



Maple Tree Holdings Ltd. MPS & LUB Mapping Amendments

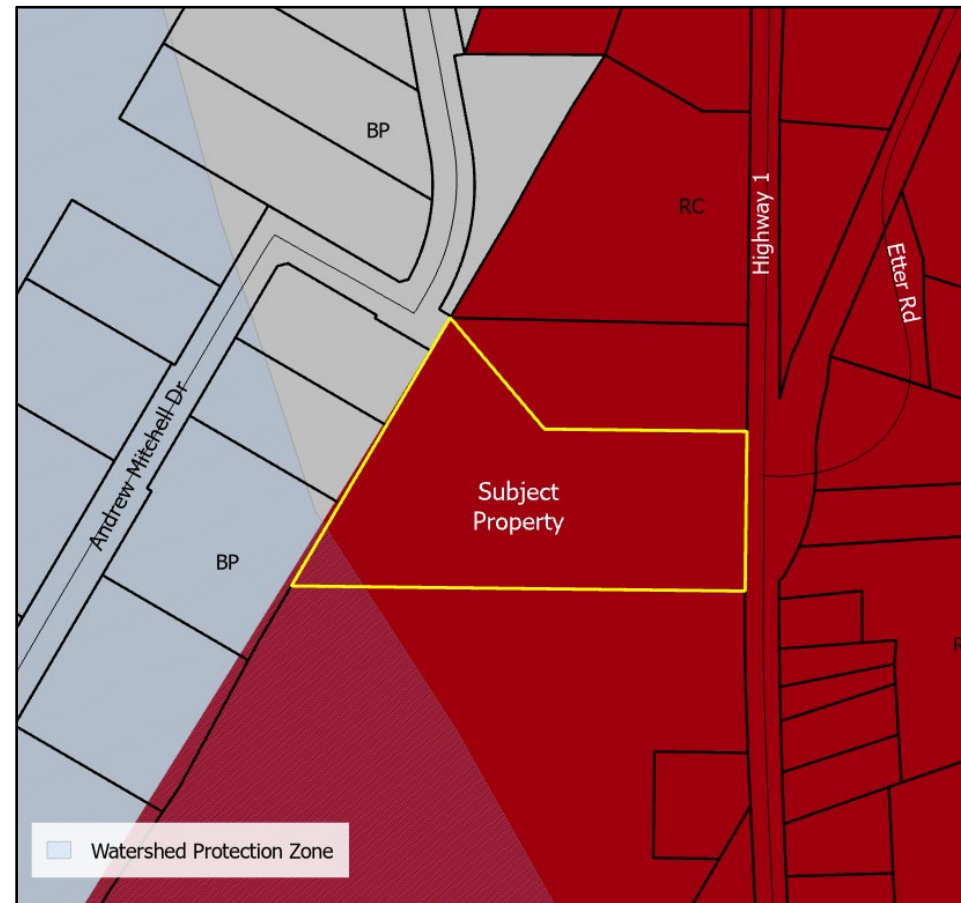
Public Hearing
June 26, 2024



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).



