



PART E

Appendices

APPENDIX A

AGRICULTURAL IMPACT STUDY

Study Format

1.0 Introduction

Identification: property owner and abutting owners; zoning; site plan illustrating the area studied, all watercourses, and any relevant site features; subdivision plan if available; location of project on plan.

Project Description: sketch to scale; total land area of proponent's existing land holdings; description of any agricultural or forestry uses on the property; distance to adjacent farm operations; location, size and number of proposed lots (if applicable); and current use of land.

2.0 CLI Soil Rating

Sketch showing proposed lots with respective Canada Land Inventory (CLI) soil classification. In addition, show the methodology used to derive ratings and list factors that affected the rating. Each proposed lot must have at least 90% CLI Class 4 soil or lower capability for agriculture. Study should identify any major site features or characteristics which influence or determine soil capability including but not limited to slope, soil texture, stoniness, wetness, salinity, permeability and depth of soils.

3.0 Impact Description

1. Indicate the implications of letting the parcel go out of agricultural production or indicate the implications of fragmenting the land. Show the remaining farm holding after subdivision proposed lots (if applicable), provide reasoning that the remaining farm size or operation is viable as a modern

agricultural operation.

2. Adjacent farms, the farm community in general and the East Hants agricultural land base. Identify reasons why the use would be compatible with or not adversely affect area farms. Documentation should include any of the following applicable reasons including: site and locational constraints, infilling between existing non-farm development, logical extension of existing non-farm development, special use requires special locational requirements, current pattern of development, parcel size and shape, surrounding land uses, context the parcel fits into the farming area, viability of the parcel and remnant for farming, and existing and past and future use of the parcel and remnant.
3. Future residents of the proposed lots (if applicable). Residential development and some farming operations are not compatible land uses due to odour, noise, and dust generated by the farming operation. What impacts can be expected on any future residents of the proposed lots.

4.0 Conclusion

The minimum farm size after subdivision and CLI soil rating are adhered to and other impacts as outlined above are negligible and the project should therefore proceed, or the projects will mean that the minimum farm size is not complied with or the proposed lots are not on 90% CLI Class 4 soils or lower or other impacts are deemed to be significant and the project should therefore not proceed.

5.0 Declaration

When the study was conducted. Signage of property owner(s). Signature and qualifications of study author. Date study submitted. Address and phone numbers to be reached.

6.0 Attached Supporting Information

Any additional information, descriptions, impacts and control measures.

Submit 3 copies of the study to the East Hants Development Officer.

Policy	Amendment Date	Description

APPENDIX B

Generalized Future Land Use Maps (GFLUM)

Map	Amendment Date & Description
Map 1 South Corridor & Commercial Growth Management Area	
Map 2 Milford Growth Management Area	
Map 3 Shubenacadie Growth Management Area	
Map 4 Mount Uniacke Growth Management Area	
Map 5 Grand Lake / Horne Settlement Growth Reserve Area	
Map 6 Belnan Growth Reserve Area	
Map 7 Lantz Growth Reserve Area	
Map 8 Official Community Plan Area	