



Subject: *Lantz Secondary Planning Strategy*
To: CAO for Planning Advisory Committee, November 18, 2025
Date Prepared: November 3, 2025
Related Motions: PAC17(69) December, C17(286) December, PAC21(177) December, C21(370), PAC25(93) Sept, C25(303), PAC25(114) October and C25(342)
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Approved by: John Woodford, Director of Planning & Development

Summary

The Secondary Planning Strategy has been completed. 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. This staff report outlines amendments which are proposed at this time. Further amendments are recommended for the upcoming Plan Review which is due to begin in January 2026.

Financial Impact Statement

In the 2024/25 budget Council approved \$130,000 to hire consultants to complete the Secondary Planning Strategy. There is no financial impact to the proposed amendments but there will be financial impacts resulting from any future development of the land in the study area. These costs are not yet known and should be investigated further before development occurs on the land. The draft policies suggest the need for a Comprehensive Infrastructure Master Plan.

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:

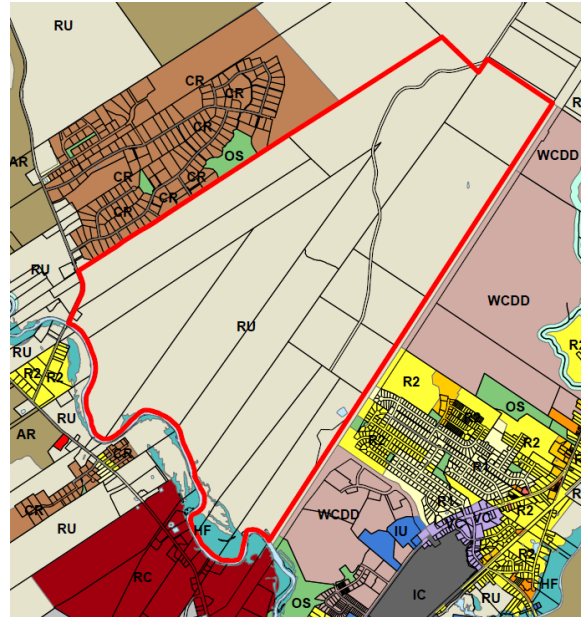
- *give second reading and approve the amendments to the Municipal Planning Strategy and Land Use Bylaw relating to the Lantz Secondary Planning Strategy.*

Background

As part of the 2016 East Hants Official Community Plan, Council approved Policy GM25 which requires a planning document to be developed for the Lantz Growth Reserve Area (Lantz GRA) prior to the subject lands being developed. The Lantz Secondary Planning Strategy has also been identified in the 2021 Strategic Plan as an example of a future initiative.

FBM and Englobe were selected as the consulting companies to complete the Lantz Secondary Planning Strategy. They began work on the strategy in April 2024. The final strategy was completed and submitted to the Municipality in July 2025. The consultants presented to PAC in September 2025 to hand over the final strategy and provide an opportunity for Planning Advisory Committee to ask any questions.

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.



Discussion

FBM in coordination with Englobe have completed the Lantz Secondary Planning Strategy (SPS) project. The consultants presented the final report to PAC during the September 16, 2025 meeting. The next step for the Secondary Planning Strategy is for amendments to be made to the East Hants Official Community Plan.

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 to the municipality 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

Included within the Secondary Planning Strategy, as prepared by FBM and Englobe, were recommended amendments to the Official Community Plan. The amendments are fairly comprehensive and were created following input in the visioning stage from Council, municipal staff from various departments, the public and landowners within the study area.

At the start of the process for adopting amendments to the land use policies and regulations the final draft of the Official Community Plan amendments had not been reviewed by Council, the public or landowners. Due to the comprehensive and detailed nature of the planning policies recommended by the consultants, 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 full package of amendments are several pages long. 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. The amendments proposed in this report sets out the intent of Council to move forward with the development of Municipal Planning Strategy policies which will support the development of the land within the study area.

