

***Uniacke Secondary Planning Strategy:
Motion C24(221), Village Core Extension***

Planning Advisory Committee
December 10, 2024

Planning and Development



EAST HANTS

Background

- As part of the Uniacke Secondary Planning Strategy, Municipal Council has passed the following motion:

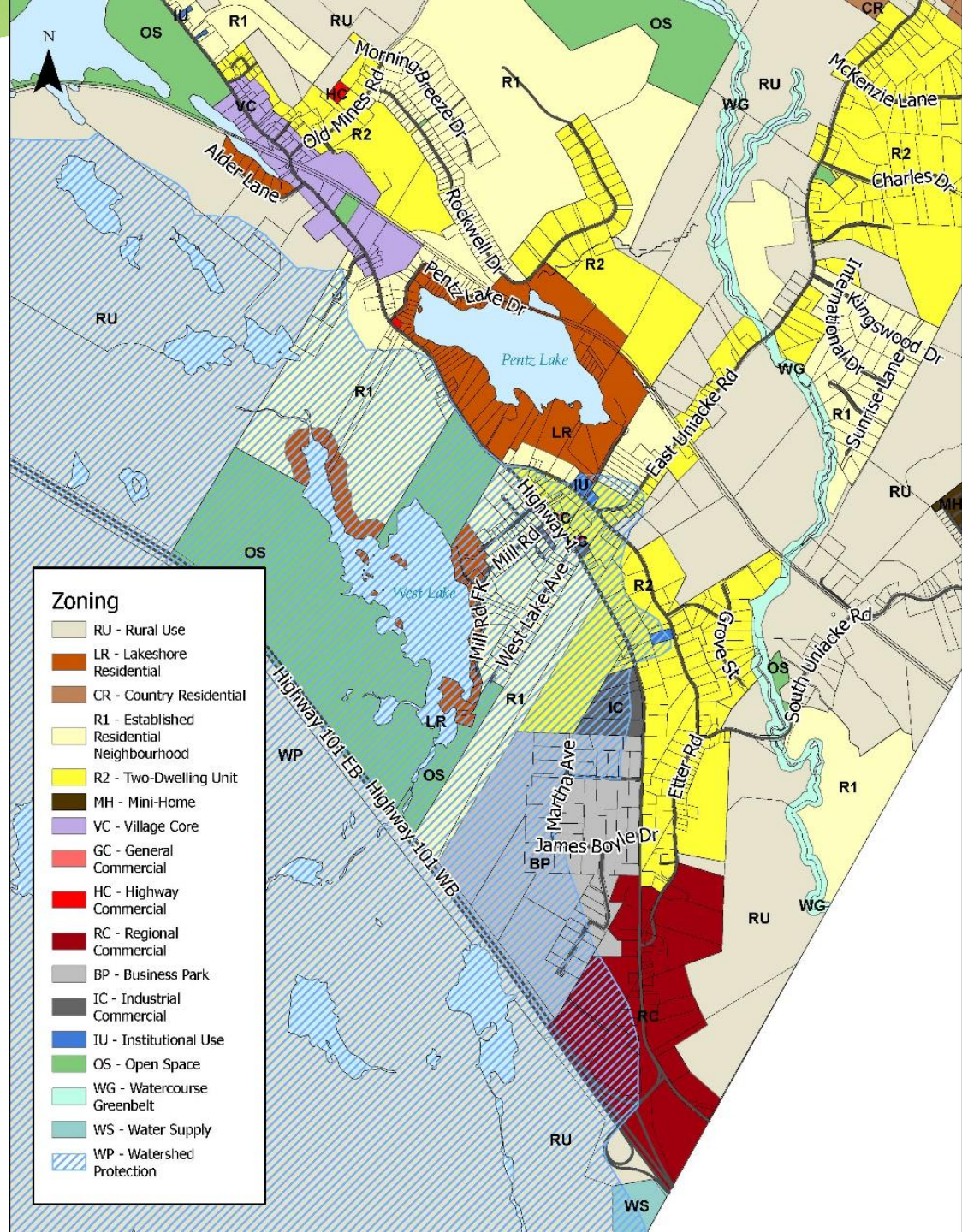
C24(221): Moved that Council authorize staff to include the recommendations outlined in the Uniacke SPS Housing report in the draft Uniacke Secondary Planning Strategy Report, and that staff explore expanding the Village Core in Mount Uniacke from Exit 3 to Uniacke Estates.

