



Date: April 26, 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 April 18, 2023 in Council Chambers. The following motions are coming forward as a result of that meeting:

1. [PLN20-001 ELMSDALE LUMBER COMPANY - CONTAINERIZED BIOCHAR FACILITY](#)

Elmsdale Lumber Company Limited 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. Council has previously given 1st Reading to the redesignation and rezoning portion of the application but the substantial development agreement amendment application has been changed to allow for a 1,200 m² containerized biochar production facility.

The Planning Advisory Committee recommends to Council *that Council give initial consideration to substantially amend an existing Development Agreement for a containerized biochar production facility on lands located at 604 Highway 2, Elmsdale (PID 45082773) to enable a public hearing; and authorize staff to schedule a public hearing.*

As Chair of the Committee, I so move.

2. [BYLAW P-1300 BLASTING BYLAW](#)

At the January meeting of Council staff were directed to bring back a report to introduce a Blasting Bylaw in East Hants. Staff have prepared a Draft Blasting Bylaw. The bylaw, although similar to the HRM Blasting Bylaw, has been prepared so that responsibility for checking compliance with the bylaw rests with the applicant/blaster/qualified monitor.

The Planning Advisory Committee recommends to Council *that Council direct staff to consult with the stakeholder community on the Draft Blasting Bylaw.*

As Chair of the Committee, I so move.

3. [PLAN UPDATE - FUNDY EROSION ZONE SUPPLEMENTAL REPORT](#)

At their March meeting of Council, Motion C23(93) was passed regarding the Plan Update. Additional information and images have been included in the recent report to assist members of PAC in deciding how to proceed with the Fundy Erosion (FE) Designation and Zone policies and regulations.

The Planning Advisory Committee recommends to Council *to amend the draft East Hants Official Community Plan to include new provisions for the Fundy Erosion Overlay Designations and Zones as outlined in the staff report presented to Planning Advisory Committee on April 18, 2023.*

As Chair of the Committee, I so move.

4. PLAN UPDATE - ACCESSORY STRUCTURES IN FRONT YARDS

After examining an ongoing bylaw enforcement case, Council directed staff to revisit the issue of accessory structures in front yards and how they might be accommodated in serviced areas.

The Planning Advisory Committee recommends to Council *to direct staff to add provisions to the draft planning documents that would enable existing accessory structures within front yards in serviced areas to be treated as legal land uses.*

As Chair of the Committee, I so move.

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