



Date: January 21, 2025
To: Municipal Council
cc: Kim Ramsay, Chief Administrative Officer
From: Councillor Norval Mitchell, Planning Advisory Committee Chairperson
RE: **Planning Advisory Committee Report**

The Committee held its regular meeting on January 21, 2025, in Council Chambers. The following motions are coming forward as a result of that meeting:

1. PLN24-012 THE SHAW GROUP LTD. - MPS AND LUB AMENDMENTS

The Municipality has received an application from the Shaw Group Ltd. to change the land use designation and zone of property in Lantz to allow for the construction of four, 8-unit stacked townhouse buildings.

Council gave approval to schedule the Public Information Meeting (PIM) during the Council (Policy & In-Camera) meeting held on January 21, 2025. The PIM will be held on February 4, 2025.

2. MINI HOMES AS ACCESSORY DWELLING UNITS

In June of 2024, East Hants Municipal Council passed a motion directing staff to explore the possibility of permitting small mini-home dwellings as accessory dwelling units. The report outlined the current regulations for accessory dwelling units and proposed changes to the Municipal Planning Strategy and Land Use Bylaw to allow mini-homes to be used as accessory dwelling units.

Council gave approval to schedule the Public Information Meeting (PIM) during the Council (Policy & In-Camera) meeting held on January 21, 2025. The PIM will be held on February 4, 2025.

The Planning Advisory Committee also recommends *that Council authorize staff to come back with an additional report regarding the design requirements for accessory dwelling units with consideration around stick-built units, and that the report be brought back as soon as possible so that it can be dealt with in a timely manner.*

As Chair of the Committee, I so move.

3. CONCEPT PLANS AND REZONING APPLICATIONS

The staff report addressed motion C24(138) 'Moved that staff look at circumstances surrounding the rezoning of land'. Planning staff will be making improvements to the communication with the public regarding concept plans.

The Planning Advisory Committee recommends *that Council direct staff to improve communication to the public as outlined in the staff report (titled “Motion C24(138): Rezoning and Concept Plans” as attached to the Executive Committee agenda dated January 21, 2025).*

As Chair of the Committee, I so move.

4. HAF INITIATIVE - VILLAGE CORE (VC) ZONE DENSITY INCREASE

East Hants has entered into an agreement with CMHC for HAF funding. As part of the agreement, East Hants has to complete nine (9) initiatives. The 9th initiative is to increase the density in all Village Core (VC) Designations and Zones by permitting 16 dwelling units as-of-right, through site plan approval. The initiative needs to be completed to fulfill the terms of the funding agreement.

The Planning Advisory Committee recommends *that Council authorize staff to schedule a public information meeting to consider the proposal to amend the East Hants Official Community Plan to increase the density in the Village Core (VC) Designation and Zone.*

As Chair of the Committee, I so move.

5. BYLAW P-800-2, AN AMENDMENT TO BYLAW P-800, CIVIC ADDRESSING BYLAW - FOLLOW UP REPORT - REPEAT FIRST READING

In December 2024, Planning & Development staff reviewed Schedule A of the Civic Addressing Bylaw (P-800) with regards to public street and private road naming guidelines and have recommended amendments to the Bylaw. The proposed amendments to Schedule A provide additional guidance to the Civic Addressing Coordinator in determining whether a road name is acceptable. New information resulted in additions to the bylaw requiring first reading be given again.

First reading of Bylaw P-800-2 will be done later during the Council meeting as recommended by the Planning Advisory Committee.

6. SINGLE ACCESS & 100 LOTS OPTIONS REPORT - VULNERABILITY ASSESSMENT RESULTS

Staff have completed a vulnerability assessment on each of the areas with over 100 lots with a single access and have developed a method of determining instances where it may be acceptable to allow more than 100 lots to be created on a single access.

The Planning Advisory Committee tabled the report for further discussion at the next Planning Advisory Committee meeting.

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