



Subject: *Subdivision Bylaw- Required Future Connections Map Amendment*
To: Planning Advisory Committee, September 15th, 2026
Date Prepared: August 18th, 2026
Related Motions: PAC26(33), C26(126)
Prepared by: Lee-Ann Martin, Planner & Development Officer
Approved by: John Woodford, Director of Planning and Development

Summary

Staff are requesting to amend the Required Future Transportation Connection Map in the Subdivision Bylaw to include a connection between Lacy Anne Ave and White Road. This report outlines the proposal and requests that Council authorize staff to schedule a Public Information Meeting.

Financial Impact Statement

There are no immediate financial impacts with the adoption of this report.

Recommendation

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

Recommended Motion

Planning Advisory Committee recommends that Council:

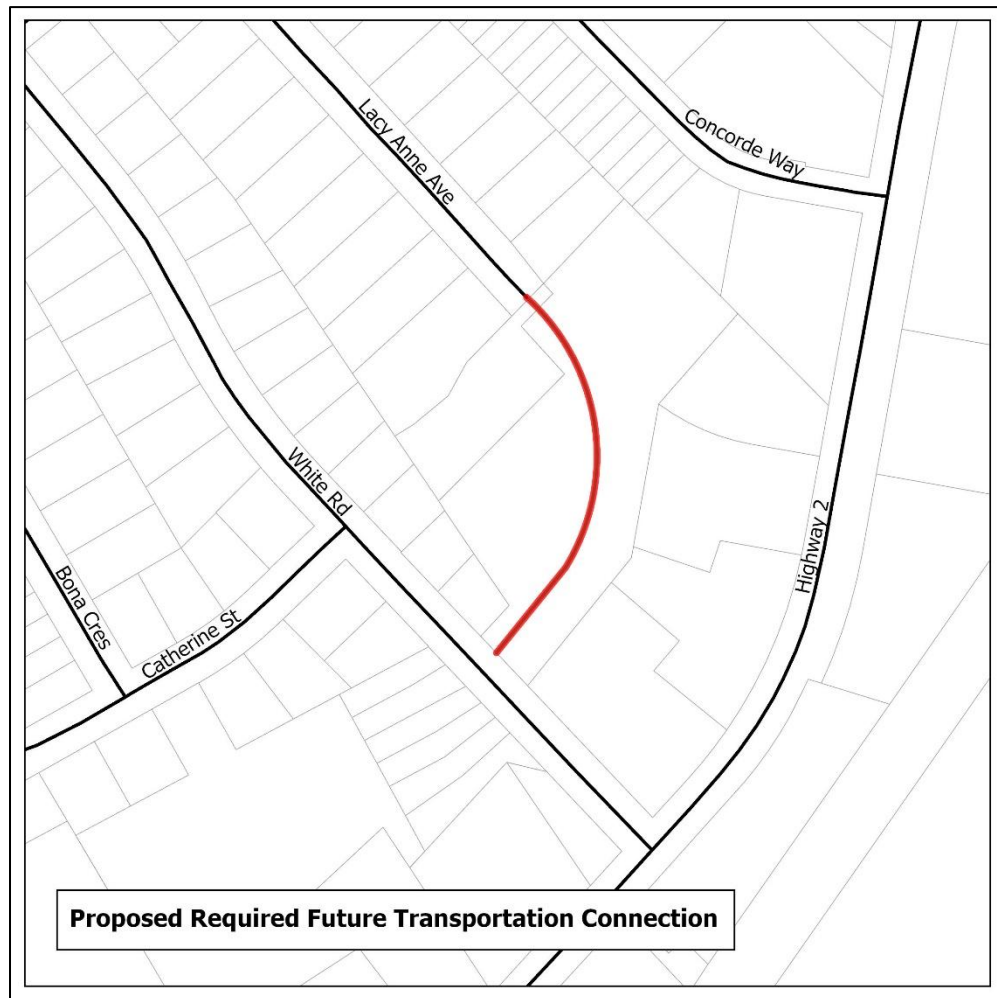
- *Give First Reading Meeting to amend the Subdivision Bylaw to include a required connection as presented between Lacy Anne Avenue and White Road, Enfield and; authorize staff to schedule a Public Hearing*

Background

Staff are requesting an amendment to the Required Future Transportation Connections Map from the Subdivision Bylaw to include a connection between Lacy Anne Ave and White Road. This connection is required to be made should a future application for subdivision of these lands be submitted. The connection would cross over PID 45379864 and PID 45329901.

