

***Development Agreement Application:
Motocross Track - South Maitland***

Planning Advisory Committee

Planning and Development Department

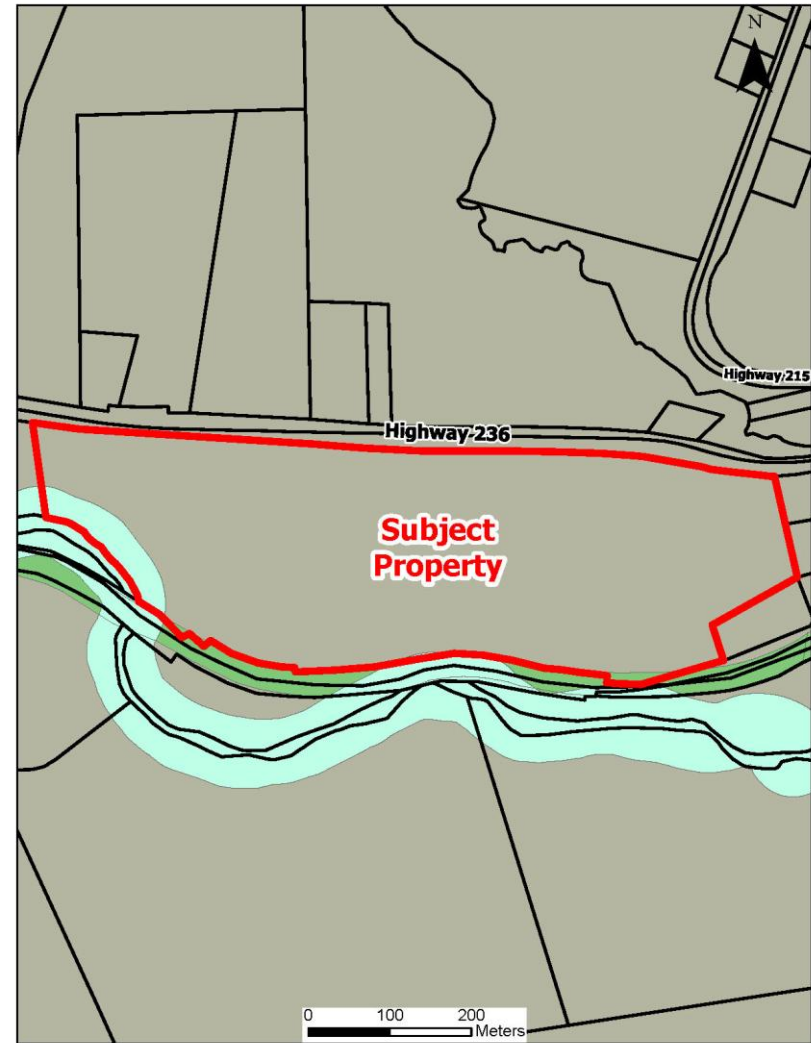
May 19, 2026



EAST HANTS

Subject Property

- **Applicant:** Barry Hill and Darren Lawrence.
- **Location:** PID 45104403, 1160 Highway 236, South Maitland
- **Subject Property Size:** Approximately 20.23 hectares (50 acres).
- **Proposal:** To enter into a development agreement to permit a motocross track on land zoned Rural Use North (RU-2) Zone.
- There is an existing house and barn, and the land was used for agricultural purposes.



Development Proposal

- 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.



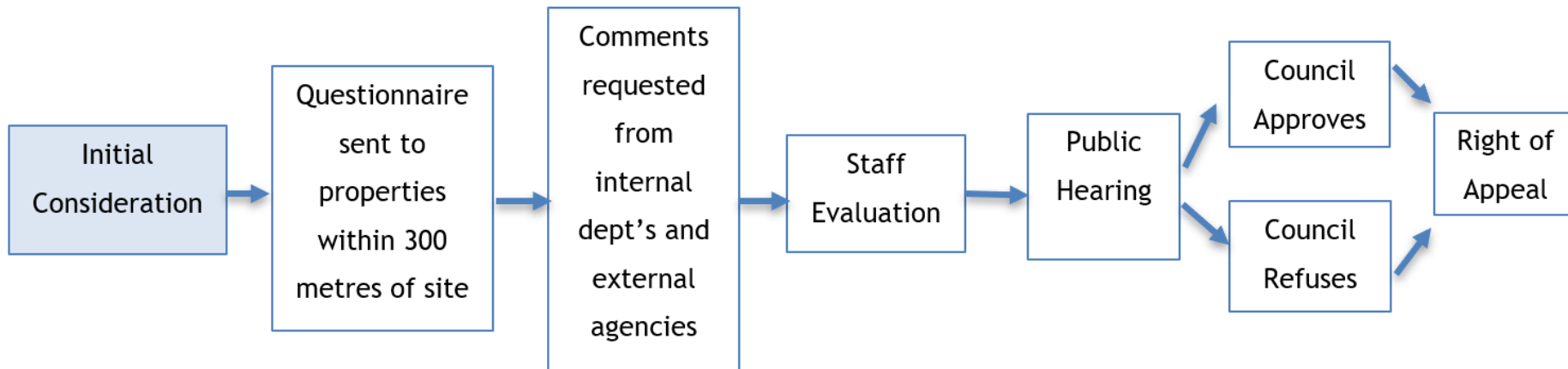
1180 ROCK ROAD MOTOCROSS

Date: MAY 8, 2008
Scale: 1" = 100'-0" (APPROXIMATE)



Policy Analysis and Citizen Engagement

- Policy AR39 of the MPS permits Council to consider the development agreement 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.
- A PIM is not required for Development Agreement applications.
- The application is appealable to the NSRAB.



Recommendation

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

Recommended Motion

Planning Advisory Committee recommends 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.*