



Date: September 27, 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 September 19, 2023 in Council Chambers. The following motions are coming forward as a result of that meeting:

1. [PLN21-009 FH DEVELOPMENT GROUP INC. - SUPPLEMENTAL REPORT ON EMERGENCY ACCESS](#)

At their June 2023 meeting, East Hants Council expressed concerns about the emergency egress/ingress for the proposed FH Development Group Inc. application site in Milford. As part of the development agreement negotiations in other master-planned communities in East Hants, developers have been able to negotiate for a minimum of 300 dwelling units on one vehicular access prior to a second road connection being made. However, after the Halifax wildfire events that took place in May of 2023, Council passed Motion C23(210), "...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."

In response to Council's motion, FH Development Group Inc. has requested that Council consider enabling emergency access points from the higher-density development Area C along a new proposed access point through the proposed commercial lands and onto Highway 2.

The Planning Advisory Committee recommends to Council *that Council accept the use of the alternative emergency access point as described in the report dated September 13, 2023 and presented to PAC on September 19, 2023; and permit staff to include the requirement in the draft development agreement.*

As Chair of the Committee, I so move.

2. [COTTAGE COUNTRY - UNSUBSTANTIAL AMENDMENT TO EXISTING DA - TIME LIMITS](#)

An application was received by 3230225 Nova Scotia Limited (Bruce McDow, Cottage Country) to unsubsantially amend an existing development agreement for lands located in East Uniacke. The purpose of the application is to amend the time limits outlined in the existing development agreement.

The Planning Advisory Committee recommends to Council *that Council approve the application by 3230225 Nova Scotia Limited for an unsubstantial amendment to their existing Development Agreement, with the Municipality of East Hants, to permit an extension of the time limits until January 2026; and enter into the amendment within one year of Council's approval.*

As Chair of the Committee, I so move.

3. [PLN23-004 CRAIG LANGILLE - AMENDMENTS TO MPS AND LUB - FINAL REPORT](#)

To be dealt with at public hearing

4. **MOUNT UNIACKE QUARRY EXPANSION - ENVIRONMENTAL ASSESSMENT COMMENTS**

Planning staff have prepared draft comments for the Environmental Assessment of the Mount Uniacke Quarry Expansion for PAC's review. East Hants has until September 28, 2023, to submit written comments pertaining to the Environmental Assessment to Nova Scotia Environment and Climate Change. The Minister of Environment and Climate Change will decide if the project can be granted conditional Environmental Assessment Approval on or before October 18, 2023.

The Planning Advisory Committee recommends to Council *that Council direct staff to submit the draft letter including wording that we are against the expansion in the introduction and closing of the letter and include strong language with concerns and background as to why East Hants is not in favour of the Mount Uniacke Quarry Expansion Environmental Assessment to Nova Scotia Environment and Climate Change.*

As Chair of the Committee, I so move.

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