



Subject: *Portucana Construction Services Limited - MPS and LUB Mapping Amendments*
To: Planning Advisory Committee, September 15, 2026
Date Prepared: August 12, 2026
Related Motions: PAC26(21), PAC26(22), PAC26(23), C26(93)
Prepared by: Lee-Ann Martin, Planner and Development Officer
Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application 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.

Financial Impact Statement

There are no immediate financial impacts associated with the recommendations of this report. Information on the financial impact of the amendments will be provided in the final report.

Recommendation

That Planning Advisory Committee recommend that Council give First Reading and authorize staff to schedule a Public Hearing.

Recommended Motion

Planning Advisory Committee recommends that Council:

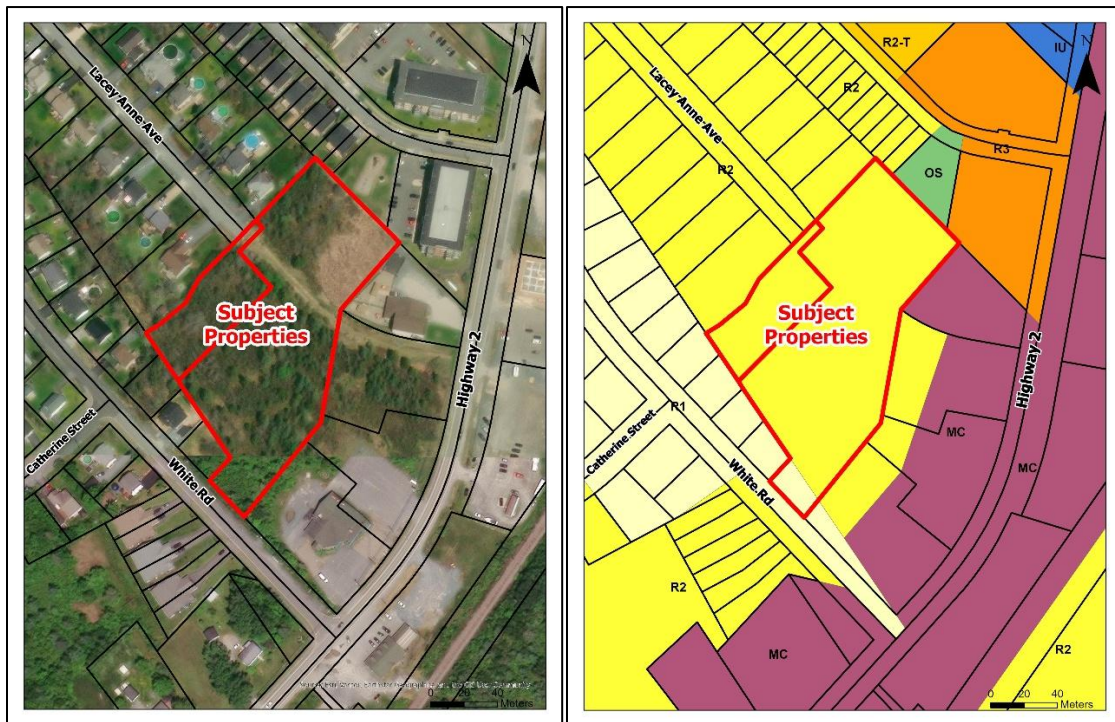
- *Give First Reading to consider a proposal for PID 45329901 and PID 45379864 to redesignate and rezone the two (2) properties located on Lacy Anne Ave from the Established Residential Neighbourhood (ER) designation to the Medium Density Residential Neighbourhood (MR) designation and to rezone the same lands from the Two-Dwelling Unit Residential (R2) zone to the Townhouse (R2-T) zone; and authorize staff to schedule a Public Hearing.*

Background

In September 2024, the Municipality received an application from Portucana Construction Services Limited to redesignate and rezone two (2) properties in Enfield from the Two Dwelling Unit Residential (R2) Zone to the Townhouse (R2-T) Zone. This application would also require a change in the land use designation to Medium Density Residential Neighbourhood designation. This initial report outlines the application and recommends that a Public Information Meeting be held.

Subject Property

An excerpt of the zoning map and aerial photography map below show the location of the two subject properties identified as PID 45329901 and PID 45379864, which is accessed via Lacy Anne Ave and White Road, Enfield. The total land area for both properties combined is 1.49 hectares. These properties are located within the South Corridor and Commercial Growth Management Area. The properties are adjacent to Mixed-Used Centre (MC) zoning, Two-Dwelling Unit Residential (R2) zoning and Single Unit Residential (R1) zoned properties.



