



SECTION C5

# Parks, Open Space, & Public Facilities

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Public places, recreation amenities, and parks have had an integral role in community life for centuries. Some of the earliest planned communities were designed using public buildings and “green space” as an anchor for the community. The location and nature of open space and public facilities was considered a key element in creating and maintaining healthy, viable neighbourhoods for community members.

## Future Land Use and Zone Provisions Policy Goal

Council shall, through the Community Use (CU) Designation, begin to address long-term community use needs by identifying existing and future areas for open space and public facilities for the purpose of providing communities with amenities essential to their sustainability and development.

## Policy Statements

- OS1.** Council shall establish the Community Use (CU) Designation, and corresponding Institutional Use (IU) and Open Space (OS) Zones, to provide communities with current and future public services and facilities; open space and other recreational resources that are essential to the social sustainability of the Municipality.
- OS2.** Council shall identify the Community

Use (CU) Designation as indicated by the Official Generalized Future Land Use (GFLUM) Maps.

- OS3.** Council shall, through the Community Use (CU) Designation and Generalized Future Land Use (GFLUM) maps, identify future open-space and public facilities as part of the Municipality’s longterm open space development and management efforts.

## Open Space and Park Development Policy Goal

Council’s goal is to ensure all new and existing communities are developed with parkland to enhance the natural and built environment and to provide recreational opportunities for all residents.

## Policy Statements

- OS4.** Council, through a Parks Master Plan, shall ensure that every community has access to parkland.
- OS5.** Council shall take measures to develop a Municipal-wide parks system consisting of a range of park styles:
- a) Neighbourhood Parks:** open space land and related facilities serving area residents including playgrounds, manicured grounds, fields, or wooded areas, and storage buildings and shelters associated with the open space use.
  - b) Community Parks:** larger natural and/or landscaped areas serving the needs

of the community including special features such as playgrounds, bicycle paths, swimming or wading pools, picnic tables, paths, gardens, sport facilities and associated parking areas and washroom facilities.

- c) **Regional Parks:** large areas providing a wide range of recreational opportunities and facilities suitable to having regional appeal.
- d) **Urban Greenspace:** passive areas that may be landscaped or left in their natural condition. Users may be provided with such things as benches and walkways through linear green spaces.
- e) **Conservation Areas:** wilderness places, special habitats for endangered or rare flora or fauna containing one or more regional ecosystems, geological formations, or sites of archaeological significance.
- f) **Heritage Spaces:** areas of historic, cultural, or aesthetic significance. These include non-recreation needs wilderness, ecological reserves, and environmentally sensitive nature reserves.

- OS6. Council shall take measures to ensure that parkland and open space amenities are maintained and enhanced where necessary to offer safe, comfortable, healthy, and useable open space resources for the community.
- OS7. Council shall consider the acquisition of lands for open space purposes where the Municipality has identified a need for neighbourhood or community-based parklands or lands supporting trails development.
- OS8. Council shall require all subdivisions of lakefront properties, in excess of 5 lots, allow for a point of access for public use of the lake for swimming, boating, fishing, and other water-based recreational

activities.

- OS9. Council shall work with the Province on the future development of important crown-owned properties that have been identified through the Parks Master Plan as being important to development of a park system in East Hants. Council shall furthermore designate these properties as Community Use (CU) on the Generalized Future Land Use Maps and zone the same properties as Open Space (OS) on the Land Use Bylaw Maps.
- OS10. Council shall work with developers and property owners towards the goal of protecting old growth tree stands as part of East Hants' efforts to preserve natural heritage resources and to protect the natural environment of East Hants.

### Trail Development Policy Goal

Council's goal is to provide a variety of trails accessible to all East Hants residents and to look at future linkages and trail development options as part of the Parks Master Plan.

### Policy Statements

- OS11. Council shall adopt the Nova Scotia Federation Manual, Developing Recreation Trails in Nova Scotia, as the standard in East Hants for trail development.
- OS12. Council shall support the long-term development of a middle trail that will connect the communities of Enfield, Elmsdale, and Lantz.
- OS13. Council shall encourage the development of a shore line trail along the Shubenacadie River and Nine Mile River where new development occurs.

