

Lantz Secondary Planning Strategy Proposed MPS and LUB Amendments

Planning Advisory Committee

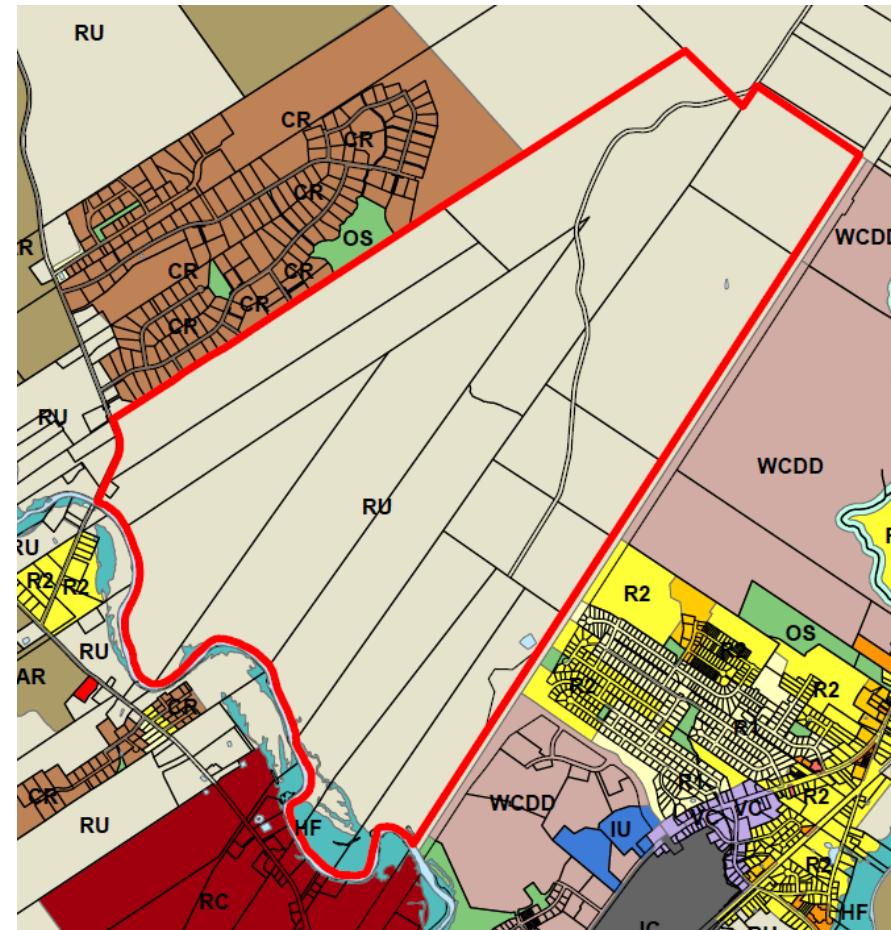
Planning and Development Department

November 18, 2025



EAST HANTS

Secondary Planning Strategy Area



Background

- FBM and Englobe began work on the strategy in April 2024. The final strategy was submitted in July 2025. The consultants are presenting to PAC in September 2025 to hand over the final strategy and provide a final opportunity for any concerns or comments to be raised.
- To move the work of the Secondary Planning Strategy forward the next step is to implement amendments to the Municipal Planning Strategy and Land Use Bylaw. The staff report outlines amendments which are proposed at this time.



Background

- The Lantz SPS project was included as one of the initiatives in the funding application to CMHC for the Housing Accelerator Funding (HAF). There were 3 milestones to this project through the HAF approval. The first two milestones have been completed.
- Milestone 1: Request for Proposal for this project. This was completed in February 2024
- Milestone 2: Completion of the Lantz SPS study by the consultants. The final draft was submitted by the consultant in July 2025
- Milestone 3 (final milestone): Implementation of the recommendations from the Lantz North Secondary Planning Strategy, including but not limited to the pre-zoning of land and the identification of road and active transportation networks. The deadline for this milestone is December 22, 2025

