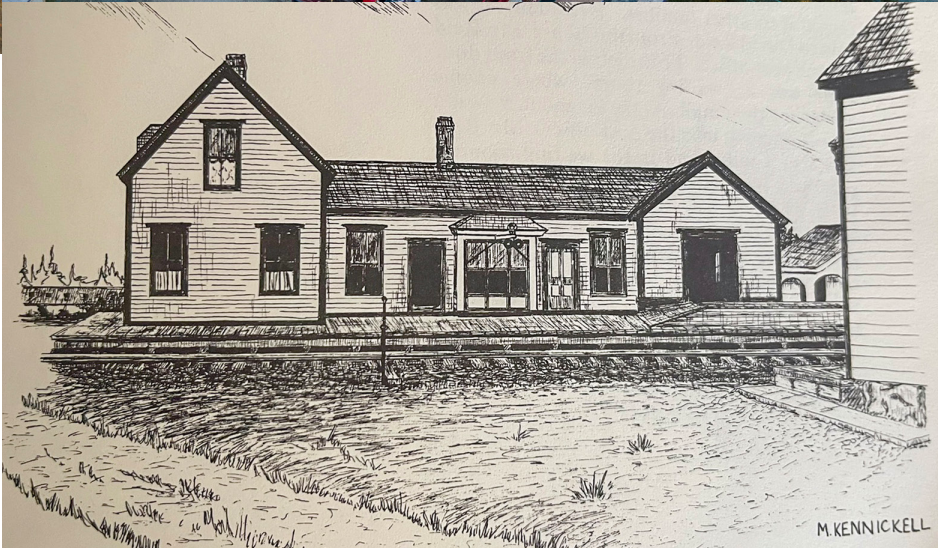
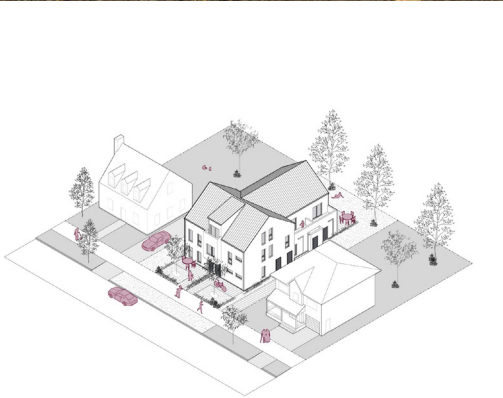




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UNIACKE SECONDARY PLANNING STRATEGY

2025

Municipality of the District of East Hants Uniacke Secondary Planning Strategy

easthants.ca/community-planning

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Images: Former Uniacke Railway Station drawn by M. Kennickell (lower right), view of Piggott Lake from Frederick Ave. (lower left), Mount Uniacke Business Park (upper right).

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1.0 INTRODUCTION

1.1 Purpose

The purpose of the Uniacke Secondary Planning Strategy (Uniacke SPS) is to provide a detailed policy framework for the regulation of development within the Uniacke SPS study area.

1.2 Location

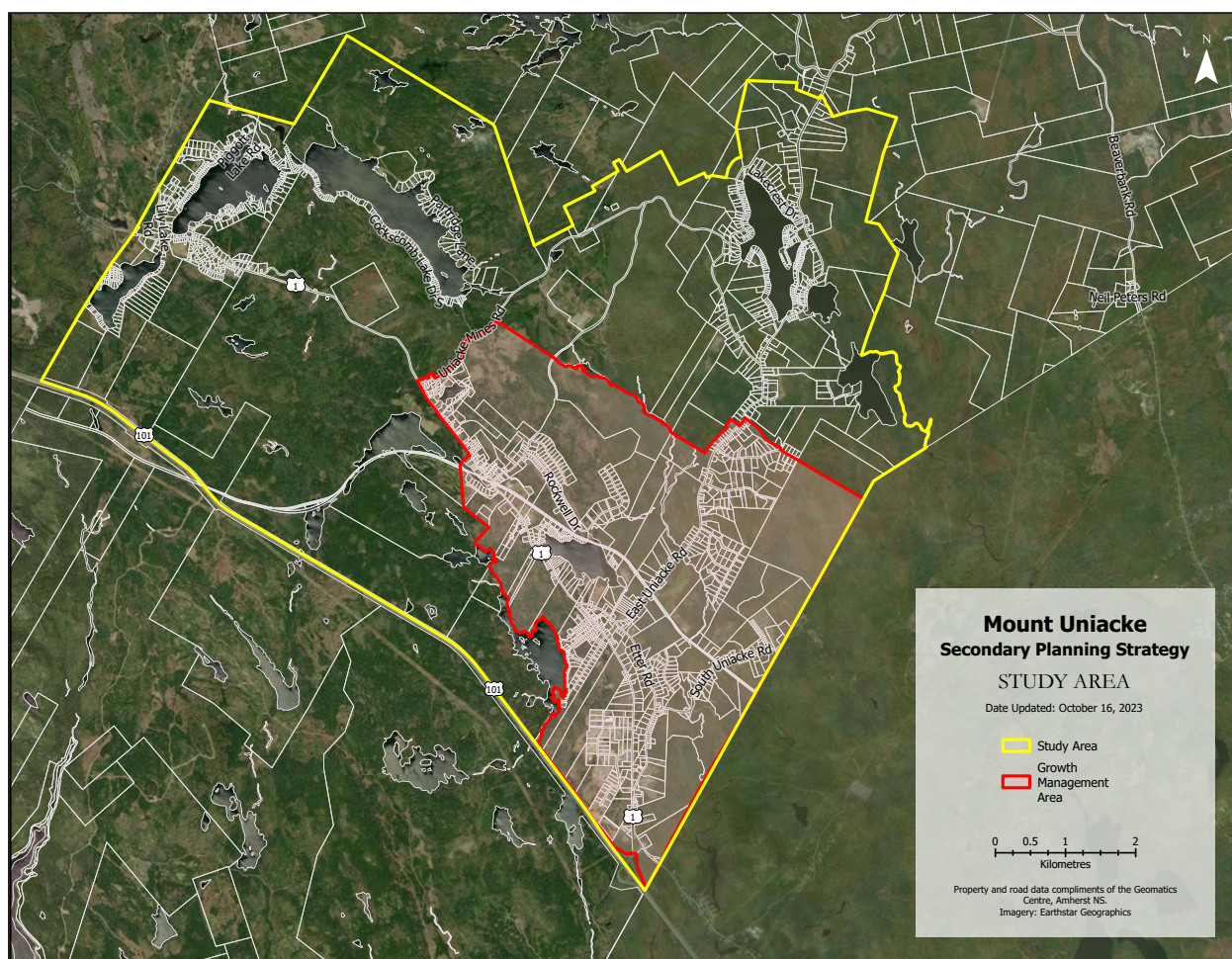
This Uniacke SPS applies to lands within the Uniacke Secondary Planning Strategy Area, identified in Map 1.

