



Subject: *Mount Uniacke Secondary Planning Strategy*
To: CAO for Planning Advisory Committee, April 15, 2025
Date Prepared: April 10, 2025
Related Motions: PAC23(59) and C23(383)
Prepared by: Debbie Uloth, Community Planner II
Approved by: John Woodford, Director of Planning and Development

Summary

The Mount Uniacke Secondary Planning Strategy was identified as a future project under Section E3 Municipal Projects and Studies of the 2023 East Hants Official Community Plan and as part of the 2023/2024 Business Plan for East Hants. Over the past year consultation has taken place with residents from the Uniacke area and Planning Advisory Committee has provided staff with direction on a variety of background issues. This process has led to the development of the Uniacke Secondary Planning Strategy (Uniacke SPS).

Planning staff are now recommending adoption of the Uniacke SPS.

Financial Impact Statement

The Uniacke Secondary Planning Strategy was part of the 2024/2025 Budget Cycle.

Recommendation

Recommend the adoption of the Uniacke Secondary Planning Strategy and authorize staff to incorporate the adoption of the Uniacke SPS into the 2026 Plan Review.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Adopt the Uniacke Secondary Planning Strategy and authorize staff to incorporate the Uniacke SPS policies into the East Hants Official Community Plan as part of the 2026 Plan Review.*

Background

East Hants Council passed Motion C23(383) directing staff to initiate the Uniacke Secondary Planning Strategy at their November 2023 meeting. Over a year has passed and the Uniacke SPS is now complete. Over the past year staff have completed community consultations and have received direction from Council on a wide variety of background topics. Background discussion topics have included the following:

1. Community Consultation Results
2. Housing
3. Commercial Development
4. Transportation
5. Parks and Open Space
6. A Ground Water Study
7. Environment

As mentioned in the conclusion of the Uniacke SPS, proposed policies outlined in this Uniacke SPS will need to be adopted in the East Hants Official Community Plan to enable the policies. The adoption process is the same as other amendments to the Municipal Planning Strategy and will include a public information meeting to be held in Mount Uniacke, letters to residents with proposed zoning changes, and a public hearing. This process is not appealable to the Nova Scotia Utility and Review Board (NSUARB).

Planning staff recommend including the policies outlined in the Uniacke SPS in the 2026 Plan Review.

Alternatives

1. Direct Council not to adopt the Uniacke Secondary Planning Strategy.
2. Direct staff to start the process of amending the East Hants Official Community Plan to incorporate the Uniacke SPS policies.

Attachments

Uniacke Secondary Planning Strategy - April 2025