



David Maddeaux
MPS & LUB Mapping Amendments
MacIntosh Road, Upper Nine Mile River

Planning Advisory Committee
November 18, 2025

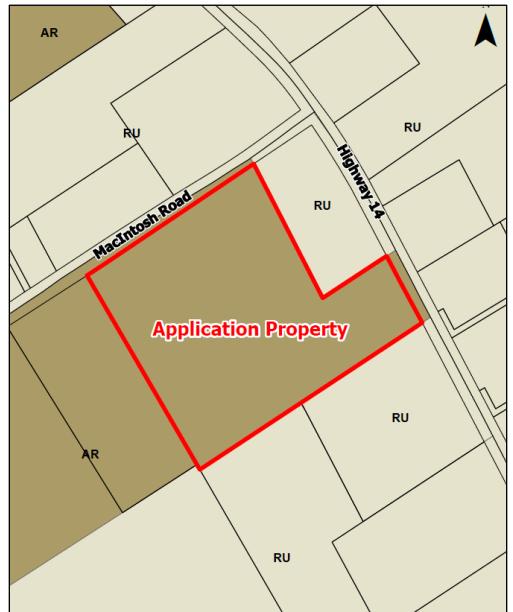
Planning & Development



EAST HANTS

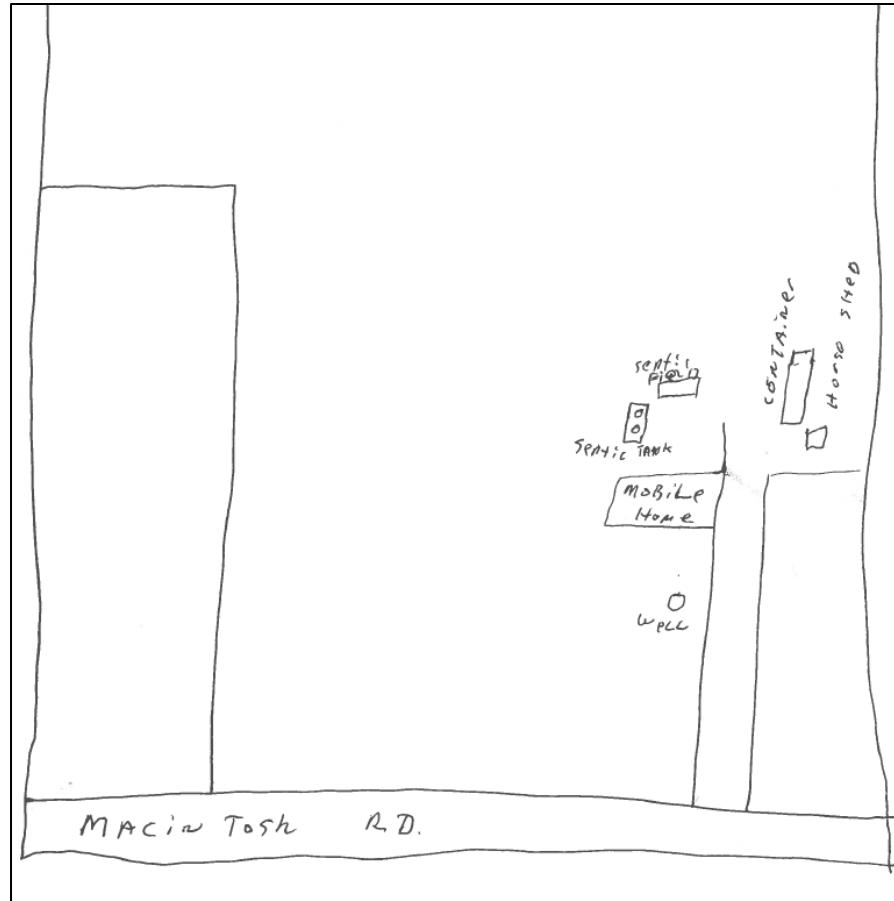
Subject Property

- Subject property is located on MacIntosh Road, Upper Nine Mile River
- The property totals 5.26 Ha (13 acres)
- Zoning is Agricultural Reserve (AR)
- Designated Agricultural Reserve (AR) as per the Generalized Future Land Use Map (GFLUM)
- Property is not located within a Growth Management Area or Growth Reserve Area



