

RYC Property Ltd.:
MPS and LUB Mapping Amendment Application

Planning Advisory Committee

Planning and Development Department

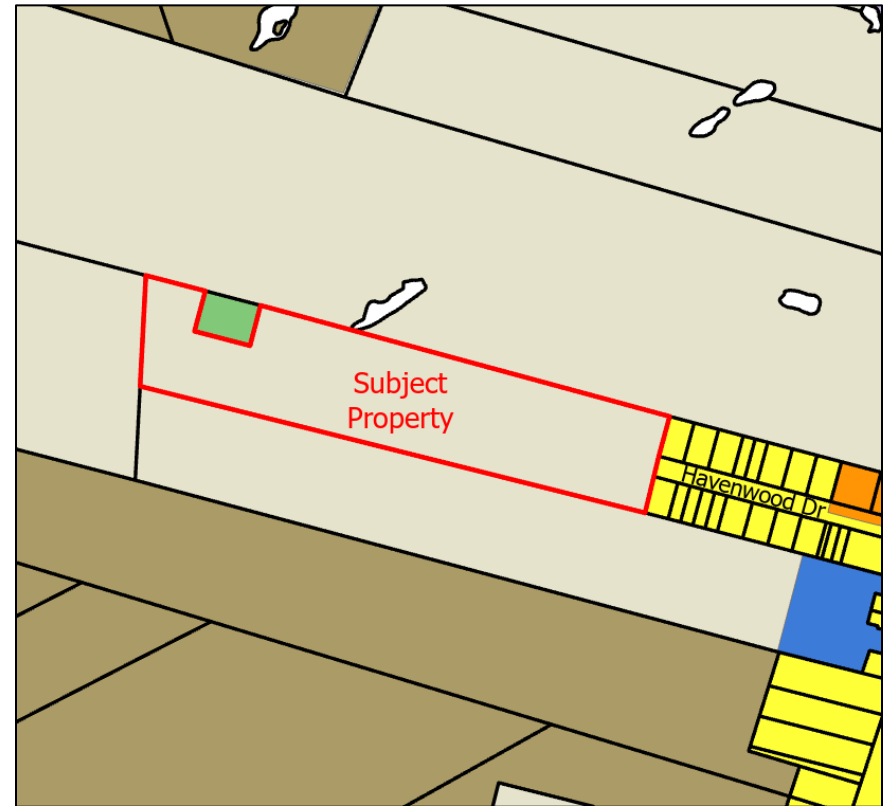
June 18, 2024



EAST HANTS

Subject Property

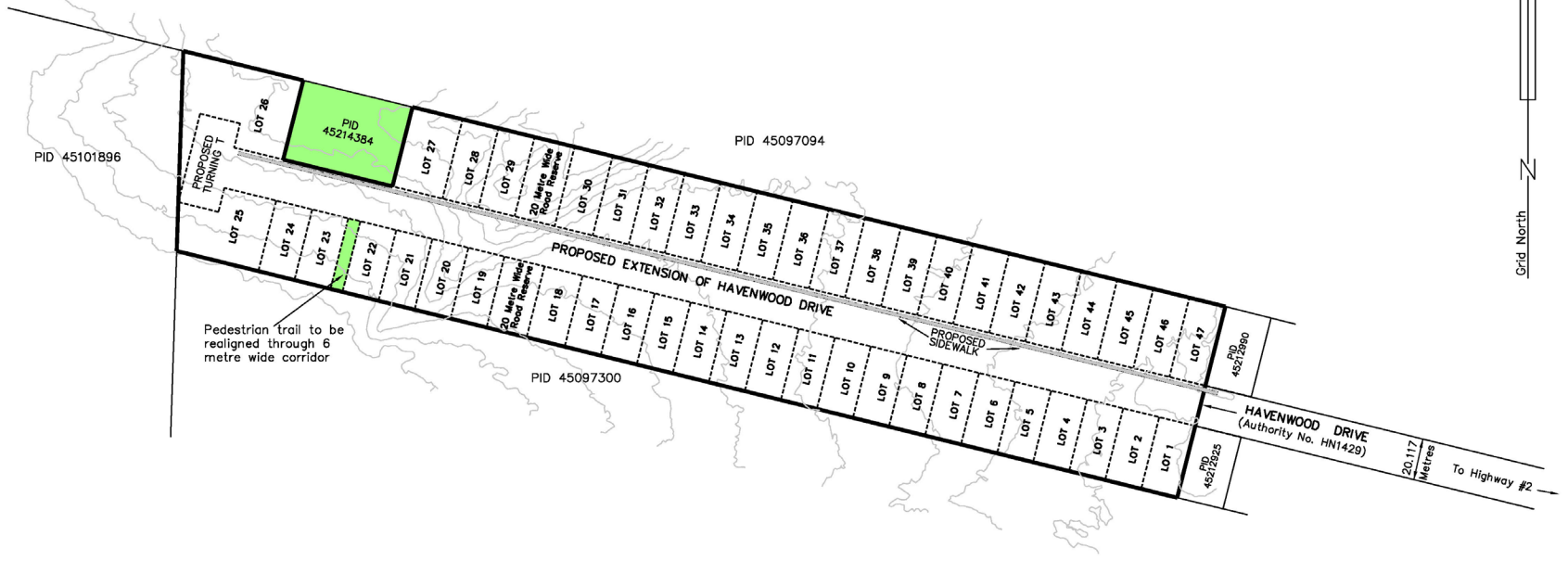
- Applicant: RYC Property Ltd.
- Location: PID 45097227, Havenwood Drive, Shubenacadie
- Subject Property Size: 5.9 ha
- Proposal: To amend the Municipal Planning Strategy and Land Use Bylaw by changing the Generalized Future Land Use Designation from Rural Use (RU) to Established Residential Neighbourhood (ER) and to rezone the same from Rural Use (RU) to Two Unit Dwelling Residential (R2) Zone.



