

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

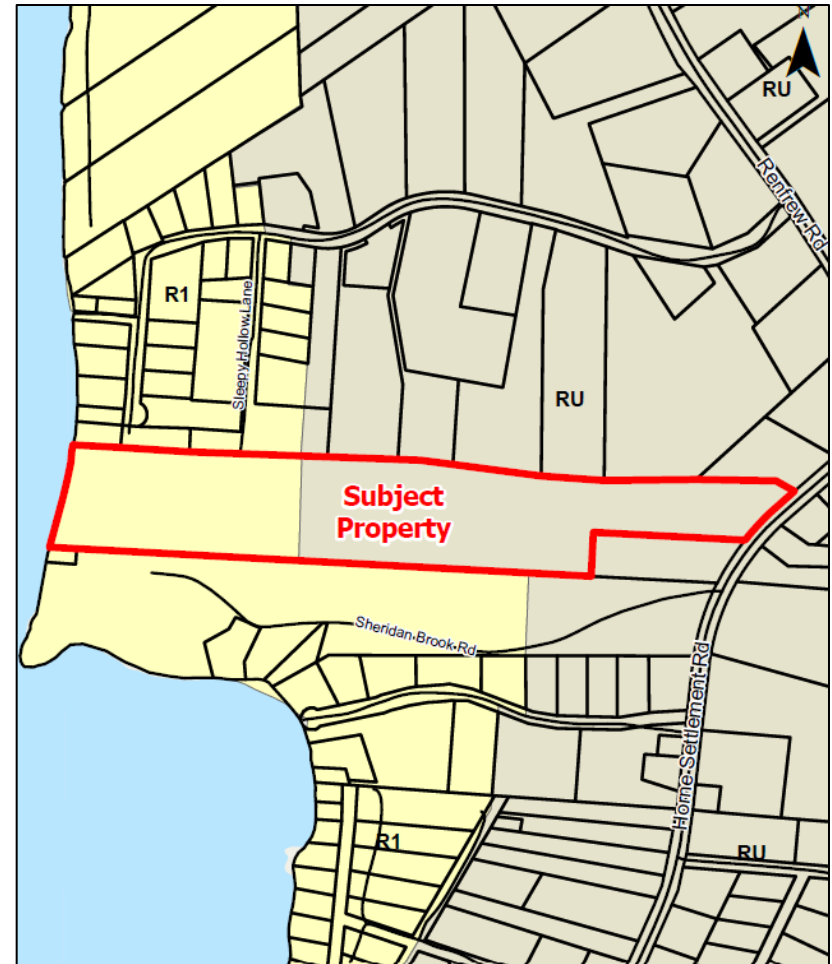
Planning Advisory Committee
Planning and Development Department
July 21, 2026



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)

