



Date: September 24, 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 September 16 and September 18, 2025, in Council Chambers. The following motions are coming forward as a result of that meeting:

1. LANTZ SECONDARY PLANNING STRATEGY PROPOSED MPS AND LUB AMENDMENTS

Staff presented a report outlining that FBM and Englobe had finalized their report which was presented to the Committee and several amendments were being recommended based on the report.

The Planning Advisory Committee recommended *that Council authorize staff to schedule a public information meeting to consider amendments to the Municipal Planning Strategy and Land use Bylaw relating to the Lantz Secondary Planning Strategy.*

As Chair of the Committee, I so move

2. CLAYTON DEVELOPMENT AMENDMENT TO THE DEVELOPMENT AGREEMENT

Dealt with at the Public Hearing.

3. SUBDIVISION BYLAW AMENDMENTS - STORMWATER MANAGEMENT - FINAL REPORT

Dealt with at the Public Hearing.

4. ACCESSORY DWELLING UNITS - C25(28), C24(414), C25(159)

Dealt with at the Public Hearing.

5. SERENITY LODGE SECOND STAFF REPORT

Staff presented their second report after being directed to explore options to separate a two PID's through a Development Agreement. The report outlined that staff reviewed that the East Hants Official Community Plan could have amendments adopted by Council to allow this to take place.

The Planning Advisory Committee recommends *that Council give first reading to the 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; and*

Give initial consideration to entering into a development agreement to permit PID 45287638 to be subdivided on an existing right-of-way easement, for the purpose of enabling a public hearing and authorize staff to schedule a public hearing.

As Chair of the Committee, I so move.

6. RYC PROPERTY - HAVENWOOD DRIVE - SECOND STAFF REPORT

Staff presented an update report regarding changes to the land use designation application and detailing a retracement plan for the RYC property on Havenwood Drive, Shubenacadie.

The Planning Advisory Committee recommend that *Council give first reading to the application from RYC Property Ltd. to amend the MPS and LUB by changing the land use designation of PID 45097227, for eastern portion to Medium Density Residential Neighbourhood (MR) Designation and rezone the same lands to Townhouse (R2-T) Zone; and for the western portion to Established Residential Neighbourhood (R2) Zone; for the purpose of enabling a public hearing and authorize staff to schedule a public hearing.*

As Chair of the Committee, I so move.

7. MOTION C24(309): ILLUMINATED SIGNS - FIRST STAFF REPORT

Staff presented a report after being directed to review the currently ban of illuminated signs in the RU2 Zone. Staff presented in their report the reasons behind the ban and compared how other jurisdictions handle similar regulations.

The Planning Advisory Committee further recommends to Council *that Council maintain the illuminated and digital signage regulations for the Rural Use North (RU-2) Zone.*

As Chair of the Committee, I so move.

8. ZONING CONFIRMATION LETTERS REPORT

Staff presented a report resulting from a Council motion directing staff to explore the possibility of exempting and refunding the fee to obtain a municipal zoning confirmation letter for residents to register for short term rental accommodations. The report outlined the recommendation to make no changes to the requirement based on staff time to complete the letters.

The Planning Advisory Committee recommends *to Council to make no changes to the current requirement for a zoning confirmation letter and the fees associated with obtaining a zoning confirmation letter.*

As Chair of the Committee, I so move.

9. DRAFT SURVEY RESPONSE - AGRICULTURAL PLANNING

The Director of Planning & Development presented a draft response for a provincial survey regarding agricultural land use planning. The Planning Advisory Committee supported the response and directed the submission be made by the September 19th, 2025 deadline.

This concludes the report.