

Motion C25(36) – Undersized Lots and Watercourse Setbacks

Planning Advisory Committee

March 18, 2025

Planning and Development Department



EAST HANTS



Discussion

- At their January 2025 Regular Meeting, Council passed the following motion:
- *C25(36): Moved that staff bring a report back to Council through the Mount Uniacke planning review regarding set back variances from watercourses and lakes on undersize lots.*
- Any proposed change to *Section 3.24 Setback from Watercourses*, of the LUB will impact the entire Municipality.
- Property owners and residents outside of the Uniacke SPS study area will not be given the opportunity to comment on any potential changes if the regulations are reviewed in accordance with the Motion.
- Therefore, staff are recommending that Motion C25(36) be added to the 2026 East Hants Plan Review, for the following reasons:
 - The ability to engage with residents outside of the Uniacke SPS area, the current public participation program for the Uniacke SPS is only focused on engaging with residents and property owners within the study area;
 - To give staff time to identify the number of lots throughout the Municipality that would be impacted by any potential changes and to evaluate what impacts any changes to the setbacks could have to all lakes within East Hants; and
 - To review the request in conjunction with other zone provisions that may not be applicable to the Uniacke SPS area.
- The 2026 Plan Review is anticipated to start January of 2026.



Alternative

- If PAC decides that the topic is urgent and needs to be addressed prior to the start of the 2026 Plan Review, the review of watercourse setbacks for undersized lots could be considered as a stand-alone project and not as part of the Uniacke SPS.



Recommendation

- That Planning Advisory Committee recommends that Council authorize staff to move the review of watercourse setbacks for undersized lots to the 2026 Plan Review.

Recommended Motion

- ***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.***