

**Municipality of East Hants
Integrated Community Sustainability Plan:
Toward a Sustainable East Hants**



Home of the world's highest tides.

Contents

1. Introduction	3
East Hants Profile	3
Sustainability Principles and the East Hants Official Community Plan	5
When and why the original Planning Documents were prepared	5
Comprehensive Planning	7
Recent Policy Changes Related to Sustainability	8
2. Community Consultations	9
3. Sustainability Principles	11
4. Eligible projects	25
5. Contributions to Sustainable Outcomes	27
6. Collaborations and Partnerships	27
7. Municipal Planning Strategy Amendments	28
8. Conclusion	30
Appendix A: Sustainability Questionnaire Results	31



1. Introduction

East Hants Profile

The Municipality of East Hants is centrally located on mainland Nova Scotia and covers some 466,426 acres or 1909 square kilometres. There are 13 districts (see Map on page 4) in the Municipality containing approximately 22,401 people (including Indian Brook Reserve) in 9,089 households. The majority of this population is located along two key transportation routes running from Halifax to Truro (Highway 102) and from Halifax to Windsor (Highway 101).

East Hants is bordered by the Minas Basin to the north, Halifax Regional Municipality to the south, the Municipality of West Hants to the west, and Colchester County to the east. The Municipality is comprised of a very diverse mix of landforms and community types.

The northern and central parts of the Municipality are dominated by vast areas of forest dotted with small communities and villages. Agriculture is prevalent along both the scenic Minas Shore and Shubenacadie River in this region.

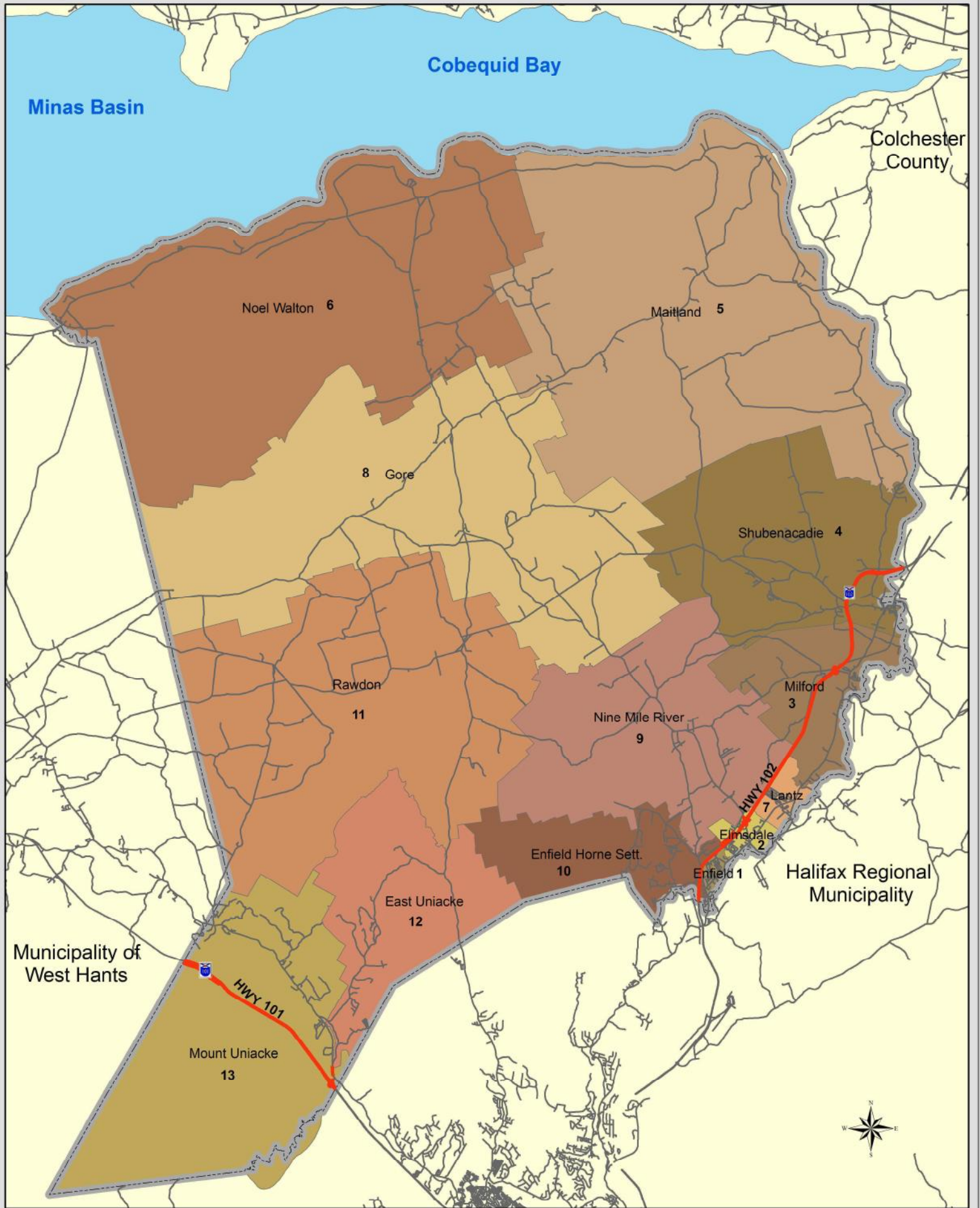
The southeastern portion of the Municipality, generally referred to as the “Corridor”, has experienced significant residential growth over the previous two decades. This region, which includes the communities of Enfield, Elmsdale, Lantz, Milford, and Shubenacadie, is the most urbanized part of the Municipality and the only area where Municipal water and sewer services are available.

The southwestern portion of the Municipality, which includes the Mount Uniacke and Southern Rawdon area, is unique as it is the only area with a significant number of lakes and resulting lakefront cottage and residential development.

Both the Mount Uniacke and Corridor areas act as bedroom communities to the Halifax Regional Municipality. Workplace destinations in Halifax/Dartmouth are approximately 30 minutes driving from these two areas.

Picture: Bell Park, Mount Uniacke

Districts within the Municipality of East Hants





Picture: Maitland

Sustainability Principles and the East Hants Official Community Plan

The East Hants Official Community Plan is a proactive response to the change, growth, and urbanization that swept through the Municipality during the 1990's. The Plan laid the foundation for directing and focusing how the Municipality will develop, grow, and evolve over the next quarter to half century. The Plan encompasses the principles of sustainability, the need to improve the human condition while caring for and protecting the natural environment, in almost every section. The Plan discusses items, such as, Growth Management, Community Livability, Residential Communities, Agricultural Lands, Environment, Commercial and Economic Development, Transportation, and Open Space and Public Facilities. All of these items combine to produce a Plan that is strategic in nature, long-term in vision, practical in implementation, corporate in scope, and sustainable in its direction. The East Hants Official Community Plan demonstrates an integrated approach toward achieving sustainability.

The Plan is primarily comprised of three parts, consisting of a Municipal Planning Strategy (MPS), Land Use By-law (LUB), and Subdivision By-law. Previous Planning Documents, prior to the adoption of the MPS in 2000, were primarily land use documents administered by the Planning and Development Department. The Official Community Plan prepares for and addresses existing problems while establishing a long-term vision that has the goal of being preventative and proactive in how the Municipality develops and grows, versus a reactive approach. The Plan recognizes the complex ways in which physical, economic, cultural, and social development affect the Municipality, its governance, management and organization.

When and why the original Planning Documents were prepared

In 1996, the process of the creating the East Hants Official Community Plan was initiated; four years later, in 2000, the Plan was completed. Municipal Council turned

the many concerns and challenges faced by the community into opportunities to chart a new course into the twenty-first century through the preparation of a comprehensive municipal plan. The Plan recognizes the complex ways in which physical, environmental, economic, cultural and social development affect the Municipality.

The Official Community Plan was developed partially in response to increased pressures from worldwide changes, including those related to climate, water, food, energy, and economic change. One of the purposes of the plan was to create policies that would permit the Municipality to adjust and adapt to global changes while maintaining a sustainable community. The Plan aims to preserve our cultural heritage and the environment while creating a socially and economically healthy community.

The Municipality of East Hants created the Official Community Plan to proactively meet the future challenges and opportunities facing the Municipality and provide clear and focused direction for the growth and development of East Hants. The overall goal of the East Hants Official Community Plan is as follows:

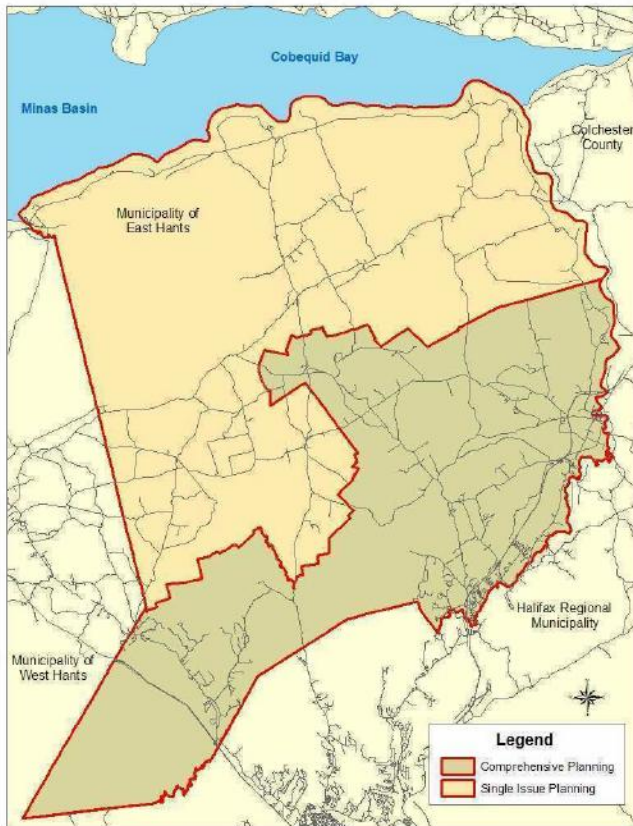
The goal of the Municipality of East Hants' Official Community Plan is to identify, promote, and guide land use and development through Council policies over the next decade, for the purpose of having a positive impact on the image and quality of life for the municipality and its residents. It is Council's intention to achieve orderly and focused growth by encouraging development in an environmentally sustainable manner which respects surrounding land uses. Amendments of this Plan are only considered if the changes will, in Council's opinion, bring benefit to the community. Although this Official Community Plan has an estimated life span of approximately ten years, the Plan's intent is to proactively provide for a framework to guide land use development in the Municipality for the next 25 to 50 years.

Fourteen (14) specific goals provide the basis for objectives, policies, regulations, and provisions contained within the East Hants Official Community Plan.

1. To manage growth for orderly and economical development in context with servicing programs.
2. To create complete and self sufficient communities.
3. To preserve and protect the natural environment and agricultural lands within the Municipality.
4. To provide increased opportunities for a variety of business and employment activities.
5. To support the preservation and protection of areas, buildings, sites and features that illustrates and enhances the Municipality's heritage and character.
6. To balance opportunities for walking, bicycling, and public transit with opportunities for travelling by car within the Municipality.
7. To address the social, cultural, leisure and recreation needs of the community and Municipality.
8. To provide opportunities for a variety of housing to satisfy the needs of all people.
9. To manage and direct orderly infrastructure expansion to minimize and eliminate urban sprawl.
10. To reinforce village centers as the focal point of commercial and community activity within communities.
11. To allow flexible policies and regulations which permit opportunities for the principles of new urbanism to be incorporated into residential and subdivision design and development.

Comprehensive Planning

Although the entire Municipality of East Hants has zoning, only part of it has comprehensive planning. The rural part of the Municipality has policies and regulations regarding wind energy development, but no other policies within the Municipal Planning Strategy (MPS) pertain to this area. Below is a map of East Hants indicating the portion of the Municipality with comprehensive planning and the portion with single-issue planning.



The majority of residents living in East Hants, approximately 72%, are located in the comprehensive planned portion. This is also the area where the Growth Management Areas are located and central services are provided. It is also the part of the Municipality where the majority of the Municipal Funding Agreement Projects are scheduled to take place.

Although the rural areas of the Municipality are not a part of the comprehensive plan, they are still important to the overall sustainability of East Hants. It is recognized that many future projects will need to take place in these areas. As an example the following are a few brief summaries of projects that Council may consider undertaking in an effort to make East Hants a sustainable community.

Agricultural Land Protection

Important to the sustainability of any community is food security, the ability of the Municipality to feed itself. East Hants is fortunate in that some of the province's best agricultural land can be found in our Municipality; however, within East Hants these lands are not entirely located in areas where there is comprehensive planning and the lands can be protected. The Canada Land Inventory Mapping for Agricultural Soils indicates that the best category of soil (for Nova Scotia) can be found in and around the Maitland area, where there is no comprehensive planning. As a future project, staff are proposing that the Municipality, in coordination with Nova Scotia Agriculture, undertake an update to the Agricultural Land Identification Project (ALIP), that was completed by municipalities across the province in 1997. The project would identify agricultural lands and compare their location with data compiled from the 1997 ALIP. Data compared from the two Agricultural Land Identification Projects would be used to determine whether farmland was expanding or contracting or whether new lands were being brought into agricultural production. Data collected would also be used to determine the location of farmland in relation to good agricultural soils.

Heritage Preservation

In relation to cultural sustainability, the preservation of our Maitland Heritage Conservation District is extremely important. However, it is located outside of the comprehensive planned area. There are many projects proposed for Maitland to try and retain its historic charm, to stop further deterioration of the heritage buildings, and to promote it as a tourism destination. Listed under Section 14.2 of the MPS is a project to review and update the Maitland Heritage Conservation District program plan and by-law.

Coastal Zone Management

The coastal areas of East Hants are facing an extreme environmental problem, the loss of land due to sea level rise and shoreline erosion. As part of the environmental sustainability of the area, it is important to undertake a study that will look at the rate of sea level rise and the rate of coastal erosion occurring, to determine if it would be in the Municipality's best interest, and the interest of residents, to implement land use planning that will deter-

mine minimum setbacks from the shoreline. Another component of the study would be to develop comprehensive mapping of the shoreline indicating past and future erosion levels.

Tourism

The creation of an economic and social sustainable East Hants requires that economic opportunities be created throughout the Municipality. In addition to traditional resource based employment (e.g. forestry, fishing, mining, etc.) employment from tourism is important to the rural areas. The Municipality benefits from the highest recorded tides in the world, the tidal bore, and natural beauty. Included in the projects listed in the Municipal Planning Strategy is a project to create a tourism map for the Municipality.

The projects above are just a sample of the projects that could be undertaken in the non-comprehensively planned portions of the Municipality, to contribute to the sustainability of the entire Municipality. The concept for the ICSP is to have and/or create a forward-looking planning document which has strategic goals for sustainability. By completing research now, and over the next 20 years, critical background information will be available to consider expanding comprehensive planning into the rural areas, if and when residents in these areas embrace land use planning as a method to help shape and define their communities.

Recent Policy Changes Related to Sustainability

The East Hants Official Community Plan was developed to be a fluid document changing and evolving with the times. Updates to the Plan have integrated policies and regulations regarding wind energy development and have created regulations regarding source water protection. In addition, a commercial review of policies and regulations was completed in 2007, with the purpose of creating a more economically sustainable East Hants. Other projects completed included a review of residential policies; the development of the By-law Respecting Lot Grading and Drainage; lot size reductions in Growth Management Areas; and new policies regarding sidewalk construction.

Agriculture is a vital part of life in East Hants. It is not only important in providing food security, it has also been historically a large contributor to the East Hants economy. As a result, agriculture is directly related to sustainability and to each of the four pillars in the ICSP. East Hants is currently in the process of reviewing policies and regulations regarding agricultural, the review is anticipated to be completed during the summer of 2010.

Picture: Farm Land Shubenacadie



2. Community Consultations

Summary of Community Consultations

The East Hants Official Community Plan was the final product of the largest and most comprehensive process undertaken in the history of the Municipality. The four year process was also accompanied by the most extensive public participation program that East Hants' has ever experienced. This was done to ensure the silent majority was involved in the process to the greatest extent possible. Three (3) newsletters and a detailed survey were sent to every household (7800 in total), sixteen (16) secondary surveys were mailed out, and a stakeholders mailing list comprised of over 225 names and community organizations was created.

