



Date: October 29, 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 October 21 and an Extension Meeting on October 23, 2025, in Council Chambers. The following motions are coming forward as a result of that meeting:

1. PLN25-003 - SERENITY LODGE - FINAL STAFF REPORT

Dealt with at the Public Hearing.

2. PLN25-004 - HAVENWOOD DRIVE - FINAL STAFF REPORT - MPS & LUB MAPPING AMENDMENTS

Staff presented the final report regarding the application to amend land use designation and zoning to support new residential development. Staff advised that the Public Information Meeting and First Reading had already taken place.

The approval motion is to be dealt with at a public hearing in November.

The committee also discussed notification for the public hearing in light of the uncertainty with mail delivery.

The Planning Advisory Committee recommends that Council *direct staff, due to the Canada Post strike, to use the Chronicle Herald, the municipal website and social media as a way to notify the public of the November public hearing if Canada Post moves back to a full work stoppage*

As Chair of the Committee, I so move.

3. PLN25-002 - MAGNOLIA CONTINUING CARE - ASSISTED LIVING FACILITY

Staff presented a report on an application from Magnolia Continuing Care Holdings Limited with a request to amend the existing development agreement for the assisted living facility which would expand the facility from 70 to 76 units and adjust the parking layout from 71 to 92 spaces and had a front entrance canopy. Public feedback indicated general support for the project, noting the need for more senior housing in the area.

The approval motion is to be dealt with at a public hearing in November.

The committee also discussed notification for the public hearing in light of the uncertainty with mail delivery.

The Planning Advisory Committee recommends that Council *direct staff to use the Chronicle Herald, the municipal website and social media as a way to notify the public of the public hearing, should Canada Post move to a complete work stoppage.*

As Chair of the Committee, I so move.

4. PLN25-006 - ARKHAM DEVELOPMENTS - MPS/LUB AMENDMENTS & DEVELOPMENT AGREEMENT APPLICATION

Staff presented a report on an application that was received from Arkham Developments Ltd to amend the MPS and LUB and to enter into a development agreement to allow construction of two four-storey multi-unit residential buildings. The proposal requires changing the land use designation and rezoning from R2 to R3 to permit higher-density housing.

The Planning Advisory Committee recommends that Council *authorize staff to schedule a public information meeting to consider an application from Arkham Developments Ltd. to amend the MPS and LUB by changing the land use designation and zone for portions of PIDs 45235843 and 45235835, Dorey Lane, Enfield.*

As Chair of the Committee, I so move.

5. PLN25-008 - CASEY CONCRETE - DEVELOPMENT AGREEMENT APPLICATION

Staff presented the first report on an application from Casey Concrete Limited to enter into a development agreement with the Municipality to permit a pre-mix concrete batch plant within the Milford Business Park. The proposed 60 ft x 40 ft facility would allow on-site concrete mixing to improve quality control, reduce transportation needs and lower emissions.

The Planning Advisory Committee recommends that Council:

- *give initial consideration to enter into a development agreement for a pre-mix concrete batch plant use located on property identified as PID 45177128, 57 Lohnes Street, Hardwood Lands, to enable a public hearing; and*
- *authorize staff to schedule a public hearing*

As Chair of the Committee, I so move.

6. LANTZ SECONDARY PLANNING STRATEGY (SPS) AMENDMENTS TO MPS & LUB

Staff presented a report on the Lantz Secondary Planning Strategy that has been completed by Consultants FBM and Englobe to guide future development in the Lantz Growth Reserve Area.

The Planning Advisory Committee recommend that Council:

- *give first reading to the amendments to the Municipal Planning Strategy and Land Use Bylaw relating to the Lantz Secondary Planning Strategy; and*
- *authorize staff to schedule a public hearing.*

As Chair of the Committee, I so move.

7. LAKESHORE FLOODPLAIN MAPPING

The Director of Planning and Development presented a report on the feasibility and the cost of creating a floodplain protection around lakes in East Hants. It was determined that mapping would be complex and costly.

- The Planning Advisory Committee recommends to Council ***that Council maintain current lakeshore setback regulations and not pursue floodplain mapping and regulation surrounding lakes.***

As Chair of the Committee, I so move.

8. HOUSING STRATEGY

Planning and Development staff presented the Draft Housing Strategy which resulted from the work of the Municipal Housing Working Group. The strategy is intended to provide guidance to the municipality on how it can enable additional affordable housing to be built. Some of the actions can be started immediately and others will be considered further in the upcoming Plan Review in 2026.

The Planning Advisory Committee recommends that Council ***approves the East Hants Housing Strategy with the amendments made around the five mini homes in the RU2 Zone and those amendments made at the meeting this evening (October 23, 2025).***

As Chair of the Committee, I so move.

This concludes the report.