



Subject: *Motion C26(178) MPS Amendment: Maximum Dwelling Units by DA on a Single Road Access*
To: Planning Advisory Committee, July 21, 2026
Date Prepared: July 15, 2026
Related Motions: PAC26(40) and C26(178)
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Approved by: John Woodford, Director of Planning & Development

Summary

Planning and Development staff have been directed to “change the MPS to not entertain any developments over 100 units without a second access to an arterial or collector road by Development Agreement.” This report proposes a new policy to be added to Part D: Realizing the Plan of the Municipal Planning Strategy (MPS) to address Council’s direction.

Financial Impact Statement

There are no immediate financial impacts associated with the adoption of this report.

Recommendation

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

Recommended 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.*

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.*

Staff have drafted a new MPS policy for Council's consideration.

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 developers from applying for a new multiple-unit development agreement with more than 100 dwelling units in a single-access neighbourhood. Proposed policy 27.1 below:

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. As an example, an existing single access neighbourhood could have 80 dwelling units, and a development agreement application could be submitted for another 80 dwelling units, resulting in 160 dwelling units located on a single access street. The proposed policy takes into consideration both the existing and proposed dwelling units.

STRATEGIC ALIGNMENT

The amendments help to build a Strong Community and Sustainable Infrastructure, as identified in the East Hants Strategic Plan.

LEGISLATIVE AUTHORITY

The legislative authority to create planning policies and regulations relating to Bylaws is set out in the Municipal Government Act (MGA), Section 172(1).

FINANCIAL CONSIDERATIONS

There are no immediate financial impacts associated with the adoption of this report.

Citizen Engagement

Planning staff will comply with the Citizen Engagement policies of the MPS when processing these proposed amendments. An advertisement outlining the proposed amendments and indicating that it is under review by staff will be placed in the *Chronicle Herald* and on the Municipal website.

A public information meeting (PIM) is required for all amendments to the MPS. The PIM will be advertised on the Municipal website and on social media and will be held at the Municipal Office Building. Notes from the meeting will be included with the next staff report following the PIM.

Alternatives

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.

PAC could also recommend not proceeding with amending the MPS.

Attachments