



Date: June 25, 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 June 17, 2025, in Council Chambers. The following motions are coming forward as a result of that meeting:

1. **PRESENTATION FROM KEVIN NEATT, CLAYTON DEVELOPMENTS REGARDING KILN CREEK, LANTZ**

Kevin Neatt from Clayton Developments made a presentation to the committee regarding the proposed changes to the Kiln Creek development.

2. **PLN24-015 - CLAYTON DEVELOPMENTS AMENDMENT TO DA FOR KILN CREEK, LANTZ**

In June 2020 Council approved a development agreement to permit the Kiln Creek development. In February 2025, a DA amendment application was presented to PAC. At that meeting several concerns were raised. Council tabled a motion to give initial consideration and approval to schedule a public hearing. Planning staff have been discussing the concerns raised by PAC with the developer and they have submitted amendments to their application and made a presentation to PAC explaining the changes.

The Planning Advisory Committee recommends *that Council give initial consideration to amendments to the existing Shaw Group Limited development agreement for a mixed-use master planned development in Lantz, for the purpose of enabling a public hearing to be scheduled; and authorize staff to schedule a public hearing.*

As Chair of the Committee, I so move.

3. **PLN25-004 - REZONING AND REDESIGNATION FOR HAVENWOOD DRIVE, SHUBENACADIE**

In April 2025, an application to change the designation and zoning for property on Havenwood Drive, Shubenacadie was received from RYC Property Ltd. The changes sought would permit four on-street townhouses with a total of 24 dwelling units as well as 20 additional semi-detached units.

The Planning Advisory Committee recommends *that Council authorize staff to schedule a public information meeting to consider an application from RYC Property Ltd. for mapping amendments to the GFLUM and LUB maps for portions of PID 45097227, Havenwood Drive, Shubenacadie.*

As Chair of the Committee, I so move.

4. PLN25-003 - SERENITY LODGE AMENDMENTS TO OFFICIAL COMMUNITY PLAN

Planning staff received direction from East Hants Council on March 26, 2025, to “...direct staff to find a way forward to assist Ms. MacAskill to separate her business and dwelling through Development Agreement or an alternative.” As a result, staff have prepared amendments that would allow for the subdivision of 53 Bakery Lane and 39 Russell McKeen Drive.

The Planning Advisory Committee recommends *that Council authorize staff to schedule a public information meeting to consider a proposal to amend the MPS and LUB by adopting policies that will permit Council to consider entering into a development agreement on lands zoned Two Dwelling Unit Residential (R2) Zone to permit Institutional Use (IU) Zone uses to be subdivided on an existing right-of-way easement in a Growth Management Area.*

As Chair of the Committee, I so move.

5. C25(159) & C25(28) ACCESSORY DWELLING UNITS

In January of 2025, East Hants Municipal Council passed a motion directing staff to explore the design requirements in the Land Use Bylaw for Accessory Dwelling Units. This report outlines the current design regulations for accessory dwelling units and proposed changes to the Land Use Bylaw to amend the design requirements for stick-built units.

The Planning Advisory Committee recommends *that Council give first reading to amend the Land Use Bylaw section 3.14- Accessory Dwelling Units to amend the minimum lot sizes and design requirements and where there is no net increase of lot coverage for lots under 600 sqm a Garage Suite could be permitted; and authorize staff to schedule a Public Hearing.*

As Chair of the Committee, I so move.

6. LOT GRADING AND DRAINAGE

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 lands 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 is only applicable to lands located in serviced GMAs.

The Planning Advisory Committee recommends *that Council direct staff to remain with the status quo regarding Bylaw P-1200, Lot Grading and Drainage Bylaw.*

As Chair of the Committee, I so move.

7. AMENDMENTS TO VILLAGE CORE ZONE

Dealt with at public hearing

This concludes the report.