

MEMORANDUM

TO: Warden and Council
FROM: Will Balser, Junior Planner and Engagement Coordinator
DATE: June 5th, 2019
RE: First Reading on amendment to Land Use Bylaw to rezone PID 25480625, Malagash Road

Background: On March 21, 2019, Planning and Development staff received an application from Scott Dockendorff of PEI Mussel Farms Inc. (the “applicant”) regarding the property across from 3526 Malagash Road (PID 25480625) (“subject property”).

The subject property is owned by PEI Mussel Farms Inc., of which the applicant is the president. The subject property is located on the corner of Blue Sea Road and Malagash Road and is currently vacant and cleared of trees. The application is for a rezoning to permit the construction of a single-unit dwelling to provide on-site accommodations for staff.



Regulatory and Land Use Context: The subject property is designated as Resource on Schedule A of the Municipal Planning Strategy.

The current Rural Industrial (IRur) zoning of the property would not permit the development of any dwellings.

It is surrounded by a variety of land uses, principally the mussel farm, zoned Rural Industrial (IRur), and several residences zoned Recreational Residential (RRec) zone. A majority of the area is vacant, wooded lots zoned as Agriculture (AG)



Rezoning the property to Rural Resource (Rsrc) would allow the development of a single-unit dwelling, is consistent with the Resource Designation, and is supported by MPS Policy 5-27:

“Council shall, in the Land Use By-law, create the Rural Resource Zone, intended to promote resource-based industries and other industries that require large areas of land, and to enable rural living along existing streets. Permitted uses shall cover a wide range of rural and resource activities, and shall include limited residential development along existing streets. Zone standards shall be in keeping with the rural nature of these areas.”

Next Steps: If the amendment passes first reading, staff will prepare advertisements for the public hearing to be held prior to second reading.

Recommendation: Give first reading to the proposed amendments to the Land Use Bylaw and call a public hearing for July 3, followed by a second reading.

Alternative: Council can decide to reject the proposed amendment, or request that further information be provided.