## Subdivision Open Space Dedication Policy Goal

Council's goal is to ensure that lands transferred to the Municipality, through the open space dedication process of the Subdivision Bylaw, serve the community's open space and recreational needs and enhance the overall quality and natural character of the community.

## Policy Statements

- OS14.** Council shall require open space dedication by the subdivider under the Subdivision Bylaw to provide for open space resources for the community.
- OS15.** Council shall require that a subdivider transfer to the Municipality, land meeting the "useable land" definition or an "equivalent value" as defined in the Subdivision Bylaw, for community open space purposes.
- OS16.** Council shall, pursuant to the Subdivision Bylaw, require that a subdivider transfer:
- a) 10% of the land shown on the final plan of subdivision for open space purposes where Municipal water and wastewater services are available;
  - b) 5% of the land shown on the final plan of subdivision for open space purposes where Municipal water and/or wastewater services are not available, except:
    - i) Where final plans of subdivision show 5 lots or less, or 4 lots and a remainder, the Subdivider shall be exempt from open space dedication.
    - ii) Where final plans of subdivision show 10 lots or less, or 9 lots and a remainder, and the land to be subdivided is located in the Rural Subdivisions Development Area, the Subdivider shall be exempt from open space dedication.



- c) An "equivalent value" of cash, facilities, services, work in kind, or any combination thereof as determined to be acceptable by the Municipality based on the assessed value of the land; or
- d) A combination of "equivalent value" and "useable land", where the Municipality had determined it is appropriate.

**OS17.** Council shall accept a portion of land outside of the proposed subdivision as indicated in the Subdivision Bylaw.

**OS18.** Council shall specify those instances, as determined under the Subdivision Bylaw, where land only, equivalent value only, or a combination thereof shall be transferred.

## Open Space (OS) Zone Policy Goal

Council will, through the Open Space (OS)

Zone, ensure that communities are developed with a desirable amount of open space and recreational resources to meet the needs of residents and to enhance the built and natural environment.

## Policy Statements

- OS19.** Council shall establish the Open Space (OS) Zone as indicated on the Land Use Bylaw Zoning Maps, for the purpose of facilitating the provision of open space and recreational resources for communities.
- OS20.** Council shall establish land use provisions through the Open Space (OS) Zone including permitted uses, lot size requirements, lot frontage, yard setbacks, and building height.
- OS21.** Council shall permit, but not be limited to, the following land uses through the Open Space (OS) Zone: existing uses and future development of playgrounds, public parks, sports fields, and playing courts, cemeteries, memorials, outdoor swimming pools, walkways, trails, private nature reserves, conservation areas, and any structure accessory to the foregoing.
- OS22.** Council shall encourage open space development in all communities by permitting open space uses in all zones and furthermore, open space uses shall be subject to all applicable provisions under the Land Use Bylaw.
- OS23.** Council shall encourage open space uses in the Business Park (BP) Zone for the purpose of providing open space resources for the employees and users of such commercial areas.

## Institutional Use (IU) Zone Policy Goal

Council's goal is to utilize the Institutional Use (IU) Zone for the purpose of distinguishing institutional uses as public use facilities and to

provide for a reasonable degree of flexibility in their development so as to provide communities with adequate public places and facilities.

## Policy Statements

- OS24.** Council shall establish the Institutional Use (IU) Zone as indicated on the Land Use Bylaw Zoning Maps to facilitate the provision of public facilities in all communities.
- OS25.** Council shall establish land use provisions through the Institutional Use (IU) Zone including permitted uses, lot size requirements, lot frontage, yard setbacks, and building height requirements.
- OS26.** Council shall permit, but not be limited to, the following land uses in the Institutional Use (IU) Zone: existing uses and any future development of schools and daycare facilities, libraries and cultural facilities, hospitals and emergency services, public and private medical clinics and special care facilities, utilities and municipal infrastructure, places of worship, other government facilities, and the selling of food and beverages as an accessory use to the above.
- OS27.** Council shall consider the following uses by site plan approval within the Institutional Use (IU) Zone for the purpose of improving the overall quality and appearance of development:
  - a)** Private Parks
  - b)** Special Care (Residential Care Facility, Home for Special Care or Group Home)
- OS28.** Council shall consider Institutional uses in all zones, by development agreement, to ensure that the Institutional Use is in the community's best interest.

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Policy	Amendment Date	Description