


Notice of Adoption: By-laws 26-01 and 26-02

Details

 Published: 02 April 2026

Notice of Adoption

Second Reading and Adoption of these By-laws took place on March 25th, 2026 at a Regular Council meeting.

The purpose of the adopted By-laws are:

By-law to Amend the Land Use By-law 26-01

- to rezone PID 25244914, 150 Junction Rd., Springhill from Mixed-use (CMix) Zone to General Commercial (CGen) Zone.

By-law to Amend the Land Use By-law 26-02

- to rezone a portion of PID 25144049, 3544 Kolbec Rd., Port Howe from Agriculture (AG) Zone to Commercial Recreation (CRec) Zone.

Any aggrieved person, the Provincial Director of Planning, or the Council of any adjoining municipality may, within fourteen days of the publishing of this notice, appeal to the Nova Scotia Utility and Review Board (1-855-442-4448 / board@novascotia.ca) in accordance with the provision of the Municipal Government Act.

For a copy, please click here: [By-laws - Municipality of Cumberland](#) For further information, please call 902-667-1142, 1-888-756-6262 (toll free), or email clerk@cumberlandcounty.ns.ca

Peter McCracken

Deputy CAO / Municipal Clerk



COUNCIL
Second Reading
Date: March 25th, 2026

TO: Mayor and Council
FROM: Glen Boone, Director of Development and Planning
DATE: March 18th, 2026
SUBJECT: **Second Reading – By-law to Amend the Land Use By-law 26-01 to rezone PID 25244914, 150 Junction Rd., Springhill from Mixed-use (CMix) Zone to the General Commercial (CGen) Zone**

ORIGIN: On November 20th, 2025, Planning staff received an application to rezone the subject lands, PID 25244914, located at 150 Junction Rd., Springhill from Mixed-use (CMix) Zone to the General Commercial (CGen) Zone.

PID	Location	Current Zone	Proposed Zone	Proposed Use
25244914	Springhill	Mixed-use (CMix)	General Commercial (CGen)	Self-Storage Facilities

LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT

MPS 5-11: Council shall, on the zoning map of the Land Use By-law, permit the following zones within the Commercial Designation:

- (a) Downtown Commercial Zone
- (b) Flood Hazard Zone [CHG-403]
- (c) General Commercial Zone
- (d) Highway Commercial Zone
- (e) Institutional Zone
- (f) Mixed-use Zone
- (g) Parks and Open Space Zone

RECOMMENDATION: THAT Council approve Second Reading of By-law to Amend the Land Use By-law 26-01 to rezone PID 25244914, 150 Junction Rd., Springhill from Mixed-use (CMix) Zone to General Commercial (CGen) Zone.

BACKGROUND: The subject property, located at 150 Junction Rd., Springhill, is approximately 3965 sqm of vacant land. The subject property is zoned Mixed-use, with the surrounding properties zoned Urban Industrial or Mixed-use (CMix). The subject lands are currently designated Commercial under the MPS. This is the former NSLC store location but the site has been vacant for several years.

The property owner is looking to create self-storage facility on the subject lands. The facility would consist of two 20x80ft storage containers, which will house individual self-storage units.



COUNCIL

Second Reading

Date: March 25th, 2026

DISCUSSION:

As the current zoning of Mixed-use (CMix) Zone does not permit the development of Self-Storage facilities, the applicant would like to rezone the land to General Commercial. Both the General Commercial Zone and the Mixed-use Zone are permitted within the Commercial Designation, therefore no amendments to the MPS would be required to enable a rezoning. The General Commercial Zone is intended to permit a wide range of commercial uses in an urban setting. The proximity to Springhill, Cumberland County's largest urban center, along with the commercial nature of the proposed use suggest the proposed development and subject lands align cleanly with the policy and intent of the LUB. The lands to the North and West are zoned Urban Industrial (IND).

As the subject lands are located within the old Town of Springhill boundary, the road and therefore driveway approval would fall under the jurisdiction of the Municipality. The applicant has been directed to the Public Works Department to start the process for obtaining commercial driveway approval. As transactions are not intended to occur on-site, there wouldn't be a need for public or staff restrooms. This property was the site of the former NSLC quite a number of years ago, meaning the land was used commercially in the past.

FINANCIAL IMPLICATIONS: No direct financial implications or costs to the Municipality. As with all new developments, it will create new assessment value with construction on this vacant land and therefore new tax revenue. Any driveway access will be at the cost of the developer. In addition, if sewer and water services are required in future those costs will also be borne by the developer to connect.

ENVIRONMENTAL IMPLICATIONS: No environmental concerns or constraints relating to the proposed development. Open ditch storm water exists along the property frontage, which was recently upgraded. If required, access to municipal sewer and water exists.

