



Subject: *David Maddeaux - Development Agreement Application*
To: CAO for Planning Advisory Committee, November 18, 2025
Date Prepared: November 3, 2025
Related Motions: None
Prepared by: Rachel Gilbert, Manager of Planning
Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from David Maddeaux to redesignate and rezone his land from Agricultural Reserve (AR) to Rural Use (RU).

Financial Impact Statement

There is no immediate financial impact from the recommendations in this report. A fiscal impact analysis will be completed for 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.

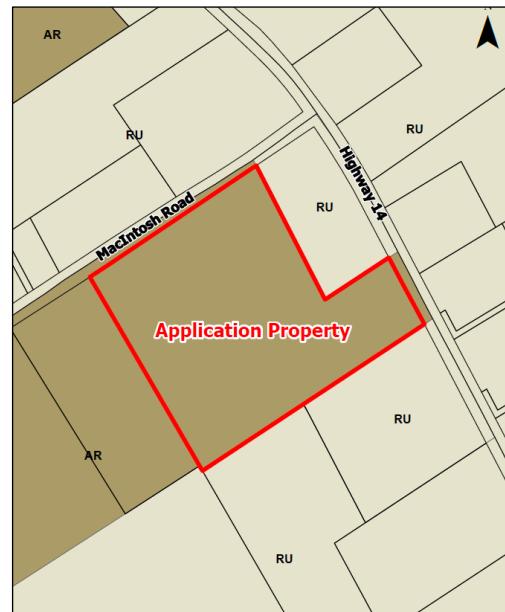
Subject Property

The subject property is located at 47 MacIntosh Road, Upper Nine Mile River. The land is designated and zoned Agricultural Reserve (AR).

The property is approximately 5.6 hectares (13 acres) in size and has approximately 200 metres of frontage on MacIntosh Road. The property also has approximately 78 metres of frontage on Highway 14.

There are properties to the west, along MacIntosh Road which are also zoned Agricultural Reserve (AR).

Located on the property is a shed, a camper and a shipping container. A septic system has recently been installed on the property.

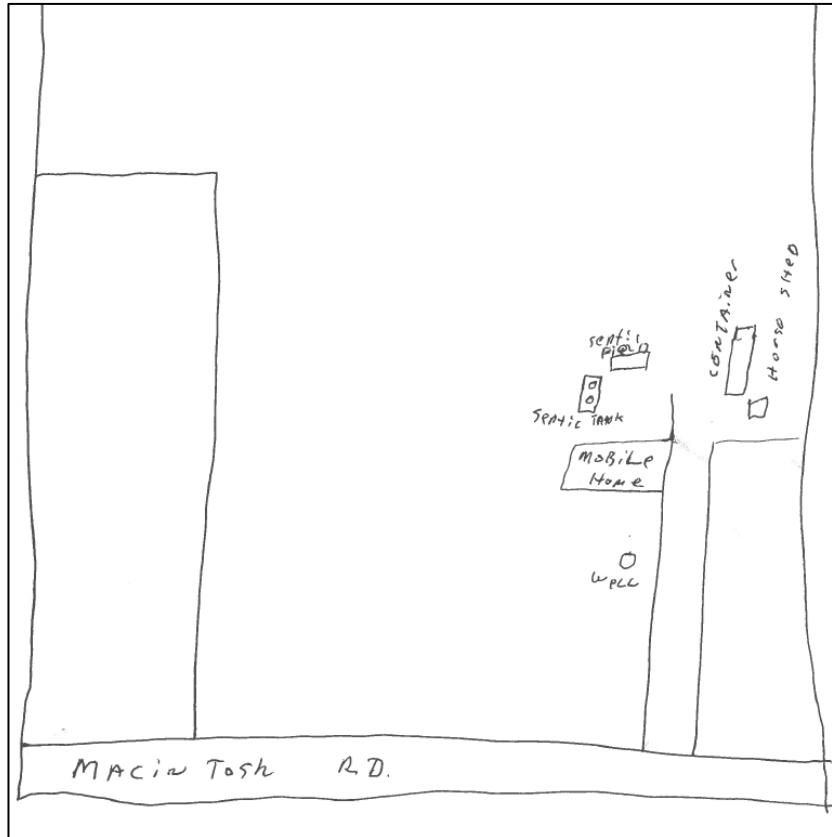


Development Proposal

The applicant has requested the land be redesignated and rezoned from Agricultural Reserve (AR) to Rural Use (RU). The redesignation and rezoning will enable him to install a mini-home on the property. In the Agricultural Reserve (AR) Zone only dwellings related to a bona fide farming operation are permitted.

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.

