



Subject: *Julie and Andrew Gilby: MPS and LUB Mapping Amendments*
To: Planning Advisory Committee, June 16, 2026
Date Prepared: May 26, 2026
Related Motions: PAC26(25) April and C26(115)
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Approved by: John Woodford, Director of Planning and Development

Summary

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 to Established Residential Neighbourhood (ER) designation and (R1) Zone. This report further outlines the application.

Financial Impact Statement

There is no immediate financial impact from the recommendations in this report. A fiscal impact analysis will be provided with 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.*

Background

Planning staff received an application in March 2026 from Andrew and Julie Gilby to redesignate a portion of property on Horne Settlement Road from Rural Use (RU) to Established Residential Neighbourhood (R1) zone. This application would also require a change in the land use designation.

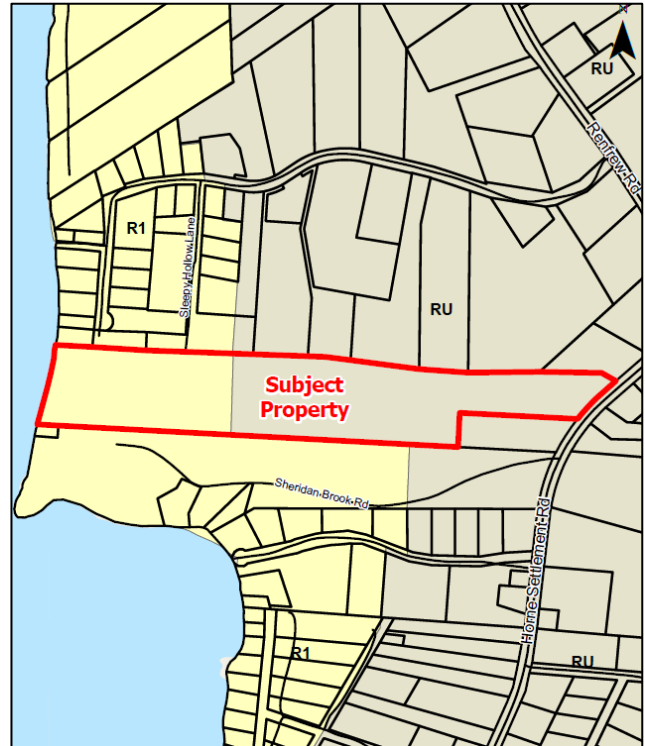
Subject Property

The subject property is located at 809 Horne Settlement Road, Enfield (PID 45080801). The application relates to just a portion of the property which is currently designated and zoned Rural Use (RU). There is a portion of the property located adjacent to Grand Lake which is designated and zoned Established Residential Neighbourhood (ER) designation and (R1) Zone.

The R1 portion of the property is approximately 3.58 hectares in size and the RU portion is approximately 5.87 hectares in size. The property has approximately 84 metres of frontage on Horne Settlement Road.

There is a small dwelling on the property which is located near the road.

