

*Zzap Consulting Incorporated on behalf of Nicole  
Legrow & Natalie Williams:  
MPS & LUB Mapping Amendments*

Planning Advisory Committee

Planning and Development Department

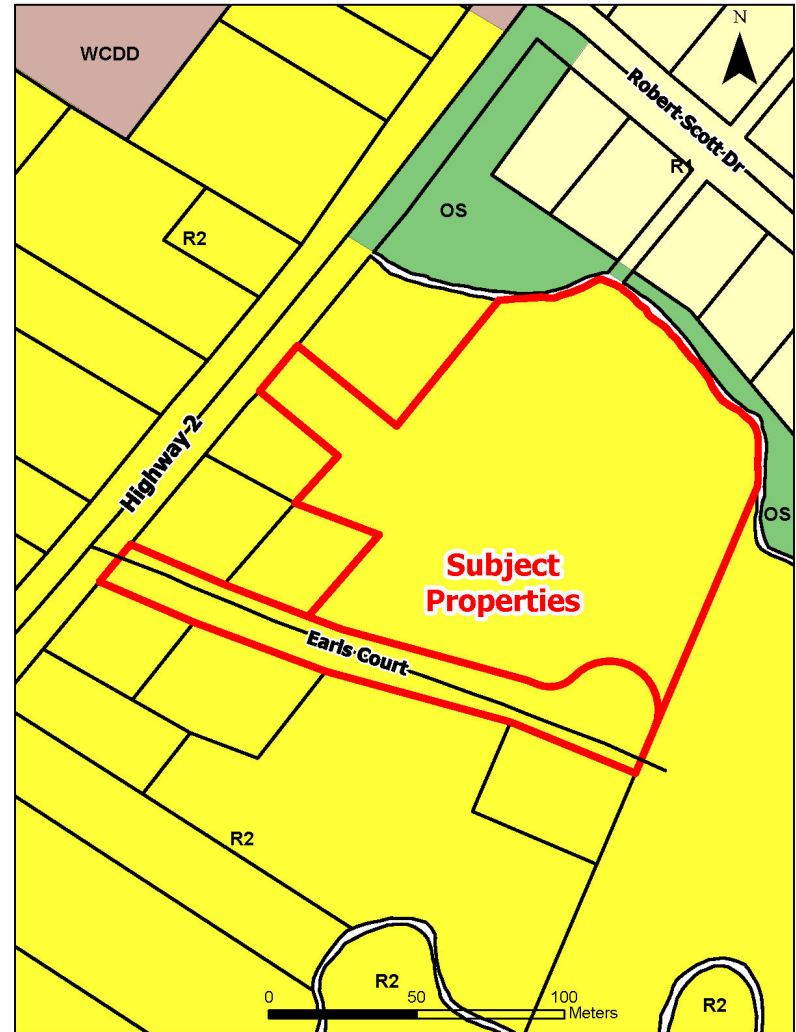
May 19, 2026



**EAST HANTS**

## Subject Property

- **Applicant:** Zzap Consulting Incorporated on behalf of Nicole Legrow & Natalie Williams.
- **Location:** PIDs 45332590 & 45332608, 1451 Highway 2, Lantz and the parcel of land identified as Earls Court.
- **Subject Property Size:** Approximately 1.83 hectares.
- **Proposal:** Mapping amendments to the Municipal Planning Strategy and Land Use Bylaw to permit a cluster townhouse development (approx. 24 dwelling units).









