



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 in order to meet advertising deadlines to permit Public Information Meetings to be scheduled.

### **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 of a portion of PID 45086980 from Industrial Commercial (IC) Designation to Medium Density Residential Neighbourhood (MR) Designation and rezone the same portion of PID 45086980 from Industrial Commercial (IC) Zone to the Townhouse (R2-T) Zone. The purpose of the application is to allow for the construction of four, 8-unit stacked townhouse buildings.

Planning Advisory Committee recommends *that Council authorize staff to schedule a public information meeting to consider an application from The Shaw Group Ltd. to amend the MPS and LUB by changing the land use designation of a portion of PID 45086980 to Medium Density Residential Neighbourhood (MR) and rezoning the same portion of land to Townhouse (R2-T) Zone.*

*As Chair of the Committee, I so move.*

### **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.

Planning Advisory Committee recommends *that Council authorize staff to schedule a Public Information Meeting to amend the Municipal Planning Strategy and Land Use Bylaw to permit small mini-homes as accessory dwelling units.*

*As Chair of the Committee, I so move.*

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