

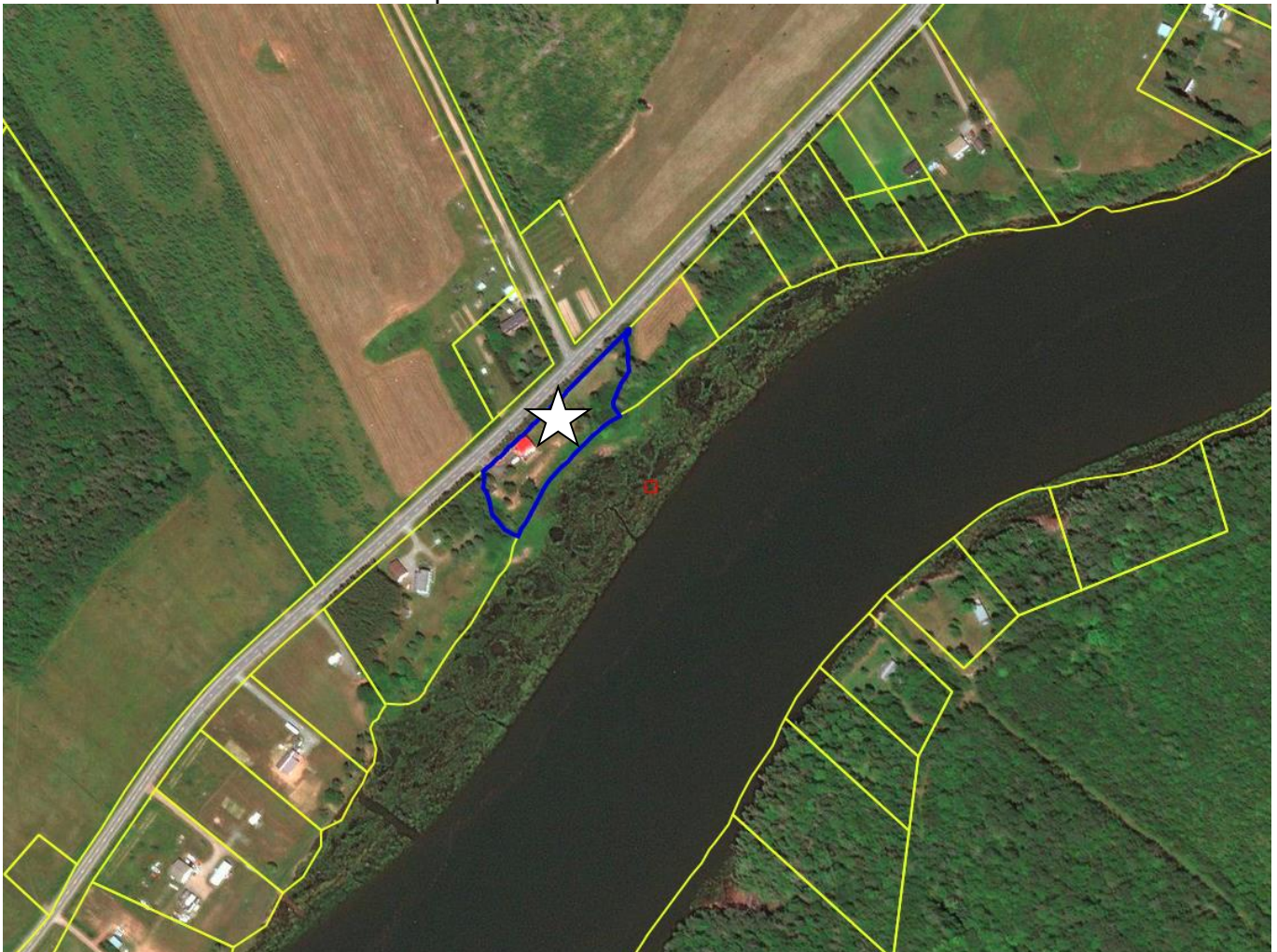
**MEMORANDUM**

**TO:** Warden and Council  
**FROM:** Will Balsler, Junior Planner, Development Officer  
**DATE:** March 4, 2020  
**RE: Second Reading on amendment to Land Use Bylaw to rezone PID 25143785, 2550 Highway 301, Riverview**

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**Background:** On January 28, 2020, Planning and Development staff received an application from Daniel E. Casey and Mary Ann Casey (the "applicants") regarding the property at 2550 Highway 301 - PID 25143785 (the "subject property").

