

Talal Waeb
MPS & LUB Mapping Amendments
Highway 2, Lantz

Planning Advisory Committee

October 8th, 2024

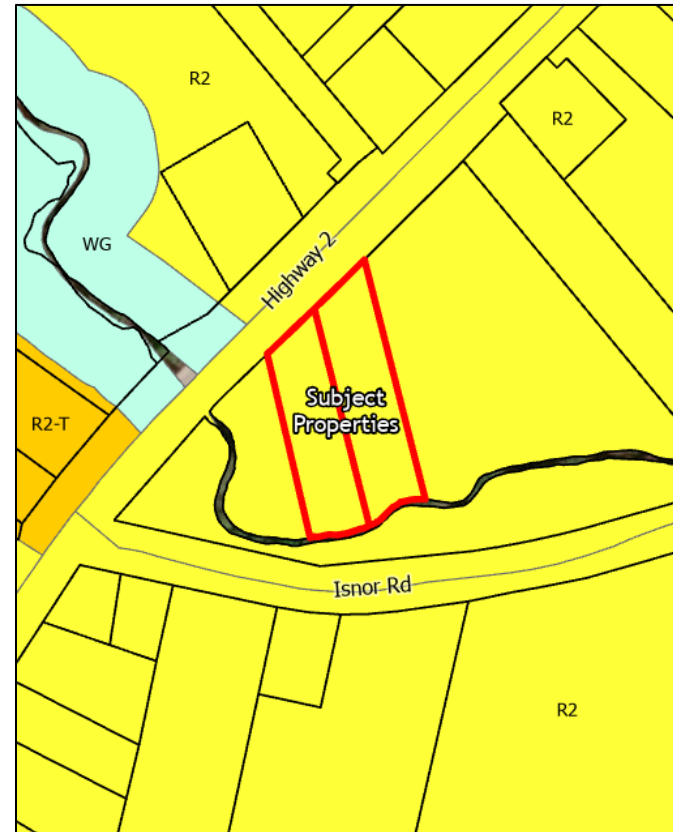
Planning & Development



EAST HANTS

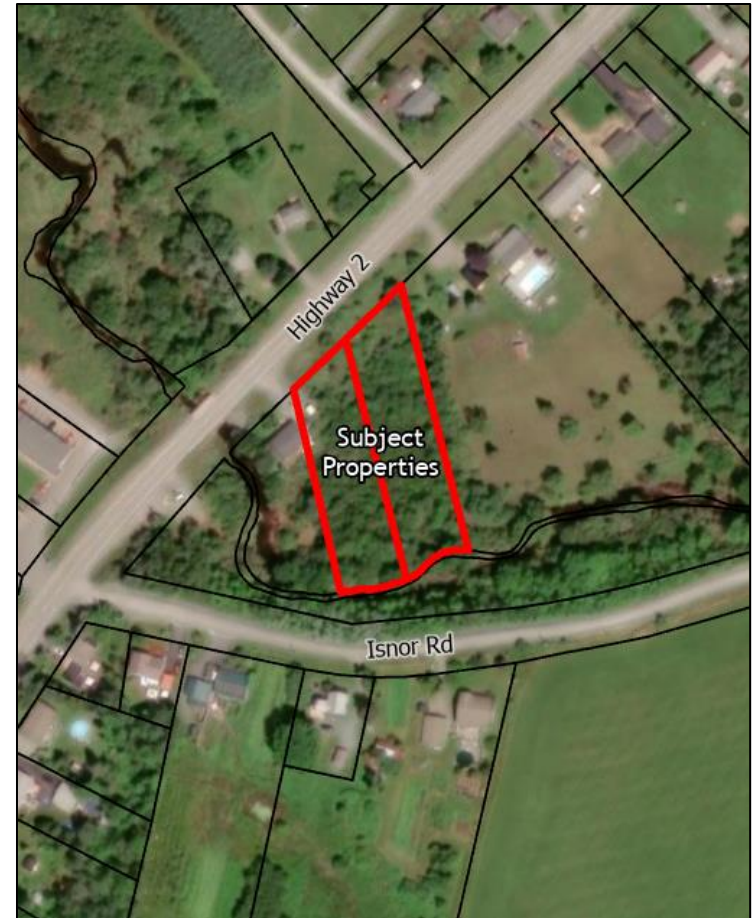
Subject Properties

- Subject properties PID 45089356, 45089349 and a portion of PID 45089455) is accessed via Highway 2, Lantz
- Zoning is Two Dwelling Unit Residential (R2)
- Designated Established Residential Neighbourhood (ER) as per the Generalized Future Land Use Map (GFLUM)
- Property is located within a South Corridor and Commercial Growth Management Area



