



Subject: *David Maddeaux - Development Agreement Application*
To: Planning Advisory Committee, April 14, 2026
Date Prepared: April 9, 2026
Related Motions: PAC25(125) November, PAC25(126) November, C25(372) November, C25(373), PAC 26(10) February and C26(64)
Prepared by: Rachel Gilbert, Manager of Planning
Approved by: John Woodford, Director of Planning and Development

Summary

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. First reading of the proposed amendments was given at the February 25, 2026 meeting of Council.

Financial Impact Statement

The redesignation and rezoning will have minimal financial impact to the municipality. The rezoning will enable a new dwelling to be added to the property and the land value for a residential use is higher than the current Resource Farm classification.

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.

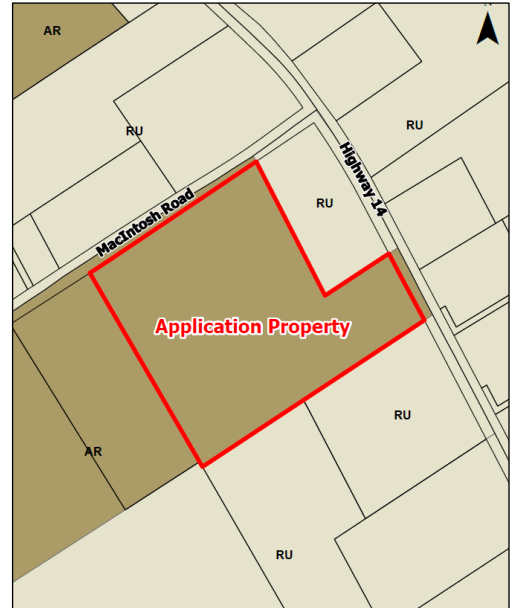
Subject Property

The subject property is located at 47 MacIntosh Road, Upper Nine Mile River. The land is designated and zoned Agricultural Reserve (AR).

The property is approximately 5.6 hectares (13 acres) in size and has approximately 200 metres of frontage on MacIntosh Road. The property also has approximately 78 metres of frontage on Highway 14.

There are properties to the west, along MacIntosh Road which are also zoned Agricultural Reserve (AR).

Located on the property is a shed, a camper and a shipping container. A septic system has recently been installed on the property.

