

**Portucana Construction Services Ltd.
MPS & LUB Mapping Amendments
Lacy Anne Ave, Enfield**

Planning Advisory Committee

March 10th, 2026

Planning & Development



EAST HANTS

Background

Applicant: Portucana Construction Services Limited

Request: To amend the Municipal Planning Strategy and Land Use Bylaw mapping to redesignate and rezone two (2) properties on Lacy Anne Avenue to the Townhouse (R2-T) zone and the Medium Density Residential Neighbourhood (MR) designation



Subject Properties

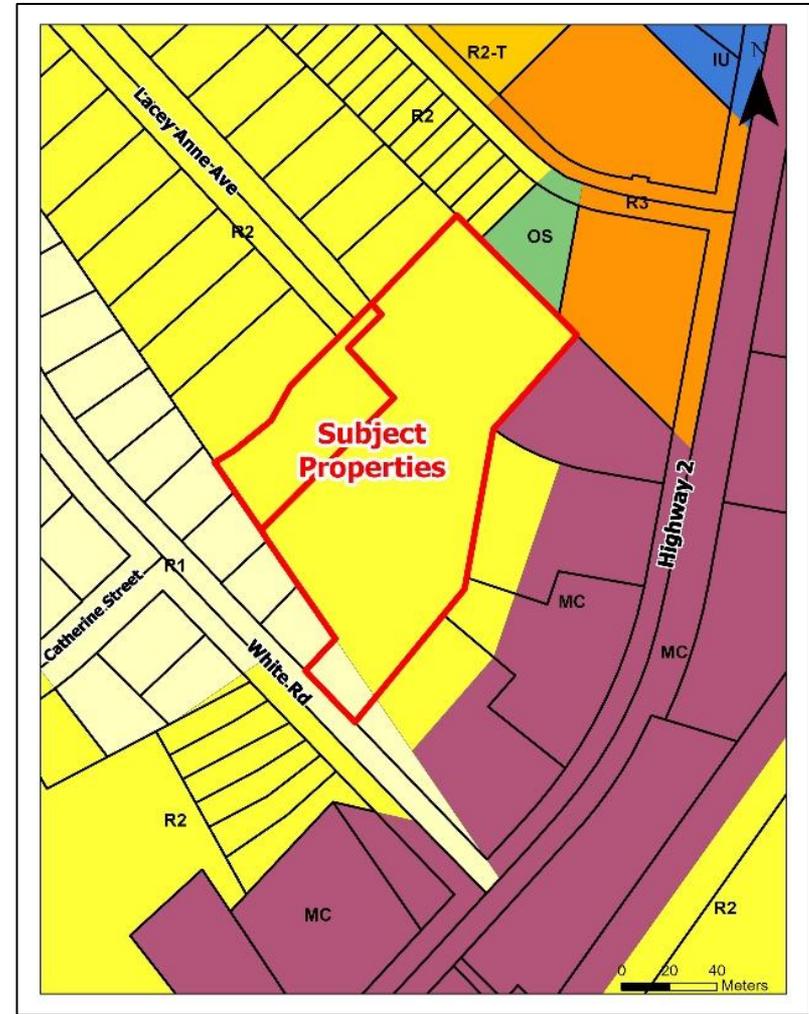
Subject property PID 45329901 and PID 45379864 are accessed via Lacy Anne Avenue and White Road, Enfield

The properties total 1.49 Ha (3.68 acres)

Zoning is Two Dwelling Unit Residential (R2)

Designated Established Residential Neighbourhood (ER) as per the Generalized Future Land Use Map (GFLUM)

Property is located within the South Corridor and Commercial Growth Management Area



Subject Properties

PID 45379864 is a Municipally owned property. The applicant has expressed interest in purchasing this property from the Municipality. The Municipality has deemed PID 45379864 as surplus lands in July 2025, via motion C25(260)

Council has expressed the importance of providing future improved road connectivity and servicing through these lands. Nova Scotia Public Works did not grant approval for a connection from Lacy Anne Ave to Highway 2. The applicant is proposing a public road connecting Lacy Anne Ave to White Road

