



Subject: *PLN26-008 Legrow and Williams: MPS and LUB Mapping Amendments*
To: CAO for Planning Advisory Committee, October 20, 2026
Date Prepared: October 8, 2026
Related Motions: PAC26(30) and C26(141)
Prepared by: Debbie Uloth, Community Planner II
Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from Zzap Consulting Incorporated on behalf of Nicole Legrow & Natalie Williams to change the land use designation and zone of PIDs 45332590 & 45332608, 1451 Highway 2, Lantz and the parcel of land identified as Earls Court to permit a townhouse development. A portion of the land use designation is proposed to change from the Established Residential Neighbourhood (ER) Designation to the Medium Density Residential Neighbourhood (MR) Designation and to be rezoned from the Two Dwelling Unit Residential (R2) Zone to the Townhouse (R2-T) Zone. The mapping amendments will enable the development by site plan approval of approximately 24 townhouse dwelling units.

A public information meeting for the application was held on September 8, 2026. Notes from the meeting have been attached as Appendix E.

Financial Impact Statement

There is no immediate financial impact from the recommendations in this report.

Recommendation

That Council defer the application until more information becomes available.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *defer consideration of the mapping amendments until a decision about floodplain mapping as part of the Plan Review has been made and I&O staff have had an opportunity to discuss the culvert issue with CN Rail.*

Alternative Motions

1. *Planning Advisory Committee recommends that Council:*

- *give first reading to the application from Zzap Consulting Incorporated, on behalf of Nicole Legrow and Natalie Williams, to amend the MPS and LUB by changing a portion of the land use designation of PIDs 45332590 & 45332608 to Medium Density Residential Neighbourhood (MR) and rezone the same portion of land to Townhouse (R2-T) Zone; and*
- *authorize staff to schedule a Public Hearing.*

2. *Planning Advisory Committee recommends that Council:*

- *refuse the application.*

Background

Planning staff received an application from Zzap Consulting Incorporated on behalf of Nicole Legrow & Natalie Williams in April 2025. The application proposes to change the Generalized Future Land Use Designation of PIDS 45332590 & 45332608 from the Established Residential Neighbourhood (ER) Designation to the Medium Density Residential Neighbourhood (MR) Designation and to rezone the same Two Dwelling Unit Residential (R2) Zone to the Townhouse (R2-T) Zone. Changing the land use designation and zone would then allow the applicant to apply for site plan approval for a 24-unit cluster townhouse development.

Discussion

SUBJECT PROPERTY

The subject site is shown on the map to the right and is identified as PIDs 45332590 & 45332608, 1451 Highway 2, Lantz and the parcel of land identified as Earls Court. Earls Court is owned by Legrow and Williams but the parcel is a private right-of-way easement, which acts as a private road for other property owners with frontage on Earls Court.

The total area of the subject lands is approximately 1.83 hectares with 20 m of frontage on Highway 2 and roughly 97 m of frontage on Earls Court.

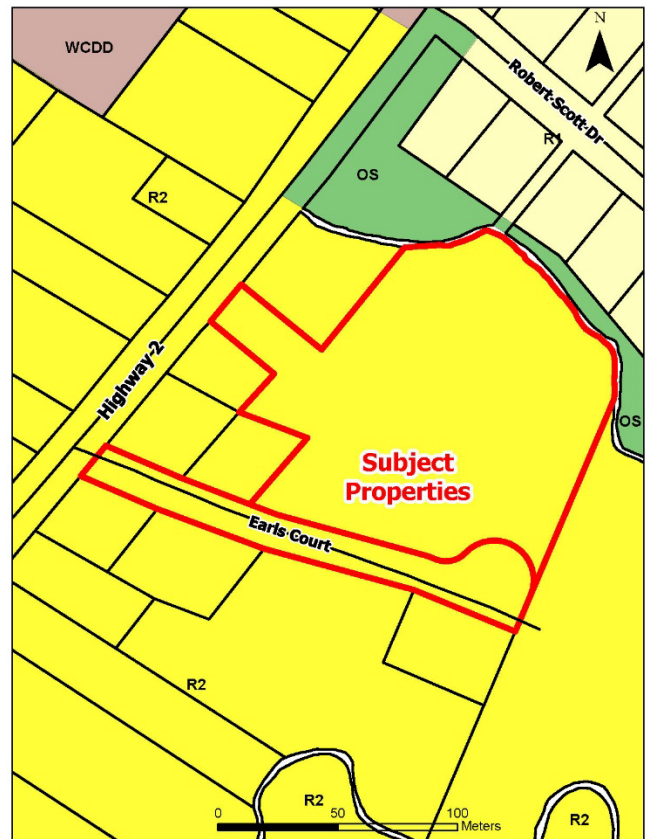
The property is designated Established Residential Neighbourhood (ER) and zoned Two Dwelling Unit Residential (R2). Adjacent lands are also zoned Two Dwelling Unit Residential (R2), except for land on the northern side of Blacksmith Brook, which is zoned Open Space (OS) and is owned by the Municipality of East Hants.

Although the current land use designation and zoning do not show the floodplain zones being located on the subject lands, staff is aware of flooding issues along Blacksmith Brook. In addition, a floodplain study completed by Dillon Consulting for the Provincial government shows that the floodplain may extend into the subject land, as shown in Appendix C. The applicant has been supplied with this information and the proposed concept plan has been developed to be outside the area identified as floodplain.

