



Date: July 27, 2022
To: Municipal Council
cc: Kim Ramsay, Chief Administrative Officer
From: Councillor Greene, Planning Advisory Chairperson
RE: **Planning Advisory Committee Report**

The Committee held its regular meeting on July 19, 2022 in Council Chambers. The following motions are coming forward as a result of that meeting:

1. MARCHAND/POWELL - REDESIGNATION AND REZONING IN MOUNT UNIACKE

The Municipality has received an application from Chris Marchand to redesignate and rezone a portion of property in East Uniacke from Rural Use (RU) Zone to Established Residential Neighbourhood (R1) Zone.

The Planning Advisory Committee recommends to Council *that Council authorize staff to schedule a Public Information Meeting to consider a proposal for a portion of PID 45143237 to change the designation from Rural Use (RU) to Established Residential Neighbourhood (ER) and the zone from Rural Use (RU) to Established Residential Neighbourhood (R1).*

As Chair of the Committee, I so move.

2. CUSTOM MILLWORK ATLANTIC INC. - DEVELOPMENT AGREEMENT FOR STORAGE BUILDING

Custom Millwork Atlantic Inc. has submitted an application to enable a building larger than is permitted in the General Commercial (GC) Zone.

The Planning Advisory Committee recommends to Council *that Council give initial consideration to enter into a Development Agreement for a 1115 m² (12,000 square foot) building development on a property identified as PID 45402955; and authorize staff to schedule a Public Hearing.*

As Chair of the Committee, I so move.

3. PLAN UPDATE BACKGROUND PAPER - RURAL NORTH (RU-2) ZONE & PLAN UPDATE BACKGROUND PAPER - DRAFT ZONING MAPS

The Planning Advisory Committee recommends to Council *that Council defer discussion on the Plan Update Background Paper - Rural North (RU-2) Zone and the Plan Update Background Paper - Draft Zoning Maps to a special meeting in September (September 7, 2022).*

As Chair of the Committee, I so move.

4. PLAN UPDATE BACKGROUND PAPER - MIXED USE CENTRE (MC) ZONE

PAC considered a second report on the Mixed Use Centre (MC) Designation and Zone in Enfield and Elmsdale. The report was the result of concerns raised by residents in Enfield regarding the scale of new development.

The Planning Advisory Committee recommends to Council *that Council direct staff to prepare amendments to the MC designation and zone to require commercial space on ground floors of new buildings and limit the height of new buildings south of the Daycare property to 12.2 m and 3 storeys.*

As Chair of the Committee, I so move.

The Planning Advisory Committee also recommends to Council *that Council direct staff to attend to preparing (MC designation and zone) amendments immediately.*

As Chair of the Committee, I so move.

5. BYLAW P-1400, ROOSTER CONTROL BYLAW

The Planning Advisory Committee recommends to Council *that Council maintain the status quo with regards to rooster regulations.*

As Chair of the Committee, I so move.

6. PRE-APPLICATION DISCUSSION WITH DEVELOPERS POLICY

The Municipality of East Hants currently does not have any regulations or policies pertaining to in-camera presentations from developers prior to the submission of a planning application. As a result of Motion C20(382), Planning staff have drafted a pre-application policy which provides the guidance regarding the use of in camera pre-application presentations with developers and the Planning Advisory Committee (PAC).

The Planning Advisory Committee recommends to Council *that Council approves the “Pre-Application Policy” as attached to the July 19, 2022 Executive Committee meeting agenda.*

As Chair of the Committee, I so move.

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