The subject area is located in the Municipality of East Hants and lies along the Highway 101 and Highway 1 corridor, between the Municipalities of West Hants and Halifax

Regional Municipality (HRM). The northern boundary extends into the communities of Lakelands, Mount Uniacke, and East Uniacke. The subject lands have a total area of 80 km². A variety of development forms are present in the Uniacke SPS study area including, residential, commercial, industrial, parks, and institutional. With the exception of the existing mobile home park, all land is currently developed with on-site services (well and septic system).

1.3 Demographics

The Uniacke SPS has an approximate population of 4,333 (2023 Business Analyst) residents in 1,830 households, equaling 2.4



Map 1 - Study Area

persons per household. It is expected that the population in the study area will continue to grow based on historic growth rates. Population projections, based on historic Census trends, for the Uniacke/Rawdon ADA indicates the population is expected to grow by just over 3% every census period (5-year period).

The medium household income for 2023 was approximately \$93,012. Thirty-six percent of Mount Uniacke residents between the ages

Uniacke SPS study area, shown on Map 1. East Hants Council's intent in establishing Growth Management Areas (GMAs) is to promote urban development within a defined area and to create a compact, contiguous urban form, thereby increasing the level of efficiency for the delivery of Municipal services and infrastructure. The Mount Uniacke area has been designated as an unserved Growth Management Area. By directing growth, Council will better manage the impact on existing communities and allow for a more

Historic Trend	2021	2026	2031	2036	2041	2046	2051
Corridor	15,737	16,635	17,584	18,587	19,647	20,768	21,953
Uniacke / Rawdon	4,959	5,129	5,304	5,485	5,673	5,867	6,067
Shore / Central	4,157	4,024	3,895	3,770	3,649	3,532	3,419
Total	24,853	25,732	26,642	27,584	28,560	29,570	30,615

Chart 1 - Population projections based on historic trends.

of 25 to 64 years of age have a secondary education.

efficient delivery of Municipal infrastructure and community services.

Residents in the Uniacke SPS study area tend to commute out of their community for work. Making the communities of the Uniacke SPS study area act as bedroom communities for HRM with a smaller segment of the residents commuting to Windsor, West Hants, and beyond to the Valley.

1.4 Growth Management

The Mount Uniacke Growth Management Area (Mount Uniacke GMA) is located in the

The policy goal of the Mount Uniacke Growth Management Area is to promote and encourage a combination of residential and commercial growth within designated portions of Mount Uniacke by establishing a Growth Management Area. The Mount Uniacke Growth Management Area is unique in that it is intended to act as both a growth management area and a growth reserve area simultaneously. A Growth Reserve Area (GRA) are areas where future urban development

will be directed and accordingly, where Municipal services and infrastructure may eventually be provided. Although the Mount Uniacke GMA currently has on-site services, Council has directed staff through the Uniacke Secondary Planning Strategy process, to undertake a municipal servicing (water and wastewater) feasibility study as part of the 2026/2027 draft budget.

It is the intent of this Uniacke SPS that growth and development shall occur in a logical, efficient, and fiscally responsible manner.

1.5 History

In the late 1700's a rough road connected

Halifax to Windsor. This road was known as the Great Western Road. The government of the day granted land to families who came and settled in the area. One of the settlers to build his summer home along the Great Western Road was Richard John Uniacke, who started construction on his home in 1813. The community of Mount Uniacke derives its name from Richard John Uniacke. Beyond the Uniacke Estate, several small communities evolved over the years.

