



Subject: *PLN26-008 Legrow and Williams: MPS and LUB Mapping Amendments*
To: Planning Advisory Committee, May 19, 2026
Date Prepared: May 13, 2026
Related Motions: None
Prepared by: Debbie Uloth, Community Planner II
Approved by: John Woodford, Director of Planning and Development

Summary,

The Municipality has received an application from Zzap Consulting Incorporated on behalf of Nicole Legrow & Natalie Williams to change the land use designation and zone of PIDs 45332590 & 45332608, 1451 Highway 2, Lantz and the parcel of land identified as Earls Court to permit a townhouse development. The land use designation is proposed to change from the Established Residential Neighbourhood (ER) Designation to the Medium Density Residential Neighbourhood (MR) Designation and to be rezoned from the Two Dwelling Unit Residential (R2) Zone to the Townhouse (R2-T) Zone. The mapping amendments will enable the development by site plan approval of approximately 24 townhouse dwelling units.

Financial Impact Statement

There is no immediate financial impact from the recommendations in this report.

Recommendation

That Planning Advisory Committee recommends that Council authorize staff to schedule a public information meeting.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *authorize staff to schedule a public information meeting to consider an application from Zzap Consulting Incorporated, on behalf of Nicole Legrow and Natalie Williams, to amend the MPS and LUB by changing the land use designation of PIDs 45332590 & 45332608 to Medium Density Residential Neighbourhood (MR) and rezone the same land to Townhouse (R2-T) Zone.*

Background

Planning staff received an application from Zzap Consulting Incorporated on behalf of Nicole Legrow & Natalie Williams in April 2025. The application proposes to change the Generalized Future Land Use Designation of PIDS 45332590 & 45332608 from the Established Residential Neighbourhood (ER) Designation to the Medium Density Residential Neighbourhood (MR) Designation and to rezone the same Two Dwelling Unit Residential (R2) Zone to the Townhouse (R2-T) Zone. Changing the land use designation and zone would then allow the applicant to apply for site plan approval for a 24-unit cluster townhouse development.

Discussion

SUBJECT PROPERTY

The subject site is shown on the map to the right and is identified as PIDs 45332590 & 45332608, 1451 Highway 2, Lantz and the parcel of land identified as Earls Court. Earls Court is owned by Legrow and Williams but the parcel is a private right-of-way easement, which acts as a private road for other property owners with frontage on Earls Court.

The total area of the subject lands is approximately 1.83 hectares with 20 m of frontage on Highway 2 and roughly 97 m of frontage on Earls Court.

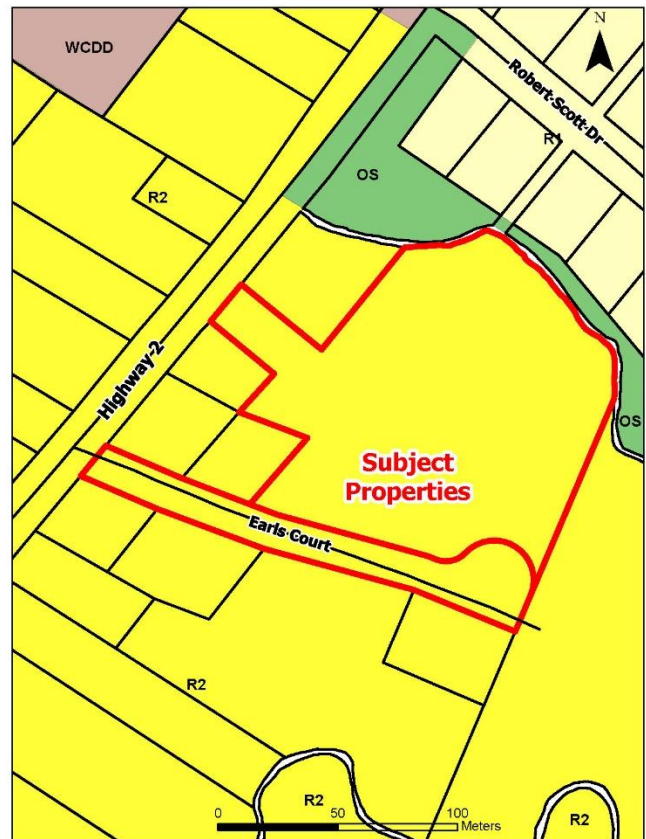
The property is designated Established Residential Neighbourhood (ER) and zoned Two Dwelling Unit Residential (R2). Adjacent lands are also zoned Two Dwelling Unit Residential (R2), except for land on the northern side of Blacksmith Brook, which is zoned Open Space (OS) and is owned by the Municipality of East Hants.

