



Date: June 24, 2026
To: Municipal Council
cc: Kim Ramsay, Chief Administrative Officer
From: Councillor Mitchell, Planning Advisory Committee Chairperson
RE: **Planning Advisory Committee Report**

The Committee held its regular meeting on June 16, 2026 in Council Chambers. The following motions are coming forward as a result of this meeting:

1. [PLN26-004 ANDREW AND JULIE GILBY - REDESIGNATION AND REZONING, ENFIELD - FIRST READING](#)

The Municipality has received an application from Julie and Andrew Gilby to amend the Municipal Planning Strategy and Land Use Bylaw to redesignate and rezone a portion of property at 809 Horne Settlement Road, Enfield. The applicant intends to build a private road into the property and then subdivide off that private road.

The Planning Advisory Committee recommends *that Council give first reading to a proposal for 809 Horne Settlement Road, Enfield to change from Rural Use (RU) zone and designation to the Established Residential Neighbourhood (R1) zone and (ER) designation, and authorize staff to schedule a public hearing.*

As Chair of the Committee, I so move.

2. [PLN26-009 - SWINKS AGRO ENGINEERING LTD. LAND USE BYLAW AMENDMENT](#)

The Municipality has received an application from Swinks Agro Engineering Ltd. on behalf of Atlantic Broilers Ltd. to reduce the minimum setback requirement for an intensive livestock operation from a public road in the Rural Use North (RU-2) zone to 20m. The applicant intends to add two new buildings to an existing livestock operation that would be less than the current 45m setback from Burntcoat Road. PAC was concerned about such a change impacting all properties in the zone.

The Planning Advisory Committee recommends *that Council direct staff to come back with a report on how to approach this application using a Development Agreement (Re: Swinks Agro Engineering Ltd.)*

As Chair of the Committee, I so move.

3. [PLN26-003 - E.L.T. PROPERTY HOLDINGS - MPS AMENDMENT & DEVELOPMENT AGREEMENT- INITIAL REPORT](#)

The Municipality has received an application from E.L.T. Property Holdings requesting approval for a multi-unit development at 22 Kali Lane, Elmsdale. The property is zoned Multiple Unit Residential (R-3) Zone. The applicant is proposing four multi-unit buildings, each with five storeys containing a total of 280 dwelling units. The proposal would require an MPS amendment as well as a development agreement. The development would be accessed by Kali Lane, a dead-end street. PAC is concerned about any development with over 100 dwelling units having just one access point.

The Planning Advisory Committee recommends ***that Council change the MPS to not entertain any developments over 100 units without a second access to an arterial or collector road by Development Agreement.***

As Chair of the Committee, I so move.

The Planning Advisory Committee recommends ***that Council not proceed with this application at this time (Re: E.L.T. Property Holdings).***

As Chair of the Committee, I so move

4. TOWNHOUSE MINIMUM PARKING REQUIREMENTS - LAND USE BYLAW AMENDMENTS - FINAL REPORT

Dealt with at the Public Hearing.

This concludes the report.