In 1858 the railway cut through the region bringing a Dominion Atlantic railway station to Mount Uniacke and additional employment opportunities. In 1859 a hotel was built in the community. It was owned and run by many

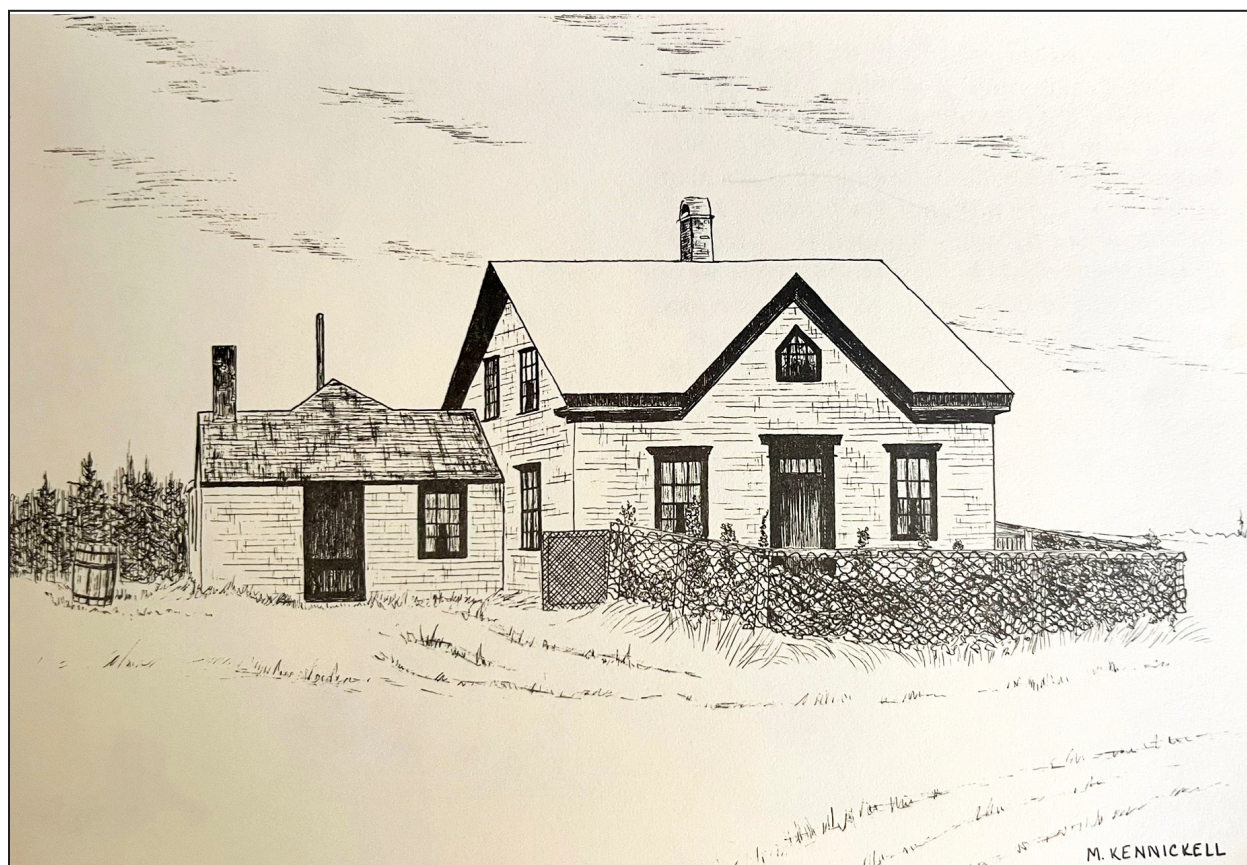


Image 1 - Pentz House

families over the years and was destroyed by fire in 1936.

In the woods, beyond the road and railway line, gold was found in 1865. *“Within three years the mining industry was in full operation and an entire town had appeared”*. The town comprised of homes, hotels, stores, saloons, a school, and a community hall. When the Uniacke Gold Mines were at their peak, approximately 500 people lived in the Uniacke Gold District. By the 1930s, only a handful of residents remained. After the last mining company withdrew, the last families left the community. Some thirty families brought their homes from the Uniacke Gold Mines and transplanted them to other properties around Mount Uniacke.

Mary Kennickell, in her book *“Beyond the Estate: Historic Buildings of Mount Uniacke”*, acknowledges that in general, the buildings in Mount Uniacke were not elaborate. One repeated feature in many of the early houses was a little dormer window, as shown on the drawing of the Pentz house, constructed before 1870.

Lakelands

According to The Lakelands Development Company, Lakelands was home to one of the oldest and largest estates in Nova Scotia, being settled between 1764-68, which was owned by Hon. Thos. N. Jeffery, who built a manor house, planted large gardens, hedges, etc. and developed Lakelands into one of the most beautiful estates in the province. Subsequently the land was purchased in 1908 by Mr. C. H. McClare for the purpose of

developing Lakelands into a village.

The village plan for Lakelands was developed similarly to the current East Hants Comprehensive Development Districts. A plan was created, which included elements such as a school, an inn, a hall and library, a railway station, houses, cottages, camps, and agricultural lands.

Unfortunately, the manor house burned down in 1925 and Mr. C. H. McClare abandoned his plans, sold the land, and moved back to Massachusetts. The Lakelands Village Plan was never realized and little in the community, other than the church, dates back to this time.

Planning History

In the 1950s, cottage development along the lakeshores in the Uniacke district was well underway. Initially, many of these lakefront



Image 2 - A-Frame Cottage - Lakelands

dwellings were only intended for seasonal use but over time the cottage properties have been redeveloped and are now used as permanent homes.

