



**Date:** May 27, 2026  
**To:** Municipal Council  
**cc:** Kim Ramsay, Chief Administrative Officer  
**From:** Councillor Mitchell, Planning Advisory Committee Chairperson  
**RE:** **Planning Advisory Committee Report**

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The Committee held its regular meeting on May 19, 2026 in Council Chambers. The following motions are coming forward as a result of this meeting:

1. [PLN26-008 LEGROW AND WILLIAMS \(LANTZ\) - MAPPING AMENDEMENTS TO PERMIT TOWNHOUSES](#)

The Municipality has received an application to change the land use designation and zone of two properties on Earls Court, Lantz, to permit a townhouse development. The mapping amendments will enable the development by site plan approval of approximately 24 townhouse dwelling units.

The 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; and that notification of the public information meeting be sent to properties within 500 m of the subject property.*

As Chair of the Committee, I so move.

2. [PLN26-007 BARRY HILL AND DARREN LAWRENCE \(SOUTH MAITLAND\) - DA APPLICATION FOR MOTOCROSS TRACK](#)

Barry Hill and Darren Lawrence are requesting approval for a motocross track in South Maitland. The property is zoned Rural Use North (RU-2) Zone. 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.

The 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.*

As Chair of the Committee, I so move.

3. [PLN26-005 - SIRAVISTA DEVELOPMENTS LTD. - PINEHILL DRIVE - REDESIGNATION AND REZONING](#)

The Municipality received an application from FBM Architecture Ltd. on behalf of Siravista Developments Limited to redesignate six (6) properties on Pinehill Drive from Established Residential Neighbourhood (ER) to Medium Density Residential (MR) and rezone the same properties from Two-Dwelling Unit Residential (R2) to Townhouse (R2-T).

A motion to schedule a public information meeting on this application failed. No other motion is coming forward. If no further direction is given from Council, the applicant will be informed that the application has been deemed refused.

4. [PLN25-013 - ARKHAM DEVELOPMENTS LTD. - REDESIGNATION AND REZONING](#)

An application has been received from Arkham Developments Ltd. to amend the Municipal Planning Strategy and Land Use Bylaw for property on Dorey Lane, Enfield. The applicant requested to change the land use designation to Medium Density Residential Neighbourhood (MR), and to rezone the same lands to the Townhouse (R2-T) Zone. The purpose of the application is to enable a cluster townhouse development. There was discussion around the NS Department of Public Works' requirement that the upgraded Dorey Lane, currently being built, will require a right-in/right-out intersection at Highway 2.

A motion to recommend Council give first reading to the proposed amendments failed. If no further direction is given from Council, the applicant will be informed that the application has been deemed refused.

The Planning Advisory Committee recommends *that Council direct staff to create a report for the plan review around the creation of new municipal roads and the way that they intersect with pre-existing municipal or provincial roads.*

As Chair of the Committee, I so move

5. [LAND USE BYLAW AMENDMENT - TOWNHOUSE DEVELOPMENT PARKING](#)

Changes to parking requirements were originally tied to the Arkham Developments application, as a result of that application not moving forward, PAC are recommending that the parking requirements be dealt with as a stand-alone project.

The Planning Advisory Committee recommends *that Council give first reading to amend the Land Use Bylaw by changing parking requirements for townhouse developments by requiring two outdoor parking spaces for each townhouse unit and any common parking areas for townhouse development shall provide two spaces per unit and one dedicated visitor parking space for each seven townhouse units; and authorize staff to schedule a public hearing.*

As Chair of the Committee, I so move

This concludes the report.