



Notice of Approval:

Second reading and adoption of the By-law to Amend the Land Use By-law 24-04, 24-05, 24-06, 24-07, and Bylaw to Amend the Municipal Planning Strategy 24-03 took place on Wednesday, August 21st, 2024. The purpose of the adopted bylaws are;

Bylaw to Amend the Land Use Bylaw 24-04

Rezone PID 25184144, 2019 HWY 307, Middleboro from Agriculture (AG) Zone to Country Residential (RCou)

Bylaw to Amend the Land Use Bylaw 24-05

Rezone PID 25510272 and 25331612, 496 Fox Point Road from Agriculture (AG) Zone to Country Commercial (CCou) Zone

Bylaw to Amend the Land Use Bylaw 24-06

Rezone PID 25115965, 2852 Hwy 366, Linden from Agriculture (AG) Zone to Country Residential (RCou)

Bylaw to Amend the Municipal Planning Strategy 24-03

Add clause 6-24 to Section 6, requiring new planning applications and MPS amendments to follow the Public Participation Process.

Any aggrieved person, the Provincial Director of Planning, or the Council of any adjoining municipality may, within fourteen days of the publishing of this notice, appeal to the Nova Scotia Utility and Review Board (1-855-442-4448 / board@novascotia.ca) in accordance with the provision of the municipal government act.



CUMBERLAND COUNCIL

RFD#

Date: August 21, 2024

TO: Mayor and Council
FROM: Glen Boone, Director of Development and Planning
DATE: August 13, 2024
SUBJECT: **Second Reading of the Bylaw to Amend the Land Use Bylaw and Schedule A to rezone PID 25115965, 8252 Highway 366, Linden**

ORIGIN: On May 1st, 2024, Planning staff received an application to rezone 8252 Highway 366 Linden NS – PID 25115965 (the “subject property”) from the Agricultural Zone to the Country Residential Zone.

PID	Current Use	Current Zone	Proposed Use	Proposed zone
25115965	Storage/ Vacant	Agriculture (AG)	Single-unit Dwelling	Country Residential (RCou)

LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT

MGA Section 205: Requirements for Adoption of Planning Documents

MPS 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 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;

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

LUB 11.4.1 *The Country Residential Zone is intended to permit lower density residential development on unserviced lots in defined rural communities and at the unserviced edges of serviced communities.*



CUMBERLAND COUNCIL

RFD#

Date: August 21, 2024

RECOMMENDATION: THAT Council approve second reading of the By-law 24-06 to amend the Land Use Bylaw and Schedule A to rezone PID 25115965 from Agriculture (AG) Zone to the Country Residential (RCou) Zone

BACKGROUND: The subject property is located on Highway 366 in Linden. The application is to rezone PID 25115965 from the Agriculture zone to the Country Residential zone, as a preliminary step to subdividing and developing the property. The owners of the subject property intend to use the land to develop a single unit dwelling.

DISCUSSION: The subject property is currently zoned as Agricultural. The parcel was initially zoned as agricultural land in 2018, based on the soil content being suitable for agriculture. Despite suitable soil for agriculture, the size and location of the lot makes it not ideal for agricultural uses. In the Agricultural Zone, the minimum lot size requirement is 4000sqm. The subject property has a total area of 5340.5sqm, which would not allow for a subdivision of any kind. Rezoning the land to Country Residential would allow the subject property to be subdivided to create two lots of 2700sqm each. A survey of the proposed subdivision is included as an attachment.

FINANCIAL IMPLICATIONS: None specific to this matter.

ENVIRONMENTAL IMPLICATIONS: According to soil study conducted in 2011, the land is identified as ideal for agricultural purposes. A new soil assessment has been conducted by a licensed surveyor and the results have been sent to the Department of Environment for comment. Regardless of soil test results, the size and location of the subject property does not make it ideal for large-scale agricultural purposes. Prior to the approval of any subdivision, this site will be required to undergo review and receive approval from Nova Scotia Department of Environment.

COMMUNITY ENGAGEMENT:

A public hearing on the above matter was held on July 24, 2024, where no comments from the public were received. Planning Staff received no comments leading up to the public hearing. Notification was provided to the public on July 10, 2024, through the Cumberland County Municipal Website, in accordance with section 204 of the MGA. Further notification was provided to the public through an advertisement placed in the Casket, a locally circulating newspaper, for July 17, 2024.

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:

