



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

1. [PRESENTATION FROM DEAN SHEA - DEVELOPMENT AGREEMENT FENCING REQUIREMENT](#)

Council previously tabled Motion C23(156) *that Council do not give initial consideration to substantially amending an existing development agreement with 3313013 Nova Scotia Limited*, to allow Mr. Shea an opportunity to make a presentation on the fencing at his development that did not meet the requirements of his Development Agreement.

Developer Dean Shea made a presentation at the July Planning Advisory Committee meeting. As a result of that presentation and discussion, the Planning Advisory Committee made another motion.

The Planning Advisory Committee recommends to Council *that Council authorize staff to correspond with Mr. Shea and request that he provides staff with the details of the modifications to the existing fence to ensure that it meets the intent of the original fencing requirement and that staff bring those modification details to Council for final approval.*

As Chair of the Committee, I so move.

An update on those modification plans are now available and the floor is turned over to the Director of Planning & Development for an update.

(Council can decide how to proceed with the tabled motion or any new motions).

2. [PLN23-008 THE TIRE MAN - REDESIGNATION/REZONING - INITIAL REPORT](#)

The Municipality has received an application from The Tire Man to redesignate and rezone a portion of property in Mount Uniacke from Rural Use (RU) zone and designation to the Regional Commercial (RC) zone and designation.

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 45337722 to change the designation from Rural Use (RU) to Regional Commercial (RC) and the zone from Rural Use (RU) to Regional Commercial (RC).*

As Chair of the Committee, I so move.

3. [PLN23-002 SIRAVISTA DEVELOPMENTS LTD. - REZONING - FINAL REPORT](#)

To be dealt with at public hearing

4. [PLAN UPDATE - FINAL REPORT](#)

Staff have prepared the final report for the Plan Update and have prepared the final draft of the 2023 East Hants Official Community Plan (Municipal Planning Strategy, Land Use Bylaw and Subdivision Bylaw) for Planning Advisory Committee's review and recommendation for second and final reading. First Reading of the 2023 East Hants Official Community Plan was given at the May 2023 Council meeting.

A motion for second reading and approval will be dealt with at tomorrow night's public hearing.

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