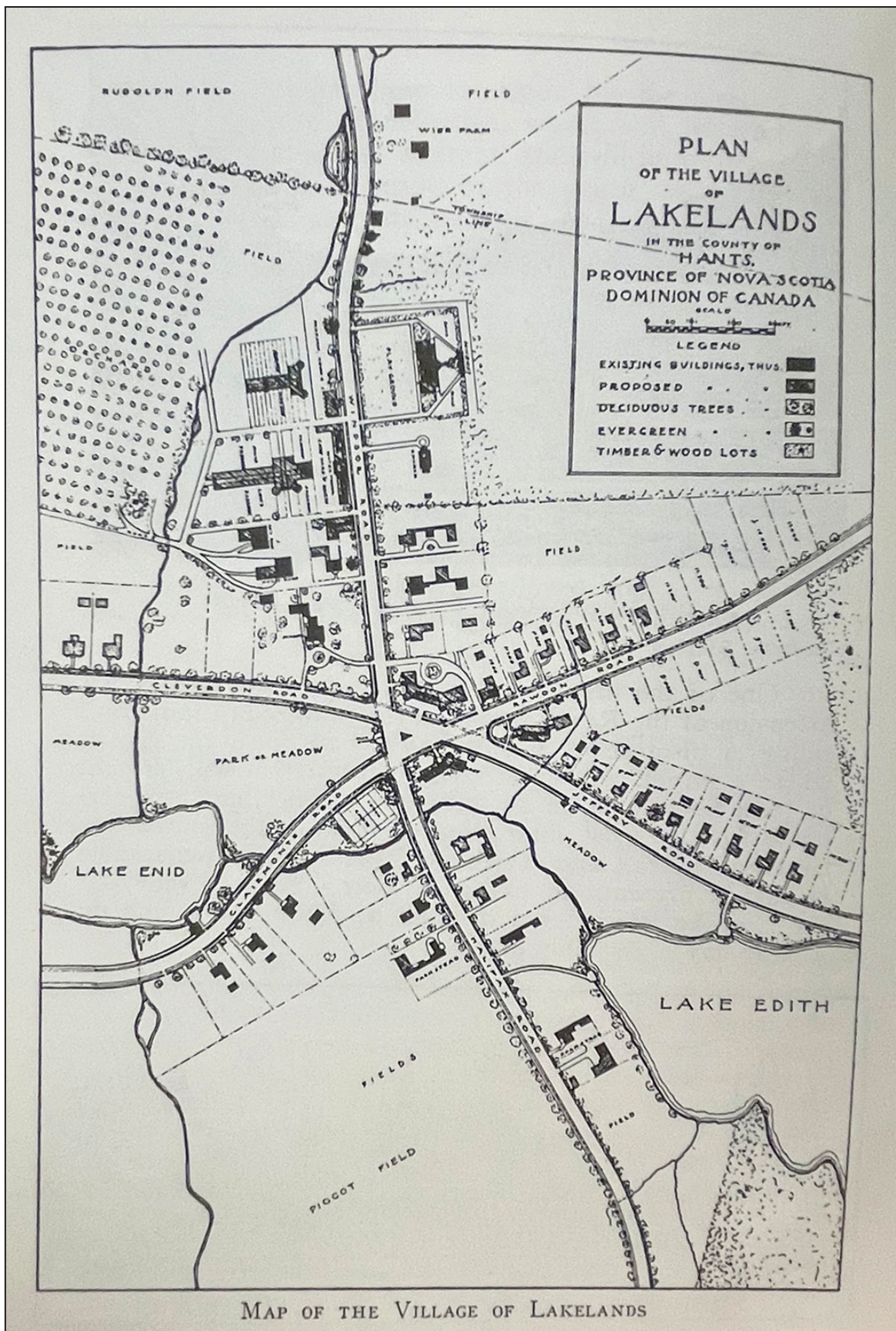


Image 3 - Lakelands Plan 1910

Around 1972, the Valley Gate mobile home park opened near the end of the South Uniacke Road. The mobile home park uses a private shared sewage system and potable water system to support multiple homes. In 1976, the first modern land use plan was adopted for the community of Mount Uniacke. The Uniacke District Municipal Development Plan was prepared by the Provincial Department of Municipal Affairs for the Municipality of East Hants. In 1976 the province recognized that the population in the Uniacke area was growing. In 1966 the population in the area was 914. By 1974 the population had jumped to approximately 1,800 people. One population projection at the time predicted that the population would jump to 5,836 people by 1981. As of 2023, there are approximately 4,333 people living in the Uniacke SPS study area, although the population has continued to grow, it is not as fast as may be previously projected.

The 1976 Plan discussed the shallow and poor draining soils in the Uniacke area and identified septic tank problems as one of the reasons for the Plan. A Department of Environment Report at the time identified Uniacke Lake as a potential water supply for the area and indicated that Uniacke Lake, North Uniacke Lake, and Murphy Lake should be monitored to prevent pollution of the lakes. Comments from the Department of Environment also concluded that Little Indian, Deep, Fales and Fifteen Minute chain of lakes could potentially supply water to a population of 13,000 people in the Uniacke District. The Department of Environment at

the time, recommended that further study on the topic be completed.

The objectives of the Uniacke District Municipal Development Plan were not dissimilar to the purpose of the current Uniacke SPS study, with the objectives of the 1976 Plan including:

- Encouraging development to take place in the existing built-up areas in a planned way;
- To discourage scattered or ribbon development;
- Improve the feasibility of installing central services;
- Improve the chances of acquiring better community facilities; and
- Maintain the rural character through the remainder of the district.

