



PART C REGIONAL PLAN - SECTION C1
Growth Management and
Infrastructure

SECTION C1

Growth Management and Infrastructure

One of the main goals of growth management in East Hants is to minimize or prevent urban sprawl. This is accomplished in two ways: by promoting a compact, contiguous form of urban development in the existing urban areas and by designating areas where future growth will occur. A growth management area is one implementation tool used to achieve a compact development form. Growth management boundaries have been established in existing urban areas, or areas where there is a concentration of development. Generally, development within a Growth Management Area is serviced by municipal water and wastewater infrastructure, as well as public road maintenance and other services. The exceptions to this include Milford, which is serviced with wastewater services only, and Mount Uniacke, which has on-site septic and water systems. The Mount Uniacke area has been designated as an unserviced Growth Management Area. By directing growth, Council will better manage the impact on existing communities and allow for a more efficient delivery of Municipal infrastructure and community services.

Policy Goal

It is a goal of Council to contain urban development within the areas where basic services such as water and wastewater facilities or road maintenance can be adequately and cost effectively supplied. Council's intent is to promote urban development within a defined area and to create a compact, contiguous urban form, thereby increasing the level of efficiency for the delivery of Municipal services and infrastructure.

Policy Statements

- GM1.** Council shall establish Growth Management Areas for the purpose of containing urban development in the areas where water and wastewater services are available, and to optimize the density of development for maximum efficiency in providing services and infrastructure.
- GM2.** Growth Management Areas shall be identified where there is an existing serviced area or a significant concentration of development.
- GM3.** Council shall discourage development that requires or encourages urbanization of lands not designated as either Growth Management or Growth Reserve Areas.
- GM4.** Council shall not permit the use of on-site sanitary systems in all new residential development occurring within an identified serviceable boundary.

South Corridor & Commercial Growth Management Area

Policy Goal

Council's goal is to promote and encourage a combination of residential and commercial growth within the portion of the communities of Enfield, Elmsdale, Belnan, and Lantz where Municipal water and wastewater services are provided, and within identified commercial growth areas. Municipal Council intends to encourage infill development within this area to provide Municipal services and infrastructure in an efficient and cost-effective manner.

Policy Statements

GM5. Council shall identify and adopt a Growth Management Area for the areas of Enfield, Elmsdale, Belnan, and Lantz where Municipal water and wastewater services are available. This area shall be known as the South Corridor & Commercial Growth Management Area and is shown as Figure

3.1.

GM6. Council shall establish the South Corridor & Commercial Growth Management Area as the serviceable boundary for the communities of Enfield, Elmsdale, Belnan, and Lantz where Municipal water and wastewater services are available.

GM7. Council shall encourage both residential and commercial development within the South Corridor and Commercial Growth Management Area.

Milford Growth Management Area

Policy Goal

Council's goal is to promote and encourage a combination of residential and commercial growth within the portion of Milford serviced by Municipal wastewater services.

Policy Statements

GM8. Council shall identify and adopt a Growth



Figure 3.1

South Corridor & Commercial Growth Management Area



Figure 3.2
Milford Growth Management Area

Management Area for the area of Milford where Municipal wastewater services are available. This area shall be known as the Milford Growth Management Area and is shown as Figure 3.2.

- GM9.** Council shall establish the Milford Growth Management Area as the serviceable boundary for the community of Milford where Municipal wastewater services are available.
- GM10.** Council shall encourage both residential and commercial development within the Milford Growth Management Area.
- GM11.** Council shall consider completing a feasibility study of providing the Milford Growth Management Area with Municipal water services if development pressure warrants the study.

Shubenacadie Growth Management Area

Policy Goal

Council's goal is to promote and encourage a combination of residential and commercial growth within the portion of Shubenacadie serviced by Municipal water and wastewater services.