The subject property is owned by Daniel E. Casey and Mary Ann Casey and is located on the western bank of the River Philip in the community of Riverview. The application is for a rezoning to permit the subdivision of the lot into 2 smaller parcels.



**Site Plan:** The primary purpose of this rezoning is to allow the applicants to apply to subdivide the subject property into 2 smaller lots (shown below as Lot 20-A, 20-B). Both proposed lots meet the minimum lot size requirements of Nova Scotia Environment and the minimum lot size requirement of the proposed new zone, Country Residential (2700m<sup>2</sup>).

**Regulatory and Land Use Context:**

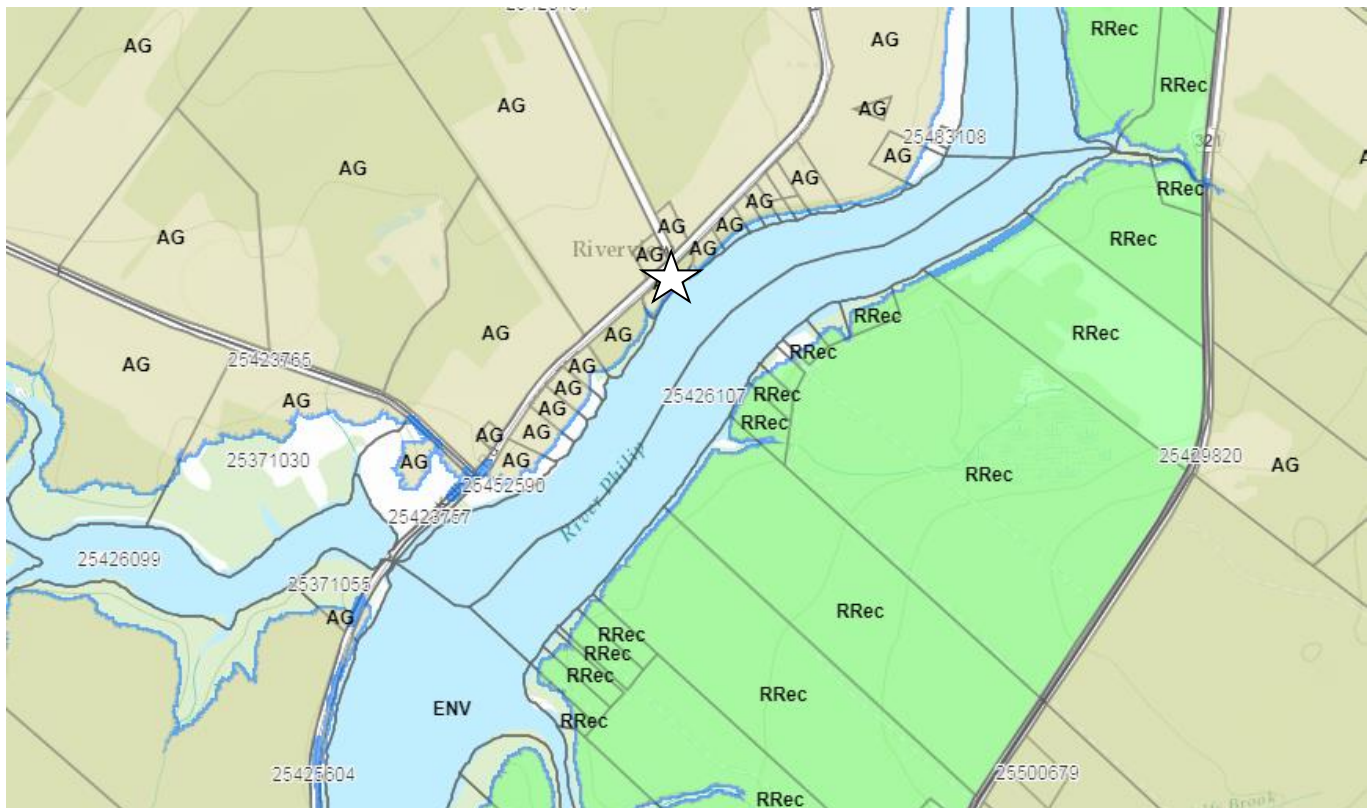
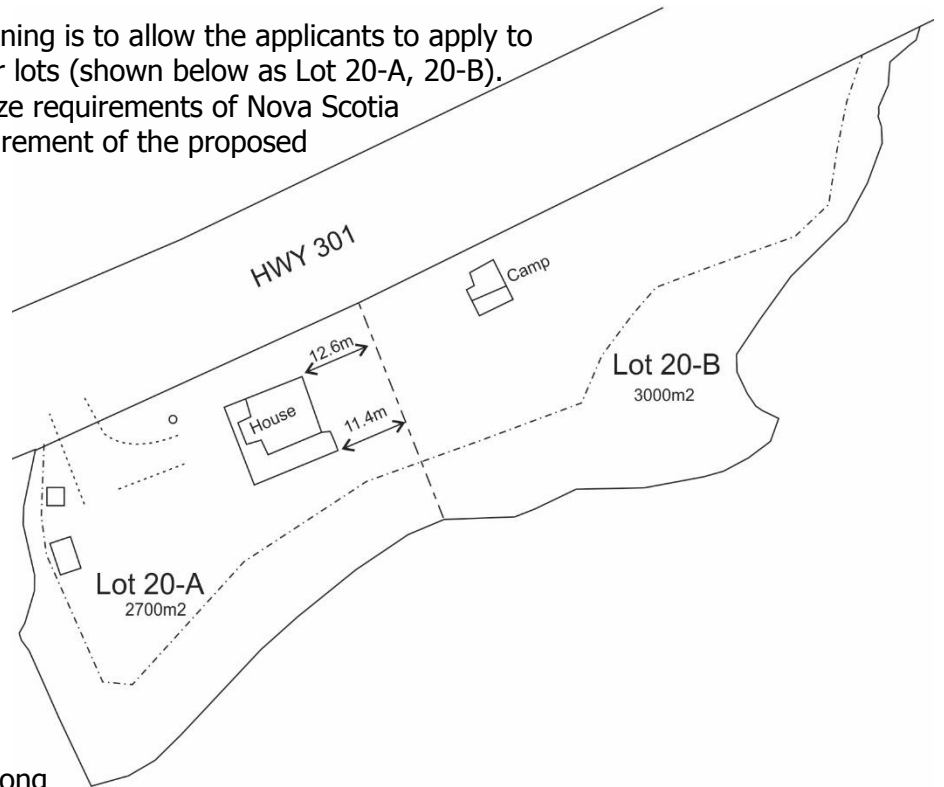
Current Zone: Agriculture

