

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

Planning Advisory Committee

April 14, 2026

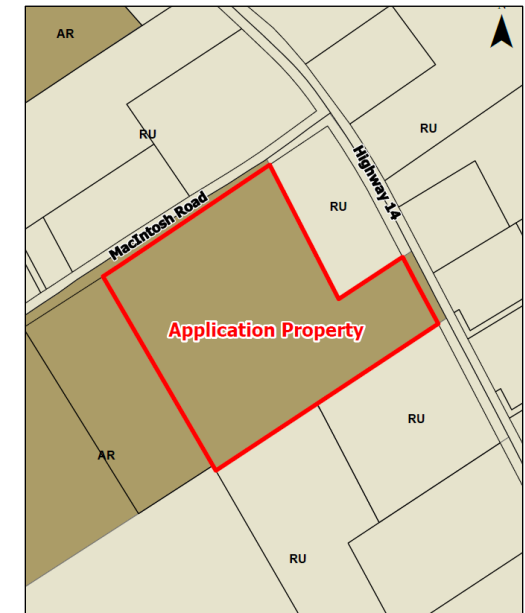
Planning & Development



EAST HANTS

Subject Property

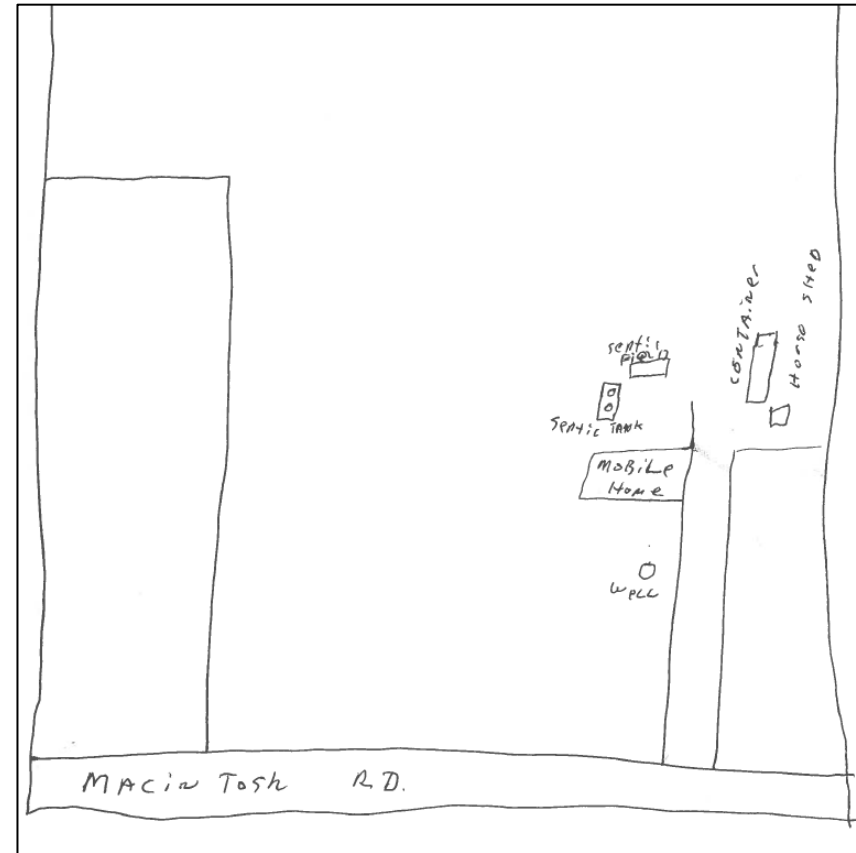
- Subject property is located on MacIntosh Road, Upper Nine Mile River
- The property totals 5.26 Ha (13 acres)
- Zoning is Agricultural Reserve (AR)
- Designated Agricultural Reserve (AR) as per the Generalized Future Land Use Map (GFLUM)
- Property is not located within a Growth Management Area or Growth Reserve Area



Development Proposal

- Change the zone and designation from for a portion of the property 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.

