

***Zzap Consulting Incorporated on behalf of Nicole
Legrow & Natalie Williams:
MPS & LUB Mapping Amendments***

Planning Advisory Committee

Planning and Development Department

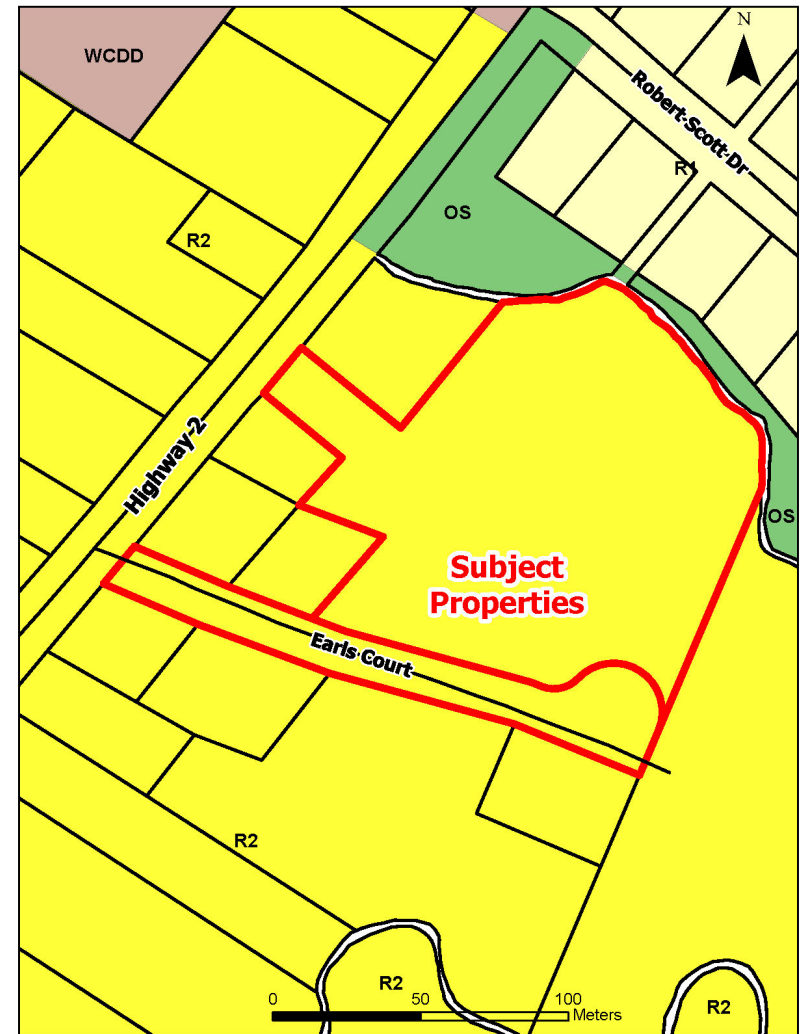
October 22, 2026



EAST HANTS

Subject Property

- **Applicant:** Zzap Consulting Incorporated on behalf of Nicole Legrow & Natalie Williams.
- **Location:** PIDs 45332590 & 45332608, 1451 Highway 2, Lantz and the parcel of land identified as Earls Court.
- **Subject Property Size:** Approximately 1.83 hectares.
- **Proposal:** Mapping amendments to the Municipal Planning Strategy and Land Use Bylaw to permit a cluster townhouse development (approx. 24 dwelling units).



