

***MPS Amendment & Development Agreement
Application:
E.L.T. Property Holdings***

Planning Advisory Committee

Planning and Development Department

June 16, 2026



EAST HANTS

Subject Property

- Applicant: E.L.T. Property Holdings
- Location: 22 Kali Lane, Elmsdale, PID 45151735
- Subject Property Size: Approximately 2.3 hectares (5.9 acres)
- Existing Conditions:
 - Property contains no structures
 - has approx. 273m of road frontage
 - Majority of property is treed
 - Contains an existing easement across the property for access to apartment building at 86 Kali Lane.
 - Adjoining properties are zoned R2, R3 and MC



Subject Property

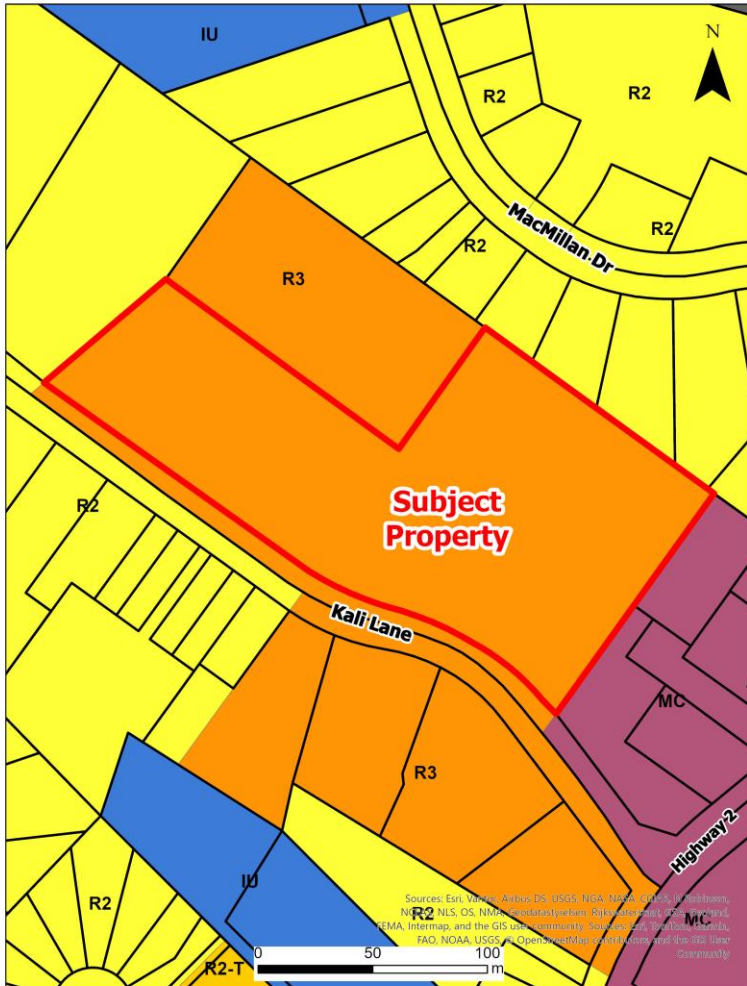


View of 22 Kali Lane Driveway

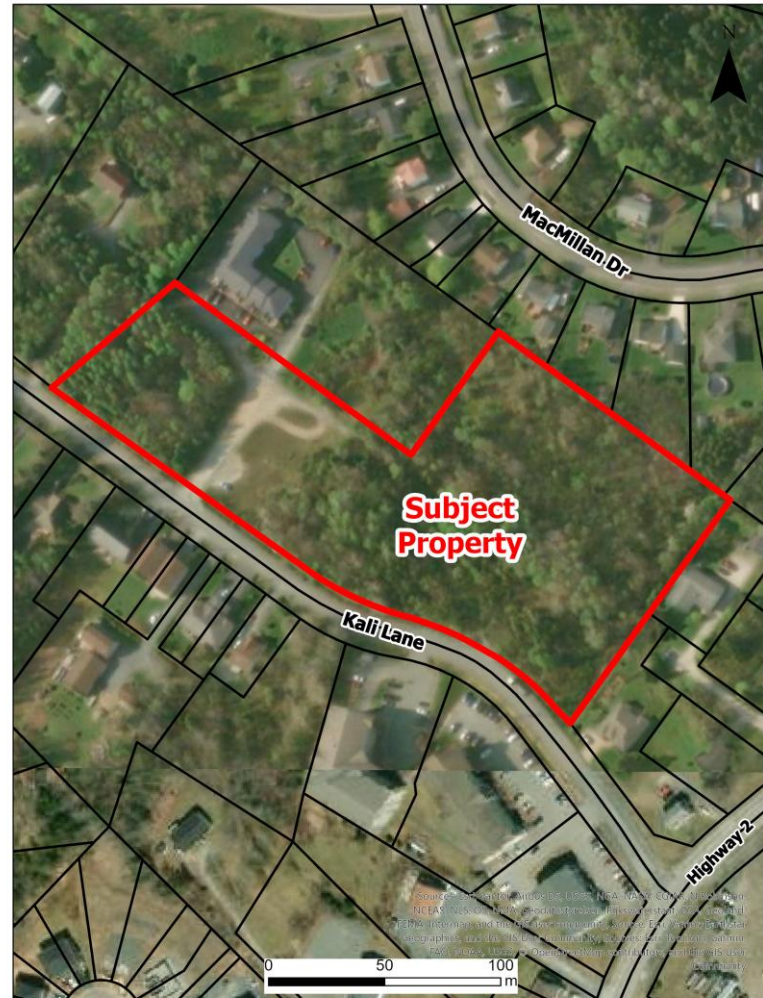