Although the current land use designation and zoning do not show the floodplain zones being located on the subject lands, staff is aware of flooding issues along Blacksmith Brook. In addition, a floodplain study completed by Dillon Consulting for the Provincial government shows that the floodplain may extend into the subject land, as shown in Appendix C. The applicant has been supplied with this information and the proposed concept plan has been developed to be outside the area identified as floodplain.

DEVELOPMENT PROPOSAL

The purpose of this application is to amend the Generalized Future Land Use Designation Map and Land Use Bylaw Map to allow for the development of 24 townhouse dwelling units. A concept plan of the proposed development is shown on the following page and is attached as Appendix A. As shown, the design is for a cluster townhouse development serviced by a private driveway from Highway 2 and Earls Court. Earls Court is a private road owned by the applicant.

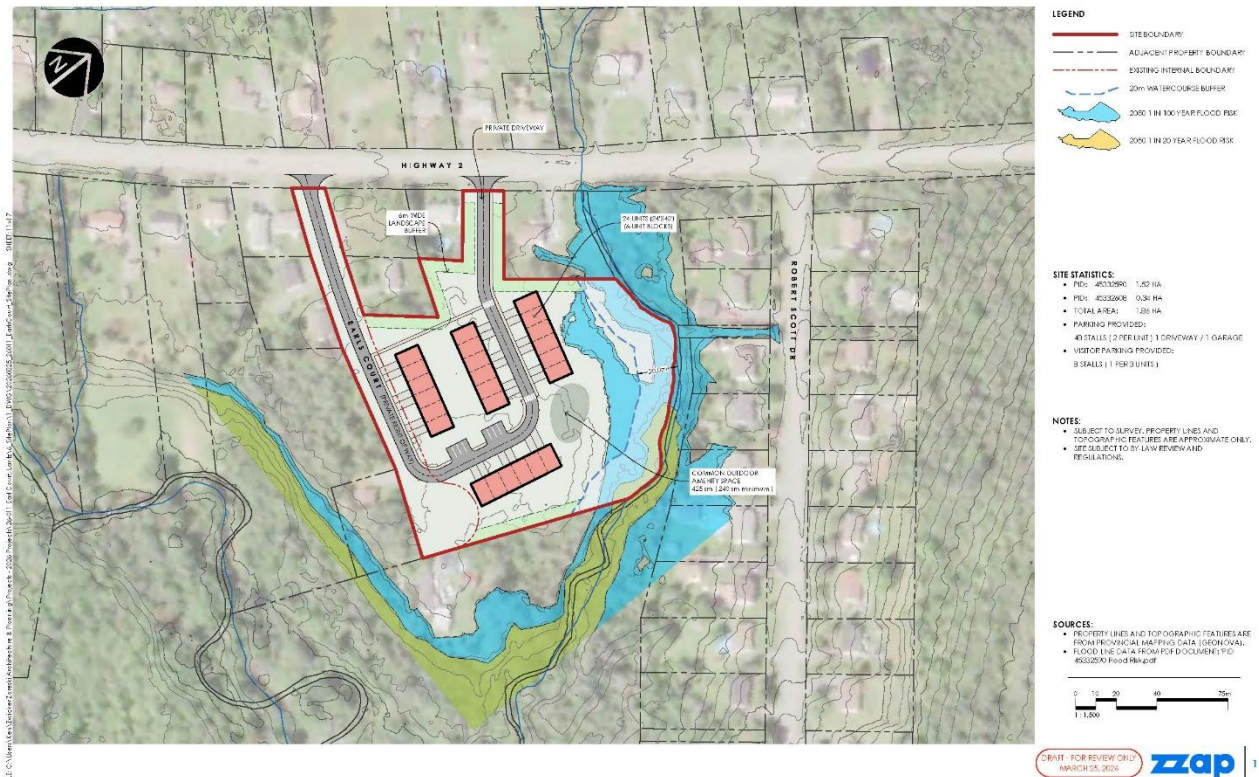
Parking for the townhouses is proposed to be located in front of the townhouse units and in a common parking area. A single unit dwelling is currently located on the subject lands, which is proposed to be demolished if the application is approved. A servicing plan, attached as Appendix B, has also been provided by the applicant.