Driveway from Highway 2



Looking South along Highway 2



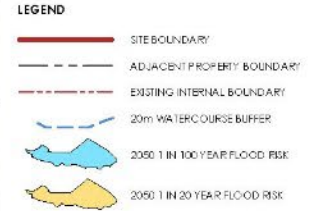
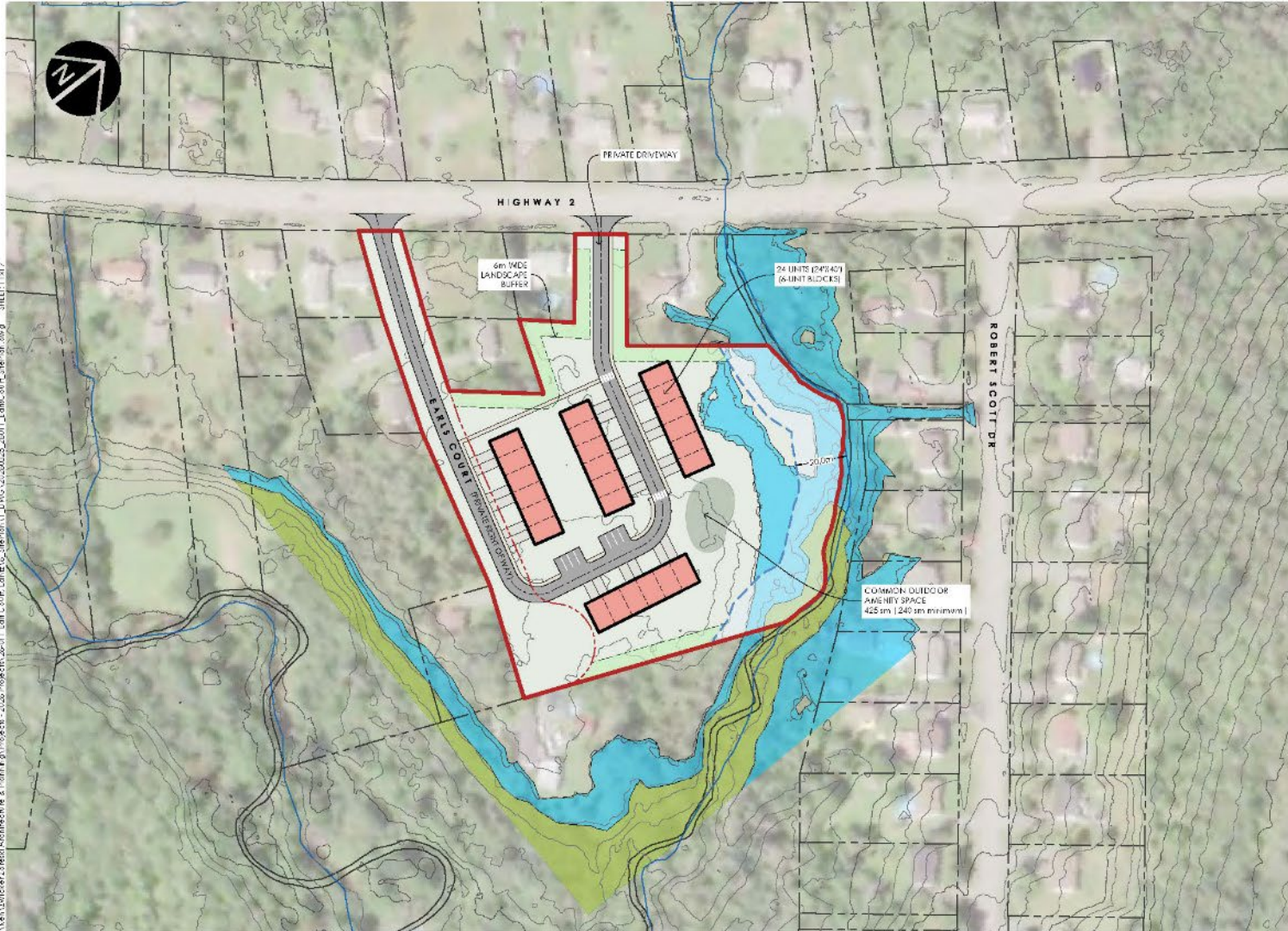
Looking North along Highway 2



Looking East along Earls Court

## Development Proposal

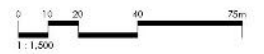
- The concept plan shows a cluster townhouse development serviced by a private driveway from Highway 2 and Earls Court. Earls Court is a private road owned by the applicant.
- Parking for the townhouses is proposed to be located in front of the townhouse units and in a common parking area.
- A single unit dwelling is currently located on the subject lands, which is proposed to be demolished if the application is approved.
- If the MPS and LUB mapping application is approved, the applicant does not have to develop the site as shown on the concept plan. However, the applicant would be restricted by the size and frontage of the land and by requirements of the Land Use Bylaw.