Policy Statements

- GM12.** Council shall identify and adopt a Growth Management Area for the area of Shubenacadie where Municipal water and wastewater services are available. This area shall be known as the Shubenacadie Growth Management Area and is shown as Figure 3.3.
- GM13.** Council shall establish the Shubenacadie

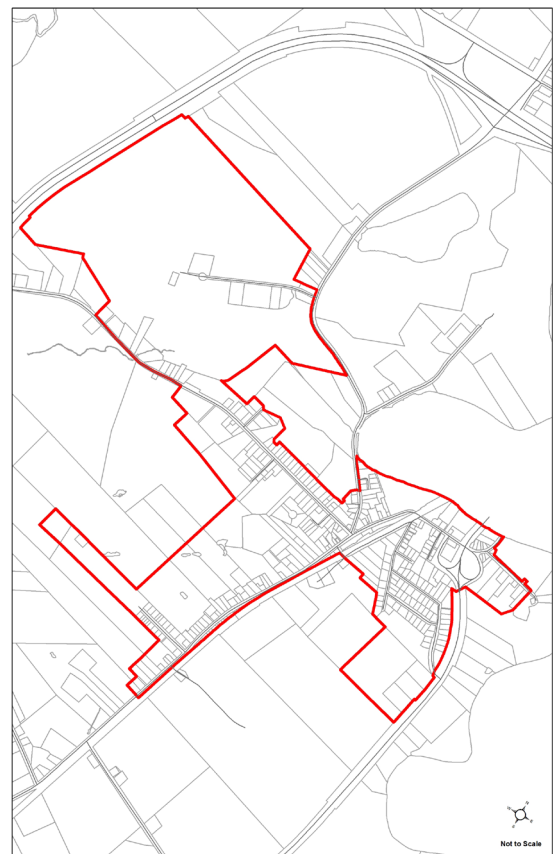


Figure 3.3
Shubenacadie Growth Management Area

Growth Management Area as the serviceable boundary for the community of Shubenacadie where Municipal water and wastewater services are available.

GM14. Council shall encourage both residential and commercial development within the Shubenacadie Growth Management Area.

Mount Uniacke Growth Management Area

Policy Goal

Council's goal is to promote and encourage a combination of residential and commercial growth within designated portions of Mount Uniacke by establishing a Growth Management Area. The purpose of the Mount Uniacke Growth Management Area is unique in that it is intended to act as both a growth management area and growth reserve area simultaneously. Sidewalk construction is not required in the Mount Uniacke Growth Management Area as Municipal water and wastewater services are not installed. Road paving is required to reduce the occurrence of problems experienced in the past and to improve level of service to residents.

Policy Statements

GM15. Council shall identify and adopt a Growth Management Area for the Mount Uniacke area. The Mount Uniacke Growth Management Area is shown as Figure 3.5.

GM16. Council shall encourage both residential and commercial development within the Mount Uniacke Growth Management Area.

GM17. Council shall consider the provision of Municipal water and wastewater infrastructure only when the development density within the Mount Uniacke Growth Management Area dictates the need and it is in the financial capabilities of the Municipality to do so. A feasibility study shall be conducted by a qualified professional to determine the financial

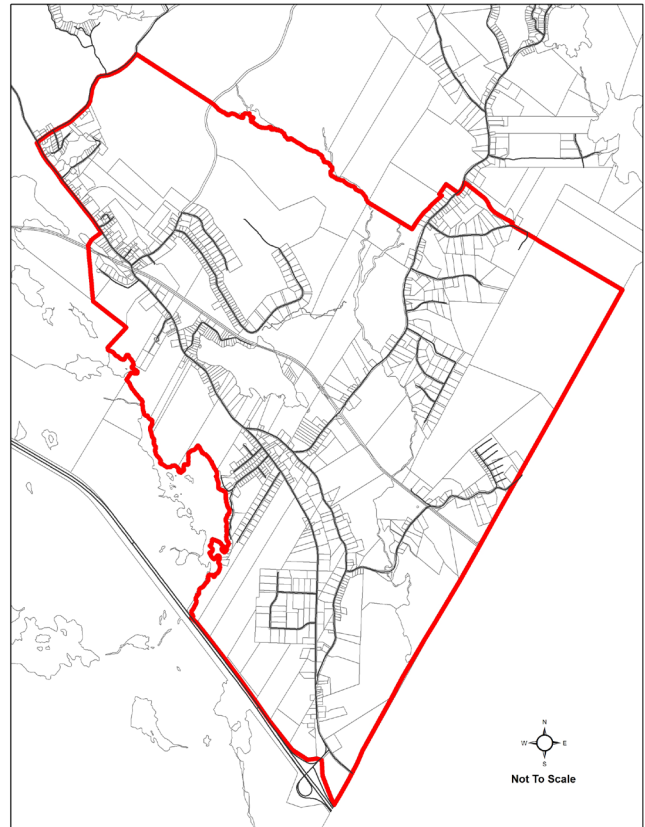


Figure 3.4
Mount Uniacke Growth Management Area

and environmental impacts of installing Municipal services when Council determines that Municipal water and wastewater infrastructure should be considered and evaluated for the Mount Uniacke Growth Management Area.

