

***RYC Property Ltd.:
MPS and LUB Mapping Amendment Application***

Planning Advisory Committee

Planning and Development Department

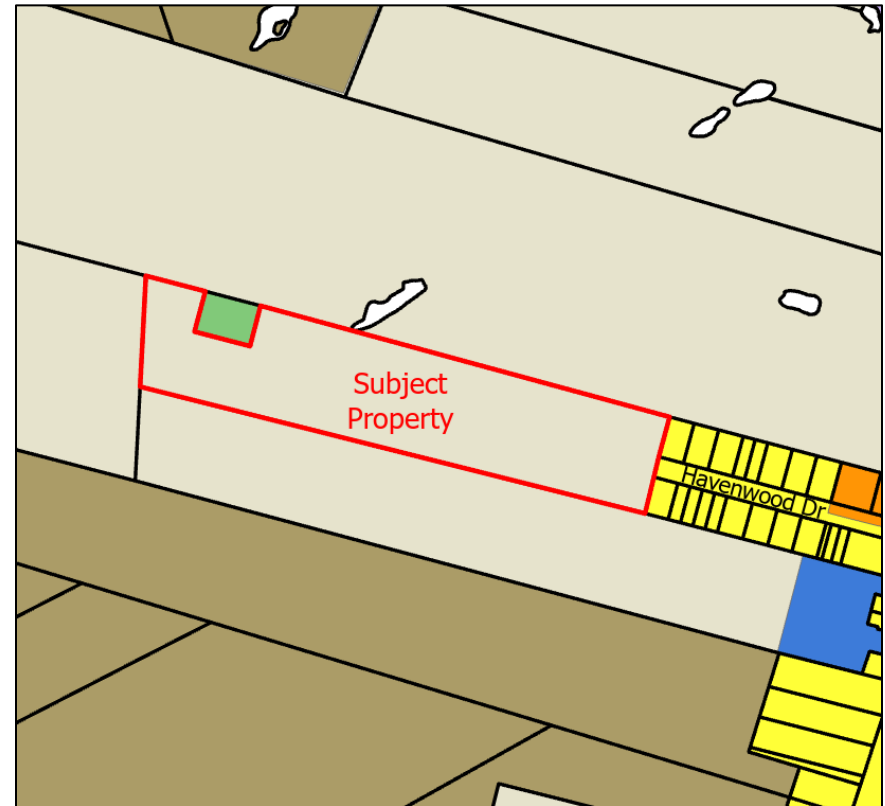
September 17, 2024



EAST HANTS

Subject Property

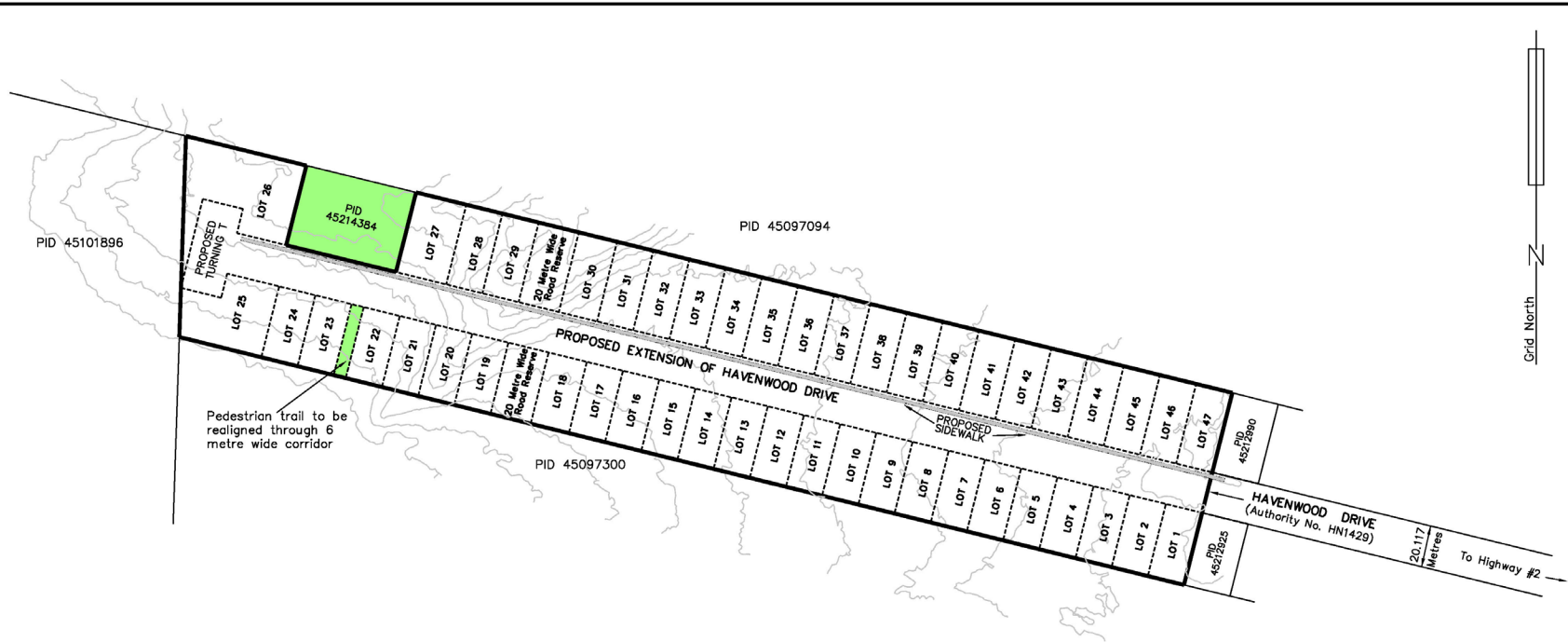
- **Applicant:** RYC Property Ltd.
- **Location:** PID 45097227, Havenwood Drive, Shubenacadie
- **Subject Property Size:** 5.9 ha
- **Proposal:** To amend the Municipal Planning Strategy and Land Use Bylaw by changing the Generalized Future Land Use Designation from Rural Use (RU) to Established Residential Neighbourhood (ER) and to rezone the same from Rural Use (RU) to Two Unit Dwelling Residential (R2) Zone.



