

**MEMORANDUM**

**TO:** Mayor and Council  
**FROM:** Will Balsler, Junior Planner, Development Officer  
**DATE:** February 17, 2021  
**RE: Public Hearing on amendment to Land Use Bylaw to rezone PID 25365511, 746 Miller Road, Miller Road**

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**Background:** On January 4, 2021, Planning and Development staff received an application from Jennifer Langill (the "applicant") regarding the property at 746 Miller Road, Miller Road - PID 25365511 (the "subject property").

The subject property is owned by Jennifer and G. Michael Langill and is located along Miller Road, East of Pugwash. The application is for a rezoning to permit the expansion of a garage and workshop closer to the property western boundary.



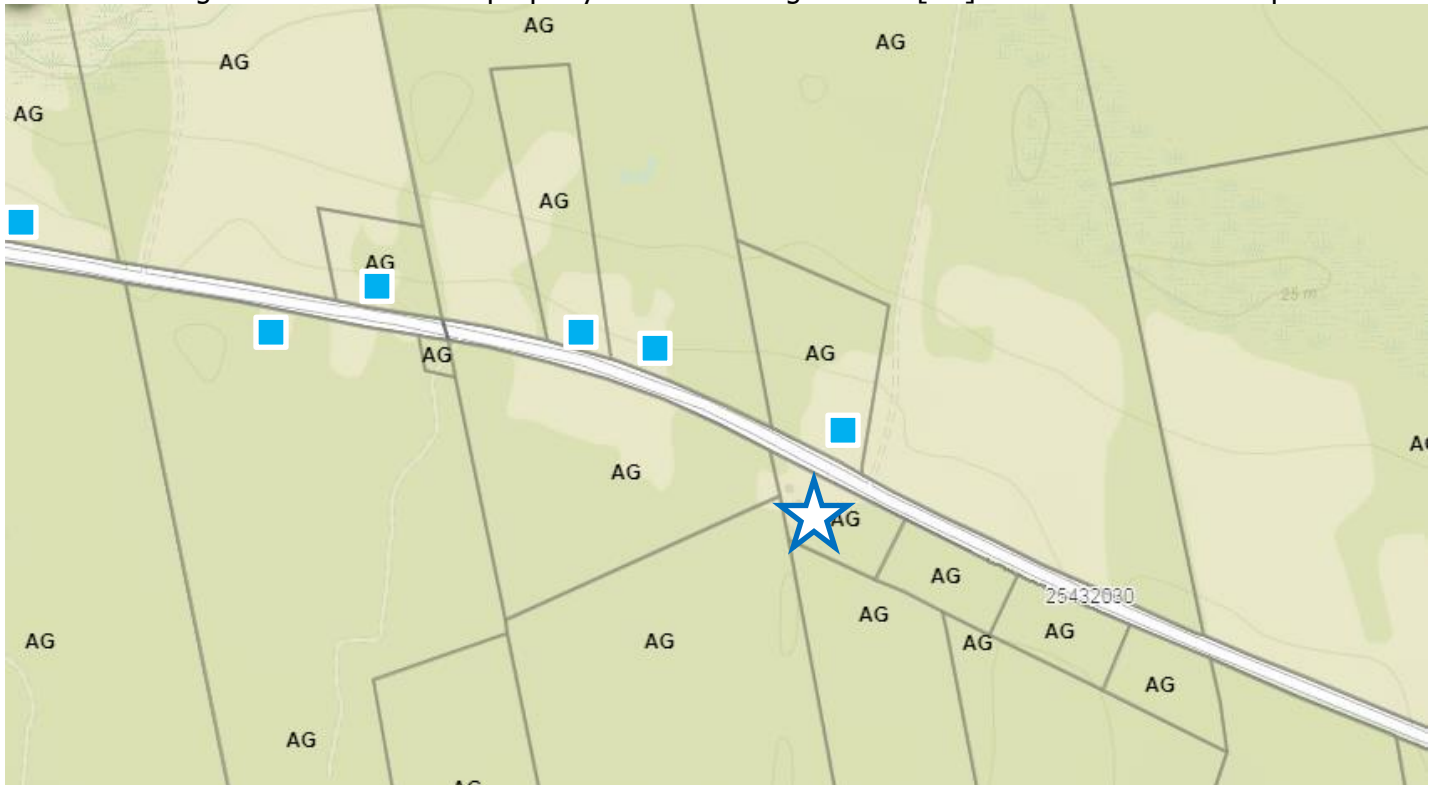
**There were no submissions made for the public hearing.**

Current Zone: Agriculture

Proposed Zone: Country Residential

The subject property is designated as Resource on Schedule A of the Municipal Planning Strategy (MPS). The current Agriculture zoning requires a 12m side setback for Accessory Buildings.

The neighboring properties are mixed forested lots and cleared fields, zoned as Agriculture [AG]. There are several dwellings located around the property all zoned as Agriculture [AG] show below as blue squares:



Rezoning the subject property to Country Residential [RCou] would allow the expansion of the garage and workshop to a minimum of 1.4m from the side property boundaries, and is supported by Municipal Planning Strategy Policy 5-29:

*Policy 5-29: 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.*

**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 Second Reading to the proposed amendment on March 3, 2021**

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