Future Urban Development

The effective management of urban growth requires an awareness of where both short-term and future development is likely to occur based on existing development patterns. In reviewing existing development patterns in East Hants, and considering a number of growth management issues, Growth Reserve Areas have been identified. Growth Reserve Areas are not yet developed to the extent of the Growth Management Areas, however, should additional land be needed for urbanization, the Growth Reserve Areas will be ideally suited for development. The Growth Reserve Areas also provide for the logical expansion of services in a cost effective and efficient manner.

The Growth Reserve Areas are intended to be developed only at a point when the Municipality requires additional land for development. The critical factors in achieving this goal will be policies addressing the extension of water and wastewater services and transportation infrastructure. Without such policies, the spirit of growth management is virtually impossible to achieve.

By adopting Growth Reserve Areas and respecting their purpose, the Municipality is attempting to fulfill its obligation to the residents of East Hants to ensure the sustainability of the Municipality and its communities. A growth management approach to development allows for the natural progression of growth while protecting the inherent integrity of the Municipality.

Growth Reserve Areas

Policy Goal

It is the goal of Council to designate portions of land where future urban development will be directed and accordingly, where Municipal services and infrastructure may eventually be provided. These Growth Reserve Areas are considered to have the highest and most logical potential for future residential and commercial development.

Policy Statements

- GM18.** Council shall establish Growth Reserve Areas for the purpose of directing future growth into appropriate areas for future residential or commercial development.
- GM19.** Council shall limit development in the Growth Reserve Areas to prevent sprawl which will make it difficult and costly for the Municipality to service the Growth Reserve Areas in the future.
- GM20.** Council shall restrict extensive development that requires or encourage the urbanization of lands within the Growth Reserve Areas until one or all of the following conditions are present:
- a) The development density of the Growth Management Areas reaches the desired capacity, as determined by the study requirement outlined in the policies for Growth Management Area and Growth Reserve Area Expansion;
 - b) It is in the significant overall best interest of the Municipality to extend services into a Growth Reserve Area; or
 - c) The Municipality and its taxpayers can absorb the costs for providing water and wastewater services in the Growth Reserve Area.
- GM21.** Council shall regulate the pattern of development in the Growth Reserve

Areas to accommodate future urban development and to keep intact large parcels of land that would permit an efficient method of providing Municipal water and wastewater services in the future. Council shall regulate, through the Land Use Bylaw and Subdivision Bylaw:

- a) Lot size;
- b) Lot frontage;
- c) Location of structures on a lot;
- d) The number and type of new roads permitted.

Belnan Growth Reserve Area

Policy Goal

Council's goal is to allocate a portion of Belnan to accommodate future residential growth.

Policy Statements

GM22. Council shall identify and adopt a Growth Reserve Area for a portion of Belnan, north of Highway 102, as identified in Figure 3.6.

Grand Lake/Horne Settlement Growth Reserve Area

Policy Goal

Council's goal is to allocate a portion of Grand Lake/Horne Settlement to accommodate future residential and commercial growth.

Policy Statements

GM23. Council shall identify and adopt a Growth Reserve Area for a portion of Grand Lake/Horne Settlement, north of Highway 102, as identified in Figure 3.7.