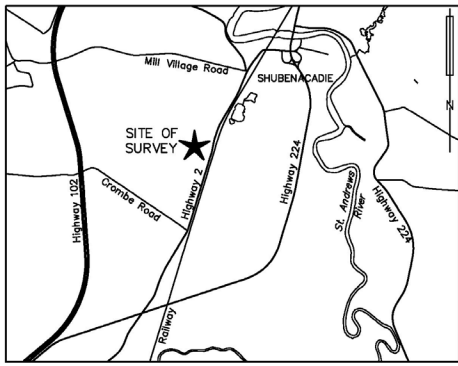
Development Proposal

- The purpose of this application is to enable the extension of Havenwood Drive to allow for the construction of 47 semi-detached dwellings, for a total of 94 dwelling units.
- Havenwood Drive had intended to be extended to allow for the continued development of the road; however, limitations with the Shubenacadie sewage treatment facility prevented the land from being further developed.
- Now that the new wastewater treatment facility is almost complete, development in the Shubenacadie GMA is expected to increase.

Proposed Concept Plan - MPS and LUB Mapping Amendment



DATED: FEBRUARY 27, 2024 PLAN DRAFTED BY WAYNE H. STILLMAN.



- LEGEND**
- BOUNDARIES PREVIOUSLY SURVEYED
 - PROPOSED LOT BOUNDARIES
 - PROPOSED LOT DIVIDERS
 - OTHER BOUNDARY
 - ± ± ± ± PLUS OR MINUS
 - PID PARCEL IDENTIFIER NUMBER

ALL DISTANCES ARE GRID AND SHOWN IN METRES UNLESS OTHERWISE NOTED.
 NATURAL FEATURES DERIVED FROM EXISTING SURVEYS AND THE NOVA SCOTIA TOPOGRAPHIC DATABASE.
 PLAN DRAFTED BY WAYNE H. STILLMAN.

NOTES

- (1) LOTS 1 TO 47 INCLUSIVE TO HAVE A MINIMUM ROAD FRONTAGE OF 18 METRES.
- (2) LOTS 1 TO 47 INCLUSIVE TO HAVE AN AREA MINIMUM OF 550 SQUARE METRES.
- (3) LOTS SUBJECT TO CHANGE BASED ON DESIGN SPECIFICATIONS, UNFORESEEN SITE CONDITIONS AND ARE SUBJECT TO A COMPLETE FIELD SURVEY.
- (4) LOTS 1 TO 47 INCLUSIVE TO BE SERVICED BY MUNICIPAL WATER AND SEWER.