Staff will provide it to Infrastructure and Operations staff for their review.

If the MPS and LUB mapping application is approved, the applicant does not have to develop the site as shown on the concept plan. However, the applicant would be restricted by the size and frontage of the land and by requirements of the Land Use Bylaw. The applicant may also not be the final developer.

26-011 EARLS COURT | 1451 HIGHWAY 2, LANTZ, NS | SITE PLAN



POLICY ANALYSIS

Policy IM11 of the MPS is the policy that permits Council to consider the proposed mapping amendments. East Hants Council has to determine if the proposed application is in the best interest of the Municipality.

Policy IM11 - Permits Council to consider private applications to amend the MPS where the proposed amendments are in the best interest of the Municipality.

CITIZEN ENGAGEMENT

Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application. An advertisement outlining the application and indicating that it had been received and was under review by staff was placed in the *Chronicle Herald* in April 2026. A Public Information Meeting (PIM) is required for all amendments to the Municipal Planning Strategy unless they are housekeeping in nature. Unless directed otherwise, a letter indicating the time and date of the PIM will be mailed to all property owners and residents within 300 m of the subject properties. Additional advertising will be placed on the East Hants website and on our social media feeds.

STRATEGIC ALIGNMENT

The 2025-2028 East Hants Strategic Plan identifies 'Strong Community' as one of the four areas of strategic focus.

LEGISLATIVE AUTHORITY

The legislative authority is set out in the Municipal Government Act, Part VIII.

FINANCIAL CONSIDERATIONS

A fiscal impact analysis may be completed for the final staff report.

Alternatives

Planning Advisory Committee could recommend not to proceed with the application.