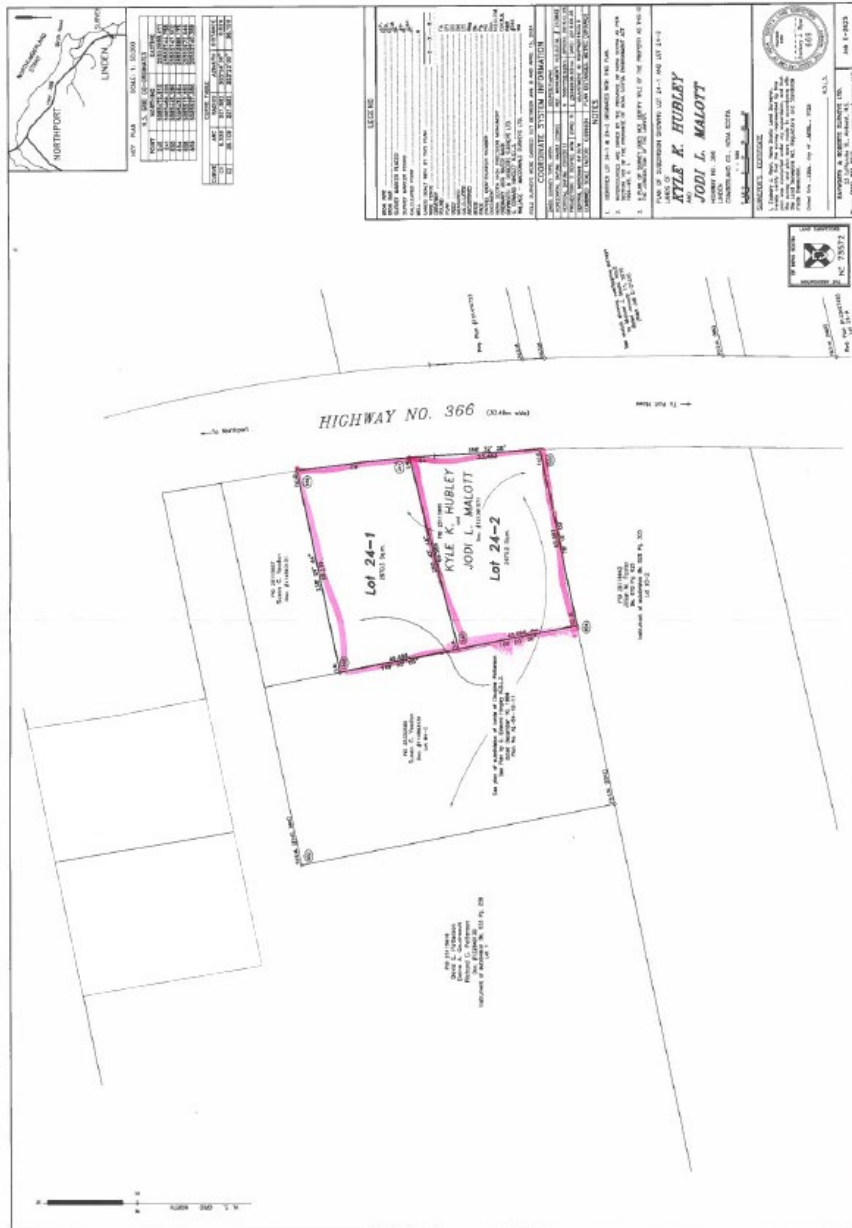
Attachment A: Survey showing the proposed plan of subdivision.

Attachment B: Aerial and Street Images of the subject property

Attachment C: Zoning Map

Attachment D: Policy Review

Attachment A: Survey showing the proposed plan of subdivision.