COMMUNITY ENGAGEMENT: The public hearing was held on February 18th, 2026. At that time no member of the public asked to speak, and staff had received no written comments or calls on the proposal. The proponent was unable to attend the session to present but advised if any questions from the Public or Council had been received, they would address the same prior to second reading report. The Public Hearing had been duly advertised in accordance with MGA Section 206. Notices were placed on the municipal website on February 02, 2026, two weeks prior to the scheduled hearing date. Furthermore, a notice was placed in The Chronicle Herald on February 11, 2026, one week prior to the public hearing and a Planning Notice sign was placed on the property. In addition, several public notices were posted on our social media channels and reminders on the main website.

ALTERNATIVES:

- Council may defer the issue to a later date
- Request further information
- Reject the proposed amendment based on conflict with a policy in the Municipal Planning Strategy.



COUNCIL

Second Reading

Date: March 25th, 2026

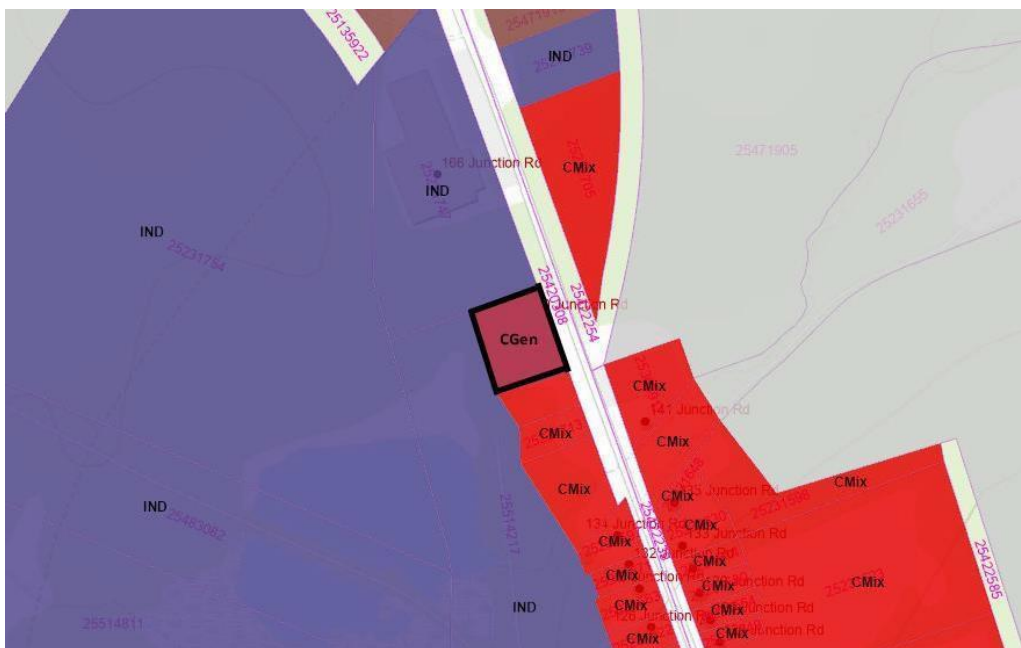
ATTACHMENTS:

- Attachment A: Zoning Map Change**
- Attachment B: Aerial and Street Images**
- Attachment C: Concept Site Plan**
- Attachment D: Policy Review**