Many of the policies in the 1976 Plan are still relevant today and Council is still preparing for future growth in the community. Although the Uniacke Municipal Development Plan was developed first, it was eventually consolidated with the East Hants Municipal Planning Documents once they were completed by the province. Today, the East Hants Official Community Plan includes comprehensive planning for the entire Municipality and the planning documents are prepared by the Municipality with oversight from the Provincial Government.

2.0 CONSULTATION

As part of the Uniacke SPS process, East Hants engaged with the community to hear what was important to residents. The consultation included a resident survey where 470 responses were received, over 10% of the population in the study area responded to the survey. The survey results have been attached as Appendix A. An open house and a public information meeting were held in the summer of 2024 to give residents an opportunity to comment on the direction of the plan.



Image 4 - Participation Image

The majority of residents who attended the public open house and information meeting were interested in recreational opportunities for the community. Residents expressed their wishes for a recreation facility and asked if there would be more opportunities for pickleball and other sports in the future. The vision for the open space lands in Lakelands was also discussed as well as the new playground on Charles Drive. A few developers attended the meeting and

they were interested in the Uniacke SPS Groundwater Study and future development potential in the Uniacke SPS area. Other discussion points included the following:

- Discussion regarding regulations on development around the Sackville River.
- Further discussion on proposed development for PID 4513627.
- Questions about the timelines for this process.

Survey results and feedback from the community members who attended the public information meeting were used to prepare background reports for the Uniacke SPS Study. Throughout the Uniacke SPS process, background topic papers have been posted on the Municipal website for review of interested community members and social media posts directing residents to the Uniacke SPS have been made.

As part of the adoption of the recommended policies outlined in this report, another public information meeting and a public hearing will be held and residents will be encouraged to participate in the process.

Residents of the Uniacke SPS area see themselves as members of a rural community where nature and the connections to parks, trails and lakes are important to the folks who live in the community. When asked what residents enjoyed most about living in their community, residents' top responses included:

- Quiet
- Peaceful



Image 5 - Uniacke Estates

- Country living
- The people - a sense of community
- Close to amenities in Halifax and Sackville
- Nature, woods, and trails
- Privacy

As part of the consultation process, letters informing the Municipality of West Hants and Halifax Regional Municipality of the Uniacke SPS were sent to the neighbouring jurisdictions. When the Uniacke SPS is adopted by East Hants Council, and direction is given to implement proposed policies and regulation changes, consultation will continue with both Municipalities.

Consultation was also held with groups who have an invested interest in how future development may impact resources located out side of East Hants. Both Halifax Water

and the Sackville Rivers Association were given an opportunity to provide feedback on the secondary planning strategy process. Halifax Water has not provided feedback on the Uniacke SPS but have requested that they continue to be engaged in the process. In addition, details about the Secondary Planning Strategy have been included in Halifax Water's annual report.

Feedback was received from the Sackville Rivers Association, which was used to help inform the proposed environmental policies. Both groups will be invited to attend future public meetings once the Uniacke SPS is adopted.

3.0 LAND USE ANALYSIS

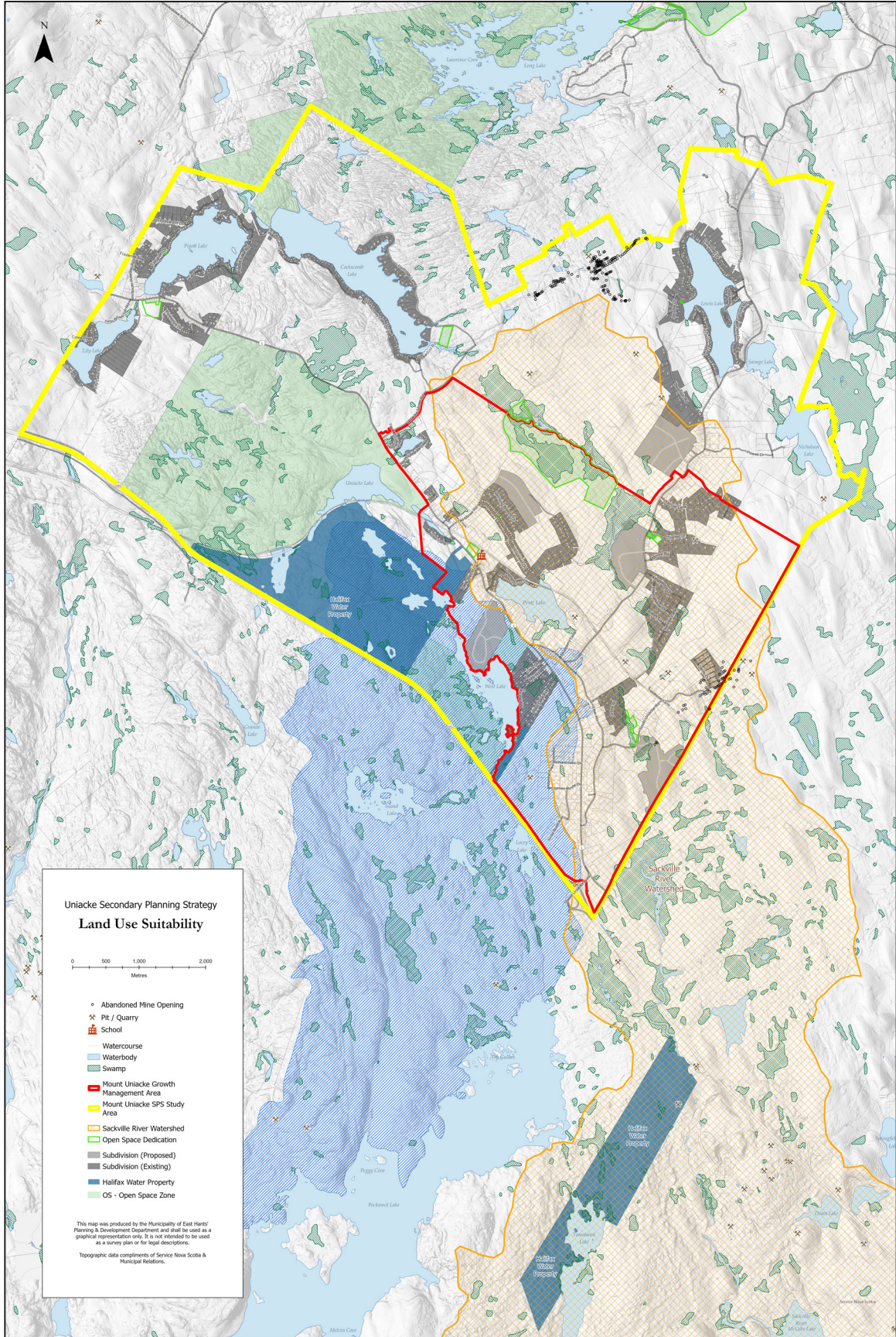
To understand the Uniacke SPS study area, a land use analysis was completed to identify existing areas of development, areas with proposed development plans, parks and open space, topographical items, hazards, and slope. A detailed analysis map was created of the Uniacke SPS area, identifying each of these items. A copy of the map is on the following page.

