

*Julie and Andrew Gilby
Redesignation and Rezoning,
Horne Settlement Road, Enfield*

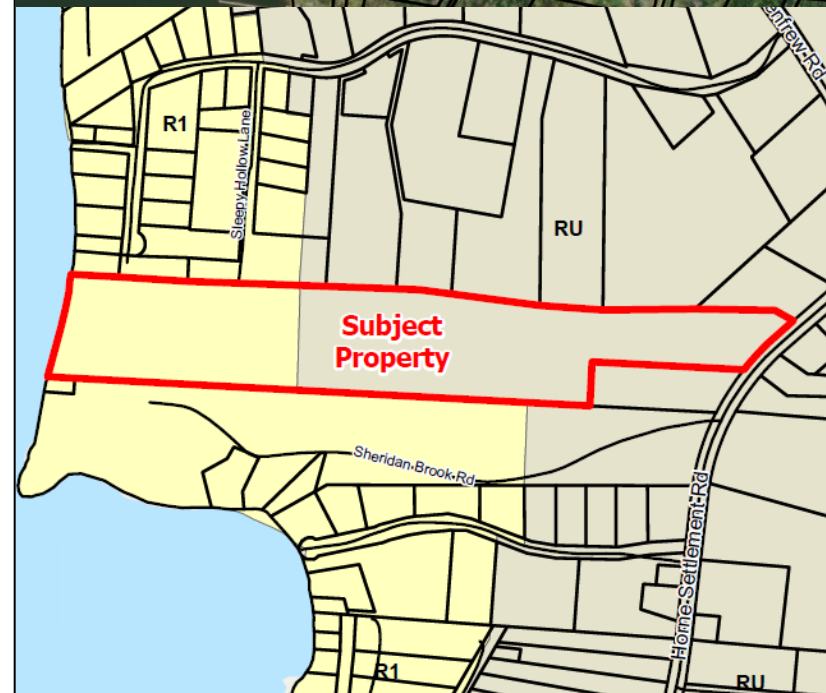
Planning Advisory Committee
Planning and Development Department
June 16, 2026



EAST HANTS

Subject Property

- Subject property is located on 809 Horne Settlement Road
- The property totals 9.45 Ha (23 acres)
- Zoning is currently split with Rural Use (RU) zone on Horne Settlement Road and Established Residential Neighbourhood (R1) zone fronting Grand Lake
- The application relates to just the portion of the property which is currently designated and zoned Rural Use (RU)

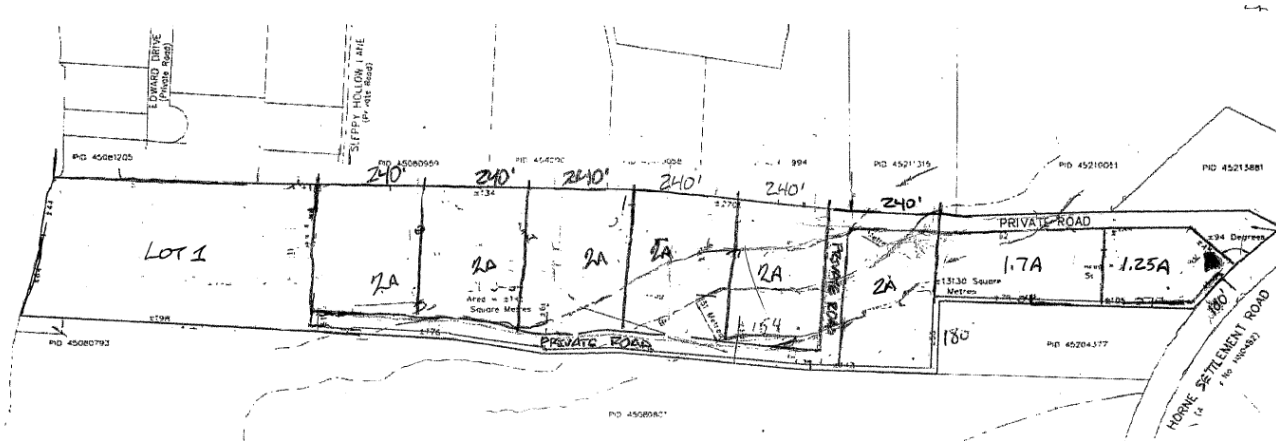


Development Proposal

- The applicant is requesting the redesignation and rezoning as they plan to build a private road into the property and then subdivide off that private road
- In the Rural Use (RU) Zone new roads are not permitted. The redesignation and rezoning will result in the whole of the property being Established Residential Neighbourhood (ER) Designation and (R1) Zone

