

Edward Hunter
MPS & LUB Mapping Amendments
Indian Road, Upper Nine Mile River

Planning Advisory Committee

July 16th, 2024

Planning & Development



EAST HANTS

Subject Property

- Subject property (PID 45189206) is accessed via Indian Road and Ess Road, Upper Nine Mile River
- The property totals 1.4 Ha (3.46 acres)
- Zoning is Agricultural Reserve (AR)
- Designated Agricultural Reserve (AR) as per the Generalized Future Land Use Map (GFLUM)
- Property is not located within a Growth Management Area or Growth Reserve Area



Development Proposal

- Change the zone and designation from Agricultural Reserve (AR) to Rural Use (RU)
- The purpose of the application is to provide further as-of-right development opportunities not permitted in the AR zone.
- The property is currently vacant and is cleared



Policy Analysis

- Staff will refer to MPS polices associated with the Rural Use (RU) designation as well as general policies related to amending the MPS and the Land Use Bylaw (LUB).
- Policy IM10 states Council shall only consider private applications to amend the Strategy where said amendments are in the best interest of the Municipality
- Policy AR17 allows considers non-agricultural uses by development agreement only on Agricultural Reserve designated lands subject to an Agricultural Impact Study.
 - Staff discussed this policy with the applicant.

Policy Analysis

- The applicant engaged Hillside Consulting Inc. to conduct an Agricultural Impact Study which is required to evaluate the CLI soil classification and the impact of the loss of agricultural land based on the proposed application
- The property was found to adhere to the definition of Class 4 Subclass W under the CLI soil classification. The study indicated that the rezoning of the lands to Rural Use will have a negligible impact on the supply and connectivity of agricultural lands within East Hants
- Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices. The soils are low to fair in productivity for a fair range of crops but may have high productivity for a specially adapted crop.
- Staff will provide an analysis of the policies regarding the protection of agricultural land in the final staff report.

Agricultural Advisory Committee

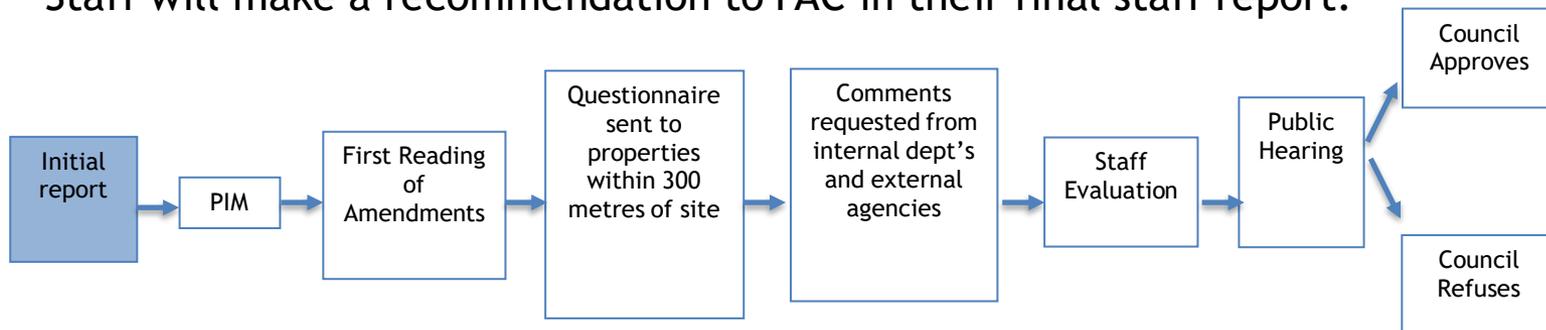
Under the terms of reference, one of the mandates of the Agricultural Advisory Committee is to review land use applications regarding large parcels of agricultural land and provide recommendations to the Planning Advisory Committee. Planning staff recommend seeking comments from the Agricultural Advisory Committee on proposed redesignation and rezoning.

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*
- As part of the review process for MPS amendments, a Public Information Meeting (PIM) is required to hear input from the community
- A letter will be mailed to all property owners within 300 metres of the subject property indicating the time and date of the PIM once it has been scheduled
- Residents will have an opportunity to ask questions to Staff at the PIM regarding the application

Conclusion

- Staff will continue to review the proposal to change a portion of the subject property to the Rural Use (RU) Zone and Designation.
- The proposed amendments will be evaluated using all applicable policies in the Municipal Planning Strategy, in particular, policies related to the protection of agricultural land
- Councils decision on this application is not appealable to the Nova Scotia Utility and Review Board
- Staff will make a recommendation to PAC in their final staff report.



Recommendation

That Planning Advisory Committee recommend that Council authorize staff to schedule a Public Information Meeting and to direct staff to seek comments from the Agricultural Advisory Committee

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Authorize staff to schedule a Public Information Meeting to consider a proposal for PID 45189206 to change from the Agricultural Reserve (AR) zone and designation to the Rural Use (RU) zone and designation.*
- *Direct staff to seek comments on the application from the East Hants Agricultural Advisory Committee*