

***Convent Lane Townhouses Inc.:
MPS Housekeeping Amendment &
Substantial Development Agreement Application***

Planning Advisory Committee

Planning and Development Department

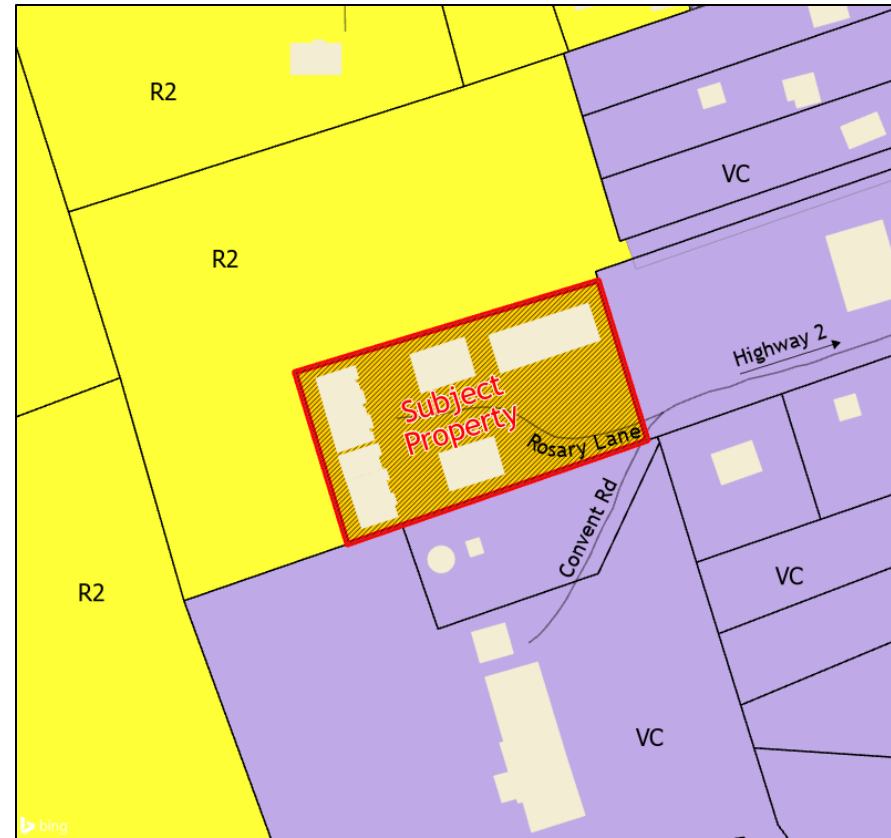
September 17, 2024



EAST HANTS

Subject Property

- Applicant: Convent Lane Townhouses Inc.
- Location: PID 45077070, Convent Road, Enfield
- Subject Property Size: 0.5 ha
- Proposal: To substantially amend an existing development agreement, which also requires housekeeping amendments to the Municipal Planning Strategy. The purpose of the application is to increase the number of dwelling units from the current 14 townhouse units to 20 townhouse units.



Development Proposal

- The applicant proposes increasing the number of dwelling units by dividing the six, 2-storey dwelling units at the rear of the property into upper and lower units; thereby creating six additional townhouse units.



