



Date: January 25, 2023
To: Municipal Council
cc: Kim Ramsay, Chief Administrative Officer
From: Councillor Mitchell, Planning Advisory Committee Chairperson
RE: Planning Advisory Committee Report

The Committee held its regular meeting on January 17, 2023 in Council Chambers. The following motions are coming forward as a result of this meeting:

1. [WITHROW'S FARM MARKET LTD. - DISCHARGE OF DEVELOPMENT AGREEMENT](#)

The Municipality has received an application from Withrow's Farm Market to discharge an existing development agreement for their market in Belnan. The existing development agreement permits a one storey expansion with a maximum gross floor area of 1800 square feet.

The Planning Advisory Committee recommends that Council ***approve the discharge agreement for lands located at 1040 Highway 214, Belnan, to enable the subject property to be regulated by the provisions of the Land Use Bylaw.***

As Chair of the Committee, I so move.

2. [PLN20-001 ELMSDALE LUMBER COMPANY LTD. - REDESIGNATION AND REZONING FOR CONTAINERIZED BIOCHAR PRODUCTION FACILITY](#)

Elmsdale Lumber initially submitted an application for a nearly 5,000 m² biochar production facility in August 2020. The application consisted of two parts, the redesignation and rezoning of a portion of the applicant's lands to Industrial Commercial (IC) and a substantial amendment to an existing development agreement. The applicant has amended their application for the development agreement amendment to enable a pilot scale containerized biochar production facility.

The Planning Advisory Committee recommends that Council ***authorize staff to schedule a public information meeting to consider an application from Elmsdale Lumber Company Limited to permit a containerized biochar production facility.***

As Chair of the Committee, I so move.

3. [PLAN UPDATE - COMMUNITY ENGAGEMENT REPORT](#)

Staff updated PAC on community consultation held in November 2022 regarding the draft East Hants Official Community Plan. A draft letter to be sent to all affected property owners was also reviewed by PAC.

The Planning Advisory Committee recommends that Council ***direct staff to revise the draft letter to provide clear information to the public as to the restrictions that these zones make and what they should do if they have concerns with that and if they would wish to change it to a different zone.***

As Chair of the Committee, I so move.

4. [MIXED USE CENTRE ZONE REVIEW - FINAL REPORT](#)

Dealt with at the public hearing.

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