PID 45379864 is a Municipally owned property. The applicant has expressed interest in purchasing this property from the Municipality. The Municipality has deemed PID 45379864 as surplus lands in July 2025, via motion C25(260). Council has expressed the importance of providing future improved road connectivity and servicing through these lands. Nova Scotia Public Works did not grant approval for a connection from Lacy Anne Ave to Highway 2. The applicant is proposing a public road connecting Lacy Anne Ave to White Road.

The future sale of the municipal property is a decision separate from the redesignation/rezoning and will be addressed separately.

Development Proposal

The purpose of this proposal is to amend the Generalized Future Land Use Map (GFLUM) and the Land Use Bylaw Map to change the designation and zone from two properties that are currently zoned the Two-Dwelling Unit Residential (R2) zone. The application proposes the two properties be rezoned and redesignated to the Townhouse (R2-T) zone and the Medium Density Residential Neighbourhood (MR) designation in order to enable higher density development including the potential for townhouses and small multiplexes.



This is a concept plan only. The applicants are not bound to this plan and if the rezoning and redesignation is approved by Municipal Council, all permitted uses within the Townhouse (R2-T) zone would be permitted. If the rezoning and redesignation application is approved by Municipal Council, the applicants will have to undergo the site plan approval process. During this process, the application will be reviewed against all criteria established in the Land Use Bylaw for the Townhouse (R2-T) zone, including parking requirements, setbacks, amenity space, driveways, landscaping, etc.

Discussion

LEGISLATIVE AUTHORITY

The Municipal Government Act, Part VIII gives legislative authority for this application. This section outlines the process for these amendments to be considered, including the advertisements for a Public Hearing.

FINANCIAL CONSIDERATIONS

A financial impact analysis will be provided in the final staff report.

MUNICIPAL PLANNING STRATEGY POLICY ANALYSIS

Staff are currently reviewing the proposed amendments based on the applicable policies contained in the Municipal Planning Strategy (MPS). As part of the review, staff requested comments from internal departments and external agencies including but not limited to the Nova Scotia Department of Public Works and the Municipal Engineers. The responses are provided below. A detailed table of the evaluative criteria from the enabling policies and corresponding comments from Staff and reviewing agencies will be attached to the final report.

The property will have to be redesignated and rezoned to enable the development of both cluster townhouses and stacked townhouses. If this application is approved, all R2-T zone uses as per the Land Use Bylaw would be permitted on this property, which include but are not limited to townhouse developments (on-street, cluster, stacked), small multiplexes, and urban cottage developments.

In evaluating this application, Staff will refer to Municipal Planning Strategy policies associated with the Medium Density Residential (MR) designation as well as general policies related to amending the Municipal Planning Strategy and the Land Use Bylaw (LUB).

REVIEWING AGENCIES COMMENTS

Nova Scotia Public Works: There are plans to provide a signalized intersection at the White Road and Highway 2 intersection. The timelines for this project are still to be determined; however, this development cannot occur until the intersection upgrades have been completed. Based on the plan to upgrade this intersection, Nova Scotia Public Works did not have any concerns with the proposed rezoning and redesignation. Further comments from the department will be sought during the site plan approval process if this application is approved.

Enfield Fire Department: The Enfield Fire Department commented on the application and expressed concerns with the one-way driveways, and stating that parking on this driveway could impact their service delivery. Their comments also indicated that an increase of development within this area leads their department to have concerns with water pressure in hydrants not being sufficient for fire suppression operations. These comments have been provided to the applicant.

Infrastructure and Operations: The department commented on the application stating as this is an amendment to the Municipal Planning Strategy and Land Use Bylaw, that it does not guarantee servicing to the development. These details would be discussed upon an official application for site plan approval, where the applicant would be required to provide a servicing plan, stormwater management plan, the specific road design, and must comply with all other standards within the Municipal Standards.

Citizen Engagement

Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing the amendments. An advertisement outlining the proposal and indicating that it is under review by staff will be placed in an upcoming edition of the *Chronicle Herald*. As part of the review process for Municipal Planning Strategy amendments, a Public Information Meeting (PIM) was required to hear input from the community. A letter was mailed to all property owners and residents within 500 metres of the subject properties indicating the date, time and location of the meeting. Public Information Meetings provide residents an opportunity to ask questions regarding the application. A notice of the Public Information Meeting was also placed in the *Chronicle Herald*.