Apartment buildings across the street from 22 Kali Lane

Subject Property



Current Zoning



Development Proposal

- The applicant is proposing four multi-unit buildings, each with five storeys containing a total of 280 dwelling units with a mix of one and two-bedroom units.
- Parking is to be accommodated underground and at-grade.
- The proposal also includes three amenity areas including a community garden and children's play area.

PID 45249737

PID 45249745

PID 45249752

PID 45249760

PID 45249778

PID 45249786

PID 45249794

PID 45249802

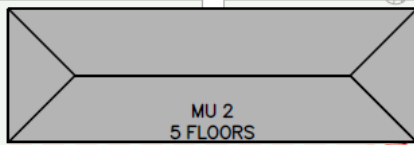
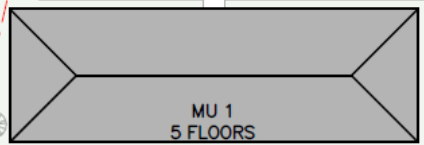
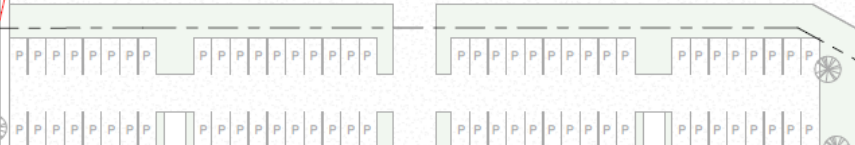
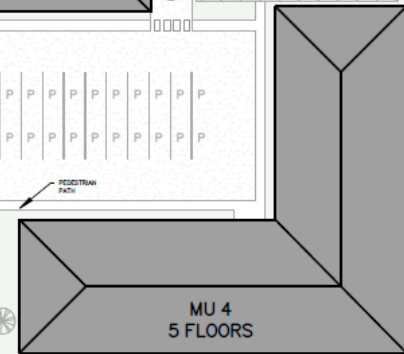
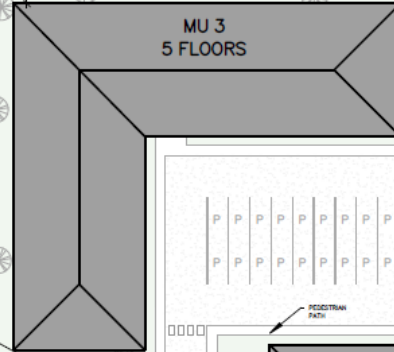
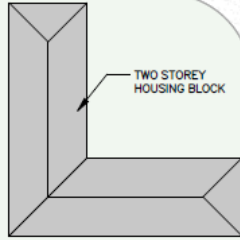
PID 45161734