DEVELOPMENT PROPOSAL

The purpose of this application is to amend the Generalized Future Land Use Designation Map and Land Use Bylaw Map to allow for the development of 24 townhouse dwelling units. A concept plan of the proposed development is shown on the following page and is attached as Appendix A. As shown, the design is for a cluster townhouse development serviced by a private driveway from Highway 2 and Earls Court. Earls Court is an existing private road owned by the applicant.

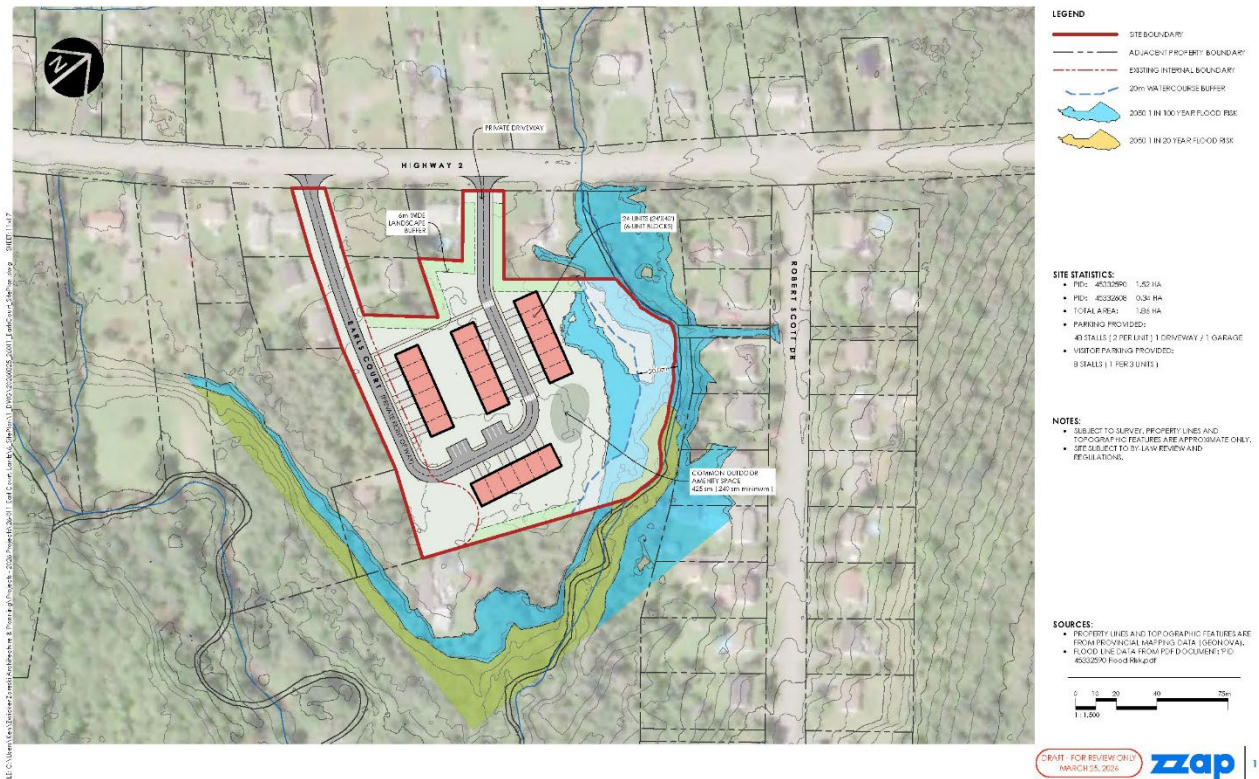
Parking for the townhouses is proposed to be located in front of the townhouse units and in a common parking area. The applicant will be required to supply two parking stalls for each unit, plus one visitor parking stall for every seven dwelling units. A single unit dwelling is currently located on the subject lands, which is proposed to be demolished if the application is approved. A servicing plan, attached as Appendix B, has also been



provided by the applicant.

If the MPS and LUB mapping application is approved, the applicant does not have to develop the site as shown on the concept plan. However, the applicant will be restricted by the size and frontage of the land and by requirements of the Land Use Bylaw. The applicant may also not be the final developer.

26-011 EARLS COURT | 1451 HIGHWAY 2, LANTZ, NS | SITE PLAN



POLICY ANALYSIS

Policy IM11 of the MPS is the policy that permits Council to consider the proposed mapping amendments. East Hants Council has to determine if the proposed application is in the best interest of the Municipality.

Policy IM11 - Permits Council to consider private applications to amend the MPS where the proposed amendments are in the best interest of the Municipality.

Policy RD29 is also applicable to the planning application. As part of the final staff report, the application will be evaluated in relation to the Policy as part of the Policy Analysis.

Planning staff have requested comments from Nova Scotia Public Works (NSPW), Lantz Volunteer Fire Department, Chignecto Central Regional Centre for Education, and Nova Scotia Environment and Climate Change (NSECC). Responses from the reviewing agencies are still pending.

As part of the letter to NSECC, Planning staff expressed the environmental contamination concerns noted by residents at the PIM and asked whether NSECC had information indicating that the subject property was contaminated to their knowledge.