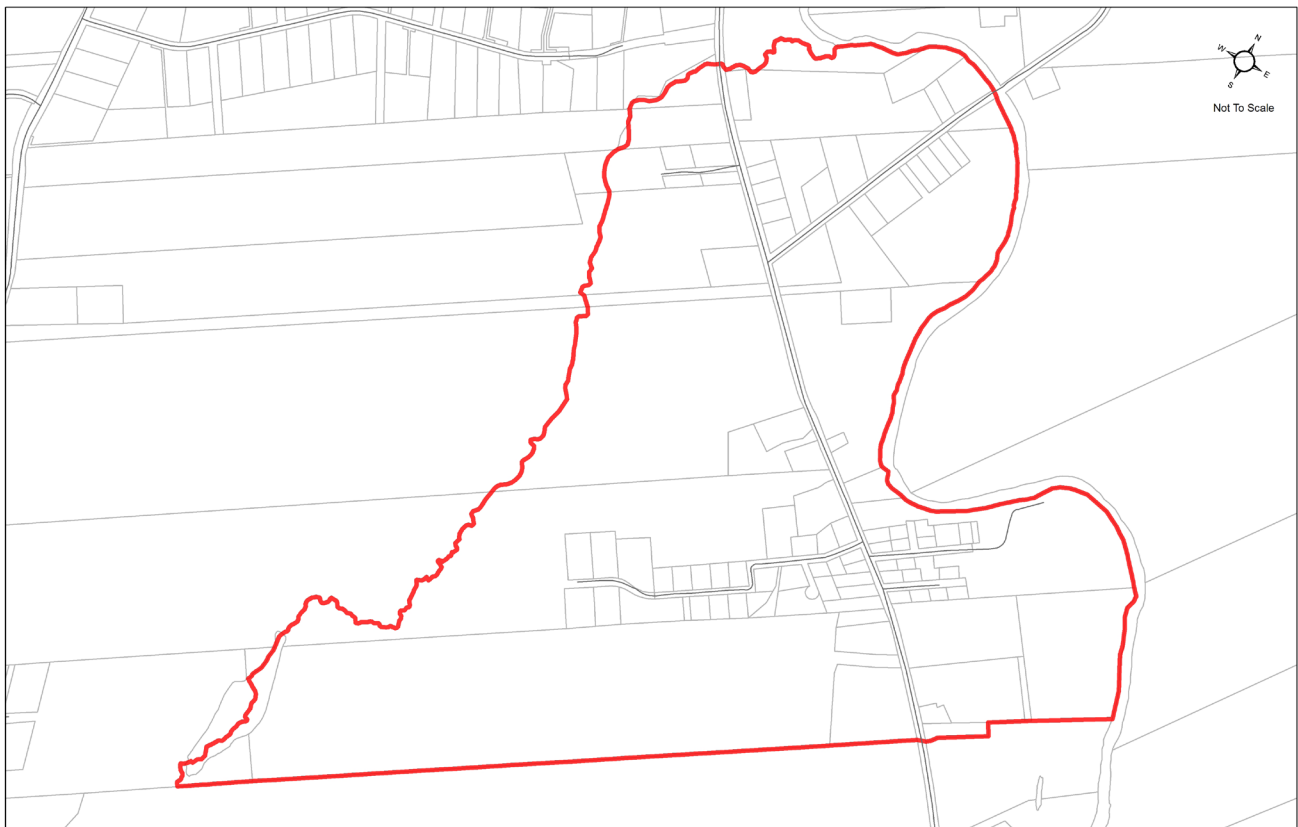


Figure 3.6

Belnan Growth Reserve Area

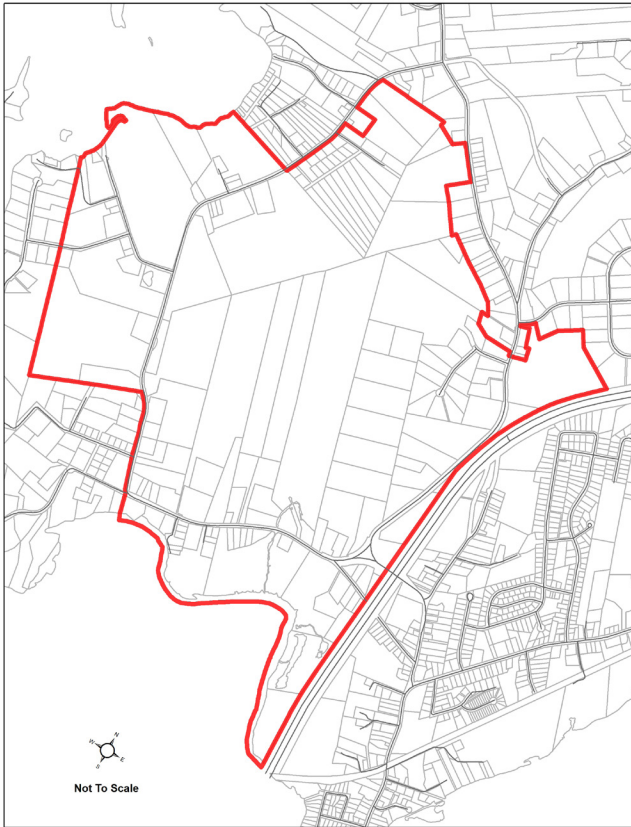


Figure 3.7
Grand Lake/Horne Settlement Growth Reserve Area

Lantz Growth Reserve Area

Policy Goal

Council's Goal is to allocate the remaining portions of Lantz, north of Highway 102, to accommodate future residential and commercial growth.