- In response to the last portion of Council’s motion, staff have prepared the following report outlining items for consideration when evaluating the possible extension of the Village Core (VC) Zone.

Current Zoning - Highway 1

A variety of different zones extend along Highway 1, in the area where Council would like to consider expanding the zoning to Village Core (VC) Zone. From the existing VC Zone to Exit 3 there are nine different zones, including:

- Regional Commercial (RC) Zone;
- Business Park (BP) Zone;
- Industrial Commercial (IC) Zone;
- Highway Commercial (HC) Zone;
- General Commercial (GC) Zone;
- Open Space (OS) Zone;
- Established Residential Neighbourhood (R1) Zone;
- Two Dwelling Unit Residential (R2) Zone; and
- Lakeshore Residential (LR) Zone.



Current Zoning - Highway 1

- Each of these zones allow for very specific land uses that may not be permitted in the VC Zone.
- In certain instances, some property owners may have already gone through a planning process to request that their property be zoned for their land use.
- Changing the zoning to VC may hinder any future development plans these property owners have.
- Any potential zone change could impact the operation of local businesses along Highway 1, especially for those property owners with very intense commercial uses located in the Business Park (BP) Zone, Regional Commercial (IC) Zone, or Industrial Commercial (IC) Zone.
- Changing these zones to Village Core (VC) Zone would be considered downzoning because it reduces the type of land uses that can occur on the impacted properties.

Economic and Business Development

- EBD staff were asked to provide comments on the proposal.
- EBD staff referred to the FBM Mainstreet Report completed for Municipality in 2022, the report indicated that Village Core (VC) Zoning should not be too large because large areas of VC zoning would create sprawl and wouldn't cluster businesses and services.
- The Village Core (VC) Zoned areas are meant to be dense commercial and mixed-use districts.
- From an economic development and real estate perspective, EBD staff do not support increasing the size of the Village Core (VC) Zone in Mount Uniacke.

Non-Conforming Uses

- Expanding the Village Core (VC) Zone along Highway 1 to the interchange may not achieve Council's desired effect.
- It creates a host of land use issues, including making the majority of existing land uses non-conforming.
- Creating a non-conforming use can limit what a property owner may do on a property.
- The Village Core (VC) Zone is an excellent zone for allowing local commercial uses and for increasing density but it does not work well for intensive commercial uses or for lake shore residential uses.
- The Village Core (VC) Zone is not a catch-all zone.