Potential Flood Issues

Although the subject property does not currently have floodplain zoning, Planning staff are aware of past flood events in the area and worked with the applicant to create a site plan based on the Minas Basin Regional Primary Watershed Study completed by Dillon Consulting Limited. Planning staff have created proposed Generalized Future Land Use Maps and Land Use Bylaw Zoning maps based on the results of the study. Proposed amendment maps have been attached as Appendix F.

In June 2026, the Barney's Brook Flood Mitigation Study was presented to Council. The study, which was also completed by Dillon Consulting Limited, indicates significant flood risk in parts of Lantz. The purpose of the study was to identify areas that may be at risk of flooding and assess culverts along the extents. A key highlight of the study is that the CN Rail culvert near the outlet of Barneys Brook significantly affects flooding in the area. Upgrading the culvert could lower flood levels by up to 3.1 metres during severe storms.



Figure 15: Outlet of the system with triple barrel upgrade (existing condition left, proposed recommendations right)– 1% AEP (2100)

The results of all the flood studies will be used to help make decisions about amendments to the floodplain zoning as part of the 2026/2027 Plan Review.

CITIZEN ENGAGEMENT

Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application. An advertisement outlining the application and indicating that it had been received and was under review by staff was placed in the *Chronicle Herald* in April 2026. A Public Information Meeting (PIM) is required for all amendments to the Municipal Planning Strategy unless they are housekeeping in nature. A public information meeting was held on September 8, 2026. Notes from the meeting have been attached as Appendix E.

The next step in the citizen engagement process is to mail residents a planning application questionnaire.

STRATEGIC ALIGNMENT

The 2025-2028 East Hants Strategic Plan identifies 'Strong Community' as one of the four areas of strategic focus.

LEGISLATIVE AUTHORITY

The legislative authority is set out in the Municipal Government Act, Part VIII.

FINANCIAL CONSIDERATIONS

A fiscal impact analysis may be completed for the final staff report.

Alternatives

Planning staff's recommendation is to defer further discussion on the application to give time for Council to consider how the results of the Barney's Brook Flood Mitigation Study should be applied to the 160 properties that have been identified as being located in the 1 in 100 year storm event and do not currently have floodplain zoning. During this time, a Floodplain Verification Study will be completed as part of the plan review. Information from the study will be used to amend floodplain boundaries if required.

I&O have indicated that CN Rail has not yet responded to the Municipality regarding the undersized culvert.

Below is a list of alternative actions that PAC may want to consider:

1. Proceed with the application with proposed zoning based on the Minas Basin Regional Primary Watershed Study. As shown on the maps attached as Appendix F.
2. Refuse the application.

If PAC decides to recommend refusal of the application, the subject property will continue to be zoned Two Dwelling Unit Residential (R2) Zone, which permits single and two-unit development as-of-right. Any application of the floodplain zones is being considered as part of the Plan Review.

Attachments

Appendix A - Concept Plan

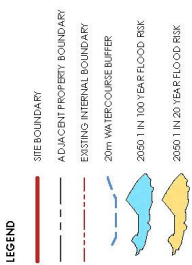
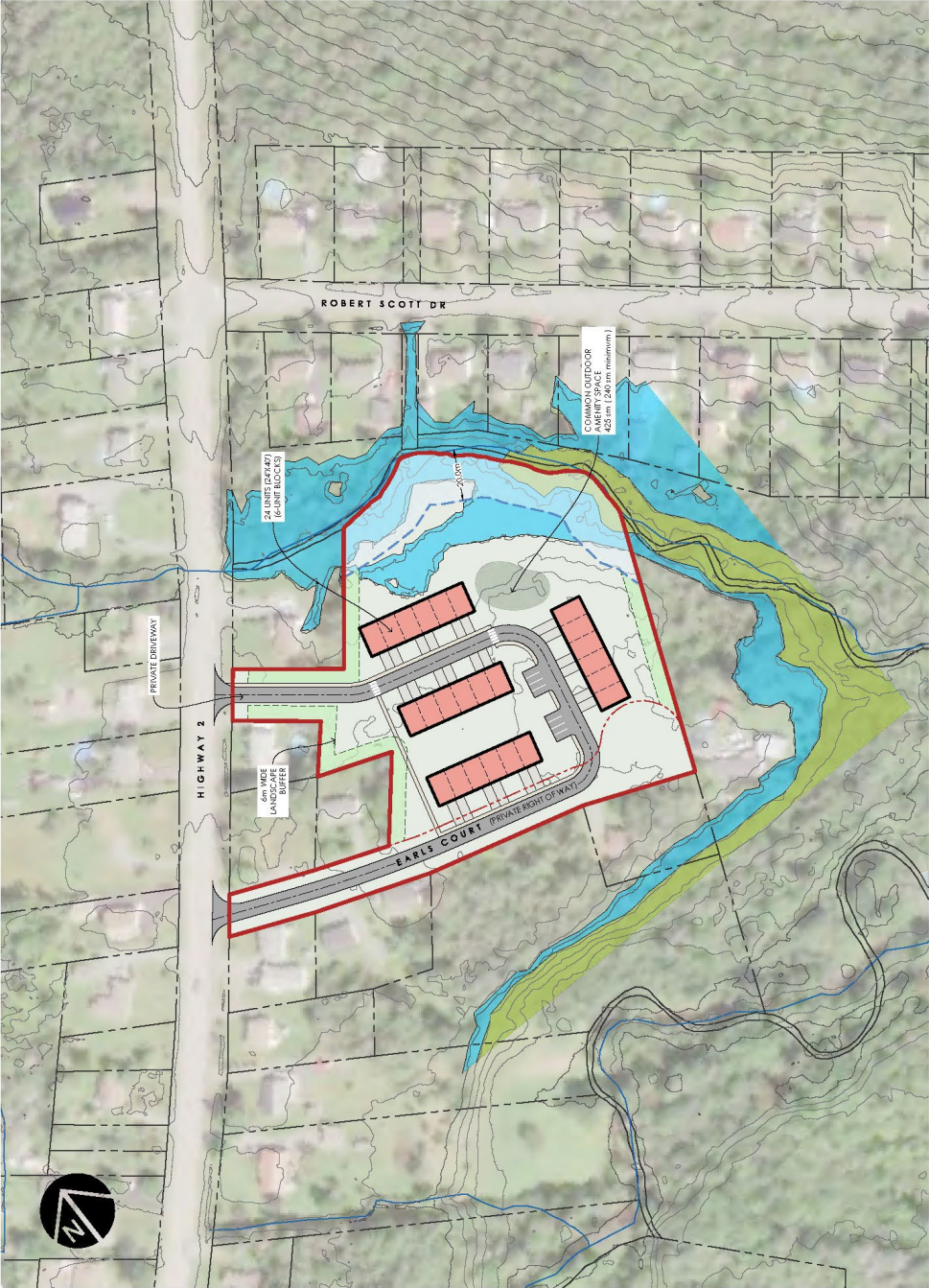
Appendix B - Servicing Plan

