# Public Participation Opportunity

Development Agreement to Permit the Rezoning of a Property from Highway Commercial Zone to Mini Home Zone

March 27, 2024

-

### Disclaimer

These applications are not the Town's proposal. It is a property owner's right to make an application for a development agreement or a zoning map amendment. No approval or decisions have been made.



### Introduction

#### Aim

#### **Objectives**

To ensure public involvement in the planning process, particularly on development proposals that require a development agreement and/or an amendment to any of the existing planning documents. Explain the concept of "development agreement" and how it is administered in the Town of Amherst. Describe the proposal and outline the relevant land use bylaws and policies.



### **Zoning Map Amendment Process**

Application Application & Preliminary Review

- Submission of draft design and proposal.
- Preliminary review by staff.
- Formal application for development agreement.

- N Public Participatio N n Opportunity
  - The public is informed about the proposal and relevant policies to consider.
  - The public is given the opportunity to provide input on the proposal.

ຕ Planning Advisory ເວັ Committee

> Review of proposal, comments and feedback from the public participation.

 Make a recommendation on the development agreement to Council.

### 句 First g Reading

 Council considers First Reading of the agreement and schedules a public hearing.

### Public Hearing

- Detailed overview of the proposal.
- Present feedback from public participation opportunity, report and recommendation of the Planning Advisory Committee.

#### ິ ວ Reading

- Council considers Second Reading and decides on the proposal.
- Notice of Council's decision is advertised, providing the right to appeal Nova Scotia Utility Review Board (NSURB).



#seewhyweloveit

## **Application Details**

Applicant/ Owner: Wendi Chase, Bruce White Insurance Agencies LTD

Summary of Proposal: To rezone the property from Highway Commercial Zone to Mini Home Zone to allow Mobile Homes within subdivision containing approximately 18 dwelling lots.

Location: PID 25395872 and 25028507 (13 Industrial Park Drive)

Property Area: 3.9 acres

Existing Zoning: Highway Commercial Zoning

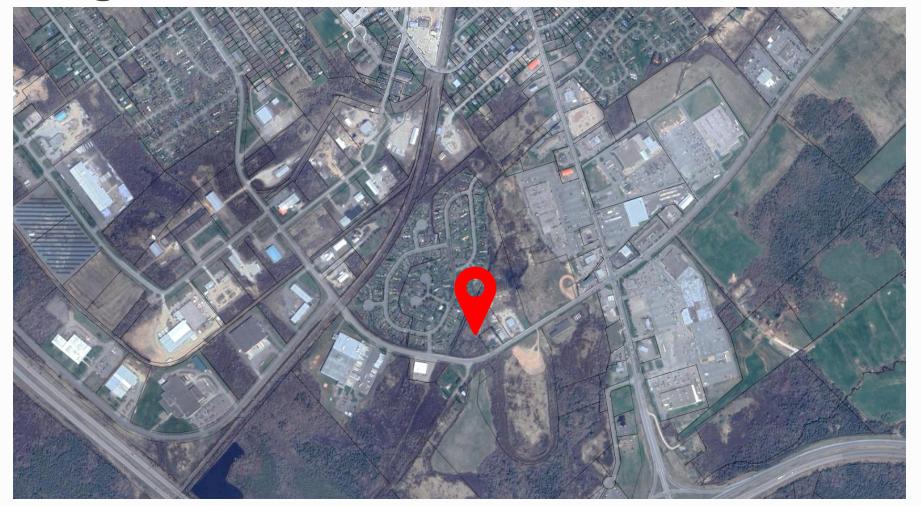
Existing Land Use: Vacant Lot, Highway Commercial

Street Frontage: 37.5m along Industrial Park Drive





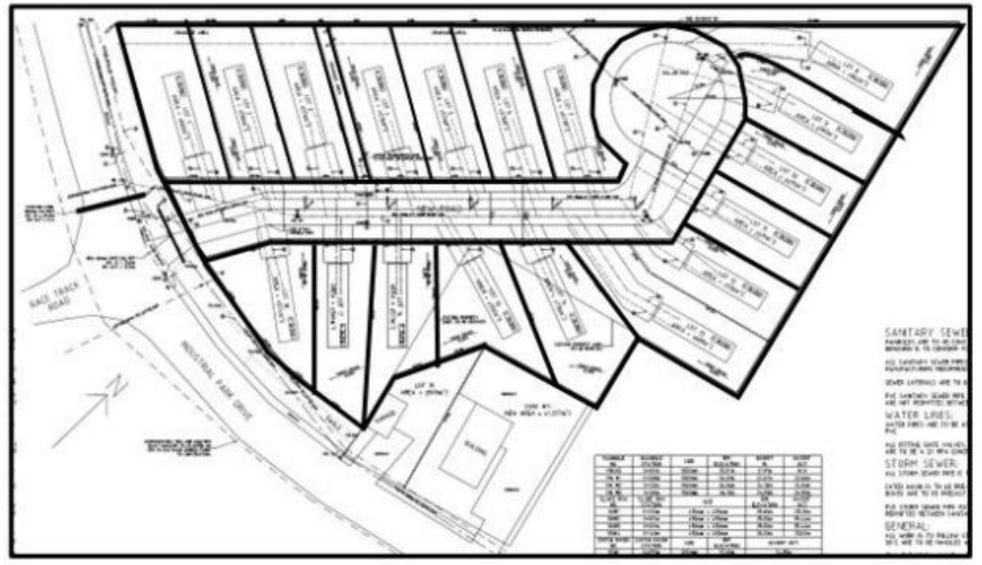
### **Neighbourhood Context**





#seewhyweloveit

### SUBDIVISION LAYOUT



#seewhyweloveit



## **Relevant Planning Bylaws & Policies**

#### **Residential Policies**

#### **RP-11 (Affordable Housing)**

It shall be the intention of Council to encourage and promote the provision of affordable housing units within all residential area of town by: (a) encouraging a mix of housing types and densities.

#### RP-5 (Mini Home Zone)

It shall be the intention of Council to include in the Land Use Bylaw a R-3 Mini Home Zone. This zone shall permit both convectional and mini-homes as well as a range of other uses appropriate to a residential area.



### **Relevant Planning Bylaws & Policies**

#### **Implementation Policy**

#### A-5 (Amendment Criteria)

It shall be the intention of Council, when considering an amendment to this or any other planning document, including the entering into or amendment of a development agreement, to consider the following matters, in addition to all other criteria set out in the various policies of this planning strategy:

That the proposal conforms to the general intent of this plan and all other municipal bylaws and regulations.
(b) That the proposal is not premature or inappropriate by reason of:

(i) the financial capability of the Town to absorb any costs relating to the development;

(ii) the adequacy of municipal water, sanitary sewer and storm sewer services;

(iii) the adequacy of road networks, in, adjacent to, or leading to the development

(c) That consideration is given to the extent to which the proposed type of development might conflict with any adjacent or nearby land uses by reason of:

(i) type of use;

(ii) height, bulk and lot coverage of any proposed building;

(iii) parking, traffic generation, access to and egress from the site;

(iv) any other matter of planning concern outlined in this strategy.