Policy Statements

GM24. Council shall identify and adopt a Growth Reserve Area for a portion of Lantz, north of Highway 102, as identified in Figure 3.8.

GM25. Council shall work with property owners in the Lantz Growth Reserve Area to create a Comprehensive Master Plan for the growth reserve area prior to any future development occurring.



Figure 3.8
Lantz Growth Reserve Area
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Growth Management Area and Growth Reserve Area Expansion

Policy Goal

Residential and commercial development is affected by a number of factors beyond the scope of planning. Council's goal is to provide for flexibility to review and modify Growth Management Areas and Growth Reserve Areas when it is determined to be in the best overall interest of the Municipality.

Policy Statements

GM26. Council may undertake a study to review the existing boundaries of the Growth Management Areas and Growth Reserve Areas as determined necessary.

GM27. To ensure all growth management boundaries and growth reserve boundaries are positioned to keep current with changing community needs, Municipal Council may expand or reduce existing boundaries, create new Growth Management Areas and Growth Reserve Areas, provided a detailed impact assessment study of the financial, social, environmental, and agricultural implications demonstrates it is in the overall best interest of the Municipality to do so. This study shall include, but is not limited to, the following requirements:

- a) Determine the population density within the Growth Management Areas, Growth Reserve Areas, and rural areas of the Municipality;
- b) Identify the remaining supply of serviced land and the anticipated rate of the consumption;
- c) Determine the desired density required to achieve optimal efficiency and cost effectiveness in the delivery of services and infrastructure;
- d) Determine the ability to provide "soft"

services such as schools, police, and fire protection;

- e) Identify the environmental impacts which may occur as a result of increased development activity;
- f) Determine the adequacy of transportation routes;
- g) Determine the ability to provide adequate recreation and open space opportunities;
- h) Identify the financial costs associated with modification of existing boundaries;
- i) Identify if the development pattern is desirable;
- j) Identify environmental considerations related to the long-term integrity of the water and wastewater;
- k) Identify the agricultural impacts, through an Agricultural Impact Study, where the proposed expansion or contraction of existing boundaries could involve or directly abut (excluding roads) Agricultural Reserve (AR) Zoned lands; and
- l) Identify the other planning related concerns as applicable.

Infrastructure Charges

Policy Goal

Council recognizes the significant costs of development as they relate to infrastructure, Council's goal is to minimize the impact of these costs on the existing users through infrastructure charges.

Policy Statements

GM28. Council shall require the costs and responsibilities of installing new water and wastewater services to be borne by the land developer to minimize the effects on

existing users,

GM29. With the intention of ensuring capacity is available for adjacent future development, Council shall institute an oversizing policy for Municipal infrastructure such as water and wastewater lines, through the provisions of the Municipal standards.

GM30. Council has adopted an Infrastructure Charges Bylaw and provisions within the Subdivision Bylaw with the intent of recovering the costs associated with the provision and maintenance of Municipal water and wastewater infrastructure. This Bylaw outlines infrastructure charges which shall apply to the subdivision of new lots and user fees which shall be applied when a change of use and/or the development of a vacant lot occurs.

Infrastructure

The policies of this section are intended to outline the Municipality's objectives relating to the provision of infrastructure in East Hants. In particular this section deals with communication towers and antenna and buried electrical and communication cables.

Council is expressing its desire to protect sensitive areas of the Municipality from communication towers and antenna by providing policy to encourage the locating of communication facilities in appropriate locations.

Council understands the advantages associated with the undergrounding of electrical and communication cables. Council also understands that there is an additional cost burden associated with the undergrounding of cables. The policy in this section sets out Council's direction for developers with regards to the undergrounding of cables.

Communication Towers and Antenna

Wireless communication, whether it is a cell phone, radio, or wireless internet, is playing an increasingly important role in the development of communities striving for sustainability and the ability to support modern business communication requirements into the future.

Applications for communication facilities fall under the jurisdiction of Industry Canada. Policies put into place by Industry Canada require that the proponent of a new communication or amended facility which is subject to federal approval must consult with the municipality and indicate whether the municipality agrees with the application. The consultation process is designed to allow

communities to influence the installation of a communication tower.

The purpose of this policy is to provide guidance for the siting of communication towers in East Hants and to create a clear procedure for public participation in the review of such proposals.

