



Date: September 23, 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 September 15 and September 17, 2026 in Council Chambers. The following motions are coming forward as a result of this meeting:

1. [PRESENTATION - SIRAVISTA DEVELOPMENTS LTD. \(PINEHILL DRIVE, ELMSDALE\)](#)

The Committee received a presentation from Siravista Developments Ltd., regarding a potential application on Pine Hill Drive (R2-T Rezoning). Discussion was held and questions were answered by Siravista Developments and their representative James Coons from FBM Architecture Ltd.

2. [PRESENTATION - ELT PROPERTIES \(KALI LANE, ELMSDALE\)](#)

The Committee received a presentation from Leno Ribahi of ELT Properties, regarding a potential application on Kali Lane. Discussion was held and questions were answered by Mr. Ribahi.

3. [BYLAW P-1100-2, AN AMENDMENT TO BYLAW P-1100, MAITLAND HERITAGE CONSERVATION DISTRICT PLAN AND BYLAW - AMENDMENTS](#)

Dealt with earlier in the meeting.

4. [PLN25-007 - PORTUCANA CONSTRUCTION SERVICES LTD. - MPS AND LUB MAPPING AMENDMENTS](#)

The Municipality received an application from Portucana Construction Services Limited to amend the Municipal Planning Strategy and Land Use Bylaw to redesignate and rezone two (2) properties located on Lacy Anne Ave from the Established Residential Neighbourhood (ER) designation to the Medium Density Residential Neighbourhood (MR) designation and to rezone the same lands from the Two-Dwelling Unit Residential (R2) zone to the Townhouse (R2-T) zone.

The Planning Advisory Committee decided to hold further discussion of the proposal until such time that the proponent and staff can meet and bring back more information.

5. [PLN26-010 - REQUIRED FUTURE TRANSPORTATION CONNECTIONS MAP - SUB AMENDMENTS](#)

Staff recommended amendments to the Required Future Transportation Connection Map in the Subdivision Bylaw to include a connection between Lacy Anne Ave and White Road, as previously requested by Council. The report outlined the proposal and requested that Council authorize staff to schedule a Public Information Meeting.

The Planning Advisory Committee decided to delay the discussion until staff can bring back a report with more information at a future meeting.

6. PLACES OF WORSHIP AND CEMETERIES - MPS AND SUB AMENDMENTS

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. 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 policy amendments support the adaptive reuse of former places of worship while allowing congregations and community groups to care for cemeteries.

The Planning Advisory Committee recommends to Council *that Council give first reading to amendments to the Municipal Planning Strategy and Subdivision Bylaw to allow the subdivision of places of worship/former places of worship from cemeteries with reduced lot area, frontage, and setback requirements in all zones where there is frontage or deeded access to both lots; and, authorize staff to schedule a Public Hearing.*

As Chair of the Committee, I so move.

7. PLAN REVIEW BACKGROUND REPORT - WIND ENERGY DEVELOPMENT

The Municipality of East Hants first introduced wind energy policies and regulations in 2008. Since then, there have been only minor changes to the provisions as part of previous Plan Reviews. There are currently three wind energy development sites in East Hants; all were approved under the current regulations without issue. In 2025, the provincial government mandated that all Nova Scotia municipalities update their wind energy provisions as per the Minimum Planning Requirement Regulations for wind turbine setbacks.

The Planning Advisory Committee recommends to Council *that Council that staff be directed to bring a report back regarding reinstating the Wind Energy Designation and Zone as an overlay designation and zone as indicated by staff to be approved by Council.*

As Chair of the Committee, I so move.

The Planning Advisory Committee recommends to Council *that staff be directed to write a letter to the Province expressing concerns with their provincial wind energy regulations.*

As Chair of the Committee, I so move.

This concludes the report.