

*Julie and Andrew Gilby  
Redesignation and Rezoning,  
Horne Settlement Road, Enfield*

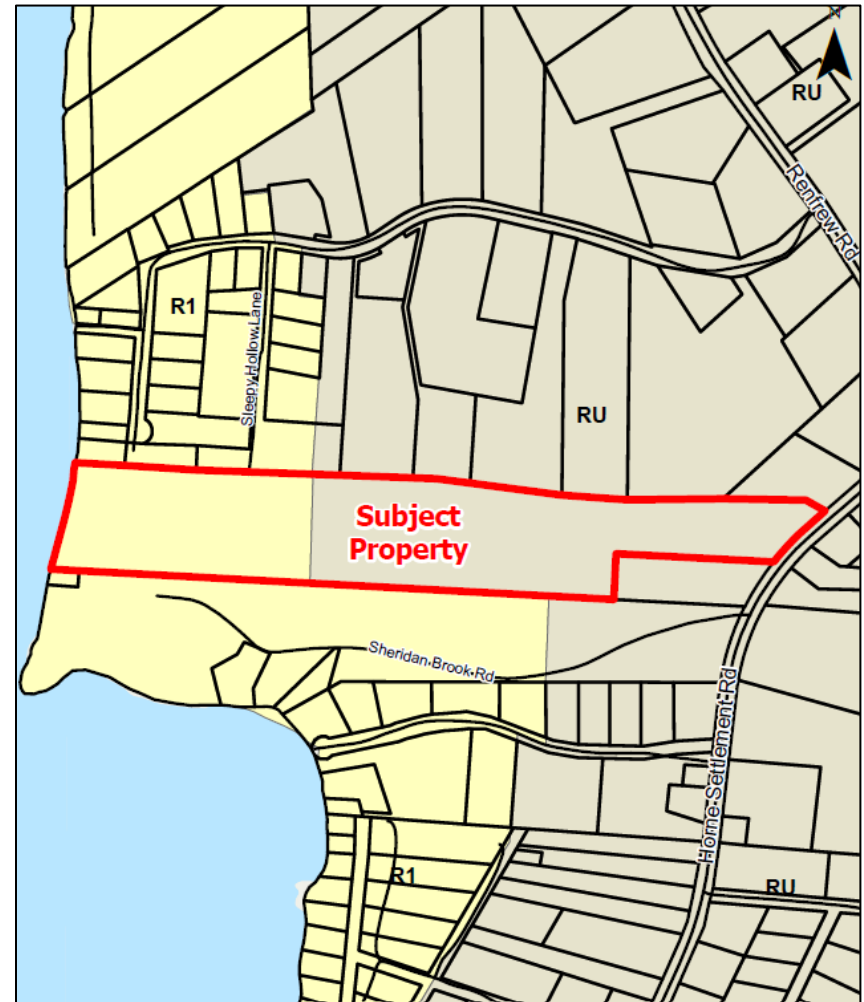
Planning Advisory Committee  
Planning and Development Department  
April 14, 2026



**EAST HANTS**

# Subject Property

- **Applicant:** Julie and Andrew Gilby
- **Location:** 809 Horne Settlement Road, Enfield
- **Subject Property Size:** The R1 portion of the property is approximately 3.58 hectares in size and the RU portion is approximately 5.87 hectares in size
- The application relates to just a portion of the property which is currently designated and zoned Rural Use (RU).
- There is a portion of the property located adjacent to Grand Lake which is designated and zoned Established Residential Neighbourhood (ER) designation and (R1) Zone.