Proposed Zone: Country Residential

The subject property is designated as Resource on Schedule A of the Municipal Planning Strategy.

The current Agriculture (AG) zoning of the property does not allow new lots to be created under 4000m<sup>2</sup> in area.

A majority of the neighboring properties are cultivated fields and a cluster of dwellings along the western bank of the river zoned as Agriculture (AG). The eastern bank of the river has several smaller clusters of dwellings zoned as Residential Recreational (RRec).



Rezoning the property to Country Residential (RCou) would allow the creation of lots to a minimum of 2700m<sup>2</sup>, and is supported by Municipal Planning Strategy Policy 5-29(a):

“Council shall establish the following zones in the Land Use By-law:

(a) The Country Residential Zone, intended to permit lower density residential development on unserviced lots in defined rural communities and at the fringe of serviced communities. Zone standards shall reflect the denser nature of these communities compared to surrounding areas, but also the need for onsite water and wastewater services.”

And by MPS Policy 5-30:

“Council shall, on the zoning map of the Land Use By-law, initially apply the Country Commercial Zone to existing rural commercial uses, and the Country Residential Zone to definable clusters of residential development and areas at the fringe of serviced communities where rural residential development with smaller lot sizes would be appropriate.”

**Next Steps:** If council approves second reading, staff will prepare advertisements for the adoption of the amendment and the appeal period. The amendment will be completed upon the passing of the appeal period.

**Recommendation:** **Give second reading to and approve the proposed amendments to the Land Use Bylaw.**

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