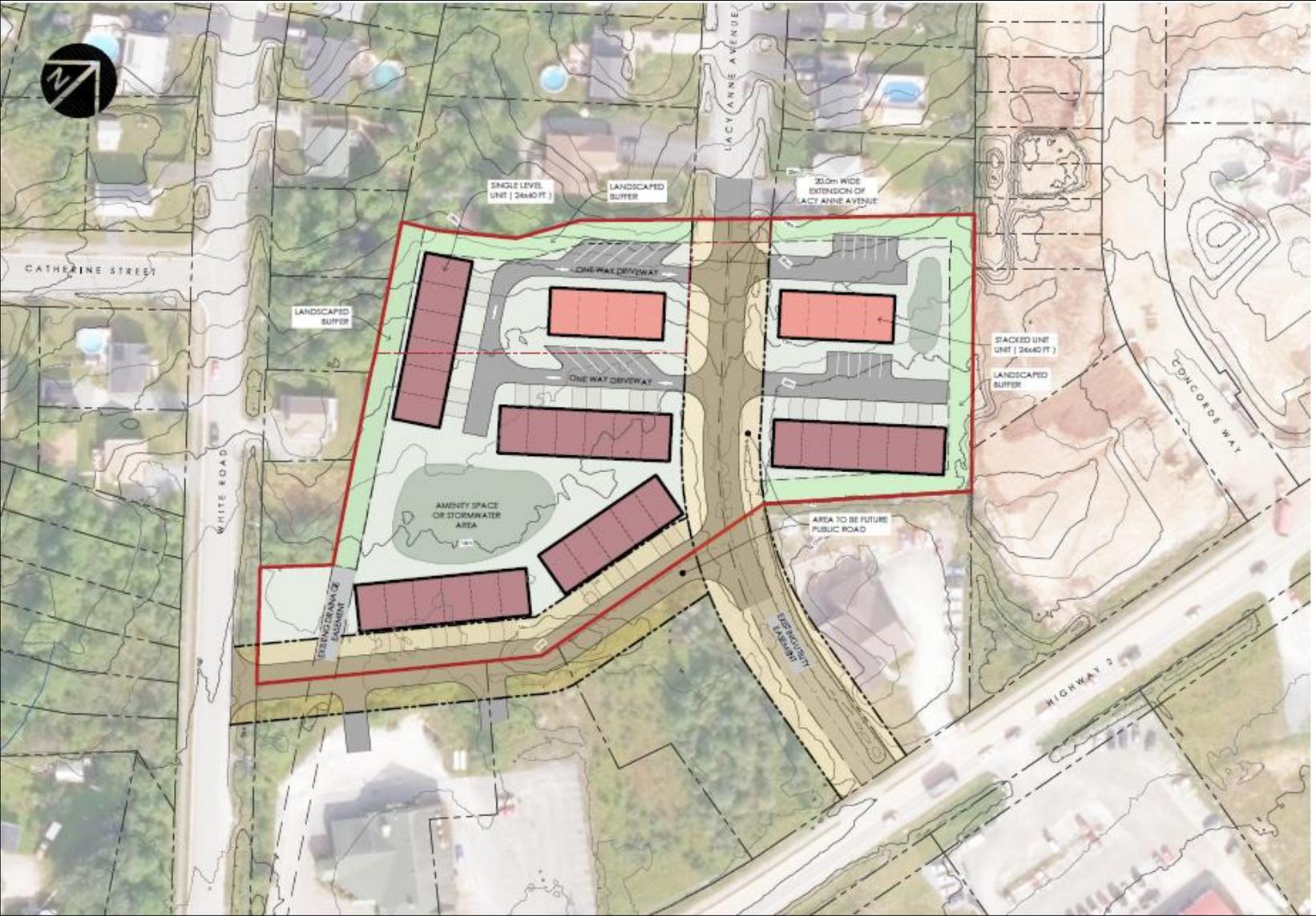
The future sale of the municipal property is a decision separate from the redesignation/rezoning and will be addressed separately.

Development Proposal

To amend the Generalized Future Land Use Map (GFLUM) and the Land Use Bylaw Map to change the designation and zone from two properties that are currently zoned the Two-Dwelling Unit Residential (R2) zone.