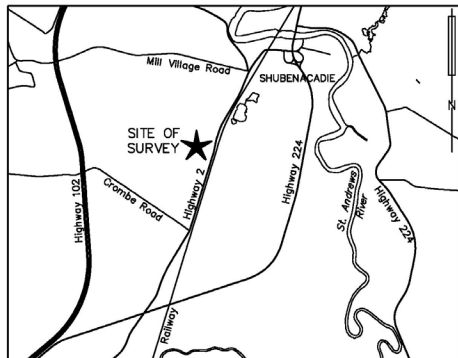
Development Proposal

- The purpose of this application is to enable the extension of Havenwood Drive to allow for the construction of 47 semi-detached dwellings, for a total of 94 dwelling units.
- The application is required because new roads are not permitted in the Rural Use (RU) Zone.
- In the past, Havenwood Drive had intended to be extended to allow for the continued development of the road; however, limitations with the Shubenacadie sewage treatment facility prevented the land from being further developed.
- Now that the new wastewater treatment facility is complete, development in the Shubenacadie GMA is expected to increase.

Proposed Concept Plan - MPS and LUB Mapping Amendment



DATED: FEBRUARY 27, 2024 PLAN DRAFTED BY WAYNE H. STILLMAN.



Key Plan 1:50,000

LEGEND

- BOUNDARIES PREVIOUSLY SURVEYED
- PROPOSED LOT BOUNDARIES
- PROPOSED LOT DIVIDERS
- OTHER BOUNDARY
- ± PLUS OR MINUS
- PID PARCEL IDENTIFIER NUMBER

ALL DISTANCES ARE GRID AND SHOWN IN METRES UNLESS OTHERWISE NOTED.
NATURAL FEATURES DERIVED FROM EXISTING SURVEYS AND THE NOVA SCOTIA TOPOGRAPHIC DATABASE.

PLAN DRAFTED BY WAYNE H. STILLMAN.

NOTES

- (1) LOTS 1 TO 47 INCLUSIVE TO HAVE A MINIMUM ROAD FRONTAGE OF 18 METRES.
- (2) LOTS 1 TO 47 INCLUSIVE TO HAVE AN AREA MINIMUM OF 550 SQUARE METRES.
- (3) LOTS SUBJECT TO CHANGE BASED ON DESIGN SPECIFICATIONS, UNFORESEEN SITE CONDITIONS AND ARE SUBJECT TO A COMPLETE FIELD SURVEY.
- (4) LOTS 1 TO 47 INCLUSIVE TO BE SERVICED BY MUNICIPAL WATER AND SEWER.

STILLMAN ONSITE INC.