Appendix C - Dillon Consulting Flood Study Map

Appendix D - PIM Notes

Appendix E - Proposed Mapping Amendments

26-011 EARLS COURT | 1451 HIGHWAY 2, LANTZ, NS | SITE PLAN



SITE STATISTICS:

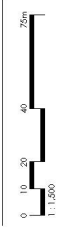
- PCD: 40332590 1.52 HA
- PID: 40332608 0.34 HA
- TOTAL AREA: 1.86 HA
- PARKING PROVIDED:
- 48 STALLS (2 PER UNIT) 1 DRIVEWAY / 1 GARAGE
- VISITOR PARKING PROVIDED:
- 8 STALLS (1 PER 3 UNITS)

NOTES:

- SUBJECT TO SURVEY, PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY.
- REVISIONS TO BE LAID REVIEW AND REGULATIONS.

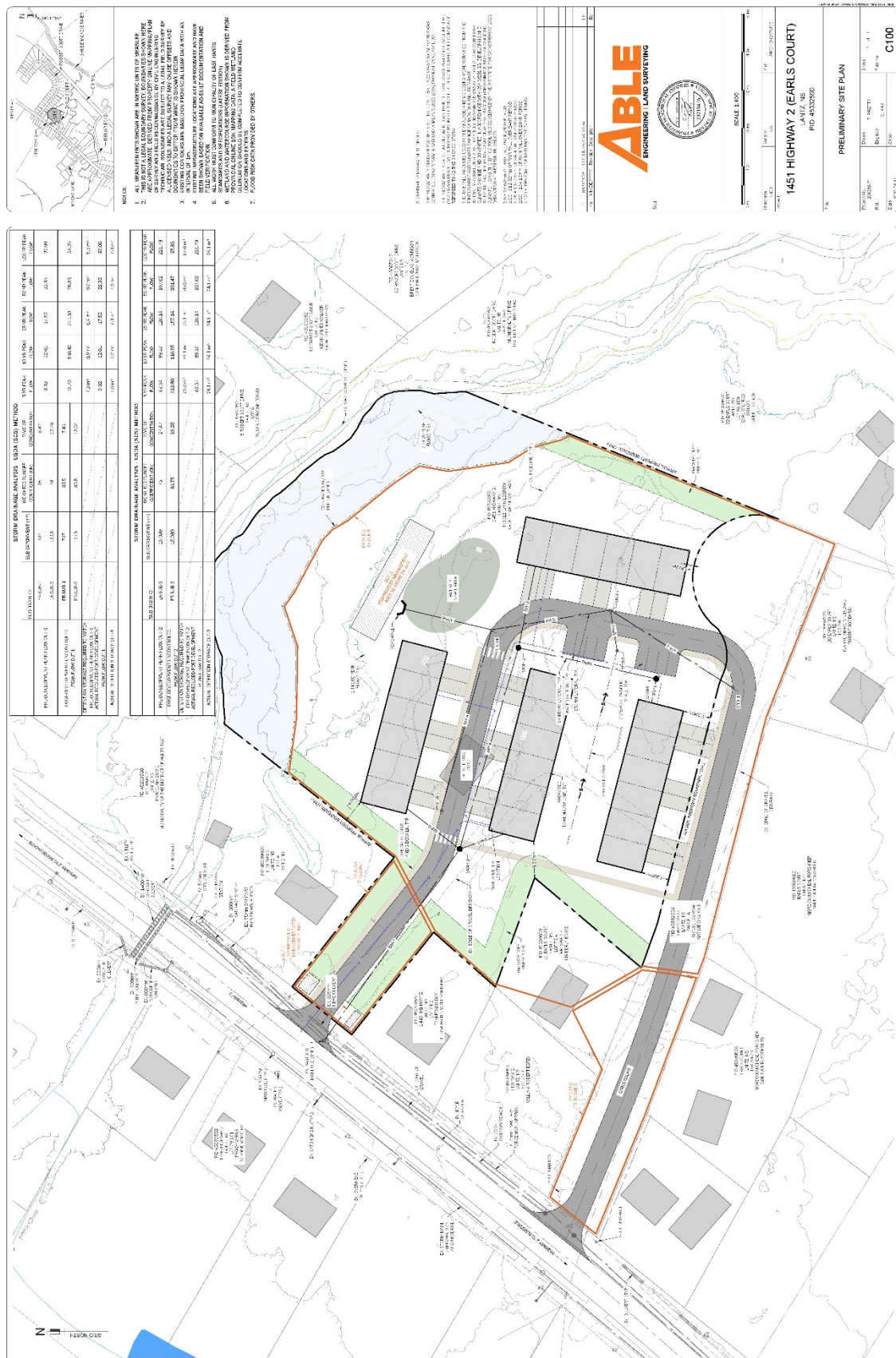
SOURCES:

- PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY.
- FLOOD LINE DATA FROM PID DOCUMENT: PID 40332590 Road R4-2dF



znap

DRAFT - FOR REVIEW ONLY
MARCH 25, 2024



Appendix C - Dillon Consulting Flood Study Map



2050 1 in 100 year flood risk



2050 1 in 20 year flood risk

Flood line data compliments of Dillon Consulting/AGRG on behalf of Nova Scotia Department of Municipal Affairs and Housing.

Property boundaries reproduced and distributed with the permission of Service Nova Scotia & Municipal Relations. The incorporation of data sourced from Service Nova Scotia & Municipal Relations within this product shall not be construed as constituting an endorsement by Service Nova Scotia & Municipal Relations of our product or any other notice approved in writing by SNSMR. SNSMR MAKES NO REPRESENTATION AND GIVES NO WARRANTY OF ANY KIND WITH RESPECT TO THE ACCURACY, USEFULNESS, NOVELTY, VALIDITY, SCOPE, COMPLETENESS OR CURRENCY OF THE SNSMR DIGITAL DATA AND EXPRESSLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE SNSMR DIGITAL DATA.

Appendix D - Public Information Meeting Notes



September 8, 2026
Lloyd E. Matheson Centre

Public Information Meeting

1. PLN26-008 - Zzap Consulting Incorporated on behalf of Nicole Legrow & Natalie Williams - MPS & LUB Mapping Amendments
2. Motion C26(178) - Official Community Plan Amendment - Development Agreement Policy for Ingress/Egress
3. Motion C26(182) - Official Community Plan Amendment - Subdivision Provisions for Places of Worship

ATTENDANCE

Staff:

John Woodford, Director of Planning and Development
Debbie Uloth, Community Planner II
Lee-Ann, Planner/Development Officer
Jared Mullett, Project Engineer
Hannah Grosvenor, Administrative Assistant

Applicant - Chris Markides, Zzap

33 residents, including Councillors Mitchell, Merriam, MacPhee, Tingley, Garden-Cole, and Warden Roulston. Also, an infant

AGENDA

1.	Call to Order: 7:00 p.m.
	The meeting was called to order by John Woodford, beginning with a land acknowledgement.
2.	PLN26-008: MPS and LUB Amendments Mapping Amendments - Zzap Consulting Incorporated on behalf of Nicole Legrow & Natalie Williams - Debbie Uloth
	Debbie Uloth and Jared Mullett presented.



3.	Applicant Presentation - Zzap Consulting Incorporated
	Chris Markides from Zzap Consulting Inc. presented.
4.	Questions from the Public
	• A resident, self-identified as living on Earls Court, expressed concerns that the road is small and had ongoing sewer and water issues. The resident claimed other landowners pay for the road maintenance, not the owner. The resident recalled “unseemly practices” of a former owner of the land, and requested a soil sample of the land due to environmental concerns. The resident expressed concern about the safety of children due to increased traffic on the road, and requested a viable rent study done to prove that this development is needed in the area. The resident enjoys seeing deer and rabbits in their neighbourhood, and stated they would not agree to any easement offered by the applicant. Staff reminded residents that they don’t have all answers yet, this PIM is held early in the application process. Staff explained that the province will tell the municipality if they need a traffic impact study. The driveway would have to be kept within the land that the applicant owned. Whatever services installed would have to meet municipal standards. Chris Markides (the applicant) confirmed a soil study was required and would be done. • A resident, who self-identified as living on Robert Scott Drive, recalled a history of burning and burying scraps, metals, and roofing materials by the former landowner. The resident asked if the municipality would require an environmental site assessment. Staff explained that they will work with applicant and environment to meet the requirements. A stormwater management pond would be required, and potential geotechnical reports. The resident asked who is responsible for remediation in case of flooding. Staff clarified that the property owner is responsible, and the regulations are made by the NS Dept. of Environment and Climate Change. The resident noted that google earth photos from 2005 demonstrate the vehicle storage by the former landowner. • The same resident asked if the deficiencies for the CN Culvert, discovered in the Barney’s Brook Study, have been evaluated against this application. They referenced the Dillon Consulting study and stated that they did not agree with the findings. With the culvert restricted, how can this application be considered with no current plan for the culvert? Staff explained that the application came in before Barney’s Brook results came in. Municipal staff are currently working with



the province to try to resolve the culvert issues. Council can choose to defer a decision on this application until they know more about a solution to the culvert issues, can approve to move forward, or refuse outright. The applicant can also choose to wait and learn more before moving forward. This PIM is simply the next step in the process. Staff are in conversations with the province about sequencing; Some culverts need to be done first before others. The resident shared that this had been talked about in 2019.