Attachment A: Zoning Map Change



Changes to

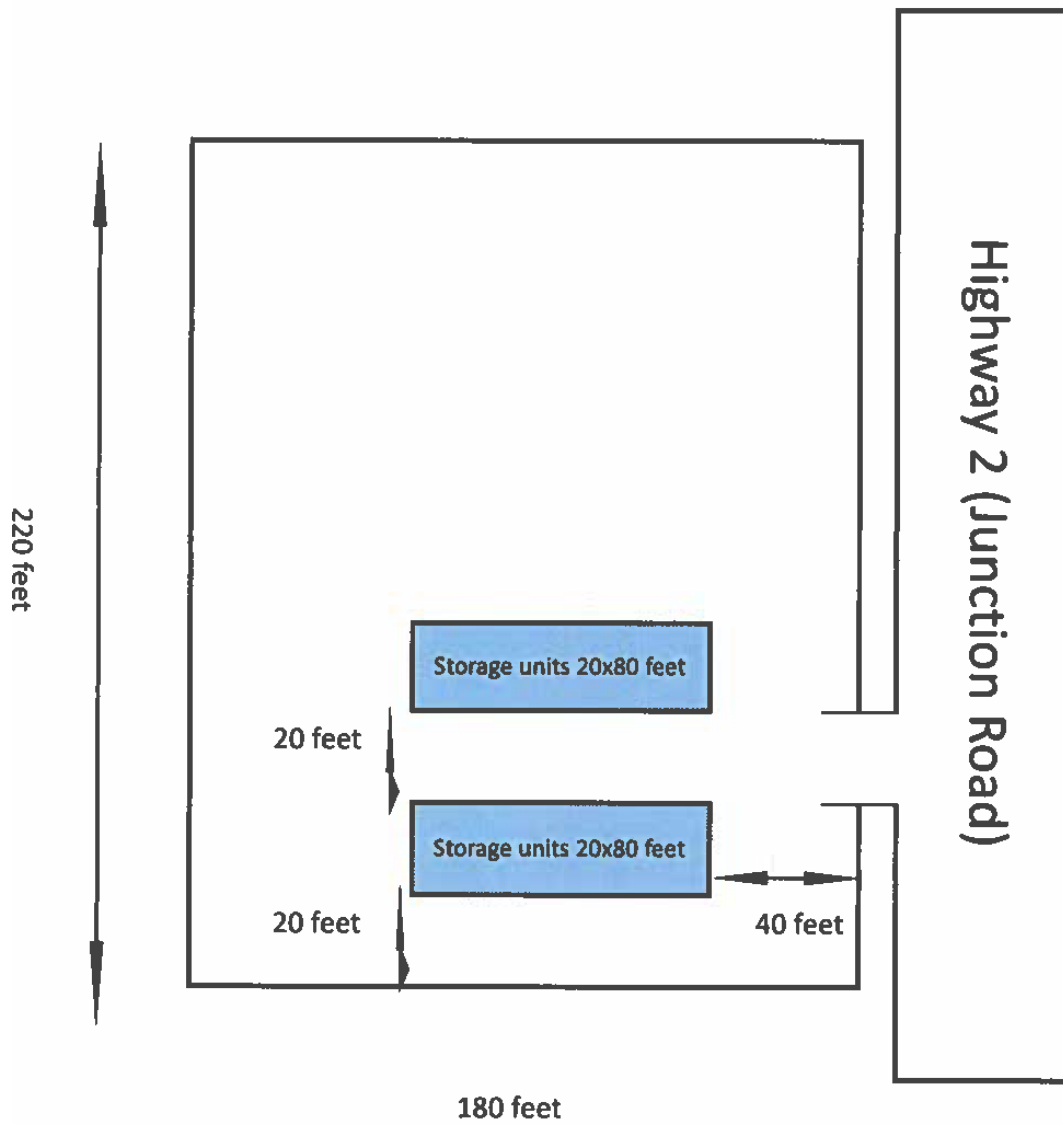


Attachment B: Aerial and Street Images



Attachment C: Concept Site Plan

150 Junction Road Site Plan





COUNCIL

Second Reading

Date: March 25th, 2026

Attachment D: Policy Review

The tables below reflect the comments of Staff’s Policy review on the enabling policies of the proposed rezoning. Each table addresses a different enabling policy, including all relevant sub-clauses.

MPS 5-35 Council shall consider proposals to rezone lands in the Commercial Designation to any other zone permitted in that designation. Council shall not approve the rezoning unless Council is satisfied.	
Requirement	Comment
<i>(a) if the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104.</i>	No
<i>(b) The proposed change is not prohibited by any other policy in this plan.</i>	This rezoning is not prohibited by other policy
<i>(c) the purpose of the proposed zone is consistent with the location and the characteristics of the lands;</i>	Proposed zone is consistent with location characteristics
<i>(cA) the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards</i>	No wildlife corridors or geohazards noted in the area
<i>(d) The Proposal meet the general criteria for amending the Land Use By-law, set out in Policy -19</i>	Yes, see analysis below for full review.

The following policy reviewed outlines the applications conformance with Policy 6-19 of the MPS, which determines the circumstances in which Council is required to consider an amendment to the LUB.

MPS 6-19 Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal;	
Requirement:	Comment:
<i>(a) Is consistent with the intent of this Municipal Planning Strategy</i>	yes
<i>(b) Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.</i>	Does not conflict
<i>(c) Is not premature or inappropriate due to:</i>	
<i>(i) The ability of the Municipality to absorb the public costs related to the project.</i>	No public costs associated with the project
<i>(ii) Impacts on existing drinking water supplies, both private and public.</i>	No impacts identified
<i>(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services</i>	Central water and sewage services are adequate for the location, obtaining connections to the Municipal system is the responsibility of the property owner. The property owner has had some preliminary discussions with Public Works Staff to confirm services availability.



COUNCIL


Second Reading

Date: March 25th, 2026

<p>(iv) <i>The creation of any excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal</i></p>	<p>No excessive traffic hazards or congestion noted. At development permitting stage, access for a commercial drive will be discussed with MCC Public Works. Internal staff discussions with Director of PW and they do not anticipate any issues.</p>
<p>(v) <i>The adequacy of fire protective services and equipment;</i></p>	<p>Adequate fire services provided. New Fire Hall serves this area.</p>
<p>(vi) <i>The adequacy and proximity of schools and other community facilities.</i></p>	<p>Not applicable</p>
<p>(vii) <i>The creation of a new or worsening of a known pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses.</i></p>	<p>No identified problems to be created or worsened by the proposed development. This site was previously a commercial location and is a reasonable distance from any nearby homes.</p>
<p>(viii) <i>The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i></p>	<p>No flooding or drainage issues noted.</p>
<p>(ix) <i>Impacts on sensitive environments, as identified on Schedule B</i></p>	<p>No sensitive environment identified to be impacted.</p>
<p>(ixA) <i>Impacts on wildlife corridors</i></p>	<p>No wildlife corridors identified to be impacted.</p>
<p>(x) <i>Impacts on known habitat for species at risk</i></p>	<p>No at-risk species habitats identified in the area.</p>
<p>(xA) <i>risks presented by geohazards</i></p>	<p>No risks identified</p>
<p>(xi) <i>the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility right-of-way</i></p>	<p>Not watercourses, wetlands or ROWs on or adjacent to the subject lands.</p>
<p>(xii) <i>negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.</i></p>	<p>No land use conflicts to negative impacts to existing local businesses identified.</p>