CUMBERLAND COUNCIL

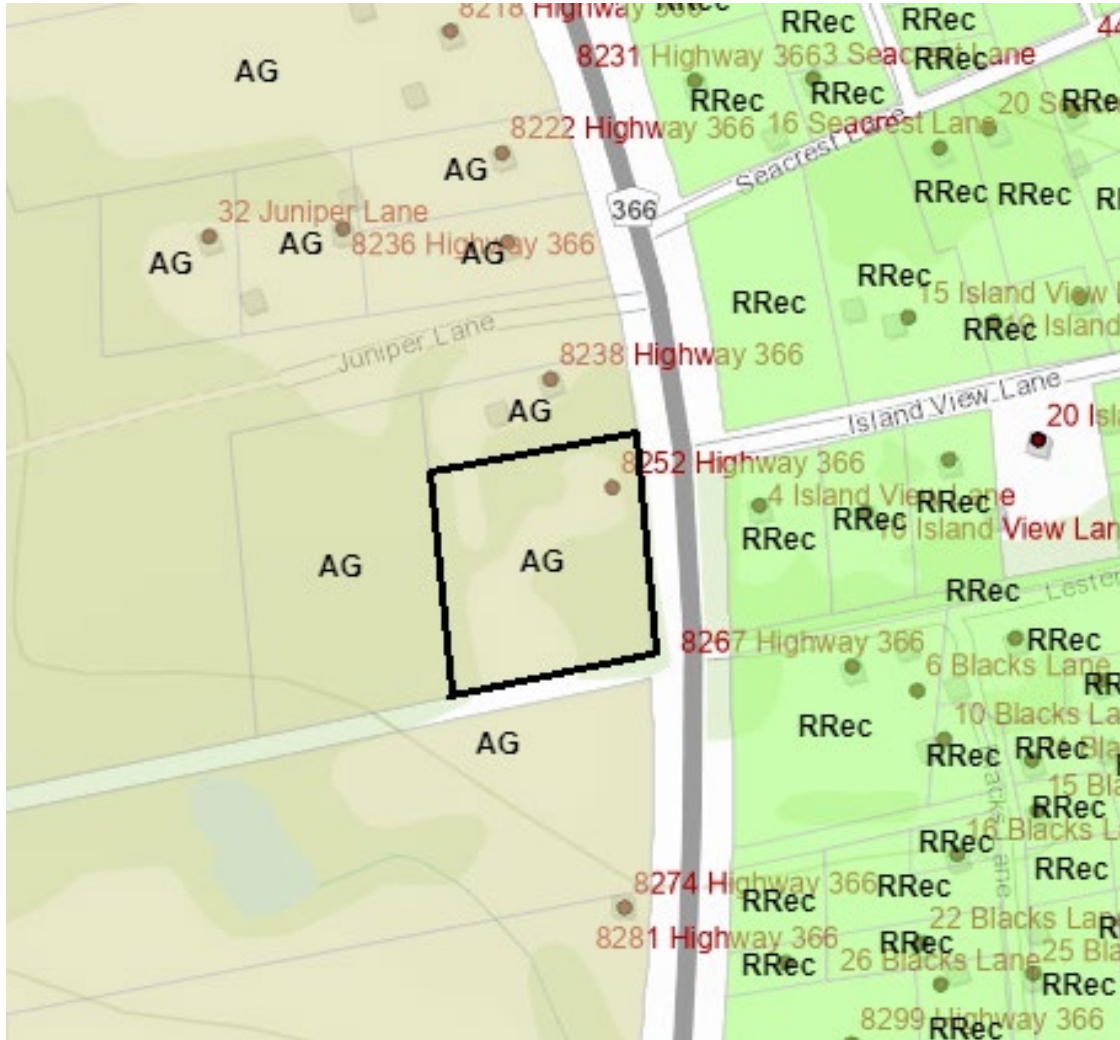
RFD#

Date: August 21, 2024

Attachment B: Aerial and Street Image of the Subject Property



Attachment C: Zoning Map



Attachment D: Policy Review



CUMBERLAND COUNCIL

RFD#

Date: August 21, 2024

The first two policies analyzed identifies the proposed rezoning is permitted within the Resource designation and proposal to rezone the land is appropriate.

MPS 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:	
<i>Requirement</i>	<i>Comment</i>
<i>(a) if the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104;</i>	N/A
<i>(b) the proposed change is not prohibited by any other policy in this Plan;</i>	The proposed change is not identified as prohibited by any other policy.
<i>(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</i>	See Policy 11.4.2 Analysis
<i>(cA)the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards;</i>	No identified impacts to the wildlife corridors or due to the presence of geohazards.
<i>(d) the proposal meets the general criteria for amending the Land Use By-law, set out in Policy 6-19.</i>	See Policy 6-19 Analysis



CUMBERLAND COUNCIL

RFD#

Date: August 21, 2024

MPS Policy 6-19: Council shall not amend the Land Use By-law or approve a development agreement unless Council is satisfied the proposal:	
<i>Requirement</i>	<i>Comment</i>
<i>(a) is consistent with the intent of this Municipal Planning Strategy;</i>	The proposed change is consistent with the intent of the Municipal Planning Strategy
<i>(b) does not conflict with any Municipal or Provincial programs, by-laws, or regulations in effect in the municipality;</i>	Does not conflict
<i>(c) is not premature or inappropriate due to:</i>	
<i>(i) the ability of the Municipality and/or Village (where applicable) to absorb public costs related to the proposal;</i>	No public costs expected related to this proposal
<i>(ii) impacts on existing drinking water supplies, both private and public;</i>	N/A
<i>(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;</i>	N/A
<i>(iv) the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to or leading to the proposal;</i>	No excessive traffic hazards or congestion risks identified relating to the proposal.
<i>(v) the adequacy of fire protection services and equipment;</i>	Fire protection services and equipment adequate for proposal
<i>(vi) the adequacy and proximity of schools and other community facilities</i>	n/a
<i>(vii) the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;</i>	No identified problems related to the proposal



CUMBERLAND COUNCIL

RFD#

Date: August 21, 2024


<i>(viii) the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;</i>	No identified flooding and drainage issues relating to the proposal
<i>(ix) impacts on sensitive environments, as identified on Schedule B;</i>	No identified impacts
<i>(ixA) impacts on wildlife corridors;</i>	No identified impacts
<i>(x) impacts on known habitat for species at risk;</i>	No identified impacts
<i>(xA) risks presented by geohazards;</i>	No geohazard risks identified
<i>(xi) the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way; and</i>	Proposed site is suitable for the proposed development, based on soil test results.
<i>(xii) negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.</i>	No negative impacts towards the community identified

The last policy analyzed demonstrates the proposed development plans, including future plans for subdivision, aligns with the intent of the proposed zone.

LUB 11.4.1 The Country Residential Zone is intended to permit lower density residential development on unserviced lots in defined rural communities and at the unserviced edges of serviced communities.
Comment
The intent of the Country Residential Zone aligns with the proposed development of single unit dwellings. The proposal has been in communication with Department of Environment to confirm suitability of the proposed development, based on soil test results and proposed development lot dimensions.

NOTICE OF PUBLIC HEARING

Details

 Published: 10 July 2024

A Public Hearing regarding the By-law to Amend the Municipal Planning Strategy 24-03 and By-law to Amend the Land Use By-law 24-04, 24-05, 24-06 and to Schedule A of the LUB for the Municipality of Cumberland will be held at

4:00 pm, Wednesday, July 24th, 2024

in the Council Chambers of the Upper Nappan Service Centre.

Note that this meeting may be rescheduled or conducted online, visit cumberlandcounty.ns.ca to verify meeting schedule.

By-law to Amend the Municipal Planning Strategy 24-03

- Add clause 6-24 to Section 6, requiring new planning applications and MPS amendments to follow the Public Participation Policy.

By-law to Amend the Land Use By-law 24-04

- Rezone PID 25184144, 2019 Hwy -307, Middleboro from Agriculture (AG) Zone to Country Residential (RCou) Zone.