- A resident inquired about the estimated time for development. Chris Markides was unable to give an estimate. The resident shared their concerns about timing for construction operations. Staff reminded residents that the municipality has community standards for noise as well as rock pressure regulations.
- A resident shared that the Blacksmith Brook culvert is not big enough either, and asked who is responsible for it. Staff explained that it was on the agenda to be reviewed by the provincial government. The resident then inquired about ARMCO land. Staff assured residents that they have a stormwater management plan. Whatever flow happens now, it has to be matched post-development.
- A resident noted that they had trees before to soak up the water, which have since been cut. Staff agreed, and explained that municipal stormwater regulations have been updated for climate change, adopted this year.
- A resident, self-identified as living on Robert Scott Drive shared that they had been there 40 years, and as a result of flooding, their spouse was able to kayak in the backyard. The resident also shared that their dog used to swim in the backyard, and that they also put up with parties held by the former landowner. The resident said they wouldn't have a problem with a semi-detached dwelling on the property, but they moved away from Sackville to get away from Sackville. The resident expressed concern about adding 24-48 more cars to the area, and said they would vote no to this application. The resident then cited a news story and observed that the 1 in 100 years floods will become more frequent. The resident shared stories about cars going very fast on Robert Scott Drive.
- A resident referred to the map on the slides, and pointed out spots that already flood. They mentioned the 2023 flood and that the water level was above the culvert. Staff confirmed that tidal surges affect the river. The resident felt that the study seemed too "constrained," noting that the study is theory, not real



life. Staff agreed that the lidar can only be so accurate without spending unrealistic amounts of money on the study. The resident shared that they felt the worst-case mapping depicted on the screen is already here.

- A resident remarked on how they wished there were photos of how bad the 2023 flooding was, and stated that if this development is built residents' land will all be flooded. Staff assured residents they had seen photos of the flooding.
- A resident observed that their land is now classified as a flood zone, which affects insurance rates.
- A resident felt that planning for the impact of small communities is important, and there is not enough infrastructure to support this application. They felt that the roads can't handle the traffic, and employment is generally not here. Concrete in a floodplain area is increasing run off. Property insurance has gone up, property value is going down. The resident felt that the short-term gain (in property taxes), was not worth it for a long-term loss, and suggested looking at other communities doing this. Development should not strain infrastructure and not impact the current landowners. Staff reminded residents that the municipality is currently undergoing a plan review. The resident requested that decision makers consider the impact on the current property owners. It's already a problem as it is, and added that the tides matter. Staff clarified that right now, the land is zoned R2. There was no floodplain on subject property before the Dillon study came out. As of right, the application can be considered as the floodplain zones aren't officially there today. The application is moving forward, but council should consider the information.
- A resident questioned who owned the road. Staff clarified that it is owned by the applicant. Neighbours may have an easement, or a road association may exist. The resident shared that the owners don't even bother with the road.
- A resident asked for clarification regarding approximately 24 dwellings. Staff explained that there are various regulations that regulate the amount allowed. Based on their best calculations it's 24 dwellings. Could possibly be 26, maybe less. Staff reminded residents that this is a concept, not a surveyed plan. The resident asked what upgrades to the road were possible. Staff explained that what was being proposed is a private driveway, which doesn't have to conform to road standards.



- A resident inquired about garbage collection. Staff explained that garbage collection has a few variables, including a place to turn around. The resident expressed concern that trees would be cut down. Staff agreed, observing that the applicant has the right to do so. The resident shared that they had 48 inches of water in their house during a flood. Nobody wanted to help. Public works won't help. Flooding comes 20' in the driveways every time there is heavy rain. The resident expressed frustration that "we are paying taxes but they won't clean out the ditches." Staff reminded residents that reporting tools exist should residents have issues with roads or ditches. The resident shared that it was a provincial road. They had been calling for 3 years and nothing had been done.
- A resident shared that they had been trying for 20 years to get municipal road ownership. They felt that the road is too small, and shared that they had to get an excavator in to fix water problems. The resident noted that they paid taxes for sewer and water. Staff explained the road would have to be upgraded before the municipality took it over. Developers would have to fix it up when putting in units. Staff also noted that Earl's court is private laterals. The resident reiterated that they felt the road can't support the traffic proposed in the application.
- A resident questioned whether the applicant would be able to build a berm as a buffer. Staff explained that the regulations allow for a landscaping buffer, which could include a berm. The resident shared that a berm has been started on the property, and asked if the berm would displace water to other residents. Staff explained that would be taken into account at site plan approval in the stormwater management plan.
- A resident asked if the applicant would have to move all the waste buried on the site Staff confirmed that they will reach out to NS Dept. of Environment and Climate Change.
- A resident asked if berms went up, would more water be diverted on to Robert Scott Drive? Staff clarified that the reason for the berm isn't to divert water, it's to be a buffer between the existing homes the new development. The resident referenced Alderney Drive, and concerns about water there. Staff reminded residents that this would be addressed in a stormwater management plan; Each building will need lot grading and drainage plan.



