



Date: July 24, 2024
To: Municipal Council
cc: Kim Ramsay, Chief Administrative Officer
From: Councillor Norval Mitchell, Planning Advisory Committee Chairperson
RE: **Planning Advisory Committee Report**

The Committee held its regular meeting on July 16, 2024, in Council Chambers. The following motions are coming forward as a result of that meeting:

1. [PLN24-002 - Edward Hunter - Redesignation and Rezoning - Initial Report](#)

Edward Hunter has submitted an application to rezone and redesignate for a property in Upper Nine Mile River, staff recommend that a public hearing be scheduled and that staff seek comments from the East Hants Agricultural Advisory Committee.

Planning Advisory committee recommend to Council *that Council authorize staff to schedule a Public Information Meeting to consider a proposal for PID 45189206 to change from the Agricultural Reserve (AR) zone and designation to the Rural Use (RU) zone and designation; and;*

Direct staff to seek comments on the application from the East Hants Agricultural Advisory Committee.

As Chair of the Committee, I so move....

Planning Advisory committee recommend to Council *that Council direct staff to increase the letters being sent out from 300m to 500m* (for PLN24-002 - Edward Hunter - Redesignation and Rezoning).

As Chair of the Committee, I so move....

2. [SUBDIVISION BYLAW - REQUIRED FUTURE CONNECTIONS MAP AMENDMENT](#)

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

Planning Advisory Committee recommends to Council that *Council authorize staff to schedule a Public Information Meeting to amend the Subdivision Bylaw to include a required connection from Park Road, Elmsdale.*

As Chair of the Committee, I so move....

3. SECONDARY ACCESS OPTIONS REPORT

Further to January and March 2024 reports, this report will provide options to Council on the number of lots and/or dwelling units that may be permitted on a single access.

Planning Advisory Committee recommends to Council that ***Council authorize staff to create lot access regulations based on the length of road, number of lots, and number of dwelling units.***

As Chair of the Committee, I so move....

4. HOUSING STRATEGY UPDATE REPORT

This interim report of the Municipal Housing Working Group sets out the discussions held to-date and the motions coming forward to Planning Advisory Committee.

Planning Advisory Committee recommends to Council that ***Council direct staff to revisit the current regulations that prevent the establishment of new roads in some zones and parts of the Municipality.***

As Chair of the Committee, I so move....

As Chair of the Committee, I move the adoption of this report.