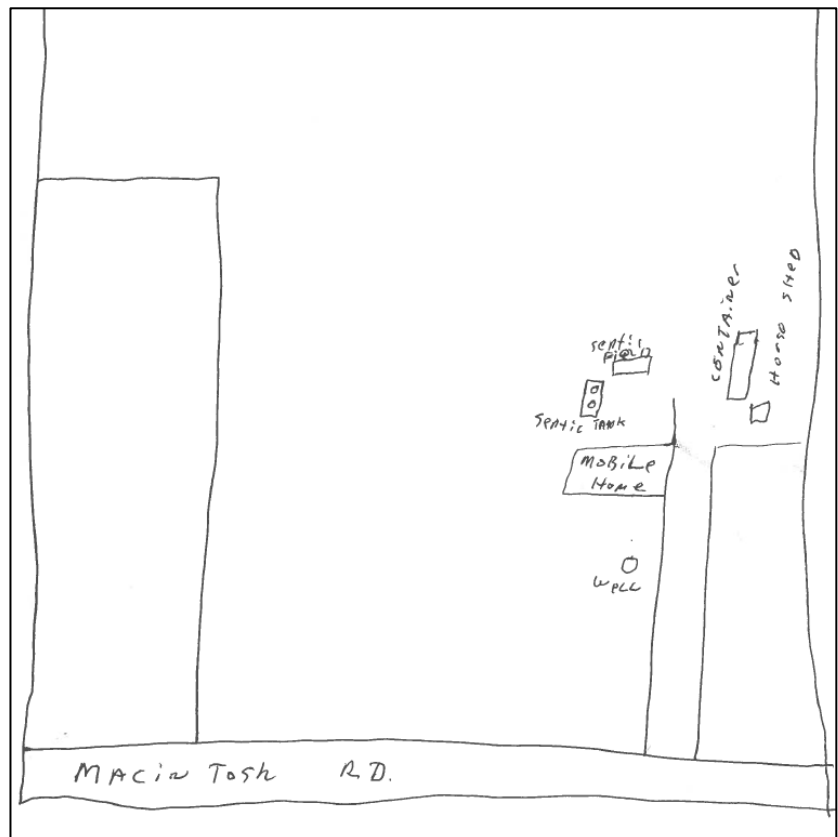


Development Proposal

The applicant has requested the land be redesignated and rezoned from Agricultural Reserve (AR) to Rural Use (RU). The redesignation and rezoning will enable him to install a mini-home on the property. In the Agricultural Reserve (AR) Zone only dwellings related to a bona fide farming operation are permitted.

Following the 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).

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.



As noted in the previous section, there is a camper on the property which is understood to have been there several years.

Policy Analysis

Staff have reviewed the proposed amendments based on the applicable policies contained in the Municipal Planning Strategy (MPS). A detailed table of the evaluative criteria from the enabling policies and corresponding comments from Staff have been attached to this final report.

First reading was given to the amendments at the February 25, 2026 meeting of Council.

The land will have to be redesignated and rezoned to enable the development of non-farm related uses. If this application is approved, all RU zone uses would be permitted on the rezoned portion of property.

In evaluating this application, the review has considered policies relating to the protection of agricultural land including policies relating to the Agricultural Reserve (AR) designation.

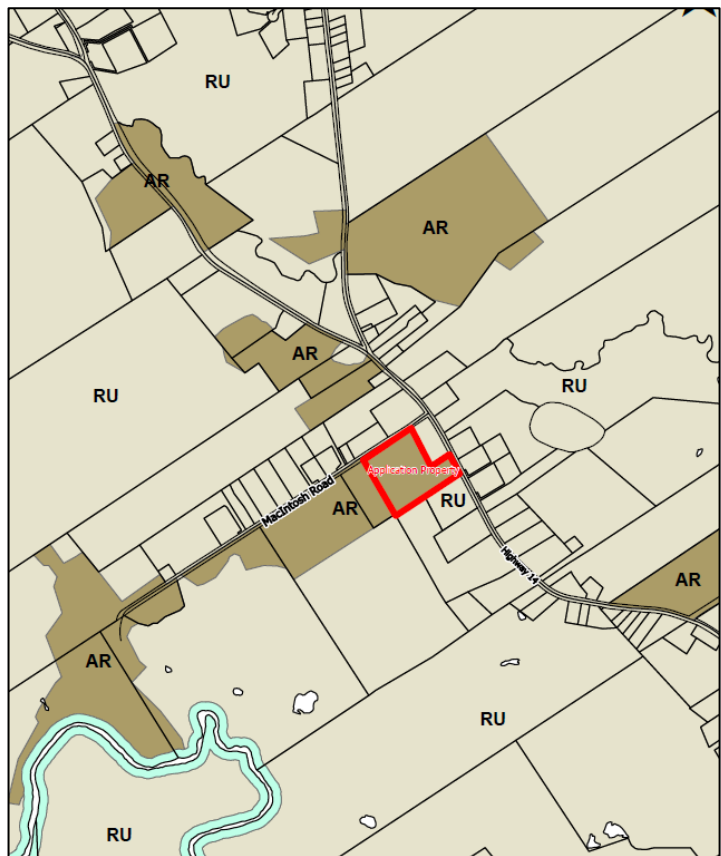
Policy AR17 of the Municipal Planning Strategy considers non-agricultural uses by development agreement only on Agricultural Reserve designated lands. In discussing the differences between a development agreement and a rezoning application, the applicant has requested that the property be rezoned.

One of the provincial statements of interest has regard for the preservation and protection of agricultural lands to enable the development of viable and sustainable agriculture.

The applicant engaged a professional Agrologist to prepare an Agricultural Impact Study for the subject property as per the requirements of the Municipal Planning Strategy. The study is required to evaluate the CLI soil classification and the impact of the loss of agricultural land based on the proposed application.

