



Date: November 26, 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 November 18, 2025, in Council Chambers. The following motions are coming forward as a result of that meeting:

1. PLN25-009 MACINTOSH LANE, NMR - REDESIGNATION AND REZONING

Staff presented a report on an application to redesignate and rezone a 5.6-hectare parcel of land from Agricultural Reserve (AR) to Rural Use (RU) to enable a non-farm dwelling.

The Planning Advisory Committee recommends to Council *that Council authorize staff to schedule a public information meeting to consider an application from David Maddeaux to amend the MPS and LUB by changing the land use designation and zone from Agricultural Reserve (AR) to Rural Use (RU) for 47 MacIntosh Road, Upper Nine Mile River.*

As Chair of the Committee, I so move.

The Planning Advisory Committee recommends to Council *that Council direct staff to seek comments on the application (PLN25-009 MacIntosh Lane, NMR) from the East Hants Agricultural Advisory Committee.*

As Chair of the Committee, I so move.

2. PLN25-010 SUNNY POINT FARMS - MPS & LUB AMENDMENTS - INITIAL STAFF REPORT

Staff presented a report on an application to amend the Municipal Planning Strategy and Land Use Bylaw to reduce the required setback for intensive livestock operations in the Rural Use North (RU-2) Zone. The current setback is 45 meters, but the applicant is requesting it be reduced to 2 meters when neighboring properties are under the same ownership.

The Planning Advisory Committee recommends that Council *authorize staff to schedule a Public Information Meeting to amend the Municipal Planning Strategy and Land Use Bylaw to reduce the minimum setback requirement for Intensive Livestock Operations in the Rural Use North (RU-2) Zone.*

As Chair of the Committee, I so move.

The Planning Advisory Committee recommends that Council *direct Staff to include a review of the setbacks in the AR, RU and RU North zones be included in the next Plan Review.*

As Chair of the Committee, I so move.

3. MOTION C25(236) ESTIMATED COSTS OF UPGRADING K-CLASS ROADS FOR EMERGENCY PURPOSES

Staff presented a report that outlined, since the 2023 wildfires, Council has taken several steps to address safety concerns related to subdivisions with only one access road. These actions have included restricting dwelling unit numbers during development negotiations, reviewing existing single-access areas, consulting the Fire Service, and examining the origins and effectiveness of the 100-lot rule. In 2025, Council decided to keep the current rule but had asked staff to estimate the cost of upgrading K-Class roads for emergency access. This report outlines that request.

The Planning Advisory Committee recommends that Council *accept the cost estimates and put the report “(Motion C25(236): Costs of Upgrading K-Class Roads - Single Egress/Ingress Development” on file and do not proceed with any additional work.*

As Chair of the Committee, I so move.

4. LANTZ SPS AMENDMENT TO MPS AND LUB - FINAL STAFF REPORT

Dealt with at the Public Hearing

This concludes the report.