By-law to Amend the Land Use By-law 24-05

- **Rezone PID 25510272 and 25331612, 496 Fox Point Road from Agriculture (AG) Zone to Country Commercial (CCou) Zone.**

By-law to Amend the Land Use By-law 24-06

- **Rezone PID 25115965, 2852 Hwy 366, Linden from Agriculture (AG) Zone to the Country Residential (RCou) Zone.**

Hearing documents can be viewed at plancumberland.ca/hearings or by contacting our office at 902-667-2313. Public Hearings are open to the public. You may participate by submitting comments by email to: Planning@cumberlandcounty.ns.ca or by mail to: Planning Dept, Upper Nappan Service Centre, 1395 Blair Lake Rd, Upper Nappan, NS B4H 3Y4.



CUMBERLAND COUNCIL

RFD#

Date: July 24, 2024

TO: Mayor and Council
FROM: Glen Boone, Director of Development and Planning
DATE: July 24, 2024
SUBJECT: **Public Hearing for the Bylaw to Amend the Land Use Bylaw and Schedule A to rezone PID 25115965, 8252 Highway 366, Linden**

ORIGIN: On May 1st, 2024, Planning staff received an application to rezone 8252 Highway 366 Linden NS – PID 25115965 (the “subject property”) from the Agricultural Zone to the Country Residential Zone.

PID	Current Use	Current Zone	Proposed Use	Proposed zone
25115965	Storage/ Vacant	Agriculture (AG)	Single-unit Dwelling	Country Residential (RCou)

LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT

MGA Section 205: Requirements for Adoption of Planning Documents

MPS 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 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;

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

LUB 11.4.1 *The Country Residential Zone is intended to permit lower density residential development on unserviced lots in defined rural communities and at the unserviced edges of serviced communities.*



CUMBERLAND COUNCIL

RFD#

Date: July 24, 2024

RECOMMENDATION: No motions for consideration.

BACKGROUND: The subject property is located on Highway 366 in Linden. The application is to rezone PID 25115965 from the Agriculture zone to the Country Residential zone, as a preliminary step to subdividing and developing the property. The owners of the subject property intend to use the land to develop a single unit dwelling.

DISCUSSION: The subject property is currently zoned as Agricultural. The parcel was initially zoned as agricultural land in 2018, based on the soil content being suitable for agriculture. Despite suitable soil for agriculture, the size and location of the lot makes it not ideal for agricultural uses. In the Agricultural Zone, the minimum lot size requirement is 4000sqm. The subject property has a total area of 5340.5sqm, which would not allow for a subdivision of any kind. Rezoning the land to Country Residential would allow the subject property to be subdivided to create two lots of 2700sqm each. A survey of the proposed subdivision is included as an attachment.

FINANCIAL IMPLICATIONS: None specific to this matter.

ENVIRONMENTAL IMPLICATIONS: According to soil study conducted in 2011, the land is identified as ideal for agricultural purposes. A new soil assessment has been conducted by a licensed surveyor and the results have been sent to the Department of Environment for comment. Regardless of soil test results, the size and location of the subject property makes it not ideal for large-scale agricultural purposes.

COMMUNITY ENGAGEMENT: Notification regarding this public hearing was provided to the public on July 10, 2024, through the Cumberland County Municipal Website, in conformance with section 204 of the MGA. Notification was also provided through PlanCumberland.ca and Municipally operated social media accounts. Further notification to the public was provided through an advertisement placed in the Casket, a locally circulating newspaper, for July 17, 2024. No comments from the public were received by staff regarding the proposed amendment.

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.

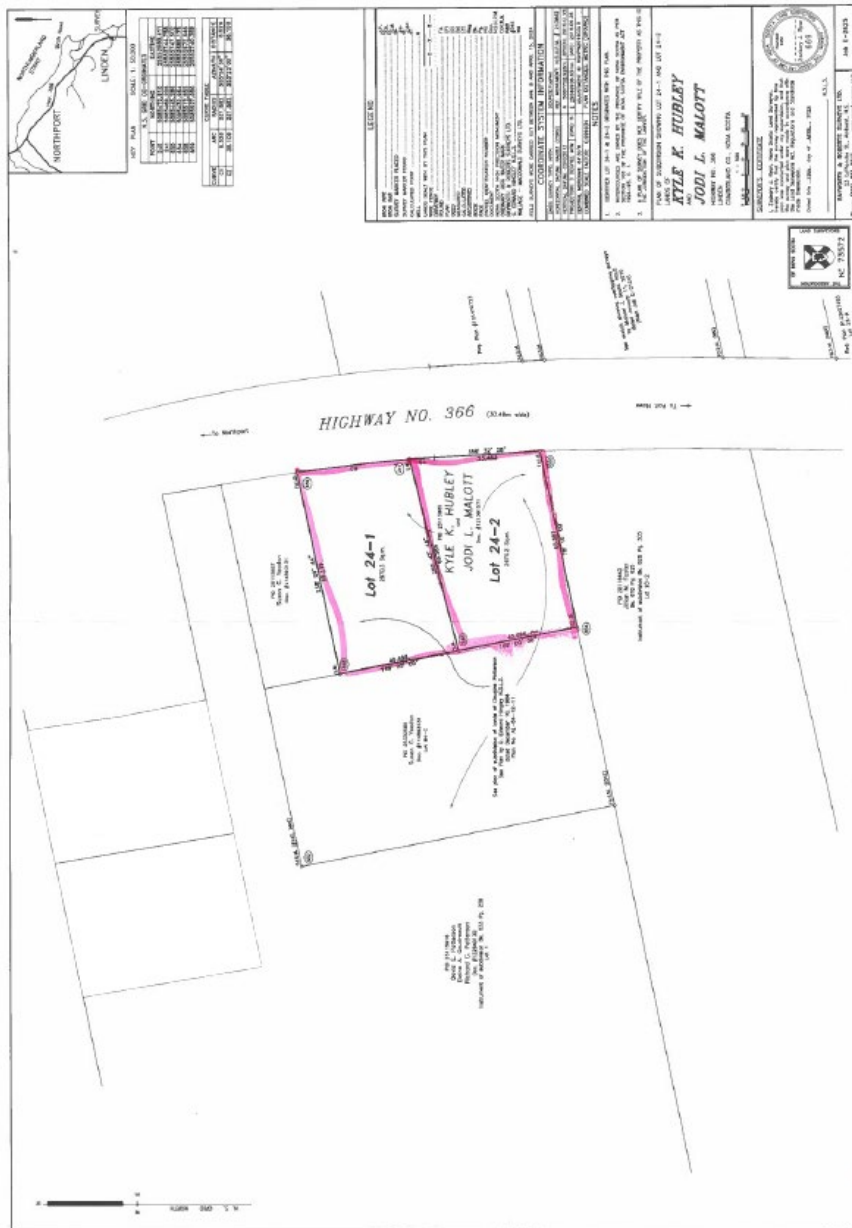
ATTACHMENTS:

