

Subdivision Bylaw Amendments

Planning Advisory Committee
September 15th, 2026

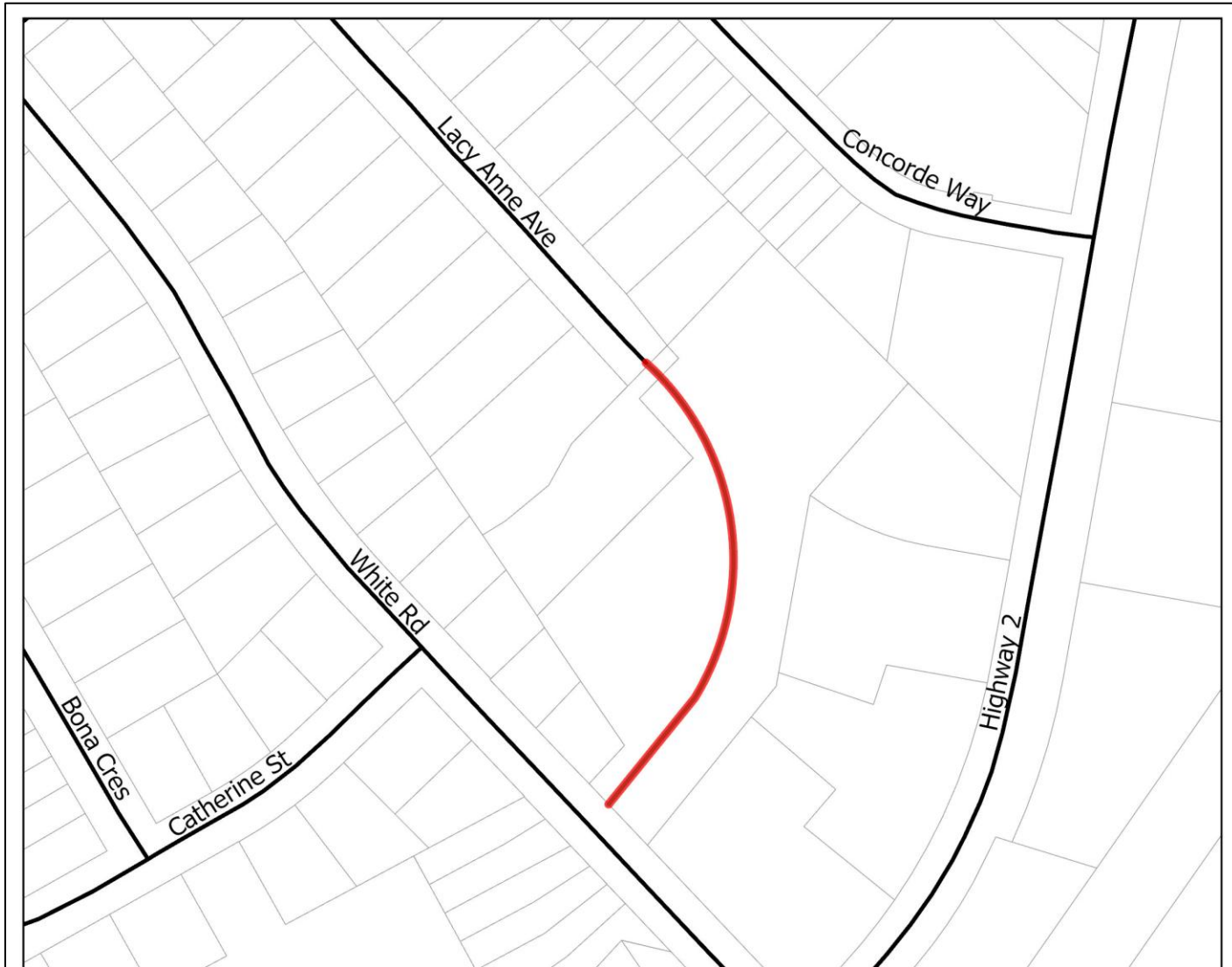
Planning & Development



EAST HANTS

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, Enfield
- 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.





Policy Analysis

- Staff will refer to Municipal Planning Strategy policies when reviewing the proposed amendments to the Subdivision Bylaw (SUB)
- A Public Information Meeting was required for standalone amendments to the Subdivision Bylaw as per the Municipal Government Act (MGA)
- As part of the review process for these amendments planning staff will seek comments from the Nova Scotia department of Public Works.



Citizen Engagement

- As part of the review process for Subdivision Bylaw amendments, a Public Information Meeting (PIM) was required to hear input from the community
- A letter was mailed to all property owners within 500 metres of the subject properties indicating the time and date of the PIM
 - 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.
 - There were concerns raised regarding the provinces 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

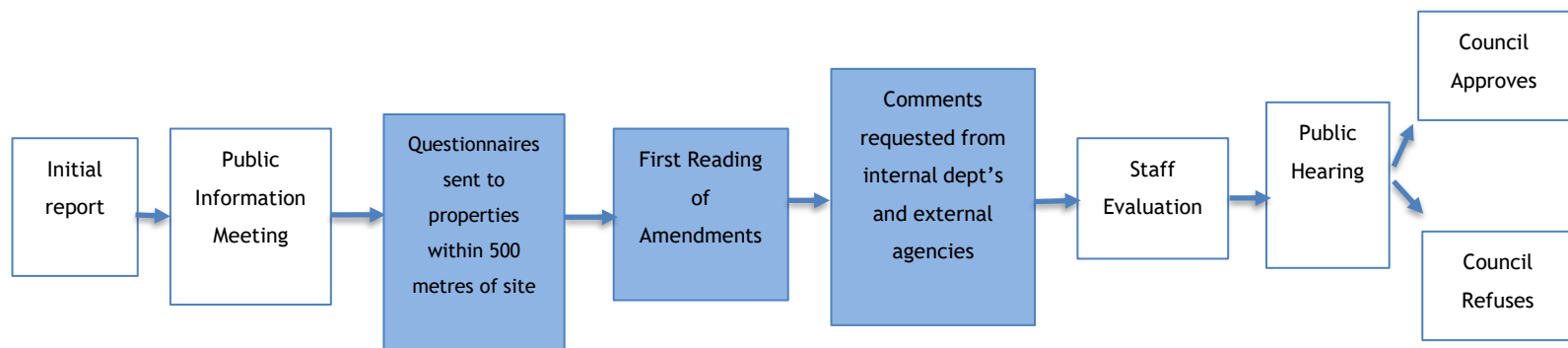
Citizen Engagement

- Following the PIM, a letter and questionnaire was mailed to all property owners and residents within 500m of the subject properties
- 652 letters were mailed and 23 were returned (3.53%).
- 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
 - A signalized intersection is planned to be completed at the intersection of Highway 2 and White Road

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.

Conclusion

- Staff will continue to review the proposal to amend the Subdivision Bylaw to include a required between Lacy Anne Ave and White Road
- The proposed amendments will be evaluated using all applicable policies in the Municipal Planning Strategy.
- The amendments are not appealable to the Nova Scotia Regulatory and Appeals Board





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 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*