The data, research, and studies phase of the Planning Review Process included fourteen (14) studies completed by the Planning and Development Department, Municipal Staff, planning schools and consultants. Responsible decision making required that information be obtained and analyzed as efficiently as possible. The long-term planning and direction outlined in the MPS occurred as a result of the public, staff, Municipal Council, and its Committees having the necessary information, research, and background data to allow them to see the “bigger picture” and plan for the future.

Recent Public Consultations

As part of the Integrated Community Sustainability Plan process a survey was distributed to East Hants residents. *Toward a Sustainable East Hants* was broken into four (4) topics, based on the four (4) pillars of sustainability. Each topic had six related statements. Residents were asked to rank the statements in order of importance to them. The sustainability questionnaire was made available to residents of East Hants in the Spring 2009 Municipal Newsletter (approximately 9,089 newsletters distributed) and an online version of the survey was also available to be completed. Results of the survey are intended to assist Municipal Councillors and Staff to identify and prioritize issues regarding sustainability and to assist in updating the list of projects and studies in *Section 14.2 Future Municipal Projects and Studies* of the MPS. Attached as Appendix A are the results of the survey.

Public participation is an important part of the East Hants Official Community Plan. The MPS, LUB, and SUB are constantly changing and evolving to adapt to community input, new Provincial and Federal regulations, and to changing economies. As an example, the rising cost of fossil fuels has made renewable energy sources more attractive. The Municipality was receiving inquiries regarding the installation of wind turbines for personal use; however, there were no policies or regulations to permit their use. Directed by Municipal Council, amendments to the MPS and LUB were prepared that allowed the development of wind energy projects while minimizing negative effects on neighbouring property owners. Residents of East Hants were invited to attend public meetings and a public hearing regarding the amendments. The amendments that were developed took into consideration concerns of residents, Councillors and special interest groups.

The Municipal Planning Strategy provides public participation policies which are designed to heighten citizen involvement in the planning process. The objective of these policies is to effectively collect and communicate information and to educate the general public. Public participation techniques include: public information meetings (generally held in the affected community), public hearings, on site signage, advisory groups, mailout surveys/questionnaires, letters, newspaper notices and the Municipal Newsletter and website. Council's goal, regarding public participation, **is to encourage and recognize public participation as an important and essential part of the social, economic, and cultural development of the Municipality.** Additionally, to make provision for and to facilitate sufficient opportunities for public participation, which represents all geographic and demographic groups in all stages of the planning process. The goal further being to ensure the Official Community Plan keeps pace with the needs and desires of residents.

East Hants goes much further than many other jurisdictions in attempting to inform and engage its citizens by using tools such as, the municipal newsletter, staff editorial pieces in the local newspaper; hosting numerous community meetings for recreation, economic development initiatives, utility reviews, etc. and various commit-

tees which contain citizen members (e.g., MEH Gateway, Agricultural Advisory, PAC and the East Hants Regional Water Utility Source Water Protection Advisory Committee).



Vision Statement

The East Hants Official Community Plan does not have an overall vision for the Municipality outlined in the MPS. The MPS does contain a mission statement and an overall goal for the official plan. As part of the ICSP process a vision statement has been developed for the MPS. The vision statement was derived from strategic planning sessions Councillors attended during 2008. As the 12 district representatives worked to create a strategic plan that combined the objectives of the residents in each of their communities. The mission and vision statement from the strategic plan have been combined to create a picture of where the Municipality will be in the future. The new vision statement for the MPS is simple, and provides the inspiration for daily operations and for making strategic decisions.

Today and into the future, the Municipality of East Hants will deliver services to its residents in a financially responsible manner, while fostering sustainable development, preserving the natural environment and creating a high quality of life for all.

Pictures: Uniacke House, Mount Uniacke



3. Sustainability Principles

Future Actions and Sustainable Outcomes

The East Hants Official Community Plan has a section dedicated to Municipal Projects and Studies. This section is divided into two subsections. The first outlines background information in relation to the fourteen (14) studies which were compiled during the four year Municipal Planning Review process (1996-2000). The second part outlines future major studies and projects to be considered, reviewed, evaluated, and undertaken. Section 14.2 *Future Municipal Projects and Studies* is designed to guide and direct growth, planning, and development initiatives within the Municipality in a sustainable way for the next decade and beyond. Noted in this section are a number of major projects and studies to be considered.

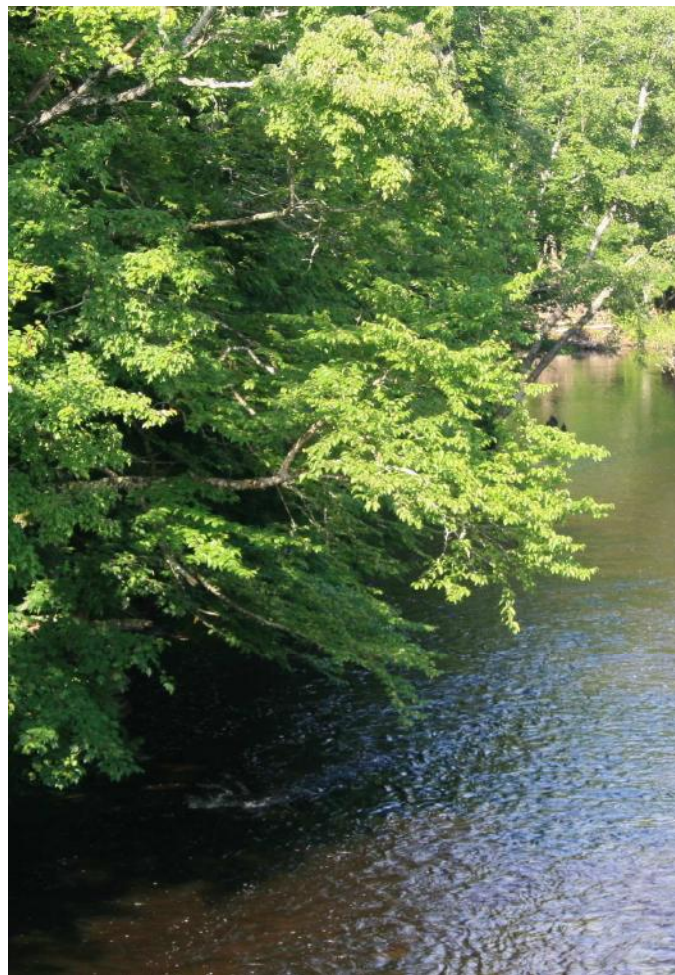
“Council’s goal is to conduct, where necessary and reasonably possible, various studies during the life of the East Hants Official Community Plan, that facilitate and encourage planning for the social, economic, and cultural development and growth of the Municipality”.

A list of 59 projects and/or studies is contained in the Municipal Planning Strategy. Some of the studies have been completed, while others are still to be completed. Below are samples of the projects listed that are related to making East Hants a more sustainable place to live. Some of these studies have been completed, while others have yet to be or are in the process of being completed.

- ◆ Creation of an East Hants Tourism Map
- ◆ Public Transportation Needs Analysis for the Municipality.
- ◆ Develop a Municipal Parkland Strategy in accordance with P12-2.
- ◆ Municipal Sidewalk Study in accordance with P12-14.
- ◆ Creation of a Municipal Environmental Constraints Map to identify environmentally sensitive (i.e. wetlands) or hazardous areas (i.e. bedrock outcropping or sink holes) within the Municipality.
- ◆ Identification and Preservation Study and Strategy for preserving significant archeological and natural sites within the Municipality through such means as the *Nova Scotia Special Places Act* in accordance with P8-8 and P9-93.

- ◆ Creation of an Environmental Education and Conservation Program in accordance with P8-11.
- ◆ Review of the creation of Provincial Ecological Reserve sites within the Municipality in accordance with Policies P8-17 and P8-18.
- ◆ Creation of a Commercial Vacant Land and Floor Space Availability Map and Database to assist in further expanding the economic and commercial assessment base in East Hants.
- ◆ Establish a Heritage and Eco-Tourism Strategy.
- ◆ Core Village Study.
- ◆ Review of the Growth Management Areas and Growth Reserve Areas.
- ◆ Infrastructure Charges Review: Milford and Shubenacadie.

In order to consider, evaluate, review, and address identified issues, concerns, and opportunities before they affect the Municipality it will be important to continue to update the list as required. Future proposed projects and studies are listed under the MPS Amendments and Additions section of this report.



Picture: Herbert River, South Randon

Sustainability Principles

Policy Goal	Policy Provisions	How the MPS integrates: Environment, Economic, Social, Cultural Sustainability
3.1 Managing Existing Urban Development Areas		
<p>Growth Management Areas It is a goal of Council to contain urban development within the areas where basic services such as sewer, water facilities, or road maintenance can be adequately and cost effectively supplied. Council's intent is to promote urban development within the defined area and to create a compact, contiguous urban form, thereby increasing the level of efficiency for the delivery of Municipal services and infrastructures.</p>	P3-1	Council shall establish Growth Management Areas for the purpose of containing urban development in the areas where water and sewer services are available, and to optimize the density of development for maximum efficiency in providing services and infrastructure.
	P3-2	Growth Management Areas shall be identified where there is an existing serviced area or a significant concentration of development.
	P3-3	Council shall discourage development that requires or encourages urbanization of lands not designated as either Growth Management or Growth Reserve Areas.
4.1 Community Identity		
<p>Protecting Community Character Council is committed to maintaining and enhancing the individual character of East Hants' communities and to ensuring that less established and future communities are developed with a distinguishable character, thus fostering a sense of place for residents.</p>	P4-1	Council shall take measures to identify and protect the local distinctiveness and character of communities throughout the Municipality's planned districts through secondary planning and urban design figures. ¹
	P4-2	Council shall establish a Village Core (VC) and Neighbourhood Core (NC) Designation and Village Core (C6), Community Core (C6A) and Neighbourhood Core (C7) Zones in order to concentrate an appropriate scale and nature of commercial development and to address the overall quality of development, so the character and community function of these areas are not jeopardized.
	P4-3	Council shall adopt land use and design standards for designated areas to ensure that new development is consistent with and enhances the existing community character.
	P4-4	Council shall take measures to mitigate development sprawl through zoning and development provisions under the Land Use By-law which encourage compact development, infill development, and an efficient use of sewer and water infrastructure.
	P4-5	Council shall make measures to identify a means to protect community landmarks such as significant heritage structures and natural features.
<p>Protecting Rural and Natural Character Council recognizes that key relationship between the identity and integrity of the Municipality's communities and the preservation of the natural environment, and is committed to preserving this natural character through sound environmental and growth management policies and development regulations.</p>	P4-6	Council shall adopt environmental protection policies with respect to watercourse protection, agricultural preservation, and floodlands protection as outlined under Section 8.
	P4-7	Council shall establish a greenbelt buffer along all permanent and seasonal watercourses as outlined under Section 8 of this strategy and under Sections 4 and 9 of the Land Use By-law.
	P4-8	Council shall take measures to preserve agricultural lands through land use and development regulations as outlined under Section 7 of this strategy and under Section 7 of the Land Use By-law.
	P4-9	Council shall adopt Growth Management and Growth Reserve Areas within the Municipality's urbanized and developing areas for the purpose of managing short-term and long-term growth and protect the identity and integrity of established communities against development sprawl as outlined under Section 3.
	P4-10	Council shall direct sewer and water services in the Growth Management and Growth Reserve Areas to mitigate development sprawl and protect agricultural lands.
4.2 Community Development		

A key to achieving all four pillars of sustainability (environment, economic, cultural, and social) is to promote and create compact, and contiguous form of urban development in the existing urban areas and by designating areas where future growth will occur. With a main goal to prevent urban sprawl. A growth management area is one implementation tool used to achieve compact development.

Community identity and character is created by a variety of factors including the form and function of buildings within the community, the natural landscape, streetscapes, and the overall physical and social context of the community. Social interaction plays a further role in defining this sense of place as people gain a deeper understanding of their environment. As communities develop a unique, identifiable character, they become distinguishable from other places. This identity is not easily achieved using standard approaches to planning and development, it requires comprehensive and innovative ideas and approaches. If future growth and development encourages a strong sense of community identity, both new and established communities can contribute in a positive manner to the overall character and identity of East Hants.

<p>Building New Communities Council is committed to encouraging the creation of new communities based on sound urban design and planning principles, resulting in attractive, functional, and sustainable neighbourhoods.</p>	<p>P4-11 Council shall designate and zone the Clayton Developments Limited and Bedford Basin Estates land assemblies in Lantz as a Comprehensive Development District (CDD) to encourage development that is in the best interest of the community and the Municipality, in accordance with sections of this Strategy.</p> <p>P4-12 Council shall designate the properties adjacent to the Milford and Enfield P3 Schools as Comprehensive Development Districts (CDD) due to the value of the school properties as important community resources.</p> <p>P4-13 Council shall address the natural character of new development, through the development agreement process, by negotiating with developers to retain and/or plant trees along collector roads and other areas throughout the development.</p> <p>P4-14 Council shall adopt provisions in the open-space land dedication process under the Subdivision By-law, addressing the quality and design of recreational and open space within the subdivision developments, thus ensuring that open-space areas are functional, attractive, safe, and useable for residents.</p> <p>P4-15 Council shall encourage, through open space subdivision land dedication process, pedestrian linkages through well-connected walkways within the development.</p> <p>P4-16 Council shall, through the Comprehensive Development District (CDD) and development agreement process, encourage the development of socially sustainable communities by considering urban design principles such as pedestrian accessibility, diversity in housing styles and affordability, densities, well connected and narrower streets, quality open-space, a mixture of land uses, and architectural and landscape design.</p> <p>P4-17 Council shall take measures to raise the awareness of developers and the public in the design and development of communities.</p>	<p>The prosperity of a community can be measured by the quality of life enjoyed by its residents and ultimately by its social, cultural, economic, and environmental sustainability. While the short-term economic success of a community is dependent upon its ability to attract residential and commercial growth, its long-term sustainability will depend on the overall quality of the development it attracts. Socially and economically sustainable communities are difficult to achieve through automobile dependent, single use pockets of development. This type of development and its associated problems may be alleviated by planning for pedestrian friendly, well connected, socially diverse, environmentally healthy, and attractive communities.</p>
<p>Enhancing Established Communities Council is committed to the development and enhancement of established communities by taking measures to address their future social, economical, and environmental sustainability through innovative and proactive planning initiatives.</p>	<p>P4-18 Consistent with the goals and objectives set out in Section 9 of this Strategy, Council shall encourage in-fill development in the Village Core (C6). Community Core (C6A), and the Neighbourhood Core (C7) Zones to physically enhance the existing fabric and quality of the community, to intensify local commercial and social viability, and to utilize valuable developable lands in an efficient and effective manner.²</p> <p>P4-19 Council shall establish a Regional Commercial Designation and Zone, as outlined in Section 9 of this Strategy, for the purpose of focusing all large-scale commercial development away from existing Village and Neighbourhood Core areas and to encourage a viable Regional Commercial Market in East Hants.</p> <p>P4-20 Council shall consider undertaking a study to determine the social, physical, and financial impacts of community improvement initiatives such as tree planting, street improvements, sidewalk construction and pedestrian networks, and providing further open-space and public amenities in designated Village Core (C6), Community Core (C6A), and Neighbourhood Core (C7) Zones, and in other parts of the Municipality as deemed necessary.</p> <p>P4-21 Council shall consider the re-use of those schools which become surplus properties and shall take measures to address their future use and design in order to ensure that these community landmarks are utilized in the best possible manner for the future enhancement of the community.</p> <p>P4-21.a Council shall take measures to apply innovative and proactive planning initiatives to simplify the development approval process with an effective application of more as-of-right development especially within the Business Park (BP) Designation and Business Park (C8) Zone.</p>	
<p>Village Core (VC) Designation Council's goal is to strengthen the long-term viability of the Municipality's village commercial centres by ensuring their future growth results in quality development that enhances the character of the existing community, and development that contributes to the economic stability of the area.</p>	<p>P4-22 As more particularly described in Section 9, Council shall establish the Village Core (VC) Designation and Village Core (C6) Zone to utilize the Village Core areas as small-scale, mixed-use commercial centers that encourage a pedestrian friendly retail and service environment.</p> <p>P4-23 Council shall encourage development of the Village core through the enhancement of existing land uses and structures and through in-fill development of vacant or under-used properties.</p> <p>P4-24 Council shall establish a Village Core (VC) Designation and (C6) Zone for Elmsdale, Enfield, Shubenacadie, Milford and Mount Uniacke 12A as outlined on the GFLUM and LUB Maps, and shall focus small scale retail and services within these five core areas.</p>	