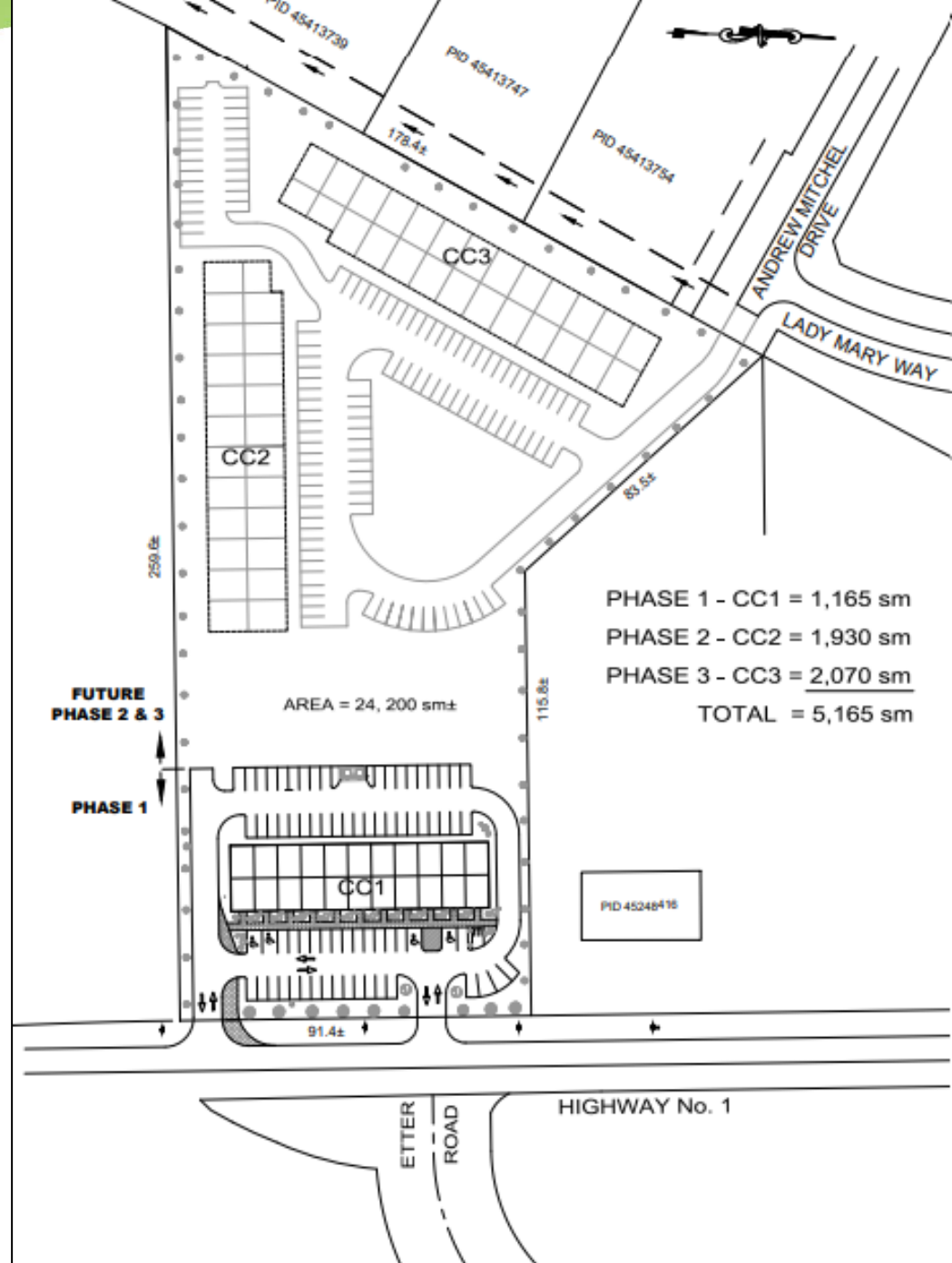
Subject Property

- 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.

Driveway

- The front portion of the lot which is being maintained with the Regional Commercial (RC) Zoning has recently been given Site Plan Approval for the area identified as Phase 1. A concept for Future Phase 2 & 3 was included on that site plan but the approved site plan for Phase 1 does not give any approval for the Phase 2 & 3 area. The site plan approval application was submitted prior to the rezoning application and shows an old concept for Phase 2 & 3.
- Nova Scotia Public Works has given approval for the two driveways onto Highway 1 from the Phase 1 area. The applicant would need to seek further approval from NS Public Works should they decide to link Phase 2 & 3 with Phase 1 – creating a driveway from Andrew Mitchell Drive.
- The applicant has recently provided the following statement regarding a driveway linking phase 1 with 2 & 3:
“it is now physically impossible for any vehicle to cross over the lot because of the terrain and presence of the 3 wetlands. Maple Tree also reiterates it has no plans or intentions to link these roadways by a connecting driveway.”

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 requested comments from internal departments and external agencies which included the municipal department of Infrastructure and Operations and the NS Dept of Public Works.
 - NS Public Works have responded and have raised no concerns.
 - Municipal Roads and Engineering staff provided comments - no objection to the proposed rezoning of the property to Business Park (BP); the applicant will require a road access permit for the driveway with Andrew Mitchell Drive; the applicant will have to explain how they will manage the storm water drainage at the proposed ‘intersection’; and the driveway shall be designed so that it is clearly not an extension of Andrew Mitchell Drive.”
- Council’s decision on this application is not appealable to the NSUARB as it involves an amendment to the MPS.

Citizen Engagement

- 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 total of 65 questionnaires were mailed out and five questionnaires have been returned. Copies of those questionnaires have been scanned and made available for PAC.
- Three of the responses have no concerns or support the proposal and two questionnaires provided comments with concerns:
 - Support proposal as it will help to attract customers and more businesses to open within Business Park.
 - Concern about impact to nearby stream from sedimentation resulting from development;
 - A request for more crosswalks for pedestrians;
 - Speed limit on Etter Road should be reduced;
 - Suggestion that a four-way stop is needed along highway 1.

Conclusion

- Staff have completed the review of the proposal to change the designation and zone of a portion the property from Regional Commercial (RC) to Business Park (BP). The proposed amendments have been evaluated using all applicable policies in the Municipal Planning Strategy.
- Staff are recommending approval of the application.