The study results concluded 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. The study also indicates that 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.



Agricultural Advisory Committee

Under the terms of reference, one of the mandates of the Agricultural Advisory Committee is to review land use applications regarding large parcels of agricultural land and provide recommendations to the Planning Advisory Committee.

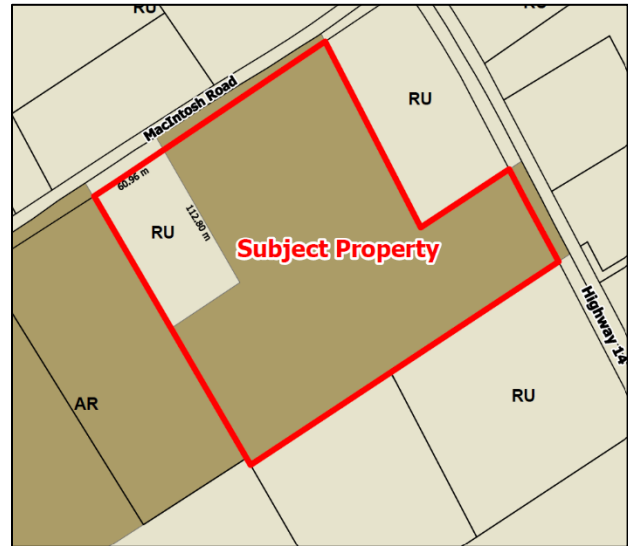
The agricultural advisory committee met on January 13, 2026 to discuss this application. Some committee members mentioned that the land not being farmed was not a valid reason for the rezoning to RU, noting that

adjacent land was being farmed. Comments were also made that the majority of the corridor has similar to soil to this property, has bad drainage and is farmed anyway.

The committee is unanimously recommending that the rezoning request be denied for the rezoning of the entire property. 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.

Amended Redesignated and Rezoning Request

Following the agricultural advisory committee, planning staff have discussed with the applicant the motion made by the committee and the comments made by the members of the committee. Following that discussion the applicant has amended their application to request only a portion of the land be redesignated and rezoned. The applicant provided measurements to staff as to the land they wanted to continue with the request for rezoning for. This area of land would include the pad for the mini-home, plus the septic and well which have already been installed. Planning staff have used these measurements of 113 metres (370 feet) long and 61 metres (200 feet) wide to prepare the proposed redesignation and rezoning map.



On consideration of the comments from the Agricultural Advisory Committee, the amendment of the application to include only a portion of the property and the results of the Agricultural Impact Study, planning staff are recommending approval of the application.

STRATEGIC ALIGNMENT

The 2025-2029 East Hants Strategic Plan identifies ‘Strong Community’ and ‘Economic Prosperity’ as two of the four areas of strategic focus. The protection of agricultural land supports a strong community and prosperity for the agricultural economy sector.

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.

FINANCIAL CONSIDERATIONS

The redesignation and rezoning will have minimal financial impact to the municipality. The rezoning will enable a new dwelling to be added to the property and the land value for a residential use is higher than the current Resource Farm classification.

Citizen Engagement

Staff have followed 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 was placed in the Chronicle Herald.

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 have been mailed to 39 property owners or residents within 300 metres of the application site. Four returned questionnaire responses have been received and all respondents confirmed they had no concerns with the proposed amendments. The returned questionnaires have been scanned and provided to PAC with this report.

Details of the public hearing have been mailed to the nearby property owners and residents and a notice has been placed in the Chronicle Herald and the municipal website.