	P4-25	Council shall establish design standards for the Village Core (C6) Zone for the purpose of ensuring that all future development within the Village Core contributes to and enhances the established character of the area.	
	P4-26	Council may consider establishing the Village Core (C6) Zone in other areas where it is deemed to be beneficial to the short and long-term commercial development of the community and Municipality. ³	
4.4 Heritage Conservation			
Preservation of Architectural Heritage Council recognizes architectural heritage resources as being important to the identity and character of East Hants communities and shall take measures to protect and preserve historically significant buildings, areas, and sites.	P4-49	Council shall continue to support the Heritage Advisory Committee (HAC) in their mandate to preserve and promote the Municipality's heritage resources. Specifically, Council shall work with the HAC to raise public awareness surrounding heritage conservation issues including the production and distribution of educational material. Also, through the HAC, Council shall explore funding opportunities and financial incentives for property owners and community groups wishing to preserve heritage resources within the Municipality.	Heritage conservation addresses both the social and cultural pillars of sustainability. Heritage is a priceless legacy manifested in the built and natural environment and in the people who have shaped a community over time. The preservation of heritage resources holds considerable importance to a community's development by reinforcing the established identity and character of a place. Sustainable community development occurs with an understanding and appreciation of the community's identity and enhances the existing area. Therefore, it is essential that architectural, natural and cultural heritage be considered a significant component of a community's development.
	P4-50	Council shall encourage the preservation of heritage buildings through the Municipal Heritage Property Registration Program, pursuant to the Provincial <i>Heritage Property Act</i> .	
	P4-51	Council shall take measures to protect traditional architecture in the Village Core (C6), Community Core (C6A), and Neighbourhood Core (C7) Zones through architectural and landscape design standards under the Land Use By-law for new development and alterations to existing development.	
	P4-52	Council may work with local heritage organizations if it is viewed to be in the best interest of the Municipality, to identify, preserve, and promote the importance of the Municipality's heritage resources.	
Preservation of Natural and Cultural History Council recognizes the importance of preserving the municipality's natural and cultural heritage resources for the social, environmental, physical and economic benefit of communities and shall take measures to ensure their future protection.	P4-53	Council shall review a means of preserving significant archeological sites along the Shubenacadie and Nine Mile river as identified in the East Hants Open Space Management Strategy. ⁷	
	P4-54	Council shall support efforts to promote the Tin Smith Shop Museum in Shubenacadie as a heritage resource.	
	P4-55	Council shall encourage the promotion of significant heritage sites as a means to attract tourists to the area within the eco-tourism mandate of the Municipality pursuant to Section 9 of this Strategy.	
	P4-56	Council shall review a means of preserving old growth tree stands as identified in the East Hants Open Space Management Strategy.	
	P4-57	Council shall consider further studies as outlined but not limited to those outlined in P14-5, as deemed necessary, for the purpose of identifying and preserving significant natural and cultural heritage resources throughout the Municipality.	
5.1 Residential Subdivision			
Residential Subdivision (RS) Designation To ensure development in residential areas takes place in a desirable fashion that is compatible with and complimentary to areas of existing development and established neighbourhoods, and further, to provide flexible housing options for the existing and future residents of East Hants.	P5-1	Council shall establish the Residential Subdivision (RS) future land use designation with the intention of protecting and enhancing existing principal residential areas, and to permit and encourage the compatible development of vacant lands considered desirable residential growth areas. These vacant (RS) designated lands may be rezoned for low density housing.	The Residential Subdivision (RS) Designation and implementing zones are used to facilitate a diverse range of housing densities and prices, which is a key to achieving Social Sustainability.
	P5-2	Council shall establish the (RS) Designation to provide for the appropriate implementation of residential uses, and ensure a range of development options through four zoning categories which are intended to eliminate any incompatible land use patterns. These are the (R1), (R2), (R3), and (R5) Zones.	
	P5-3	Council shall ensure that lands identified under the (RS) Designation be further planned so as to suitably extend and correspond with existing residential settlement patterns.	
5.3 Commercial Components in Residential Neighbourhoods			

<p>Commercial Components in Residential Neighbourhoods</p> <p>Given the changing nature of business and professional practices, Council's goal is to provide greater flexibility for home-based business within residential areas, and to establish clear standards relating to their operation.</p>	<p>P5-24 Council shall permit a limited range and size of business and professional uses, including limited signage provisions, to be conducted from a residence zoned Single Unit Dwelling (R1) or Single and Two Unit Dwelling (R2) within the Residential Subdivision (RS) Designation. Any change or expansion of business use in excess of the zone requirements shall be considered by development agreement up to a maximum of 1,500 square feet, provided all applicable provisions of this strategy are satisfied, and in particular, the applicable criteria of Policy P13-9.</p>	<p>Home-based business is important to the economic sustainability of a community. The overhead costs associated with operating a business has lead to an increase in home-based business. This form of commercial activity has to be sure not to overshadow the existing residential development.</p>
<p>5.6 Neighbourhood Comprehensive Development District</p>		
<p>Alternative Development Standards</p> <p>To encourage, where appropriate, the use of alternative development practices in the creation of new neighbourhoods to result in development that enhances opportunities for social interaction, efficient pedestrian movement, and unique character.</p> <p>P5-38</p>	<p>Council shall consider on Neighbourhood Comprehensive Development District (NCDD) designated lands, through a development agreement process, the use of traditional and alternative development styles to affect a desirable form of urban mixed use development. Where it is deemed to contribute to the overall quality of the proposed development, and all relevant safety and maintenance issues are addressed, such traditional and alternative styles may include, but are not limited to, the following elements:</p> <ol style="list-style-type: none"> a. smaller lot sizes and frontages; b. reduced yard setbacks; c. alternative road way standards to include narrower required widths for both the right-of-way and traveled surface, flexible gradient requirements, the use of boulevards, and curb and gutter with the use of buried stormwater infrastructure; d. the acceptance of pedestrian walkways in lieu of a portion of the required parkland dedication as provided for under the Municipal Government Act; and e. the preplanned clustering and mixing of varying house styles and densities to affect a varied land use pattern that is efficient and provides options for affordable housing. 	<p>Creating communities, in designated growth areas, that allow for alternative design standards, is important to all pillars of sustainability. The use of alternative design standards provides for greater flexibility in the provision of open space and community amenities, roadway design, and diversity of housing; all of which contribute to the environmental, economic, social, and cultural sustainability of a community.</p>
<p>7.1 Agricultural Reserve</p>		
<p>Agricultural Reserve (AR) Zone Provisions</p> <p>Council recognizes the need to establish land use regulations that will protect and preserve the agricultural land defined by the Agricultural Reserve (AR) Zone.</p>	<p>P7-1 Council shall establish a means to identify, protect, and foster the agricultural industry within the Municipality of East Hants and to minimize conflicts between agricultural operations and other land uses.</p> <p>P7-5 Council shall establish the Agricultural Reserve (AR) future land use designation in which agriculture and agricultural related activities shall be the predominant land uses.</p> <p>P7-6 Council shall designate those lands as an Agricultural Reserve (AR) Zone, with the intention of providing a stable environment in which agriculture may operate freely from urban expansion or rural non-farm development on the most productive farmland in East Hants.</p> <p>P7-7 Council shall delineate the areas within the Municipality designated and zoned Agricultural Reserve (AR) as described by the GFLUM and LUB Zoning Maps.</p> <p>P7-8 Council shall apply the Agricultural Reserve (AR) Designation based on the Provincial Agricultural Land Identification (ALIP) completed in 1997.</p> <p>Future (AR) Designations may be based on the following criteria:</p> <ol style="list-style-type: none"> a. protecting the continuation of existing farming areas; b. providing for logical boundaries around farming areas such as roads, property lines, rivers, and other natural features; and c. the Canada Land Inventory Soil Capability for Agriculture (CLI) rating for the area's soil. 	<p>The protection and development of the agricultural industry is not only important to the environmental and economic sustainability of East Hants, it is also extremely important to our cultural sustainability. East Hants has traditionally grown around the agricultural industry and it has customarily been one of our economic basis. For these reasons, Council has adopted policies that attempt to direct development away from prime agricultural land into areas where residential and commercial growth is more appropriate.</p>
<p>7.2 Agricultural Land Preservation</p>		
<p>Establishment of an Agricultural Advisory Committee</p> <p>Council recognizes the need to create a partnership between the agricultural community and other necessary groups with the purpose of developing a long-term protection and preservation strategy for agricultural land and minimizing land use conflicts. This group would work</p>	<p>P7-19 Council shall establish an Agricultural Advisory Committee consisting of members of the agricultural community, Councillors, Municipal Staff, as well as members from the Federation of Agriculture and other agriculturally related organizations. The mandate of the Agricultural Advisory Committee shall be to investigate and recommend to Municipal Council the implementation of a suitable long-term protection strategy for East Hants.</p>	<p>In addition to providing policies that protect agricultural land, Council feels that it is equally important to consider additional methods of protection with a view toward strengthening the long-term agricultural preservation goals of the Municipality. This means establishing a committee that will provide community input into future</p>

together in recommending to Municipal Council a long-term protection strategy that is best suited for East Hants.		agricultural policies and regulations.
Residential Growth Areas Council recognizes the need to maintain the traditional and productive use of the Municipality's agricultural lands by redirecting residential growth away from these regions.	P7-21 Council shall designate residential growth areas so as to avoid the impact of encroachment onto farmland.	
8.1 Environmental Sustainability		
Environmentally Healthy Communities Council recognizes the importance of creating healthy and sustainable communities. It is Council's goal to promote and encourage a safe, healthy, and enjoyable living environment for all residents of the Municipality.	P8-1 Council shall encourage sustainable development practices that take into consideration environmental, economic and social factors.	The East Hants Official Community Plan has a section dedicated to Environmental Sustainability. Within this section the plan discusses healthy communities, linkages between the economic, social and natural environments and protecting ecological integrity. This section is not only relevant to the environmental sustainability pillar, it is also relevant to the economic, social and cultural pillars. Environmental preservation is essential in achieving strong community planning strategies. In working toward sustainable communities, policies and actions must reflect the connection between a healthy economy, social well-being, and the environment.
Balancing and Managing Growth Council recognizes the important linkage between the economic, social, and natural environment. Council's goal is to balance the growth and development of the Municipality with the protection of the natural environment.	P8-2 Council shall strive to ensure that the risks associated with development on or near identified hazard lands are minimized. P8-3 Council shall employ the use of the development agreements and site plans, as outlined specifically in this strategy, to mitigate adverse environmental impacts of developments.	
Protecting Ecological Integrity Council's goal is to protect the ecological integrity of East Hants by adopting measures to improve air, water, and soil quality when it is determined to be in the best interest of the Municipality.	P8-4 Council may, when it is in the best interest of East Hants, build partnerships with the Province, neighbouring municipalities, and the private sector to address natural resource protection and enhancement issues, and to protect and restore East Hants' natural environment and to raise public awareness. P8-5 Council shall support regional and provincial initiatives to reduce air, land, and water pollution when it is determined to be in the best interest of the Municipality. P8-6 Council shall ensure, through the Land Use By-law, that new development respects the existing natural topography and has minimal impact on the natural surroundings. This may, in part, be achieved by the use of site plans. P8-7 Council shall adopt land use provisions to protect the quality and integrity of ecosystems, and where quality and integrity have diminished, encourage restoration to healthy conditions. P8-8 Council shall encourage the Province to consider the protection of tolerant hardwood and hemlock stands under the <i>Special Places Act</i> . ² These stands signify native forest growth and may maintain the balance of a climax forest.	
8.2 Environmental Conservation		
Environmentally Sensitive (ES) Lands Council recognizes the important contribution of environmentally significant areas to the ecological integrity of the Municipality. Council is committed to exploring ways to protect areas that may contain rare or endangered species or plant populations, habitat for rare or endangered species, exceptionally productive habitat, and other areas of natural significance.	P8-12 Council shall establish the Environmentally Sensitive (ES) future designation. The purpose of the (ES) future designation shall be to ensure areas that are of natural significance or environmentally sensitive are protected from development that might threaten them. The areas shall include wetlands, bogs, swamps, and other areas of ecological significance. The Environmentally Sensitive (ES) future designation shall be carried out and be implemented by the Environmentally Sensitive (ES) Zone. P8-13 The zoning provisions of the Environmentally Sensitive (ES) Zone shall include a limited scope of permitted uses. Council shall restrict development within the Environmentally Sensitive (ES) Zone to public open spaces, nature reserves, conservation-related projects, public works necessary for flood control, or other similar purposes. P8-14 Council shall establish the Environmentally Sensitive (ES) Zone in areas generally identified in the <i>Long Term Development Plan and Suitability Analysis</i> . ⁵ P8-15 Council shall consider wetlands, bogs, and swamps as potentially environmentally sensitive areas and shall establish the Environmentally Sensitive (ES) Zone accordingly, consistent with the intent of the Environmentally Sensitive (ES) Designation. P8-16 Within the Environmentally Sensitive (ES) Zone, Council shall limit the alteration or removal of topsoil on an existing area of land to the lesser of ten (10) percent of the total area or 1,000 square feet. Council shall require	Environmental sustainability also includes the conservation and protection of significant natural features. Wetlands, rare species, productive habitats, old growth forest stands, and other ecologically significant feature are often threatened by development pressure. These areas have been identified as Environmentally Sensitive (ES) Lands. In addition to protecting lands that are environmentally sensitive Council has also created policies to protect natural features that are at risk from development. One such feature is Karst Topography. Karst Topography often occurs when limestone or gypsum deposits dominate the bedrock geology of a given area. Groundwater can dissolve and erode these types of deposits leading to slumping or collapse in overlying (surface) soils and tills.