Flood Risk

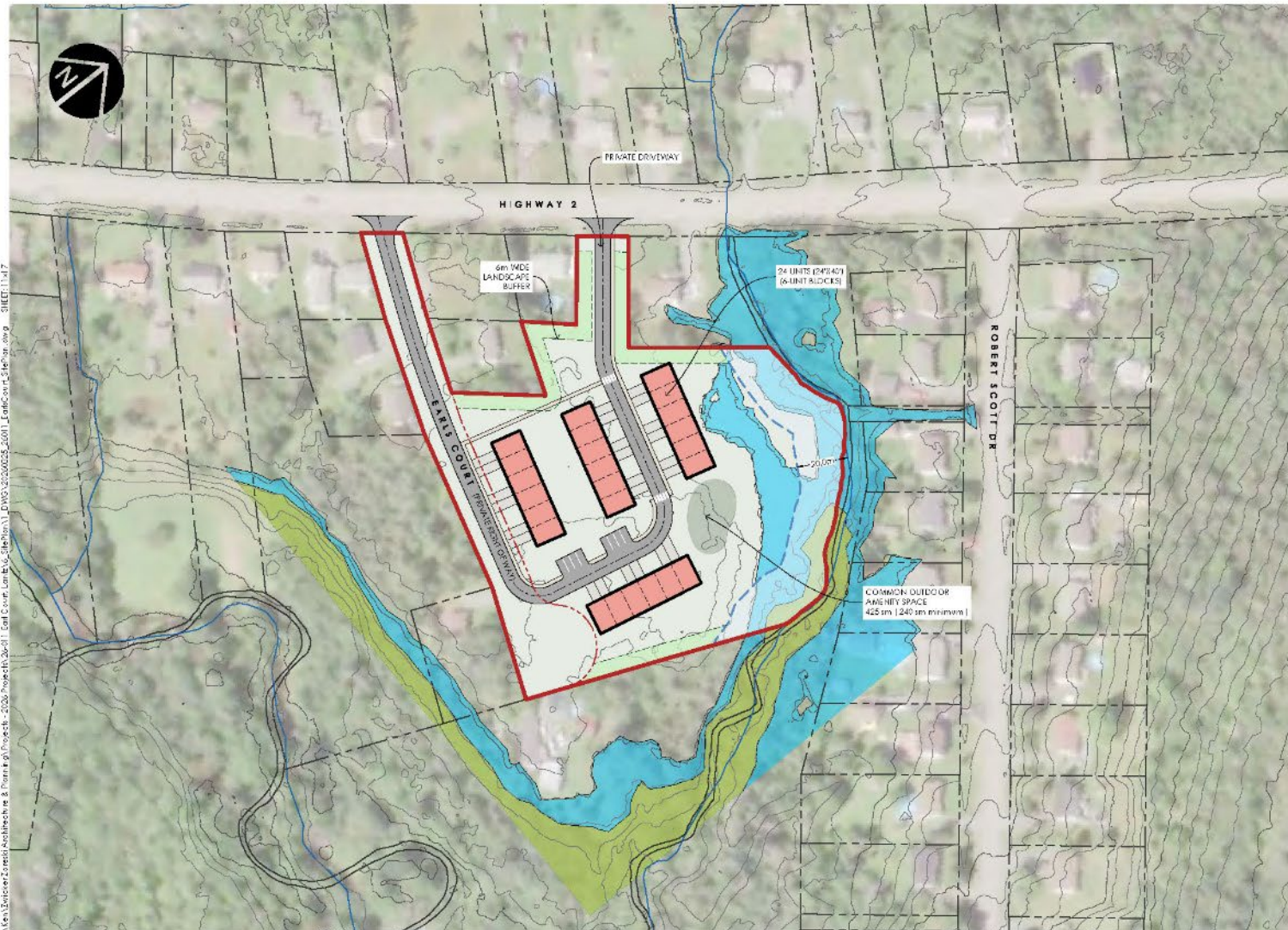
- Although the current land use designation and zone do not show the floodplain zoning being located on the subject lands, staff are aware of flooding issues along Blacksmith Brook.
- In addition, the Minas Basin Regional Primary Watershed Study completed by Dillon Consulting Limited shows that the floodplain does extend into the subject land.
- The applicant has been supplied with this information, and the proposed concept plan has been developed outside the area identified as floodplain.



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

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LEGEND

- SITE BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING INTERNAL BOUNDARY
- 20m WATERCOURSE BUFFER
- 2050 1 IN 100 YEAR FLOOD RISK
- 2050 1 IN 20 YEAR FLOOD RISK

SITE STATISTICS:

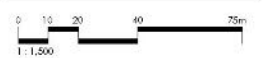
- PID: 45332590 1.52 HA
- PID: 45332608 0.36 HA
- TOTAL AREA: 1.86 HA
- PARKING PROVIDED:
40 STALLS (2 PER UNIT) 1 DRIVEWAY / 1 GARAGE
- VISITOR PARKING PROVIDED:
9 STALLS (1 PER 3 UNITS)

NOTES:

- SUBJECT TO SURVEY, PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY.
- SITE SUBJECT TO BY-LAW REVIEW AND REGULATIONS.

