



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

1. SUBDIVISION BYLAW - STORMWATER MANAGEMENT AMENDMENTS

Staff presented a report to address changes to stormwater management in un-serviced areas of East Hants. The report outlined possible changes that would require developers to provide stormwater management plans.

The Planning Advisory Committee recommended to Council *that Council give first reading to the proposal to amend the Municipal Planning Strategy and Subdivision Bylaw to require stormwater management plans in un-serviced areas of the Municipality, for the purpose of enabling a public hearing and authorize staff to schedule a public hearing.*

As Chair of the Committee, I so move

2. SINGLE EGRESS/INGRESS AREAS

After the 2023 wildfires, Staff were directed to prepare a report regarding areas with a single egress/ingress and how many dwellings and/or lots were in such areas. Staff prepared and presented reports outlining many of the areas within East Hants with only a single egress/ingress and outlined which areas would benefit from support adding secondary roads.

The Planning Advisory Committee recommends *that Council maintain the current Subdivision Bylaw regulations regarding 100 lots on a single ingress/egress.*

As Chair of the Committee, I so move.

3. MUNICIPAL HOUSING STRATEGY

Staff presented a report that outlined how the municipality can enable additional affordable housing to be built. Outlining over 16 priority areas and 30 short, medium and long-term action items to make this strategy possible.

The Planning Advisory Committee agreed to complete further due diligence and fully review the strategy document.

The Planning Advisory Committee further recommends that Council *direct staff to set up an evening PAC meeting to deal with the Housing Strategy on a date that is suitable for the public members on a date already set aside for extension meetings.*

As Chair of the Committee, I so move.

4. THOMAS STREET AND MCKENZIE LANE PAVING PETITIONS

Staff presented a report that they received two paving petition applications recently and advised that Council may choose to contribute up to 10% of the cost of the municipally owned roads. Staff presented the benefits of paving roads versus the costs of maintaining gravel roads.

The Planning Advisory Committee recommends *that Council if the paving petitions for Thomas St and McKenzie Lane, East Uniacke are successful, and the Province agrees to contribute 50% towards the paving of the provincial portion of McKenzie Lane, that:*

- *Council approves a 10% Municipal contribution towards the cost of paving the municipal portions of Thomas St, Enfield and McKenzie Lane, East Uniacke, and:*
- *That the municipal 10% and provincial 50% contribution be subtracted from the combined total cost of the paving McKenzie Ln, East Uniacke and the remainder be divided evenly amongst all property owners.*

As Chair of the Committee, I so move.

This concludes the report.