



Date: February 28, 2024
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 February 20, 2024, in Council Chambers. The following motions are coming forward as a result of that meeting:

1. [PLN23-011 3230225 NOVA SCOTIA LIMITED \(COTTAGE COUNTRY\) - MPS AND LUB MAPPING AMENDMENTS AND DEVELOPMENT AGREEMENT - EAST UNIACKE](#)

The Municipality has received an application from Cottage Country to change the land use designation and zone of lands adjacent to the existing Cottage Country development and consider entering into a development agreement.

Planning Advisory Committee recommends to Council that *Council authorize staff to schedule a public information meeting to consider an application from 3230225 Nova Scotia Limited (Cottage Country) to amend the MPS and LUB by changing the land use designation and zone of PID 45147154, PID 45147253, and PID 45187242 to Rural Comprehensive Development District (RCDD) and to consider entering into a development agreement, with the addition of PID 45155314, PID 45403144, PID 45392602, and PID 45155306, to permit a 550 dwelling unit bare-land condominium development on 418 hectares of land with 24.6 hectares of multi-use development (commercial & residential). The radius for notification shall be extended to 6 kilometers (Re: Cottage Country application).*

As Chair of the Committee, I so move.

2. [PLN24-001 MAPLE TREE HOLDINGS LTD. - REDESIGNATION AND REZONING TO BUSINESS PARK - MOUNT UNIACKE](#)

The Municipality has received an application from Maple Tree Holdings to redesignate and rezone a portion of their property in Mount Uniacke. The rezoning will enable buildings with a floor area greater than permitted in the Regional Commercial Zone. This initial report outlines the application and recommends that a Public Information Meeting be held.

Planning Advisory Committee recommends that *Council authorize staff to schedule a Public Information Meeting to consider a proposal to change the designation and zone of a portion of property identified PID 45426301 from Regional Commercial (RC) to Business Park (BP) (Re: Maple Tree Holdings Ltd.).*

As Chair of the Committee, I so move.

3. PUBLIC GRAVEL ROADS MOTION C22(349) & C22(350)

In October of 2022, Planning staff presented a report to PAC on public gravel roads as part of the Plan Update. A second report was presented in relation to C322(350) in February 2024. Updates to the cost of servicing Municipal streets were included in the report as well as an option for where public gravel roads may be permitted.

Planning Advisory Committee recommends to Council *that Council maintain the current Subdivision Bylaw regulations that permit the construction of Municipal public gravel roads outside of GMA's and GRA's.*

As Chair of the Committee, I so move.

4. LAND USE BYLAW HOUSEKEEPING AMENDMENTS

Planning Advisory Committee recommend to Council *that Council give first reading to the proposed Land Use Bylaw housekeeping amendments and authorize staff to schedule a public hearing.*

As Chair of the Committee, I so move.

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