Attachment A: Survey showing the proposed plan of subdivision.

Attachment B: Aerial and Street Images of the subject property

Attachment C: Zoning Map

Attachment A: Survey showing the proposed plan of subdivision.





CUMBERLAND COUNCIL

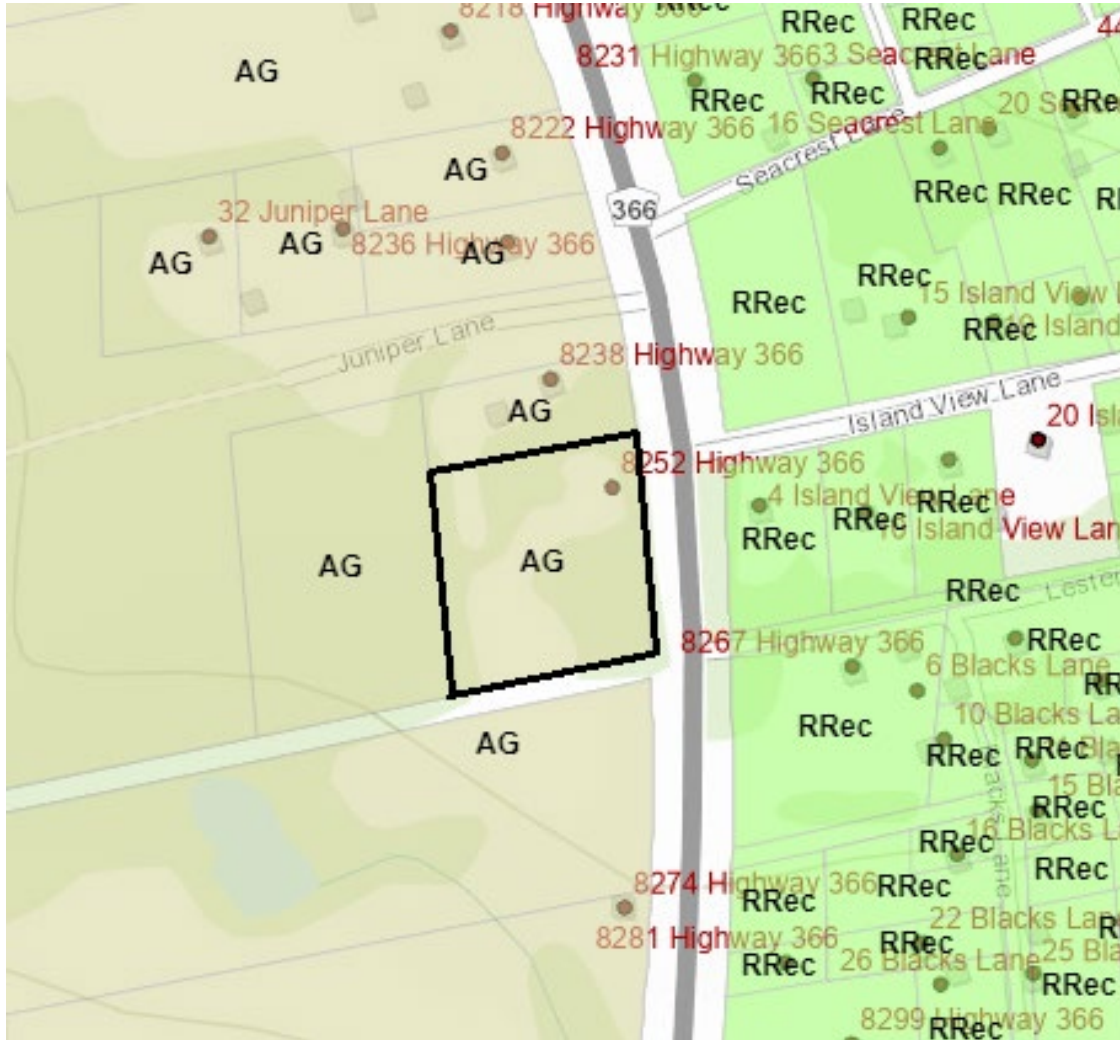
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Date: July 24, 2024

Attachment B: Aerial and Street Image of the Subject Property



Attachment C: Zoning Map



Attachment D: Policy Review



CUMBERLAND COUNCIL

RFD#

Date: July 24, 2024

The first two policies analyzed identifies the proposed rezoning is permitted within the Resource designation and proposal to rezone the land is appropriate.