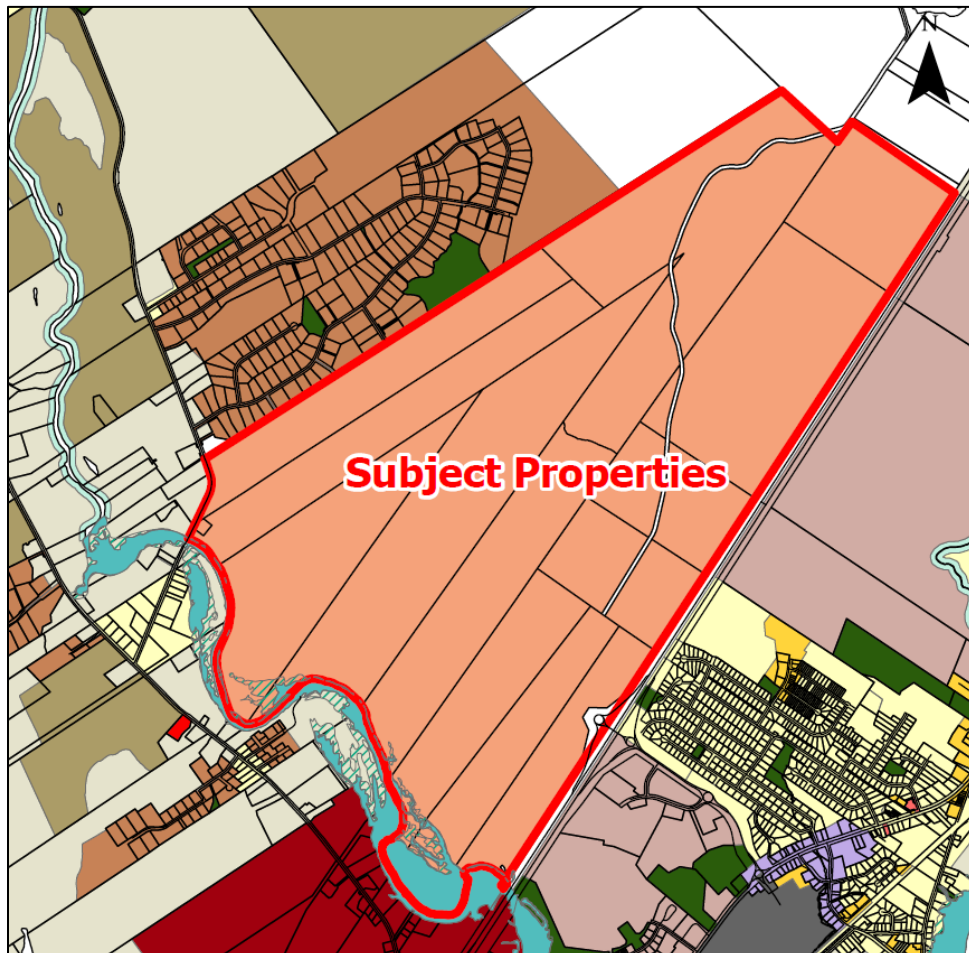
This approach will not delay the future potential development of the land as before any development applications could be received there are some significant constraints which need to be investigated first which are as follows:

- 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

As noted earlier in the staff report, the third milestone for the HAF program sets out what needs to be completed which is the implementation of the recommendations from the SPS, including but not limited to the pre-zoning of land and the identification of road and active transportation networks.

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. Planning staff suggest the following amendments would meet the third milestone requirement of the HAF approval. These amendments will need to be completed by December 22, 2025.



Amendments to the Municipal Planning Strategy

- Redesignation and rezoning of the land identified on the map above to Lantz Comprehensive Development District (LCDD), except for the land currently designated and zoned as High Risk Floodplain;

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.
- 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

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.

A copy of the amendment sheets are appended to this staff report.

STRATEGIC ALIGNMENT

The Lantz Secondary Planning Strategy has been identified in the 2021 Strategic Plan as an example of an initiative.

LEGISLATIVE AUTHORITY

The legislative authority to enable Council to adopt land use policies and regulation 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

In the 2024/25 budget Council approved \$130,000 to hire consultants to complete the Secondary Planning Strategy. There is no financial impact to the proposed amendments but there will be financial impacts resulting from any future development of the land in the study area. These costs are not yet known and should be investigated further before development occurs on the land. The draft policies suggest the need for a Comprehensive Infrastructure Master Plan.

Community Engagement

A public information meeting regarding the proposed amendments was held on October 7th. Notes from that meeting have been provided with this staff report. Letters were delivered to the property owners within the Secondary Planning Strategy area inviting them to the meeting. A notice was placed in the Chronicle Herald, on the municipal website and on municipal social media.

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 some councillors. Planning staff presented information regarding the current 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 unserved 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.

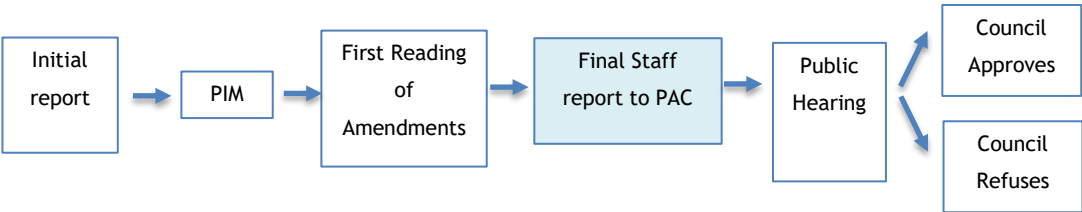
A letter with details of the public hearing has been mailed to property owners within the Secondary Planning Strategy area. To reach the wider community a notice has been placed in the Chronicle Herald, on the municipal website and on municipal social media.

Conclusion

Following the completion of the Lantz Secondary Planning Strategy staff are recommending that amendments be made to the Municipal Planning Strategy and Land Use Bylaw. Due to the comprehensive and detailed nature of the planning policies and regulations proposed by the consultant, staff are recommending that the upcoming

plan review include the proposed policy changes. Planning staff have drafted proposed amendments to the MPS and LUB which will redesignate and rezone the land, sets out the intent of Council to consider the amendments in the next plan review (due to begin in January 2026), identifies that the transportation network plan prepared by the consultant, and identifies constraints to the development of the land which need to be explored further.

Staff are recommending that second reading and approval be given to the proposed amendments.



Alternatives

No alternatives are identified.

Attachments

- Appendix A - Lantz Secondary Planning Strategy.
- Appendix B - Notes from Public Information Meeting held on October 7, 2025
- Appendix C - Proposed Amendment sheets