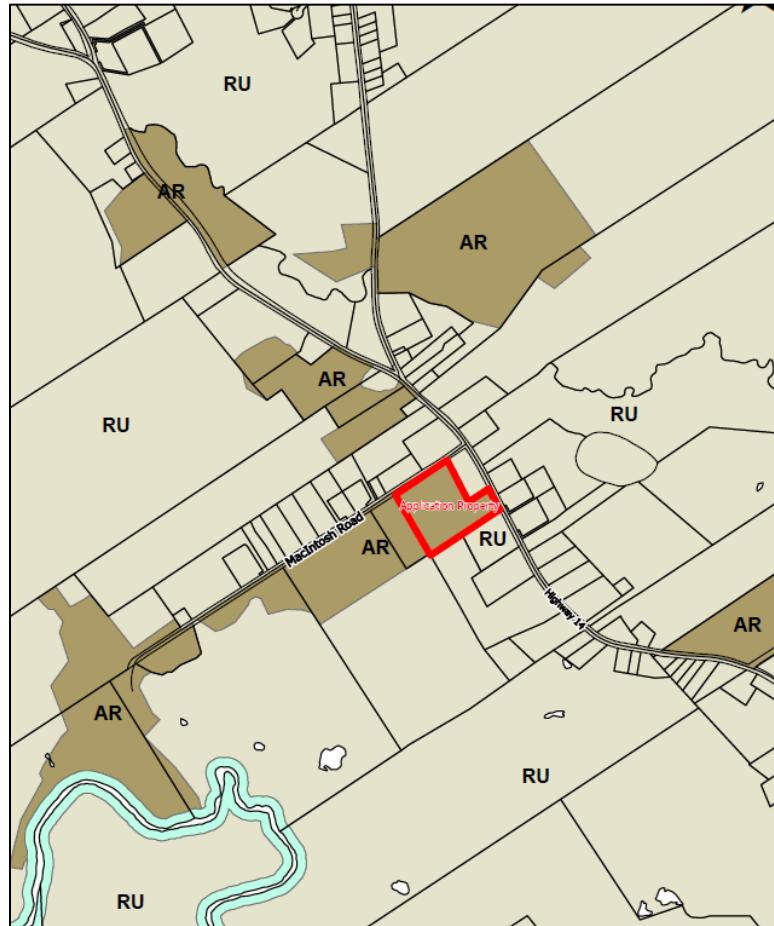
Development Proposal

- Change the zone and designation from Agricultural Reserve (AR) to Rural Use (RU)
- The redesignation and rezoning will enable the applicant to install a non-farm dwelling (mini-home) on the property.
- A hand drawn site plan has been submitted with the application which identifies the location of the proposed mini-home, existing shed and shipping container. The driveway for mini-home is located off MacIntosh Road.
- There is a camper on the property which is understood to have been there several years.



Policy Analysis

- Staff will refer to MPS polices associated with the Rural Use (RU) designation as well as general policies related to amending the MPS and the Land Use Bylaw (LUB).
- Policy IM10 states Council shall only consider private applications to amend the Strategy where said amendments are in the best interest of the Municipality
- Policy AR17 considers non-agricultural uses by development agreement only on Agricultural Reserve designated lands subject to an Agricultural Impact Study.
 - The applicant has decided to continue with his request for a rezoning as it will enable him to use the land as per the permitted uses in the RU Zone.



Policy Analysis

- The applicant engaged a professional Agrologist to prepare an Agricultural Impact Study for the subject property.
- The study results concluded the subject property found to adhere to the definition of Class 3D/P under the Canadian Land Inventory (CLI) soil classification. The study also suggests that the quality of the Hebert soil apparent in the land is poor to fair for crop production and the drainage on most of the property is very poor as water run off from adjoining properties pools creating a wet swampy area to the south and eastern part of the property.
- Staff will provide an analysis of the Agricultural Impact Study and the policies regarding the protection of agricultural land in the final staff report.



Agricultural Advisory Committee

- Under the terms of reference, one of the mandates of the Agricultural Advisory Committee is to review land use applications regarding large parcels of agricultural land and provide recommendations to the Planning Advisory Committee. Planning staff recommend seeking comments from the Agricultural Advisory Committee on proposed redesignation and rezoning.
- At 5.26 hectares (13 acres) in size, the property is not an insignificant area of land and is located adjacent to existing AR Zoned land and for these reasons Planning staff recommend seeking comments from the Agricultural Advisory Committee on proposed redesignation and rezoning.



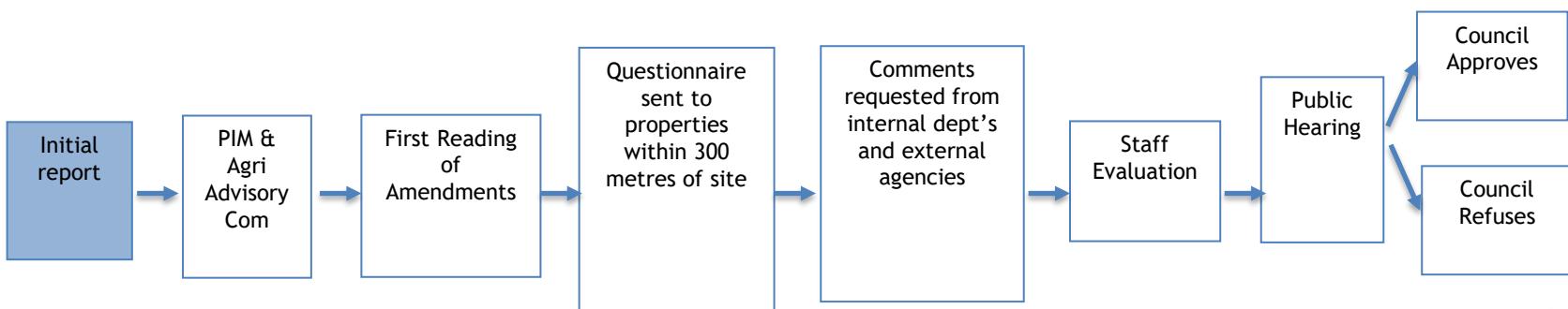
Citizen Engagement

- An advertisement outlining the proposal and indicating that it is under review by staff will be placed in an upcoming edition of the *Chronicle Herald*
- As part of the review process for MPS amendments, a Public Information Meeting (PIM) is required to hear input from the community
- A letter will be mailed to all property owners within 300 metres of the subject property indicating the time and date of the PIM once it has been scheduled
- Residents will have an opportunity to ask questions to Staff at the PIM regarding the application



Conclusion

- Staff will continue to review the proposal to change a portion of the subject property to the Rural Use (RU) Zone and Designation.
- The proposed amendments will be evaluated using all applicable policies in the Municipal Planning Strategy, in particular, policies related to the protection of agricultural land
- Councils decision on this application is not appealable to the Nova Scotia Utility and Review Board
- Staff will make a recommendation to PAC in the final staff report.



Recommendation

That Planning Advisory Committee recommend that Council authorize staff to schedule a Public Information Meeting and to direct staff to seek comments from the Agricultural Advisory Committee.

Recommended Motion

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; and
- Direct staff to seek comments on the application from the East Hants Agricultural Advisory Committee.