- A resident asked if the developer would need to upgrade Earl's Court. Staff again explained that it's a private road, so there are no municipal standards that need to be met. The applicant could use it the way that it is, but staff imagined they would want to upgrade. Chris Markides clarified that provincial mandates require a firetruck be able to access the site, so yes, some sort of upgrade would be happening.
- A resident asked how far the road upgrades would go. Staff again explained that there was no municipal requirement to upgrade or pave, but the firetrucks would need to be able to come all the way around.
- A resident inquired about an option to zone down to 1 dwelling instead of for 24. Staff noted unique timing, as the municipality is undergoing a plan review. The goal would be to include the floodplain information in the plan review.
- A resident asked if any of this development could happen before the flood mitigation was complete. Staff confirmed that it was possible. The decision on timing is up to council. They may choose to defer a decision until the flood mitigation is underway or complete.
- A resident asked who is liable in 10 years when the stormwater studies are wrong. Staff explained that the engineer has liability. The resident noted that the roundabout in Lantz always floods, and there isn't a mechanism for fixing it or compensation for those impacted. The resident requested a tool to get it fixed and a way for impacted people to deal with it.
- A resident observed that there is a lot of fear with the flooding, a lot of concern across the road with the Armco development, and lots of concerns with the mess downstream. They then asked why the CN railbed and Shubie river were left off the map. Staff clarified that there are other maps that showed the larger watershed in the presentation.
- A resident wanted to address sewer and water in Lantz, stating that it has been "dug up and patched a million times". Staff agreed, sharing that with every new development they have to dig up the road and fill it back in.



- A resident asked how much more can the water and sewage take. Staff explained that as each development application comes in, the municipal Infrastructure and Operations department comment on the availability of the water and sewer. They are also looking at where water can come from to service another 10k residents. Staff agreed that it was a high priority; infrastructure is necessary to support development.
- A resident inquired about the setback from the watercourse, observing that the mapping indicated a 20 m setback, but isn't measured from the highwater mark. Staff clarified that a floodplain is not the same as the ordinary high-water mark. Surveyors create that ordinary high-water mark. The resident asked how the ordinary high-water mark is defined. Staff was unsure of the surveyor's process and didn't want to guess. Staff agreed that the climate change 1 in 20 storm estimate is starting to look like the non-climate change 1-100 storm estimate.
- A resident expressed concern that Earls court isn't wide enough for two cars, and asked if snow planning was being considered. Staff clarified that snow clearing is a private requirement by the developer, and wasn't a municipal consideration.
- A resident suggested that multiple dwelling units with their own private road becomes a problem for left turns, and results in the inability to make safe left-hand turns. Staff clarified that the road safety for this application is considered by NS Dept. of Public Works. The resident observed that more development has created a rougher road and cautioned staff to "consider your planning." Staff confirmed they will consult with NS Public Works, and take their comments into consideration. They may say it is not adequate, but it's all part of the process.
- A resident asked if the applicants are allowed to build on contaminated soil. Staff explained that the decision is made by NS Environment (and Climate Change).
- A resident observed that the corridor has been growing for 40 years, and whatever happens next needs to happen at a pace that the community can work with. Staff shared that what the resident had to say was an echo of the plan review feedback they had heard: residents aren't opposed to growth, but they don't want to live in a city, and they need the infrastructure for development.



	• A resident asked if their petition had been received. Staff confirmed it had been received, and that all councillors have access to it. • A resident questioned where have the animals have gone, and shared that “future generations won’t know what animals look like”. Staff explained that the province has goals to protect lands and certain species. It is not a municipal responsibility. The municipality is responsible for land use planning. The resident was concerned that animals will be in the roads, causing deaths and accidents. The resident then shared their opinion on city living vs country living, and felt that anyone who wants to live in the city should not live here. Staff explained that it is tough in Lantz, because it’s zoned for urban development and it is serviced. It was designated as a growth area in the 1990s.
5.	Motion C26(178) - Official Community Plan Amendment - Development Agreement Policy for Ingress/Egress - Debbie Uloth
	Debbie Uloth presented.
6.	Questions from the Public
	• A resident asked if two access points on the same road count as two access points. Staff confirmed it does. It’s not ideal, but it meets regulations. • A resident asked if they can we tweak the amendment to require the secondary access be to another nearby street instead of the same road. Staff explained that would work in some areas, but not all areas. • A resident noted that this amendment is more restrictive than what we have as-of-right. Staff agreed. The resident felt that residents should be able to build a bigger building instead of the option being to make 100 units. This option may even be safer. Staff explained that there are different methods to determine this. Some are done by road length. Staff shared a history of this amendment and how they landed where they did. • A resident asked if there was an allowance for an emergency exit or easement. Staff explained that an easement would have to be registered so folks could use it, would have to be maintained. It is possible, especially by Development Agreement.