MPS 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:	
<i>Requirement</i>	<i>Comment</i>
<i>(a) if the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104;</i>	N/A
<i>(b) the proposed change is not prohibited by any other policy in this Plan;</i>	The proposed change is not identified as prohibited by any other policy.
<i>(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</i>	See Policy 11.4.2 Analysis
<i>(cA)the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards;</i>	No identified impacts to the wildlife corridors or due to the presence of geohazards.
<i>(d) the proposal meets the general criteria for amending the Land Use By-law, set out in Policy 6-19.</i>	See Policy 6-19 Analysis



CUMBERLAND COUNCIL

RFD#

Date: July 24, 2024

MPS Policy 6-19: Council shall not amend the Land Use By-law or approve a development agreement unless Council is satisfied the proposal:	
<i>Requirement</i>	<i>Comment</i>
<i>(a) is consistent with the intent of this Municipal Planning Strategy;</i>	The proposed change is consistent with the intent of the Municipal Planning Strategy
<i>(b) does not conflict with any Municipal or Provincial programs, by-laws, or regulations in effect in the municipality;</i>	Does not conflict
<i>(c) is not premature or inappropriate due to:</i>	
<i>(i) the ability of the Municipality and/or Village (where applicable) to absorb public costs related to the proposal;</i>	No public costs expected related to this proposal
<i>(ii) impacts on existing drinking water supplies, both private and public;</i>	N/A
<i>(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;</i>	N/A
<i>(iv) the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to or leading to the proposal;</i>	No excessive traffic hazards or congestion risks identified relating to the proposal.
<i>(v) the adequacy of fire protection services and equipment;</i>	Fire protection services and equipment adequate for proposal
<i>(vi) the adequacy and proximity of schools and other community facilities</i>	n/a
<i>(vii) the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;</i>	No identified problems related to the proposal



CUMBERLAND COUNCIL

RFD#

Date: July 24, 2024

<i>(viii) the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;</i>	No identified flooding and drainage issues relating to the proposal
<i>(ix) impacts on sensitive environments, as identified on Schedule B;</i>	No identified impacts
<i>(ixA) impacts on wildlife corridors;</i>	No identified impacts
<i>(x) impacts on known habitat for species at risk;</i>	No identified impacts
<i>(xA) risks presented by geohazards;</i>	No geohazard risks identified
<i>(xi) the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way; and</i>	Proposed site is suitable for the proposed development, based on soil test results.
<i>(xii) negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.</i>	No negative impacts towards the community identified

The last policy analyzed demonstrates the proposed development plans, including future plans for subdivision, aligns with the intent of the proposed zone.

LUB 11.4.1 The Country Residential Zone is intended to permit lower density residential development on unserviced lots in defined rural communities and at the unserviced edges of serviced communities.
Comment
The intent of the Country Residential Zone aligns with the proposed development of single unit dwellings. The proposal has been in communication with Department of Environment to confirm suitability of the proposed development, based on soil test results and proposed development lot dimensions.



CUMBERLAND COUNCIL

RFD#

Date:

TO: Mayor and Council
FROM: Glen Boone, Director of Development and Planning
DATE: June 26, 2024
SUBJECT: **First Reading of amendment to Land Use Bylaw to rezone PID 25115965, 8252 Highway 366 Linden, NS.**

ORIGIN: On May 1st 2024, Planning staff received an application to rezone 8252 Highway 366 Linden NS – PID 25115965 (the “subject property”) from the Agricultural Zone to the Country Residential Zone.

PID	Current Use	Current Zone	Proposed Use	Proposed zone
25115965	Storage/ Vacant	Agriculture (AG)	Single-unit Dwelling	Country Residential (RCou)

LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT

MGA Section 205: Requirements for Adoption of Planning Documents

MPS 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 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;

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

LUB 11.4.1 The Country Residential Zone is intended to permit lower density residential development on unserviced lots in defined rural communities and at the unserviced edges of serviced communities.



CUMBERLAND COUNCIL

RFD#

Date:

RECOMMENDATION: That Council approve first reading of an amendment to the land use bylaw to rezone PID 25115965 from Agriculture (AG) Zone to the Country Residential (RCou) Zone AND to schedule a Public Hearing for the proposed amendment.

BACKGROUND: The subject property is located on Highway 366 in Linden. The application is to rezone PID 25115965 from the agriculture zone to the residential country zone, as a preliminary step to subdividing and developing the property. The owners of the subject property intend to use the land to develop a single unit dwelling.

DISCUSSION: The subject property is currently zoned as Agricultural. The parcel was initially zoned as agricultural land in 2018, based on the soil content being suitable for agriculture. Despite suitable soil for agriculture, the size and location of the lot makes it not ideal for agricultural uses. In the Agricultural Zone, the minimum lot size requirement is 4000sqm. The subject property has a total area of 5340.5sqm, which would not allow for a subdivision of any kind. Rezoning the land to Country Residential would allow the subject property to be subdivided to create two lots of 2700sqm each. A survey of the proposed subdivision is included as an attachment.

FINANCIAL IMPLICATIONS: None specific to this matter.

ENVIRONMENTAL IMPLICATIONS: According to soil study conducted in 2011, the land is identified as ideal for agricultural purposes. A new soil assesment has been conducted by a licensed surveyor and the results have been sent to the Department of Environment for comment. Regardless of soil test results, the size and location of the subject property makes it not ideal for large-scale agricultural purposes.