65 GLENGARRY ROAD—ENFIELD—NOVA SCOTIA—B2T 1H2
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PLAN SHOWING

LOTS 1 TO 47
INCLUSIVE

SUBDIVISION OF LOT G, PID 45097227
PROPOSED REZONING FROM RU TO R2

HAVENWOOD DRIVE
COUNTY OF HANTS
PROVINCE OF NOVA SCOTIA

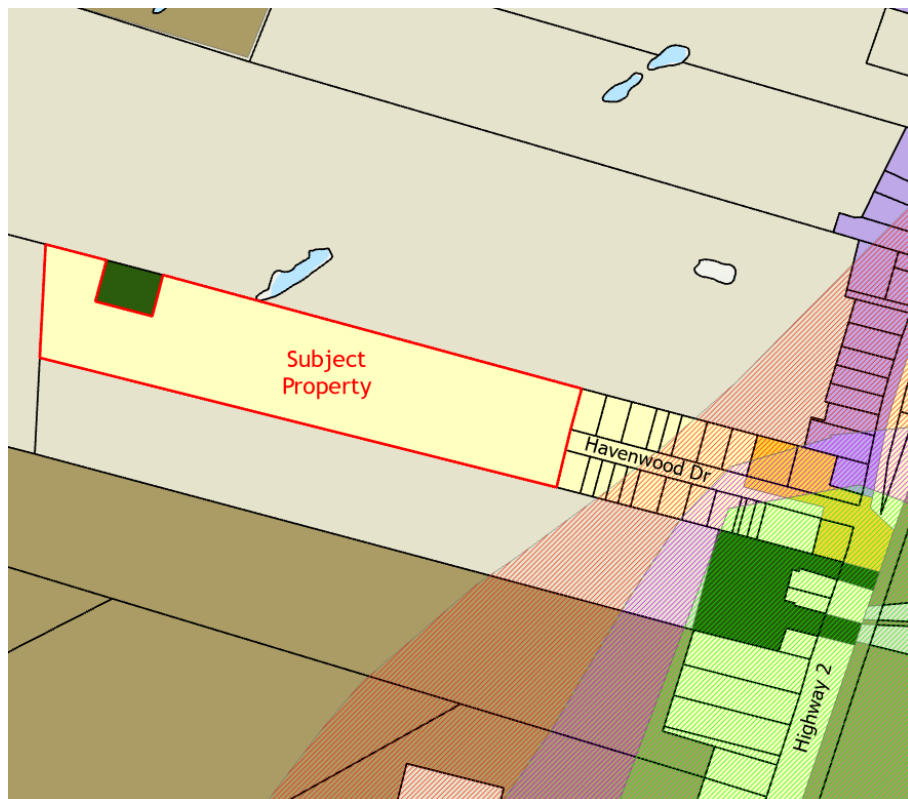
Plan Number DD-MM-2024	Job Number S10-2024	Scale 1:2000	40m	0	40m	80m	120m
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Subject
Property

Havenwood Dr

Draft Amendment Maps



Draft GFLUM Amendment Map



Draft LUB Amendment Map

Development Proposal

- Since the initial development of Havenwood Drive in the late 1980s, Subdivision Bylaw regulations have changed.
- The developed portion of Havenwood is a public gravel road owned by the Province.
- Under the current SUB regulations, the proposed road extension will be a Municipally owned paved road with a sidewalk.
- If the application is approved, Bylaw F-100, Local Improvement Charges Bylaw could be used to pave the gravel road portion of Havenwood Drive.



Policy Analysis

- Policy IM11 of the MPS is the policy that permits Council to consider the proposed mapping amendments. East Hants Council has to determine if the proposed application is in the best interest of the Municipality.
- The Municipal Department of Infrastructure and Operations has indicated that the lift station that services the current residents on Havenwood Drive will most likely have to be upgraded.
- The Chignecto Central Regional Centre for Education projects that there could be a total student yield of 47 new students from the proposed development. These projections do not exceed the capacity of the local schools.

Policy Analysis

- Nova Scotia Public Works has indicated that they do not have any traffic-related concerns regarding the proposed development.
- Shubenacadie Fire and Emergency Services have not commented on the application. The proposed development is within the Shubenacadie Growth Management Area and will require fire hydrants in accordance with Municipal standards. In addition, the results of the fiscal impact analysis summarizes that the fire department may receive \$54,332 from the fire rate.
- Nova Scotia Power has commented on the proposed application and has indicated that they do not foresee any issues servicing the new development.

Policy Analysis

- Under the current Subdivision Bylaw regulations, a maximum of 100 lots may be created on one road access to a collector or arterial road.
- The current regulations do not limit the number of dwelling units that may be constructed.
- Therefore, if approved the applicant may construct all of the proposed dwelling units but may not subdivide all of the individual semi-detached buildings into semi-detached individual lots.