Attachments

- Appendix A- Municipal Planning Strategy Policy Evaluation
- Appendix B - Notes from Public Information Meeting
- Appendix C - Notes from Agricultural Advisory Committee meeting
- Appendix D - Proposed Designation and Zoning changes (amendment sheets)
- Appendix E - Agricultural Impact Study

Appendix A - Municipal Planning Strategy Policy Evaluation

Municipal Planning Strategy Policy	Comments
IM11 Council shall only consider private applications to amend this Strategy where said amendments in the best interest of the Municipality.	Council shall determine whether this application is in the best interest of the Municipality. Staff are recommending approval of the application.
IM13 Council shall consider map amendments to this Strategy when:	
a) A request is received for a zoning amendment that is not consistent with this Strategy's maps, but is consistent with the intent of this Strategy.	A request to rezone and redesignate the property was received
b) Where the boundaries of the comprehensively planning area are altered.	Not applicable
c) Where a request for a comprehensive development district is made and it is not already designated as such; and studies show that the intent of the Strategy could be met through said proposal.	Not applicable
d) The boundaries of the planning area are altered.	Not applicable
e) Housekeeping amendments are warranted.	Not applicable
AR1 Council shall establish the Rural Use (RU) Designation, which shall be generally placed on lands outside of the more urbanized regions of the Municipality. The RU Designation shall encourage the continuation of a moderately changing and diverse rural landscape through the appropriate implementation of acceptable uses within the Rural Use (RU) Zone. This designation shall allow for a range of low-density development options that are consistent with the type of development occurring in rural areas.	
AR10 Council shall apply the Agricultural Reserve (AR) Designation based on active agricultural lands. Future AR Designations may be based on the following criteria:	The subject property is not currently active agricultural land. The Agricultural Impact Study suggests that the land has not been in agricultural production since at least 2011.
a) Protecting the continuation of existing farming areas	The property is located in an area of the municipality with both Rural Use (RU) and also Agricultural Reserve (AR) zoned land. The property is one end of a row of AR zoned land. There are pockets of other AR zoned land in the general area.

	<p>The Agricultural Impact Study suggests that the land has not been in agricultural production of many years. The author suggests that the rezoning will not decrease the agricultural activity/production and that large portion of the land is of questionable quality for agricultural capability. The Agricultural Advisory Committee did not agree that the quality of the soil and the inactive nature of the land was reason enough to rezone to Rural Use. The applicant amended his application to enable the majority of land be kept in the Agricultural Reserve (AR) Zone.</p>
<p>b) Providing for logical boundaries around farming areas such as roads, property lines, rivers, and other natural features</p>	<p>The existing boundaries of the AR Zone on the property will mostly remain except for one area of land being rezoned to Rural Use. The remaining AR zone boundary will continue to be logical.</p>
<p>c) Protecting active agricultural lands and lands defined by the Canada Land Inventory Soil Capability for Agriculture (CLI) rating as showing soils with Class 3 or active Class 4 or better.</p>	<p>As per the Agricultural Impact Study that was completed for the site, the lands are found to adhere to the Class 3 soils. The Study suggests that the drainage on the majority of the property is very poor. The agrologist concludes that the land is not suitable for agricultural production.</p> <p>The Agricultural Advisory Committee suggests that the majority of the corridor area has similar soil and has bad drainage but it farmed anyway.</p>
<p>AR17 Council shall consider non-agricultural uses in the Agricultural Reserve (AR) Zone by development agreement only. In considering a proposal for such development, Council shall have regard for the following matters:</p>	<p>This policy was presented to the applicant; however, they chose to continue with the redesignation and rezoning application. MPS policies enable Council to consider amendments to the strategy mapping if it is in the best interest of the municipality.</p>
<p>AR32 Council shall establish an Agricultural Advisory Committee consisting of members of the agricultural community, Councillors, Municipal Staff, as well as members from the Federation of Agriculture and other agriculturally related organizations. The mandate of the Agricultural Advisory Committee shall be to make recommendations to Planning Advisory Committee on agricultural matters.</p>	<p>The Agricultural Advisory Committee held a meeting regarding this application. The committee recommended refusal of the redesignation and rezoning of the whole property. The committee did suggest an alternative to redesignate and rezone just a portion of the property would be appropriate. The applicant chose to amend the application as per the Agricultural Advisory Committee suggestion.</p>
<p>CE21 Council shall, when considering amendments to the East Hants Municipal Planning Strategy, require the following:</p>	