PID 45214137

PID 45261518

PID 45150257

PID 45225455



KALI LANE

Unit Mix

Name	Count	Percentage	UNIT COUNT
1 BDR	4	1%	MU 1: 60
1 BDR + DEN	106	38%	MU 2: 60
2 BDR	170	61%	MU 3: 80
	280	100%	MU 4: 80

LOT REQUIREMENTS

LOT AREA: 2.34ha
 BUILDING AREA: 71 182sf
 COVERAGE: 28.3%

3.0 m

Project No: 2025 - 07
 Scale: 1" = 60'-0"
 Date: 2025-04-23
 3:10:41 PM



Kali Lane Development

22 Kali Lane, East Hants NS

Site Plan



EAST HANTS

Policy Analysis

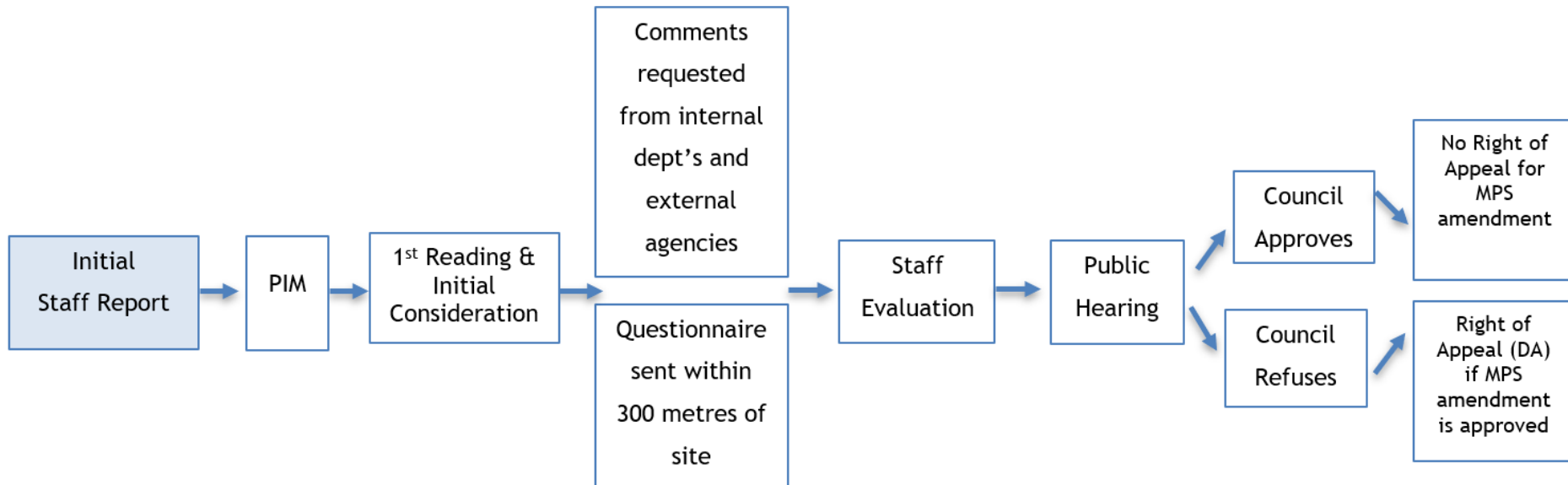
- Policy RD40 of the MPS states that Council shall consider applications where more primary buildings and/or more dwelling units are proposed than permitted as-of-right, up to a limit of 24 units per 0.3 ha.
- Because the proposed number of units exceeds the current maximum ratio, an MPS amendment will also be required.
- To address potential issues with:
 - Hard services (e.g., sewer, water, etc.)
 - Soft services (e.g., recreation, education, etc.)
 - Traffic
 - Pedestrian safety
 - Storm drainage
 - Emergency servicesstaff will be requesting comments from internal departments and external agencies.
- The MPS amendment would not be appealable but the DA application is appealable to the NSRAB (if the MPS amendment is approved).

Citizen Engagement

- 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.
- The MPS requires a Public Information Meeting for this application.



Process



Recommendation

- That staff be authorized to schedule a public information meeting.

Recommended Motion

Planning Advisory Committee recommends to Council that Council:

- *Authorize staff to schedule a public information meeting to consider a multi-unit development proposal for the property at 22 Kali Lane, Elmsdale.*