The final subdivision will be subject to approval from Department of Environment, regarding each individual lot's ability to support on-site septic.

COMMUNITY ENGAGEMENT: If Council approves, a public hearing could be held on the above matter at a later date. Notice for the public hearing will be provided through the Municipality of Cumberland County Website, two weeks prior to the public hearing date.

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.



CUMBERLAND COUNCIL

RFD#

Date:

ATTACHMENTS:

Attachment A: Survey showing the proposed plan of subdivision.

Attachment B: Aerial and Street Images of the subject property

Attachment C: Zoning Map

Attachment D: Policy Review

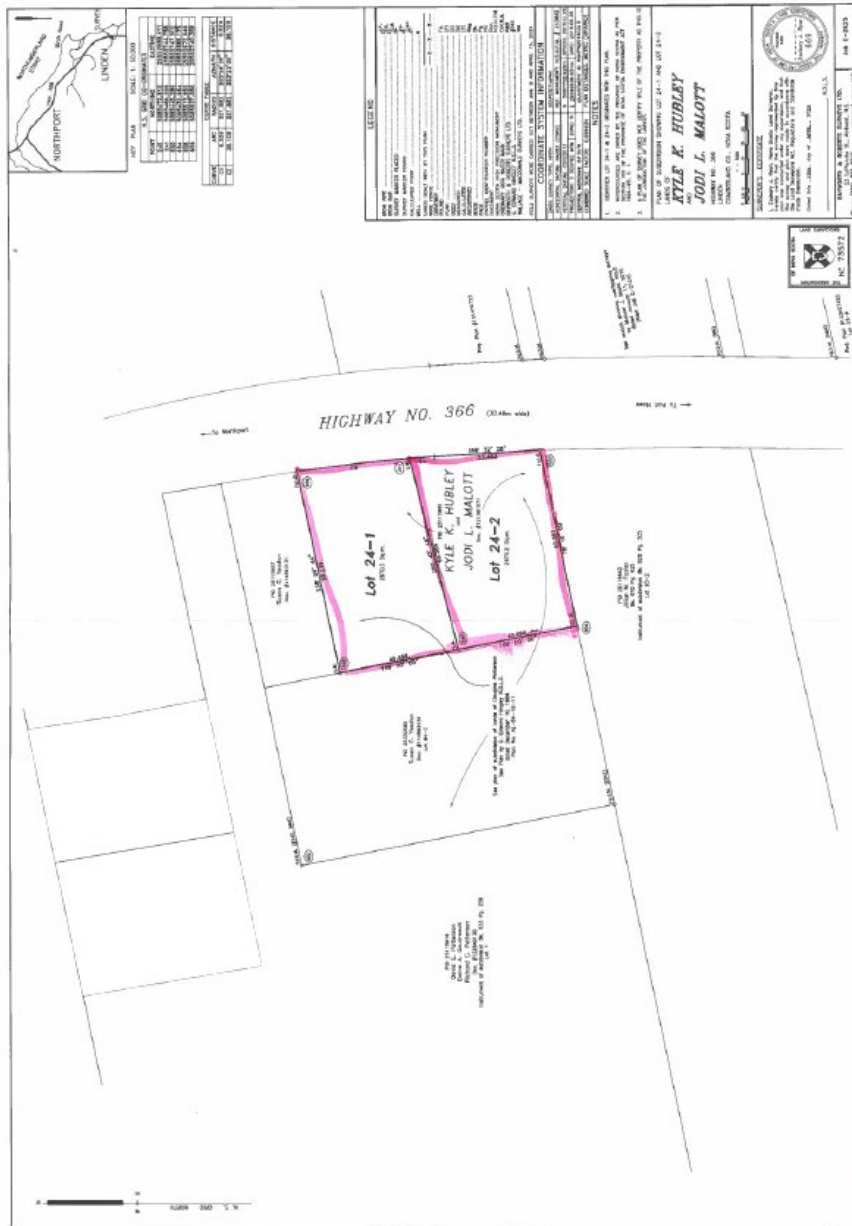


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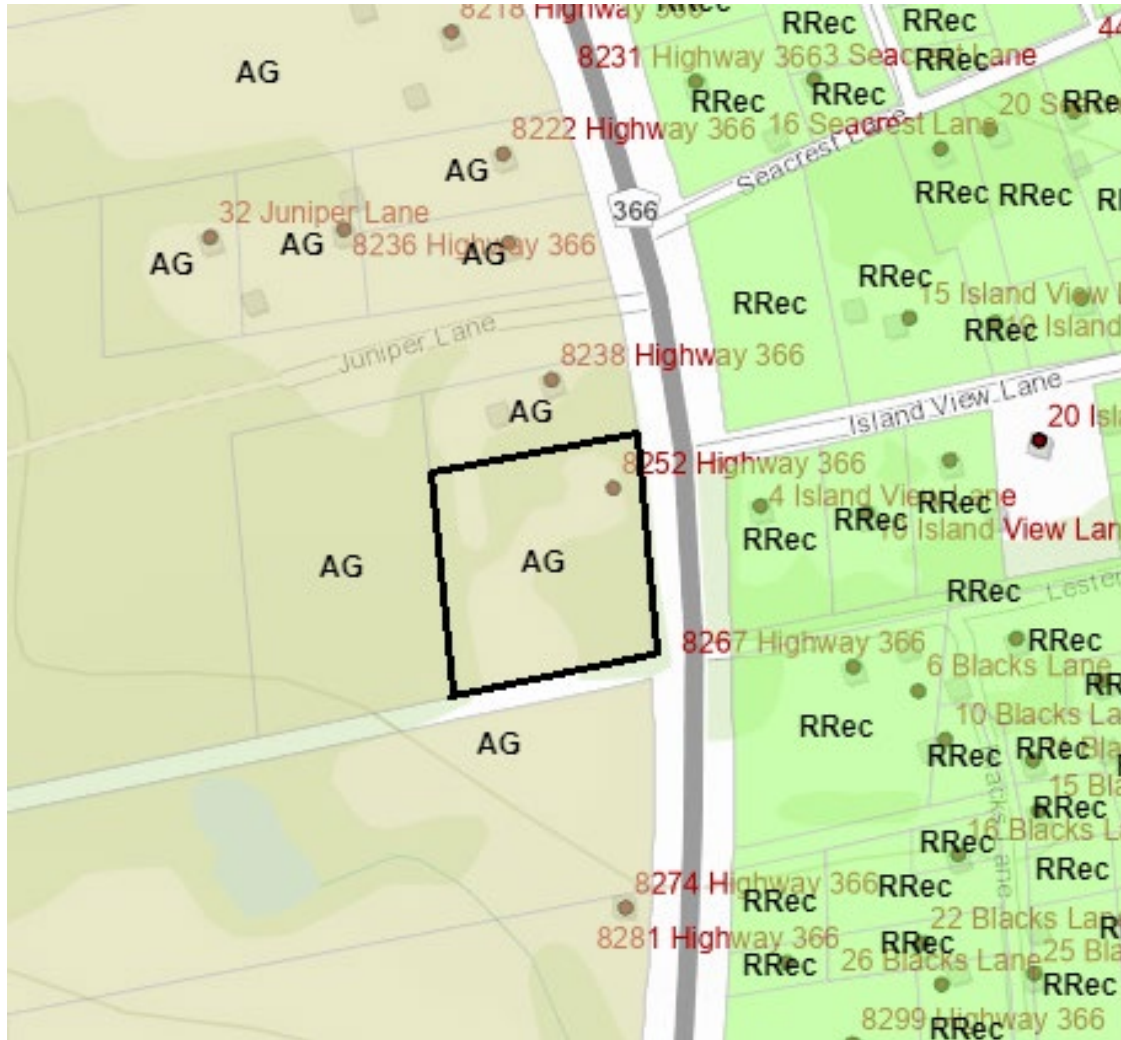
Attachment A: Survey showing the proposed plan of subdivision.



Attachment B: Aerial and Street Image of the Subject Property



Attachment C: Zoning Map





CUMBERLAND COUNCIL

RFD#

Date:

Attachment D: Policy Review

The first two policies analyzed identifies the proposed rezoning is permitted within the Resource designation and proposal to rezone the land is appropriate.

MPS 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:	
<i>Requirement</i>	<i>Comment</i>
<i>(a) if the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104;</i>	N/A
<i>(b) the proposed change is not prohibited by any other policy in this Plan;</i>	The proposed change is not identified as prohibited by any other policy.
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<i>(cA)the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards;</i>	No identified impacts to the wildlife corridors or due to the presence of geohazards.
<i>(d) the proposal meets the general criteria for amending the Land Use By-law, set out in Policy 6-19.</i>	See Policy 6-19 Analysis



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MPS Policy 6-19: Council shall not amend the Land Use By-law or approve a development agreement unless Council is satisfied the proposal:	
<i>Requirement</i>	<i>Comment</i>
<i>(a) is consistent with the intent of this Municipal Planning Strategy;</i>	The proposed change is consistent with the intent of the Municipal Planning Strategy