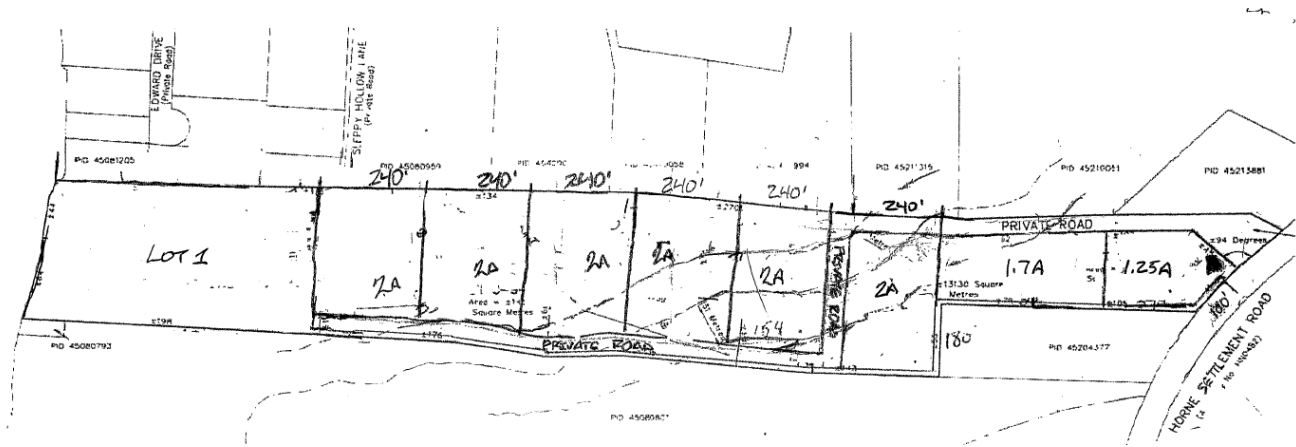
There are two designation and zones in the area. The Established Residential Neighbourhood (ER) designation and (R1) zone has been applied to properties nearby Grand Lake and the Rural Use (RU) Designation and Zone has been applied to properties further to the east and closer to Horne Settlement Road.



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. The applicant is planning to subdivide the property into 2 lots initially, with one lot located adjacent to Grand Lake and the second lot with no lake frontage. The redesignation and rezoning will enable the applicant to develop the second lot with a new private road and new lots with frontage on that private road. Private Roads are permitted in areas which are not located in either a Growth Management Area or Growth Reserve Area.

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, including the requirements of Nova Scotia Environment and Climate Change regarding on site septic systems.



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.

Policy Analysis

The planning application requires mapping amendments to both the Municipal Planning Strategy and Land Use Bylaw. The following policies are relevant to this application:

Policy IM10 - Permits Council to consider private applications to amend the MPS where the proposed amendments are in the best interest of the Municipality.

Policy IM19.b. states that Council shall have regard to the adequacy of physical site conditions for private on-site septic and water systems. The applicant has submitted a hydrogeological study to demonstrate that there are sufficient groundwater conditions to provide drinking water for the new lots.

HYDROGEOLOGICAL STUDY

The applicant engaged Strum Consulting to perform the assessment. The study concluded that the site can be sustainably serviced by private drilled wells for the proposed nine residential lots. The assessment found no significant environmental concerns related to groundwater quality or quantity through the review of historical records, site investigations, and hydrogeological analysis. A copy of the Level 1 Groundwater Assessment is attached as Appendix B.

Their report determined that the underlying bedrock aquifer is capable of meeting the provincial groundwater supply requirements for residential development. The proposed subdivision satisfies provincial criteria related to groundwater recharge, ecological protection, and well interference. The proposed development will not impact the water supply and quality of neighbouring wells. Wells within the subdivision may require conventional water treatment for parameters such as hardness, sodium, or manganese, this is typical for the area. The study concluded these issues can be addressed through standard treatment systems, as seen in many surrounding residential areas. Based on the findings the consultant determined that a Level 2 Groundwater Assessment is not required for the proposed development but may be required if the subdivision exceeds 10 lots.

INTERNAL AND EXTERNAL AGENCY COMMENTS

Comments were sought from external agencies and internal departments. Feedback from the Enfield Volunteer Fire Department, the RCMP, and the municipal Infrastructure & Operations department indicated no major issues with the rezoning and proposed nine-lot subdivision at 809 Horne Settlement Road, provided design and safety standards are adhered to. All agencies highlighted the requirements for the private road to support safe, year-round emergency vehicle access, and compliance with the Municipal Standards for Private Roads. Key requirements include maintaining vertical clearance of trees, providing a dedicated turnaround area for emergency vehicles, and installing street lighting in accordance with Municipal policy. Furthermore, the RCMP and Fire Department emphasized the importance of clear signage and adequate sightlines at the Horne Settlement Road intersection to facilitate efficient emergency response. These comments would be addressed during the subdivision process. There are no concerns with the rezoning of the property.