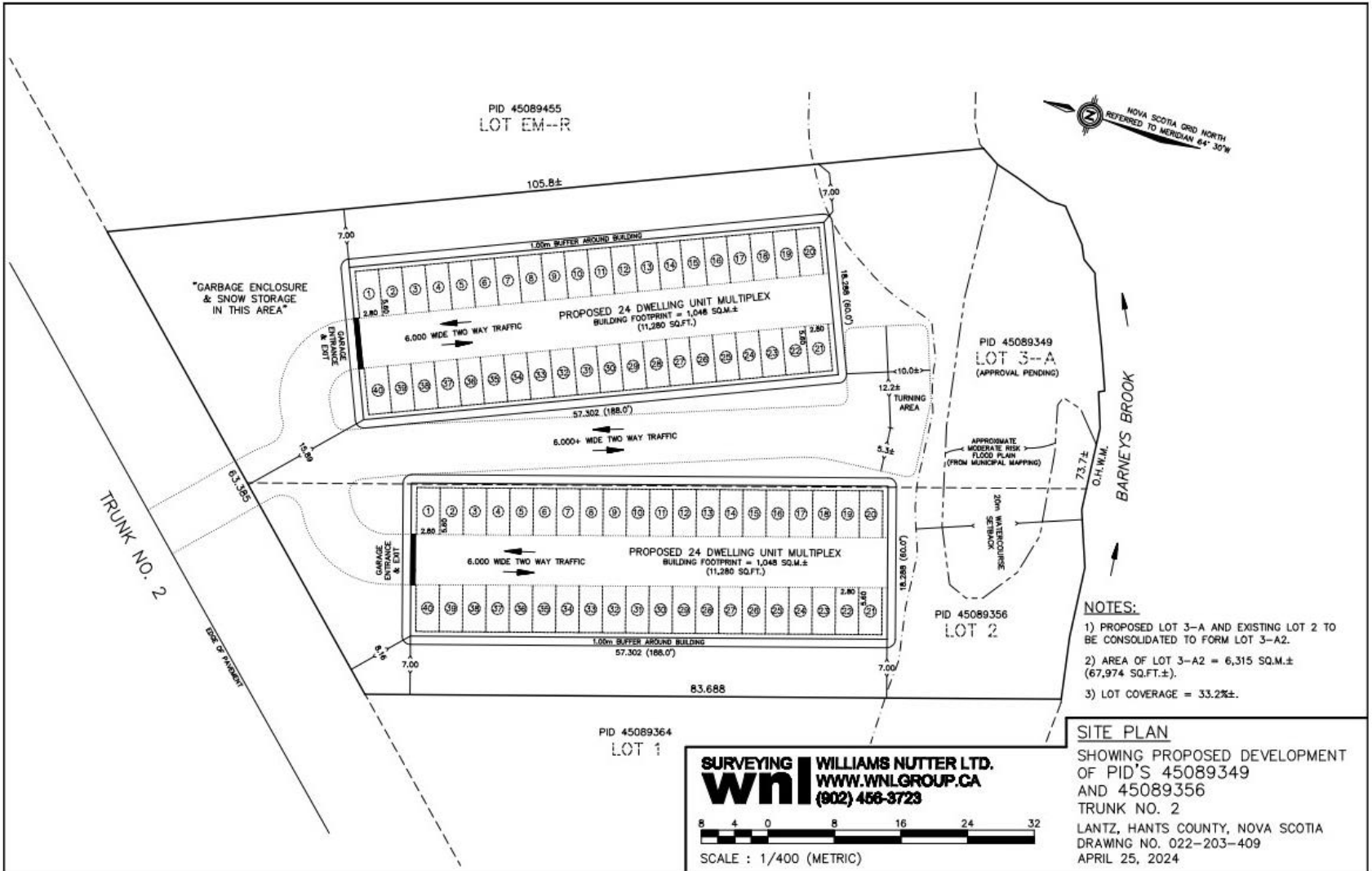
Development Proposal

- Change the zone from the Two Dwelling Unit Residential (R2) to the Multiple Unit Residential (R3) zone and from the Established Residential Neighbourhood (ER) designation to the Medium Density Residential (MR) designation
- The purpose of the application is to permit two (2) large multiplex dwellings
- Both properties are vacant



Development Proposal

- The applicant has indicated their intentions to construct two (2) 24-unit residential buildings
- The LUB requires a minimum frontage of 30 metres and minimum lot area of 3,000 sq.m for Large Multiplex developments
- The two properties owned by the applicant do not have the required frontage or size to enable a large multiplex. Lot 2 has 28.95 metres of frontage and is 2,328 sq.m in area and Lot 3 has 28.95 metres of frontage and is 2756 sq.m in area. The applicant is currently in the process of purchasing land from an adjacent property owner to enable an increase in the property size to meet the minimum lot requirements for large multiplexes



Policy Analysis

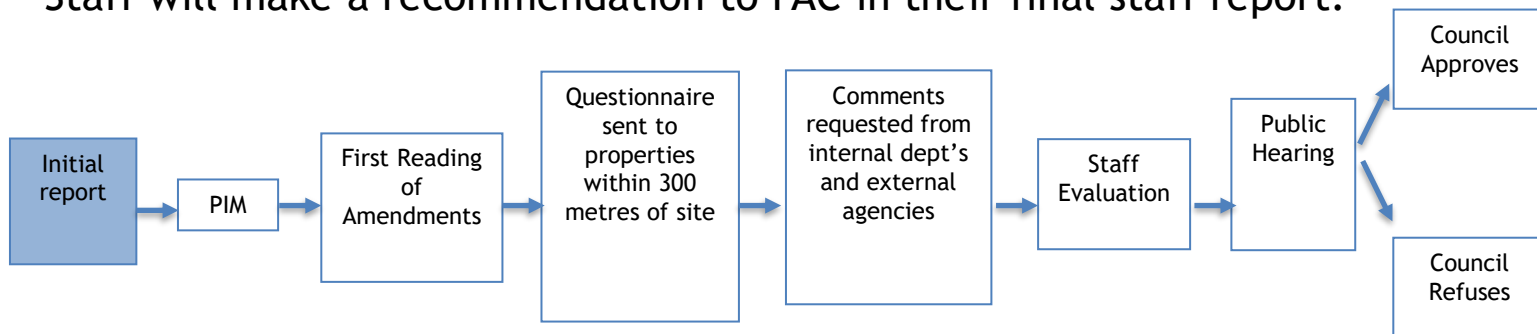
- Staff will refer to Municipal Planning Strategy (MPS) polices associated with the MR designation as well as general policies related to amending the MPS and the Land Use Bylaw (LUB)
- *Policy IM11* states Council shall only consider private applications to amend the Strategy where said amendments are in the best interest of the Municipality
- *Policy IM13* enables an application for map amendments of the MPS when a request for a rezoning amendment that is not consistent with the Strategy's maps, but is consistent with the intent of this Strategy
- Staff will also consider polices *IM14* through *IM26* which detail the evaluation criteria for amendments to the MPS and LUB

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 the subject properties to the Multiple Unit Residential (R3) Zone and the Medium Density Residential (MR) Designation.
- The proposed amendments will be evaluated using all applicable policies in the Municipal Planning Strategy
- 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

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Authorize staff to schedule a Public Information Meeting to consider a proposal to change the designation and zone of PID 45089356, PID 45089349 and a portion of PID 45089455 from Established Residential Neighbourhood Designation (ER) to Medium Density Residential Neighbourhood (MR) Designation and rezone from Two Dwelling Unit Residential (R2) to Multiple Unit Residential (R3).*