Notice of Public Hearing - By-law to Amend the Land use By-law 26-01 and the By-law to Amend the Land Use By-law 26-02

Details

 Published: 02 February 2026

A Public Hearing regarding the By-law to Amend the Land use By-law 26-01 and the By-law to Amend the Land Use By-law 26-02 for the Municipality of Cumberland will be held at **4 pm, Wednesday, February 18th, 2026**, in the Council Chambers of the Upper Nappan Service Centre.

Note that this meeting may be rescheduled or conducted online, visit cumberlandcounty.ns.ca to verify meeting schedule.

By-law to Amend the Land Use By-law 26-01

- Rezone PID 25244914, 150 Junction Rd., Springhill from Mixed-use (CMix) Zone to General Commercial (CGen) Zone.

By-law to Amend the Land Use By-law 26-02

- Rezone a portion of PID 25144049, 3544 Kolbec Rd., Port Howe from Agriculture (AG) Zone to Commercial Recreation (CRec) Zone.

Hearing documents can be viewed at plancumberland.ca/hearings or by contacting our office at 902-667-2313.

Public Hearings are open to the public.

You may participate by submitting comments by email to: Planning@cumberlandcounty.ns.ca or by mail to: Planning Dept, Upper Nappan Service Centre, 1395 Blair Lake Rd, Upper Nappan, NS B4H 3Y4.



COMMITTEE OF THE WHOLE
Public Hearing
Date: February 18th, 2026

TO: Mayor and Council
FROM: Glen Boone, Director of Development and Planning
DATE: February 12th, 2026
SUBJECT: **Public Hearing – By-law to Amend the Land Use By-law 26-01 to rezone PID 25244914, 150 Junction Rd., Springhill from Mixed-use (CMix) Zone to the General Commercial (CGen) Zone**

ORIGIN: On November 20th, 2025, Planning staff received an application to rezone the subject lands, PID 25244914, located at 150 Junction Rd., Springhill from Mixed-use (CMix) Zone to the General Commercial (CGen) Zone.

PID	Location	Current Zone	Proposed Zone	Proposed Use
25244914	Springhill	Mixed-use (CMix)	General Commercial (CGen)	Self Storage Facilities

LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT

MPS 5-11: Council shall, on the zoning map of the Land Use By-law, permit the following zones within the Commercial Designation:

- (a) Downtown Commercial Zone*
- (b) Flood Hazard Zone [CHG-403]*
- (c) General Commercial Zone*
- (d) Highway Commercial Zone*
- (e) Institutional Zone*
- (f) Mixed-use Zone*
- (g) Parks and Open Space Zone*

RECOMMENDATION: No motions to consider at the Public Hearing stage.

BACKGROUND: The subject property, located at 150 Junction Rd., Springhill, is approximately 3965sqm of vacant land. The subject property is zoned Mixed-use, with the surrounding properties zoned Urban Industrial or Mixed-use (CMix). The subject lands are currently designated Commercial.

The property owner is looking to create self-storage facility on the subject lands. The facility would consist of two 20x80ft storage containers, which will house individual self-storage units.



COMMITTEE OF THE WHOLE

Public Hearing

Date: February 18th, 2026

DISCUSSION:

As the current zoning of Mixed-use (CMix) Zone does not permit the development of Self-Storage facilities, the applicant would like to rezone the land to General Commercial. Both the General Commercial Zone and the Mixed-use Zone are permitted within the Commercial Designation, therefore no amendments to the MPS would be required to enable a rezoning. The General Commercial Zone is intended to permit a wide range of commercial uses in an urban setting. The proximity to Springhill, Cumberland County's largest urban center, along with the commercial nature of the proposed use suggest the proposed development and subject lands align cleanly with the policy and intent of the LUB. The lands to the North and West are zoned Urban Industrial (IND).

As the subject lands are located within the old Town of Springhill boundary, the road and therefore driveway approval would fall under the jurisdiction of the Municipality. The applicant has been directed to the Public Works Department to start the process for obtaining commercial driveway approval. As transactions are not intended to occur on-site, there wouldn't be a need for public or staff restrooms. This property was the site of the former NSLC quite a number of years ago, meaning the land was used commercially in the past.

FINANCIAL IMPLICATIONS: No direct financial implications or costs to the Municipality.