The Public Information Meeting was held on June 2, 2026. There were 19 members of the public in attendance, a representative for the applicant, and 4 Councillors. This was for three (3) applications that were being presented. Most comments and questions at the meeting were regarding the process for the application, concerns for an increase in traffic within an already busy area and concerns for safety, specifically for children and the proximity to the school. Residents felt the intersection improvements were needed as the White Road and Highway 2 intersection is already very busy and dangerous.

The Public Information Meeting notes have been attached to this report.

Following the Public Information Meeting, a letter and questionnaire were mailed to all property owners and residents within 500m of the subject properties. 652 letters were mailed and 32 were returned (4.9%). Many of the responses received had concerns for the increase in traffic within the existing subdivision and the difficulty being experienced to come in and out of White Road. Responses expressed concerns the development causing extra pressure on the roads that are already congested. Additional responses included:

- Concerns for the availability of water within the area and if the existing sewer system can support the added development
- Statement that schools are already full
- Area should be used as open space/green space
- Walking within White Estates is dangerous, especially in the mornings and evenings
- Concerns regarding the character of the community and that it is being lost
- Residents would rather see low density development in the area
- Upgrades to the existing infrastructure is needed
- Concerns regarding stormwater management and drainage
- Concerns that the new road is not connecting through to Highway 2
- Comments about how growth in the community is good, but concerns regarding the roads and traffic
- Concern that the properties are wetlands
- Concerns regarding the affordability of housing

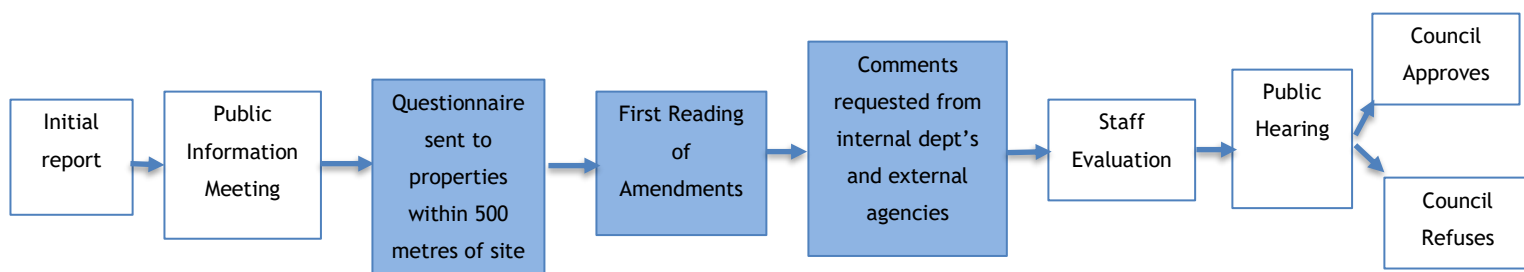
There were some responses which did not have a concern with the proposed rezoning to allow for the development of the lands.

The intersection upgrades for Highway 2 and White Road are currently in the design stages between the Municipality and the Province. This is a capital project for the Province for 2027.

If authorized by Council, a Public Hearing will be scheduled for the application, being held at the end of the process. Council's decision on the application is not appealable to the Nova Scotia Regulatory and Appeals Board as it involves amendments to the Municipal policy mapping. Council's decision will be sent to the Department of Municipal Affairs and Housing for Provincial approval.

Conclusion

Staff will continue to review the proposal to change the zone and designation from the Established Residential Neighbourhood (ER) designation to the Medium Density Residential Neighbourhood (MR) designation and to rezone from the Two-Dwelling Unit Residential (R2) zone to the Townhouse (R2-T) zone. The proposed amendments will be evaluated using all applicable policies in the Municipal Planning Strategy, in particular the policies regarding the expansion of the MR designation. Staff will make a recommendation to the Planning Advisory Committee in their final staff report.



Recommendation

That Planning Advisory Committee recommend that Council give First Reading and authorize staff to schedule a Public Hearing

Alternatives

If the PAC does not support this application, they can choose to recommend that Council not move forward with the application. Planning staff do not support this approach and recommend that the file be taken to a Public Hearing to allow staff to complete their full review and analysis of the policies to be provided to PAC and Council in the final staff report.

Attachments

Appendix A: Amendment Sheets

Appendix B: Public Information Meeting Notes

Amendment Sheet

Appendix B: Generalized Future Land Use Maps

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The Municipality of East Hants
Official Community Plan
Land Use Bylaw

The Land Use Bylaw Maps 1 and Map 8 from the Municipal Planning Strategy are hereby amended by changing the zone to Townhouse (R2-T).



Appendix B: Public Information Meeting Notes

See attached document