Village Core (VC) Zone Extension

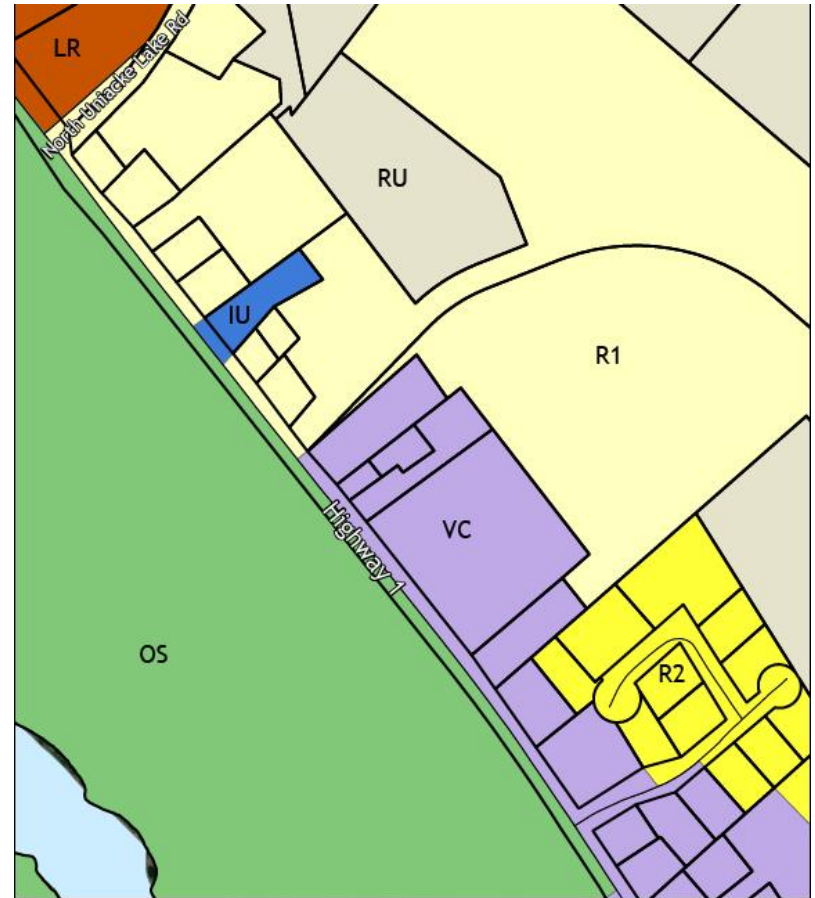
- As an alternative to extending the Village Core (VC) from the existing VC Zone to the interchange, a more limited expansion could be considered to the Village Core (VC) Zone, extending the zone on either side of the current zone.
- Just over half a kilometre of new VC Zone frontage would be created along Highway 1 and 8.5 additional hectares (21 acres) of land would be added to the existing VC Zone.
- Public participation including letters, a public information meeting, and a public hearing will be a part of the process if Council decides to accept the Uniacke SPS.

