



SPECIAL COUNCIL

RFD

Date: September 27, 2023

TO: Mayor and Council

FROM: Glen Boone, Director of Development and Planning

DATE: September 20, 2023

SUBJECT: SECOND READING of Proposed Rezoning, Multiple PIDs – Sargent and Perrin - Parrsboro

ORIGIN: On June 20, 2023, planning staff received an application to rezone nine (9) properties (the "subject properties") located between 527 and 599 Main St and, North and East of 1983 Western Ave., Parrsboro to permit future residential development in the community of Parrsboro as per the table below:

PID	Owner	Current Zone	Designation	Current Use	Proposed Zone
25221797	C.E. Sargent & Son Limited	Rural Industrial Zone	Resource	Blueberry Field	Agricultural Zone
25221789	C.E. Sargent & Son Limited	Rural Industrial Zone	Resource	Blueberry Field	Agricultural Zone
25391673	C.E. Sargent & Son Limited	Rural Industrial Zone	Resource	Blueberry Field	Agricultural Zone
25217431*	Arthur R Sargent	Rural Industrial Zone	Resource	Blueberry Field	Agricultural Zone
25217431*	Arthur R Sargent	Rural Industrial Zone	Resource	Residence	Country Residential Zone
25497157	Sargent's Rental/Leasing Limited	Rural Industrial Zone	Resource	Field	Country Residential Zone
25217472	Kevin & Stephanie Perrin	Rural Industrial Zone	Resource	Blueberry Field	Country Residential Zone
25376260	Kevin & Stephanie Perrin	Rural Industrial Zone	Resource	Blueberry Field	Country Residential Zone
25217415	C.E. Sargent & Son Limited	Rural Industrial Zone	Resource	Blueberry Field	Country Residential Zone
25081183	C.E. Sargent & Son Limited	Rural Industrial Zone	Resource	Storage Use	Country Residential Zone

*PID 25217431 two different zones proposed for PID based on current uses.

LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT

MGA Section 205: Requirements for Adoption of Planning Documents

Municipal Planning Strategy Policy 5-35:

Council shall consider proposals to rezone lands in the Resource Designation to any other zone permitted in that designation. Council shall not approve such a rezoning unless Council is satisfied:

(a) if the proposed zone is the Highway Commercial Zone, the lands are located at an



SPECIAL COUNCIL

RFD

Date: September 27, 2023

interchange of Highway 104;

(b) the proposed change is not prohibited by any other policy in this Plan;

(c) the purpose of the proposed zone, as described in the respective policy creating that zone, is consistent with the location and characteristics of the lands and with the proposed use of the lands; and

(cA) the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards; and [CHG-506]

(d) the proposal meets the general criteria for amending the Land Use By-law, set out in Policy 6-19.

RECOMMENDATION: THAT Council approve second reading of an amendment to Schedule A of the Land Use Bylaw; for the following rezonings:

- **PID 25217431 (eastern portion) from Rural Industrial (IRur) to Country Residential (RCou);**
- **PID 25217431 (western portion) from Rural Industrial (IRur) to Agricultural (Ag);**
- **PID 25497157 from Rural Industrial (IRur) to Country Residential (RCou);**
- **PID 25217472 from Rural Industrial (IRur) to Country Residential (RCou);**
- **PID 25376260 from Rural Industrial (IRur) to Country Residential (RCou);**
- **PID 25217415 from Rural Industrial (IRur) to Country Residential (RCou);**
- **PID 25081183 from Rural Industrial (IRur) to Country Residential (RCou);**
- **PID 25221797 from Rural Industrial (IRur) to Agricultural (Ag);**
- **PID 25221789 from Rural Industrial (IRur) to Agricultural (Ag);**
- **PID 25391673 from Rural Industrial (IRur) to Agricultural (Ag);**

BACKGROUND: The subject properties are located between Western Avenue and Main Street, within the former Town of Parrsboro boundaries. Properties to the south of the subject properties are zoned Rural Industrial (IRur) (along Chambers Boulevard) and Multi-Unit Residential (RMul). To the north properties are zoned Country Residential (RCou). Generally speaking, the area transitions from the more urban core of Parrsboro further south to rural in the north. The application is to rezone the subject properties to permit residential development with a single dwelling planned for immediate construction and allow for future residential development.

DISCUSSION: The subject property is designated as *Resource* on Schedule A of the Municipal Planning Strategy (MPS). Rezoning the subject property to Country Residential (RCou) would allow the development of residential building lots. Future residential developments will be subject to the zone requirements and higher density projects will be subject to site plan or development agreements. In addition, creation of new lots within the rezoned properties will be subject to the subdivision process.

FINANCIAL IMPLICATIONS: None have been identified at this time.

ENVIRONMENTAL IMPLICATIONS: There are no sensitive environments or core wilderness areas indicated in Schedule B in the subject area. Provincial Karst Risk Map indicates this area as low risk.

COMMUNITY ENGAGEMENT: If Council approves, a public hearing could be held on the above matter at a date of Council's choosing. In accordance with MGA Section 206, notices will be placed in a locally circulated newspaper.

ALTERNATIVES: Council can defer the issue to a later date, request further information or reject the proposed amendment based on conflict with a policy in the Municipal Planning Strategy.

ATTACHMENTS: Map (below)



Report prepared by: Darren Shupe, Senior Planner, BCP