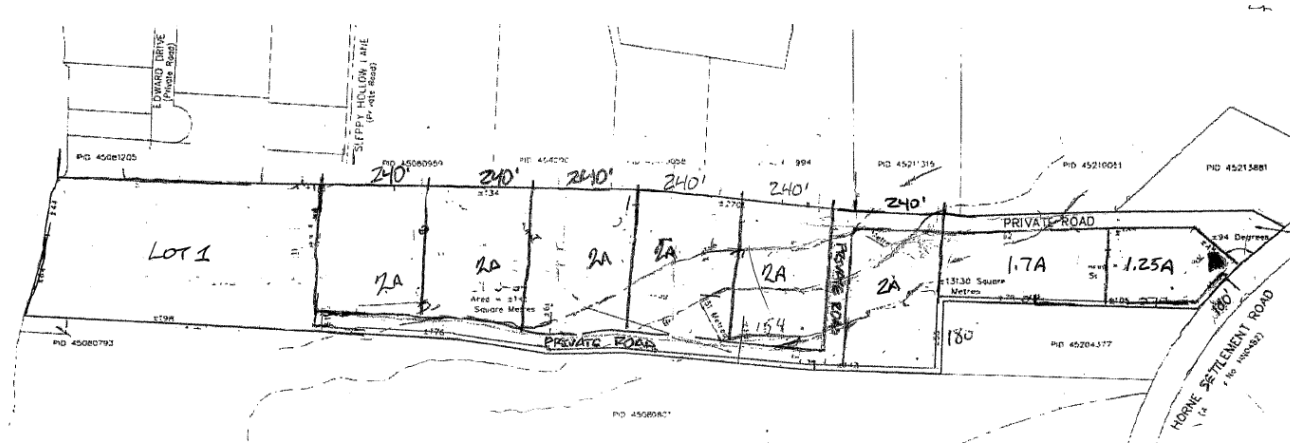


Development Proposal

- 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

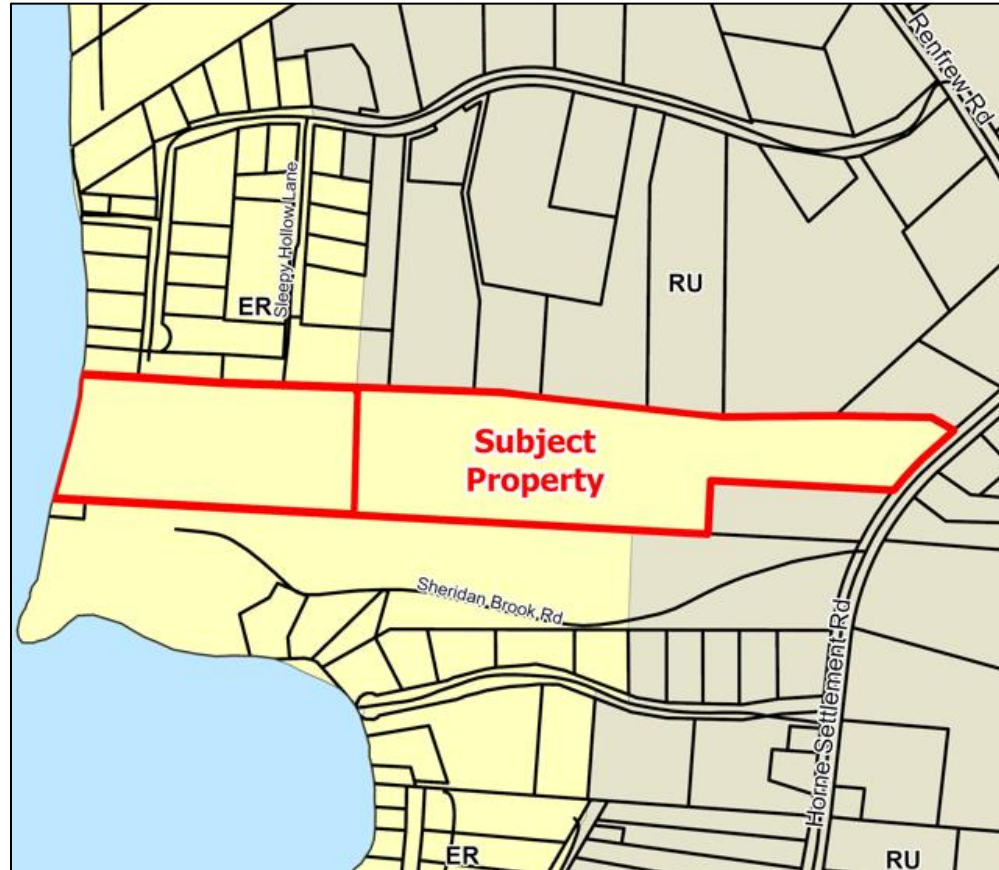
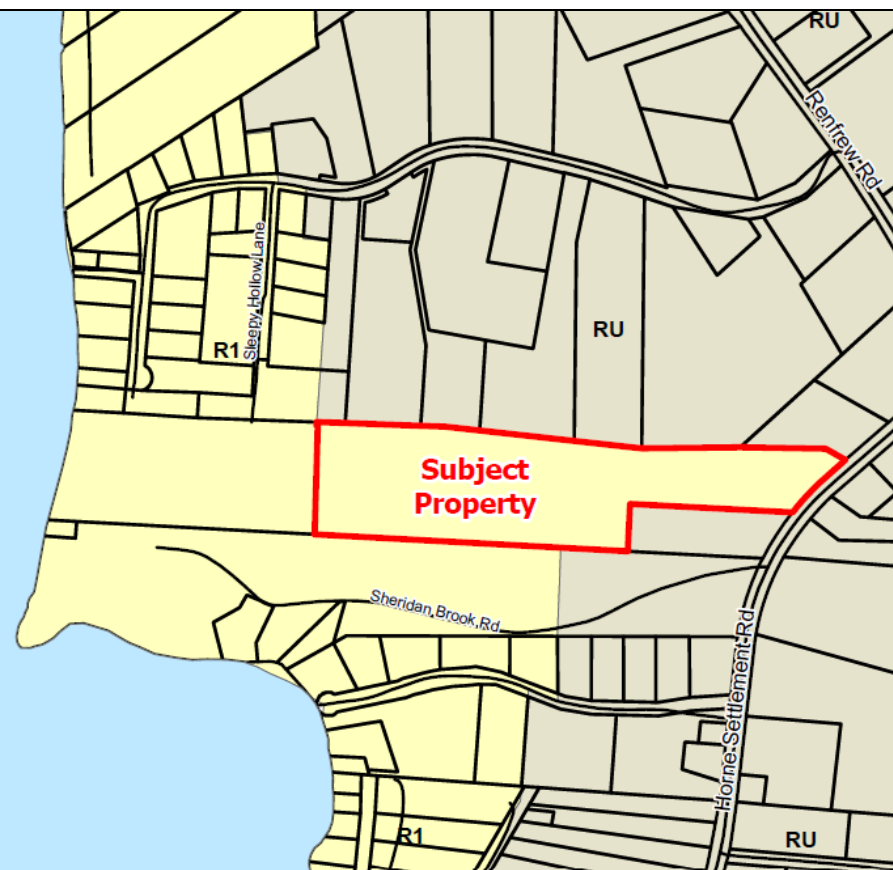
Development Proposal