Staff are reviewing the application based on the policies in the Municipal Planning Strategy. As this application requires an amendment to the Municipal Planning Strategy to proceed, there is no right of appeal to the Nova Scotia Regulatory and Appeals Board.

STRATEGIC ALIGNMENT

The 2025-2029 East Hants Strategic Plan identifies ‘Strong Community’ as one of the four areas of strategic focus. The proposed development provides for additional housing.

LEGISLATIVE AUTHORITY

The legislative authority is set out in the Municipal Government Act, Part VIII. This part of the MGA sets out the process for MPS and LUB amendments to be considered and for consideration of a development agreement.

FINANCIAL CONSIDERATIONS

A fiscal impact analysis will be provided with the final staff report.

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 was placed in a May 2026 edition of the *Chronicle Herald*. As part of the review process for MPS amendments, a Public Information Meeting (PIM) was required to hear input from the community. A letter was mailed to all property owners and residents within 300m of the subject property indicating the date, time and location of the PIM. The PIM is an opportunity for residents to ask questions and provide comments regarding the application. A notice of the PIM was also placed in the *Chronicle Herald*.

The PIM was held on June 2nd, 2026 at the Municipal office in Elmsdale. Notes from the meeting have been attached as Appendix C.

Comments from the public information meeting included zoning change concerns for neighbouring properties. Staff clarified that this application is specific to 809 Horne Settlement Road and the neighbouring properties’ zoning will remain as is.

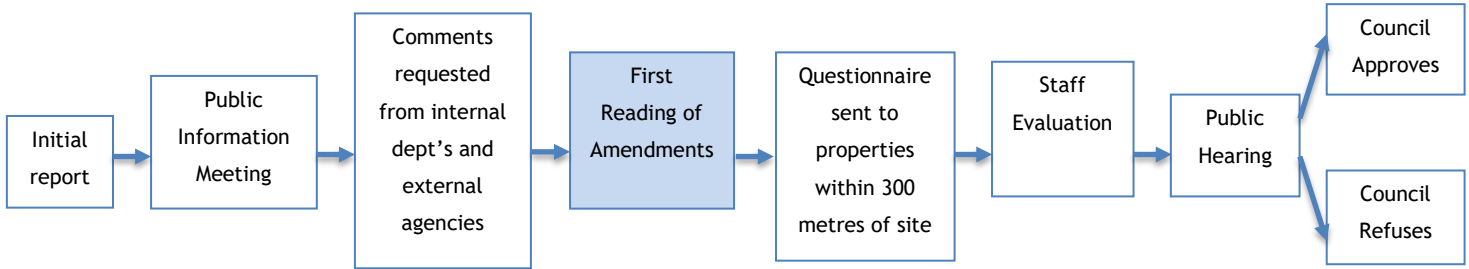
A questionnaire for the application will be mailed to residents within 300 m of the application site. The results of the questionnaire will be included in the final staff report.

Conclusion

Staff will continue to review the proposal to change the zone and designation from the Rural Use (RU) zone and designation to Established Residential Neighbourhood (R1) zone and (ER) designation. The proposed

amendments will be evaluated using all applicable policies in the Municipal Planning Strategy. Staff will make a recommendation to PAC in their final staff report.

Council’s decision on this application is not appealable to the Nova Scotia Utility and Review Board as it involves an amendment to the policy mapping.



Alternatives

If the PAC does not support this application, they can choose to recommend that Council not move forward with the application. Planning staff do not support this approach and recommend that the file be taken to a Public Hearing to allow staff to complete their full review and analysis of the policies to be provided to PAC and Council in the final staff report.