Areas of concern were identified through the analysis, for example both the South Uniacke and Mount Uniacke Gold Mining Districts are of concern for future development due to the number of abandoned mine openings in the area and due to water quality concerns. The Uniacke SPS Groundwater Study stated that arsenic, iron, manganese, and perhaps mercury may arise as human-caused well water quality issues of concern at or near the former South Uniacke and Mount Uniacke Gold Districts. Therefore, as the Uniacke SPS study area develops with new housing and commercial activity, Council should recognize potential issues with development in these two general areas.

The headwaters of the Sackville River and the associated wetlands are also not well suited to future development. Part of the headwaters are already protected by the Municipality. Through a past open space contribution, the Municipality received over 100 hectares of land that is part of the Sackville River headwaters. The remaining lands in the Sackville River headwaters is predominately owned by Barrett Enterprises Limited and a few other private property

owners. Wetland areas have been identified on the land use analysis map.

The Uniacke area acts as a bedroom community to Halifax Regional Municipality. As Halifax continues to grow in population so too will the Uniacke SPS study area. Understanding constraints to land development in the study area will help identify the most suitable areas for future greenfield development. Greenfield development is defined as any kind of real estate development on previously undeveloped land. Identifying greenfield development sites does not mean the value of these lands for future human development is greater than the value of keeping these areas as natural assets. The map does not preclude infill development or development on brownfield sites in the remainder of the Uniacke SPS study area.



Map 2 - Land Use Analysis Map

4.0 WATER & WASTEWATER

Since the adoption of the 2000 East Hants Official Community Plan, there has been a Municipal Planning Strategy (MPS) policy in place which states that *“Council shall consider the provision of Municipal water and wastewater infrastructure only when the development density within the Mount Uniacke Growth Management Area dictates the need and it is in the financial capabilities of the Municipality to do so. A feasibility study shall be conducted by a qualified professional to determine the financial and environmental impacts of installing Municipal services when Council determines that Municipal water and wastewater infrastructure should be considered and evaluated for the Mount Uniacke Growth Management Area.”*

With consistent growth occurring within the Uniacke SPS area, it is now time to undertake the servicing feasibility study to determine if the Uniacke area can be serviced, at what cost, and the appropriate locations for a water utility and a wastewater treatment facility. If based on the outcomes, Council determines that providing Municipal services to the Uniacke GMA is fiscally not in the interest of the Municipality, land use policies should be amended to address future community development with on-site services.

