



SECTION C7

Economic Development

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East Hants has long identified the need to attract commercial development to provide services and employment for a growing population. In addition, attracting commercial tax assessment is an important goal to reduce the burden on residential taxpayers. Through land use planning there has been an attempt to identify appropriate locations to enable commercial development. These include business parks, village centres, mixed use areas as well as home based businesses.

The East Hants Economic Development Plan 2015-2020 and the East Hants Business Parks Market Analysis, Readiness and Expansion Plans Report provide excellent guidance to planning policy and will inform proposed changes going forward.

East Hants Economic Development Plan 2015-2020

The East Hants Economic Development Plan 2015-2020 replaces the economic development plan developed in 2004. The plan contains five guiding principles as follows:

- Create local jobs
- Grow Commercial Assessment & Investment
- Think Regionally
- Be Open for Business
- Lead by Example

There are also four strategic goals:

- Strong, Local Business
- Market & Investment Ready
- Equity of Opportunity in East Hants
- People & Population Growth

The plan then identifies eight major focus areas and sectors:

- Business Care (BREA)
- Placemaking (virtual)
- Employment Lands
- Agricultural Development
- Natural Resources
- Tourism Development
- Renewable Energy & Clean Technology
- Ocean Sciences

Municipal Council endorsed the plan in September 2015. As a result, this important piece of work was used as a guiding document in the preparation of economic development policies contained in this strategy.

New Business Parks Policy Goal

To enable continued growth within business parks Council shall consider business park expansions and new business parks.

Policy Statements

- ED1.** In considering expansions to existing Business Parks or the establishment of new Business Parks, Council shall have regard to the following:
- a)** Consider the remaining supply of land zoned Business Park (BP) and the anticipated rate of consumption;
 - b)** Consider the fiscal impact on the Municipality of as a result of the delivery of water and wastewater services and other infrastructure
 - c)** Determine the ability to provide "soft" services such as police, and fire protection;
 - d)** Identify the environmental impacts

which may occur as a result of increased development activity

- e) Determine the adequacy of transportation routes;
- f) Identify the agricultural impacts, through an Agricultural Impact Study, where the proposed expansion or establishment of a new BP designation could involve or directly abut (excluding roads) AR Zoned lands;
- g) Other planning related concerns as applicable.

Additional Provisions for Commercial Zones Policy Statements

- ED2.** Council shall take measures to reduce urban sprawl and strip development, caused by unplanned commercial development along arterial roadways, by focusing commercial development in the designated commercial zones with the exception of those uses that provide an essential small-scale neighbourhood service or are vehicle dependent in nature.
- ED3.** Council shall establish the Regional Commercial (RC) and Business Park (BP) Designations only in the Growth Management Areas. With the exception of the Milford Business Park.
- ED4.** Council shall include as part of the Land use Bylaw, general provisions for commercial zones addressing, but not limited to existing setbacks, combined residential and commercial uses, landscaping, outdoor storage, and architectural requirements.

Home-Based Business

The East Hants Economic Development Plan 2015-2020 recommends that the Municipality “Work on EH home-based business policy that supports growth & expansion”. Home based

businesses are recognized as an important business incubator environment. As a result, land use policy within this plan, is supportive and permissive toward home based business development, while attempting to prevent land use conflicts.

Policy Goal

Council’s goal is to facilitate the growth of the home-based business sector and to encourage its development while maintaining the residential nature and quality of properties and neighbourhoods.

Policy Statements

- ED5.** Council shall encourage home-based businesses in residential and rural areas to allow for greater flexibility for commercial development. Council shall establish commercial floor area requirements that allow for the economic viability of the home-based business, provided the residential nature of the building is not jeopardized.
- ED6.** Council shall permit a limited range of business uses of residence within the Residential and Rural Zones, pursuant to the requirements under the Land Use Bylaw.
- ED7.** Council shall allow for a range of office and professional and goods and services commercial uses as a home based business where such a use would be appropriate to the residential nature of the area.
- ED8.** Council shall establish standards for parking, landscaping, signage, and outdoor storage and display to ensure that the development of a home-based business will not negatively affect abutting properties and the overall residential character of the neighbourhood.
- ED9.** Council shall allow for the use of an accessory building on a residential lot for home-based business purposes in accordance with all applicable provisions

under the Land Use Bylaw.

ED10. Council shall allow for live/work space in accordance with all applicable provisions under the Land Use Bylaw.

General Commercial (GC) Policy Goal

Council's goal is to establish the General Commercial (GC) Designation for a broad range of commercial uses in order to encourage a desirable mixed use environment for appropriate existing and vacant properties.