Attachments

- Appendix A - Amendment Sheets
- Appendix B - Level 1 Groundwater Assessment - 809 Horne Settlement Road
- Appendix C - Public Information Meeting Notes

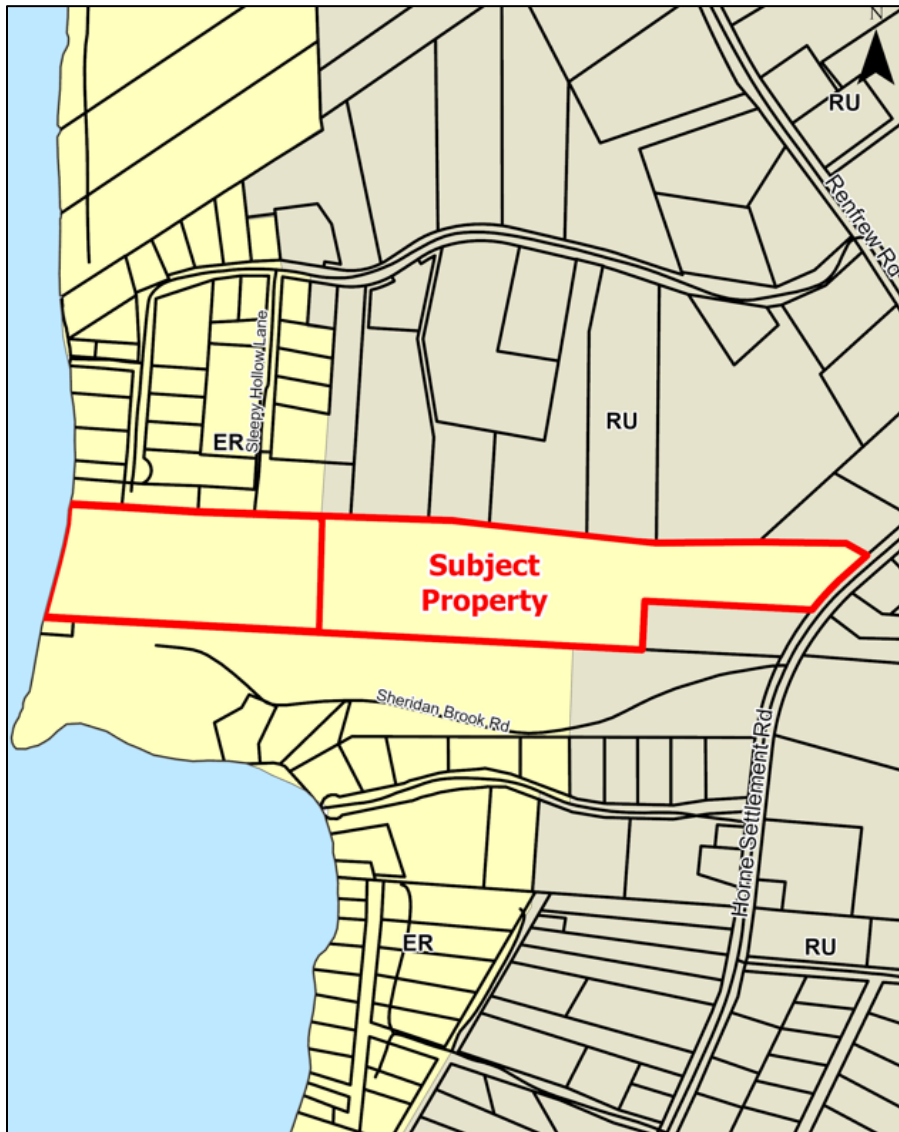
Appendix A - Amendment Sheets

Amendment Sheet

The Municipality of East Hants
Official Community Plan
Municipal Planning Strategy

Generalized Future Land Use Maps

The GFLUM designation for a portion of 809 Horne Settlement Road, Enfield (PID 45080801), shown on the Generalized Future Land Use Maps, is changing from Rural Use (RU) Designation to Established Residential Neighbourhood (ER) Designation.



Amendment Sheet

The Municipality of East Hants
Official Community Plan
Land Use Bylaw

Land Use Bylaw Maps

The land use zone for a portion of 809 Horne Settlement Road, Enfield (PID 45080801), shown on the Land Use Bylaw Maps, is changing from Rural Use (RU) Zone to Established Residential Neighbourhood (R1) Zone.