PID. 45077062
UNDEVELOPED

MUNICIPALITY OF THE
DISTRICT OF HANTS EAST
PID. 45147741

PID. 45077062
UNDEVELOPED

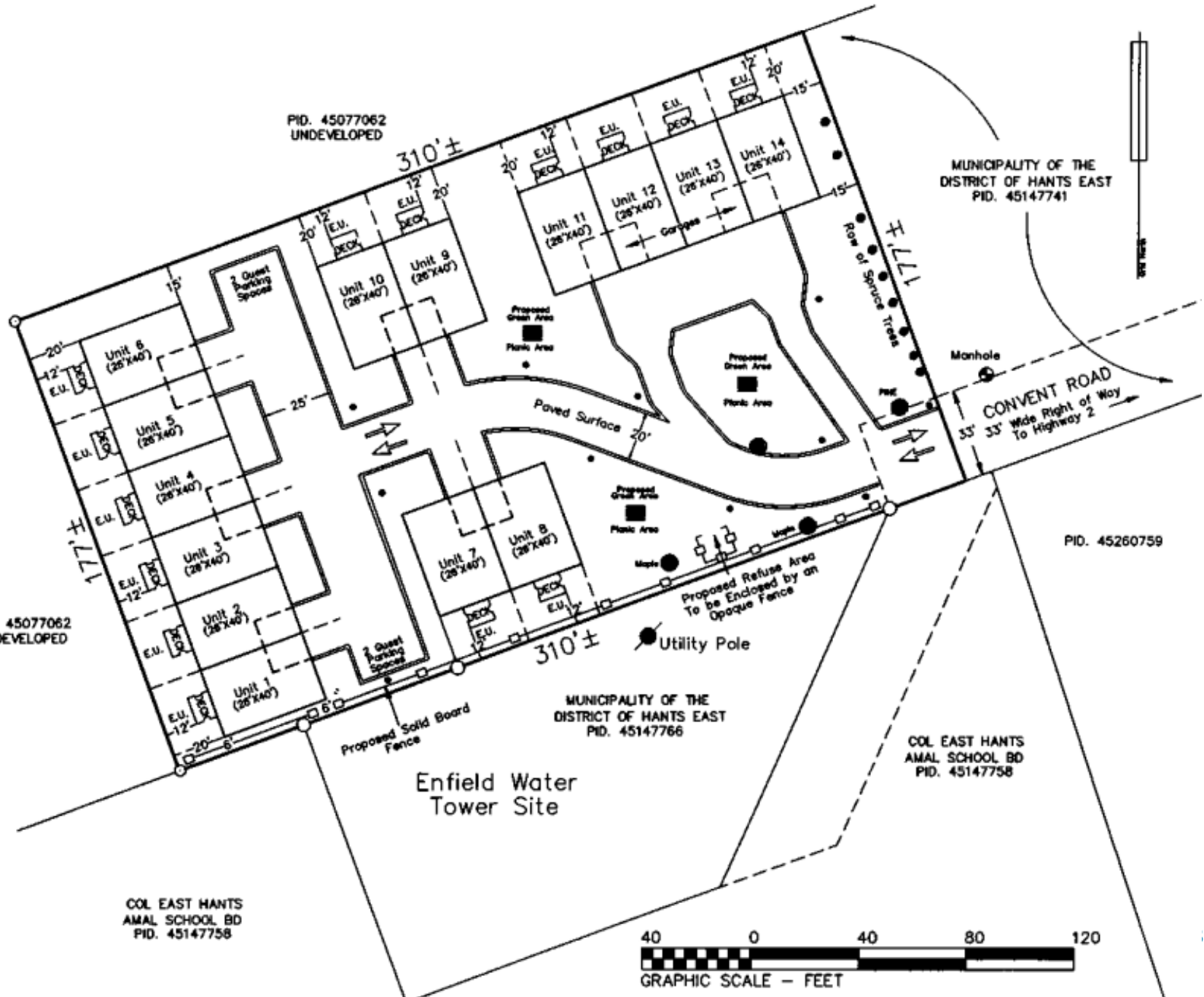
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DISTRICT OF HANTS EAST
PID. 45147766

COL EAST HANTS
AMAL SCHOOL BD
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COL EAST HANTS
AMAL SCHOOL BD
PID. 45147758

Enfield Water
Tower Site





Development Proposal Continued

- In order for a development agreement amendment to be considered, a housekeeping amendment to the Municipal Planning Strategy has to be completed simultaneously.
- A policy is required to be added to the Medium Density Residential Neighbourhood (MR) Designation that permits Council to consider development agreements in the Townhouse (R2-T) Zone. Items that Council will consider have already been listed under the Townhouse (R2-T) Zone provisions; however, a policy was mistakenly never developed for the MPS to consider the following uses:
 - Townhouse developments larger than zone limits.
 - Institutional (IU) Zone uses that do not meet zone requirements.
- Below is the housekeeping policy proposed to be added as Policy RD36(B) to the MPS:

RD36(B) *Council shall consider the following developments by development agreement in the Townhouse (R2-T) Zone subject to the following criteria:*

- a) Townhouse developments larger than zone limits.*
- b) Institutional (IU) Zone uses that do not meet zone requirements.*

Policy Analysis

- Policy IM12 of the MPS allows Council to consider housekeeping amendments to the Municipal Planning Strategy:

IM12. Council shall consider text amendments to this Strategy when:

e) Housekeeping amendments are warranted.

- Housekeeping amendments are warranted because development agreement provisions were added to the Townhouse (R2-T) Zone when the planning documents were adopted in 2016; however, development agreements in the R2-T Zone were never enabled by policy. Therefore, because Council's intention was clear on permitting development agreements in the R2-T Zone, the policy amendments are considered housekeeping.
- A detailed table of the evaluative criteria will be included in the final staff report.

Citizen Engagement

- Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application.
- An advertisement outlining the application and indicating that it had been received and was under review by staff was placed in the *Chronicle Herald* in July 2024.
- A Public Information Meeting (PIM) is not required for housekeeping amendments to the Municipal Planning Strategy.
- Questionnaires will be mailed to residents within 300 m of the subject property. Responses will be provided to Planning Advisory Committee as part of the final staff report.

Recommendation

- That Planning Advisory Committee recommends that Council give first reading to MPS housekeeping amendments, initial consideration of the substantial development agreement amendment, and authorize staff to schedule a public hearing.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *give first reading to the Municipal Planning Strategy Housekeeping amendment to enable development agreements listed in the LUB to be considered in the Townhouse (R2-T) Designation and Zone;*
- *give initial consideration to a substantial development agreement amendment that permits Convent Lane Townhouses Inc. to increase the number of townhouse units from 14 to 20 dwelling units; and*
- *authorize staff to schedule a public hearing.*