Policy Statements

ED11. Council shall establish the General Commercial (GC) future designation for the purpose of grouping a wide range of retail, office, and business services to encourage greater community flexibility within the zone. Council shall also allow such uses combined with residential where the mixed use would not impact negatively on the existing residential use and on the surrounding neighbourhood as a result of the intensity, scale, or nature of the use.

ED12. Council shall implement the General Commercial (GC) Designation through the General Commercial (GC) Zone and shall apply the zone to existing uses and specific vacant properties for a broad range of commercial uses.

ED13. Council shall require that the provisions of the General Commercial (GC) Zone shall be consistent with the intent of the General Commercial (GC) Designation, and that such provisions include permitted uses, lot area and coverage, yard setbacks and frontage, height and floor, conversion, mixed use, outdoor storage and display, and vehicle access requirements.

ED14. Council shall consider the following developments by site plan approval in the General Commercial (GC) Zone:

- a) Automobile vehicle repair & maintenance
- b) Brewery, distillery & winery
- c) Commercial parking lots where the lot is an outdoor parking lot, and the commercial parking area is equal to or less than 600 m²
- d) Drinking establishment, minor (tavern or beverage room)
- e) Permitted uses up to 500 m² in commercial floor area in excess of the applicable zone requirements.

ED15. Council shall consider the following by development agreement in the General Commercial (GC) Designation:

- a) Permitted uses greater than 500 m² in excess of the applicable zone requirements.
- b) Car wash
- c) Commercial parking lots where the lot is an indoor parking lot, or the commercial parking area is greater than 600 m².
- d) Drinking establishment major (cabaret or lounge)

ED16. Council shall identify those areas designated General Commercial (GC) and zoned General Commercial (GC) as shown on the official Generalized Future Land Use and Land Use Bylaw Zoning Maps.

Highway Commercial (HC) Policy Goal

Council's goal is to establish the Highway Commercial (HC) Designation and Highway Commercial (HC) Zone to allow commercial uses of a vehicle dependent nature to locate directly along arterial or collector highways, in specified areas, where the use would not conflict with the existing development pattern and the established natural and built character

of the community.

ED17. Council shall establish the Highway Commercial (HC) future designation with the intent of allowing for a wide range of vehicle related or land intensive commercial uses such as warehousing, storage and distribution of goods, vehicle sales, service, and repair, drive-in restaurants, and hotel and motel accommodations.

ED18. Council shall apply the Highway Commercial (HC) Designation to existing uses and specific vacant lands to encourage a desirable growth pattern and to allow for such uses where the existing character and nature of the community would not be interrupted.

ED19. Council shall implement the Highway Commercial (HC) Designation through the Highway Commercial (HC) Zone for permitted uses.

ED20. Council shall require that the provisions of the Highway Commercial (HC) Zone are consistent with the intent of the Highway Commercial (HC) Designation and that the purpose of the HC Zone shall be to allow for vehicle dependent commercial growth in designated areas along arterial and collector highways where the permitted use and intensity of commercial use is appropriate to the surrounding community.

ED21. Council shall establish provisions under the Land Use Bylaw for Highway Commercial (HC) Zones including permitted uses, lot area and coverage, yard setbacks, frontage requirements, height and floor area requirements, special requirements for auto service stations, outdoor storage requirements, and vehicle access and driveway requirements.

ED22. Council shall permit the following uses by site plan approval in the Highway Commercial (HC) Zone:

a) Commercial Parking Lots where the lot is an outdoor parking lot, and the commercial parking area is equal to or less than 600 m²

ED23. Council shall consider the following by development agreement in the Highway Commercial (HC) Designation:

a) Commercial Parking Lots where the lot is an indoor parking lot, or the commercial parking area is greater than 600 m²

b) Self-Storage Warehousing

c) Dog Daycare uses where more than 10 dogs at once are kept

d) Kennels, Boarding

Regional Commercial (RC) Policy Goal

Council's goal is to facilitate the development of a regional, large-scale service-based commercial area with a wide range of retail goods and services, and business uses in a land-intensive, vehicle dependent environment. A regional-scale commercial area will allow for a convenient shopping environment for East Hants residents and the traveling public and for large-scale commercial development with minimal impact to the built and natural environment.

Policy Statements

ED24. Council shall establish the Regional Commercial (RC) Designation with the intention of allowing for the development of a wide range of large-scale commercial activity including warehousing, retailing of goods and services, food and beverage facilities, accommodation, entertainment facilities, office and business services, drive-thru restaurants, services stations, shopping malls, and other vehicle dependent uses within a concentrated area, thus having minimal impact on the built and natural

environment.

