

Motion C26(178) - *MPS Amendment: Maximum Dwelling Units by DA on a Single Access*

Planning Advisory Committee

July 21, 2026

Planning and Development Department



EAST HANTS

Background

- In 2023, after the wildfires in Hammonds Plains and during the development agreement negotiations for the FH Development Group Inc. application in Milford, Council passed the following motion:
- *C23(210) Moved that Council direct staff to discontinue allowing developments to exceed the 100 unit minimum before requiring a second entrance/exit when negotiating development agreements prior to coming to Council.*
- Planning staff complied with Council's direction until a developer challenged the direction and staff sought a legal review of Motion C23(210) to determine if it was binding. After the Solicitor's review, it was determined that Staff should proceed with the application.
- As a result, Council has passed the following motion:
- *C26(178) 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.*

Discussion

- Planning and Development staff have drafted a new policy to be added to Part D: Realizing the Plan of the MPS.
- The proposed policy will prevent Council from considering new multiple-unit development agreements with more than 100 dwelling units in a single-access neighbourhood.
- *Policy 27.1. Council shall only consider development agreement applications for multiple dwelling units where the proposal and the existing dwelling unit count do not exceed 100 dwelling units serviced by a single access to a collector or arterial street.*
- The policy takes into consideration the existing number of dwelling units already located within a single access neighbourhood and the number of dwelling units being applied for by development agreement.

Alternative

- As an alternative, Council could allow developers to submit development agreement applications for proposals with over 100 dwelling units on a single access, based on a set of predetermined criteria.
- These criteria could include the distance of the proposed development to a collector or arterial road, the type of development being proposed, whether the developer is proposing fire-resistant building materials, and whether fire smart principles are proposed to be implemented in the site design.
- This alternative would provide Council with options when considering a development agreement application for proposals with more than 100 dwelling units located in a single access neighbourhood.

Recommendation

- That Planning Advisory Committee recommends that Council authorize staff to schedule a public information meeting.

Alternative Motion 1

Planning Advisory Committee recommends that Council:

- *authorize staff to schedule a public information meeting to consider a Council proposal to amend the Municipal Planning Strategy by adding a new policy to Part D Realizing the Plan, which would only permit Council to consider development agreements for more than 100 dwelling units where a proposed multiple unit development is serviced by more than one access to a collector or arterial street.*

Alternative Motion 2

Planning Advisory Committee recommends that Council:

- *authorize staff to schedule a public information meeting to consider a proposal to amend the Municipal Planning Strategy to permit Council to only consider development agreement applications for more than 100 dwelling units located in a single-access neighbourhood based on a set of predetermined policy criteria.*