As noted in the previous section, there is a camper on the property which is understood to have been there several years.



Policy Analysis

Staff will review the proposed amendments based on the applicable policies contained in the Municipal Planning Strategy (MPS). A detailed table of the evaluative criteria from the enabling policies and corresponding comments from Staff and reviewing agencies will be attached to the final report.

The property will have to be redesignated and rezoned to enable the development of non-farm related uses. If this application is approved, all RU zone uses would be permitted on this property.

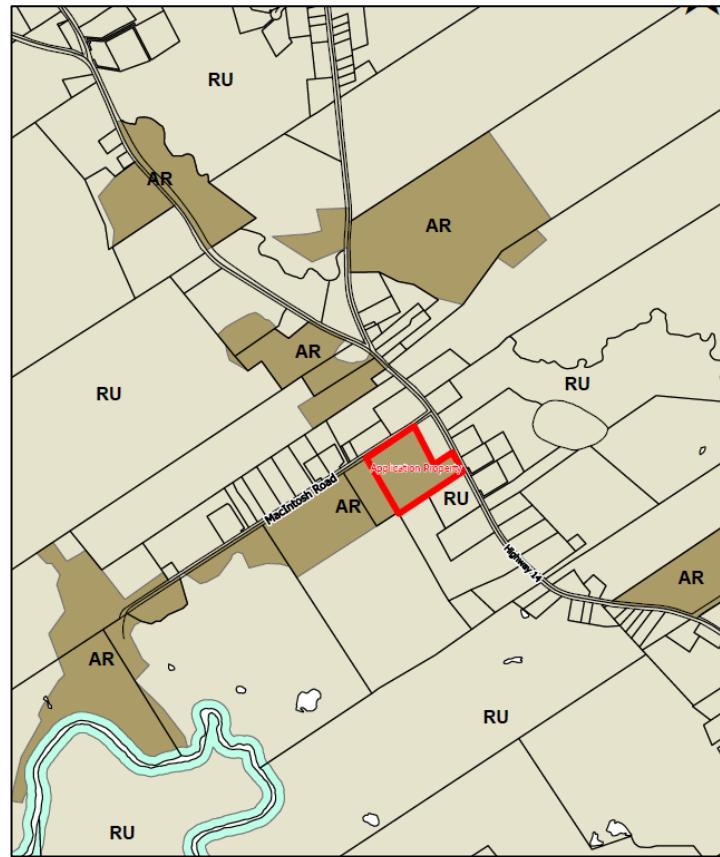
In evaluating this application, Staff will refer to MPS polices associated with the Rural Use (RU) designation as well as general policies related to amending the MPS and the Land Use Bylaw (LUB). The review will also look at the impact of the loss of agricultural land and policies relating to the Agricultural Reserve (AR) designation.

Policy AR17 of the Municipal Planning Strategy considers non-agricultural uses by development agreement only on Agricultural Reserve designated lands. In discussing the differences between a development agreement and a rezoning application, the applicant has requested that the property be rezoned.

One of the provincial statements of interest has regard for the preservation and protection of agricultural lands to enable the development of viable and sustainable agriculture.

The applicant engaged a professional Agrologist to prepare an Agricultural Impact Study for the subject property as per the requirements of the Municipal Planning Strategy. The study is required to evaluate the CLI soil classification and the impact of the loss of agricultural land based on the proposed application.

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. The study also indicates that 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.



A full review of the Agricultural Impact Study will be provided to PAC and Council 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.

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.

STRATEGIC ALIGNMENT

The 2025-2029 East Hants Strategic Plan identifies 'Strong Community' and 'Economic Prosperity' as two of the four areas of strategic focus. The protection of agricultural land supports a strong community and prosperity for the agricultural economy sector.

LEGISLATIVE AUTHORITY

The legislative authority is set out in the Municipal Government Act, Part VIII. This part of the MGA sets out the process for MPS and LUB amendments to be considered.

FINANCIAL CONSIDERATIONS

A fiscal impact analysis will be completed for the final staff report.

Citizen Engagement

Staff will follow the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application. An advertisement outlining the application and indicating that it is under review will be placed in the Chronicle Herald.

A Public Information Meeting (PIM) is required as the application includes an amendment to the Municipal Planning Strategy map (Generalized Future Land Use Map), and all property owners within 300 metres of the subject site will be notified by mail of the meeting time and date. Additional promotion will be posted on the East Hants website and social media channels. Comments received at the PIM will be provided in future reports to Planning Advisory Committee.

Alternatives

Planning Advisory Committee could recommend not to consult with the Agricultural Advisory Committee.

Attachments

- Agricultural Impact Study