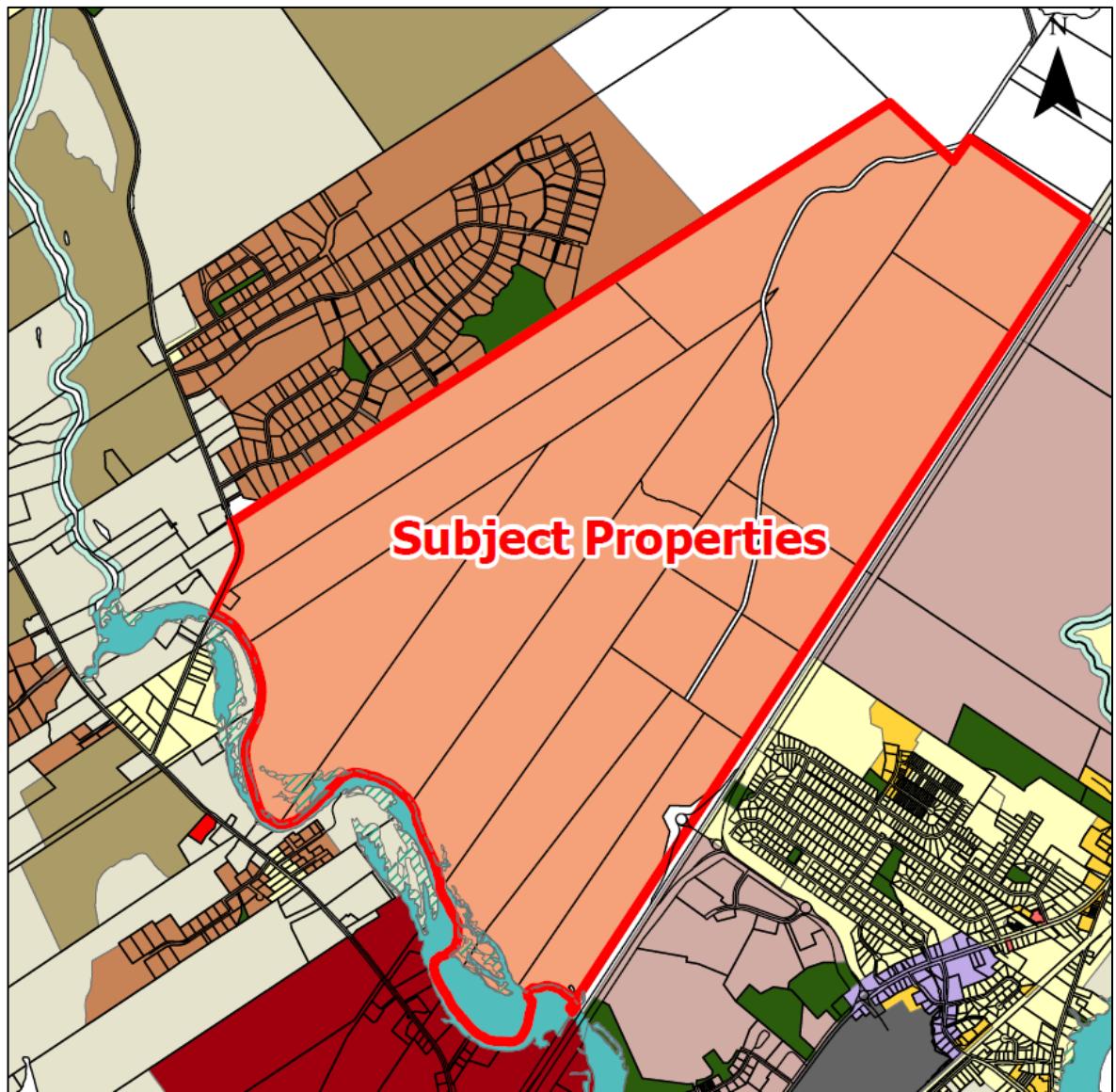


Background

- Included within the Secondary Planning Strategy are recommended amendments to the Official Community Plan.
- The amendments are fairly comprehensive and detailed and were created following input from Council, municipal staff from various departments, the public and landowners within the study area. The final draft of the recommended Official Community Plan amendments have not been reviewed by Council, the public or landowners.
- Planning staff are recommending that the full package of amendments be added to the upcoming Plan Review which will give PAC, Council, the public and landowners time to fully review the proposed policy changes. The Plan Review project is scheduled to begin in January 2026.
- This is a similar approach to the Mount Uniacke Secondary Planning Strategy. There is a requirement however through the HAF program that requires implementation of the recommendations from the SPS.



Proposed Amendments



Proposed Amendments

- Planning staff recommend that the amendments as follows be considered at this time, with a full package of amendments to be added to the upcoming Plan Review. These amendments will need to be completed by December 22, 2025.
 1. Redesignation and rezoning of the land, to Lantz Comprehensive Development District (LCDD) - as shown on the map on the previous page. The High Risk Floodplain (HF) Designation and Zone is proposed to remain;



Proposed Amendments

Lantz Comprehensive Development District.

Policy Goal

To develop a proactive approach to development in the Lantz Growth Reserve Area a Secondary Planning Strategy has been completed for land which includes this Growth Reserve Area plus additional land adjacent to the Garden Meadows Subdivision and Garden Road. Policies and Regulations developed as a result of the Secondary Planning Strategy will help to guide development in creating a complete community which meets the needs of new and existing residents and businesses within East Hants.