ENVIRONMENTAL IMPLICATIONS: No environmental concerns or constraints relating to the proposed development. Open ditch storm water exists along the property frontage, which was recently upgraded. If required, access to municipal sewer and water exists.

COMMUNITY ENGAGEMENT: This public hearing was duly advertised in accordance with MGA Section 206. Notices were placed on the municipal website on February 02, 2026, two weeks prior to the scheduled hearing date. Furthermore, a notice was placed in The Chronicle Herald on February 11, 2026, one week prior to the public hearing and a Planning Notice sign was placed on the property.

ALTERNATIVES:

- Council may defer the issue to a later date
- Request further information
- Reject the proposed amendment based on conflict with a policy in the Municipal Planning Strategy.

ATTACHMENTS:

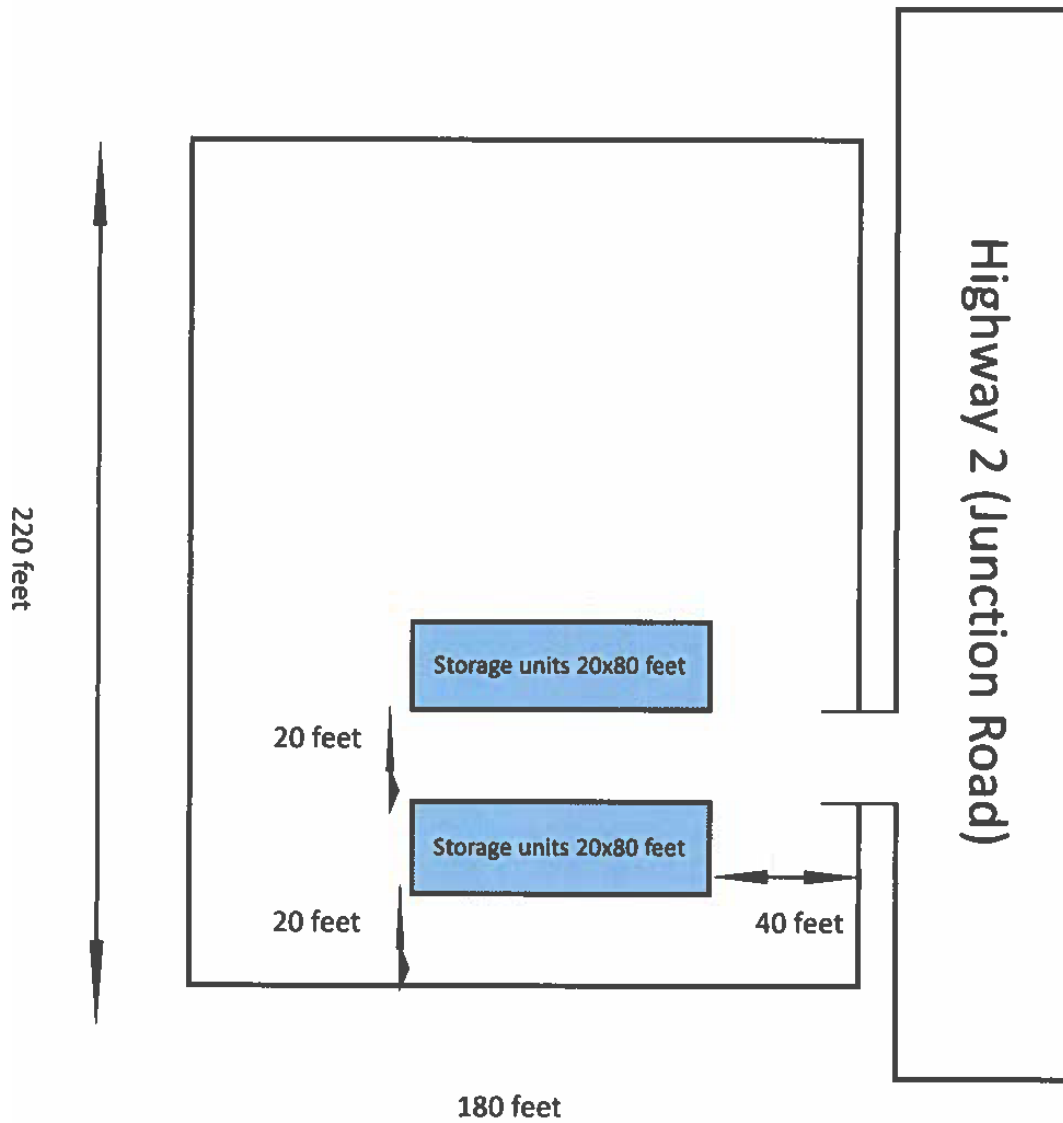
Attachment A: Zoning Map Change
Attachment B: Aerial and Street Images
Attachment C: Concept Site Plan
Attachment D: Policy Review

Attachment B: Aerial and Street Images



Attachment C: Concept Site Plan

150 Junction Road Site Plan





COMMITTEE OF THE WHOLE

Public Hearing

Date: February 18th, 2026

Attachment D: Policy Review

The tables below reflect the comments of Staff’s Policy review on the enabling policies of the proposed rezoning. Each table addresses a different enabling policy, including all relevant sub-clauses.

