



Date: May 17, 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 May 9, 2023 in Council Chambers. The following motions are coming forward as a result of that meeting:

1. [PLN23-005 STILLMAN ONSITE INC. REDESIGNATION/REZONING](#)

The Municipality has received an application from Stillman Onsite Inc. to redesignate and rezone a property in Milford to enable a townhouse development.

The Planning Advisory Committee recommends to Council *that Council authorize staff to schedule a Public Information Meeting to consider a proposal for PID 45091519 to change the designation from Established Residential Neighbourhood (ER) designation to the Medium Density Residential Neighbourhood (MR) designation and the zone from Two Dwelling Unit Residential (R2) Zone to the Townhouse (R2-T) Zone.*

As Chair of the Committee, I so move.

2. [PLN23-004 CRAIG LANGILLE - REDESIGNATION/REZONING](#)

The Municipality has received an application from Craig Langille to redesignate and rezone the property at 25 Burgess Road, Shubenacadie as well as extend the Shubenacadie Growth Management Area to enable construction of a 2 unit dwelling.

The Planning Advisory Committee recommends to Council *that Council authorize staff to schedule a Public Information Meeting to consider a proposal from Craig Langille to amend the designation and zone of the subject property and to extend the Shubenacadie GMA.*

As Chair of the Committee, I so move.

3. [PLN23-003 DEAN SHEA - SUBSTANTIAL DEVELOPMENT AGREEMENT AMENDMENT](#)

The Municipality has received an application from 3313013 Nova Scotia Limited to substantially amend an existing development agreement. The purpose of the application is to change the type of buffering fence required by the development agreement.

The Planning Advisory Committee recommends to Council *that Council do not give initial consideration to substantially amending an existing development agreement with 3313013 Nova Scotia Limited.*

As Chair of the Committee, I so move.

4. PLAN UPDATE - REQUEST FOR FIRST READING

Staff presented draft planning documents to Planning Advisory Committee (PAC) in September 2022. Public consultation was held in November and subsequent direction was given by Council in December 2022 regarding the Agricultural (AR) Designation and Zone, and in April 2023 for the Fundy Erosion Designation and Zone. Based on this consultation and Council direction, first reading is now proposed.

The Planning Advisory Committee recommends to Council *to give first reading to amendments to the East Hants Official Community Plan (Municipal Planning Strategy, Land Use Bylaw, and Subdivision Bylaw) as part of the ongoing Plan Update; and enable a public hearing and authorize staff to schedule a public hearing on a Council Extension Meeting date.*

As Chair of the Committee, I so move.

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