EAST HANTS

STAFF REPORT

Planning and Development Department

Subject:	**Clayton Development Ltd. - Development Agreement Amendment**
To:	CAO for Planning Advisory Committee, March 18, 2025
Date Prepared:	March 10, 2025
Related Motions:	PAC25(23), PAC25(24) and PAC25(25) February
Prepared by:	Rachel Gilbert, Manager of Planning
Approved by:	John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from Clayton Developments Limited for an amendment to their development agreement which was permitted in 2020. An initial report regarding the development agreement amendment application was presented to Planning Advisory Committee in February where several concerns were raised by the committee. The applicant is requesting approval to present their amendments and rationale for their application to PAC.

Financial Impact Statement

A summary of any financial impacts regarding the proposed development will be provided in the final staff report.

Recommendation

That the applicant be given approval to present details regarding their amendments to their application and discuss their rationale regarding the application.

Recommended Motion

Planning Advisory Committee recommends to Council that Council:

- **Give approval to the applicant to present details regarding amendments to the application to a future meeting of Planning Advisory Committee.**

Background

In June 2020 Council approved an application by Clayton Developments Ltd. (Shaw Group Ltd.) for a mixed-use comprehensive development on their WCDD (Walkable Comprehensive Development District) land in Lantz. An application was received in December 2024 from the developer to amend their 2020 development agreement for the comprehensive development district.

The applicant is applying for amendments to their development agreement which include:

1. Permit a self-storage use on an individual lot, Block K;

2. Permit a reconfiguration of the proposed site design at "Block J" to enable apartment buildings and increase in 275 residential units.

3. Enable 16 ft wide townhouses and additional area of townhouses.

4. Permitting Sub-Phasing at Subdivision – Which would enable portions of a subdivision phase to be developed, rather than requiring the entirety of the phase to be processed at once.

At the February 2025 PAC meeting staff presented the initial report for the application. At that meeting several concerns were raised by the committee. Staff were directed to go back to the developer to discuss the concerns raised by PAC and request amendments to their application. Following that meeting, planning staff met with the applicant and they have indicated a willingness to amend their application. The applicant would like to present the revised plan and how they have addressed the PAC concerns, details regarding parking and stormwater management, and supporting rationale to PAC and have made a request to make that presentation. A copy of that letter has been attached to this report as Appendix A. Council's Pre-Application Policy is not relevant to this request as this is a current planning application.

Council have not yet given initial consideration for the purpose of scheduling a public hearing and have not yet given approval to schedule a Public Hearing.

Planning staff recommend that approval be given for the developer to present to PAC. This will enable the applicant to give further context to their proposed amendments to the development agreement and also address the amendments made to their application following the February 2025 meeting of PAC.

Alternatives

If Planning Advisory Committee do not support the developer presenting directly to the committee they could recommend that Council refuse the request. In this case staff will bring back any amendments to the planning application to a future meeting of Planning Advisory Committee.

Attachments

- Appendix A – Copy of letter requesting approval for applicant to present to PAC

March 4, 2025

John Woodford
Director of Planning and Development
Municipality of East Hants

Via Email

Dear John:

Re: PLN24-015 - Request to present to East Hants Planning Advisory Committee

On February 18th East Hants Planning Advisory Committee (PAC) moved a motion to direct staff to "*go back to the developer (Clayton Developments) regarding Committee's requests and comments brought forward during future PAC discussion*".

After listening to the discussion of PAC, we believe it would be beneficial for Clayton Developments Limited to provide a presentation to PAC to fully address their comments and concerns. Ordinarily, we would work through municipal planning staff to convey these details, but in this situation, PAC was interested in learning the details about how this community could work in terms of parking, layout, stormwater design, and supporting rationale.

We have made changes to our initial application. We are formally requesting to present the revised plan and supporting detailed rationale to PAC.

Please confirm if this is an acceptable path forward.

Yours truly,

Kevin Neatt
Vice President, Planning and Development
Clayton Developments Limited