	<p>that any such elements are exhibited on all site plans.</p> <p>P8-17 Council shall designate, for further study and evaluation, a proposed Provincial Ecological Reserve in the area west of Highway 102 and south of Route 14, as Environmentally Sensitive (ES) on the GFLUM Map.⁶</p> <p>P8-18 Council may consider that the protection of this ecological site be done in conjunction with the planning and development of a proposed regional park, which is planned to incorporate the ecological reserve within its boundaries. The ecological reserve site is within the Barney's Brook Watershed and is defined by the Province as an area of importance for rare plants.</p>	
<p>Environmental Risk Council recognizes that there is significant risk posed to development due to the presence of certain natural features within the Municipality. Council's goal is to ensure that development is not exposed to undue risk from these natural hazards.</p>	<p>P8-19 Council establish an Environmental Risk (ER) Designation to ensure adequate protection for development from identified natural hazards, including areas that are subject to flooding, steep slopes, land subsidence, erosion, or other geological hazards. The Environmental Risk (ER) future designation shall be carried out and be implemented by the Environmental Risk (ER) Zone.</p> <p>P8-20 The Environmental Risk (ER) Zone shall be restricted to the future development of Single Unit Dwelling (R1) and Single and Two Unit Dwelling (R2) uses, agricultural (except intensive agricultural) uses, forestry uses, and flood control or other public works.</p> <p>P8-21 Council shall require development within the Environmental Risk (ER) Zone to undergo an environmental study, in conformance with the format outlined in the Land Use By-law, to ensure that there is no significant threat to the proposed uses, structure(s), or inhabitants.</p> <p>P8-22 Council may identify other areas as environmental risk as necessary, including lands:</p> <ol style="list-style-type: none"> a. that are subject to flooding or subsidence; b. have steep slopes (15% or greater); c. are low-lying, marshy, or unstable; d. are hazardous for development due to soil condition, undermining, topography, or geological conditions; or e. are known to be contaminated within the meaning of the <i>Environment Act</i>. <p>P8-23 Council shall undertake a study to more accurately locate, map, and designate sites of karst topography which are potentially prone to sinkhole formation.</p>	
8.3 Preservation and Enhancement of Water Resources		
<p>High Potential Floodplain (HF) Council recognizes the important role of floodplains in maintaining the water level of streams and rivers, controlling siltation, and storing of water during peak run-off events. It is a goal of Council to protect the natural function of floodways within floodplain areas by not permitting new building construction and residential or commercial development in these areas.</p>	<p>P8-25 Council shall establish the High Potential Floodplain (HF) future designation to comply, in varying degrees of restrictiveness, with the Municipality's overall environmental intentions of:</p> <ol style="list-style-type: none"> a. protecting the public from any flood damage or drainage problems causing health and safety problems, and/or any consequential loss of their property; and b. protecting the Municipality's lands acting as floodways, groundwater recharge zones, stormwater retention areas, and riverbank stabilization areas. <p>P8-26 The (HF) future designation shall be carried out and be implemented by the (HF) Zone. Council shall zone lands in the floodway, for portions of the Shubenacadie and Nine Mile Rivers, as High Potential Floodplain (HF).</p> <p>P8-27 The basis for the establishment of the High Potential Floodplain (HF) Zone shall be the 1 in 20 year flood frequency line in accordance with the 1998 <i>Floodplain Mapping Study</i>.¹³</p> <p>P8-28 The High Potential Floodplain (HF) Zone shall be restricted to the future development of passive and seasonal recreational uses, conservation-related uses, and agricultural grazing, pasture uses, and building construction specifically related to the provision of Municipal piped services.</p> <p>P8-29 Zoning provisions in the High Potential Floodplain (HF) Zone shall include controlling the alteration of land levels and the removal or placement of topsoil.</p>	<p>The availability of potable water resources is critical to the sustainability of any community. The East Hants Official Community Plan has policies to preserve and enhance water resources for future East Hants residents.</p> <p>The policies not only protect potable water resources, they also attempt to protect the many lakes, streams, rivers, and brooks in East Hants that add to the environmental quality of the Municipality. The MPS provides for the protection of these watercourses while balancing the need for the Municipality to grow and develop. Protecting the water resources requires comprehensive policies that will allow of the continued natural functioning of floodplains, protect the quality and supply of water, protect aquatic environments, and ensure the maintenance of riparian buffer zones. By adopting these policies Council's objective is to:</p> <p>Environmental</p> <ul style="list-style-type: none"> - Preserve and stabilize the natural edge of water bodies. - Aid in the purification of septic system effluent. - Reduce flood erosion.
<p>Moderate Potential Floodplain (MF) Council's goal is to protect the public from any flood</p>	<p>There are a long list of provisions.</p>	

<p>damage or drainage problems causing health and safety problems, and/or any consequential loss of their property within the flood fringe. Council also intends to protect the natural function of floodfringe areas by regulating new building construction and residential development in these areas.</p>		<ul style="list-style-type: none"> - Remove and buffer the effects of stormwater runoff, surface runoff, and subsurface flows. - Moderate water temperature and enhance aquatic habitat. - Provide habitat for flora and fauna. - Manage nutrients.
<p>Water Supply Area (WS) Council recognizes the need to comply with the Provincial Statement of Interest in Drinking Water. It is a goal of Council to protect the quality of drinking water within the Municipal water supply watersheds. It is in the best interest of the Municipality to endeavour to ensure the visibility and long term health on its drinking water is protected and preserved.</p>	<p>P8-40 Council shall establish the Water Supply (WS) future designation to comply, in varying degrees of restrictiveness, with the Provincial Statement of Interest and the Municipality's overall intention of protecting the quantity of drinking water and providing a viable source of potable water.</p> <p>P8-41 Council shall delineate the areas within the Municipality designated as Water Supply (WS) as described by the Generalized Future Land Use Maps and Land Use By-law.</p> <p>P8-42 Council shall work within the provincially established process for watershed designation, and establish a Watershed Management Strategy, including a standing Watershed Management Committee, for the Snides Lake Watershed. Upon completion of the Snides Lake Strategy, it shall be the intent of Council to broaden the responsibilities of the Committee to deal with relaxed issues within the entire Municipality.</p> <p>P8-43 In recognition of an existing agreement between the Municipality and a landowner, and in recognition that there are Provincial regulations in place within the Snides Lake Watershed of Shubenacadie, Council shall endeavour to balance the protection of Municipal water supplies with the rights of the private land owners by allowing existing farm operations to continue.</p> <p>P8-44 Council shall restrict development within the Water Supply (WS) Zone to existing agricultural operations and development directly related to Municipal water supply services or flood control. Council may consider uses beyond these pending the findings of a study completed by a qualified professional.</p>	<p>Social</p> <ul style="list-style-type: none"> - Enhance aesthetics and rural character. - Maintain privacy. - Provide recreation and open space opportunities. - Provide a healthy living environment. <p>Economic</p> <ul style="list-style-type: none"> - Create a shelter belt from wind (reduce energy costs). - Reduce a flood hazard. - Create tourism opportunities that add to the economic base of the region. <p>Cultural</p> <ul style="list-style-type: none"> - Flooding of farmers fields provides nutrients. - Industries have grown up around our river systems (lumber mills, farming, boat building) - East Hants water-way lends to the identity of our community.
<p>Watercourse Greenbelts (WG) Council recognizes the beneficial nature of maintaining vegetated riparian buffers around watercourses. Council is committed to establishing greenbelts to protect and enhance water quality, to control sedimentation and erosion, and to maintain East Hants' rural character.</p>	<p>P8-45 Council shall establish the Watercourse Greenbelt (WG) future designation to comply with the Municipality's overall intention of protecting water quality, controlling sedimentation and erosion, and maintaining rural character. The (WG) future designation shall be carried out and implemented by the (WG) Zone.</p> <p>P8-46 Council shall establish the Watercourse Greenbelt (WG) Zone generally within 100 feet of the Sackville, Shubenacadie, Nine Mile, Meander, Beaverbank, and Herbert Rivers, Rhines Creek, Black Brook, and Barney's Brook.</p> <p>P8-47 Council shall allow for the reduction of the Watercourse Greenbelt (WG) Zone to a minimum of fifty (50) feet for properties which are deemed undevelopable due to lot configuration, location of a wetland on the lot, or the position of the septic disposal system.</p> <p>P8-48 The Watercourse Greenbelt (WG) Zone shall be restricted to the future development of passive recreational opportunities, conservation related uses, and development that is specifically related to the provision of Municipal piped services.</p> <p>P8-49 Council shall strictly control the placement or removal of fill and the significant alteration of topography within the Watercourse Greenbelt (WG) Zone where not required for Municipal infrastructure or improving erosion and sediment control.</p> <p>P8-50 Council shall permit the inclusion of lands in the Watercourse Greenbelt (WG) Zone in the calculation of minimum lot area and frontages, provided all other requirements of the Land Use By-law are met.</p> <p>P8-51 Council shall encourage that lands within the Watercourse Greenbelt (WG) Zone are maintained as vegetated greenbelts to aid the control of sedimentation, erosion, and subsurface and surface flows.</p>	
<p>Water Pollution Controls Council's goal is to ensure that development adjacent to, or near watercourses within the Municipality, does not have detrimental impacts on the water quality or aquatic environment.</p>	<p>P8-52 Council shall require that development is setback from watercourses in accordance with the following:</p> <ol style="list-style-type: none"> a. A setback of sixty-six (66) feet is maintained for any permanent watercourse fifty (50) centimeters in width or greater. b. A setback of twenty (20) feet is maintained for any permanent watercourse less than fifty (50) centimeters 	

	<p>in width or those intermittent or seasonal in nature.</p> <p>c. A setback of 100 feet maintained from the highwater mark of any lake.</p> <p>P8-53 Council shall regulate the development of residential and commercial properties abutting or near any watercourses or wetlands, to sufficiently reduce the level and nature of pollutants entering the Municipality's water systems.</p> <p>P8-54 Council shall encourage protection of the Municipality's watercourses from any unreasonable level of water contamination resulting from development. Such measures may be accomplished through the monitoring and research testing of the watercourses by a local Watershed Advisory Board or local water quality monitoring groups.</p> <p>Council shall encourage the establishment of a voluntary septic system monitoring program for lakeside property owners.¹³</p> <p>P8-55</p>	
<p>Inter-Municipal Watershed Strategy Council recognizes that watersheds do not follow political boundaries, but natural boundaries and thus, protection and enhancement measures will require co-operation with other governments and jurisdictions. Council's goal is to encourage and support the initiatives of an inter-municipal watershed strategy in the protection and enhancement of watercourses.</p>	<p>P8-56 Council shall actively participate, if it is deemed in the best interest of the Municipality, with bordering jurisdictions in the formulation of an inter-municipal watershed management strategy, for any shared or adjoining water systems, including the Sackville and Shubenacadie Rivers. Council shall ensure that:</p> <ol style="list-style-type: none"> a. East Hants is fully and equally represented in the direction and implementation of any revisions to such strategy, and its Watershed Advisory Boards shall participate in the formulation process and shall submit a report and recommendations to the Planning Advisory Committee and Council on its findings. b. One of the primary objectives of any joint inter-municipal management strategy entered into by East Hants shall be the preservation and enhancement of groundwater and surface water daily. c. Any formulated land use controls shall be consistent, fair, and equal between the municipal units affected. d. Any inter-municipal management strategy, prior to its implementation, must undergo a comprehensive public participation program with the involvement of the property owners affected. e. Consideration is given to the financial accountability of the strategy and its cost effectiveness prior to implementation. 	
8.4 Environmental Enhancement		
<p>Tree Preservation Council shall ensure that the Municipality plays an active role in preserving or improving the residential landscape within its major communities by promoting a "no net-loss" approach in conserving the quantity and quality of its trees within built-up areas.</p>	<p>P8-61 Council shall ensure that the Municipality plays an active role in preserving or improving the residential landscape within its major communities by promoting a "no net-loss" approach in conserving the quantity and quality of its trees within built-up areas.</p> <p>P8-62 Council accepts that any tree preservation policy cannot conflict with a property owner's right to remove trees at their own discretion. As such, Council shall initiate its preservation objectives through two proposed avenues of public-private cooperation:</p> <ol style="list-style-type: none"> a. Council may identify, within a plan, those significant trees or wooded areas in the Planned Areas selected as suitable conservation sites. Any affected property owners shall be approached with the intent that, with their consent, the Municipality may contribute to the proper maintenance of that treed or wooded area, provided the Municipality is then allowed to restrict its alteration or removal. b. Council shall undertake a study to review its proposed requirements for tree retention on lands previously left undeveloped within the Village and Neighbourhood Cores that are then processed within the subdivision and development process. The developer may either provide for a replacement bond for all major trees lost during the course of construction, or provide a compatible site plan prepared by a landscape architect. 	<p>Environmental enhancement includes initiating and conducting community-based projects that improve the natural environment found in East Hants. Community beautification projects, including tree preservation and planning programs, landscaping guidelines, and property maintenance, assist in creating livable and sustainable communities.</p> <p>Planting and retaining trees offers far more than an aesthetically appealing development. Trees also function as useful and valuable instruments in:</p> <ul style="list-style-type: none"> - Preventing soil loss. - Intercepting and slowing down stormwater runoff. - Providing property owners with greater privacy. - Enhancing property values and sales. - Improving air pollution. - Maintaining rural character. - Creating a sense of place and community. - Providing a sense of security for pedestrians. <p>Each of these benefits assist in creating the quality places that people desire as well as environmentally sustainable communities.</p>
9.1 Managing Commercial Development		

<p>Management Initiatives Council's goal is to take measures to address short and long-term commercial growth by taking initiatives to ensure that development provides both current and future benefits to the community and reflects the Municipality's long term growth management vision.</p>	<p>P9-1 Council shall establish future land use designations and zones to promote a desirable development pattern and the economic growth of both regional and locally-based commercial development.</p> <p>P9-2 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.</p> <p>P9-3 Council shall establish the Regional Commercial and Business Park Designations only in the Growth Management Areas.</p> <p>P9-4 Council shall consider beverage rooms, lounges, cabarets, and clubs as defined under the Provincial Liquor License Board, by development agreement only, subject to the criteria of Policy 13-9, and furthermore, such uses shall only be considered on lands designated (RC), (VC), (GC), (HC), and (BP) and lands zoned (C1), (C2), (C4), (C6), and (C8).</p> <p>P9-5 Council shall permit residential uses in association with (C1), (C2), (C3), (C6), (C6A), and (C7) commercial uses provided all applicable provisions under the Land Use By-law are met.</p> <p>P9-5a Council shall provide that certain institutional uses located in commercial zones which represent a significant community benefit are exempted from applicable floor area limits as specified in the Land Use By-law.</p>	<p>As commercial development changes and intensifies so will its impact on the rural nature of the Municipality. Commercial management initiatives focuses on long-term strategies addressing the anticipated growth of the commercial sector to ensure such growth enhances communities while strengthening East Hants' economy. This approach is comprehensive in nature and encompasses potential environmental, social, economic, and cultural impacts that such development may have on the future sustainability of the Municipality.</p>
<p>9.4 Tourism and Economic Development</p>		
<p>Community Economic Development Council's goal is to support the future economic development of all communities by taking measures to work with community development agencies and the public to ensure their future economic stability and social sustainability.</p>	<p>P9-87 Council shall work with and support the Hants Regional Development Authority (HRDA) in their efforts to encourage community development initiatives throughout the Municipality.</p> <p>P9-88 Council shall take all reasonable measures to provide adequate infrastructure for communities as growth and development expands.</p> <p>P9-89 Council shall pursue a partnership with other municipalities and levels of government where opportunities may exist for community economic development.</p>	<p>The rich natural landscape and unique communities of East Hants make the area highly marketable as a tourist attraction and provide many community development opportunities. The benefits of a healthy local economy, including local employment and business development, can provide both communities and the Municipality as a whole, with improved long-term, social, economic, and environmental sustainability.</p>
<p>Tourism Goals Council's goal is to aid the development of the tourism industry in a responsible manner by protecting community identity and values and by providing support to communities in their community development efforts while strengthening the Municipality's long-term economic stability and regional visibility.</p>	<p>P9-90 Council shall support the development of tourism initiatives, which are guided by the following goals and objectives: a. maintain and enhance the economic stability of East Hants; b. increase local economic opportunities for communities and residents; c. maintain and enhance the quality of life of East Hants residents; and d. maintain and enhance the natural and built environment.</p> <p>P9-91 Council shall work with local organizations and the Hants Regional Development Authority (HRDA) in the development of a strategic plan to guide the development and management of the tourism industry in East Hants.</p> <p>P9-92 Council shall focus on tourism initiatives that emphasize local resources and encourage the development of eco-tourism and heritage tourism opportunities.</p>	<p>The tourism industry in East Hants has not yet neared its potential and many opportunities for tourism development still exist. As with many communities throughout the province, East Hants has potential in the areas of Eco-Tourism and Heritage Tourism, which, if developed, could provide benefits to communities far beyond economic growth. Utilizing natural and heritage resources for tourism purposes could foster a greater sense of community pride and awareness, a greater commitment to the conservation of these resources and a financial means for their preservation. Such long-term community benefits are the true value in developing the industry and should provide the incentive for future efforts to establish a stronger tourism sector in East Hants.</p>
<p>Eco-Tourism and Heritage Tourism Council's goal is to identify and develop tourism opportunities focusing on eco-tourism and heritage tourism and to ensure that tourism growth will not jeopardize the existing identity and character of East Hants communities and will occur in an environmentally and socially responsible manner.⁹</p>	<p>P9-93 Council shall take measures to facilitate the development of the heritage and eco-tourism markets by supporting the following initiatives: a. Take measures to protect the site of the Crown-owned Hayes Cave as an ecological site by working with the Department of Natural Resources in developing a strategic plan to protect the areas significant bat habitat, rare flora and fauna, old growth forest, and karst topography. Council will furthermore, take efforts to encourage the designation of the site as a Provincial Park under the <i>Provincial Parks Act</i> as a "special place" under the <i>Special Places Act</i>. b. Cooperate with the Shubenacadie Canal Commission to utilize the river as a tourist resource through interpretive signage, the preservation of lock and archeological sites, the protection of existing public access points along the river, and potential additional access points. c. Support efforts to develop a Tidal Bore Look-Off Park in South Maitland. d. Continue to support the development of the Tin Smith Shop Museum in Shubenacadie in efforts to</p>	