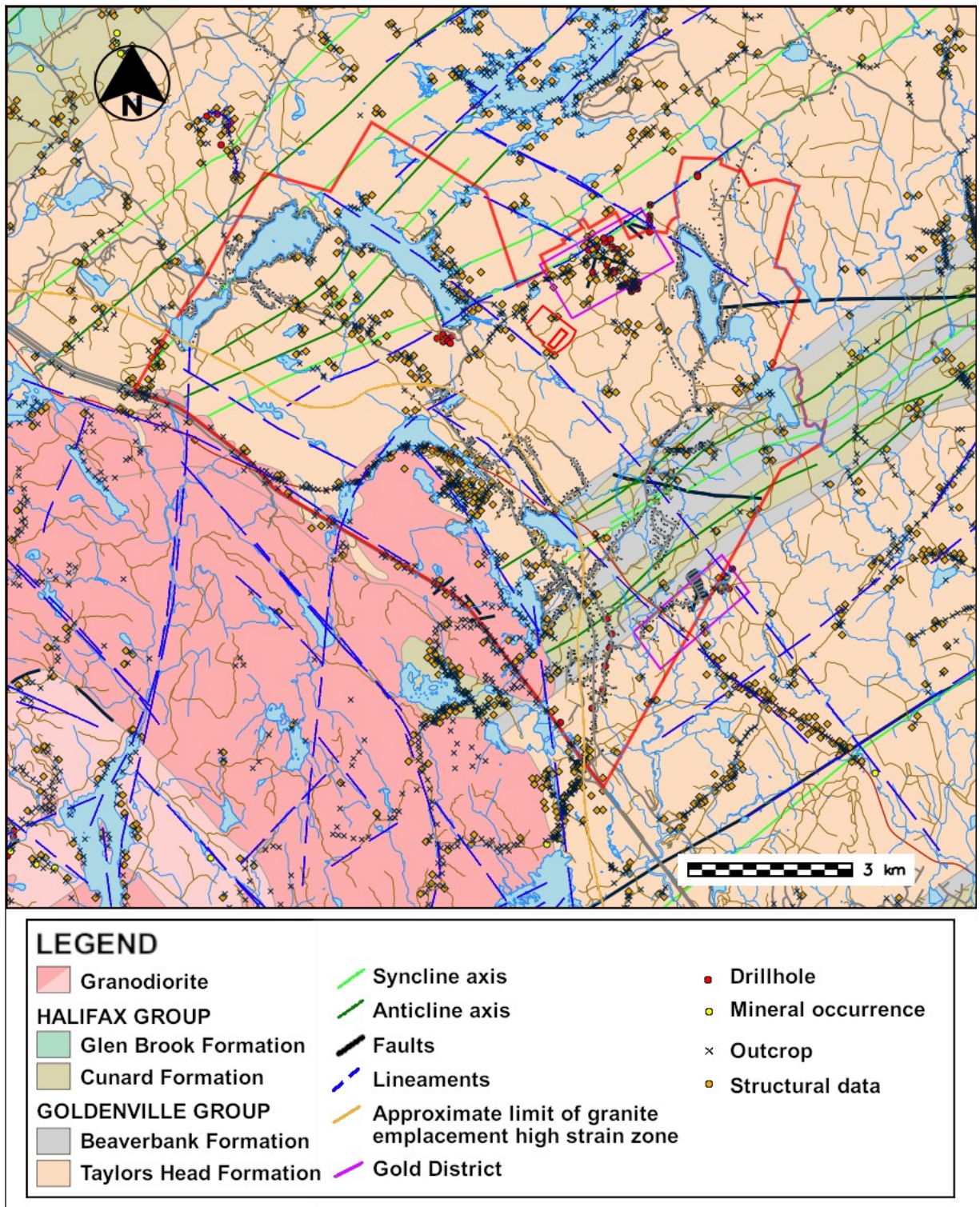
In order to proceed with the Uniacke Servicing Feasibility Study a provision will need to be added to the 2025 to 2028 East Hants Strategic Plan indicated the Servicing Feasibility Study for Council. Once the

provision has been added to the strategic plan, the Feasibility Study can be added as an item for consideration as part of the 2026/2027 Budget Cycle.

4.1 Results of the Uniacke SPS Ground Water Study

A groundwater study of the Uniacke SPS area was completed by Earth-Water Concepts Inc. in January 2025. Calculations completed as part of the study suggest there is sufficient groundwater recharge within the Uniacke SPS study area to meet the needs of over 22,800 homes and approximately 54,000 people (assuming a need of 1,350 L/day/home), and sufficient aquifer water storage in the bedrock and Quaternary Hus to meet drought conditions for that number of homes for between over 9 to 37 years. Below is a list of highlights from the study. The entire study is available on the East Hants website.

- The Cunard Formation, Beaverbank Formation, and the Taylors Head Formation are the most appropriate rock formations for well water. The majority of the study area is comprised of the Taylors Head Formation.
- Well depths reported in the Uniacke SPS study area range from 13.7 m to 191.5 m with an average of 78.2 m.
- Over 40% of the study area can use dug wells where the overburden conditions are adequate. No data is available on dug well water quality for the Uniacke SPS study area. However, dug wells



Map 3 - Uniacke SPS Rock Formations

should be expected to produce generally good quality water, although that water may be more corrosive to plumbing systems than water from produced from drilled wells, and dug wells are more prone to experiencing surface water contamination, or to having groundwater levels in them drop to below pump intakes, or below the bottoms of wells, than are drilled wells.

- Calculations suggest there is sufficient groundwater recharge within the Uniacke SPS study area to meet the needs of over 22,800 homes (assuming a need of 1,350 L/day/home), and sufficient aquifer water storage in the bedrock and Quaternary Hus to meet drought conditions for that number of homes for between over 9 to 37 years.
- As the community densifies well interference could be an issue. As new wells are constructed, they may interfere with existing wells. Additionally, blasting for new developments and other human interference could impact groundwater resources.
- Calculations done for other developments with similar bedrock geology suggest that new lots within the Uniacke SPS study area may need to be as large as 1.3 to 1.7 hectares to help avoid well interference in denser developments.
- All three bedrock Hus identified above were found to produce generally good

quality, alkaline, moderately hard to hard, calcium-bicarbonate type waters with near to slightly above neutral pH. Some wells may have elevated levels of iron, manganese and arsenic, which can be treated. The consultant has provided a table of water treatment options in the groundwater study.

- Arsenic, iron, manganese, and perhaps mercury may arise as human-caused well water quality issues of concern at or near the former South Uniacke and Mount Uniacke Gold Districts.
- Care must be exercised to mitigate against possible growing urban-type sources of groundwater contamination. These may include road salt, petroleum product spills, fertilizers and pesticides, and leaking septic treatment systems.
- Before permitting larger and/or denser developments an additional understanding of well interference should be studied by the developer.