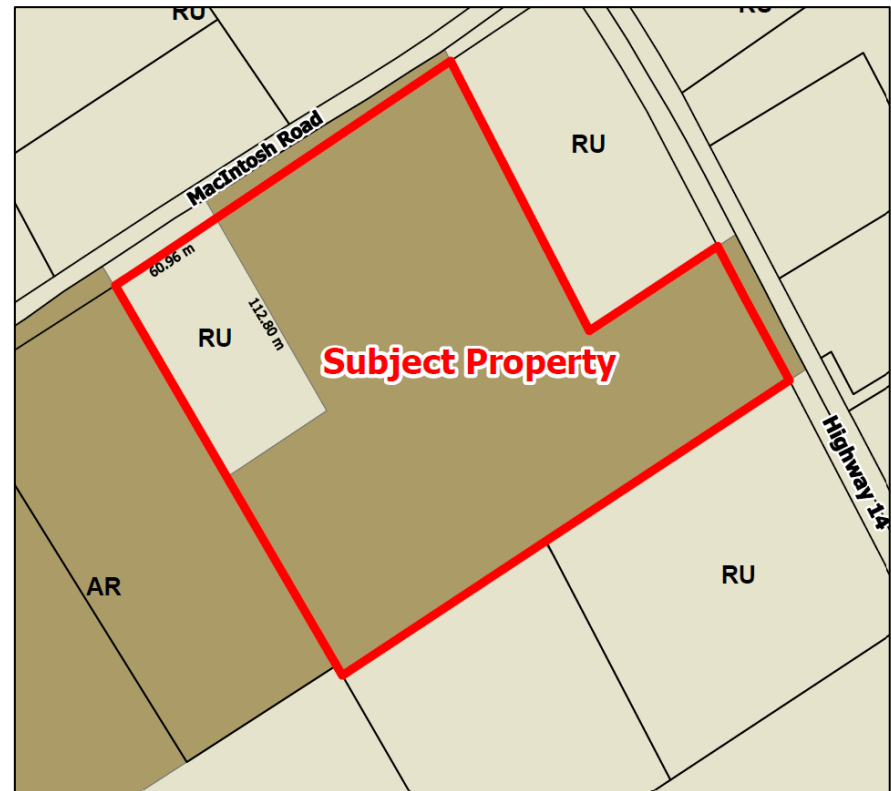
Highway 214



MacIntosh Road

Development Proposal

- Following a motion passed at the agricultural advisory committee, the applicant has amended his request for redesignation and rezoning to Rural Use (RU) to just a portion of his land. The split zoning will still enable the applicant to construct a non-farm dwelling or mini home and any associated/accessory buildings with that non farm use. The remainder of the land will be kept as Agricultural Reserve (AR).



Policy Analysis

- Policy IM10 of the Municipal Planning Strategy states Council shall only consider private applications to amend the Strategy where said amendments are in the best interest of the Municipality
- Policy AR17 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.



Agricultural Impact Study

- The applicant engaged a professional Agrologist (Yvonne Thyssen-Post) to prepare an Agricultural Impact Study for the subject property.
- The study reported that 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.
- The study concluded by suggesting that the property is not suitable for agricultural production, and rezoning it from Agricultural Reserve (AR) to support a single unit dwelling will not negatively impact other agricultural production in the area.

Agricultural Advisory Committee

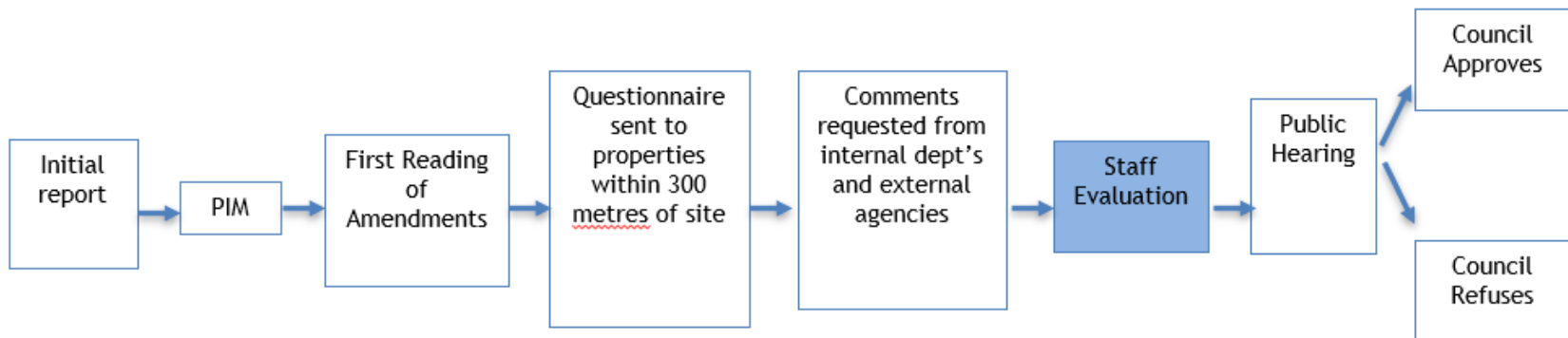
- The agricultural advisory committee met on January 13, 2026 to discuss this application.
- Some committee members mentioned that the land not being farmed was not a valid reason for the rezoning to RU, noting that adjacent land was being farmed. Comments were also made that the majority of the corridor has similar soil to this property, has bad drainage and is farmed anyway.
- The committee unanimously recommended that the rezoning request for the whole property be denied.
- The committee discussed a split zoning for the property whereby the applicant would have land for their non-farm dwelling and other accessory non-farm buildings but retaining the remainder of land as Agricultural Reserve (AR). The committee suggested that this approach would be a good compromise and seemed generally acceptable to the committee.

Citizen Engagement

- A Public Information Meeting (PIM) was held on January 6th. This PIM was held for two applications. Notes from this meeting has been appended to this staff report. Five people attended the meeting which included two councillors and the two applicants. Comments and questions for this application related to a requested clarification of the site plan and questions regarding process for the application.
- Questionnaires were mailed to 39 property owners or residents within 300 metres of the application site. Four questionnaire were returned with comments. All four of the responses confirmed they had no concerns with the rezoning request. Copies of the responses received have been scanned and provided to PAC.

Conclusion

- The proposed amendments have been evaluated using all applicable policies in the Municipal Planning Strategy.
- The applicant amended his request for the redesignation and rezoning so that it now only relates to a smaller portion of the property. The amendments to the smaller portion of land seemed generally acceptable to the Agricultural Advisory Committee. Planning staff are recommending approval of this application.
- Councils decision on this application is not appealable to the Nova Scotia Regulatory and Appeals Board.



Recommendation

That Planning Advisory Committee recommend that Council give second reading and approval to the proposed Municipal Planning Strategy and Land Use Bylaw amendments for a portion of 47 MacIntosh Road.

Recommended Motion

Planning Advisory Committee recommends to Council that Council:

- give second reading and approval to the MPS and LUB amendments 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 as identified in the staff report dated April 9, 2026.