	<p>demonstrate the traditional production of milk cans, tinsmithing, and promote the general history of Shubenacadie.</p> <ul style="list-style-type: none"> e. Work with the Municipal Heritage Advisory Committee and the East Hants Historical Society in identifying key heritage resources and in producing educational material focusing on the natural, cultural, and architectural heritage of East Hants. f. Negotiate with the Province for the future open-space development of the following crown-owned properties: LIMS #45155496 on Long Lake in Mount Uniacke; and LIMS #45189453 on the Enfield Road in Nine Mile River. <p>P9-94 Council shall take measures to enhance and upgrade existing tourism-related facilities, sites and initiatives including the following specific initiatives:</p> <ul style="list-style-type: none"> a. Support efforts to enhance the potential of tourist sites along the Cobequid Shore including the Walton Lighthouse and Wharf, the Maitland Wharf, and Anthony Park. b. Continue to support and promote Uniacke House Museum and Uniacke Estate Trails as a regional tourist attraction. c. Cooperate with the Maitland District Development Association in promoting and developing the Maitland Heritage Conservation District as a local and regional tourist attraction. d. Provide adequate signage to promote the Courthouse Hill Site. e. Sponsor first aid training programs annually to local tourism and community groups for the purpose of ensuring that staff working in isolated areas such as Burntcoat Head Park are able to provide emergency assistance as needed. f. Provide support for the installation of power and phone services to the Burntcoat Head Park and other isolated sites as needed to provide staff and visitors with an essential service. g. Utilize existing Municipal open-space resources and regional parks as part of an overall tourism development initiative. h. Investigate the potential of the ecological reserve in Milford as a potential tourist attraction.¹⁰ 	
<p>Tourism Implementation Council's goal is to foster the development of the tourism industry by supporting community-based tourism initiatives and providing support for their implementation to increase the economic viability of the tourism industry.</p>	<p>P9-95 Council shall establish the Leisure Services Committee as the primary committee of Council in the representation of Municipal tourism issues.</p> <p>P9-96 Council shall work with and support other tourism-related agencies and groups to facilitate the development of tourism industry through the following initiatives:</p> <ul style="list-style-type: none"> a. Provide financial support to local tourism-related agencies and community improvement initiatives where practicable and in the best interest of the Municipality. b. Establish a tourism operating and capital account to further develop the tourism industry. c. Explore opportunities available for tourism-related funding. d. Explore the appointment of a Municipal staff representative for River Country and the Glooscap Development Partnership to facilitate a cooperative working relationship and to share resources where possible. 	
<p>9.5 Wind Energy Development</p>		
<p>Wind Energy Development Council's goal is to support the future development of the wind energy industry by working with wind developers and communities to encourage the development of wind energy projects while ensuring the continued enjoyment of community life.</p>	<p>P9-98 Council shall encourage wind energy projects to allow for the production of renewable energy resources that will provide the Municipality with an environmentally sustainable and economical electricity source.</p> <p>P9-99 Council shall establish a definition and categorize wind turbines into three different types; mini wind turbine (MWT), small scale wind turbine (SWT) and large scale wind turbine (LWT).</p> <p>P9-100 Council shall establish requirements in the Land Use By-law to regulate the use of all wind turbines including setbacks, rotor blade clearance, separation distance, height, power generation, noise generation, and other regulations relating to the development and operation of a wind turbine or wind farm.</p> <p>P9-101 Council shall permit the development of mini wind turbines (MWT) and small scale wind turbines (SWT) as-of-right.</p> <p>P9-102 Council shall permit the development of large scale wind turbines (LWT) through site plan approval. Approval is dependent on meeting the regulations of the Land Use By-law and associated requirements.</p> <p>P9-103 Council shall periodically review the policies regulating the use of mini, small scale, and large scale wind turbines.</p>	<p>The Municipality of East Hants recognizes the development of green energy resources is important to the health and environment of our community and encourages the integration of renewable wind energy developments within the municipality. The reality of increased demand and soaring costs of fossil fuels makes wind energy a viable and attractive energy resource option and provides economic benefits to the community in the form of local tax benefits, construction costs and a stable power grid.</p>

10.5 Accommodating Pedestrians and Cyclists		
<p>Pedestrian Safety Council intends to identify areas within the planned areas of East Hants that would benefit from improvement initiatives for the purpose of enhancing the safety and efficiency of pedestrian movement, and to encourage the undertaking of such improvements.</p>	<p>P10-19 Council shall, in cooperation with the Nova Scotia Department of Transportation and Public Works, identify and, where possible, improve points within the transportation system that represent hazardous situations for pedestrians, particularly the following:</p> <ol style="list-style-type: none"> pedestrian circulation within the high traffic volume Village and Neighbourhood Cores of Mount Uniacke, Shubenacadie, Milford, Elmsdale, Lantz and Enfield; pedestrian circulation problems associated with school sites; high pedestrian movements along Highways 1 and 2, particularly at night with inadequate lighting near intersections and commercial businesses; and areas of high pedestrian movements along the shoulders of Highways 1 and 2 where shoulders are narrow and where a need may be demonstrated for sidewalks. 	<p>Transportation planning is not only about accommodating the needs of the automobile. The policies outlined in this section recognize that roads have a multipurpose role in accommodating vehicular, pedestrian, and bicycle traffic.</p> <p>Transportation modes such as walking, jogging, running, and cycling are a non-polluting, healthy, and efficient means of transportation. Providing safe and convenient routes for both pedestrians and cyclists encourages these activities. In recognition of this, Council expresses its intent to provide for pedestrian and bicycle traffic where a need is identified.</p>
<p>Walkways It is Council's intent to establish standards for the provision of walkways as part of the development process.</p>	<p>P10-20 Council shall adopt design guidelines for walkways that will result in attractive, safe, and relatively low maintenance linkages with and between new and existing development. Design guidelines and requirements for walkways shall be shown in the Municipal Transportation Specifications.</p>	
<p>Planning for Cyclists To recognize the significance of the bicycle as an alternative mode of transportation and to work with the provincial government in providing for bicycle traffic wherever possible within existing transportation infrastructure.</p>	<p>P10-24 Council shall have regards for the needs of cyclists in the planning of street improvements and new arterial and collector street construction. Of particular interest is improving safety for cyclists using Highways 1 and 2.</p> <p>P10-25 Council shall encourage the Nova Scotia Department of Transportation and Public Works to consider dedicating cycling lanes along these roadways should they be widened at some point in the future.</p>	
12.1 Open-Space and Recreation Development		
<p>Parks and Conservation Areas Council's goal is to ensure all new and existing communities are developed with an adequate amount of parkland to enhance the natural and built environment and to provide recreational opportunities for all residents.</p>	<p>P12-1 Council shall take measures to ensure that every community has access to parkland for recreational and leisure purposes.</p> <p>P12-2 Council shall take measures to develop a Municipal-wide parks system consisting of a range of the following:¹</p> <ol style="list-style-type: none"> <u>Neighbourhood Parks</u>: open-space land parcels and related facilities serving area residents and including playgrounds, lawn, fields, or wooded areas, and storage buildings and shelters associated with the open space use. <u>Community Parks</u>: larger natural and/or landscaped areas serving the needs of a community and including special features such as playgrounds, bicycle paths, swimming or wading pools, picnic tables, paths, gardens, sport facilities, and including parking areas and washroom facilities. <u>Regional Parks</u>: large areas providing a wide range of recreational opportunities and facilities for a region. Also includes roadside picnic parks and camping grounds. <u>Urban Greenspace</u>: passive areas that may be landscaped or left in their natural condition. Recreational users may be provided with such things as benches and walkways through linear green spaces. <u>Conservation Areas</u>: wilderness places, special habitats for endangered or rare flora or fauna containing one or more regional ecosystems, geological formations, or sites of archeological significance. <u>Heritage Spaces</u>: areas of historic, cultural, or aesthetic significance. These include non-recreation wilderness, ecological reserves, and environmentally sensitive nature reserves. <p>P12-3 Council shall strive to ensure a balance of passive and active recreational parks to meet the diverse recreational needs of the population.</p> <p>P12-4 Council shall take measures to ensure that parkland and open space amenities are maintained and enhanced where necessary to offer safe, comfortable, environmentally healthy, and useable open-space resources for the community.</p> <p>P12-5 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.</p> <p>P12-6 Council shall consider taking measures to preserve the Municipally-owned lands around Long Lake in Mount Uniacke for open-space and recreational purposes and to further this objective, Council shall conduct a detailed</p>	<p>The availability of open-space and other recreation amenities is important to the social sustainability of the Municipality. As the population grows, and socially and demographically diversifies, there is a need for planning efforts to focus more closely on the "livability" and long-term viability of communities to ensure that quality of life needs are met.</p> <p>It is necessary to develop quality open-space and recreational opportunities throughout the Municipality and to further enhance those areas already existing. The Municipality has also recognized that the strategy for the development and enhancement of open-space resources should be based on the short, medium, and long-term needs of the population.</p>

	<p>study reviewing the matter.²</p> <p>P12-7 Council shall require all subdivisions of lakefront property, in excessive of five (5) lots, allow for a point of access for public use of the lake for swimming, boating, fishing and other water-based recreational activities.³</p> <p>P12-8 Further to Policy P9-93(f), Council shall continue to negotiate with the Province for the future open space development of the following crown-owned properties:⁴</p> <p>a. LIMS #45155496 on Long Lake; and</p> <p>b. LIMS #45189453 on the Old Enfield Road</p> <p>and, Council shall furthermore, designate such lands as Community Use (CU) on the Generalized Future Land Use mapping and prezone as Open-Space (OS).</p> <p>P12-9 Council shall review the need to gain public access to Grand Lake for aquatic-based recreational purposes and shall take measures to investigate the possibility of acquiring or leasing LIMS #45080157 for this purpose.⁵</p> <p>P12-10 Council shall work with the Province to encourage a community-wide use of school sites, where a deficiency of open-space and recreational facilities exists and shall explore other areas where a shared use of open space and recreational resources would serve a community need.</p> <p>P12-11 Council shall consider, through the subdivision open space dedication process and through other means, the acquisition of lands deemed as environmentally sensitive or environmental risk pursuant, to Section 8.2 of this Strategy, for use as conservation and interpretive and open-space purposes where such land is deemed by the Municipality to be safe and useable for identified recreation uses.</p> <p>P12-12 Council shall work with developers and property owners towards the goal of protecting old growth tree stands, as identified in the East Hants Open Space Management Strategy, as part of the Municipality's efforts to preserve natural heritage resources and to protect the natural environment of East Hants communities.⁶</p>	
<p>Pedestrian Linkages Council's goal is to provide all communities with safe, comfortable, and accessible pedestrian amenities and to provide an open space link between residential neighbourhoods, commercial areas, schools, open space areas, and other public facilities.⁷</p>	<p>P12-13 Council shall consider undertaking a needs assessment study for Village Core (C6) Zones and surrounding areas for the purpose of identifying where existing and future pedestrian linkages may be needed.</p> <p>P12-14 Council shall consider all sidewalk petitions and shall furthermore undertake a detailed study, including public participation, to determine where communities are willing to pay for their construction and maintenance.</p> <p>P12-15 Council shall take measures to encourage developers to incorporate a well-linked pedestrian network into developments through the Municipal subdivision parkland dedication and the development agreement process.</p> <p>P12-16 Council shall work with the Provincial Government, the Chignecto-Central Regional School Board, and developers to facilitate the development of sidewalks along arterial and collector roads, as deemed necessary, providing a link between schools and residential areas, and commercial and residential areas.</p>	
<p>Trail Development Council's goal is to provide a linked trails system accessible to all residents within the Municipality and to incorporate such a system in a long-term open-space management strategy for the Municipality.</p>	<p>P12-17 Council shall adopt the Nova Scotia Trails Federation Manual, <i>Developing Recreation Trails in Nova Scotia</i>, as the standard in East Hants for trail development.⁸</p> <p>P12-18 Council shall support the long term development of a linked open space system through a comprehensive trails network linking villages within the corridor area and the wider Municipality.⁹</p> <p>P12-19 Council shall consider the development of passive recreational trail along the Shubenacadie and Nine Mile Rivers linking the Corridor and Nine Mile River area and providing a valuable pedestrian linkage between residential and Village Core Areas.¹⁰</p>	
<p>12.3 Public Facilities</p>		

<p>Public Facilities and Community Use Council recognizes the role public facilities have in strengthening community development and in maintaining long term sustainability and will take measure to ensure that such facilities continue to be a positive contribution to the social, economic, and physical viability of the community.</p>	<p>P12-36 Council shall take measures, where necessary, to encourage the multi-purpose use of institutional sites and public facilities to ensure public resources are utilized to their maximum potential and efficiency.</p> <p>P12-37 Council shall consider the re-use of those schools that have become surplus, pursuant to P12-52, and shall only accept proposals that will not have a negative impact on the established architectural quality of the structure and the character of the community.</p> <p>P12-38 Council shall take all reasonable measures to identify and eliminate barriers to public facilities in order to improve community-wide accessibility.</p> <p>P12-39 Council shall encourage the Provincial and Federal governments to allocate future field and branch offices within the Municipality so as to heighten community access to such services.</p>	<p>Public facilities provide the services needed to meet the basic needs of the community including postal offices, hospitals, schools, day cares, recreational facilities, and places for worship. These places are essential to the overall well-being and function of the larger community and have played an important role in shaping the community. Public places often provide an "anchor" for community development and have proven to be an effective mechanism for strengthening the economic, social, and cultural sustainability of communities.</p> <p>People have long admired and respected the community "institutions" that have helped mold the identity of place and enable a bond between generations, families, and neighbours. In the event of community growth and transformation, the public institution is a reminder of the spirit of community and the stability of the public domain.</p>
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Project Name	Project Timeline	Project Type	Project Description	Final Outcome(s)	Qualitative Benefits
East Hants Landfill Capping	5/1/2006	Solid Waste	Capping of the Georgefield Landfill as per NSDEL Regulations to ensure that the old first generation landfill was properly sealed to prevent further environmental contamination either on-site or off-site.	Cleaner Water	Cleaner Water will be achieved by reducing the leachate within the old first generation landfill site. The cell is now totally capped and rainfall is prevented from entering into the original solid waste. The cap also prevents the leachate already underneath the cap from finding a path to near-by water courses. The Municipality has instituted an ongoing environment monitoring program with an outside consultant to monitor the ground and surface waters within the surrounding area of the old first generation landfill site. This will ensure that we are achieving the goals of environmental protection.
Milford Sewer Treatment Plant Replacement	On going	Wastewater	The Milford Sewer Treatment Plant replacement will take place between 2008-2010. The purpose of the project is to replace an aging treatment plant with a lesser treatment capacity. The treatment will be done via an aerated lagoon; a mechanical packaged plant is currently in place. The existing plant does not have the capacity or condition to treat the current demand.	Cleaner Water	The replacement of this aging plant is required to improve the river water quality as a result of better treatment of effluent coming from the plant. Replacement is required by regulatory authorities.
Shubenacadie Sewer Treatment Plant - Upgrade aeration	On going	Wastewater	This item is for upgrades to the aeration system at the Shubenacadie sewage treatment plant, as a method of improving treatment efficiency and affluent quality at the plant. The existing rotor aeration system is inefficient and out of date. It is proposed that the existing aeration system be replaced with an "ABB Aerator" system designed specifically for oxidation ditches.	Cleaner Water	The aeration upgrade allows for more dwelling units to be added to the Shubenacadie Sewer System. Better aeration through treatment upgrade allows more air to be added to the wastewater thus improving effluent quality.