SOURCES:

- PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE FROM PROVINCIAL MAPPING DATA (GEONOVA).
- FLOOD LINE DATA FROM PDF DOCUMENT: PID 45332590 Flood Risk.pdf

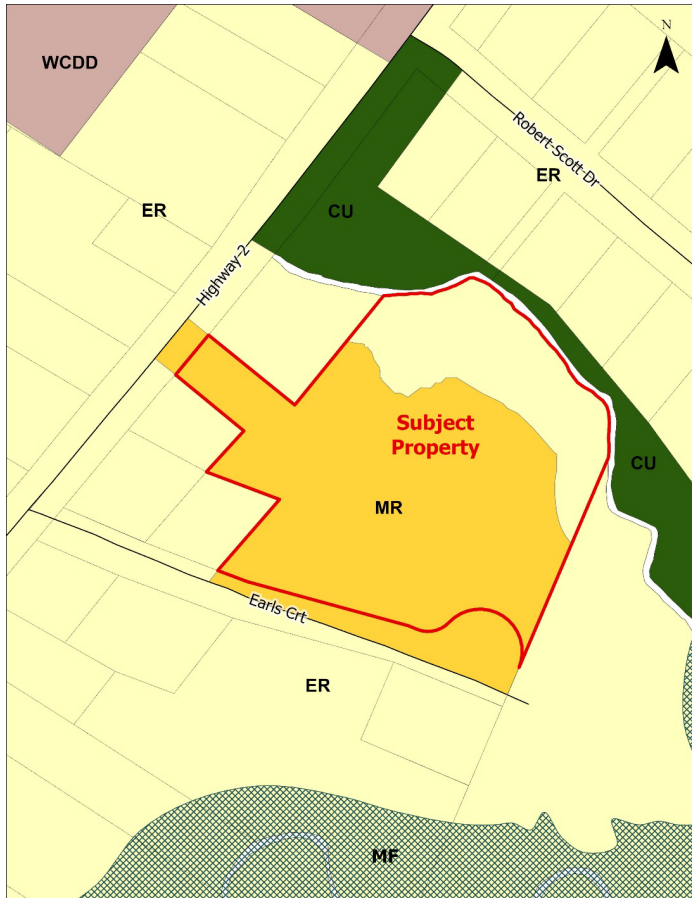


DRAFT - FOR REVIEW ONLY
MARCH 25, 2024

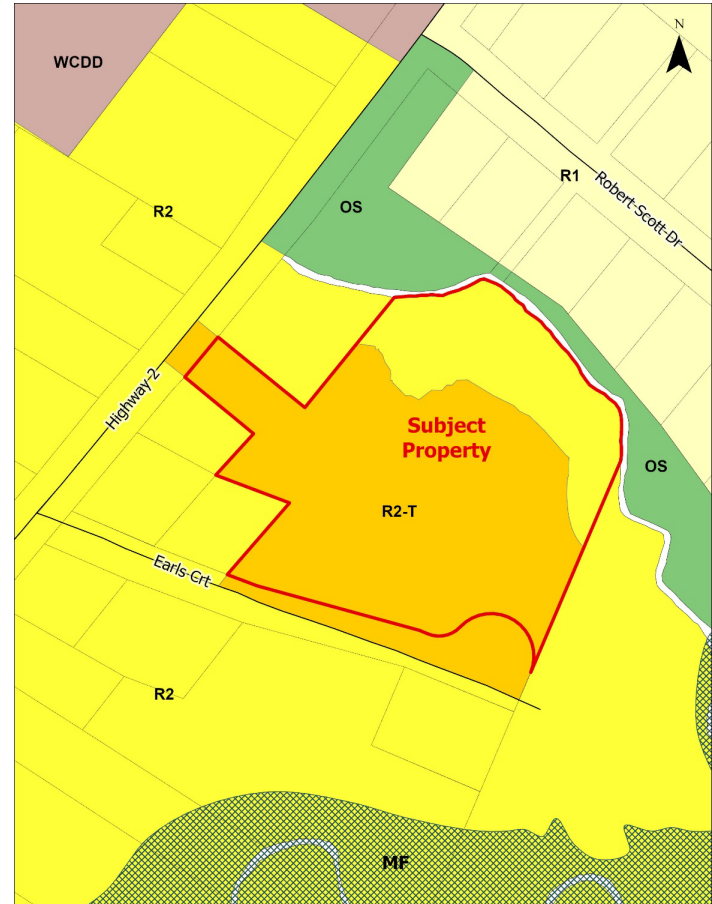


EAST HANTS

Proposed Mapping Amendments



Generalized Future Land Use Map



Land Use Bylaw Map

Development Proposal

- The concept plan shows a cluster townhouse development serviced by a private driveway from Highway 2 and Earls Court. Earl's Court is a 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.
- A single unit dwelling is currently located on the subject lands, which is proposed to be demolished if the application is approved.
- 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 would be restricted by the size and frontage of the land and by requirements of the Land Use Bylaw.



Driveway from Highway 2



Looking South along Highway 2



Looking North along Highway 2



Looking East along Earls Court

Barneys Brook Flood Risk Study

- A flood risk study was recently completed for a defined study area along Barneys Brook in Lantz.
- The study examined both 1-in-20 year storms and, more intense, 1-in-100 year storms. Climate change projections were also considered for each of these scenarios to understand how future temperature and rainfall increases could affect the flooding in the area.
- The purpose of the study was to identify areas that may be at risk of flooding and assess culverts along the extents.
- **Key Highlight:** 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.