A private development application (PLN25-007) has been submitted for these lands, and staff are requesting an amendment to the map to ensure the connection is made. Therefore, should the private application be approved by Council, the developer would be required to make this connection prior to final subdivision approval being granted.

The proposed required connection is indicated in red on the map below.



Section 10.19 of the subdivision bylaw outlines that when a subdivision application is received that includes or abuts lands that contain all of or a portion of a required transportation connection as identified on the Required Future Transportation Connections Map, the street network of the Subdivision shall be laid out to provide a road connection from one end of the Required Transportation Connection to the other or to the boundary of the lands subject to the Subdivision application. Therefore, by adding this connection, any subdivision application that is received for these lands, would require to make the proposed connection. Some variations to these connections are permitted through a subdivision application, at the discretion of the

Development Officer, provided a connection from one end of the required connection to the other end is made.

Citizen Engagement and Discussion

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*.

Under the Municipal Government Act, standalone amendments to the Subdivision Bylaw are required to be considered with a Public Information Meeting (PIM). Ordinarily, a letter would be sent to property owners within 300 metres of the subject properties, but as letters were mailed to properties within 500 metres of the same subject properties for application PLN25-007, staff recommended extending the distance to 500 metres for the amendments to the Subdivision Bylaw. The letter indicated the date, time and location of the PIM and residents will have an opportunity to ask questions regarding the proposed amendments. A notice of the PIM was also placed in the *Chronicle Herald*.

The Public Information Meeting was held on June 2, 2026. 19 residents and four (4) Councillors were in attendance for three (3) applications under discussions during the meeting. Notes from the Public Information Meeting are attached to this report. There were concerns raised regarding the province's decision to not approve a connection from Lacy Anne Avenue to connect directly to Highway 2. A request was made to have a letter written to the province to reconsider the connection. Staff indicated to the residents to reach out to their MLA if they would like to raise concerns about a provincial decision.

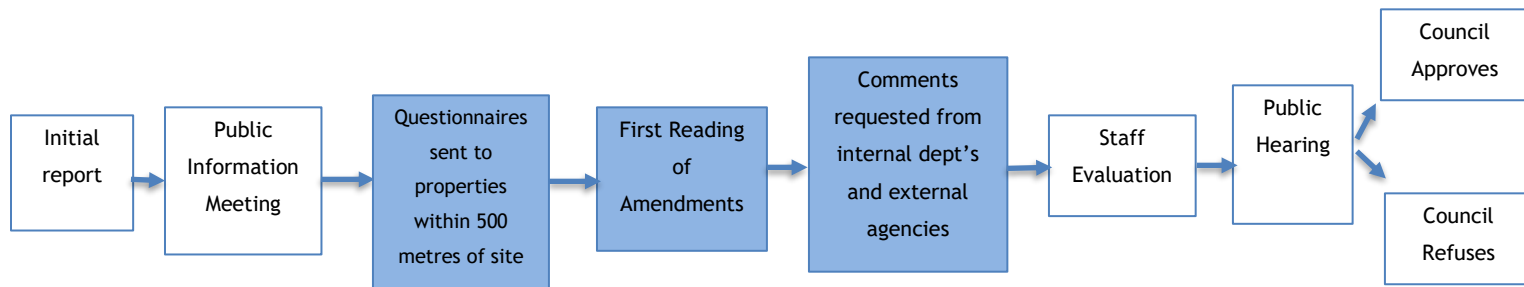
A letter and questionnaire were also mailed to all property owners and residents within 500m of the subject properties. 562 letters were mailed and 23 were returned. Many of the responses had concerns with traffic in the existing subdivision and that improvements are required before any further development in the area can occur. Responses also indicated that the existing subdivision is already difficult to get in and out of, especially in the mornings and evenings during rush-hour. Residents again questioned by the connection is not being made from Lacy Anne Avenue directly to Highway 2. All questionnaire responses have been provided for Planning Advisory Committee and Council to review.

A signalized intersection is planned to be completed at the intersection of Highway 2 and White Road in the near future. Nova Scotia Public Works commented on the application stating with the intersection improvements, their department does not have a concern with the proposed road connections being added to the Subdivision Bylaw.