Siting of Communication Towers and Antenna

The purpose of these policies are to establish general guidelines for the siting of towers and antennae. The policies will not have the status of a zoning bylaw nor do the criteria have the status of zoning regulations. These policies are intended to provide guidance and direction to staff when dealing with the siting of communication facilities. The ultimate regulatory authority for such facilities/structures lies with the governing federal body.

Policy Goal

Council's goal is to encourage new communication towers and antenna to be located away from the sensitive areas of the Municipality and to direct proponents of this infrastructure to locate in appropriate locations, as defined by the following policy.

Policy Statements

GM31. When considering proposals for the siting of communication towers and antennae, it shall be the policy of Council to promote the following objectives:

- a)** To protect residential areas and land uses by encouraging stealth tower design, location choice, tower height and landscaping to minimize the visual and aesthetic impacts;
- b)** To protect residential areas and areas with an institutional use, If a tower is to be located on land zoned R1, R2 or IU, proponents are encouraged to set back the tower a distance of twice the tower height from the property boundaries;

- c) To encourage the protection of those areas important to tourism in East Hants including but not limited to Burntcoat Head, Maitland, Views to and from the Fundy Shoreline, Uniacke Estates, Courthouse Hill and the Walton Lighthouse;
- d) To provide for wireless telecommunications facilities in order to promote economic development and meet the business and safety needs of residents and the traveling public;
- e) To promote and encourage co-location on existing and new towers as an option rather than construction of additional single-antenna towers, and to reduce the number of such structures needed in the future; and
- f) Where new towers are required, to encourage the siting of these towers in existing commercial and industrial zones in East Hants including the Business Park (BP) and Highway Commercial (HC) zones.

Notification Requirements for Communication Towers and Antenna

All communication facilities that are not otherwise exempted with CPC-2-0-03, as amended from time to time, require a license from Industry Canada, including alterations or additions to existing facilities, shall notify East Hants in writing.

Policy Goal

Council's goal is to encourage an open and transparent consultation process for new communication towers and antenna in residential areas of the Municipality. Council's goal is also to make the process easier when siting communication towers and antenna in the business parks to encourage proponents to site in these locations.

Policy Statements

- GM32.** It shall be a policy of Council to require communication proponents to follow the notification and submission requirements of Industry Canada as required in CPC-2-0-03 as amended from time to time, unless otherwise required by policy within this East Hants Municipal Planning Strategy.
- GM33.** It shall be the policy of Council to not require any public consultation for proposed telecommunication and broadcasting antenna systems to be located on a site zoned Business Park (BP).
- GM34.** It shall be the policy of Council to require telecommunication and broadcasting antenna system proponents to hold a public meeting within the community of a proposed new tower and significant alteration to an existing tower, unless exempt by CPC-2-0-03 as amended from time to time, if that tower is to be located in a residential zoned neighbourhood, in the Growth Management and Growth Reserve Areas. The public consultation process shall include:
 - a) The proponent will distribute a notice to those property owners within 300 m of the property where the proposed tower is to be located;
 - b) If an adjacent Municipality falls within the notification area, a notice is to be sent to the adjacent Municipality;
 - c) A sign shall be erected by the applicant on the proposed site a minimum of two weeks prior to the public meeting and shall include the meeting details and contact information for both the applicant and East Hants;
 - d) A notice of the public meeting will be published in a local newspaper, by the proponent, a minimum of two weeks prior to the meeting;

- e) Notification of the date, time and location of the public meeting shall be provided to East Hants a minimum of two weeks prior to the meeting;
- f) At the meeting the proponent will explain the application and hear the concerns expressed by the public; and
- g) Following the meeting the applicant must submit to Municipal Staff, in writing, the concerns expressed by the public and how the applicant intends to address these concerns.

cables are vulnerable to damage from weather and accidents. They also obstruct workers trimming street trees and are generally considered unattractive. Moving them underground makes for attractive streetscapes, allows more urban forest cover, and improves the reliability of service.

Policy Goal

Council’s goal is to encourage the undergrounding of electrical power and communication cables to protect and enhance the visual character of the Municipality.

Electrical and Communication Cables

Undergrounding refers to the replacement of overhead cables providing electrical power or telecommunications, with underground cables. Overhead power lines and telecommunications

Policy Statements

GM35. Council may consider future amendments to the Subdivision Bylaw to require the underground placement of some or all electrical and communication lines within street right-of-ways.

Policy	Amendment Date	Description