



Subject: *PLN26-007 Hill and Lawrence - Development Agreement for a Motocross Track*
To: Planning Advisory Committee, May 19, 2026
Date Prepared: May 13, 2026
Related Motions: None
Prepared by: Debbie Uloth, Community Planner II
Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received a development agreement application from Barry Hill and Darren Lawrence requesting approval for a motocross track for property identified as PID 45104403, 1160 Highway 236, South Maitland. The property is zoned Rural Use North (RU-2) Zone.

Financial Impact Statement

A financial impact analysis has not been undertaken for this report.

Recommendation

That initial consideration be given and authorize staff to schedule a public hearing.

Recommended Motion

Planning Advisory Committee recommends to Council that Council:

- *give initial consideration to enter into a development agreement for a motocross track use located on property identified as PID 45104403, 1160 Highway 236, South Maitland, to enable a public hearing; and*
- *authorize staff to schedule a public hearing.*

Background

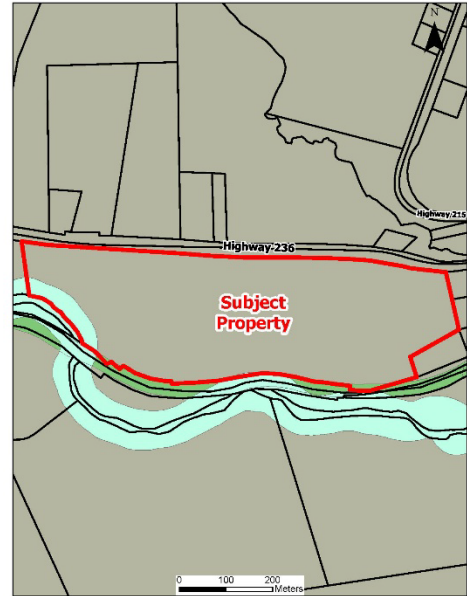
Planning staff received an application from Barry Hill and Darren Lawrence in April 2026. The applicant is requesting to enter into a development agreement with the Municipality to permit a motocross track on lands that are zoned Rural Use North (RU-2) Zone. The RU-2 Zone permits ***“Any potentially obnoxious commercial developments to include vehicle race tracks and amusement parks”***, by development agreement.

Subject Property

The property is identified as PID 45104403, 1160 Highway 236, South Maitland. The size of the subject property is approximately 20.23 hectares (50 acres). There is over 900 m of road frontage located along Highway 236.

Zoning for the subject property is Rural Use North (RU-2) Zone, with a small portion of property at the south-west corner zoned Water Course Greenbelt along the Five Mile River. Surrounding lands to the north, east and west are also designated and zoned Rural Use North (RU-2) Zone. Lands to the south are zoned Water Course Greenbelt (WG) Zone along the Five Mile River and zoned Open Space (OS) along the former DAR Line that runs the length of the southern boundary of the property, adjacent to the Five Mile River.

There is an existing house and barns on the subject lands, and the property was at one time used for agricultural purposes. Construction of the motocross track has already begun by the applicant. A photo of the track is located in the next section.



Development Proposal

The Municipality has received an application from Barry Hill and Darren Lawrence to permit a motocross track on lands that are zoned Rural Use North (RU-2) Zone. The RU-2 Zone permits ***“Any potentially obnoxious commercial developments to include vehicle race tracks and amusement parks”*** uses by development agreement.



In addition to the track, the applicant is also proposing to construct supporting structures, such as a tower, bleachers, parking area, portable washrooms and a temporary canteen. The house located on the subject property is to remain.

At this time, the applicant proposes to use the motocross track for practices, with events possibly taking place in the future. Practice times are anticipated to extend from 10 am to 5 pm and occur a few times a week.

The site plan for the application shows the motocross track, parking area, and supporting structures.



Policy Analysis

The Planning and Development Department will review the proposed application based on the applicable policies contained in the Municipal Planning Strategy. A detailed table of the evaluative criteria from the enabling policies and corresponding comments from staff and reviewing agencies will be attached to the final report. Policy AR39 of the MPS permits Council to consider the development agreement application.

To address potential compatibility issues with neighbouring residences and to comply with the criteria applied to the consideration of this application, staff will be requesting comments from internal departments and external agencies.

STRATEGIC ALIGNMENT

One of the Key Strategies from the Strategic Plan is Economic Prosperity, although the proposed motocross track may not change the assessment of the property.

LEGISLATIVE AUTHORITY

The legislative authority and process for entering into a development agreement are set out in the Municipal Government Act, Part VIII.

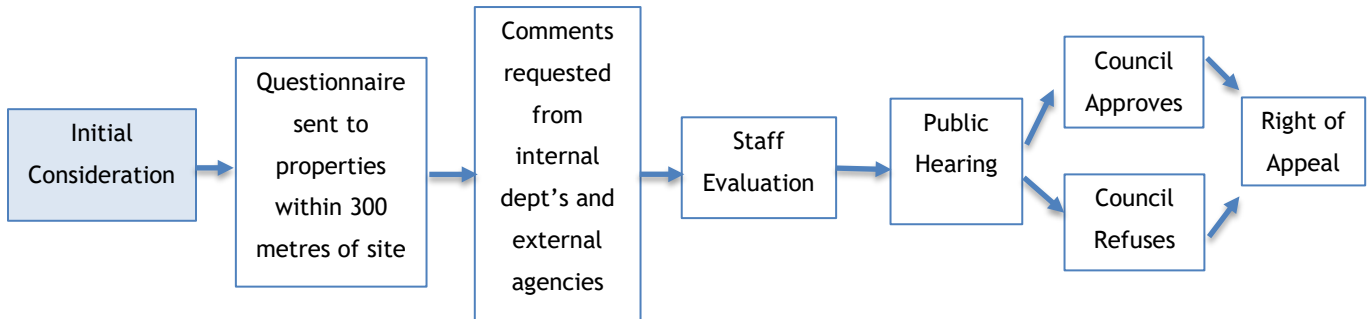
FINANCIAL CONSIDERATIONS

The subject property is being assessed as residential, resource farmland, and resource forestry. It is not anticipated that the assessment will change as other motocross tracks across Nova Scotia are assessed similarly.

Citizen Engagement

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

A letter and questionnaire will be mailed to all property owners within 300 m of the subject property, asking for comments on the proposed application.



Alternatives

Planning Advisory Committee may recommend that the application be refused.

Attachments

Appendix A - Site Plan