Fiscal Impact Analysis

A fiscal impact analysis has been completed for the proposed development. Finance staff have approximated that there may be a financial benefit to the Municipality of \$52,373 annually. This and calculations in the analysis are an estimate only based on potential property assessment values as a result of development and current tax rates. Actual property values will not be known until PVSC undertakes an assessment of the future developed land.

RYC Property Ltd. - Havenwood Drive, Shubenacadie					
Type of Construction (Residential/Commercial)	Assessment	Per Unit Price	Unit of Measurement		Total
Estimated Assessed Value					
Residential	\$ 31,960,000				
Commercial	\$ -				
Total	\$ 31,960,000				
Residential Taxes per Assessed Value		\$ 0.2880			\$ 92,044.80
RCMP Services		\$ 0.2303			\$ 73,603.88
Mandatory Provincial Contribution (Library, Social Family, Corrections, School Education)		\$ 0.2817			\$ 90,031.32
Fire Rates		\$ 0.1700			\$ 54,332.00
Urban Service Rates Residential (includes sidewalks and streetlight rates)		\$ 0.0700			\$ 22,372.00
Wastewater Management Fee (Based on avg annual consumption) - Household		\$ 330.00	94	Dwelling Units	\$ 31,020.00
Total Tax Revenue per Year (Excludes Infrastructure Charges)					\$ 363,404.00
General Tax Rate Expenses					
	Road Type				
Cost of Maintenance Municipal Roads per metre per Year	Asphalt	\$ 44.07	509	Metres	\$ 22,430.10
Cost of providing Stormwater Services per Year (Municipal Roads)		\$ 3,138.40			\$ 3,138.40
Cost of Ditching		\$ 11.62	509	Metres	\$ 5,915.60
Cost of resurfacing roads per metre per year	Asphalt	\$ 45.00	509	Metres	\$ 22,902.60
Replacement cost of Storm System per year		\$ 3,876.35			\$ 3,876.35
Mandatory Provincial Contribution (Library, Social Family, Corrections, School Education)					\$ 90,031.32
Urban Service Rate Expenses					
Cost of providing Waste Water Services per Year - Household		\$ 330.00	94	Dwelling Units	\$ 31,020.00
Replacement Cost of Downstream External Wastewater Infrastructure		\$ 116.21	509	Metres	\$ 59,150.00
Replacement cost of Internal Wastewater Collection per year		\$ 15.42	509	Metres	\$ 7,847.08
Cost of Snow Removal for Municipal Sidewalks per metre per Year		\$ 4.81	509	Metres	\$ 2,450.33
Cost of Mowing & Maintenance for Municipal Sidewalks per metre per Year		\$ 5.44	509	Metres	\$ 2,771.22
Cost of repaving sidewalks per year		\$ 8.16	509	Metres	\$ 4,153.44
Replacement cost of Streetlights per year		\$ 52.50	9	Streetlights	\$ 472.50
Annual cost of maintaining streetlights (power/insurance)		\$ 59.95	9	Streetlights	\$ 539.57
Fire Expenses					
Fire Rates					\$ 54,332.00
Total Tax Revenue from Development					\$ 363,404.00
Total Cost of Providing Services to Proposed Development per Year					\$ 311,030.52
Financial Benefit to the Municipality					\$ 52,373.48



Citizen Engagement

- An advertisement outlining the application and indicating that it had been received and was under review by staff was placed in the *Chronicle Herald*.
- A Public Information Meeting (PIM) was held on May 7, 2024.
- The majority of residents who attended the PIM had concerns with flooding on Havenwood Drive.
- Residents along the street have already experienced flooding and are worried that future development could make the existing issues worse.
- As mentioned at the meeting, if the application is approved the applicant will have to prepare a stormwater management plan in accordance with our Municipal standards.
- Although the developer is not required to fix the existing issues, Municipal standards for stormwater management are to balance pre and post stormwater flows.



Citizen Engagement

- A questionnaire for the application was mailed to residents within 300 m of the application site.
- There were 75 questionnaires mailed and 9 responses received.
- Respondents identified drainage and flooding as their major concerns.
- The second issue is the condition of the existing road. If Council wishes, they have the option of using Bylaw F-100, Local Improvement Charges Bylaw to upgrade the existing portion of Havenwood Drive to match the proposed Havenwood Drive extension.
- A public hearing notice will appear in the September 11th and 18th editions of the Chronicle Herald, the notice was also posted on the Municipal website, and on social media.
- A public hearing notification letter was mailed to property owners and residents within 300 m of the subject property indicating the time, date, and location of the public hearing.

Recommendation

- That Planning Advisory Committee recommends that Council give second reading and approve the mapping amendments.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *give second reading and approve 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.*