



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

Agricultural Advisory Committee
January 13, 2026



EAST HANTS

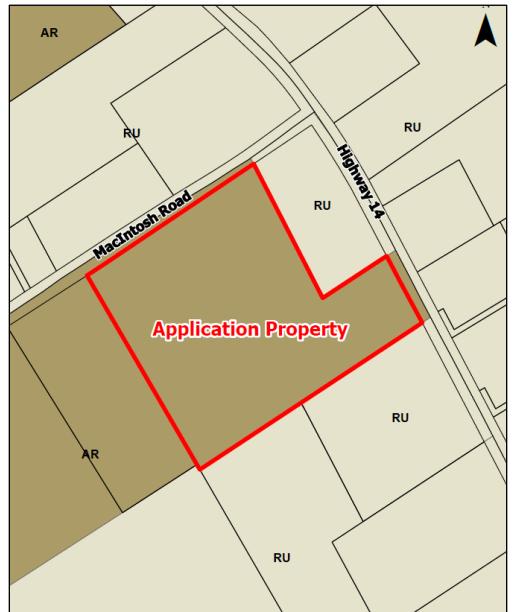
Agricultural Advisory Committee

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.



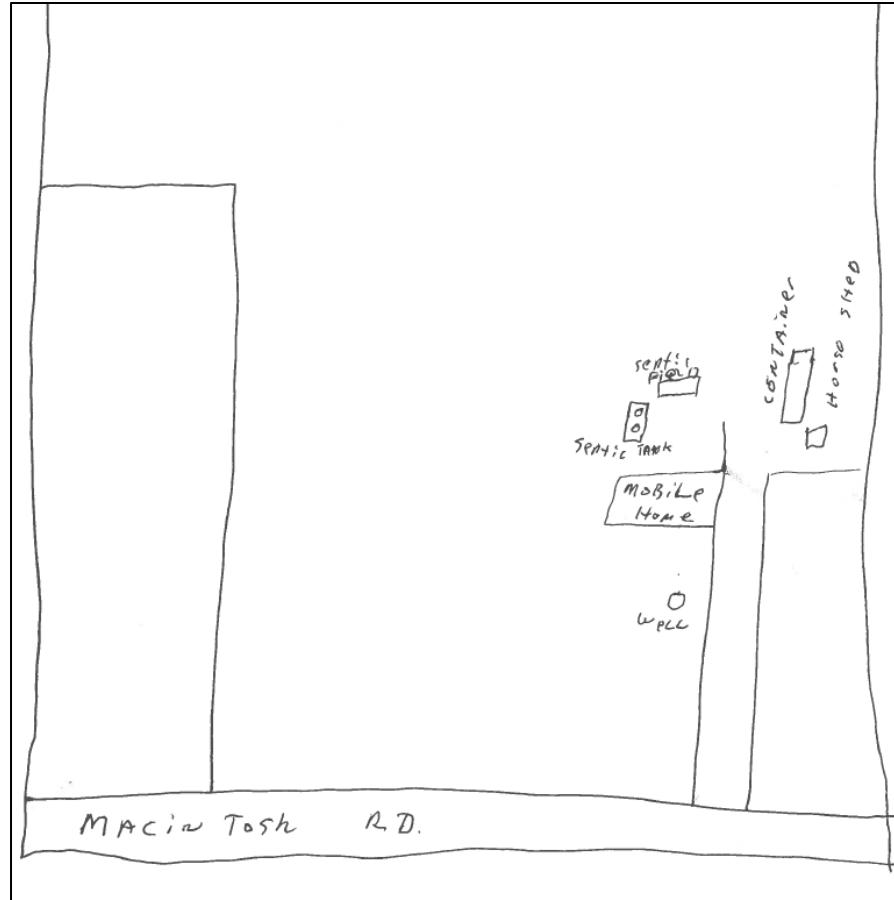
Subject Property

- 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



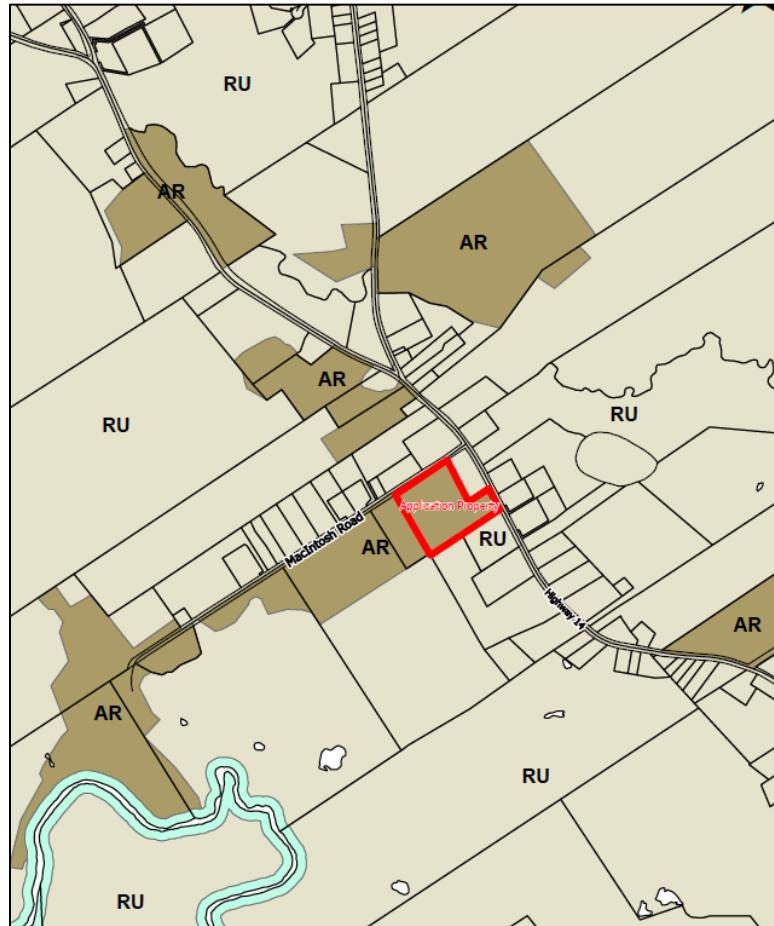
Development Proposal

- 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 Municipal Planning Strategy (MPS) policies in the final staff report, including policies relating to the protection of agricultural land.
- 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 of the Municipal Planning Strategy 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 policies regarding the protection of agricultural land in the final staff report.



Conclusion

- 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 Regulatory and Appeals Board.
- A public hearing will be scheduled at a later date for this application.
- Comments and recommendations from the Agricultural Advisory Committee will be provided to Planning Advisory Committee and Council.