- 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 have referred to MPS policies 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)
- 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
- Nova Scotia Public Works do not anticipate a negative impact on the road network. Private road access is obtainable in the vicinity of the existing residential driveway

Citizen Engagement

- An advertisement outlining the proposal and indicating that it is under review by staff was placed in a May edition of the Chronicle Herald
- A Public Information Meeting (PIM) was held on June 2nd. This PIM was held for 3 applications. 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

Citizen Engagement

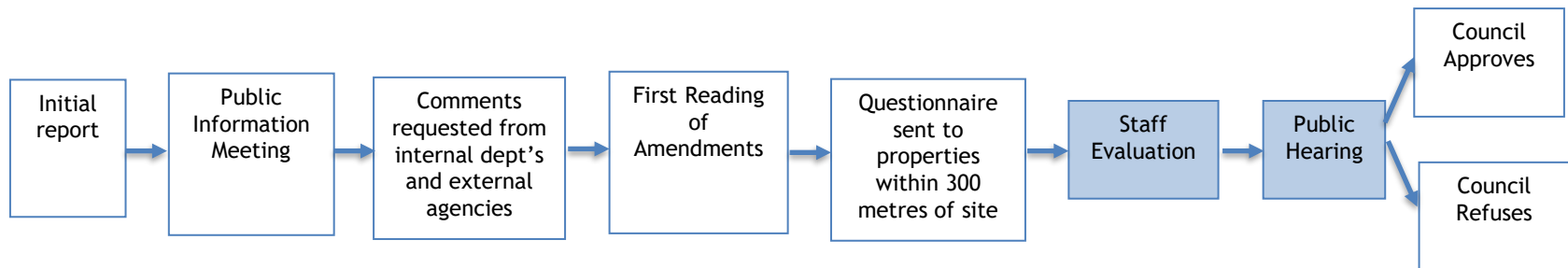
- A questionnaire was mailed to all property owners within 300m of the subject property to allow residents an opportunity to comment on the application. 111 questionnaires were sent out and 6 returned. Responses included:
 - Concerns for where the proposed road joins Horne Settlement Road. Would prefer the road be located on the opposite side of the property
 - Concerns for land use changes to adjacent properties
 - A resident asked if there will be any business on the properties or just private dwellings
 - Discussion of neighbourhood pride and the wish to sustain the peaceful and natural character of the area
 - No concerns or oppositions

Citizen Engagement

- A letter was mailed to all property owners within 300m indicating the date and time of the Public Hearing
- A notice of Public Hearing was placed in the July 14th and July 21st editions of the Chronicle Herald
- The Municipal website and social media pages have also been updated regularly

Conclusion

- Staff have reviewed the proposal to change a portion of the subject property to Established Residential Neighbourhood designation and zone
- The proposed amendments have been evaluated using all applicable policies in the Municipal Planning Strategy
- Councils decision on this application is not appealable to the Nova Scotia Regulatory and Appeals Board
- Staff are recommending approval of this application





Recommendation

- That Second Reading be given and that Council approve the application

Recommended Motion

Planning Advisory Committee recommends that Council:

- Give Second Reading and approve the application to rezone and redesignate a portion of PID 45080801 located on Horne Settlement Road from Rural Use (RU) to Established Residential Neighbourhood (ER) designation and (R1) zone