

Public Hearing

Wednesday, January 24, 2024

Council Chambers

Lloyd E. Matheson Centre

7:30 pm

- 1. Disposal of surplus municipal property situated at 248 Highway 2, Enfield, PID 45147741, to a non-profit society, E.H. Horne Preservation Society.*
- 2. An application by E.L.T. Property Holdings Ltd. to redesignate and rezone PID 45118221 and PID 45078748 located on the corner of Old Enfield Road and Bakery Lane.*
- 3. An application by FH Development Group Inc. to redesignate and rezone PID 45089802 located on Highway 2 in Milford and to enter into a development agreement for the same property to allow for the development of a mixed-use community.*

cc: Eleanor Roulston, Municipal Warden
Michael Perry, Chairperson Corporate & Residential Services
Norval Mitchell, Chairperson Planning Advisory Committee
Kim Ramsay, Chief Administrative Officer & Municipal Clerk
Adam Clarkson, Director Corporate Services
John Woodford, Director Planning & Development
Juliann Cashen, Communications Officer

Warden: Councillors, this evening we have three items on the public hearing agenda.

The purpose of this hearing is for Council to hear input from the public, prior to making a decision on the proposals.

To the members of the public who have chosen to participate this evening, welcome. Please note that Council's Procedural Policy requires that you not cheer, boo, clap or otherwise disrupt this hearing. Everyone that wishes will have an opportunity to be heard.

Tonight, Council may approve, reject or defer its decision to a later date. Council approval is required for the proposals to proceed.

I will now ask the Municipal Clerk to outline when the public hearing advertisements were published.

Clerk: Madam Warden, for the first item, a public hearing notice appeared in the January 10, 2024 and January 17, 2024 editions of the *Chronicle Herald*. The notices described Council's intent to consider disposal of surplus municipal property to E.H. Horne School Preservation Society, gave the date and time of the public hearing, and provided the location and estimated value of the property.

For the second and third items, a public hearing notice appeared in the January 10, 2024 and January 17, 2024 editions of the *Chronicle Herald*. The notices described the proposals, gave the date and time of the Public Hearing, and indicated that Staff Reports were available to the public.

Warden: Councillors, the first public hearing this evening is for a proposal to dispose of surplus municipal property situated at 248 Highway 2, Enfield, to a non-profit society, E.H. Horne School Preservation Society.

I would now ask the Chair of the Corporate and Residential Services Committee to present the Committee's report.

CRS Chair: The Corporate and Residential Services Committee has considered the disposal of surplus municipal property on behalf of Municipal Council. The Committee has reviewed staff's reports, completed their evaluation, and will make a recommendation to Council during this Hearing.

Madam Warden, through you, I would now ask staff to present their Final Report on the disposal of the surplus municipal property.

Staff: (Makes presentation)

Warden: Does any member of Council have questions for staff?

(Councillors may or may not ask questions)

Warden: I will now open the floor for comments and questions. If you are viewing the YouTube livestream, you may use the YouTube chat feature which is being monitored. First, does anyone attending in person have any questions or comments?

(Comments and Questions from the public)

Warden: Does any member of the public have any questions or comments through the live chat on YouTube livestream?

Juliann: (Waits 20 seconds and confirms if we have any comments or questions via the chat on YouTube)

Warden: Does any member of staff have any final comments?

(Staff may or may not make final comments)

I would now ask the Chair of the Corporate and Residential Services Committee to present his committees' recommendation.

CRS Chair: Corporate and Residential Services Committee recommends that Council authorize the CAO to proceed with the sale of 2848 Highway 2, Enfield, PID 45147766, to E.H. Horne School Preservation Society for \$1.00, with right of first refusal and buy-back covenants in favour of East Hants.

As Chair of Corporate and Residential Services, I so move.

Warden: Are there any final questions or comments from the Municipal Councillors?

(Awaits potential further questions from Councillors and the question on the motion.)

(Immediately after Council votes on the motion)

Warden: Councillors, the second public hearing this evening is for a proposal to redesignate and rezone property on the corner of Old Enfield Road and Bakery Lane to allow for the development Multiple Unit Residential (R3) Zone uses.

I would now ask the Chair of the Planning Advisory Committee to present his report.

PAC Chair: Planning Advisory Committee has considered the proposal on behalf of Municipal Council. The Committee has reviewed staff's reports, completed their evaluation, and will make a recommendation to Council during this Hearing.

Madam Warden, through you, I would now ask staff to present their Final Report on the proposal.

Staff: (Makes presentation)

Warden: Does any member of Council have questions for Staff?

(Councillors may or may not ask questions)

Warden: I would now ask if the applicant has any comments or would like to make a presentation?

Applicant: (applicant may or may not provide their comments)

Warden: I will now open the floor for comments and questions. If you are viewing the YouTube livestream, you may use the YouTube chat feature which is being monitored. First, does anyone attending in person have any questions or comments?

(Comments and Questions from the public)

Warden: Does any member of the public have any questions or comments through the live chat on YouTube?

Juliann: Waits 20 seconds and confirms if we have any comments or questions via the chat on YouTube.

Warden: Does any member of staff have any final comments?

(Staff may or may not make final comments)

I would now ask the Chair of the Planning Advisory Committee to present his committees' recommendation.

PAC Chair: Planning Advisory Committee recommends that Council give second reading and approve the 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; subject to the existing site plan approval being discharged from the same properties.

As Chair of PAC, I so move.

Warden: Are there any final questions or comments from the Municipal Councillors?

(Awaits potential further questions from Councillors and the question on the motion.)

(Immediately after Council votes on the motion)

Warden: Councillors, the third public hearing this evening is a proposal to redesignate and rezone lands and to enter into a development agreement to enable a mixed-use master-planned development.

I would now ask the Chair of the Planning Advisory Committee to present his report.

PAC Chair: Planning Advisory Committee has considered the proposal on behalf of Municipal Council. The Committee has reviewed staff's reports, completed their evaluation, and will make a recommendation to Council during this Hearing.

Madam Warden, through you, I would now ask staff to present their Final Report on the proposal.

Staff: (Makes presentation)

Warden: Does any member of Council have questions for Staff?

(Councillors may or may not ask questions)

Warden: I would now ask if the applicant has any comments or would like to make a presentation?

Applicant: (applicant may or may not provide their comments)

Warden: I will now open the floor for comments and questions. If you are viewing the YouTube livestream, you may use the YouTube chat feature which is being monitored. First, does anyone attending in person have any questions or comments?

(Comments and Questions from the public)

Warden: Does any member of the public have any questions or comments through the live chat on YouTube?

Juliann: Waits 20 seconds and confirms if we have any comments or questions via the chat on YouTube.

Warden: Does any member of staff have any final comments?

(Staff may or may not make final comments)

I would now ask the Chair of the Planning Advisory Committee to present his committees' recommendation.

PAC Chair: Planning Advisory Committee recommends that Council give second reading and approve 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) to permit a mixed use master planned development.

And

Planning Advisory Committee recommends that Council give final consideration and approve entering into a development agreement with FH Development Group Inc. for lands identified as PID 45089802 Highway 2, Milford to permit a mixed-use master planned development, signed within one year of Council's approval, and contingent upon Council's approval of the MPS and LUB mapping amendments being approved by the Minister of Municipal Affairs.

As Chair of PAC, I so move.

Warden: Are there any final questions or comments from the Municipal Councillors?

(Awaits potential further questions from Councillors and the question on the motion.)

(Immediately after Council votes on the motion)

Warden: That concludes tonight's Public Hearings. Thank you for attending.