



SECTION C8

Rural Residential Development

SECTION C8

Rural Residential Development

Rural areas of East Hants have been attractive for residential subdivision development since the 1960's. This is particularly so surrounding the many lakes in the Mount Uniacke and Lakelands area. More recently, large lot rural subdivision development in Nine Mile River, Belnan and Horne Settlement has become increasingly popular. There is also a desire on the part of developers to now use the comprehensive development district (CDD) approach to plan more complete communities in rural areas. This approach enables the use of innovative development tools such as shared septic systems and bare land condominiums.

These rural development areas are unique in that their residents tend to relate more to urban lifestyles than traditional rural ones. As a result there is a need to create designations and zones more tailored to these forms of development. There is also a need to create a comprehensive planning approach to protect the rural landscape that drew residents in the first place.

Country Residential Policy Goal

RR1. To establish a future land use designation that will protect the rural landscape while enabling limited areas for low density residential subdivision development and precluding some rural resource uses that could become a nuisance to residents.

Policy Statements

- RR2.** Council shall establish the Country Residential (CR) future land use designation, which shall be placed on lands containing existing rural residential subdivisions and limited areas for subdivision expansion.
- RR3.** The Country Residential (CR) Designation shall permit low density residential development as well as ancillary uses.
- RR4.** Council shall establish the Country Residential (CR) Zone, whose purpose and general zoning provisions shall be consistent with the specified intent of the CR Designation.
- RR5.** In considering expansions to existing Country Residential (CR) Residential designated areas or establishing new Country Residential (CR) designations, Council shall have regard to the following:
- a)** Protect the rural landscape by ensuring that any expansion or establishment of a new CR designation does not lead to a continuous low density residential development pattern in the area;
 - b)** Consider the remaining supply of land zoned CR and the anticipated rate of the consumption;
 - c)** Consider the fiscal impact on the municipality of as a result of 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 agricultural impacts, through an Agricultural Impact Study, where the proposed expansion or establishment of a new CR designation could involve or directly abut (excluding roads) AR Zoned lands;
- i) The adequacy of the property to provide an adequate and safe water supply as determined by a hydrogeological assessment prepared by a hydrogeologist; and
- j) Identify the other planning related concerns as applicable.

Lakeshore Residential Policy Goal

To establish a future land use designation that will enable low density residential development on lands surrounding lakes while protecting the sensitive riparian environment.

Policy Statements

- RR6.** Council shall establish the Lakeshore Residential (LR) future land use designation, which shall be placed on existing developed areas surrounding lakes as well as areas for future development.
- RR7.** The Lakeshore Residential (LR) Designation shall permit low density residential development as well as ancillary uses and be implemented through the Lakeshore (LR) Zone.
- RR8.** Council shall establish the Lakeshore Residential (LR) Zone, whose purpose and general zoning provisions shall be consistent with the specified intent of the

LR Designation.

- RR9.** The Lakeshore Residential (LR) Zone shall contain provisions to protect and enhance the lakeshore environment such as additional setbacks and restrictions on the removal of vegetation.

Rural Comprehensive Development District

It is recognized that there is a growing demand for alternative development forms outside of serviced communities. In particular, cluster septic systems and bare land condominiums enable development forms not permitted by the current provisions of the Land Use Bylaw and Subdivision Bylaw. Given that the scale of such developments may have impacts on the surrounding rural community, a comprehensive planning approach is desired.

The Comprehensive Development District (CDD) is a planning tool used to implement a preplanned and phased approach to development. The CDD encompasses both the on-site and off-site impacts of the development by addressing matters relating to infrastructure, services, and the overall design of neighbourhoods. The Comprehensive Development District (CDD), which is implemented through a development agreement, allows for the integration of elements that enhance overall community livability and quality of life. The Comprehensive Development District (CDD) also provides for greater flexibility in the provision of open space and community amenities, roadway design, and

diversity of housing. The development agreement framework allows each site to be evaluated on an individual basis.

The Comprehensive Development District (CDD) and development agreement process also provides an opportunity for the implementation of a number of community design principles into the development of rural residential neighbourhoods. Community design principles address both the form and function of neighbourhoods, thus encouraging a greater sense of community identity.

