



Date: June 26, 2024
To: Municipal Council
cc: Kim Ramsay, Chief Administrative Officer
From: Councillor Norval Mitchell, Planning Advisory Committee Chairperson
RE: **Planning Advisory Committee Report**

The Committee held its regular meeting on June 18, 2024, in Council Chambers. The following motions are coming forward as a result of that meeting:

1. [PLN-010 JAMES KERR - DEVELOPMENT IN MILFORDGROUNDWATER OVERLAY AREA - INITIAL REPORT](#)

James Kerr has submitted an application for a new subdivision in Milford which is being considered through a development agreement application.

Planning Advisory committee recommend to Council 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.*

As Chair of the Committee, I so move....

2. [PLN24-004 RYC PROPERTY LTD. APPLICATION: MPS AND LUB MAPPING AMENDMENTS](#)

The Municipality has received an application from RYC Property Ltd. to change the land use designation and zone for property located on Havenwood Drive, Shubenacadie, to enable the extension of Havenwood Drive and for the development of 47 semi-detached dwellings.

Planning Advisory Committee recommends to Council 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.

As Chair of the Committee, I so move....

3. [PLN24-001 MAPLE TREE HOLDINGS - REDISGNATION AND REZONING](#)

Dealt with during the Public Hearing.

4. PLN24-005 RIVERSTONE 214 LTD. DEVELOPMENT AGREEMENT AMENDMENT

The Municipality has received an application from Riverstone 214 Ltd. to amend an existing development agreement which was approved by Council in April 2020. The approved development agreement was for a mixed use Regional Commercial development. The applicant is requesting to move the required commercial element to a different building and to enable short term rental be considered commercial.

Planning Advisory Committee recommends to Council that ***Council refuse the application by Riverstone 214 Ltd. to amend an existing development agreement on land within the Elmsdale Regional Commercial (RC) Designation and Zone.***

As Chair of the Committee, I so move....

5. UNIACKE SECONDARY PLANNING STRATEGY - TRANSPORTATION

As part of the Uniacke Secondary Planning Strategy, Planning staff have completed a review of transportation issues and opportunities in the Uniacke area. This report includes recommendations for Planning Advisory Committee's consideration.

Planning Advisory Committee recommends to Council that ***Council authorize staff to include the recommendations outlined in the Uniacke SPS Transportation report in the draft Uniacke Secondary Planning Strategy Report, with the amendment that item #4 be removed from the recommendations for the draft report and highlighting the desire for rapid transit and not light rail.***

As Chair of the Committee, I so move....

6. UNIACKE SECONDARY PLANNING STRATEGY - HOUSING

As part of the Uniacke Secondary Planning Strategy, Planning staff have completed a review of housing and opportunities for densification in the Uniacke area. This report includes recommendations for Planning Advisory Committee's consideration.

Planning Advisory Committee recommends to Council that Council ***authorize staff to include the recommendations outlined in the Uniacke SPS Housing report in the draft Uniacke Secondary Planning Strategy Report, and that staff explore expanding the Village Core in Mount Uniacke from Exit 3 to Uniacke Estates.***

As Chair of the Committee, I so move....

As Chair of the Committee, I move the adoption of this report.