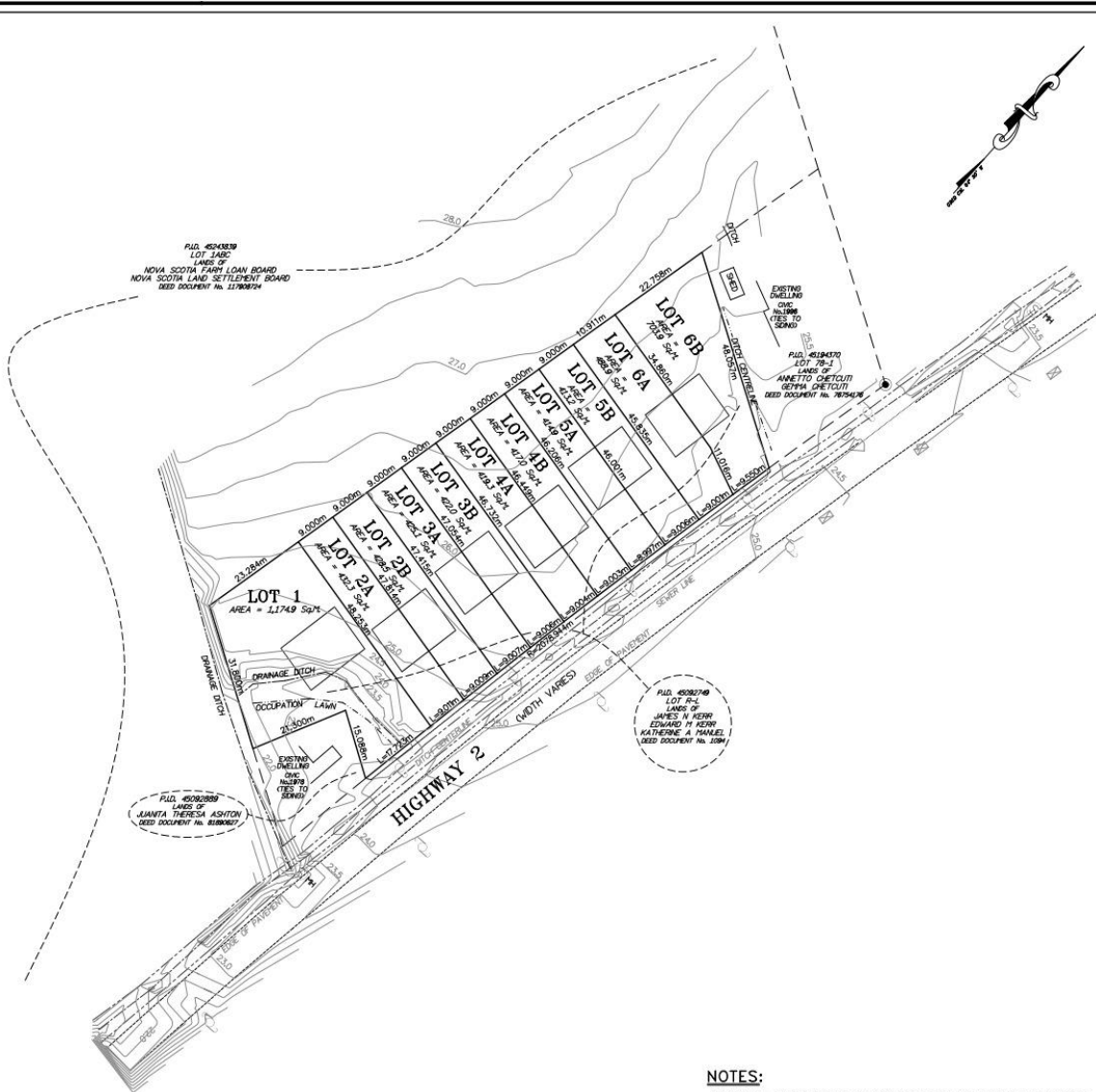


Development Proposal

The applicant has requested to enter into a development agreement with the Municipality to enable a new subdivision with six (6) lots for the development of semi-detached dwellings

These properties can then be further subdivided to accommodate one unit on each lot, for a total of 12 units on 11 lots





LEGEND:

LANDS DEALT WITH BY THIS SURVEY

NOVA SCOTIA CO-ORDINATE MONUMENT

SURVEY MARKER

ROCK POST

IRON BAR

IRON PIPE

FOUND, WITNESS - NOT TO SCALE

PLANK BEED

CALCULATED FROM FIELD MEASUREMENTS

ORDINARY HIGH WATER MARK

TE LINE, TOTAL

BEGINNING OF CURVE, END OF CURVE

POINT OF COMMON CURVATURE, POINT OF REVERSE CURVATURE

ROCKS, IRON, CROWN

BUILDING

POWER POLE, HANGHOLE

FIRE HYDRANT, CATCH BASIN

NS/CPL

S/S

R/P

LB

IP

PLT/SL

PL/OD

OD/L

D/WALS

CT/LD (D)

B/C, E/C

P/C/L, P/C/G

R/A, C

P/P

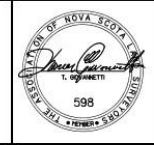
P/P/L

F/A

C/B

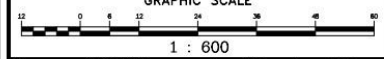
ONSS SURVEY TYPE:	NRIC	SOURCE:	CorNet
COORDINATE SYSTEM INFORMATION			
HORIZONTAL DATUM:	NAD83 (CSRS)	EPOCH:	2010.0
VERTICAL DATUM:	CGVD2013	CALCULATED OFFSET BETWEEN:	CGVD28/CGVD2013
N.T.M. ZONE 5 CENTRAL MERIDIAN 64° 30'			

