



**Date:** June 28, 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 June 20, 2023 in Council Chambers. The following motions are coming forward as a result of that meeting:

1. [PLN23-004 CRAIG LANGILLE - REDESIGNATION/REZONING - FIRST READING](#)

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 give first reading and authorize staff to schedule a public hearing 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.

2. [PLN23-001 ANDREW KIM - DEVELOPMENT AGREEMENT MIXED-USE BUILDING - INITIAL REPORT](#)

The application is for a commercial building at 251 Highway 214, Elmsdale. The application includes a drive-thru, which requires a development agreement. Discussion was held around the placement of the drive-thru over a water transmission main easement and traffic concerns.

The Planning Advisory Committee recommends to Council *that Council give initial consideration to enter into a development agreement for a mixed-use commercial building which includes a drive-thru located at 251 Highway 214, Elmsdale to enable a public hearing; and to authorize staff to schedule a public hearing.*

As Chair of the Committee, I so move.

3. [PLN23-006 ELT PROPERTY HOLDINGS LTD. - MPS AND LUB MAPPING AMENDMENT - REQUEST FOR A PUBLIC INFORMATION MEETING](#)

An application has been received to change the land use designation to allow for the construction of three 24-unit apartment buildings. Discussion was held on density and traffic impacts.

The Planning Advisory Committee recommends to Council *that Council authorize staff to schedule a public information meeting to consider an application from E.L.T. Property Holdings Ltd. to amend the MPS and LUB by changing the land use designation of PID 45118221 and PID 45078748 to Medium Density Residential Neighbourhood (MR) and rezoning the same lands to Multiple Unit Residential (R3) Zone.*

As Chair of the Committee, I so move.

4. [PLN21-009 FH DEVELOPMENT GROUP INC. - INITIAL READING OF MAPPING AMENDMENTS AND INITIAL CONSIDERATION OF DEVELOPMENT AGREEMENT](#)

An application has been received for a development agreement for a mixed use master planned neighborhood. An open house and public meeting were held May 2, 2023. Discussion was held around limiting the number of units built to 100 before requiring a second entrance/exit to the development.

The Planning Advisory Committee recommends to Council *that Council direct staff to discontinue allowing developments to exceed the 100 unit minimum before requiring a second entrance/exit when negotiating development agreements prior to coming to Council.*

As Chair of the Committee, I so move.

The Planning Advisory Committee recommends to Council *that Council give first reading to an application from FH Development Group Inc. to amend the MPS and LUB by changing the land use designation and zone of PID 45089802 to Walkable Comprehensive Development District (WCDD) and give initial consideration to entering into a development agreement to permit a mixed use master planned development.*

As Chair of the Committee, I so move.

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

A draft blasting bylaw was presented to the committee for consideration. The bylaw is similar to the HRM bylaw, but has been written so that responsibility for checking compliance rests with the applicant/blaster/qualified monitor due to a lack of resources to administer the bylaw.

A motion for first reading will be dealt with later in the meeting.

6. [PUBLIC INFORMATION MEETING POLICY](#)

This policy is intended to provide greater clarity for councillors, public members of the Planning Advisory Committee, staff, applicants and the general public regarding the role of each and expected behaviour at meetings.

The Planning Advisory Committee recommends to Council *that Council approve the Public Information Meeting Policy as attached to the Executive Committee agenda dated June 20, 2023.*

As Chair of the Committee, I so move.

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