Replacement of Shubenacadie Sewer Treatment Plant	2010-2012	Wastewater	The Shubenacadie Sewer Treatment Plant replacement will take place between 2010-2012. The purpose of this project is to construct a new plant based on the preferred option.	Cleaner Water	The replacement of this aging plant is required to improve the river water quality as a result of better treatment of effluent coming from the plant. Also, gives us the ability to provide future growth.
Shubenacadie Water Storage Tank Replacement	2009-2011	Water Infrastructure	These funds will be used to determine the size and location of a new water storage tank for Shubenacadie. They will also be used to identify the required system upgrades for the Shubenacadie Utility to achieve compliance with provincial regulations that came into effect Spring 2008. Detailed engineering design and construction of a water storage tank to provide emergency, fire flow and equalization storage for the Shubenacadie Water Utility.	Cleaner Water	Improve the ability for fire flow, fire protection capability; maintain continuous service for existing households and more effective means for cleaning existing/future water mains. Improve ability to provide additional growth.
Shubenacadie Water Treatment Plant Replacement	2009-2011	Water Infrastructure	Funds will be used to identify the preferred processing system for the new water supply for the Shubenacadie Water Utility. Also, to build a new Groundwater Treatment plant that will replace the existing Surface Water plant which is 32 years old.	Cleaner Water	New Treatment Plant will be in compliance with provincial water treatment regulations. New groundwater source will replace existing surface water supply reducing complications of disinfection byproducts including THM's and HAA's by eliminating precursors. This plant will also provide flexibility for future growth.
Shubenacadie Water Mains Replacement	2009-2011	Water Infrastructure	New sections of main will be placed to cope with increase pressure load due to the new tower and facilitate fire flows from new tower. Replacement mains will facilitate leakage control. Funds will be used for design, construction, and installation.	Cleaner Water	Improve reliability of existing system.
Milford/Shubenacadie Sidewalks	2012-2013	Active Transportation	Construction of new sidewalks in Milford and Shubenacadie, Nova Scotia.	Cleaner Air	These sidewalks will enable students to walk to school and encourage residents to walk to local stores within this area rather than driving a vehicle.



5. Contributions to Sustainable Outcomes

The Municipality of East Hants strives to create and maintain a community that is sustainable in nature, is in keeping with the Provincial Statements of Interest, and contributes to cleaner air, cleaner water, and reduced greenhouse gas emissions. A description of how the infrastructure developed under the Municipal Funding Agreement contributes to cleaner air, water, and reduced greenhouse gas emissions has been incorporated into the chart on pages 25 and 26.

Section 3 of the ICSP describes each of the policies in the MPS that aim to create a sustainable East Hants. Each of these individual policies work together to create a community plan that provides for cleaner air, water, and reduced greenhouse gas emissions. Policies in the MPS that provide for a more compact urban form, that encourage mixed use development, and discourages urban sprawl contribute to a reduction of greenhouse gas emissions. These policies, combined with policies for alternative development standards, wind energy development, and policies that promote active transportation (sidewalks/cycling) contribute to cleaner air. By adding policies that protect and enhance water resources, that protect riparian buffers, and prevent development on environmentally sensitive lands, the MPS is contributing cleaner water.

The Official Community Plan is a combination of policies and regulations that contribute to a sustainable East Hants. The Plan has been designed to be a fluid document, so that Council may be able to amend the docu-

ment as the needs of residents change and as the community faces new local and global challenges (climate change, economic, food security, etc). The infrastructure projects taking place as part of the ICSP, support the Official Community Plan and the Plan supports the infrastructure projects; which all contribute to sustainable outcomes.

6. Collaborations and Partnerships

The Municipality of East Hants works with neighbouring Municipalities on a daily and ongoing basis. The Municipality of East Hants does this through the provision of health care services, waste management, resource water protection, recreational groups or activities, or through many other municipal programs and activities. However, in the context of projects related to the Municipal Funding Agreement (MFA), East Hants has not entered into a partnership or worked collaboratively on such projects. East Hants is unique in that there is no separate town/or Municipality located within the boundaries of East Hants; such as with the town of Truro and Municipality of Colchester. Instead municipal water plants are located in the Municipality of East Hants and service residents of East Hants, the same can be said for municipal sewer services. One exception, is an Irving Oil Limited owned property that is located in Halifax Regional Municipality, near the East Hants boundary, that uses East Hants sewer services. The Municipality of East Hants sees the benefit of working with other authorities. They bring together people with different expertise and resources, and can greatly contribute to the sustainability efforts of every community.

7. Municipal Planning Strategy Amendments

As stated in prior sections, the East Hants Official Community Plan is intended to be a fluid document that changes and evolves with the times. Sections of the plan are reviewed as individual projects so that staff's, Council's, and residents' attention may be directed toward one or two land use issues at a time. At this point, only minor amendments have been required to be made to the Plan in order to implement the ICSP.

Amendments to the Official Community Plan included the introduction of a vision statement and an amendment to the MPS is to update *Section 14.2 Future Municipal Projects and Studies*, in order to remove projects that have been completed and to add new projects to the list. The

results of the Sustainability Questionnaire were used as a guide to help determine what new projects/studies were to be added to the list. Projects located in areas of the Municipality that do not have comprehensive planning was also included in the updated list.

The amendments were approved by Council on January 27th, 2010. The 22 new projects, added to Section 14.2, if completed, will help to move East Hants towards the goal of being a sustainable community. Below is a list of all the future projects listed under *Section 14.2 Future Municipal Projects and Studies*. Projects/studies that have a ~~strikeout~~ through them have been completed while new proposed projects/studies are indicated in bold italic text.

PI4-5

Council shall consider reviewing and approving, as part of its annual operating and capital budgets, the following major studies and projects, which are not limited in any particular order of priority. Further, Council shall consider approving all studies no later than 2004.

1. Review of Private Road Standards and Development on Lakeshores.
- ~~2. Creation of an East Hants Economic Development Strategy.~~
- ~~3. Preparations of detailed mapping for the Districts of Maitland (5), Noel/Walton (6), Gore (8), and Rawdon (11)~~
- ~~4. Updating the Municipality of East Hants, Mobile Home Park By-law.~~
- ~~5. Creation of an East Hants Tourism Map.~~
- ~~6. Review of Municipal Taxation in Urban, Rural, and Semi-Urban areas.~~
- ~~7. Creation of a Municipal Civic Numbering By-law.~~
8. Completing a Municipal Reassessment Lot Revenue Study.
- ~~9. Creation of a Municipal Local Improvements By-law to include Stormwater Management Manual and a review of the Trunk Sewer By-law No. 155.~~
- ~~10. Public Transportation Needs Analysis for the Municipality~~
11. Introduction of Zoning in the non Zoned Districts and Areas of the Municipality.
12. Develop a Municipal Parkland Strategy in accordance with P12-2.
13. Creation of a non-regulatory Design Guidelines for Open Space.
14. Creation of a non-regulatory Design Guidelines and Public Education Program for Village Core and Neighbourhood Core Areas and review of the utilization of bonus zoning for these and residential areas.
15. Municipal Sidewalk Study in accordance with P12-14 **and trail study in accordance with P12-13.**
16. Creation of a Municipal Environmental Constraints Map to identify environmentally sensitive (i.e. wetlands) or hazardous areas (i.e. bedrock outcropping or sink holes) within the Municipality.
- ~~17. Creation of a detailed Municipal Roads Map.~~

18. Completing a Municipal Village Core Needs Assessment and Beautification Program study in accordance with P12-13.
19. Traffic and Transportation Study on establishing a collector road between the communities of Enfield, Elmsdale, and Lantz.
20. Review of Municipal, Community, and Landmark Signage.
21. Creation of a Public Participation Model for planning and development issues.
22. Review subdivision policies for all areas of the Municipality outside of Growth Management Areas and Growth Reserve Areas.
23. Creation of Performance Specifications and Guidelines for parking lots abutting sidewalks, walkways and pathways, crosswalks, tree and vegetation planting, and buffering.
24. Parking study for all Village Core and Neighbourhood Core areas.
25. Identification and Preservation Study and Strategy for preserving significant archeological and natural sites within the Municipality through such means as the Nova Scotia Special Places Act in accordance with P8-8 and P9-93.
26. Creation of an Environmental Education and Conservation Program in accordance with P8-11.
27. Review of the creation of Provincial Ecological Reserve sites within the Municipality in accordance with Policies P8-17 and P8-18.
28. Floodplain Mapping Study for the Sackville River in Mount Uniacke and Nine Mile River within the Planned Districts.
29. Creation of a Commercial Vacant Land and Floor Space Availability Map and Database to assist in further expanding the economic and commercial assessment base in East Hants.
30. Establish a Heritage and Eco-Tourism Strategy.
31. Public Access and Aquatic Based Recreational Needs Assessment Study for Grand Lake, Enfield.
32. Transportation Improvement Study for Highway Systems Identified in Policies P10-17, P10-18 and P10-19.
33. Review the establishment of a voluntary Septic System Monitoring Program for Lake-side Property Owners in accordance with Policy P8-55.
- ~~34. Signage on Private Roads.~~
- ~~35. Creation of Municipal Stormwater Drainage Specifications.~~
36. Review of Trunk Sewer Tax By-law No. 155 and Sewer By-law.
37. ***Coastal zone mapping indicating shoreline erosion and sea level rise.***
38. ***Review and promotion of the Maitland Heritage Conservation District.***
39. ***Restrictive and protective zoning for Shubenacadie well field sites.***
40. ***Detailed municipal mapping of forest cover, including type, age, and forestry activities.***
41. ***Life cycle analysis of existing community halls and facilities throughout East Hants.***
42. ***Creation of an Urban Forestry management plan in accordance with Policy P8-61 and P8-62.***
43. ***Review of the creation of protection and enhancement measures for the Upper Sackville River.***
44. ***A Review of land use design on Highway 214 Elmsdale.***
45. ***Creation of a waterfront access points map for recreational purposes.***
46. ***Review of 1999 Open Space Plan.***

47. *Creation of a greenhouse gas/air pollutant emissions reduction strategy.*
48. *Conduct an energy and emissions inventory and audit for significant East Hants facilities and operations*
49. *Update the Agricultural Land Identification Project (ALIP) and review Agricultural Reserve (AR) Zone boundaries based on the ALIP update.*
50. *Mapping and identification of coastal lands and lake shores offering potential opportunities for public access through land acquisition, easement, or other agreement with land owners.*
51. *Undertake an active transportation study of the Municipality, including all forms of human-powered, non-motorized travel, offering physical fitness, mental health and environmental benefits.*
52. *Planning and design of key linkages required to confirm the viability of the Middle Trail proposal.*
53. *Investigate potential of Provincial Park Reserve at Cockscomb Lake as a potential candidate for development and management as a local beach park to serve residents of the Mount Uniacke-Lakelands area.*
54. *Undertake a multi-stakeholder land use planning study of the Long Lake-Herbert River area to identify development opportunities and constraints, along with outdoor recreational conservational values.*
55. *Prepare a plan to enhance viewing and natural and human heritage interpretive experiences available at Courthouse Hill and to maintain the quality of viewing and interpretive opportunities over the long term.*
56. *Investigate opportunities to establish a public recreational trail on the former Dominion Atlantic Railway through East Hants, with priority on the South Maitland to Kennetcook segment.*
57. *Implementation of a physical activities strategy for East Hants.*
58. *Identify opportunities for public access and egress to the Shubenacadie and Nine Mile rivers for canoeing and kayaking and, where appropriate, prioritize such opportunities in reference to land securement (i.e. purchase, lease, easement) and site development.*
59. *Identify opportunities to locate a public rail access point in East Hants to service local industry and the community at large.*

8. Conclusion

The Municipality of East Hants is fortunate that their existing Official Community Plan is comprehensive in content. It contains policies for sustainable growth, protects resource lands, and encourages economic opportunities. The Official Community Plan is the ICSP for the Municipality of East Hants. *Toward a Sustainable East Hants*, has demonstrated how the Plan meets the outcomes required under the terms and conditions of the Municipal Funding Agreement. *Toward a Sustainable East Hants*, also demonstrates how the Official Community Plan takes an integrated approach toward achieving sustainability, and how public participation is an important component of the Plan.

East Hants Council intends to continue to take a flexible approach to the content of the Plan. Council recognizes that as community and global issues change, more weight

may need to be given to one or more of the four pillars of sustainability.

The East Hants Official Community Plan, and in turn the ICSP, will continue to be updated to find the appropriate balance between the four pillars of sustainability, while maximizing the sustainable outcomes of cleaner air, cleaner water, and reduced greenhouse gas emissions.

Appendix A

ICSP—Sustainability Questionnaire Results



Planning and Development Department

Staff Report - Information

ICSP – Sustainability Questionnaire Results

To: CAO for Planning Advisory Committee, May 19, 2009

Date Prepared: May 7, 2009

Previous Reports: September 3, 2008, November 6, 2008

Related Motions: PAC08(57), C08(411), C08(412), PAC08(81), C08(491), and PAC08(90)

Prepared by: Debbie Uloth, Project Planner

Approved by: John Woodford, Director

Summary

Through motion C08(412) at their September 25th, 2008 meeting, it was passed that, "*Council authorize Municipal Staff to proceed with the plan of action in preparing the required Integrated Community Sustainability Plan (ICSP) based on Template #1: For Municipalities with Comprehensive Municipal Planning Strategies and Land Use By-Laws.*" During the November 18th and December 9th Planning Advisory Committee meetings, Staff reviewed the public consultation requirements for the Integrated Community Sustainability Plan (ICSP) and introduced the Sustainability Questionnaire. The questionnaire was distributed to East Hants residents in the Spring Municipal Newsletter and was available to be completed online from March 2nd to April 1st. This report is intended to review the results of the Sustainability Questionnaire.

Financial Impact Statement

There are no immediate financial impacts associated with the adoption of this report.

Recommendation

There is no recommendation associated with this report.

Background

As part of the community consultation process for the Integrated Community Sustainability Plan, East Hants residents were asked to comment on the long-term sustainability of their community, through a questionnaire. The Sustainability Questionnaire was distributed to East Hants residents through the 2009 Spring Municipal Newsletter. In addition, it was also available at the Elmsdale and Mount Uniacke Libraries and an online version was offered on the Municipal website. The Sustainability Questionnaire provided residents with the opportunity to rank topics as they related to environmental, economic, social, and cultural sustainability. Information collected from the questionnaire will not only be used in the formation of the ICSP but it may also help Municipal Council and Staff gain a wider knowledge of issues residents feel are important to them.

Results of the Sustainability Questionnaire

In total 129 residents responded to the Sustainability Questionnaire. Of those responses 78 returned the hard copy and 51 questionnaires were submitted digitally. Responses to the questionnaire originated from all regions of the municipality with the greater part of the responses (16%) originating from Enfield. Shubenacadie, Mount Uniacke Elmsdale, Milford, and Maitland each had approximately 9% of the responses. The age of residents responding to the questionnaire also varied, with the majority of residents in the 60+ category and no responses from the 19 and under category.

Total Results	
Age Group	Results
19 and under	0
20-29	8
30-39	21
40-49	25
50-59	31
60 +	44
Total	129

On the Sustainability Questionnaire, residents were asked to rank, in order of importance, which of the four pillars of sustainability they felt was the most important. Tabulating the median ranking for each of the pillars revealed that "Protecting the Environment" was ranked as being the most important and "Ensuring Economic Viability" and "Addressing Social Issues" tied for the second ranking. Ranked fourth was "Enhancing Cultural Aspects". The four pillars were further separated and residents were then asked to rank each of six underlying statements in order of importance, with one (1) being extremely important and four (4) being extremely unimportant. The charts on the following pages are comprised of the results for the Extremely Important ranking for each of the sustainability pillars.

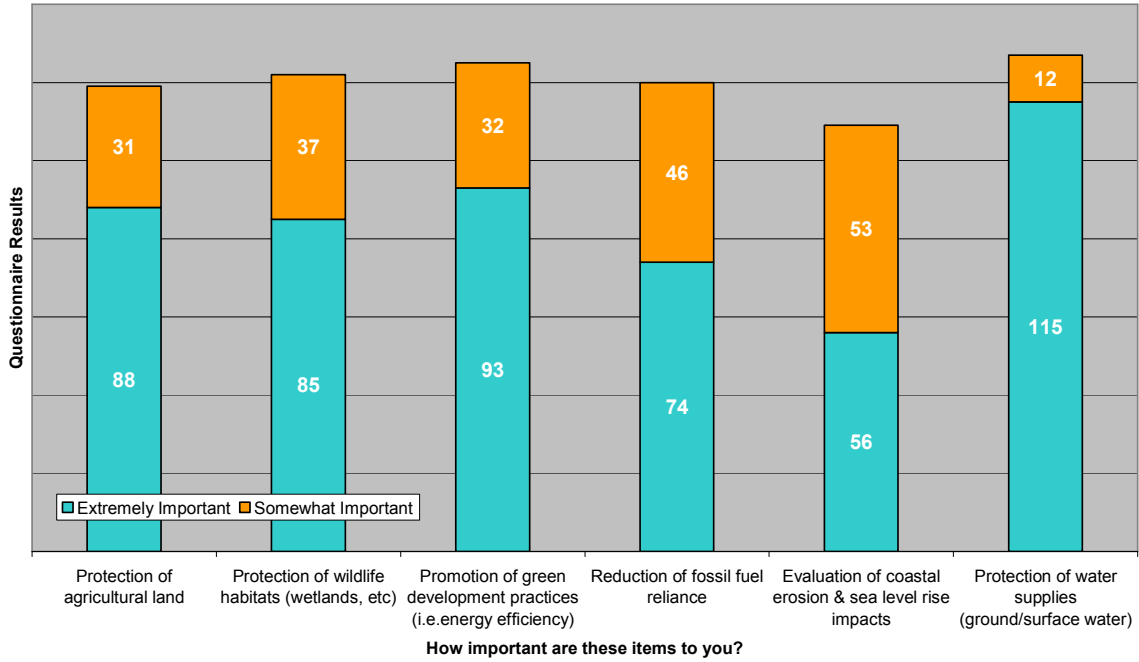
Under the category of the Environmental Sustainability the "Protection of water supplies" was ranked the highest with 89% percent of respondents indicating that it was extremely important. Ranked the lowest, in the category of the Environmental Sustainability, was "Evaluation of coastal erosion and sea level rise impacts" with 43% percent of respondents ranking it as Extremely Important and 41% ranking it as Somewhat Important.

