



Report to Planning Advisory Committee

Submitted By: Jeanne Bourque, Planner

Date: July 21, 2016

Subject: **Municipal Planning Strategy (MPS) housekeeping amendment to enable consideration of rezoning land currently zoned Mineral Resource**

STAFF REPORT

ORIGIN

A resident who owns property that is now zoned Mineral Resource and contains a single unit dwelling and detached garage asked planning staff how it could be rezoned to accommodate an auto repair shop.

DISCUSSION

Staff's review of the Municipal Planning Strategy indicates that there is no policy that would allow Council to consider rezoning any of the lands in West Hants now zoned Mineral Resource (MR) to accommodate any uses beyond what is permitted in the MR zone. This would appear to be an oversight in the planning documents. There is some indication that a number of properties zoned Mineral Resource are being purchased from Canadian Gypsum Company, so it is likely that the municipality would be faced with more than the current request for rezoning.

Staff have discussed this lack of policy with the resident who made the initial query, and advised him that approval for commercial driveway access to the property would be required in the event that a rezoning application was to move forward. He has proceeded with determining that NS Transportation and Infrastructure Renewal will grant commercial access to the provincial highway that the property fronts on, and wishes to move forward with his application for a rezoning.

While the resident could apply for both an MPS and LUB amendment, it is staff's opinion that developing a policy to enable the rezoning of Mineral Resource lands should be considered a housekeeping amendment as such a policy could have an overall impact on more than one property. If a PAC initiated MPS housekeeping amendment is the course of action taken, then the municipality would cover the costs of advertising for the Public

Information Meeting required for an MPS amendment, while the resident would cover the usual costs of advertising for a rezoning. The two amendment processes could occur concurrently for the most part.

Staff is therefore requesting direction from PAC on the preparation of a detailed staff report on this policy issue. A full report would look at the broader picture and assess how a new policy would impact other areas, and determine the best proactive course of action for Council to accommodate the future re-use of the lands zoned Mineral Resource.

OPTIONS

Either of the following options could form a motion:

1. PAC could recommend that a detailed report be done on how Council could enable, through a housekeeping amendment to the MPS, the rezoning of land now zoned Mineral Resource to accommodate other uses. This is the option recommended by staff.
2. PAC could recommend that no further action be undertaken by planning staff until such time as an application for a rezoning is received from a resident. This would place all financial burden for advertising for both an MPS amendment and rezoning on the applicant.