

Public Hearing

Wednesday, November 26, 2025

Council Chambers

Lloyd E. Matheson Centre

7:30 pm

1. *Lantz Secondary Planning Strategy.*
2. *Application by RYC Property Ltd.*
3. *Application by Magnolia Continuing Care Holdings Ltd.*

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 three items 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 proposals.

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 proposals 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 November 12, 2025 and November 19, 2025 editions of the *Chronicle Herald*. The notices described the proposals, gave the date and time of the Public Hearing, and indicated that Staff Reports were available to the public.

Warden: Councillors, the first public hearing item this evening is for a proposal to amend the East Hants Official Community Plan based on the results of the Lantz Secondary Planning Strategy.

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 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 amendments to the Municipal Planning Strategy and Land Use Bylaw relating to the Lantz Secondary Planning Strategy.

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: Councillors, the second public hearing item this evening is a proposal from RYC Property Ltd. for

mapping amendments to the East Hants Official Community Plan.

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 application from RYC Property Ltd. to amend the MPS and LUB by changing the land use designation of the eastern portion of PID 45097227 to Medium Density Residential Neighbourhood (MR) Designation and rezone the same area of land to Townhouse (R2-T) Zone; and for the western portion of PID 45097227 redesignate to Established Residential Neighbourhood (ER) Designation and rezone the same to Two Dwelling Unit Residential Neighbourhood (R2) Zone.

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: Councillors, the third public hearing item this evening is a proposal by Magnolia Continuing Care Holdings Ltd. 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 to Council that Council give final consideration and approved amendments to the existing Magnolia Continuing Care Holdings development agreement for an assisted living facility on 410 Highway 2, Enfield.**

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.**