MPS 5-35 Council shall consider proposals to rezone lands in the Commercial Designation to any other zone permitted in that designation. Council shall not approve the rezoning unless Council is satisfied.	
Requirement	Comment
<i>(a) if the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104.</i>	No
<i>(b) The proposed change is not prohibited by any other policy in this plan.</i>	This rezoning is not prohibited by other policy
<i>(c) the purpose of the proposed zone is consistent with the location and the characteristics of the lands;</i>	Proposed zone is consistent with location characteristics
<i>(cA) the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards</i>	No wildlife corridors or geohazards noted in the area
<i>(d) The Proposal meet the general criteria for amending the Land Use By-law, set out in Policy -19</i>	Yes, see analysis below for full review.

The following policy reviewed outlines the applications conformance with Policy 6-19 of the MPS, which determines the circumstances in which Council is required to consider an amendment to the LUB.

MPS 6-19 Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal;	
Requirement:	Comment:
<i>(a) Is consistent with the intent of this Municipal Planning Strategy</i>	yes
<i>(b) Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.</i>	Does not conflict
<i>(c) Is not premature or inappropriate due to:</i>	
<i>(i) The ability of the Municipality to absorb the public costs related to the project.</i>	No public costs associated with the project
<i>(ii) Impacts on existing drinking water supplies, both private and public.</i>	No impacts identified
<i>(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services</i>	Central water and sewage services are adequate for the location, obtaining connections to the Municipal system is the responsibility of the property owner. The property owner has had some preliminary discussions with Public Works Staff to confirm services availability.



COMMITTEE OF THE WHOLE

Public Hearing

Date: February 18th, 2026

<p>(iv) <i>The creation of any excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal</i></p>	<p>No excessive traffic hazards or congestion noted. At development permitting stage, access for a commercial drive will be discussed with MCC Public Works. Internal staff discussions with Director of PW and they do not anticipate any issues.</p>
<p>(v) <i>The adequacy of fire protective services and equipment;</i></p>	<p>Adequate fire services provided. New Fire Hall serves this area.</p>
<p>(vi) <i>The adequacy and proximity of schools and other community facilities.</i></p>	<p>Not applicable</p>
<p>(vii) <i>The creation of a new or worsening of a known pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses.</i></p>	<p>No identified problems to be created or worsened by the proposed development. This site was previously a commercial location and is a reasonable distance from any nearby homes.</p>
<p>(viii) <i>The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i></p>	<p>No flooding or drainage issues noted.</p>
<p>(ix) <i>Impacts on sensitive environments, as identified on Schedule B</i></p>	<p>No sensitive environment identified to be impacted.</p>
<p>(ixA) <i>Impacts on wildlife corridors</i></p>	<p>No wildlife corridors identified to be impacted.</p>
<p>(x) <i>Impacts on known habitat for species at risk</i></p>	<p>No at-risk species habitats identified in the area.</p>
<p>(xA) <i>risks presented by geohazards</i></p>	<p>No risks identified</p>
<p>(xi) <i>the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility right-of-way</i></p>	<p>Not watercourses, wetlands or ROWs on or adjacent to the subject lands.</p>
<p>(xii) <i>negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.</i></p>	<p>No land use conflicts to negative impacts to existing local businesses identified.</p>



**COUNCIL
FIRST READING**

Date: January 28th, 2026

TO: Mayor and Council
FROM: Glen Boone, Director of Development and Planning
DATE: January 16, 2026
SUBJECT: **First Reading – By-law to Amend the Land Use By-law 26-01 to rezone PID 25244914, 150 Junction Rd., Springhill from Mixed-use (CMix) Zone to the General Commercial (CGen) Zone**

ORIGIN: On November 20th, 2025, Planning staff received an application to rezone the subject lands, PID 25244914, located at 150 Junction Rd., Springhill from Mixed-use (CMix) Zone to the General Commercial (CGen) Zone.

PID	Location	Current Zone	Proposed Zone	Proposed Use
25244914	Springhill	Mixed-use (CMix)	General Commercial (CGen)	Self Storage Facilities

LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT

MPS 5-11: Council shall, on the zoning map of the Land Use By-law, permit the following zones within the Commercial Designation:

- (a) Downtown Commercial Zone
- (b) Flood Hazard Zone [CHG-403]
- (c) General Commercial Zone
- (d) Highway Commercial Zone
- (e) Institutional Zone
- (f) Mixed-use Zone
- (g) Parks and Open Space Zone

RECOMMENDATION: That Council approve First Reading of the By-law to Amend the Land Use By-law 26-01 to rezone PID 25244914, 150 Junction Rd., Springhill from Mixed-use (CMix) Zone to General Commercial (CGen) Zone AND to schedule a Public Hearing.