Village Core (VC) Zone Extension - North

Original

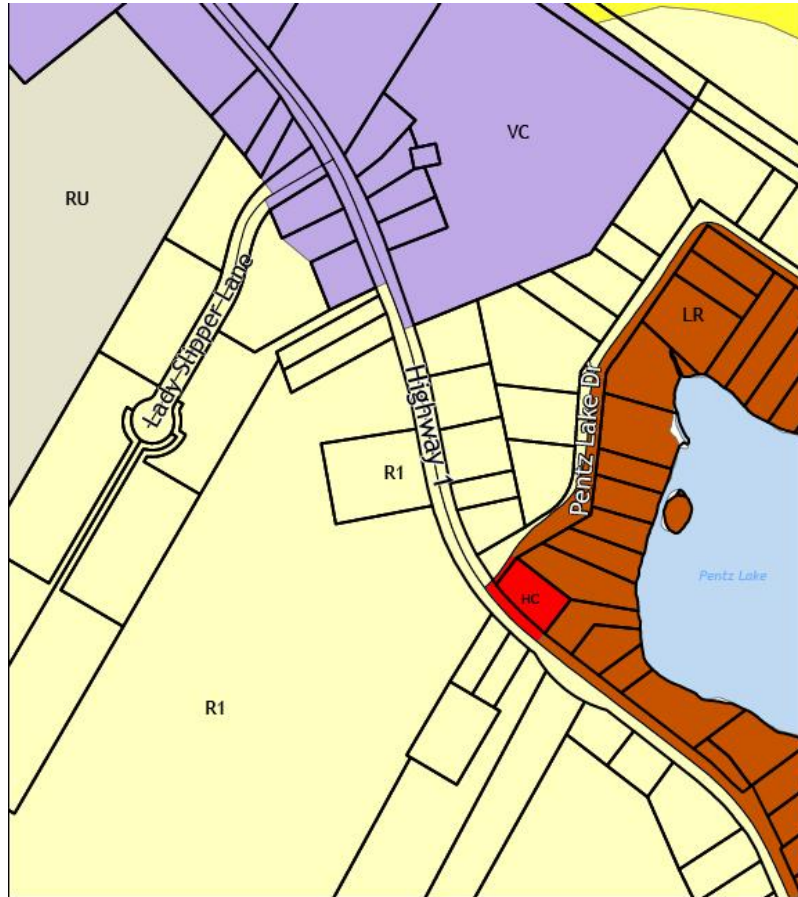


Alternative 1

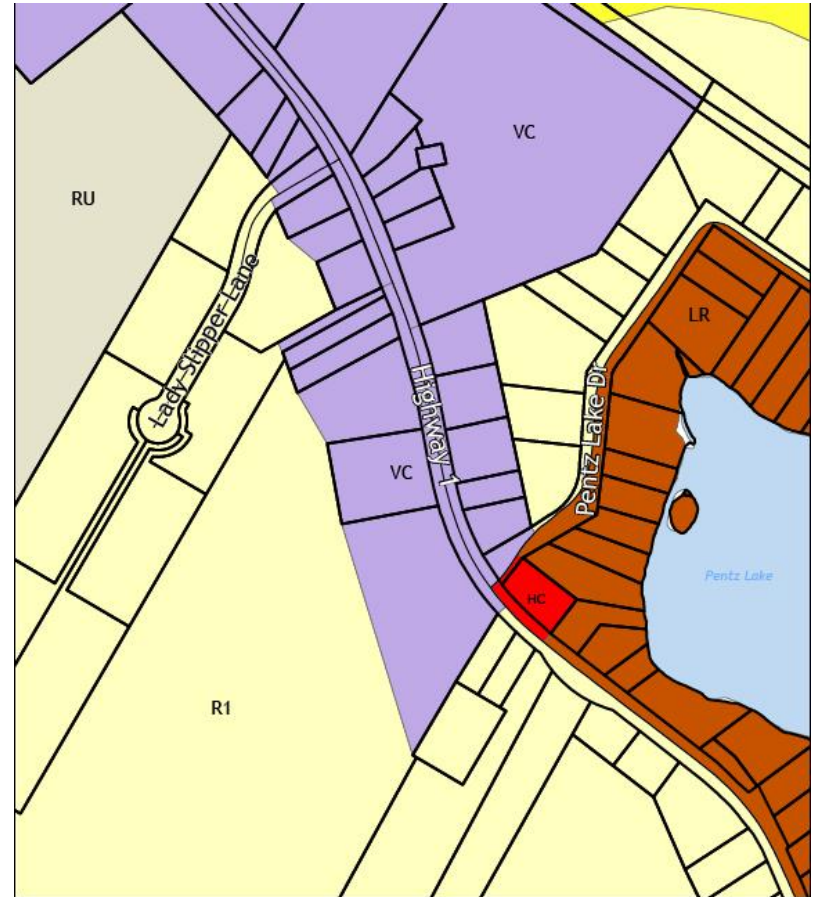


Village Core (VC) Zone Extension - South

Original



Alternative 1





Conclusion

- Although extending the Village Core (VC) Zone from the existing VC Zone to the interchange is not recommended due to the potential of creating land use conflicts and downzoning existing properties, an option has been prepared to increase the size of the zone.
- As shown on the proposed zoning maps, the increase in VC Zone size would allow additional properties on both the north and south end of the exiting VC Zone to be upzoned. Allowing for additional local commercial uses and the potential of multiple unit development.

Alternative

- Below are the alternatives associated with Motion C24(221):
 1. Extend the Village Core (VC) Zone on either side of the current zone, as shown on the proposed zoning maps.
 2. Proceed with Council's original Motion and change the zoning of properties with frontage on Highway 1 from the existing Village Core (VC) Zone to the Highway 101 interchange to the Village Core (VC) Designation and Zone.
 3. Do not extend the Village Core (VC) Zoning.

Recommendation

- Planning staff recommend not to extend the Village Core (VC) Zone.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Do not extend the Village Core (VC) Zoning along Highway 1, Mount Uniacke.*

Alternative Motion

Planning Advisory Committee recommends that Council:

- *Extend the Village Core (VC) Zone along Highway 1 from the current Village Core (VC) Zone to the areas identified in the Uniacke Secondary Planning Strategy - Village Core Extension staff report.*