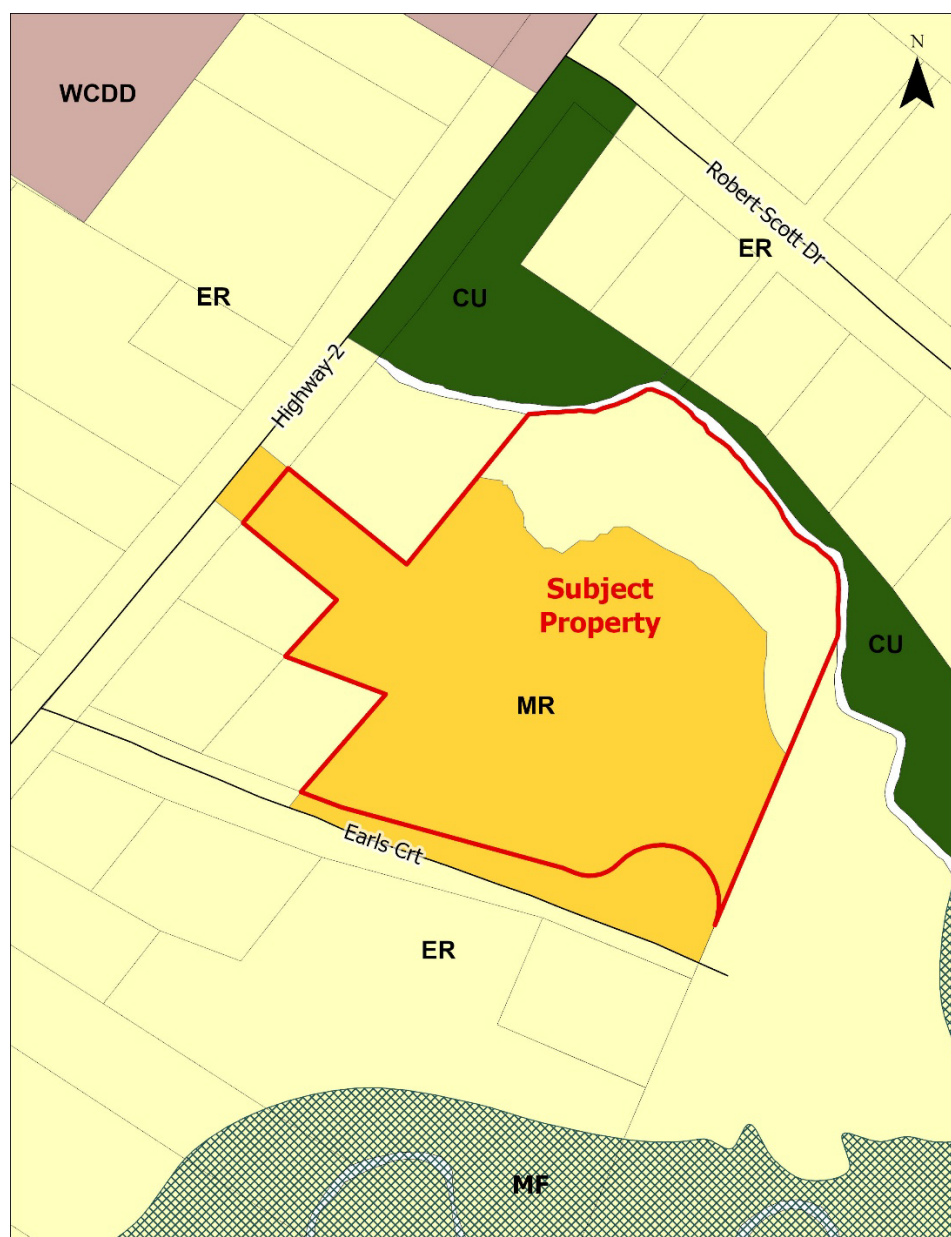
7.	Motion C26(182) - Official Community Plan Amendment - Subdivision Provisions for Places of Worship - Lee-Ann Martin
	Lee-Ann Martin Presented.
8.	Questions from the Public
	A resident asked if approved, and the church is torn down, who maintains the cemetery? Staff clarified the owner is whoever owns the property. In this particular application the applicant still wants to own the cemetery.
9.	Adjournment at 8:54 by John Woodford.

Draft Amendment Sheet

The Municipality of East Hants
Official Community Plan
Municipal Planning Strategy

Generalized Future Land Use Map 1 - South Corridor and Commercial Growth Management Area

A portion of the GFLUM designation of PIDs 45332590 & 45332608, Lantz, shown on the Generalized Future Land Use Map 1: South Corridor and Commercial Growth Management Area, is changing from the Established Residential Neighbourhood (ER) Designation to the Medium Density Residential Neighbourhood (MR) Designation.



Draft Amendment Sheet

The Municipality of East Hants
Official Community Plan
Land Use Bylaw

Land Use Bylaw Map 1 - South Corridor and Commercial Growth Management Area

A portion of the zoning of PIDs 45332590 & 45332608, Lantz, shown on the LUB Map 1: South Corridor and Commercial Growth Management Area, is changing from the Established Residential Neighbourhood (ER) Designation to the Two Dwelling Unit Residential (R2) Zone to the Townhouse (R2-T) Zone.