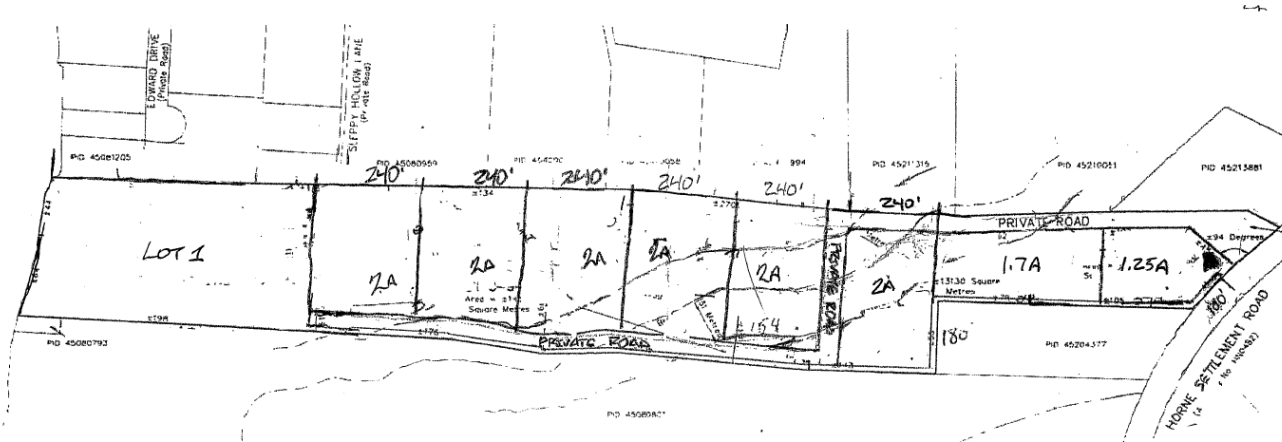


## Development Proposal

- The applicant is requesting the redesignation and rezoning as they plan to build a private road into the property and then subdivide off that private road.
- In the Rural Use (RU) Zone new roads are not permitted. The redesignation and rezoning will result in the whole of the property being Established Residential Neighbourhood (ER) Designation and (R1) Zone.

# Development Proposal

- The applicant suggests that an additional 8 lots could be created, although the land would need to be surveyed and meet the requirements of the subdivision bylaw.



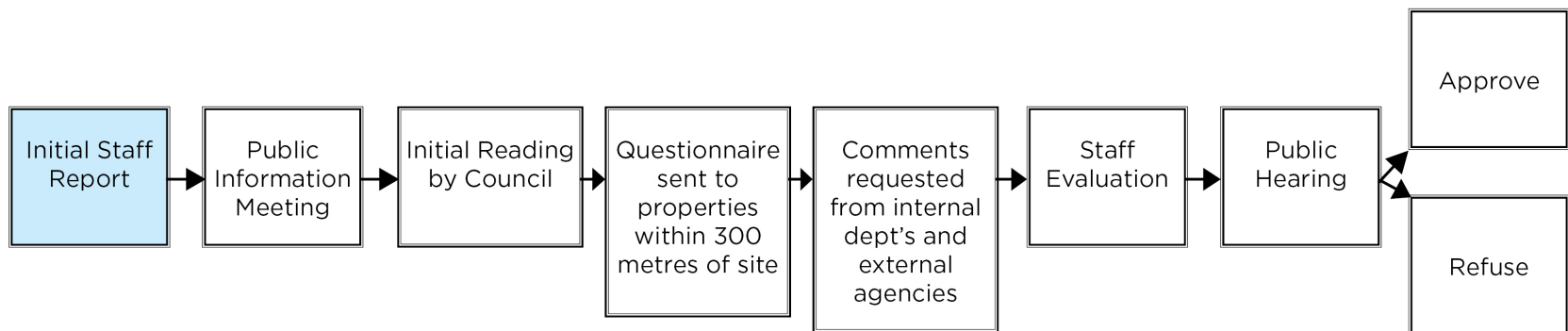
Note: The site plan submitted with the application should be considered a concept only and the actual development and developer may differ. The developer will have to meet the requirements of the subdivision bylaw and also the land use bylaw at the time of the development.

## Policy Analysis

- The planning application requires mapping amendments to both the Municipal Planning Strategy and Land Use Bylaw.
- Policy IM19.b. states that Council shall have regard to the adequacy of the adequacy of physical site conditions for private on-site septic and water systems. Unless directed otherwise by Council, staff will request the applicant submit a hydrogeological study to demonstrate that there are sufficient groundwater conditions to provide drinking water for the new lots.
- As this application requires an amendment to the Municipal Planning Strategy to proceed, there is no right of appeal to the Nova Scotia Regulatory and Appeals Board.

## Citizen Engagement

- An advertisement outlining the application and indicating that it had been received and was under review by staff has been placed in the *Chronicle Herald*.
- A Public Information Meeting (PIM) is required for all amendments to the Municipal Planning Strategy unless they are housekeeping in nature.
- A letter indicating the time and date of the PIM will be mailed to all property owners within 300 m of the subject properties.
- Additional advertising will be placed on the East Hants website and on our social media feeds.



## Recommendation

- That Planning Advisory Committee recommends that Council authorize staff to schedule a public information meeting.

## Recommended Motion

Planning Advisory Committee recommends to Council that Council:

- authorize staff to schedule a public information meeting to consider an application from Andrew and Julie Gilby to amend the MPS and LUB by changing the land use designation and zone for a portion of 809 Horne Settlement Road, Enfield.