<p>a) Consultation requirements for Land Use Bylaw amendments, as outlined in this strategy, shall be followed.</p>	<p>Land Use Bylaw amendment requirements are being followed such as a letter and questionnaire to surrounding land owners and advertisement of a public hearing.</p>
<p>b) In addition, the Planning Advisory Committee shall conduct at minimum one public information and input meeting on the proposed amendments prior to Council holding a public hearing, unless said amendments are housekeeping in nature.</p>	<p>A Public Information Meeting was held on January 6, 2026. Notes from the meeting has been appended to this staff report.</p>
<p>c) Other consultation methods as deemed appropriate by Council such as design charrettes or organized site visits</p>	<p>No other consultation methods were used for the application.</p>
<p>Land Use Bylaw Amendment Criteria</p>	
<p>IM14 It shall be the policy of Council to consider amendments to the Land Use Bylaw provided the amendment is consistent with the intent of the Municipal Planning Strategy.</p>	<p>The LUB mapping amendment would be concurrent with an amendment to the Municipal Planning Strategy mapping.</p>
<p>IM15 It shall be the policy of Council to consider an application for an amendment to the Land Use Bylaw only if the application has identified a proposed use for the property. Council shall give consideration to both the proposed use and to the impact of other uses permitted in the requested zone.</p>	<p>The applicant is proposing a non-farm dwelling for the property. Should the rezoning and redesignation be approved, all uses within the Rural Use (RU) zone would be permitted.</p>
<p>IM16 It shall be the policy of Council to consider an application for amendment to the Land Use Bylaw only if the site meets all of the lot size and zone standards for the zone sought.</p>	<p>The whole property is 5.6 hectares in size but only a portion of the property is proposed to be rezoned to Rural Use (RU). The portion which is proposed to be rezoned is approximately 6,873 m2 in size and has approximately 61 metres of frontage. This area of land is in excess of the Rural Use Zone lot requirements.</p>
<p>IM17 Council shall consider the Land Use Bylaw Amendments within the applicable Generalized Future Land Use designation as subject to the policies of this Strategy</p>	<p>This LUB amendment is enabled by Policy IM13 as outlined in the Municipal Planning Strategy.</p>
<p>IM18 Council shall, in considering amendments to the Land Use Bylaw, in addition to all other criteria as set out in the policies of this Strategy, have regard for the following matters:</p>	
<p>a) Whether the proposed development is in conformance with the intent of this Strategy and with the requirements of all other Municipal Bylaws and regulations as applicable matters.</p>	<p>The proposal is enabled by Policy IM13 of the Municipal Planning Strategy. Policy AR17 permits non-farm uses by Development Agreement in the AR zone only. The applicant requested the land be rezoned.</p>

<p>b) Whether Planning Staff have initiated a review of this Strategy, or any of the Official Community Plan documents.</p>	<p>We are in the early stages of a 10 year review of planning policies and regulations. The proposed amendments are being considered through that review.</p>
<p>IM19 Council shall consider if the proposal is premature or inappropriate by reason of:</p>	
<p>a) The financial capability of the Municipality to absorb any costs relating to the development.</p>	<p>There are no immediate financial impacts to the Municipality with this application.</p>
<p>b) The adequacy of municipally approved water and wastewater services or if services are not provided, the adequacy of physical site conditions for private on-site septic and water system. Council shall consider comments from the Municipal Infrastructure and Operations Department or Nova Scotia Environment as applicable.</p>	<p>The property is not within the serviceable boundary. Any development of the land would require on-site well and septic.</p>
<p>c) The adequacy and proximity of school, recreation, and any other community facilities. Council shall consider comments from Municipal departments and the appropriate School Board as applicable.</p>	<p>The redesignation and rezoning will have negligible impact on school and recreation facilities.</p>
<p>d) The potential for significantly reducing the continuation of agricultural land uses.</p>	<p>This is a vacant piece of Agricultural Reserve (AR) land. The Agricultural Advisory Committee raised comments about the loss of agricultural land. The removal of the relatively small area of AR Zoned land will not have a significant impact on agricultural uses and the Agricultural Advisory Committee suggested the split zoning approach as a compromise.</p>
<p>e) The adequacy of existing or proposed road networks in, adjacent to, or leading to the development and ability of the proposed development to satisfy applicable stopping sight distances. Council shall consider comments from the appropriate Municipal Engineer and/or Nova Scotia Transportation and Infrastructure Renewal.</p>	<p>Due to the minor nature of the proposal and there being an existing driveway which will continue to be used, comments were not sought from NS Department of Public Works.</p>
<p>f) The potential for the contamination of watercourses or the creation of erosion or sedimentation. Council shall consider comments from relevant Provincial Departments as applicable.</p>	<p>Setbacks from watercourses will need to meet the requirements of the Land Use Bylaw.</p>
<p>g) Creating a leap frog, scattered, or ribbon development pattern as opposed to compact and orderly development.</p>	<p>The redesignation and rezoning will create a small leap frog pattern for this one section of proposed RU land but due to the residential unit being proposed for the property in an area that currently consists of a mixture of agricultural and rural residential uses an adverse impact on development pattern is not anticipated.</p>

