Subdivision Bylaw Amendments

Planning Advisory Committee

July 16th, 2024

Planning & Development
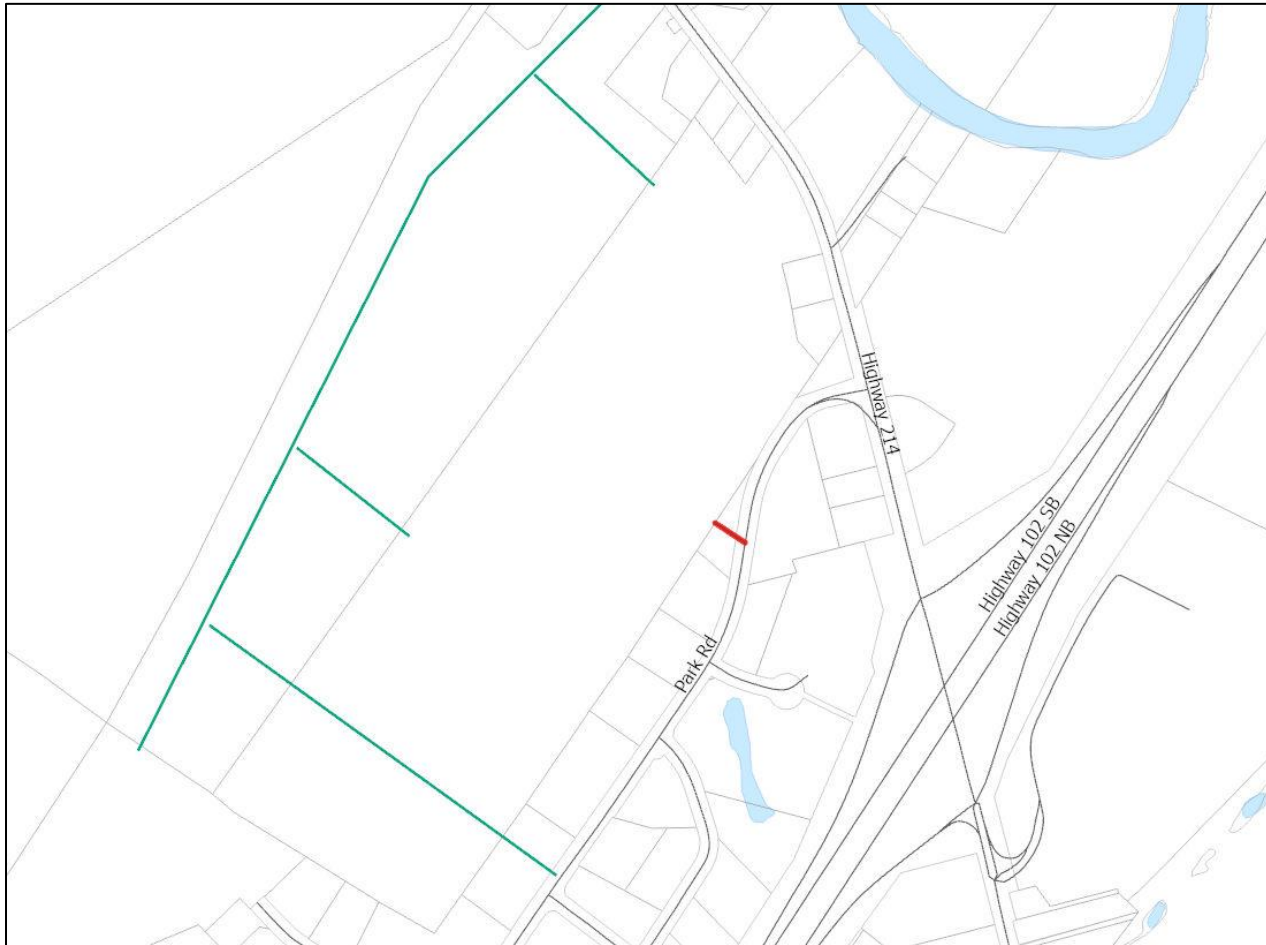
EAST HANTS

Background

The Municipality is requesting an amendment to the Subdivision Bylaw to include a required connection from the Elmsdale Business Park to the neighbouring properties to the rear

The connection is proposed to come from Park Road and connect through PID 45248192 to allow any future development of these lands to have a connection through to Park Road.
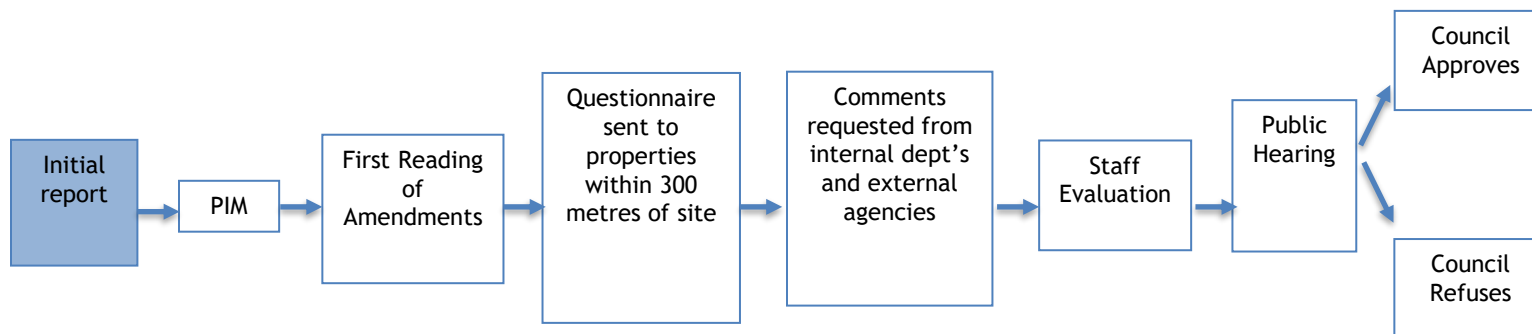
Background

Policy Analysis

- Staff will refer to Municipal Planning Strategy policies when reviewing the proposed amendments to the Subdivision Bylaw (SUB)

- A Public Information Meeting is required for standalone amendments to the Subdivision Bylaw as per the Municipal Government Act (MGA)

- Council's decision on the amendments is not appealable to the Nova Scotia Utility and Review Board

- As part of the review process for these amendments planning staff will seek comments from the Nova Scotia department of Public Works.

Citizen Engagement

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

- As part of the review process for Subdivision Bylaw 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

Conclusion

- Staff will continue to review the proposal to amend the Subdivision Bylaw to include a required connection to Park Road.

- The proposed amendments will be evaluated using all applicable policies in the Municipal Planning Strategy.

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Initial report → PIM → First Reading of Amendments → Questionnaire sent to properties within 300 metres of site → Comments requested from internal dept's and external agencies → Staff Evaluation → Public Hearing → Council Approves / Council Refuses
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Recommendation

That Planning Advisory Committee recommend that Council authorize staff to schedule a Public Information Meeting.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Authorize staff to schedule a Public Information Meeting to amend the Subdivision Bylaw to include a required connection from Park Road, Elmsdale.*