

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

Public Hearing

Planning and Development Department

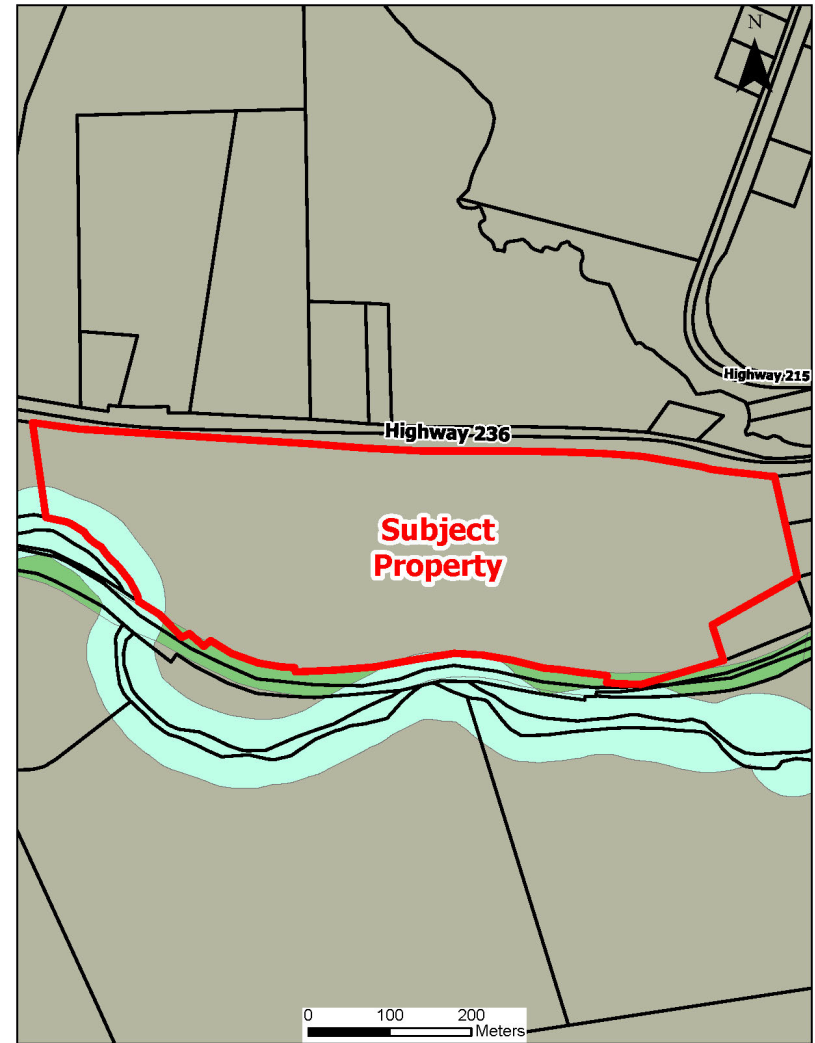
July 29, 2026



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 motocross 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. DA includes provisions for events.
- 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 a new driveway will be required for motocross events.
- The applicant has worked with NSPW, and a new driveway location has been identified and the site plan has been updated accordingly.
- The “Pit Area” is acceptable but the driveway will require an upgrades.
- 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.
- The application is appealable to the NSRAB.