Municipal Infrastructure and Operations commented on the application and stated that when the road connection is submitted for review, the proposed alignment shall be designed and constructed in accordance with the version of the Municipal Standards that is current at the time the design is completed.

Conclusion

Staff are recommending that Council authorize staff to schedule a Public Hearing to consider amendments to the Subdivision Bylaw to add a required connection between Lacy Anne Avenue and White Road. Standalone amendments to the Subdivision Bylaw are not appealable to the Nova Scotia Regulatory and Appeals Board.



Attachments

Appendix A: Amendment Sheets

Appendix B: Public information Meeting Notes

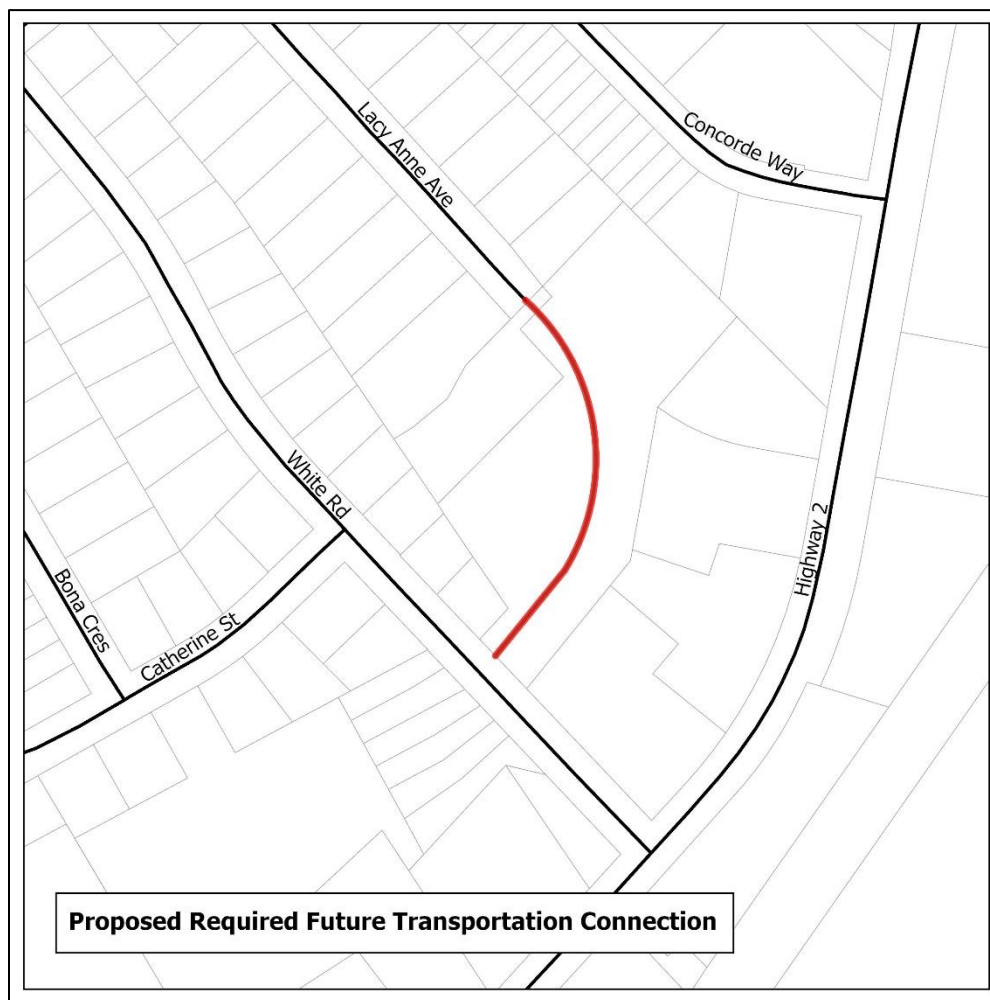
Appendix A: Amendment Sheets

Amendment Sheet

The Municipality of East Hants
Official Community Plan
Subdivision Bylaw

Appendix D: Required Future Transportation Connections Maps

Appendix D of the Subdivision Bylaw is hereby amended by adding the following connection between Lacey Anne Ave and White Road, shown in red on the map.



Appendix B: Public Information Meeting Notes

See attached document