The application proposes the two properties be rezoned and redesignated to the Townhouse (R2-T) zone and the Medium Density Residential Neighbourhood (MR) designation in order to enable higher density development including the potential for townhouses and small multiplexes.

Development Proposal



Development Proposal

The plan is a concept only and the actual development and developer may differ. The applicants are not bound to this plan and if the rezoning and redesignation is approved by Municipal Council, all permitted uses within the Townhouse (R2-T) zone would be permitted.

If the rezoning and redesignation application is approved by Municipal Council, the developer will have to undergo the site plan approval process. During this process, the application will be reviewed against all criteria established in the Land Use Bylaw for the Townhouse (R2-T) zone, including parking requirements, setbacks, amenity space, driveways, landscaping, etc.

Policy Analysis

The property will have to be redesignated and rezoned to enable the development of both cluster townhouses and stacked townhouses. If this application is approved, all R2-T zone uses as per the Land Use Bylaw would be permitted on this property, which include but are not limited to townhouse developments (on-street, cluster, stacked), small multiplexes, and urban cottage developments.

Citizen Engagement

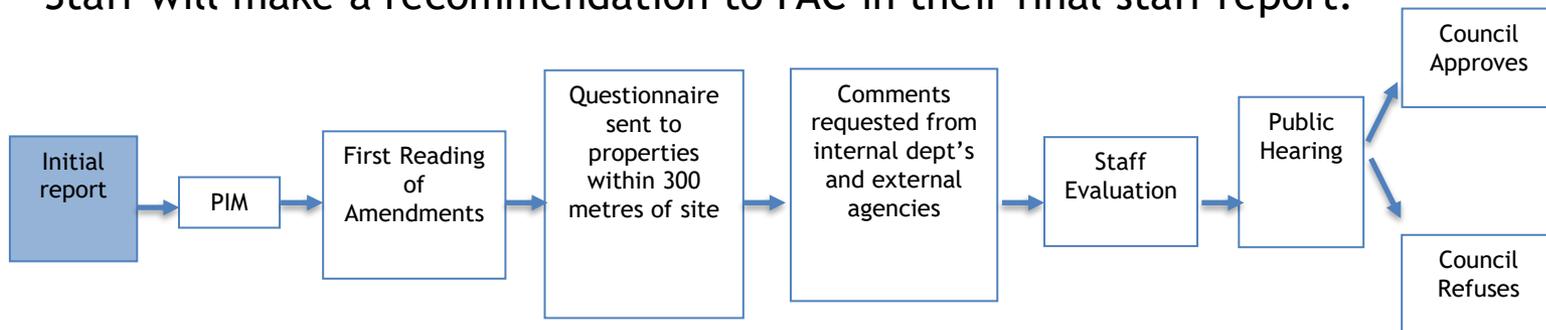
An advertisement outlining the proposal and indicating that it is under review by staff will be placed in an upcoming edition of the *Chronicle Herald*

As part of the review process for Municipal Planning Strategy amendments, a Public Information Meeting (PIM) is required to hear input from the community

A letter will be mailed to all property owners within 300 metres of the subject property indicating the time and date of the Public Information Meeting once it has been scheduled. Residents will have an opportunity to ask questions to Staff at the Public Information Meeting regarding the application

Conclusion

- Staff will continue to review the proposal to change the zone and designation of the two properties to the Townhouse (R2-T) zone and the Medium Density Residential Neighbourhood (MR) designation
- The proposed amendments will be evaluated using all applicable policies in the Municipal Planning Strategy
- Councils decision on this application is not appealable to the Nova Scotia Regulatory and Appeals Board
- Staff will make a recommendation to PAC in their final staff report.



Recommendation

That Planning Advisory Committee recommend that Council authorize staff to schedule a Public Information Meeting

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Authorize staff to schedule a Public Information Meeting to consider a proposal for PID 45329901 and PID 45379864 to redesignate and rezone the two (2) properties located on Lacy Anne Ave from the Established Residential Neighbourhood (ER) designation to the Medium Density Residential Neighbourhood (MR) designation and to rezone the same lands from the Two-Dwelling Unit Residential (R2) zone to the Townhouse (R2-T) zone*