



Date: February 25, 2026
To: Municipal Council
cc: Kim Ramsay, Chief Administrative Officer
From: Councillor Mitchell, Planning Advisory Committee Chairperson
RE: Planning Advisory Committee Report

The Committee held its regular meeting on February 17, 2026 in Council Chambers. The following motions are coming forward as a result of this meeting:

1. [PLN25-011 - CORES WORLDWIDE - PROPOSED AMENDMENT TO THE LAND USE BYLAW](#)

Dealt with at the Public Hearing earlier in the meeting.

2. [PLN23-011 COTTAGE COUNTRY - REQUEST FOR INITIAL CONSIDERATION OF A DEVELOPMENT AGREEMENT](#)

The Municipality has received an application from Cottage Country to enter into a development agreement to permit an expansion of the Villages of Long Lake development. The land under consideration is located between East Uniacke Road, Nature Drive, and Long Lake Road, East Uniacke, adjacent to the existing Cottage Country development. Concern was expressed that the emergency access road leads to Long Lake Road, a provincial road which is in poor condition.

The Planning Advisory Committee recommends *that Council give initial consideration to enter into a development agreement to permit a 370 dwelling unit bare-land condominium development on 323 hectares of land with multi-use development (commercial & residential) for lands owned by 3230225 Nova Scotia Limited (Cottage Country) and identified as PID 45155314, PID 45403144, PID 45392602, and PID 45155306, East Uniacke, to enable a public hearing; and authorize staff to schedule a public hearing.*

As Chair of the Committee, I so move.

3. [PLN25-009 MACINTOSH ROAD - DAVID MADDEAUX REQUEST TO REDESIGNATE AND REZONE](#)

The Municipality has received an application from David Maddeaux to redesignate and rezone his land from Agricultural Reserve (AR) to Rural Use (RU). Following discussion at the Agricultural Advisory Committee in January the applicant has amended his application to request only a portion of his land be redesignated and rezoned.

The Planning Advisory Committee recommends *that Council give first reading to the proposed amendments to the MPS and LUB by changing the land use designation and zone from Agricultural Reserve (AR) to Rural Use (RU) for a portion of 47 MacIntosh Road, Upper Nine Mile River; and authorize staff to schedule a public hearing.*

As Chair of the Committee, I so move.

4. [PLN25-013 ARKHAM DEVELOPMENTS LTD. - SUPPLEMENTARY REPORT REGARDING PARKING](#)

The Municipality has received an application from Arkham Developments Ltd. to amend the Municipal Planning Strategy and Land Use Bylaw to enable the construction of townhouses on Dorey Lane, Enfield. As a result of concerns expressed by PAC in January 2026 regarding parking standards, increased parking requirements are proposed that will be applicable to all new townhouse developments.

The Planning Advisory Committee recommends *that Council direct staff to include the amendments to the land use bylaw parking requirements for townhomes, as outlined in the staff report dated February 4, 2026, and amended by Committee on February 17, 2026, into the current application submitted by Arkham Developments Ltd.*

As Chair of the Committee, I so move.

5. [PLN25-010 SUNNY POINT FARMS - REQUEST TO AMEND THE LAND USE BYLAW](#)

Phillip Vroegh of Sunny Point Farms is requesting amendments to the Municipal Planning Strategy and Land Use Bylaw to reduce the minimum setback requirement for an intensive livestock operation use in the Rural Use North (RU-2) Zone, where the adjoining property is in common ownership. The applicant is seeking a reduction from 45m to 2m. Staff proposed a 10m setback to be more in keeping with the Building Code.

The Planning Advisory Committee recommends *that Council give first reading to amend the Municipal Planning Strategy and Land Use Bylaw to reduce the minimum setback requirement for Intensive Livestock Operations in the Rural Use North (RU-2) Zone to 2m, subject to building code requirements, where the neighboring property is commonly owned; and*

That in no instance shall an intensive livestock operation be less than 45m from a property that is not commonly owned; and

Authorize staff to schedule a public hearing.

As Chair of the Committee, I so move.

6. [BYLAW P-1200-1, AN AMENDMENT TO BYLAW P-1200, LOT GRADING AND DRAINAGE - PROPOSED AMENDMENTS FOR INITIAL CONSIDERATION](#)

Planning and Development staff have initiated a five-year review of Bylaw P-1200, Lot Grading and Drainage. As part of the review, staff identified several items that need to be updated and reviewed those changes with the Committee. This item was dealt with earlier in the meeting.

7. [2026/2027 PLAN REVIEW - COMMUNITY ENGAGEMENT REPORT](#)

The goal of the community engagement process is to ensure that all East Hants residents can contribute their knowledge, aspirations and perspective to the Official Community Plan Review. In addition to stakeholder input, community input will be sought throughout the Plan Review. Staff is looking for authorization to begin this consultation.

PAC passed the following motion to recommend additional meetings:

The Planning Advisory Committee recommends *that Council direct staff to schedule an additional meeting in the Walton area, an additional meeting in the Milford/Shubenacadie area and that the Corridor meeting not be held at the Lloyd E Matheson Center.*

Unfortunately, the main motion approving of the public consultation program was never made so staff are suggesting this amended motion:

Council authorizes staff to begin the community engagement as outlined in the staff report “2026-27 Plan Community Engagement Report” dated February 11, 2026 and direct staff to schedule an additional meeting in the Walton area, an additional meeting in the Milford/Shubenacadie area and that the Corridor meeting not be held at the Lloyd E Matheson Center.

As Chair of the Committee, I so move.

8. [2026/2027 PLAN REVIEW - DISCUSSION OF ITEMS WHICH WILL NOT BE INCLUDED IN PLAN REVIEW FOR THE RU-2 ZONE](#)

At their January meeting, PAC requested a report to outline what would be discussed at plan review meetings in Hants North.

The Planning Advisory Committee recommends *that Council direct staff to not reintroduce agricultural land protection, coastal zone management, except to explain that the Province has not implemented rules and should we be instructed by the Province to do so we would have no choice at that time, and settlement zoning within Hants North or to include any related regulations in draft planning documents; and direct staff to only discuss errors, omissions and housekeeping amendments to the RU-2 Designation and Zone at meetings in Hants North.*

As Chair of the Committee, I so move.

This concludes the report.