



**Subject:** *Subdivision Bylaw- Required Future Connections Map Amendment*  
**To:** Planning Advisory Committee, May 19<sup>th</sup>, 2026  
**Date Prepared:** May 6<sup>th</sup>, 2026  
**Related Motions:** n/a  
**Prepared by:** Lee-Ann Martin, Planner & Development Officer  
**Approved by:** John Woodford, Director of Planning and Development

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### Summary

Staff are requesting to amend the Required Future Transportation Connection Map in the Subdivision Bylaw to include a connection between Lacy Anne Ave and White Road. This report outlines the proposal and requests that Council authorize staff to schedule a Public Information Meeting.

### Financial Impact Statement

There are no immediate financial impacts with the adoption of this report.

### Recommendation

That Planning Advisory Committee recommends to Council to authorize a Public Information Meeting

### Recommended Motion

*Planning Advisory Committee recommends that Council:*

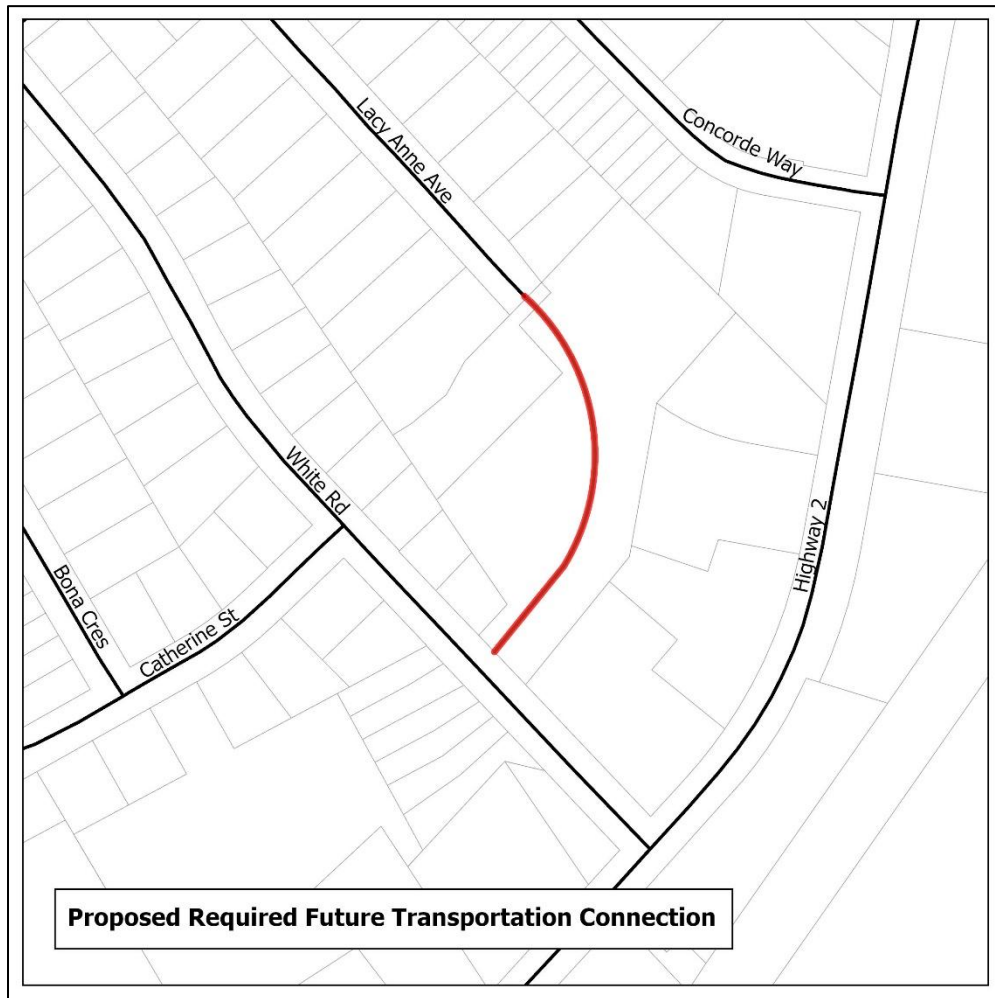
- *Authorize staff to schedule a Public Information Meeting to amend the Subdivision Bylaw to include a required connection as presented between Lacy Anne Avenue and White Road, Enfield.*

## 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.

The proposed required connection is indicated in red on the map below.



Section 10.19 of the subdivision bylaw outlines that when a subdivision application is received that includes or abuts lands that contain all of or a portion of a required transportation connection as identified on the Required Future Transportation Connections Map, the street network of the Subdivision shall be laid out to provide a road connection from one end of the Required Transportation Connection to the other or to the boundary of the lands subject to the Subdivision application. Therefore, by adding this connection, any subdivision application that is received for these lands, would require to make the proposed connection. Some variations to these connections are permitted through a subdivision application, at the discretion of the

Development Officer, provided a connection from one end of the required connection to the other end is made.

As part of the review process for these amendments planning staff will seek comments from Nova Scotia department of Public Works regarding this connection.

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## Citizen Engagement

Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing the amendments. 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*.

Under the Municipal Government Act, standalone amendments to the Subdivision Bylaw are required to be considered with a Public Information Meeting (PIM). Ordinarily, a letter would be sent to property owners within 300 metres of the subject properties, but as letters are being mailed to properties within 500 metres of the same subject properties for application PLN25-007, staff recommend extending the distance to 500 metres for the amendments to the Subdivision Bylaw. The letter will indicate the date, time and location of the PIM and residents will have an opportunity to ask questions regarding the proposed amendments. A notice of the PIM will also be placed in the *Chronicle Herald*.

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## Conclusion

Staff are recommending that Council authorize staff to schedule a Public Information Meeting to consider amendments to the Subdivision Bylaw to add a required connection between Lacy Anne Ave and White Road. Standalone amendments to the Subdivision Bylaw are not appealable to the Nova Scotia Regulatory and Appeals Board.