Rural Comprehensive Development District (RCDD) Designation

Policy Goal

Council's goal is to establish an avenue for the consideration of rural residential uses and phased development proposals of a relatively large scale using the Comprehensive Development District tool and to identify on the GFLUM the lands on which the CDD may be enacted in the future. It is further Council's goal to enable the utilization of tools such as bare land condominiums and cluster septic systems to achieve a desirable development form.

Policy Statements

RR10. Council shall establish the Rural Comprehensive Development District (RCDD) future designation and zone with the intention of designating specific sites as shown on the GFLUM and zoning map. It is permitted within each site the beneficial clustering of land use classifications to include primarily residential comprised of varying densities with a combination of ancillary institutional and commercial uses.

RR11. Requirements of the Subdivision Bylaw

are the usual mechanism whereby the Municipality controls elements such as public open space and roadway design. However, where a developer chooses to not subdivide by, for example, creating a bare land condominium, Council shall control such elements through the development agreement process.

RR12. Council shall consider the enactment of Comprehensive Development District (CDD) mechanism by development agreement subject to the applicable provisions of the Municipal Government Act.

Criteria for Entering into an Agreement for a (CDD)

Policy Goal

To clearly outline criteria for the consideration of development agreements in Comprehensive Development District (CDD) areas, to ensure the best interests of the Municipality and the community are protected, and to ensure the proposed development within Comprehensive Development District (CDD) areas is appropriate in terms of its timing, content, appearances, and design.

Policy Statements

RR13. Council shall consider entering into a development agreement for a RCDD in satisfaction of the following:

- a) The RCDD is consistent with the intent and policies of the Municipal Planning Strategy and no one development within the RCDD shall compromise or overwhelm the potential rural residential development focus of the RCDD.
- b) That the RCDD is not premature or inappropriate in terms of:
 - i) The financial capability of the Municipality to absorb any costs relating to the development;



- ii) The adequacy of the property to support any private or clustered septic systems;
 - iii) The adequacy of the property to provide an adequate and safe water supply as determined by a hydrogeological assessment;
 - iv) The adequacy of existing and proposed pedestrian and vehicle distribution networks within and adjacent to the RCDD, including the manner in which proposed roadways within the development are linked to the existing road network and the adequacy of that network to accommodate the traffic generated from the proposed development; and
 - v) The adequacy of school, daycare, recreation, and community facilities, emergency services and other services to accommodate the development.
- c) The detailed criteria of policies IM27 and IM28.
- RR14.** Council shall require that the development of any Rural Comprehensive Development District (RCDD) only be considered through development agreements which may specify:
- a) The type of land use classification(s) proposed and locations of development(s) within the RCDD site;
 - b) The general phasing of the development relative to the distribution of the specific land uses within all or a portion of the RCDD site;
 - c) The distribution and function of proposed community facilities, daycare, playgrounds, trails, private amenity or open space and public land uses;
 - d) Where the property is located on a lake or other significant watercourse, ensuring that access is maintained to that lake or watercourse for all future residents of the RCDD and the public;
 - e) Architectural controls, site controls, and stormwater controls, and without limiting the generality of the foregoing, the following are examples: (1) controls for external appearance and design of structures, (2) minimum distances between main buildings, (3) fences and landscaping treatments, (4) maximum density, and (5) stormwater controls;

- f) Where subdivision is not proposed to take place, that the proposed roadways are designed and built to an appropriate standard for the anticipated traffic demand;
- g) Matters of subdivision of lands within the RCDD;
- h) For residential, community, and business uses, matters addressing maintenance of the development(s) and hours of operation when appropriate;
- i) Any other matter relating to the development's impact upon uses within the (RCDD), uses adjacent to the (RCDD), and uses within the general community, based upon the intent of this strategy; and
- j) Matters identified as: (1) unsubstantial, (2) uses not requiring a development permit, and (3) basis for discharging of the agreement upon completion of the development or phases of the development.

Policy	Amendment Date	Description