



***Development Agreement Application:  
Motocross Track - South Maitland***

Planning Advisory Committee

Planning and Development Department

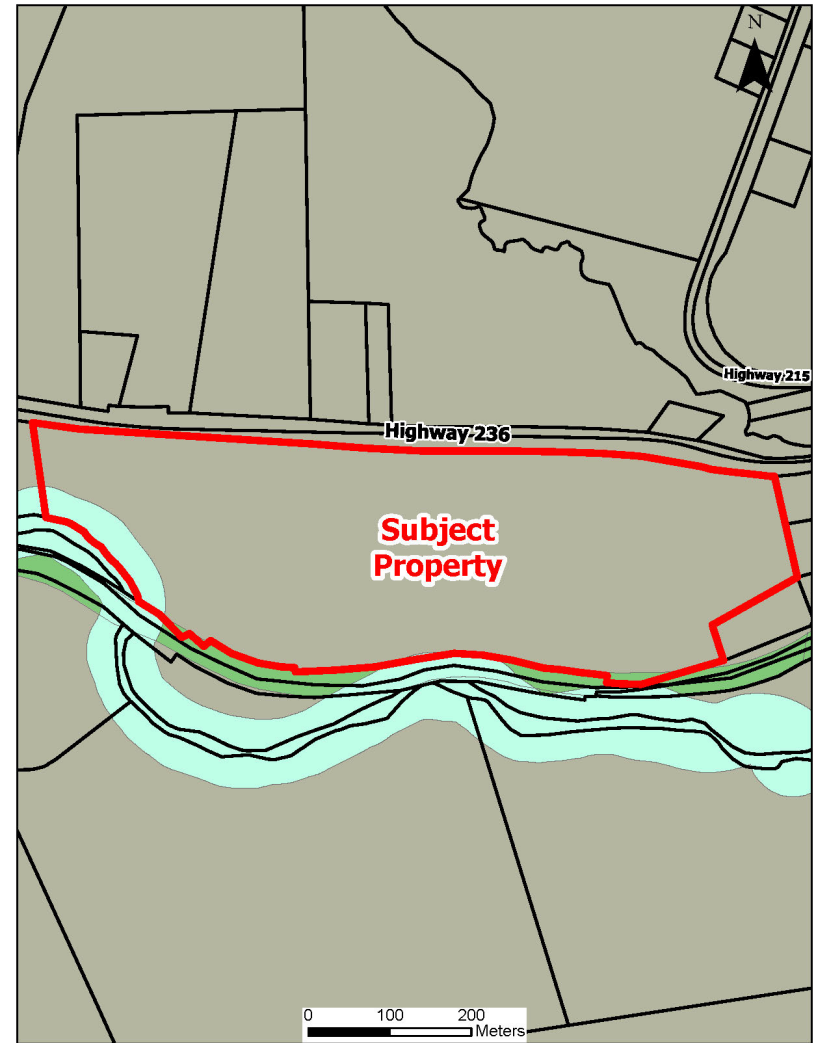
July 21, 2026



**EAST HANTS**

## Subject Property

- **Applicant:** Barry Hill and Darren Lawrence.
- **Property owner:** Carla Hill and Robin Lynds
- **Location:** PID 45104403, 1160 & 1180 Highway 236, South Maitland
- **Subject Property Size:** Approximately 20.23 hectares (50 acres).
- **Proposal:** To enter into a development agreement to permit a motocross track on land zoned Rural Use North (RU-2) Zone.
- There is an existing house and barn, and the land was used for agricultural purposes.



## Development Proposal

- The RU-2 Zone permits “*Any potentially obnoxious commercial developments to include vehicle race tracks and amusement parks*” uses by development agreement.
- 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.
- At this time, the applicant proposes to use the motocross track for practices, with events taking place in the future.
- The DA includes hours of operation that extend from 10 am to 7 pm.



# 1180 ROCK ROAD MOTOCROSS

Date: MAY 8, 2026  
Scale: 1" = 100' (APPROXIMATE)



## Policy Analysis

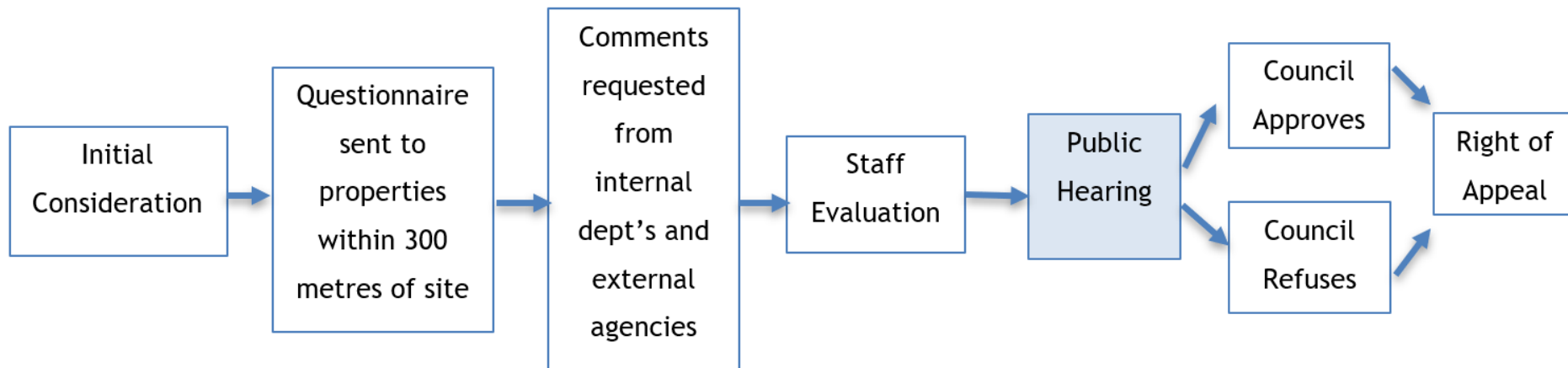
- Policy AR39 of the MPS permits Council to consider the development agreement application.
- Nova Scotia Public Works has indicated that only one of the three driveways shown on the initial site plan is acceptable to NSPW. The “Pit Area” is acceptable but will require an upgrade.
- The applicant has worked with NSPW and a new driveway location has been identified and the site plan has been updated accordingly.
- Maitland and District Volunteer Fire Department have no issues with the proposed development.
- The RCMP have provided Planning staff with comments on the proposed development.
- The proposed ingress/egress to the site shall accommodate access for emergency vehicles.

## Policy Analysis Continued

- The RCMP has requested that the applicant have parking control personnel for motocross events. This requirement has been included in the draft development agreement.
- Ensuring that there is adequate parking for the motocross events was another concern identified by the RCMP.
- The applicant will be required to build a parking area that accommodates 90 parking stalls as shown on the site plan. In addition, there is a designated pit area to accommodate trailers.

# 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 was mailed to all property owners within 300 m of the subject property, asking for comments on the proposed application.
- In total, 28 letters were mailed and 7 responses have been received.
- A notice advising the public of the July 29, 2026, hearing will be placed in the July 14<sup>th</sup> and July 21<sup>st</sup> editions of the Chronicle Herald for two consecutive weeks prior to the hearing.
- The application is appealable to the NSRAB.





## Recommendation

- That final consideration and approval be given to the development agreement for a motocross track.

## Recommended Motion

*Planning Advisory Committee recommends that Council:*

- *give final consideration and approval to enter into a development agreement for a motocross track use located on property identified as PID 45104403, 1160 Highway 236, South Maitland; signed within one year of Council's approval.*