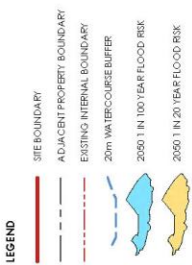
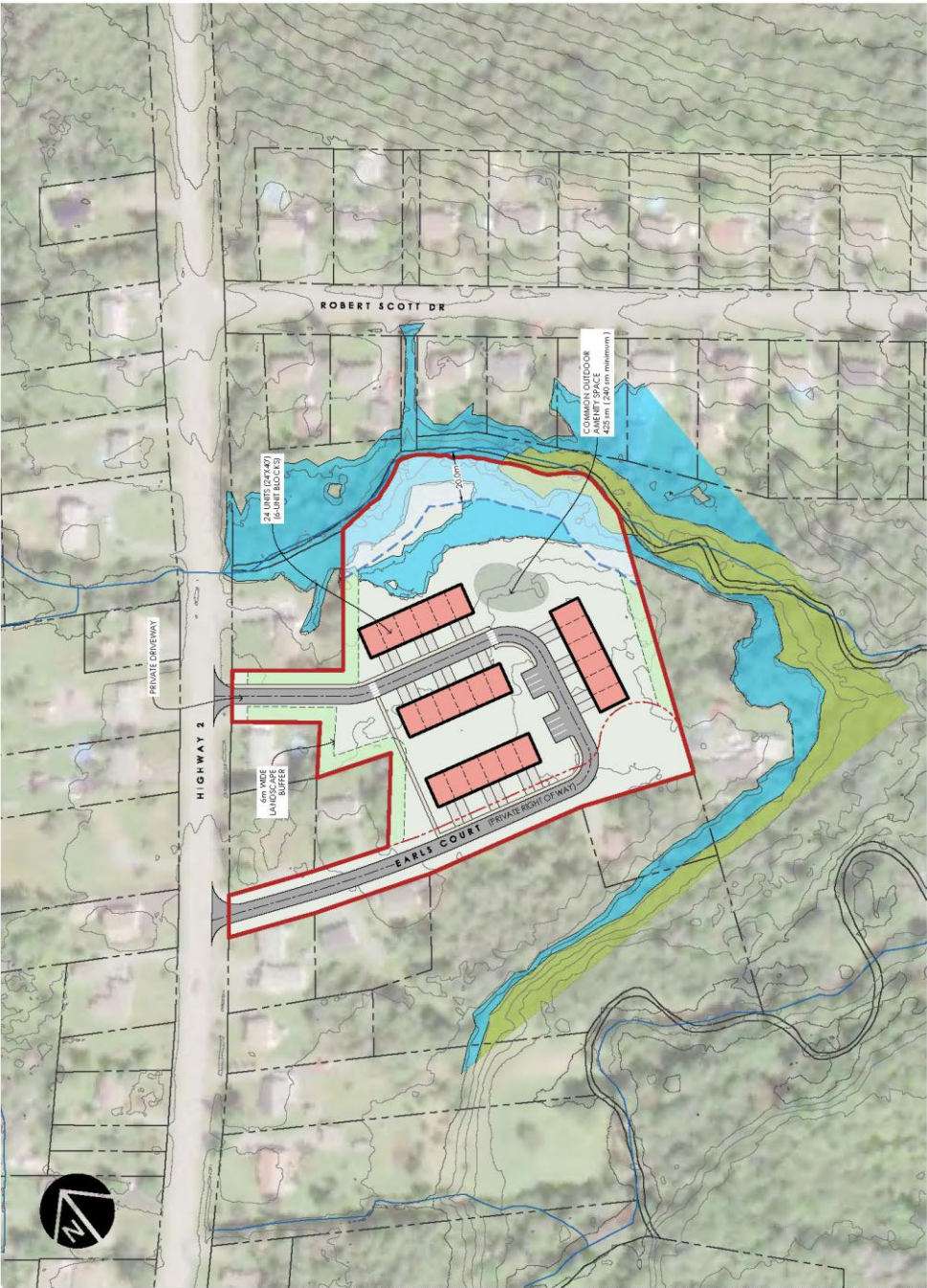
Attachments

Appendix A - Concept Plan

Appendix B - Servicing Plan

Appendix C - Dillon Consulting Flood Study Map

26-011 EARLS COURT | 1451 HIGHWAY 2, LANTZ, NS | SITE PLAN



SITE STATISTICS:

- PID: 40332590 1.52 HA
- PID: 40332608 0.34 HA
- TOTAL AREA: 1.86 HA
- PARKING PROVIDED:
- 48 STALLS (2 PER UNIT) 1 DRIVEWAY / 1 GARAGE
- VISITOR PARKING PROVIDED:
- 8 STALLS (1 PER 3 UNITS)

NOTES:

