

# Subdivision Bylaw Amendments

Planning Advisory Committee  
May 19<sup>th</sup>, 2026

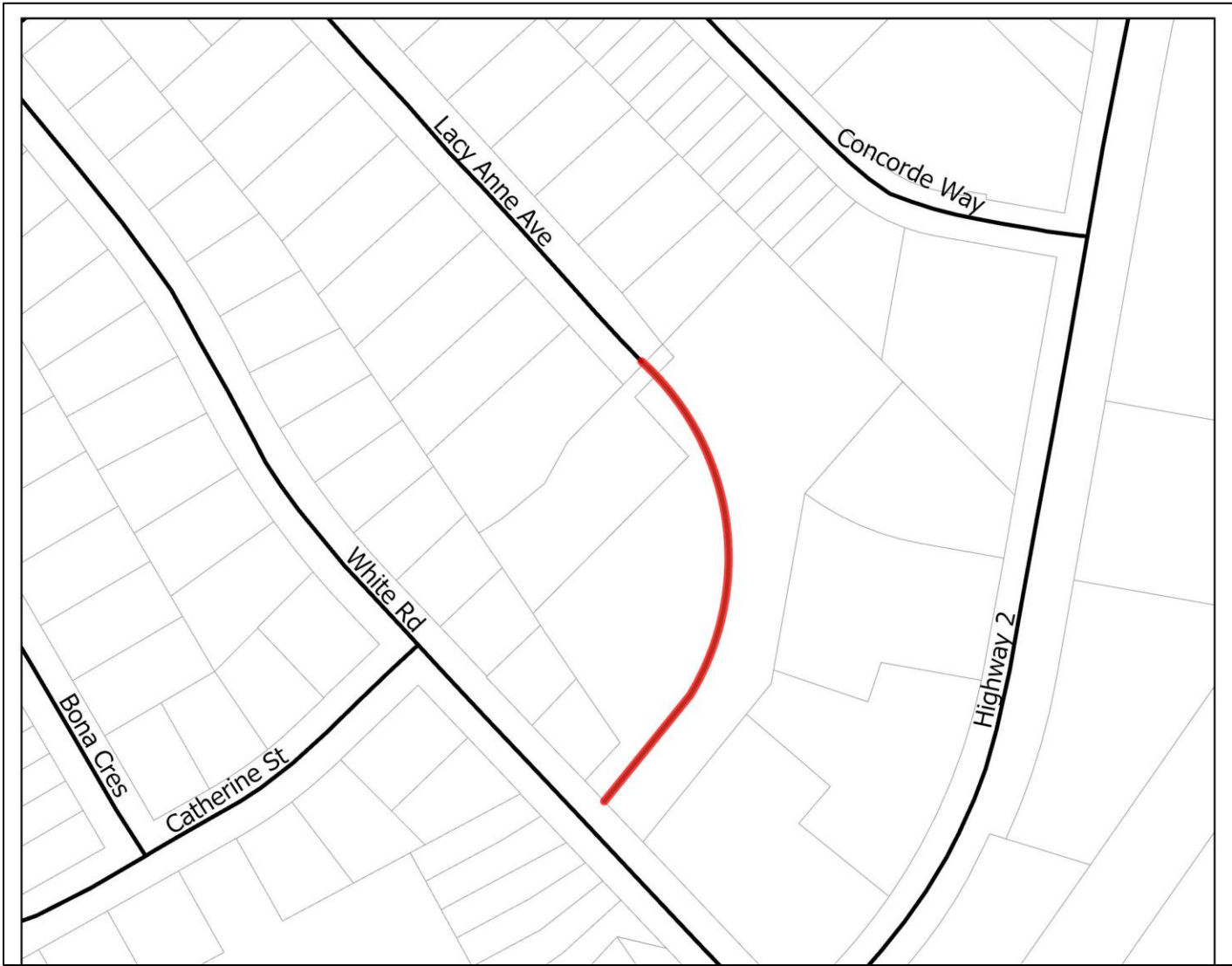
Planning & Development



**EAST HANTS**

## Background

- Staff are requesting an amendment to the Required Future Transportation Connections Map from the Subdivision Bylaw to include a connection between Lacy Anne Ave and White Road
- This connection is required to be made should a future application for subdivision of these lands be submitted. The connection would cross over PID 45379864 and PID 45329901
- A private development application (PLN25-007) has been submitted for these lands, and staff are requesting an amendment to the map to ensure the connection is made. Therefore, should the private application be approved by Council, the developer would be required to make this connection prior to final subdivision approval being granted.



## Policy Analysis

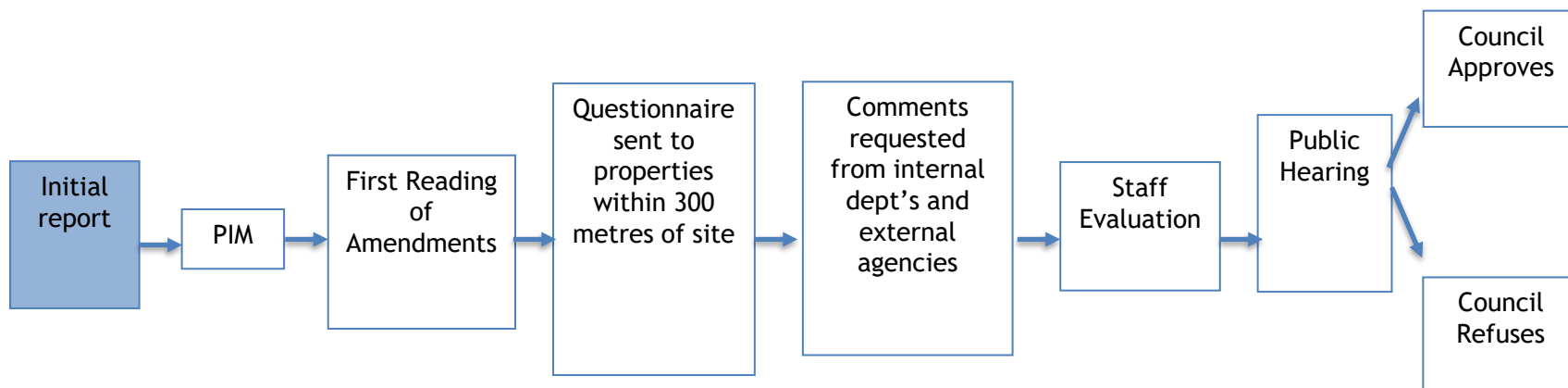
- Staff will refer to Municipal Planning Strategy policies when reviewing the proposed amendments to the Subdivision Bylaw (SUB)
- A Public Information Meeting is required for standalone amendments to the Subdivision Bylaw as per the Municipal Government Act (MGA)
- Council's decision on the amendments is not appealable to the Nova Scotia Regulatory and Appeals Board
- As part of the review process for these amendments planning staff will seek comments from the Nova Scotia department of Public Works.

## Citizen Engagement

- An advertisement outlining the proposal and indicating that it is under review by staff will be placed in an upcoming edition of the *Chronicle Herald*
- As part of the review process for Subdivision Bylaw amendments, a Public Information Meeting (PIM) is required to hear input from the community
- A letter will be mailed to all property owners within 500 metres of the subject property indicating the time and date of the PIM once it has been scheduled

## Conclusion

- Staff will continue to review the proposal to amend the Subdivision Bylaw to include a required between Lacy Anne Ave and White Road
- The proposed amendments will be evaluated using all applicable policies in the Municipal Planning Strategy.



## Recommendation

That Planning Advisory Committee recommend 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 amend the Subdivision Bylaw to include a required connection as presented between Lacy Anne Avenue and White Road, Enfield.*