<p>IM20</p> <p>Council shall consider if the proposed development is shown on a professionally drawn site plan as being in compliance with the applicable sections of the Subdivision Bylaw, with the following matters of the Land Use Bylaw:</p>	<p>A hand drawn site plan was provided which shows the location of the proposed mini-home.</p>
<p>a) Type of use.</p>	<p>Must comply with the permitted uses of the Rural Use (RU) zone</p>
<p>b) Number of buildings.</p>	<p>One building is proposed but the applicant may build other buildings in accordance with the requirements of the Land Use Bylaw.</p>
<p>c) Yard setbacks</p>	<p>Yard setbacks will have to comply with the Land Use Bylaw.</p>
<p>d) Height, bulk, setback requirements, and lot coverage of any proposed structures.</p>	<p>The height, bulk, setback, and lot coverage requirements will have to comply with the Land Use Bylaw</p>
<p>e) External appearance of any structures where design standards are in effect.</p>	<p>Mini homes are permitted in the Rural Use (RU) Zone. No design requirements are in effect in the Rural Use (RU) zone.</p>
<p>f) Street layout and design.</p>	<p>No new streets are proposed</p>
<p>g) Access to and egress from the site, parking.</p>	<p>There is an existing driveway on the property.</p>
<p>h) Open storage and outdoor display.</p>	<p>This would be subject to the regulations of the Land Use Bylaw.</p>
<p>i) Signage.</p>	<p>Signage would be as per the regulations of the Land Use Bylaw and would be the same as the Rural Use zoned properties in the local area.</p>
<p>j) Similar matters of planning concern.</p>	<p>N/A</p>
<p>IM21</p> <p>Council shall consider the suitability of the proposed site in terms of the environmental features of the site, particularly susceptibility to flooding and other nuisance factors, and where applicable, comments from relevant Provincial Departments concerning the suitability of the site for development.</p>	<p>Nova Scotia Environment does not comment on rezoning/redesignation applications. Approval from Nova Scotia Environment would be required for any future development on the site.</p>
<p>IM22</p> <p>Council shall consider the provision of buffering, screening, and access control to minimize potential incompatibility with adjacent and nearby land uses, rail lines and traffic arteries.</p>	<p>Must comply with the requirements of the Land Use Bylaw</p>
	<p>Not applicable</p>

<p>IM23: Council shall consider the extent to which the proposed development, where applicable, provides for efficient pedestrian circulation and integrates pedestrian walkways and sidewalks within adjacent developments.</p>	
<p>IM24 Council shall consider the proposed development is shown to manage stormwater on-site in a manner which does not negatively impact on other properties.</p>	<p>Not applicable</p>
<p>IM25 Council shall consider massing, and compatibility of the proposed development's external appearance with adjacent buildings by means of design features, roof type, exterior cladding materials, and overall architectural style that is reasonably consistent with the style and character of the community or compliments the character of the community.</p>	<p>The Rural Use (RU) zone does not have design requirements.</p>

Appendix B - Notes from Public Information Meeting



MINUTES

Public Information Meeting

1. PLN25-009: Redesignation and Rezoning - MacIntosh Rd
2. PLN25-010: MPS and LUB Amendments - Sunny Point Farms

January 6, 2026
Lloyd E Matheson Centre

ATTENDANCE

Staff:

John Woodford, Director of Planning and Development
Rachel Gilbert, Manager of Planning
Lee-Ann Martin, Development Officer/Planner
Hannah Grosvenor, Administrative Assistant

People in Attendance:

5 people, which includes Councillor Mitchell, Councillor Merriam and the two applicants.