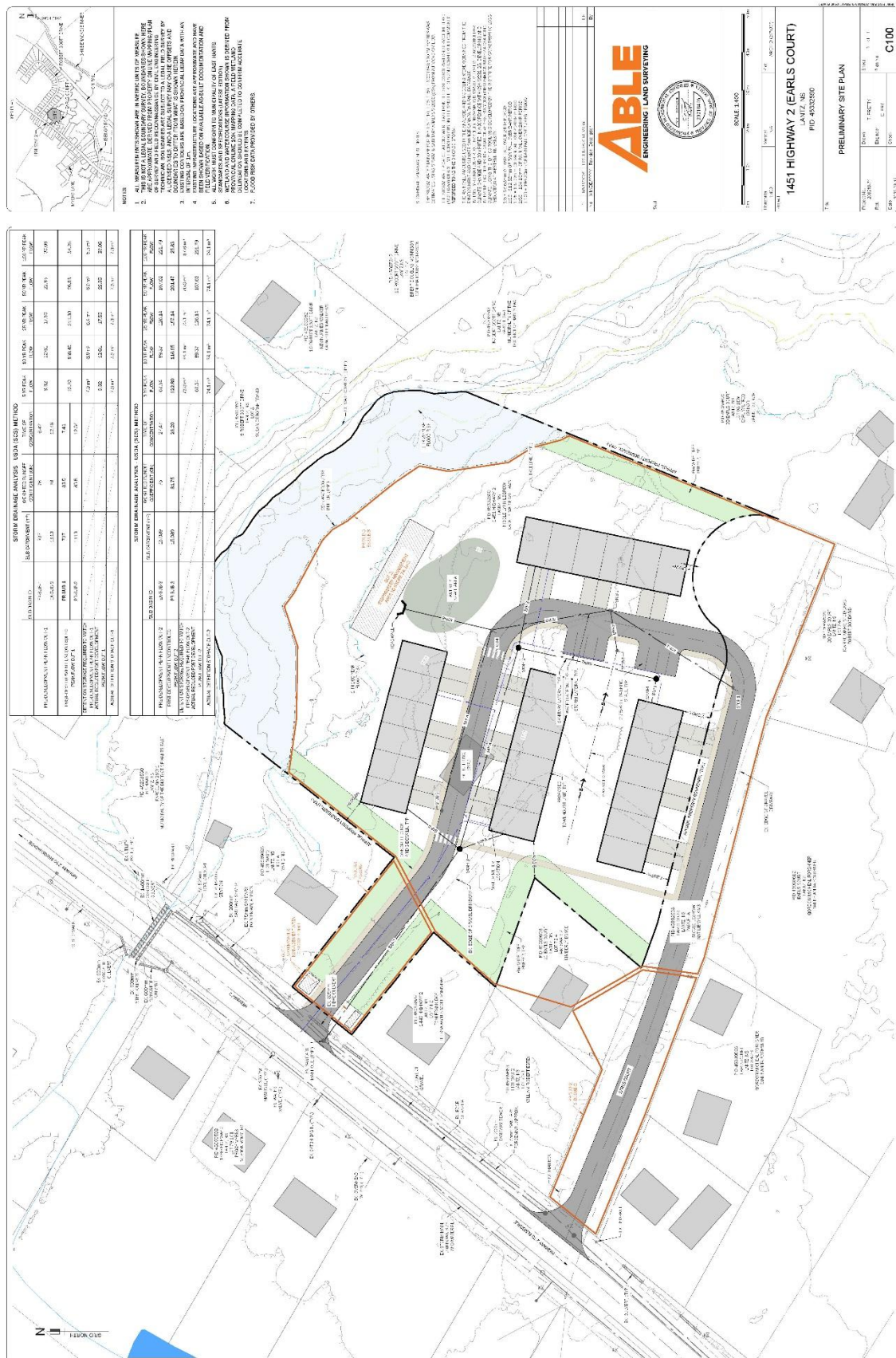
- SUBJECT TO SURVEY, PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY.
- REGIONS TO BE LAY REVIEW AND REGULATIONS.

SOURCES:

- PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY.
- FLOOD LINE DATA FROM PID DOCUMENT: PID: 40332590 Flood Risk.dwg



zmap
DRAFT - FOR REVIEW ONLY
MARCH 25, 2024



Appendix C - Dillon Consulting Flood Study Map



2050 1 in 100 year flood risk



2050 1 in 20 year flood risk

Flood line data compliments of Dillon Consulting/AGRG on behalf of Nova Scotia Department of Municipal Affairs and Housing.

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