

Public Hearing

Wednesday, October 29, 2025

Council Chambers

Lloyd E. Matheson Centre

7:30 pm

- 1. Proposal to amend the Municipal Planning Strategy and Land Use Bylaw to enable the subdivision of land for institutional uses on a right-of-way easement by development agreement for land zoned R2; and to consider an amendment to an existing development agreement.*

cc: Eleanor Roulston, Municipal Warden
Norval Mitchell, Chairperson Planning Advisory Committee
Kim Ramsay, CAO & Municipal Clerk
John Woodford, Director of Planning & Development

Warden: Councillors, this evening we have one item on the public hearing agenda.

The purpose of this hearing is for Council to hear input from the public prior to making a decision on the proposal.

To the members of the public who have chosen to participate this evening, welcome. Please note that Council's Procedural Policy requires that you not cheer, boo, clap or otherwise disrupt this hearing. Everyone that wishes will have an opportunity to be heard.

Tonight, Council may approve, reject or defer its decision to a later date. Council approval is required for the proposal to proceed.

I will now ask the Municipal Clerk to outline when the public hearing advertisements were published.

Clerk: Madam Warden, a public hearing notice appeared in the October 15, 2025 and October 22, 2025 editions of the *Chronicle Herald*. The notices described the proposal, gave the date and time of the Public Hearing, and indicated that Staff Reports were available to the public.

Warden: Councillors, the public hearing item this evening is for a proposal to amend the East Hants Official Community Plan and to amend an existing development agreement.

I would now ask the Chair of the Planning Advisory Committee to present his report.

PAC Chair: Planning Advisory Committee has considered the proposal on behalf of Municipal Council. The Committee has reviewed staff's reports, completed their evaluation, and will make a recommendation to Council during this Hearing.

Madam Warden, through you, I would now ask staff to present their Final Report on the proposal.

Staff: (Makes presentation)

Warden: Does any member of Council have questions for Staff?

(Councillors may or may not ask questions)

Warden: I would now ask if the applicant has any comments or would like to make a presentation?

Applicant: (applicant may or may not provide their comments)

Warden: I will now open the floor for comments and questions. If you are viewing the YouTube livestream, you may use the YouTube chat feature which is being monitored. First, does anyone attending in person have any questions or comments?

(Comments and Questions from the public)

Warden: Does any member of the public have any questions or comments through the live chat on YouTube?

Juliann: Waits 20 seconds and confirms if we have any comments or questions via the chat on YouTube.

Warden: Does any member of staff have any final comments?

(Staff may or may not make final comments)

I would now ask the Chair of the Planning Advisory Committee to present his committees' recommendation.

PAC Chair: Planning Advisory Committee recommends that Council give second reading and approve 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

Planning Advisory Committee recommends that Council give final consideration and approve entering into a development agreement to permit PID

45287638 to be subdivided on an existing right-of-way easement, signed within one year of Council's approval, and contingent upon approval of the MPS and LUB amendments by the Minister of Municipal Affairs and Housing.

As Chair of PAC, I so move.

Warden: Are there any final questions or comments from the Municipal Councillors?

(Awaits potential further questions from Councillors and the question on the motion.)

(Immediately after Council votes on the motion)

Warden: That concludes tonight's Public Hearings. Thank you for attending.