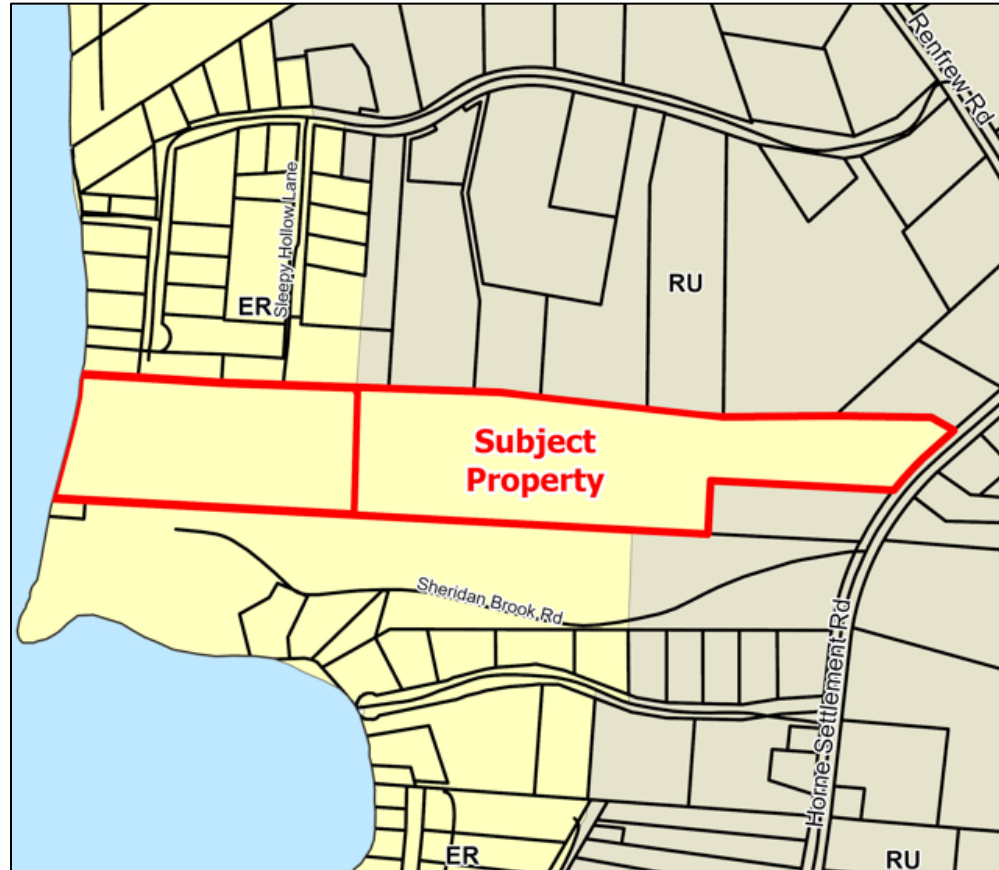
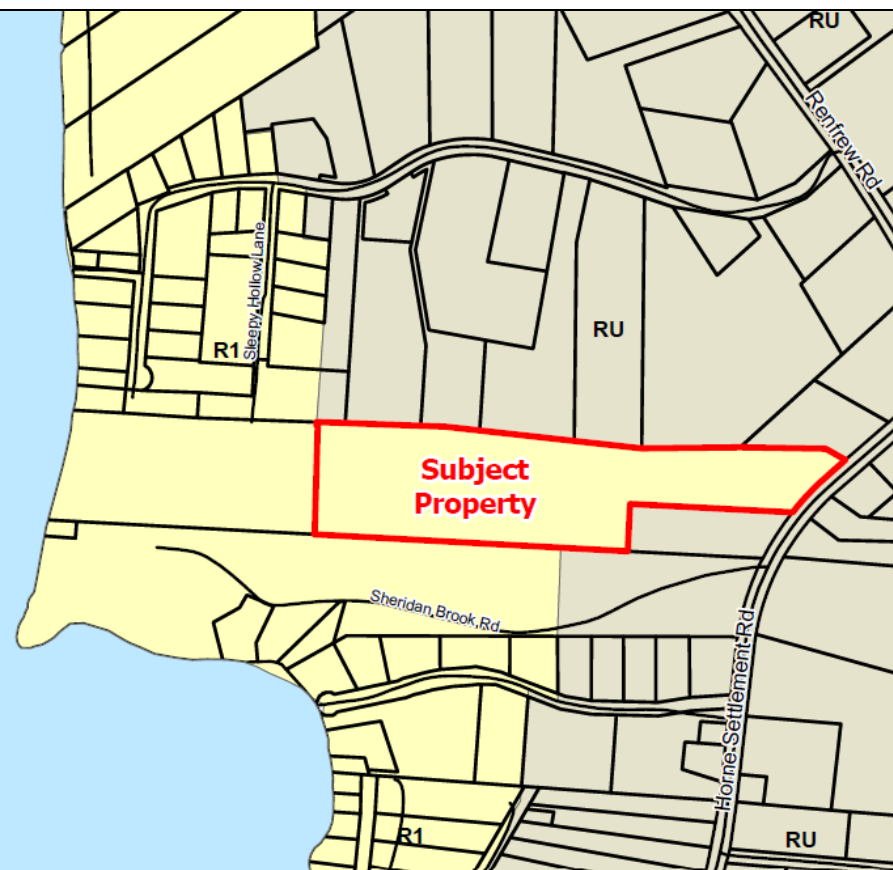
Development Proposal