1.	Call to Order: 7:00 p.m.
	The meeting was called to order at 7:00pm by John Woodford, beginning with a land acknowledgement.
2.	PLN25-009- Redesignation and Rezoning - MacIntosh Rd
	Rachel Gilbert presented. The applicant spoke briefly about their intent.
3.	Questions from the Public
	<ul style="list-style-type: none">• Councillor Mitchell requested clarification on the hand-drawn site plan.• A resident requested clarification regarding the process. Staff explained that the Agricultural Advisory Committee would review the application and provide recommendations to council. Council makes the decision. The resident inquired if



	<p>the province had any decisions to make. Staff confirmed, and explained that once approved by council, applications are reviewed and approved, refused, or sent back requiring changes by the minister. Staff also noted that the Land Use Bylaw distinguishes between residences and farm residences.</p>
4.	<p>PLN25-010- MPS and LUB Amendments - Sunny Point Farms</p>
	<p>Lee-Ann Martin Presented. The applicant spoke briefly about the setbacks and the reasoning for their application.</p>
5.	<p>Questions from the Public</p>
	<ul style="list-style-type: none">• Councillor Mitchell questioned if there was a plan to connect the barns. The applicant didn't think that was possible due to the property line, but hoped to have a concrete walkway between the barns.
6.	<p>Adjournment</p>
	<p>The meeting was adjourned at 7:17pm.</p>

Appendix C - Notes from Agricultural Advisory Committee Meeting



EAST HANTS

NOTES

Agricultural Advisory Committee Meeting

1. Proposed Municipal Planning Strategy and Land Use Bylaw Amendments
Application from David Maddeaux

January 13, 2026

Lloyd E. Matheson Centre, Elmsdale

In Attendance:

Councillor MacPhee, Josh White, Jeffrey van de Riet, Councillor Rhyno, Phillip Vroegh, Logan Stephens, Daniel Muir (NS Department of Agriculture)

Staff:

Rachel Gilbert, Manager of Planning
Hannah Grosvenor, Administrative Services Clerk

NOTES

1.	<p>Call to Order: 6:30 p.m.</p> <p>The meeting was called to order by Councillor MacPhee, beginning with a land acknowledgement.</p>
2.	<p>PLN25-009: David Maddeaux Application - Staff presentation and overview of application- Rachel Gilbert, Manager of Planning</p>
3.	<p>Committee comments and questions for staff</p> <ul style="list-style-type: none">• Councillor Rhyno clarified the split zoning of the property and asked if any portion of the land was farmed. Staff responded that it hadn't been farmed since 2011.• Jeffrey van de Reit felt that the land not being farmed was not a valid reason for rezoning, noting that all adjacent property was being actively farmed. JvdR observed that the majority of the corridor has similar soil to this property, has



bad drainage, and is farmed anyway. He felt that if the landowner wants to put in a house, they have the option to apply for a DA. He hypothesized that if we rezone AR land for other purposes, the area will end up like Toronto, citing a recent rezoning application on Ess Road that is now being developed.

