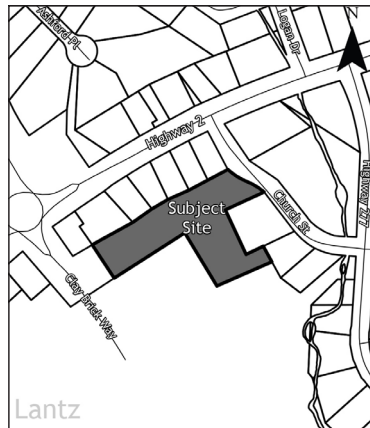


The Municipality of East Hants will be holding a Public Hearing regarding the following applications:

1) PLN24-012: Mapping Amendment to the East Hants Official Community Plan and Stacked Townhouse Amendments - Lantz

The Shaw Group Limited has submitted an application to change the land use designation and zone of a portion of land identified as PID 45086980 from Industrial Commercial (IC) Designation and Zone to Medium Density Residential Neighbourhood (MR) Designation and the Townhouse (R2-T) Zone. Changing the land use designation and zone would enable the applicant to apply for site plan approval for four (4), 8-unit stacked townhouse buildings. Access to the subject site is from Church Street. The application also requests changes to the stacked townhouse provisions.



2) PLN24-013: Development Agreement- East Noel

Application from Central Tire Ltd. to enter into a development agreement for a Transportation and Warehousing use on property identified as PID 45148996, located at 5209 Highway 215, East Noel. The applicant is planning to build a 200' x 100' warehouse.



3) Land Use Bylaw Amendments - Large Scale Special Events

Amendments to the East Hants Land Use Bylaw to amend the definitions of Large and Small Scale Special Events, and to amend the regulations for Large Scale Special Events.

4) Land Use Bylaw Amendments - Non-Farm Dwellings

Amendments to the Land Use Bylaw that would change the status of non-farm dwellings from legal non-conforming uses to lawfully existing uses within the Agricultural Reserve (AR) Zone. This change would enable these existing dwellings to expand beyond 25% and add accessory dwelling units.

5) Official Community Plan Amendments - MGA Changes

Amendments to the Municipal Planning Strategy are proposed as a result of changes to the Municipal Government Act (MGA). These changes provide an opportunity to change municipal processes that will save applicants and the Municipality costs as well as improve efficiency. The amendments would enable the Development Officer to approve non-substantive amendments to development agreements and authorize the Chief Administrative Officer to discharge development agreements.

The Public Hearing will be held on **Wednesday, May 21, 2025 beginning at 7:30 p.m. at the Lloyd E. Matheson Centre, 15 Commerce Court, Elmsdale**. In the event of cancellation, the meeting will be held on Thursday, May 22 beginning at 7 p.m. The Public Hearing will also be livestreamed on the municipal website at easthants.ca/livestream.

At the Hearing, Council will consider presentations from persons regarding the proposals. To view the staff reports, visit easthants.ca/planning-applications, or for further information please contact the Planning & Development Department at 902-883-6128 or by email at planning@easthants.ca.

John Woodford,
Director of Planning & Development