In general, each of the items ranked under the Economic Sustainability pillar were all evenly categorized as being important. The statement "Attracting new business to East Hants" was ranked slightly lower than the rest of the statements. Additionally, 77% of respondents indicated that "Encouragement of sustainable forestry practices" was extremely important to them.

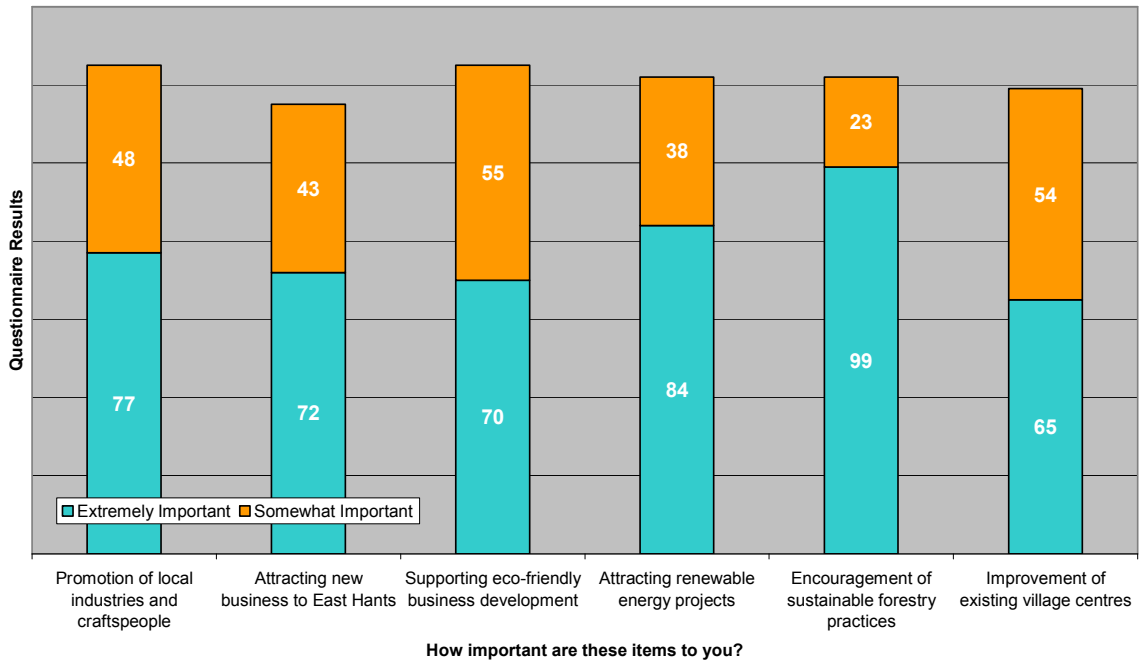
Under the category of Social Sustainability the "Promotion of activities to create a healthy lifestyle" and "Maintenance and creation of programs for an aging population" were the two highest ranked statements. "Support immigration to East Hants" was ranked the lowest with 19% of respondents ranking it as Extremely Important and 15% ranking it as Extremely Unimportant.

Under the category of Cultural Sustainability the "Preservation of natural green space" was ranked the highest with 67% of respondents indicating that it was Extremely Important. Of lesser significance to respondents was the "Promotion of local artists and cultural facilities".

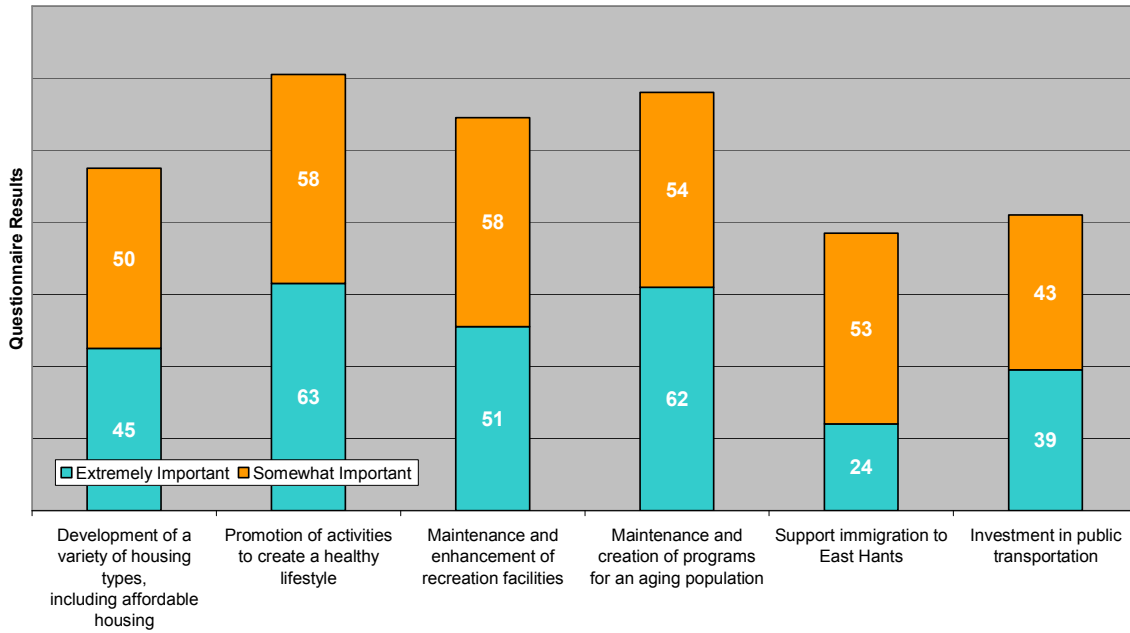
Environmental Sustainability



Economic Sustainability

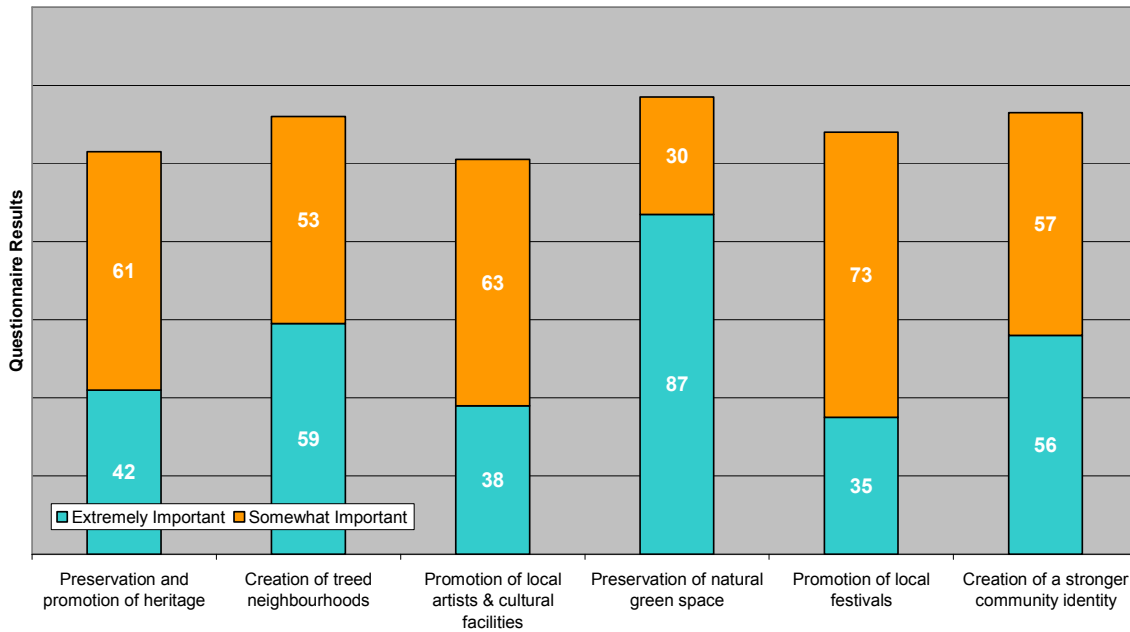


Social Sustainability



How important are these items to you?

Cultural Sustainability



How important are these items to you?

Questionnaire Results Charts

Environment	Extremely Important	Somewhat Important	Somewhat Unimportant	Extremely Unimportant	Undecided
Protection of agricultural land	88	31	9	1	1
Protection of wildlife habitats (wetlands, etc)	85	37	6		1
Promotion of green development practices (i.e.energy efficiency)	93	32	4		
Reduction of fossil fuel reliance	74	46	6	2	2
Evaluation of coastal erosion & sea level rise impacts	56	53	16	1	5
Protection of water supplies (ground/surface water)	115	12		1	

Economic	Extremely Important	Somewhat Important	Somewhat Unimportant	Extremely Unimportant	Undecided
Promotion of local industries and craftspeople	77	48	2		1
Attracting new business to East Hants	72	43	11	1	2
Supporting eco-friendly business development	70	55	4	1	1
Attracting renewable energy projects	84	38	6		1
Encouragement of sustainable forestry practices	99	23	5	1	
Improvement of existing village centres	65	54	8		2

Social	Extremely Important	Somewhat Important	Somewhat Unimportant	Extremely Unimportant	Undecided
Development of a variety of housing types, including affordable housing	45	50	25	8	3
Promotion of activities to create a healthy lifestyle	63	58	8	1	1
Maintenance and enhancement of recreation facilities	51	58	14	2	1
Maintenance and creation of programs for an aging population	62	54	13	1	2
Support immigration to East Hants	24	53	29	19	6
Investment in public transportation	39	43	30	13	5

Cultural	Extremely Important	Somewhat Important	Somewhat Unimportant	Extremely Unimportant	Undecided
Preservation and promotion of heritage	42	61	19	5	1
Creation of treed neighbourhoods	59	53	11	3	4
Promotion of local artists & cultural facilities	38	63	22	5	2
Preservation of natural green space	87	30	10		1
Promotion of local festivals	35	73	13	4	3
Creation of a stronger community identity	56	57	15	1	

Conclusion

In conclusion, the ICSP Working Group will use the information collected through the Sustainability Questionnaire to assist them to prioritize issues as they relate to the four pillars of sustainability (environment, economic, social, and cultural) and to the East Hants Official Community Plan. The ICSP Working Group will then outline, in detail, which policies and provisions within the planning documents address the long-term sustainable outcomes identified in the questionnaire. In addition, the ICSP Working Group will review the comments made by residents to determine if any future amendments, associated with sustainable outcomes, are required to the Municipal Planning Strategy. Comments from residents, submitted with the Sustainability Questionnaire have been attached as Appendix A.

Recommendation

There is no recommendation associated with this report.

**Toward a Sustainable East Hants
Comments from Questionnaire**

Environment Comments
<ul style="list-style-type: none">• Lost 50 meters of coast property on Cobequid shore. Assessments and taxes go up. Land goes away!• The land and habitats of East Hants are second to none. Preservation of existing areas, promotion and future care programs are essential. East Hants is poised to be a world class example of sustainable eco systems.• Water is vital and while we take it for granted, it is and will be, one of our most valuable resources. Steps should be taken now to keep our water supply clean. Are local testing sites available? Besides the grocery chains and that blessed “free” fresh water in Colchester County, where, in this area (i.e. Kennetcook) is there such a supply? Municipality should create “community well for fresh water”. (doesn’t that sound like the olden days)• Watersheds must be dedicated, set aside, and protected – i.e. left in forest cover. Protection needed for watersheds from clear-cutting and “development”. This will also protect us from rapid runoff and stabilize water levels in Shubenacadie Grand Lake. This problem is only going to get worse otherwise.• Stop clearcuts. Encourage tree planting and property embellishment without increasing taxes.• It’s a sin to see all the clear cutting going on. Who needs more blueberry fields anyway? Governments should not be subsidizing these things!• Our environment is a balance of many ecosystems and without respecting the big and small parts, we will lose our ability to exist here, in balance with everything else.• Very concerned about the Nine Mile River re: farming practices of: liquid manure and crossing the river with trucks and machinery.• Policies to promote/encourage local products are vital. Sell local/buy local.• We should <u>now</u> be determining which freshwater lakes we need to preserve for our water consumption in the future!• Farmland and farmable land is of utmost importance also wetlands and habitats because without preserving those; we <u>have no</u> future.• Let’s go after tidal and wind power for the Hants area (Fundy area)• Protection of water supplies and property adjacent to lakes and wetlands is essential.• Not sure how relevant some areas are considering all the other factors that concern residents of East Hants. Youth Crime, lack of Services to Youth, Drugs, etc. Policing community recreation sites, senior-care housing!• Some areas of consideration are more relevant to this Municipality than others.• Greater protection for the remaining forests in East Hants. Eliminate the practice of clearcutting. If your clearcut, you must replant.• This is of little consequence as sustainability of the environment cannot be achieved <u>unless</u> the basic infrastructure is in place to produce economic development. Universal broad band internet is key but pales against the shame of this county’s roads- they drive tourists away. My advice is to fix them – I live on the disgrace called the Maitland Road.• Our generation is responsible for doing all we possibly can to make inroads for our children and their children so that our planet will survive the harsh future it has in store, re: water shortages, forestry decline and ecology issues, etc.• They are all important• The reason for the “unimportant” rating for protection of farm property is because of my growing concern regarding the impact of farming practices on water quality and overall health of community members on neighbouring properties (use of fertilizers, herbicides – usually without any prior notice of those involved). I think farmers have to realize many

people are not concerned about their “bottom line” and would appreciate some consideration.

- We can't be rigid about keeping all farmland. In some cases other development makes sense and should be promoted. Some Council members are unreasonable in their attitudes!
- Must keep farmland viable and encourage farmers to work abandoned lands instead of losing them to overgrowth of alders, etc. Encourage ponds also!
- Environmental sustainability is important but is getting carried away and interfering with future development in the region. Example: wetland designations have gotten totally out of hand.
- Protecting forests for wildlife.
- Nice walking and biking trails that me and my family can spend the day on.
- It is important for our community to address the issue of environmental sustainability, and I feel there is a lack of appreciation of nature in our community.
- I think the environment is important and that East Hants could become a leader in green energy, just like with our recycling... I would be interested in East Hants starting its own Green Utility.
- It is important to maintain our agricultural land and not let it be developed into housing, business zones. We must also balance development in this area with also protecting the wild-life that have been in this area long before us. Right now you see deer and other wild life in sub-divisions throughout the East Hants Corridor.
- It is difficult to make a decision, every statement is interconnected. These are chicken and egg statements. We know with that old gem of a conundrum that you can't have one without the other!
- We have to protect our environment as much as possible. Not enough attention paid to protection of ground water, wells, etc. Use of salt is not controlled. Salvage yards are not regulated or controlled properly. Lots of illegal ones in our county. It's out of control. Must be a lot of contaminated wells we are not aware of yet but will find out too late.
- All of these items are extremely important, at least to me, but if it is a matter of money, then wetlands and coastal erosion might be dealt with at a later time. Human life can be sustained for 3-4 weeks without food, even less without water, but without pure air (oxygen) it will be snuffed out within minutes.
- As a recovering hippy, I think that alternative building methods like strawbale should be supported and encouraged. Passive and active solar energy gain and annualized solar gain programs would go a long way to alleviating our addiction to fossil fuels.
- The four pillars of sustainability should be looked at in an integrated manner, not competing against each other. An integrated systems approach maybe helpful. Environmental sustainability is not at the expense of economic sustainability. Sustainable prosperity will see a transition to natural resource reuse, efficiency and innovation and a move away from natural resource waste.
- Not enough is being done to protect water supplies for wild habitat and people. Encouraging certain behaviors through education do not do enough on their own.
- I understand that a Nova Scotia company is developing LED street lighting. Does it make economic sense to trial this new technology in East Hants?
- Our environment is like a foundation on a house. If we don't protect our environment everything else will fall apart.
- I think something has to be done about the bags of flyers left in people's driveways. They create a terrible mess. They get caught in snowblowers, get ripped apart by snowplows. The blue bags are lying on the sides of roads and in ditches. I have a double driveway and I get them thrown in both entrances. We have a flyer box at the end of our road by the post office boxes. I thought that was a great idea as I could pick up the flyers only if I wanted them. Now we are back to having to walk out to the end of the driveway to pick up garbage. (Okay, I know the walk will do me good, but why should I have to pick up this garbage?) If the flyers were only left inside the boxes, then maybe the municipality would get an idea of how many are actually wanted and how many are just a waste of paper and energy. I'd like to see a law against leaving flyers in driveways or even on doorsteps.