- Philip Vroegh questioned how long the applicant had owned the parcel. Staff replied since 2020.
- Josh White questioned if the applicant just wanted to put a mini-home on the land. Staff confirmed that was what the applicant stated.
- Daniel Muir questioned the applicant's alternative options. Staff explained that the applicant could apply for a DA, and that the municipality has a plan review coming up that the applicant could utilize to change zoning. Staff clarified that a DA is specific, where rezoning allows the property owner to do anything permitted in the new zone.
- Jeffrey van de Riet moved that the Agriculture Advisory Committee recommend to PAC that they not support the request to rezone this property from AR to RU.
- Phillip Vroegh asked if the zoning was AR when the applicant bought the site. Staff confirmed that it was.
- Daniel Muir asked if the motion should recommend that the applicant consider a DA.
- Jeffrey van de Riet noted that the applicant was already aware of this option.
- Councillor Rhyno questioned what was permitted on the property if the applicant has a DA. Staff explained that the DA will have specific limits and restrictions that would be approved by council.
- Phillip Vroegh inquired about the timeline for a DA. Staff replied that rezoning approval typically takes longer than DA approval. Phillip then asked what reasons council would have to deny a DA. Staff stated that they can't speak for council, but in the past council has been open to enabling residential builds for property owners. Phillip referenced the Ess Road property again, observing that rezonings can be done in bad faith, so it's hard not to be jaded from that.
- Josh White suggested the applicant take a small portion of the property to rezone, allowing for compromise.



- Daniel Muir asked what the difference would be in the application. Staff responded that the measurements would be clearly stated on the plan, and before building on the property a location certificate would be required to ensure that the building is in the rezoned portion.
- Jeffrey van de Riet shared he felt there were three options for the applicant: to subdivide, split zone or apply for a DA.
- Josh White felt that split zoning was the ideal solution.
- Councillor Rhyno suggested that staff should be telling applicants about split zoning, and asked if they could recommend split zoning. Staff explained that it could be recommended, but it is not common and can set up potential and use conflicts.
- Councillor Rhyno & Josh White suggested there would be no conflict with split zoning, everyone's interests would be served.
- Staff explained that the applicant was not misinformed about their options, and noted that all information was given to the applicant.
- The motion that the Agriculture Advisory Committee recommend to PAC that they not support the request to rezone this property from AR to RU was withdrawn.
- Jeffrey van de Riet moved that the Agriculture Advisory Committee recommend to PAC that they deny the rezoning of the entire property from AR to RU.
- Josh White emphasized to staff that the applicant should be aware of the ability to split zone their property.
- Jeffrey van de Riet felt that residents should understand that AR land has restrictions.
- Josh White observed that salespeople don't always disclose the restrictions.
- Councillor MacPhee agreed, and added that buyers don't always listen.

Motion

On the motion of Jeffrey van de Riet and Councillor Rhyno:

Moved that the Agriculture Advisory Committee recommend to PAC that they deny the rezoning of the entire property from AR to RU.



	<p>Motion Carried</p> <ul style="list-style-type: none">• Staff alerted the committee that this recommendation would not be on the PAC agenda for January, giving the applicant time to consider this committee's recommendation.• Jeffrey van de Riet again shared his disappointment in the Ess Rd decision. He noted that the committee recommended against rezoning, but council approved it anyway.• DM clarified that council may choose to ignore the committee's recommendation.• Jeffrey van de Riet asked what the point of the committee was, in that case. The committee was trying to feed everybody, trying to protect.• Josh White felt that if enough land was rezoned for the applicant to build a house and the rest was left AR, everyone would be happy.
4.	<p>Adjournment</p> <p>The meeting was adjourned at 7:09 pm.</p>

Appendix D - Proposed amendments to the designation and zone

Amendment Sheet

The Municipality of East Hants
Official Community Plan
Municipal Planning Strategy

Generalized Future Land Use Map 8: Official Community Plan Area

The GFLUM designation for a portion of the western side of 47 MacIntosh Road, Upper Nine Mile River, shown on the Generalized Future Land Use Map 8: Official Community Plan Area, is changing from the Agricultural Reserve (AR) Designation to the Rural Use (RU) Designation.



Amendment Sheet

The Municipality of East Hants
Official Community Plan
Land Use Bylaw

Land Use Bylaw Map 8: Official Community Plan Area

The Zoning for a portion of the western side of 47 MacIntosh Road, Upper Nine Mile River, shown on the Land Use Bylaw Map 8: Official Community Plan Area, is changing from the Agricultural Reserve (AR) Zone to the Rural Use (RU) Zone.

