



**Date:** April 22, 2026  
**To:** Municipal Council  
**cc:** Kim Ramsay, Chief Administrative Officer  
**From:** Councillor Mitchell, Planning Advisory Committee Chairperson  
**RE:** **Planning Advisory Committee Report**

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The Committee held its regular meeting on April 14, 2026 in Council Chambers. The following motions are coming forward as a result of this meeting:

1. [PLN26-004 JULIE AND ANDREW GILBY - HORNE SETTLEMENT ROAD, ENFIELD - REDESIGNATION AND REZONING](#)

The Municipality has received an application to redesignate and rezone a portion of a property on Grand Lake to Established Residential Neighbourhood (ER) designation and (R1) Zone. The applicant is requesting the changes to enable lots to be subdivided off of a new private road into the property.

The 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.*

As Chair of the Committee, I so move.

2. [PLN25-009 DAVID MADDEAUX - MACINTOSH ROAD, UPPER NINE MILE RIVER - REDESIGNATION AND REZONING](#)

This item was dealt with earlier at the public hearing.

3. [PLN25-010 - SUNNY POINT FARMS - AMENDMENT TO LAND USE BYLAW AND MUNICIPAL PLANNING STRATEGY](#)

This item was dealt with earlier at the public hearing.

4. [AFFORDABLE HOUSING FEE AND TAX EXEMPTION](#)

The Municipality has received two requests from developers of affordable housing, Riverview United Church & the NS Provincial Housing Agency. These organizations are requesting a tax exemption and fee waiver. The requests are being made to enable more below market rental housing to be built in East Hants, in keeping with the East Hants Housing Strategy. Discussion took place and it was agreed that the two requests are different in that one would offer rent that is 20% below market and the other is deeply affordable public housing.

The Planning Advisory Committee recommends *that all subsidized housing applications be dealt with separately in policy from those that are non-profit or developer low-income properties; and*

*That a report be brought back on calculations on fee reduction and tax exemption.*

As Chair of the Committee, I so move.

The Planning Advisory Committee recommends ***that this topic be sent back to staff for a further report based on discussions held April 14, 2026 with some different options included; and that the Province be advised that we are considering their request and we are currently working through policy and that it will be applied retroactively to their development at the time it came into effect*** (Re: Affordable Housing Fee & Tax Exemption).

As Chair of the Committee, I so move.

This concludes the report.