BACKGROUND: The subject property, located at 150 Junction Rd., Springhill, is approximately 3965sqm of vacant land. The subject property is zoned Mixed-use, with the surrounding properties zoned Urban Industrial or Mixed-use (CMix). The subject lands are currently designated Commercial.

The property owner is looking to create self-storage facility on the subject lands. The facility would consist of two 20x80ft storage containers, which will house individual self-storage units.



COUNCIL

FIRST READING

Date: January 28th, 2026

DISCUSSION:

As the current zoning of Mixed-use (CMix) Zone does not permit the development of Self-Storage facilities, the applicant would like to rezone the land to General Commercial. Both the General Commercial Zone and the Mixed-use Zone are permitted within the Commercial Designation, therefore no amendments to the MPS would be required to enable a rezoning. The General Commercial Zone is intended to permit a wide range of commercial uses in an urban setting. The proximity to Springhill, Cumberland County's largest urban center, along with the commercial nature of the proposed use suggest the proposed development and subject lands align cleanly with the policy and intent of the LUB. The lands to the North and West are zoned Urban Industrial (IND).

As the subject lands are located within the old Town of Springhill boundary, the road and therefore driveway approval would fall under the jurisdiction of the Municipality. The applicant has been directed to the Public Works Department to start the process for obtaining commercial driveway approval. As transactions are not intended to occur on-site, there wouldn't be a need for public or staff restrooms. This property was the site of the former NSLC quite a number of years ago, meaning the land was used commercially in the past.

FINANCIAL IMPLICATIONS: No direct financial implications or costs to the Municipality.

ENVIRONMENTAL IMPLICATIONS: No environmental concerns or constraints relating to the proposed development. Open ditch storm water exists along the property frontage, which was recently upgraded. If required, access to municipal sewer and water exists.

COMMUNITY ENGAGEMENT: If Council approves, a public hearing would be held on the above matter, at a future Council meeting. In accordance with MGA Section 206, notices will be placed on the municipal website two weeks prior to the scheduled date. Furthermore, a notice will be placed in a locally circulated newspaper at least one week prior to the public hearing and a Planning Notice sign will be placed on the property.

ALTERNATIVES:

- Council may defer the issue to a later date
- Request further information
- Reject the proposed amendment based on conflict with a policy in the Municipal Planning Strategy.

ATTACHMENTS:

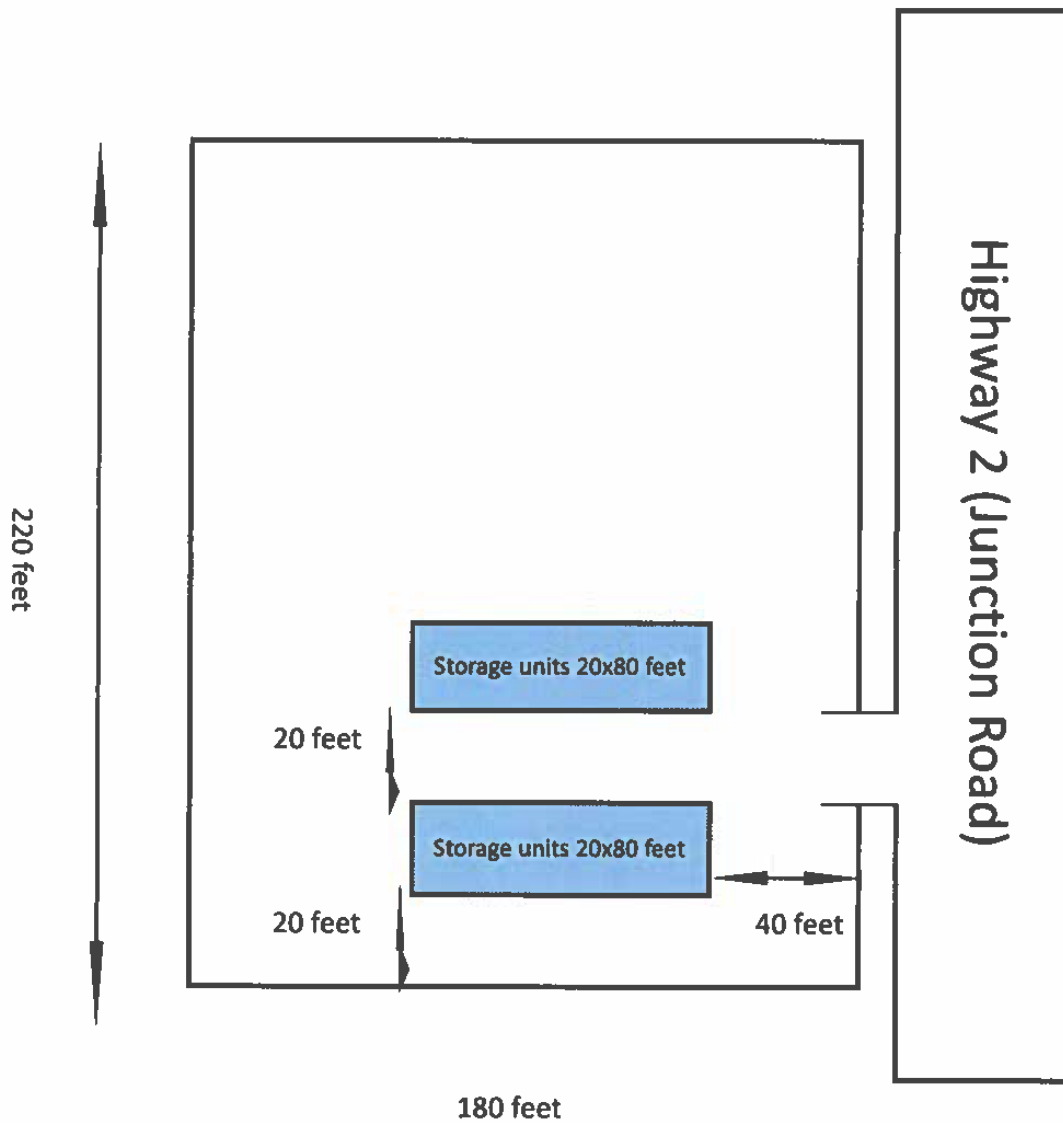
Attachment A: Zoning Map Change
Attachment B: Aerial and Street Images
Attachment C: Concept Site Plan
Attachment D: Policy Review