Policy Statements

- UD46. Council shall establish the Lantz Comprehensive Development District (LCDD) future land use designation, which will be placed on land between Highway 102 and the Garden Meadows Subdivision, Belnan.
- UD47. Council shall establish the Lantz Comprehensive Development District (LCDD) Zone, whose purpose shall be to retain existing development opportunities of the Rural Use (RU) Zone, until such a time that new policies for the area are developed which will realize the intent of the Lantz Comprehensive Development District (LCDD) future land use designation.



Proposed Amendments

UD48. Council will develop comprehensive land use policies and regulations for the area designated as Lantz Comprehensive Development District (LCDD) in the next full review of the Municipal Planning Strategy, unless it is determined that it is in the best interest of the municipality to develop the policies sooner.

UD49. Council will consider the Transportation Network Plan as prepared by FBM and englobe through the Lantz Secondary Planning Strategy which includes the transportation network, active transportation and future connections to the existing road and highway network.

UD50. Council have identified constraints to the future development of the Lantz Comprehensive Development District (LCDD) which will need to be investigated prior to any future development within the LCDD designated land. The constraints include:

- The need for a new vehicular bridge crossing the Nine Mile River connecting the lands to Highway 214; and
- The need for a comprehensive Infrastructure Master Plan



Proposed Amendments

Regulations have been drafted for the Land Use Bylaw which retains the ability of landowners to develop their land in accordance with the current existing zone (Rural Use). These regulations will need to be amended once Council creates comprehensive land use policies for the LCDD Designation and Zone.

Amendments to the land use bylaw

Part 5 Rural Zones

5.7 Lantz Comprehensive Development District (LCDD) Zone

- For land within the Lantz Comprehensive Development District (LCDD) Zone, uses which are permitted in the Rural Use (RU) Zone shall be permitted in accordance with the regulations of the Rural Use (RU) Zone.



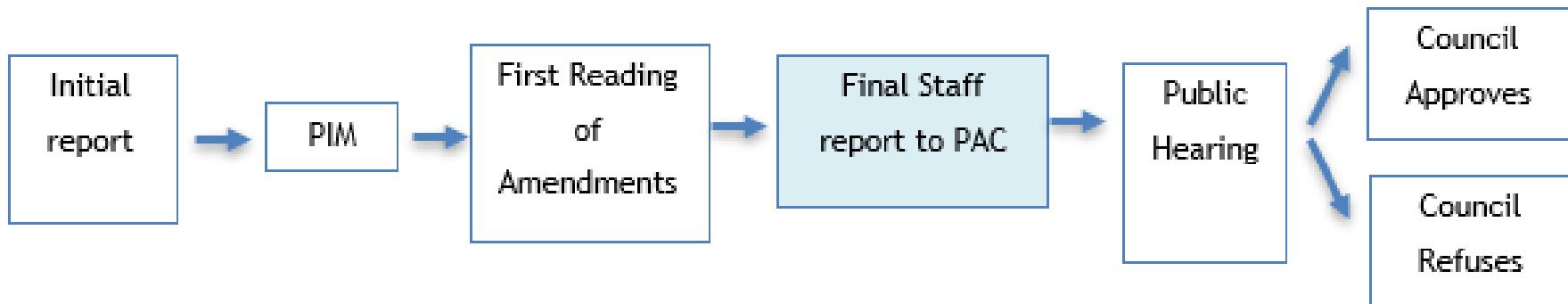
Citizen Engagement

- A public information meeting regarding the proposed amendments was held on October 7th.
- The meeting was well attended with approximately 45 people in attendance. The attendees included land owners within the secondary planning strategy area, local residents and 3 councillors. Planning staff presented information regarding the proposed amendments and then the attendees were invited to ask questions. The questions focused on the final Secondary Planning Strategy document and not specifically regarding the amendments proposed at this time.
- Questions were asked and concerns raised regarding the impact to existing drinking water supplies in the nearby un-serviced areas; current capacity of the municipal wastewater and water infrastructure; there are wetlands on the subject properties; potential impact and increase in flooding. The notes from the meeting provide a more detailed list of comments and concerns raised.



Citizen Engagement

- A letter has been sent to property owners with details of the public hearing and a notice has been placed in the Chronicle Herald, on the municipal website and social media.



Recommendation

- That Planning Advisory Committee recommends that Council give second reading and approve the amendments to the Official Community Plan relating to the Lantz Secondary Planning Strategy.

Recommended Motion

Planning Advisory Committee recommends to Council 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