We are creating more garbage than is necessary. Thanks

- Protecting forests for wildlife.
- Although Bell Park is a wonderful area for hiking a longer trail system linking all or most of our county would provide not only tourism benefits but community recreation health benefits for all. More trails will be joined to the Canada Trail in the future we should start lobbying for money now and protect land now. Public access to undeveloped lakes could be acquired now through laws based on protection of the environment and watershed.
- Why don't we lead instead of following, spend our money on renewable energy sources instead of ideas like a new municipal building. How about new ideas instead of the old ones. Try more things like this questionnaire for ideas maybe the residents have. Maybe your would be surprised. Not everyone with a good idea works for the government!

Economic Comments

- Pressure province to rebuild highway 2 Shubie – Enfield.
- Not interested in inland container port. I feel that would have serious negative impacts.
- With economic crisis across the globe a focus on strong local economy is imperative. Communities here have highly skilled crafts people, villages which could thrive locally et reach global markets.
- Are forestry companies really re-foresting or simply harvesting with little regard for future use? Does a government agency or whoever check this out? Is this perhaps a provincial matter rather than a Municipal concern? Sometimes the little guy (municipality) has to be the watch dog!
- In village centres are merely after thoughts to “development” – too small for real use. Invest in green industries.
- Craftspeople and artists can always be better promoted, forestry in this municipality needs more than just encouragement, driving anywhere in this area will reveal what poor practices have brought.
- Would like to see more markets with year-round local products – meat, vegetables, fruit, and crafts.
- New business is fine, but not at the expense of sacrificing precious rural lifestyle and land.
- Bring new industries to the Shubenacadie-Milford area. Everything is being located in Lantz, Elmsdale and Enfield. Shubenacadie is literally “the land that God forgot”
- Sustaining existing businesses and creating new private businesses very essential.
- I do not understand why the Uniacke House does not carry local crafts.
- Require a nice sit down restaurant which does not exist in East Hants.
- A cinema would be beneficial and bring revenue to the community as well as jobs.
- Development in villages must be under terms set by community plans.
- Sustainable? (Law) Encouragement does not work
- No roads, no economy – they need to be fixed now.
- In the next 20 years, our community will be greatly expanded and I would love to see sustainable industry and growth for our people. Even today we should be self sufficient; i.e. bank, large grocery stores, etc.
- Shubenacadie has been reduced to an ugly community – the loss of the elm trees that lined the main street and buildings that have fallen into disrepair or been destroyed rather than protected – the charm is gone. Hard to believe how prosperous and vibrant this community once was.
- There is a need for a more welcoming attitude towards development in East Hants. Good development should be encouraged and facilitated.
- If I could spend the day here in East Hants on the week ends with outdoor things I would not have to drive into Halifax. I would spend my money here.
- For such a large growing area not much of a town/village atmosphere and if we are past that state we should have more infrastructure; i.e. Farmers Market, bigger sportsplex.
- I think that promotion of local industries and craftspeople is very important, however another important aspect that goes hand in hand with development of local industry is encouraging our community to buy local and support local business, as well as

encouraging and giving incentive to those companies who focus on providing products and service to the local community and not trying to expand and ship their products to far away places.

- Again... the green energy would be a fantastic place for investment. Imagine if the municipality adopted a Green Utility, and promoted other Green Companies to locate here... Green vehicle manufacturing, housing products... what a business investment.
- It is important at the same time to encourage the growth of business within the area but it is also important for the industries that are being attracted here environmentally friendly to our environment. Small business should be encouraged to grow and develop and not have a lot of red tape to deal with. Taxes are always an issue as well. We do not require bigger government run agencies; as they say bigger is not always better, but rather a well run small efficient agency works better if given the tools and opportunity to do so.
- Attracting new business to East Hants is probably extremely important, but even more important is that it should be eco-friendly business.
- If we improve our village centres, we intern improve our protection of the environment and agricultural land use by limiting sprawl. It aids in community identity which in turn attracts further business and in turn residents. It will then call for better community cultural infrastructure, parks, etc.
- For years a 3 % growth rate was considered the economic baseline , however studies and research are showing , particularly in light of the non sustainable use of natural resources , that steady sustainable growth is actually much more beneficial for communities and doesn't create the boom and bust scenarios we are seeing across North America..Alberta, recent case in point. Economic decisions made through a sustainability decision filter would be excellent for East Hants.
- Green energy projects should be subsidized while polluting industries should be taxed higher.
- We feel there should be certain convents/laws that: owners of buildings located centrally in each community should be required to maintain a higher standard of appearance (i.e.: Enfield Pizzaria and the building in Elmsdale across from Leno's Stop & Shop).
- Fix the roads.
- We need a local business directory so we can buy local and save on transportation, for one thing. We have been purchasing from other town without checking for what's available locally. Whereas, local companies have to look elsewhere for business. We can even distribute the directory to other towns to get their business too.
- Milford desperately needs sidewalks. It has become unsafe to walk on the #2 Highway.
- For such a large growing area not much of a town/village atmosphere and if we are past that state we should have more infrastructure, i.e. farmers markets, sportsplex.
- If Elmsdale Village Plan is an example of our planning then we need new Planners! What a disaster!

Social Comments

- More senior homes needed.
- Affordable housing trends must continue with energy efficient, sizes of home within reason, and specialized communities, ie seniors. East Hants residents are vibrant, friendly, caring and accepting. As an immigrant (from Ontario) it has been a wonderful choice.
- We, in this village of Kennetcook, need seniors housing – apartments, a nursing home (with some independent living and assisted living facilities or capabilities).
- Re: immigration – East Hants is growing too fast as it is – and without an overall land-use plan. Looks like your focus in on East Hants becoming one great big suburb of Halifax.
- Encourage travel by group.
- Living in rural East Hants I find most of these issues will be directed to the more urban areas – as a citizen of a rural area I am more interested in maintaining self sufficiency.
- Seniors facilities are needed. A variety of housing is needed. Preservation of agriculture and green space is essential. This is sacred ground.
- Maintenance and creation of programs for youth and young adults.

- There is a need to repair some of the eyesores and shabby houses already here in Mount Uniacke!
- A resource centre promoting early childhood development (like Maggie's Place in Truro) would be of great benefit to the community.
- Require parks – areas to take your dog or go for a walk outdoors.
- What is the point of having a viable society if the infrastructure is too decayed to count?
- We really should have a transit system that runs through Sackville and goes to downtown Halifax, maybe even Dartmouth also, 2 or 3 time a day minimum.
- Would like to see seniors community development project (in village off Mitchell road- Maitland Road) fast tracked. It's unfortunate that many Shubenacadie seniors must move to Truro or elsewhere when they no longer wish to maintain their own homes – away from family, friends, churches, etc.
- There is a real need for the coordination of programming as well a facilities in the community to ensure more efficient operations and sustainability.
- Walking trails that link the “green space”.
- All youth groups, indoor soccer, basketball, dance wellness center, walking, healthy living.
- Green transportation... rail, bus... green green green is the future. I think with most social issues, we need to invest in our people. I'm not sure what level low income families are at in East Hants, but investing in manufacturing brings jobs for all skill levels and trades. Invest in the businesses and the business hire the people, then the people take care of themselves.
- With the volume of traffic very increasing from the Corridor area into the City Of Halifax it is very important that a viable rapid environmental train system be look at as an alternative means of tn. In this area right now only the rich and upper middle income are benefit from the Sportsplex etc, the use of public funded tax payers facilities should be made available to all citizens regardless of there status in life. There needs to be more affordable senior citizen homes available within the area and also more youth centres being developed for our younger teenagers to be able to drop into within our communities.
- answered somewhat unimportant for the statement on programs for an aging population, because I disagree with segregation of any kind. I believe that more effort should be put into developing programs that are inclusive of all ages.
- We have lots of population but need more businesses in the area. This will create more employment and enable our community to spend their money in their own area.
- We need a public transit system to help with the growing areas and the cutting back of gas emissions into the air we breathe.
- Any investment in transportation should also be eco-friendly.
- I don't see investment in public transportation as important as creating areas of recreational interest which supports young and old population. Milford is a good example of such; and enfield/emlsdale is a very bad example of such. The only way to promote livability and healthy lifestyle is to build it / create it - people will use the services.
- East Hants has developed many of the characteristics of a sustainable community , i.e. extensive community based activities , recreation and leisure facilities , walkable communities [with the new sidewalks },community mindedness , etc. Build on and promote this success and use it as the foundation to roll out a full sustainability plan East Hants .Also keep in mind the full social , and demographic spectrum ...benefits for all .
- A curling facility would be an asset for all ages, especially aging population.
- Fix the roads.
- having public transportation would be "green" but it would also make us too much like the city
- Affordable housing is extremely important to our local residents' myself am a owner of a rental property but find it hard to keep cost down because of rising water cost. If I am unable to keep my rents down and we have young people as well as seniors moving out of our community we all lose, local business etc.

- All youth groups, indoor soccer, basketball, dance, wellness centre, walking, healthy living.
- If our municipality could link with metro transits base system (rush hour) more people would have transportation options and would consider living sustainable outside of the metro area.
- Why is it I always feel that any questions you ask are loaded? If question #3, is to give the Sportsplex anymore money the answer is NO! Collect money from people who use it. See this work "Sustainability".

Cultural Comments

- Stop clear cutting of forest. More green, less erosion.
- Tourism in the area, with some creative national and global visibility, would continue to benefit East Hants. Every day we are still impressed with the heritage of the area. Maitland, its architecture, artisans and natural beauty must be preserved. Our personal goals for our land include improving energy efficiency, farming ornamental sunflowers, sales on tourist route, investment in rental and vacation properties and bringing Canadian and international recording artists for exclusive concert series.
- The "Corridor area" is certainly the "growth area", but, not the only one. Facilities should be provided for more rural areas too. Kennetcook has all the facilities of a "small town" except housing for seniors. We need this.
- We have succeeded in making Elmsdale/Enfield area just as ugly as Sackville. This is not to our credit, not to the Municipality's Councillors credit. For Shame! Sounds like something but of George Orwell. How could this (stronger community identity) be authentic? We either have identity naturally or we "create" a inauthentic one. We could merely promote our community! Simple idea; but why would we want to in the first place.
- Encourage education, pride of environment and preservation.
- It is hard to have all these working out in rural areas so far from main routes with a low population. That is also the same in social, and economic listings.
- Without arts and culture, our society will be unattractive to not only residents, but offer no incentive for innovative individuals to locate here – it is a vital element to the fabric of our community.
- Stronger community pride and identity may show itself in a move to preservation of heritage, green space and limitation and control of urban sprawl and big business.
- Protection of lakes and wetlands is very important.
- We need to better protect our heritage on which we could build a viable tourist trade – ie. the Wharf at Anthony Park. Not enough was done to save this heritage site.
- Our community seems to be divided and "clikish" ie. firehall vs. legion, there seems to be a "rift" there somewhere. Compared to Windsor we seem relatively quiet.
- We lost the community identity when we lost the local school.
- On the subject of treed neighbourhoods, I have huge issue with the loss of trees on Highway 14. DOT took down trees that had been there 20 – 50 years and has caused more drifting snow problems. We need more trees in Hardwood Lands, not less.
- Please let me know if there are any programs to re-tree our roadways.
- I have to drive to one spot to go for a swim, then drive to the rink, then drive to the library. Why not all in one place! I am drove nuts driving.
- Use the resources we have and build on the ones we need to improve and need. Trails, parks, trees, rinks, gym, youth group, clubs.
- East Hants needs to start communicating as a community. Grasp all the things good about all the communities within our borders and join us all. Protect our history in art and documents. Our architectural history really isn't so old, but perhaps we need to start investing in architecture... perhaps a stone municipal office to start things off... thats heritage in 100 years time. Look after the people and they will look after each other.
- It is important to promote our local artists and cultural facilities but not at the cost of improving our decaying infrastructures. Our roads, water and sewer need to be improved upon, more senior homes; and youth drop in centers so our youth have a safe place to go

at nights. Local festivals and artists should be promoted in partnership with local business and independent fund raising by these groups and not funded from taxpayers pockets. Our early ancestors promoted there music and art without a lot of government assistance. It is time that our elected leaders remember tax payers pockets do no run deep and they should not try to do all things for all organizations and groups.

- Mount Uniacke often gets lost in the larger municipality. It feels like everything municipality as a corporation focuses on Lantz and surrounding area. More often than not I go to Sackville and Bedford for recreation/shopping/movies/entertainment/ and to gain a sense of belonging. I'm more engaged by the municipal happenings and issues in those two communities.
- These categories are all interrelated. I believe if you start with promoting the cultural and social lifestyles, you can in turn, indirectly, protect the environment and become economically balanced.
- We can now walk from Enfield to Milford and to all of the amenities in between .What an excellent community spine to build upon . This is a great area and reestablishing the village cores along this spine would be a very sustainable thing to do from an active transportation and servicing perspective to social and cultural benefits. Hopefully as East Hants prepares its Integrated Community Sustainability Plan for GTA funding there will be face to face opportunities for the community to express and share their views and vision for East Hants . Best wishes , Stephen King .
- local festivals and artists will help create stronger community identity, but this is not possible without venues like cultural facilities. if there is community identity, heritage is likely to suffer no matter what you do.
- Use the resources we have and build on the ones we need to improve and need, i.e. trails, parks, trees, rinks, gym, youth group, clubs.
- We need a recreation centre in Mount Uniacke – Windsor area that also has arts and culture programs for youth and adults.
- The corridor area looks more like Sackville everyday. Cut down all the vegetation, crowd everything on the road as tightly as possible and pave the rest. Pave the rest and then put signs out by the road. Is this what you really want?

Rural Development and Preservation of Lakes, Wetlands and Natural Resources

The 1911 plot plan of Lakelands is enclosed to illustrate prudent development of property adjacent to fresh water lakes. It should be noted that in this proposed development plan dwellings were placed on the opposite side of the road or street from the lake and the lake shore was reserved for public recreation and industry. It is noted that Lake Enid is the existing Lily Lake, and Lake Laurence is Pigott Lake.

Records in the Nova Scotia Public Archives reveals that the history of Lakelands began in 1764, when King George the Third granted a large tract of land and water to Col. William Pigott, which has since then been called the Lakelands. The north boundary of the Pigott Grant is still referred to as the Pigott Line and is the boundary between East and West Hants.

In 1798 the property was purchased by the late Honourable Thomas Jeffrey and continued in the family until 1857, since which time it was owned successively by Mr. John Cleverdon, Hon. G.W. Debois, Col. A.J. Clairmont, Mr. C.H. McClare and the Lakelands Development Company Ltd of Cambridge, Massachusetts.

The property, which contained upwards of 3500 acres was purchased by the Company in 1910 for the purpose of establishing a large dairy, and other agricultural land, industrial enterprises, including a modern hotel, and a group of bungalows and cottages.

It is very disappointing, nearly 100 years later, to see these two lakes, like most other lakes in this region, surrounded by dwellings without adequate public access to the lakeshores for aquatic recreation.

Are we preserving our heritage and natural resources?



Picture : East Hants Historical Society Museum



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