



Date: February 26, 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 February 18, 2025, in Council Chambers. The following motions are coming forward as a result of that meeting:

1. UNIACKE SECONDARY PLANNING STRATEGY - GROUNDWATER

As part of the Uniacke Secondary Planning Strategy, Planning staff have engaged Earth-Water Concepts Inc. to complete a groundwater study of the Uniacke SPS area.

The Planning Advisory Committee recommends *that Council authorize staff to include the recommendation outlined in the Uniacke SPS Groundwater Report in the draft Uniacke Secondary Planning Strategy Report.*

2. UNIACKE SECONDARY PLANNING STRATEGY - MOTION C24(443)

As part of the Uniacke Secondary Planning Strategy, East Hants Council directed Planning staff to create a new zone that would allow commercial and residential development in an identified area along Highway 1.

The Planning Advisory Committee recommends *that Council authorize staff to include the new Mount Uniacke Mixed Use Centre Overlay (MU-MC) Designation and Zone, outlined in the Uniacke SPS Motion C24(443) Report, be included in the draft Uniacke Secondary Planning Strategy Report stretching from the two entrances on Etter Road; and, authorize staff to include the new Mount Uniacke Comprehensive Development District (MUCDD) Designation and Zone, outlined in the Uniacke SPS Motion C24(443) Report, be included in the draft Uniacke Secondary Planning Strategy Report.*

As Chair of the Committee, I so move.

3. SINGLE ACCESS OPTIONS REPORT

In July 2024, a staff report was presented to PAC that provided a review regarding the 100 lot limit on a single access, a jurisdictional scan, and provided PAC options to Council on the number of lots and/or dwelling units that may be permitted on a single access. Staff have developed a method of determining instances where it may be acceptable to allow for over 100 lots to be created on a single access.

The Planning Advisory Committee recommends *that Council authorize staff consult through Fire Advisory Committee or the East Hants Fire Service (that service the development areas) for input on fire services in local areas regarding the department's comfort level and concerns regarding developments in their service area and ask for feedback based on what they see in their own service area.*

As Chair of the Committee, I so move.

The Planning Advisory Committee also recommends *that Council authorize staff send a letter to Provincial Public Works Department and copying MLAS and the Premier asking for reconsideration on performing maintenance on K Class roads (or other) in case they are required to be accessible for emergency access.*

As Chair of the Committee, I so move.

The Planning Advisory Committee also recommends *that staff be authorized to review the Single Access Road discussion and come back to committee with any suggestions on amendments to the Bylaw that they may have (if any), that they feel would perhaps reflect on what was considered the original intent of this when first brought into force approximately fifteen years ago.*

As Chair of the Committee, I so move.

4. [PLN24-002 - EDWARD HUNTER - MPS AND LUB AMENDMENTS](#)

The Municipality has received an application from Edward Hunter to redesignate and rezone a property in Upper Nine Mile River from the Agricultural Reserve (AR) zone and designation to the Rural Use (RU) zone and designation.

The Planning Advisory Committee recommends *that Council give First Reading to consider a proposal for PID 45189206 to change from the Agricultural Reserve (AR) zone and designation to the Rural Use (RU) zone and designation and for the purpose of enabling a Public Hearing; and authorize staff to schedule a Public Hearing.*

As Chair of the Committee, I so move.

5. [PLN24-013 - CENTRAL TIRE - DEVELOPMENT AGREEMENT APPLICATION](#)

An application was submitted by Phillip Higgs on behalf of Dennis Penner and Clinton Penner of Central Tire requesting to enter into a Development Agreement for a Transportation and Warehousing use in the Rural Use North (RU-2) zone.

The Planning Advisory Committee recommends *that Council give Initial Consideration to enter into a Development Agreement for a Transportation and Warehousing building located on property identified as PID 45148996, Highway 215, East Noel for the purpose of enabling a Public Hearing; and authorize staff to schedule a Public Hearing.*

As Chair of the Committee, I so move.

6. PLN24-015 - CLAYTON DEV LTD. - DEVELOPMENT AGREEMENT APPLICATION

The Municipality has received an application from Clayton Developments Limited for an amendment to their development agreement which was approved in 2020.

The Planning Advisory Committee directed staff to go back to the developer for additional discussion to be considered again at a future PAC meeting. No recommendation at this time.

7. 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 outlines 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.

The Planning Advisory Committee recommends ***that Council give First Reading to amend the Municipal Planning Strategy and Land Use Bylaw to permit small mini-homes as accessory dwelling units, for the purpose of enabling a Public Hearing; 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.