Attachment B: Aerial and Street Images



Attachment C: Concept Site Plan

150 Junction Road Site Plan





COUNCIL

FIRST READING

Date: January 28th, 2026

Attachment D: Policy Review

The tables below reflect the comments of Staff's Policy review on the enabling policies of the proposed rezoning. Each table addresses a different enabling policy, including all relevant sub-clauses.

MPS 5-35 Council shall consider proposals to rezone lands in the Commercial Designation to any other zone permitted in that designation. Council shall not approve the rezoning unless Council is satisfied.	
Requirement	Comment
<i>(a) if the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104.</i>	No
<i>(b) The proposed change is not prohibited by any other policy in this plan.</i>	This rezoning is not prohibited by other policy
<i>(c) the purpose of the proposed zone is consistent with the location and the characteristics of the lands;</i>	Proposed zone is consistent with location characteristics
<i>(cA) the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards</i>	No wildlife corridors or geohazards noted in the area
<i>(d) The Proposal meet the general criteria for amending the Land Use Bylaw, set out in Policy -19</i>	Yes, see analysis below for full review.

The following policy reviewed outlines the applications conformance with Policy 6-19 of the MPS, which determines the circumstances in which Council is required to consider an amendment to the LUB.

MPS 6-19 Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal;	
Requirement:	Comment:
<i>(a) Is consistent with the intent of this Municipal Planning Strategy</i>	yes
<i>(b) Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.</i>	Does not conflict
<i>(c) Is not premature or inappropriate due to:</i>	
<i>(i) The ability of the Municipality to absorb the public costs related to the project.</i>	No public costs associated with the project
<i>(ii) Impacts on existing drinking water supplies, both private and public.</i>	No impacts identified
<i>(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services</i>	Central water and sewage services are adequate for the location, obtaining connections to the Municipal system is the responsibility of the property owner. The property owner has had some preliminary discussions with Public Works Staff to confirm services availability.



COUNCIL

FIRST READING

Date: January 28th, 2026

<p>(iv) <i>The creation of any excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal</i></p>	<p>No excessive traffic hazards or congestion noted. At development permitting stage, access for a commercial drive will be discussed with MCC Public Works. Internal staff discussions with Director of PW and they do not anticipate any issues.</p>
<p>(v) <i>The adequacy of fire protective services and equipment;</i></p>	<p>Adequate fire services provided. New Fire Hall serves this area.</p>
<p>(vi) <i>The adequacy and proximity of schools and other community facilities.</i></p>	<p>Not applicable</p>
<p>(vii) <i>The creation of a new or worsening of a known pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses.</i></p>	<p>No identified problems to be created or worsened by the proposed development. This site was previously a commercial location and is a reasonable distance from any nearby homes.</p>
<p>(viii) <i>The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i></p>	<p>No flooding or drainage issues noted.</p>
<p>(ix) <i>Impacts on sensitive environments, as identified on Schedule B</i></p>	<p>No sensitive environment identified to be impacted.</p>
<p>(ixA) <i>Impacts on wildlife corridors</i></p>	<p>No wildlife corridors identified to be impacted.</p>
<p>(x) <i>Impacts on known habitat for species at risk</i></p>	<p>No at-risk species habitats identified in the area.</p>
<p>(xA) <i>risks presented by geohazards</i></p>	<p>No risks identified</p>
<p>(xi) <i>the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility right-of-way</i></p>	<p>No watercourses, wetlands or ROWs on or adjacent to the subject lands.</p>
<p>(xii) <i>negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.</i></p>	<p>No land use conflicts to negative impacts to existing local businesses identified.</p>