- The applicant suggests that an additional 8 lots could be created, although the land would need to be surveyed and meet the requirements of the subdivision bylaw



Note: The site plan submitted with the application should be considered a concept only and the actual development and developer may differ. The developer will have to meet the requirements of the subdivision bylaw and also the land use bylaw at the time of the development

Proposed Amendments



Policy Analysis

- Staff will refer to MPS polices associated with the Rural Use (RU) designation as well as general policies related to amending the MPS and the Land Use Bylaw (LUB)
- Policy IM10 states Council shall only consider private applications to amend the Strategy where said amendments are in the best interest of the Municipality
- Policy IM19.b States Council shall have regard to the adequacy of site conditions for private on-site septic and water systems. The applicant submitted a hydrogeological study to demonstrate that there are sufficient groundwater conditions to provide drinking water for the new lots

Ground Water Study

- The applicant engaged a hydrogeologist to conduct a Level 1 Groundwater Assessment for the property
- No potential environmental concerns related to the Development were found
- The underlying aquifer is capable of supplying sufficient water quantity and quality for the Development with conventional in-home treatment systems (for hardness, sodium, and manganese)
- Wells within the proposed development should be drilled to a minimum of 42.6 m
- Should the number of lots increase from the proposed development, the hydrogeologist suggests a review of the study to insure the development can be sustainably serviced by groundwater

Internal & External Agency Comments

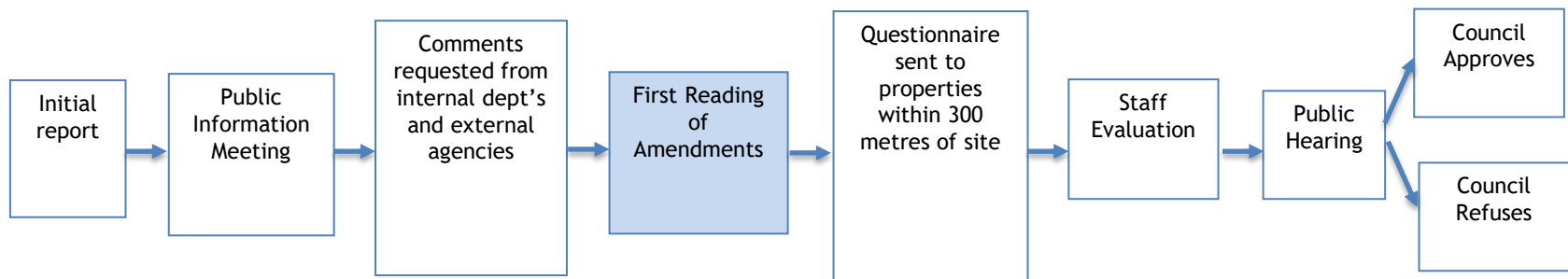
- Planning Staff contacted the Enfield Fire Department, RCMP, and the municipal Infrastructure and Operations Department for comments on the proposed amendments
- Respondents had no concerns with the rezoning of the property
- Agencies highlighted requirement for private roads to support safe, year-round emergency vehicle access, and compliance with the Municipal Standards for Private Roads

Citizen Engagement

- A Public Information Meeting (PIM) was held on June 2nd. This PIM was held for 3 applications. Notes from this meeting have been appended to the staff report. Fourteen people attended the meeting including the applicants' family
- Comments on this application were to clarify if neighboring properties would be rezoned as well. Staff indicated this was a site specific amendment
- Questionnaires will be sent to all residents within 300m of the subject property

Citizen Engagement

- Councils decision on this application is not appealable to the Nova Scotia Regulatory and Appeals Board
- Staff will make a recommendation to PAC in the final staff report



Recommendation

- That first reading be given to the proposed Municipal Planning Strategy and Land Use Bylaw amendments and authorize staff to schedule a public hearing.

Recommended Motion

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.