- ED25.** Council shall apply the Regional Commercial (RC) Designation to specific, pre-designated lands to foster economic growth and to encourage a desirable and functional growth pattern on lands near arterial highway interchanges.
- ED26.** Council shall require that the provisions of the Regional Commercial (RC) Zone be consistent with the overall intent of the Regional Commercial (RC) Designation and that the purpose of the RC Zone shall be to allow for a range of intensive goods and services uses in a controlled built and natural environment.
- ED27.** Council shall establish provisions for the Regional Commercial (RC) Zone under the Land Use Bylaw including requirements for permitted uses, lot coverage and area, frontage, height and floor area, yard setbacks, building height, lighting, signage, and vehicle access.
- ED28.** Council shall designate the Regional Commercial (RC) Zone as a site plan area, and as indicated on the Land Use Bylaw Zoning Maps, to address specific development details for the purpose of minimizing the impact on adjoining lands and improving the aesthetics and overall quality of the development.
- ED29.** Council shall require that a development permit only be issued in the Regional Commercial (RC) Zone where a site plan has been approved by the Development Officer except where an exemption exists.
- ED30.** Council shall designate and zone a specific area in Elmsdale near Highway 214, and Highway 102 intersection, and in Mount Uniacke near Exit 3 off of Highway 101, as Regional Commercial (RC) Zone and Designation as indicated on the Official Generalized Future Land Use and Land Use Bylaw Zoning Maps.
- ED31.** Given the changing face of medium and large scale commercial retail development, and increasing demand for same in the Elmsdale area, Council shall provide for additional development options and relaxed standards in the Regional Commercial (RC) zoned area. Such options are consistent with the overall intent of the RC Zone to provide for a wide range of commercial activity to foster economic growth, and include a removal of the building square footage maximum, reduced minimum lot sizes, development by right-of-way easement (removal of lot frontage requirements) and variations in the signage provisions of the LUB.
- ED32.** Council shall permit the following uses by site plan approval in the Regional Commercial (RC) Zone:
- a)** All applicable Zone uses except where otherwise noted.
 - b)** Commercial Parking Lots where the lot is an outdoor parking lot, and the commercial parking area is equal to or less than 600 m².
- ED33.** Council shall consider the following by development agreement in the Regional Commercial (RC) Zone:
- a)** Commercial Parking Lots where the lot is an indoor parking lot, or the commercial parking area is greater than 600 m².
 - b)** Mixed Use Developments, subject to the specific policy of this section.
 - c)** Dog Daycare uses where more than 10 dogs at once are kept
 - d)** Kennels, Boarding
- ED34.** Council shall consider mixed Use Developments in the Regional Commercial (RC) designation provided the requirements below, as well as the requirements regarding Walkable Comprehensive Development District developments are met.

- a) The property must be serviced by water and wastewater services.
- b) The property shall connect to an existing sidewalk or trail network, if such a network is accessible.
- c) Proposed residential uses should have frontage on the Nine Mile River.
- d) Mixed use areas shall not be serviced by a right-of-way easement. All lots shall have public road frontage.
- e) The proposed commercial ground floor must equal or surpass the residential ground floor area.
- f) Proposed residential uses should be in the rear yard, or above commercial uses.

Business Park (BP)

Policy Goal

Council's goal is to establish the Business Park (BP) Designation to facilitate the growth of the regional business and service commercial sector for the overall purpose of strengthening the economic stability of the Municipality.

Policy Statements

- ED35.** Council shall establish the Business Park (BP) Designation with the intent of allowing for a wide range of office, retail, and light industrial uses within a pre-designated site, thus encouraging a concentrated commercial growth pattern and alleviating incompatibility of land uses.
- ED36.** Council shall implement the Business Park (BP) Designation through the Business Park (BP) Zone to pre-designated sites, where a range of land intensive uses shall be permitted.
- ED37.** Council shall establish the Business Park (BP) Designation and Business Park (BP) Zone for an area of Elmsdale bordering Highway 102, and for Mount Uniacke

12A along Highway 1, as indicated on the official Generalized Future Land Use and Land Use Bylaw Zoning Maps.