<i>(b) does not conflict with any Municipal or Provincial programs, by-laws, or regulations in effect in the municipality;</i>	Does not conflict
<i>(c) is not premature or inappropriate due to:</i>	
<i>(i) the ability of the Municipality and/or Village (where applicable) to absorb public costs related to the proposal;</i>	No public costs expected related to this proposal
<i>(ii) impacts on existing drinking water supplies, both private and public;</i>	N/A
<i>(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;</i>	N/A
<i>(iv) the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to or leading to the proposal;</i>	No excessive traffic hazards or congestion risks identified relating to the proposal.
<i>(v) the adequacy of fire protection services and equipment;</i>	Fire protection services and equipment adequate for proposal
<i>(vi) the adequacy and proximity of schools and other community facilities</i>	n/a
<i>(vii) the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;</i>	No identified problems related to the proposal



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<i>(ixA) impacts on wildlife corridors;</i>	No identified impacts
<i>(x) impacts on known habitat for species at risk;</i>	No identified impacts
<i>(xA) risks presented by geohazards;</i>	No geohazard risks identified
<i>(xi) the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way; and</i>	Proposed site is suitable for the proposed development, and soil test have been conducted.
<i>(xii) negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.</i>	No negative impacts towards the community identified

The last policy analyzed demonstrates the proposed development plans, including future plans for subdivision, aligns with the intent of the proposed zone.

LUB 11.4.1 The Country Residential Zone is intended to permit lower density residential development on unserviced lots in defined rural communities and at the unserviced edges of serviced communities.
Comment
The intent of the Country Residential Zone aligns with the proposed development of single unit dwellings. The proponent has been in communication with Department of Environment to confirm suitability of the proposed development, based on soil test results and proposed development lot dimensions.