PRELIMINARY PLAN OF SUBDIVISION OF
LOTS 1, 2A, 2B, 3A, 3B
4A, 4B, 5A, 5B, 6A AND 6B
 BEING A SUBDIVISION OF
P.I.D. 45092749 (LOT R-L),
 LANDS CONVEYED TO
JAMES N KERR,
EDWARD M KERR,
 AND
KATHERINE A MANUEL
 HIGHWAY 2, MILFORD STATION,
 HANTS COUNTY, NOVA SCOTIA



DATE: AUG 08, 2023

CIVTECH ENGINEERING & SURVEYING LIMITED
 P.O. Box 3237, D.E.P.-S., DARTMOUTH
 NOVA SCOTIA, B2W 5S2, 434-4600



NOTES:

1. MUNICIPAL SANITARY SERVICES ARE AVAILABLE FOR EACH PROPOSED LOT

NO.	REVISION/REMARKS	DATE	SCALE:
			1:600
DRAWN BY: D.E. & K.S.		CHECKED BY: T. GIOVANNETTI	23172PRE

Policy Analysis

Staff will review the proposed application based on the applicable policies contained in the Municipal Planning Strategy. 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

This application is being considered under policy EN53 of the Municipal Planning Strategy which states that:

Within the Milford Groundwater (MGW) Overlay Zone. Council shall:

a) *Consider the following developments through a development agreement application:*

- i) *subdivisions where more than four residential lots are to be created;*
- ii) *over four residential units on a property; or*
- iii) *water intensive commercial uses.*

a) ***With the development agreement application, consider the impact of well interference through the submission of a professional hydrogeological study***

Policy IM26, IM27 and IM28 allows Council to consider Development Agreement and set out the evaluation criteria, terms, and conditions for entering into the agreement



Hydrogeological Study

HERAA Consulting Inc. was engaged by the applicant to conduct a level 1 hydrogeological study for the property

Calculations suggest there may be insufficient area within the lot to serve as an adequate recharge for the underlying aquifer, however, as the current usage of the adjacent agricultural farmland, this is not considered to be a concern

The study results concluded that there is sufficient potable water available to support the proposed development however the potable water within the area will require treatment

The study indicated that although there is the possibility for well interference, the volume of recharge within this area will be greater than the volume extracted by the homes

Citizen Engagement

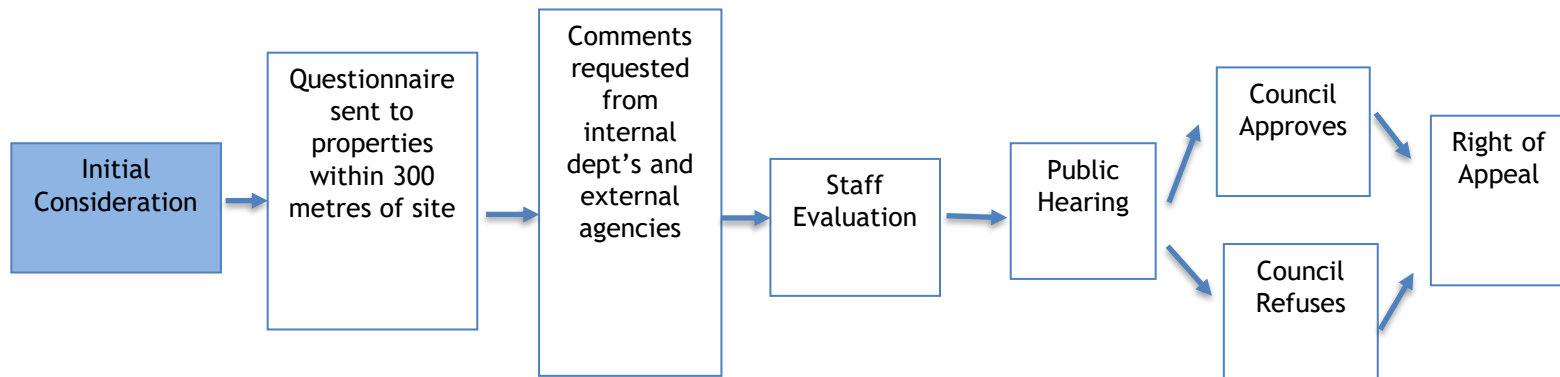
An advertisement outlining the proposal and indicating that it is under review by staff will be placed in an upcoming edition of the *Chronicle Herald*

A letter and questionnaire will be mailed to all property owners and residents within 300m asking for comments on the proposed development

A Public Hearing will be scheduled if staff are authorized to do so by Council. A letter will be mailed to property owners and residents within 300m indicating date and time of Hearing

Conclusion

- Staff will continue to review the proposal by James Kerr to develop a new subdivision in Milford
- The application will be evaluated using all applicable policies in the Municipal Planning Strategy
- Staff will make a recommendation to PAC in the final staff report
- Council's decision on this application is appealable to the NSUARB



Recommendation

That Planning Advisory Committee recommend that Council give initial consideration to the development agreement application and authorize staff to schedule a Public Hearing.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Give initial consideration to enter into a Development Agreement on property identified as PID 45092749; and authorize staff to schedule a Public Hearing.*