STILLMAN ONSITE INC.
 65 GLENGARRY ROAD—ENFIELD—NOVA SCOTIA—B2T 1H2
 PHONE: (902) 223-5582
 wayne@stillmanonsite.ca

PLAN SHOWING
LOTS 1 TO 47
 INCLUSIVE
 SUBDIVISION OF LOT G, PID 45097227
 PROPOSED REZONING FROM RU TO R2
 HAVENWOOD DRIVE
 COUNTY OF HANTS
 PROVINCE OF NOVA SCOTIA

Plan Number DD-MM-2024	Job Number S10-2024	Scale 1:2000	
---------------------------	------------------------	-----------------	--

Development Proposal

- Since the initial development of Havenwood Drive in the late 1980s, Subdivision Bylaw regulations have changed.
- The developed portion of Havenwood is a public gravel road owned by the Province.
- Under the current SUB regulations, the proposed road extension will be a Municipally owned paved road with a sidewalk.
- If the application is approved, Bylaw F-100, Local Improvement Charges Bylaw could be used to pave the gravel road portion of Havenwood Drive.



Policy Analysis

- 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.
- The Municipal Department of Infrastructure and Operations has indicated that the lift station that services the current residents on Havenwood Drive will most likely have to be upgraded.
- The Chignecto Central Regional Centre for Education projects that there could be a total student yield of 47 new students from the proposed development. These projections do not exceed the capacity of the local schools.

Policy Analysis

- Under the current Subdivision Bylaw regulations, a maximum of 100 lots may be created on one road access to a collector or arterial road.
- The current regulations do not limit the number of dwelling units that may be constructed.
- Therefore, if approved the applicant may construct all of the proposed dwelling units but may not subdivide all of the individual semi-detached buildings into semi-detached individual lots.

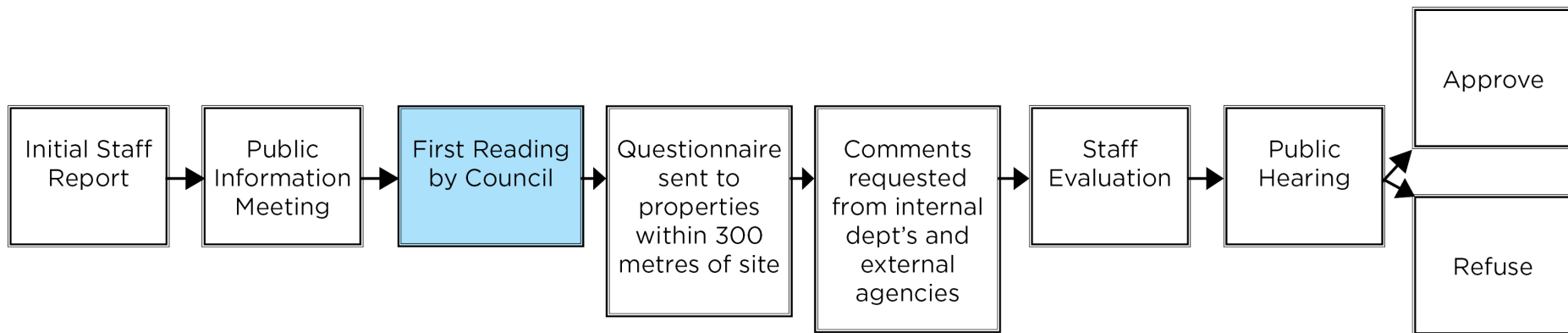


Citizen Engagement

- An advertisement outlining the application and indicating that it had been received and was under review by staff was placed in the *Chronicle Herald*.
- A Public Information Meeting (PIM) was held on May 7, 2024.
- The majority of residents who attended the PIM had concerns with flooding on Havenwood Drive.
- Residents along the street have already experienced flooding and are worried that future development could make the existing issues worse.
- As mentioned at the meeting, if the application is approved the applicant will have to prepare a stormwater management plan in accordance with our Municipal standards.
- Although the developer is not required to fix the existing issues they are not supposed to make the current situation worse. Instead, pre and post stormwater flows should be balanced.

Contour Map - 1 m contours





Recommendation

- That Planning Advisory Committee recommends that Council give first reading to the mapping amendments and authorize staff to schedule a public hearing.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *give first reading to the application from RYC Property Ltd. to amend the MPS and LUB by changing the land use designation of PID 445097227 to Established Residential Neighbourhood (ER) Designation and rezone the same lands to Two Dwelling Unit Residential (R2) Zone; and*
- *authorize staff to schedule a public hearing.*