



Date: December 22, 2021
To: Municipal Council
cc: Kim Ramsay, Chief Administrative Officer
From: Councillor Moussa, Planning Advisory Vice-Chairperson
RE: **Planning Advisory Committee Report**

The Committee held its regular meeting on December 14, 2021 in Council Chambers. The following motions are coming forward as a result of this meeting:

1. WM FARES ARCHITECTS - MIXED USE DEVELOPMENT IN ENFIELD - FINAL REPORT

WM Fares Architects on behalf of Monk Mobile Corporation Limited and Allison Land Surveys Limited are applying for a MPS and LUB mapping amendment that would change the land use designation and zone to Walkable Comprehensive Development District (WCDD), which would allow Council to consider entering into a development agreement with the applicant for a mixed-use development, with three multiplexes, 18 townhouse units, and commercial space.

A public information meeting for the original application was held in July 2019. A public information meeting for the updated application was held on January 5, 2021.

First reading of the proposed MPS and LUB mapping amendments and initial consideration of the development agreement was given at the April 2021 meeting of Council. Council also authorized staff to organize a public hearing. Due to new Public Health restrictions and a desire not to limit anticipated public participation, consideration was given to postponing the Public Hearing.

The Planning Advisory Committee recommends that *Council postpone the Public Hearing until January, possibly done in succession on multiple nights to accommodate the public under the Public Health restrictions and to allow the Public Hearing to be held via Zoom, if necessary.*

As Vice-Chair of the Committee, I so move.

The Planning Advisory Committee further recommended that Council refuse the application by WM Fares. That motion will be brought forward during the Public Hearing in the new year.

2. RIVER COUNTRY ESTATES SUBDIVISIONS LTD. - DEVELOPMENT AGREEMENT FOR SELF STORAGE - FINAL REPORT

The Municipality has received an application from Troy Matheson of River County Estates Subdivision Ltd. to enable the construction of a self-storage facility at the corner of Highway 214 and Highway 14 in Nine Mile River. Since the initial submission the applicant has amended their design to reduce the number of buildings and increase the setback of buildings from neighbouring properties.

Initial consideration of the development agreement was given at the July 2021 meeting of Council. The public hearing for this application has been scheduled for December 22, 2021.

The Planning Advisory Committee recommends that ***Council give final consideration and approve entering into a Development Agreement for a self-storage facility at the corner of Highway 214 and Highway 14 in Nine Mile River; within one year of Council's approval.***

As Vice-Chair of the Committee, I so move.

3. LANTZ SECONDARY PLANNING STRATEGY

The Planning and Development Department has completed a scoping study of key items for consideration in the development of a secondary planning strategy for the Lantz Growth Reserve Area. Information that has informed the study includes needs assessments from the Municipal Departments of EBD, I&O and PRC, as well as a limited desktop review of the topography and possible boundary of the proposed study area.

The Planning Advisory Committee recommends that ***Council direct staff to include \$130,000 in the 2022/23 draft budget for the completion of a secondary planning strategy as described in the scoping report (Lantz GRA - Secondary Scoping Study dated December 6, 2021)***

As Vice-Chair of the Committee, I so move.

4. PLAN UPDATE COMMUNITY ENGAGEMENT SUMMARY REPORT - PHASE 1

As part of the East Hants Official Community Plan Update, a Community Survey was undertaken as a component to the citizen engagement portion of the Plan Update. In addition to the survey, Community Open Houses were held in the communities of Walton, Noel, Upper Rawdon, Kennetcook, and Maitland, to consult with community members and to help with bringing planning to the future planned area of East Hants. Feedback from the open houses and the community survey have been combined in this Community Engagement Report for Phase 1 of the Plan Update. Results will be used to help guide the development of land use planning policies and regulations in the future planned area and to assist in reviewing existing policies and regulations.

No recommendation is coming forward.

As Vice-Chair of the Committee, I move the adoption of this report.