



**Subject:** *Julie and Andrew Gilby: MPS and LUB Mapping Amendments*  
**To:** Planning Advisory Committee, April 14, 2026  
**Date Prepared:** March 26, 2026  
**Related Motions:** None  
**Prepared by:** Rachel Gilbert, Manager of Planning  
**Approved by:** John Woodford, Director of Planning and Development

---

### Summary

The Municipality has received an application from Julie and Andrew Gilby to amend the Municipal Planning Strategy and Land Use Bylaw to redesignate and rezone a portion of property to Established Residential Neighbourhood (ER) designation and (R1) Zone.

### Financial Impact Statement

There is no immediate financial impact from the recommendations in this report. A fiscal impact analysis will be provided with the final staff report.

### Recommendation

That Planning Advisory Committee recommends 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 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.*

---

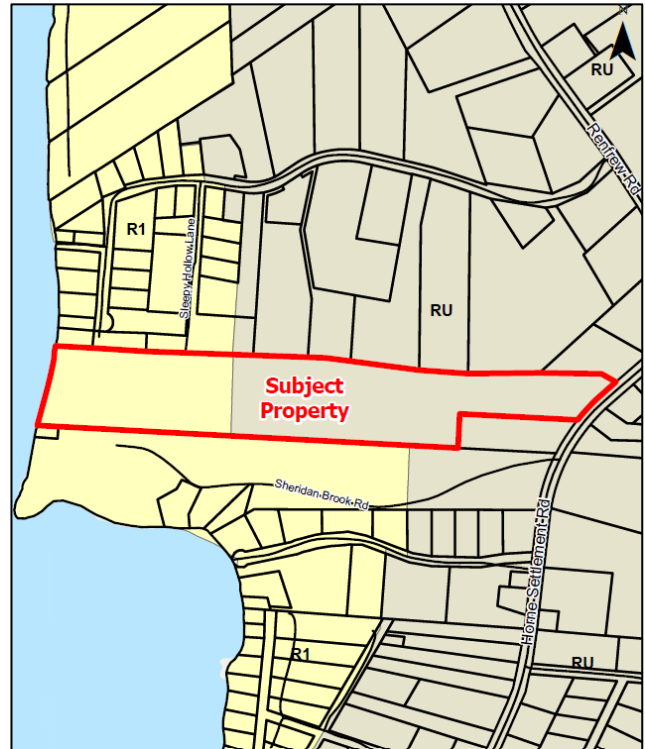
## Subject Property

The subject property is located at 809 Horne Settlement Road, Enfield (PID 45080801). 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.

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 property has approximately 84 metres of frontage on Horne Settlement Road.

There is a small dwelling on the property which is located near the road.

There are two designation and zones in the area. The Established Residential Neighbourhood (ER) designation and (R1) zone has been applied to properties nearby Grand Lake and the Rural Use (RU) Designation and Zone has been applied to properties further to the east and closer to Horne Settlement Road.

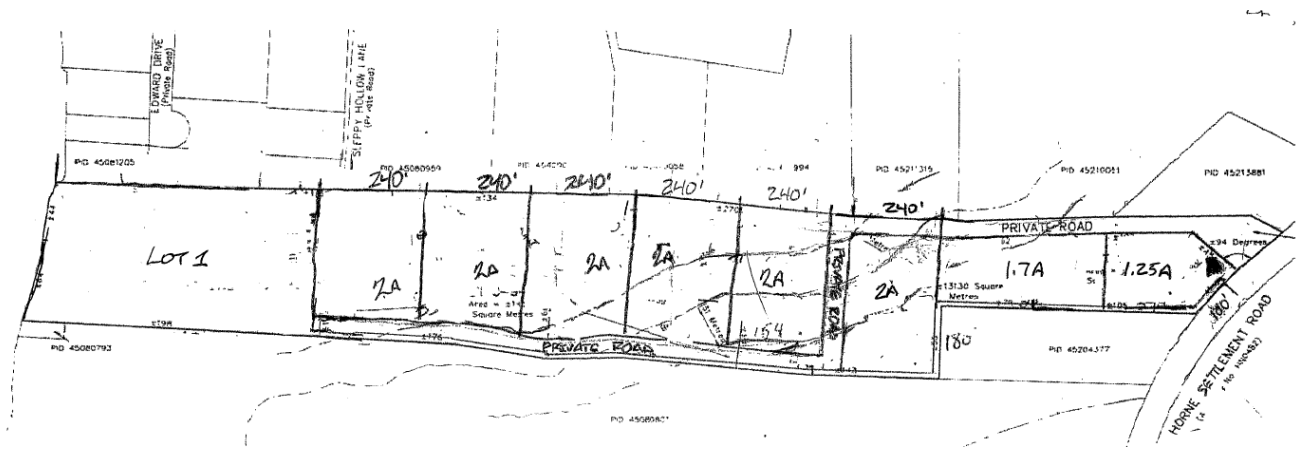


---

## 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. The applicant is planning to subdivide the property into 2 lots initially, with one lot located adjacent to Grand Lake and the second lot with no lake frontage. The redesignation and rezoning will enable the applicant to develop the second lot with a new private road and new lots with frontage on that private road. Private Roads are permitted in areas which are not located in either a Growth Management Area or Growth Reserve Area.

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, including the requirements of Nova Scotia Environment and Climate Change regarding on site septic systems.



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. The following policies are relevant to this application:

Policy IM10 - Permits Council to consider private applications to amend the MPS where the proposed amendments are in the best interest of the Municipality.

Policy IM19.b. states that Council shall have regard to 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.

Staff will review the application based on the policies in the Municipal Planning Strategy. Comments will be sought from external agencies and internal departments.

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.

### STRATEGIC ALIGNMENT

The 2025-2029 East Hants Strategic Plan identifies ‘Strong Community’ as one of the four areas of strategic focus. The proposed development provides for additional housing.

### LEGISLATIVE AUTHORITY

The legislative authority is set out in the Municipal Government Act, Part VIII. This part of the MGA sets out the process for MPS and LUB amendments to be considered and for consideration of a development agreement.

### FINANCIAL CONSIDERATIONS

A fiscal impact analysis will be provided with the final staff report.

---

## Citizen Engagement

Staff will follow the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application. An advertisement outlining the application and indicating that it is under review will be placed in the Chronicle Herald.

A Public Information Meeting (PIM) is required as the application includes an amendment to the Municipal Planning Strategy map (Generalized Future Land Use Map), and all property owners within 300 metres of the subject site will be notified by mail of the meeting time and date. Additionally, a notice will be posted on the East Hants website and social media channels. Comments received at the PIM will be provided in future reports to Planning Advisory Committee.

---

## Alternatives

Planning Advisory Committee could recommend not to proceed with the application.

---

## Attachments

None