- SITE STATISTICS:**
- PID: 45332590 1.52 HA
  - PID: 45332608 0.36 HA
  - TOTAL AREA: 1.86 HA
  - PARKING PROVIDED: 49 STALLS (2 PER UNIT) 1 DRIVEWAY / 1 GARAGE
  - VISITOR PARKING PROVIDED: 9 STALLS (1 PER 3 UNITS)

- NOTES:**
- SUBJECT TO SURVEY, PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY.
  - SITE SUBJECT TO BY-LAW REVIEW AND REGULATIONS.

- SOURCES:**
- PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE FROM PROVINCIAL MAPPING DATA (GEONOVA).
  - FLOOD LINE DATA FROM PDF DOCUMENT; PID: 45332590 Flood Risk.pdf



FILE: C:\Users\VanLanchoer\OneDrive\Documents\Projects\2026\Projects\26-011\_Earls Court\LandUse\_SitePlan\DWG\20260225\_26011\_EarlsCourt\_SitePlan.dwg - SHEET: 11 of 17

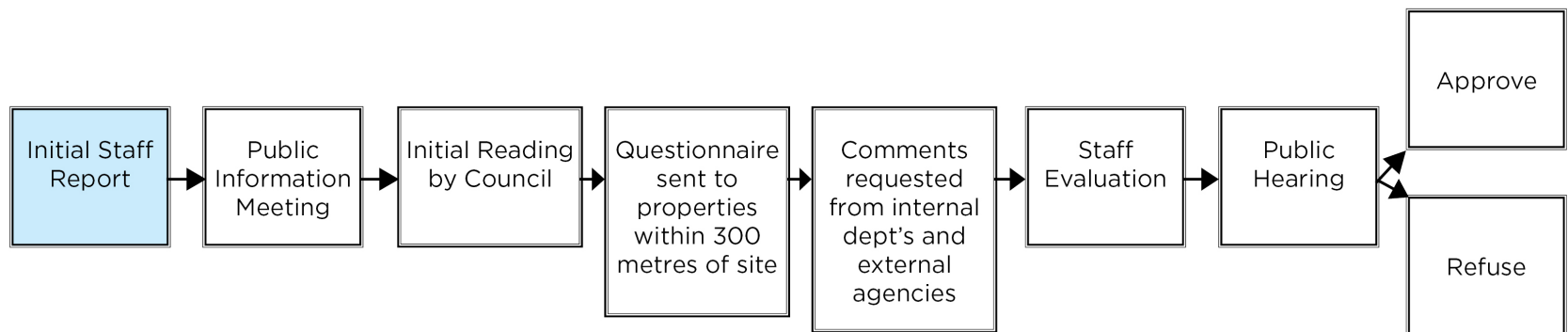
DRAFT - FOR REVIEW ONLY  
MARCH 25, 2026 **zap**

## Policy Analysis

- Policy IM11 of the MPS is the policy that permits Council to consider the proposed mapping amendments. East Hants Council has to determine if the proposed application is in the best interest of the Municipality.
- *Policy IM11 - Permits Council to consider private applications to amend the MPS where the proposed amendments are in the best interest of the Municipality.*

## 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 is required for all applications to amend the Municipal Planning Strategy unless they are housekeeping in nature.



## 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 Zzap Consulting Incorporated, on behalf of Nicole Legrow and Natalie Williams, to amend the MPS and LUB by changing the land use designation of PIDs 45332590 & 45332608 to Medium Density Residential Neighbourhood (MR) and rezone the same land to Townhouse (R2-T) Zone.*