



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

**1. LANTZ SECONDARY PLANNING STRATEGY - UPDATE FROM FBM**

Kieron Hunt, Partner & Planning Lead from FBM presented an update of the Lantz Secondary Planning Strategy. A copy of the presentation was attached to the agenda and available to all committee members. Discussion was held and questions were addressed by Mr. Hunt.

**2. PLN24-012 - THE SHAW GROUP - AMENDMENTS TO THE OFFICIAL COMMUNITY PLAN**

The Shaw Group is applying for MPS & LUB amendments to enable a housing development targeted at workers from the Shaw Lantz Plant.

The Planning Advisory Committee recommends *that Council give first reading to 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; for the purpose of enabling a public hearing and authorize staff to schedule a public hearing.*

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

**3. PLN24-002 - EDWARD HUNTER - REDESIGNATION AND REZONING**

Dealt with at the Public Hearing.

**4. 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 direct staff during the 2026 Plan Review to look at reducing the acreage size for an Accessory Dwelling Unit or tie the Accessory Dwelling Unit to other specifications such as sewer and water capabilities.*

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

The Planning Advisory Committee recommends ***that Council direct staff to bring a report back regarding the definition of mini-homes (during the next plan review).***

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

Second reading and approval to amend the Municipal Planning Strategy and Land Use Bylaw was dealt with at the Public Hearing.

## **5. REQUEST FROM CLAYTON DEVELOPMENTS TO PRESENT TO PAC**

The Municipality has received an application from Clayton Developments Limited for an amendment to their development agreement which was permitted in 2020. An initial report regarding the development agreement amendment application was presented to Planning Advisory Committee in February where several concerns were raised by the committee. The applicant is requesting approval to present their amendments and rationale for their application to PAC.

The Planning Advisory Committee recommends ***that Council give approval to the applicant (Clayton Developments) to present details regarding amendments to the application to a future meeting of Planning Advisory Committee.***

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

## **6. MOTION C25(75) - EXISTING NON-FARM DWELLINGS**

Council has directed staff to prepare amendments to the Land Use Bylaw to enable existing non-farm dwellings in the Agricultural Reserve (AR) Zone to be able to expand beyond 25% and add accessory dwelling units.

The Planning Advisory Committee recommends ***that Council give first reading to amendments to the Land Use Bylaw that make existing non-farm dwellings, within the Agricultural Reserve (AR) Zone, lawfully existing use for the purpose of enabling a public hearing and authorize staff to schedule a public hearing.***

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

The Planning Advisory Committee recommends ***that Council direct staff to seek comments on the proposed changes from the East Hants Agricultural Advisory Committee within the next month for feedback, and if no feedback is received, PAC is to continue without input from the Agricultural Advisory Committee (Re: Non-Farm Dwellings in the AR Zone).***

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

## **7. MOTION C25(36) - WATERCOURSE SETBACKS AND UNDERSIZED LOTS**

In January of 2025, East Hants Municipal Council passed a motion to “bring a report back to Council through the Mount Uniacke planning review regarding setback variances from watercourses and lakes on undersized lots”. Staff are requesting that Motion C25(36) be incorporated into the 2026 Plan Review due to the impact of possible changes to Section 3.24 Setback from Watercourses, of the Land Use Bylaw, on the entire Municipality.

The Planning Advisory Committee recommends *that Council authorize staff to move the review of watercourse setback for undersized lots (Motion C25(36)) to the 2026 Plan Review.*

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

## **8. LOT GRADING AND DRAINAGE - UN-SERVICED LOTS**

At their March 2024 Council meeting, Council passed a motion directing staff to write a report regarding extending Bylaw P-1200, Lot Grading and Drainage to property in the un-serviced areas of East Hants and provide options for Council’s consideration. The purpose of the Lot Grading and Drainage Bylaw is to manage the drainage of water on individual lots, so as not to have a negative impact on the subject property or adjoining lands. The Bylaw was adopted in 2006 and currently only applies to municipally serviced lands.

The Planning Advisory Committee recommends *that Council proceed with amending Bylaw P-1200, Lot Grading and Drainage to require the submission of a lot grading and drainage plan for all lots up to a maximum of 1.21 hectares (3 acres), where no Municipal services are provided; and authorize staff to consult with the public on the proposed change.*

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