- ED38.** Council shall require that the provisions and overall intent of the Business Park (BP) Zone are consistent with the Business Park (BP) Designation and that the purpose of the BP Zone shall be to provide a concentrated area for large-scale and regional commercial development within a controlled built environment.
- ED39.** Council shall establish provisions for the Business Park (BP) Zone under the Land Use Bylaw, including permitted uses, lot area, coverage and lot frontage requirements, yard setback, building height, open storage, storage of hazardous materials, outdoor lighting, signage, and site excavation.
- ED40.** Council shall permit the following uses by site plan approval in the Business Park (BP) Zone:
 - a) Commercial Parking Lots where the lot is an outdoor parking lot, and the commercial parking area is equal to or less than 600 m²
- ED41.** Council shall consider the following by development agreement in the Business Park (BP) Designation:
 - a) Asphalt, Aggregate & Concrete Plants
 - b) Commercial Parking Lots where the lot is an indoor parking lot, or the commercial parking area is greater than 600 m²
 - c) Industrial Uses, Noxious
 - d) Dog Daycare uses where more than 10 dogs at once are kept
 - e) Kennels, Boarding

Industrial Commercial (IC) Policy Goal

Council's goal is to establish the Industrial Commercial (IC) Designation to reduce any potential conflicts which may arise between industrial-based development and less intensive land uses due to their intensity of use, physical size, and general nature, so that such uses can be encouraged in a controlled manner.

Policy Statements

ED42. Council shall establish the Industrial Commercial (IC) Designation for the purpose of grouping industrial related uses such as manufacturing, process, and related heavy commercial uses, which are generally of a regional commercial nature, to reasonably allow for the development of such uses and to facilitate a desirable growth pattern for communities.

ED43. Council shall require development agreements in the Industrial Commercial (IC) Zone for uses which are deemed to be objectionable or obnoxious and furthermore, development agreements shall be required for all salvage yards and scrap yards, and for any industrial commercial use involving the storage, processing, refining, recycling or purification of any regulated chemical or oil based product (including all hydrocarbons).

ED44. Council shall require that the provisions of the Industrial Commercial (IC) Zone be consistent with the intent of the Industrial Commercial (IC) Designation. The purpose of the IC Zone shall be to allow for the development of a wide variety of manufacturing, processing, and related intensive industrial commercial uses, where such a use would be compatible with the surrounding community with respect to size, appearance, and operation.

ED45. Council shall require that the Industrial Commercial (IC) zoning provisions include permitted uses, lot coverage, lot area, lot frontage, yard setback, building height, floor area, salvage and scrap yard,

and watercourse setback requirements.

ED46. Council shall consider the following by development agreement in the Industrial Commercial (IC) Designation:

- a) Asphalt, aggregate and concrete plants
- b) Noxious industrial uses and environmentally sensitive business uses
- c) Salvage yards
- d) Scrap yards
- e) Medical waste disposal services
- f) Uses greater than maximum commercial floor area zone requirements.
- g) Dog Daycare uses where more than 10 dogs at once are kept
- h) Kennels, Boarding

ED47. Council shall identify the areas designated Industrial Commercial (IC) or zoned Industrial Commercial (IC) as indicated on the official Generalized Future Land Use and Land Use Bylaw Zoning Maps.

Rail Access

The CN mainline railway located in East Hants has unique physical characteristics that could lead to economic development opportunities. In particular, the general area where the CN mainline intersects with the spur line leading to the Milford Quarry is recognized as having desirable characteristics for multi-modal rail freight activity given that there are over 3 km of relatively straight and level track, which is a rare characteristic in Nova Scotia.

Policy Goal

Council's goal is to enable rail related economic development including rail access for local businesses and farms.

Policy Statements

ED48. In the interest of pursuing a unique

economic development opportunity related to rail access, Council may consider future amendments to this strategy and Land Use Bylaw.

Boarding Kennels and Dog Daycares

Council recognizes that Boarding Kennels and Dog Daycares provide an important service to pet owners within the Municipality. To meet a demand for these services while protecting other nearby land uses and water resources, Council has enabled, where identified in this strategy, Boarding Kennels and larger Dog Daycare businesses, through consideration of a development agreement.

Policy Goal

Council’s goal is to enable Boarding Kennels and Dog Daycares where nearby land uses and

water resources are protected.

ED49. In addition to the other evaluation criteria of this Strategy, Council shall consider the following criteria when reviewing a development agreement application for Boarding Kennels and Dog Daycare uses:

- a) The impact of the proposed development on nearby sensitive land uses, including residential uses and institutional uses.
- b) The buffering and noise protection for nearby land uses.
- c) The distance of the buildings for the sheltering of animals, and outdoor exercise areas, from wells and watercourses.

Policy	Amendment Date	Description