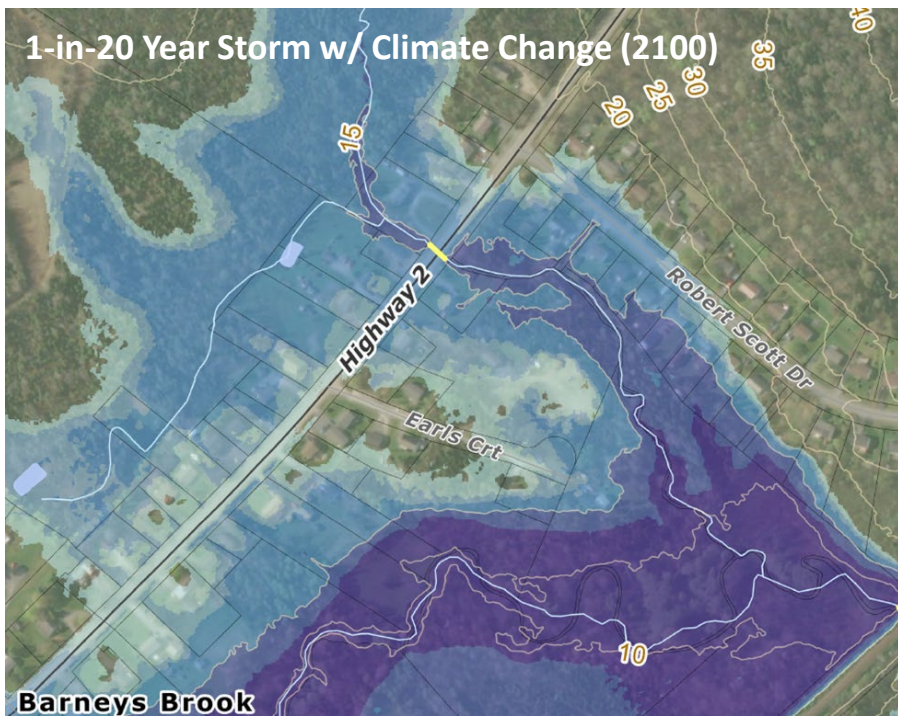
1-in-20 Year Storm



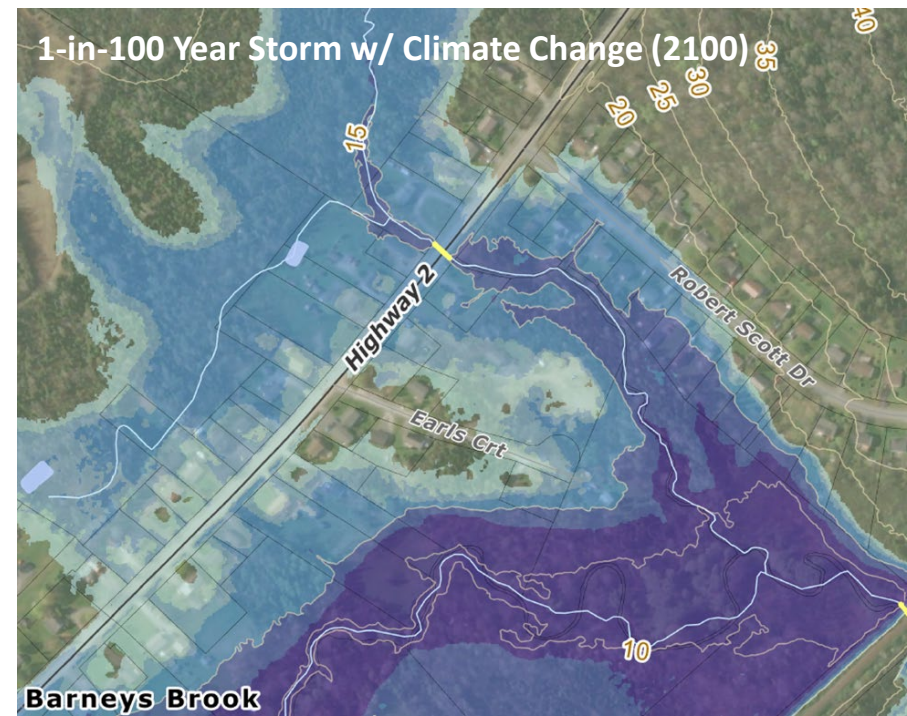
1-in-100 Year Storm



1-in-20 Year Storm w/ Climate Change (2100)



1-in-100 Year Storm w/ Climate Change (2100)



Impacts of Upgrading the CN Rail Culvert



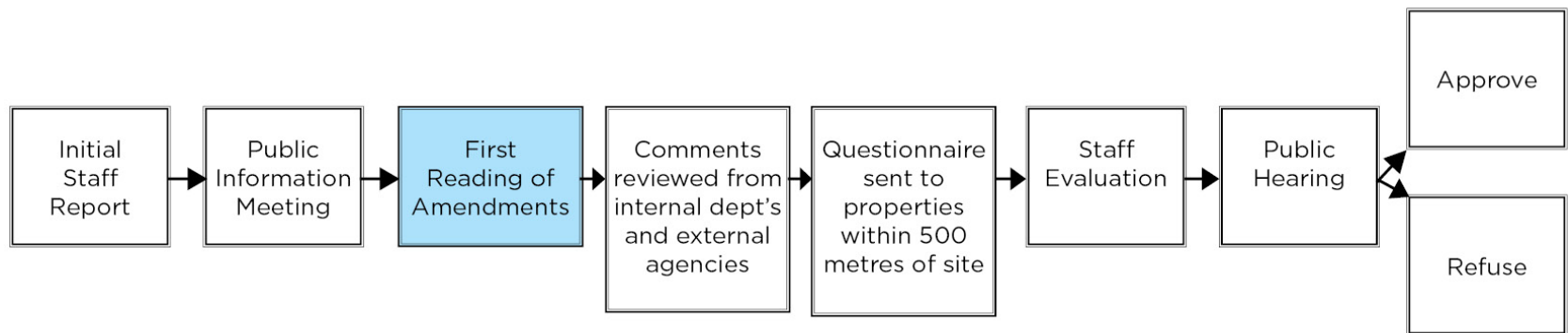
Figure 15: Outlet of the system with triple barrel upgrade (existing condition left, proposed recommendations right)– 1% AEP (2100)

Policy Analysis

- Policy IM11 and RD29 of the MPS are the policies that permit Council to consider the proposed mapping amendments.
- 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.

Citizen Engagement

- An advertisement outlining the application and indicating that it is under review will be placed in the Chronicle Herald.
- A public information meeting was held on September 8th.
- Next step: questionnaires.



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.
 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.



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.*
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