



Date: April 23, 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 April 15, 2025, in Council Chambers. The following motions are coming forward as a result of that meeting:

1. [PLN23-011 - 3230225 NOVA SCOTIA LIMITED \(COTTAGE COUNTRY\) - APPLICATION UPDATE](#)

The Municipality received an application in January 2024, from Cottage Country for MPS and LUB amendments and to enter into a development agreement to permit a bare-land condominium development. Since the date of the PIM (April 2024), the applicant has retained Brighter Community Planning & Consulting. In January 2025, the consultant submitted an update to the application and is now requesting just a development agreement to permit approximately 370 dwelling units and 9-hectares of mixed-use lands.

The Planning Advisory Committee recommends *that Council authorize staff to schedule a public information meeting to consider an application from 3230225 Nova Scotia Limited (Cottage Country) to consider entering into a development agreement for lands identified as PID 45155314, PID 45403144, PID 45392602, and PID 45155306, to permit a 370 dwelling unit bare-land condominium development on 323 hectares of land with multi-use development (commercial & residential).*

As Chair of the Committee, I so move.

2. [PLN24-003- TALAL WAEB APPLICATION - FIRST READING](#)

The Municipality has received an application from Talal Waeb requesting to redesignate and rezone properties in Lantz to enable the construction of two apartment buildings.

The Planning Advisory Committee recommends *that Council refuse the proposal to change the designation and zone of PID 45089356, PID 45089349 and a portion of PID 45089455 from Established Residential Neighbourhood Designation (ER) to Medium Density Residential Neighbourhood (MR) Designation and rezone from Two Dwelling Unit Residential (R2) to Multiple Unit Residential (R3).*

As Chair of the Committee, I so move.

3. [PLN25-001 - RIVERSTONE 214 LTD. - AMENDMENTS TO MPS AND TO EXISTING DA](#)

The Municipality has received an application from Riverstone 214 Ltd. to amend an existing development agreement which was approved by Council in April 2020. Amendments to the Municipal Planning Strategy are needed to enable the amendments to the development agreement.

The Planning Advisory Committee recommends *that Council refuse the application by Riverstone 214 Ltd. to amend the Municipal Planning Strategy and to amend the existing development agreement.*

As Chair of the Committee, I so move.

4. PLN24-014 - KELGREG - REZONING APPLICATION

The Municipality has received an application from Kelgreg Enterprises Ltd. to redesignate and rezone a property in Belnan from the Rural Use (RU) zone and designation to the Country Residential (CR) zone and designation.

The Planning Advisory Committee recommends to Council *that Council authorize staff to schedule a Public Information Meeting to consider a proposal for PID's 45086113 & 45086097 to change from the Rural Use (RU) zone and designation to the Country Residential (CR) zone and designation.*

As Chair of the Committee, I so move.

The Planning Advisory Committee recommends to Council *that Council authorize Staff during the upcoming Planning Review (next year) that they add a review of the new roads in the Rural Use zone and also review the possibility of having rules regarding on-site parking being required for employees for developments being built.*

As Chair of the Committee, I so move.

The Planning Advisory Committee recommends to Council *that staff bring back a report outlining the differences between Municipal Paving Standard for private roads and municipality owned roads.*

As Chair of the Committee, I so move.

5. OUTDOOR EVENT REGULATIONS

Due to an event that occurred within East Hants in July 2024, a motion was made by Council to have staff review the current regulations for both small- and large-scale events that occur within the Municipality.

The following motion was made at PAC & Staff have further prepared additional information posted with the Council Agenda. Based on the discussion at PAC, Staff have edited the proposed amendments as outlined in the attached memo.

The Planning Advisory Committee recommends *that Council give First Reading to amend the Land Use Bylaw by amending the definitions of Small- and Large-Scale Special Events and the regulations for Large Scale special events to restrict the hours of operation; and authorize staff to schedule a Public Hearing.*

As Chair of the Committee, I so move.

6. SUB AMENDMENTS FOR PARK ROAD ACCESS TO ADJACENT LAND - FINAL REPORT

Dealt with during the public hearing.

7. MGA CHANGES

Recent amendments to the MGA impact a number of processes relevant to planning applications, development agreement processing and site plan approval. As a result, staff prepared a report with corresponding changes to municipal processes that will save applicants and the municipality money as well as improve efficiency.

The Planning Advisory Committee recommends *that Council give first reading to housekeeping amendments to the Municipal Planning Strategy as outlined in the staff report “MGA Changes” dated January 9, 2025 that:*

- *Use other publications (community newsletters, etc.) for planning applications/public hearings;*
- *Authorize the Development Officer to approve non-substantive amendments to development agreements; and*
- *And authorize the CAO to discharge development agreements.*

Planning Advisory Committee further recommends to Council that Council authorize staff to schedule a public hearing.

As Chair of the Committee, I so move.

8. UNIACKE SECONDARY PLANNING STRATEGY - FINAL REPORT

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).

The 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.*

As Chair of the Committee, I so move.

9. DUPLICATE CIVICS ON HWY 215

On November 20th, 2024 Council, passed a motion directing staff to have a conversation with staff from West Hants to see if there is anything that can be done about the duplicate numbering on Highway 215 and any other rural routes that cross municipal boundaries.

The Planning Advisory Committee recommends ***that Council direct staff to maintain the current civic addressing process.***

As Chair of the Committee, I so move.

10. HERITAGE REGISTRATION - KENNETCOOK CHURCH

An application has been received from the Kennetcook Cemetery Society to have the church at 4295 Highway 354, Kennetcook registered as a Municipal Heritage Building.

The Planning Advisory Committee recommends ***that Council direct the Municipal Clerk to serve a notice of recommendation on the property owners, to register 4295 Highway 354, Kennetcook as a Municipal Heritage Property; and authorize staff to schedule a hearing to consider the registration of 4295 Highway 354, Kennetcook as a Municipal Heritage Property.***

As Chair of the Committee, I so move.