



Date: July 29, 2026
To: Municipal Council
cc: Kim Ramsay, Chief Administrative Officer
From: Councillor Mitchell, Planning Advisory Committee Chairperson
RE: Planning Advisory Committee Report

The Committee held its regular meeting on July 21, 2026 in Council Chambers. The following motions are coming forward as a result of this meeting:

1. [PLN26-004 ANDREW AND JULIE GILBY - REDESIGNATION AND REZONING, ENFIELD - FIRST READING](#)
Dealt with at the Public Hearing.

2. [PLN26-009 - SWINKS AGRO ENGINEERING LTD. LAND USE BYLAW AMENDMENT](#)

The Municipality has received an application from Swinks Agro Engineering Ltd. On behalf of Atlantic Broilers Ltd. to amend the Land Use Bylaw to reduce the minimum setback requirement for an intensive livestock operation use from a public road in the Rural Use North (RU-2) Zone.

The Planning Advisory Committee recommends *that Council direct staff to seek comments from the East Hants Agricultural Advisory Committee on the application to amend the Municipal Planning Strategy and Land Use Bylaw to allow an Intensive livestock Operation in the Rural Use North (RU-2) Zone which does not meet the minimum separation distances in section 5.2.3. to be considered by development agreement; and authorize staff to schedule a Public Information Meeting.*

As Chair of the Committee, I so move.

3. [PLN26-007 - BARRY HILL AND DARREN LAWRENCE - DEVELOPMENT AGREEMENT - FINAL REPORT](#)
Dealt with at the Public Hearing.

4. [AMENDMENTS TO OFFICIAL COMMUNITY PLAN REGARDING SETBACKS FROM CEMETERIES](#)

Council directed staff to prepare amendments to the East Hants Official Community Plan that would enable the subdivision of properties containing places of worship/former places of worship from cemeteries. Council directed that these amendments should enable reduced setback, area and frontage requirements to permit the cemeteries and the buildings to be located on separate lots.

The Planning Advisory Committee recommends *that Council authorize staff to schedule a Public Information Meeting to consider an application for amendments to the Municipal Planning Strategy and Subdivision Bylaw to allow the subdivision of places of worship/former places of worship from cemeteries in all zones where there is deeded access to both lots.*

As Chair of the Committee, I so move.

5. [MPS POLICY REGARDING 100 UNITS MAX IN DA - INITIAL REPORT](#)

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.

The 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.*

As Chair of the Committee, I so move.

The Planning Advisory Committee recommends *that Council direct staff to come back with a report on secondary access options (across the municipality) to make the community safer.*

As Chair of the Committee, I so move.

6. PLAN REVIEW - WHAT WE HEARD REPORT

PAC received a report summarizing public consultation in the Plan Review, to date. East Hants has sought active engagement from East Hants residents and property owners through visioning meetings, surveys, and interest holder meetings. Community engagement will continue throughout the planning process through community meetings, social media posts, and direct engagement with property owners whose property may be considered for a land use designation and zone change.

7. PRE-APPLICATION POLICY REQUESTS

The committee considered two requests under Council's Pre-Application Policy. This policy enables developers an opportunity to request a discussion with PAC, regarding a proposed development in-camera, prior to an application being submitted. The committee approved both requests but has directed that the presentations be held in open committee instead of in-camera.

This concludes the report.