Although groundwater is available for future development in the Uniacke SPS area, well interference will have to be taken into consideration. Well interference occurs when the installation of one well significantly impacts the water level and availability of another nearby well. To protect current residents and future residents from well interference, East Hants Council have endorsed policies that will take into consideration impacts that increased



Image 6 - Piggott Lake

density may have on well interference. It is proposed that Council require that a Level II Groundwater Assessment be completed for proposed rezonings and development agreements where the total number of proposed dwelling units exceeds 25 dwelling units. Requirements in the Provincial Guide to Groundwater Assessments for Subdivisions Served by Private Wells, indicates that a Level 2 Groundwater Assessment shall be completed for proposed subdivisions with greater than 25 lots - a Level 2 Groundwater Assessment includes test wells being drilled.

Plan. The new policy would be applicable to Lakeshore Residential (LR) Zoned properties, Country Residential (CR) Zoned properties, and Rural Comprehensive Development District (RCDD) Zoned properties.

X Council shall require that a Level 2 Groundwater Assessment be completed for residential proposals where the total number of dwelling units exceeds 25 dwelling units.

The following policies are proposed to be added to Section C8 - Rural Residential Development of the Official Community

5.0 HOUSING

The Uniacke area has traditionally had low-density housing with large lots to allow for on-site services. As part of the Uniacke SPS consultations, residents were asked what housing form they preferred in their community. Although single unit development was the preferred housing option, there was a selection of residents, who indicated that missing middle housing is required to support an aging population and to support younger community residents, who wish to start their lives close to home. A number of seniors responded to the survey and indicated that they were interested in housing that will allow them to age in place. Missing Middle Housing is defined as a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood. (missingmiddlehousing.com).

Quote from Consultation:

I personally would like to downsize to a 1 level home, no steps. This would allow me to live in my home longer. There are lots of seniors who want to downsize but there are no options in this community.

To allow gentle density to occur in the form of missing middle housing, a groundwater study was completed to determine the availability of potable water resources in the Uniacke SPS study area. The “Uniacke Secondary Planning Strategy Groundwater Study”, concluded that there is sufficient groundwater recharge within the Uniacke SPS study area to meet the needs of over 22,800 homes.

In the context of the Uniacke SPS, missing middle housing refers to the mixture of single unit dwellings, two-unit dwellings, townhouses, and small multiplexes with eight (8) dwelling units or less, in a neighbourhood. Council intends to enable the development of missing middle housing through the use of a new comprehensive development district.

As a method of increasing density in the Mount Uniacke Growth Management Area, the new Mount Uniacke Comprehensive Development District (MUCDD) could be requested by Developers with comprehensive proposals for new housing developments in the Mount Uniacke GMA. The new MUCDD Zone will allow for a variety of low to medium density residential development options; while ensuring that multiple unit lots are an appropriate size for well and septic systems. The new zone would be applicable to land within the Mount Uniacke Growth Management Area, where appropriate connectivity to existing road networks can be achieved and increased density would be in close proximity to existing commercial, institutional, and recreational facilities.

Below is a set of policies that would enable Council to consider applications to redesignate and rezone land to the Mount Uniacke CDD.

Policy Goal

Council’s goal is to establish an avenue for the consideration of a mix of low and medium density residential development using the Comprehensive Development

District tool. These developments should create a community with a variety of housing options, with connectivity for pedestrians and vehicles, and a preservation of the natural environment while ensuring lot size that adequately provide onsite services for those living in the development.

XXX Council shall establish the Mount Uniacke Comprehensive Development District (Mount Uniacke CDD) Designation with the intention of enabling property owners to create communities with low and medium density residential development and local commercial uses as described in this Strategy.

XXX Council shall consider the enactment of the Mount Uniacke Comprehensive Development District (Mount Uniacke CDD) provisions as outlined in this section for specified sites when an application for the CCD is requested.

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

Criteria for Entering into a Development Agreement for a Mount Uniacke CDD

Policy Goal

To clearly outline criteria for the consideration of development agreements in the Mount Uniacke Comprehensive Development District (CDD) areas, to ensure the best interests of the Municipality and

the community are protected, and to ensure the proposed development within the Mount Uniacke Comprehensive Development District (Mount Uniacke CDD) area is appropriate in terms of its timing, content, appearances, and design. Finally, to ensure that the proposed Mount Uniacke CDD has the correct mix of residential, considers the environmental impact on the community, creates a healthy community, and is supportive of active transportation users.

Policy Statements

XXX Council shall consider entering into a development agreement for a Mount Uniacke CDD in satisfaction of the following policies.

XXX Council shall not consider Mini-home communities within the Mount Uniacke CDD Zone or designation to be compatible with the residential character of those areas.

XXX Council shall consider entering into a development agreement for a Mount Uniacke CDD where the Mount Uniacke CDD is consistent with the intent and policies of the Municipal Planning Strategy and no one development within the Mount Uniacke CDD shall compromise or overwhelm the walkable, residential development focus of the Mount Uniacke CDD.

XXX Council shall consider entering into a development agreement for a Mount Uniacke CDD where the Mount Uniacke CDD is not premature or inappropriate in terms of:

- a. The financial capability of the Municipality to absorb any costs relating to the development.
 - b. The adequacy of any groundwater and onsite services to support the Mount Uniacke CDD. Well and septic systems shall be located on the same lot as the building they are intended to service unless the Municipality otherwise agrees to absorb the maintenance and costs of any proposed central sewer and/or water system.
 - c. Lots with over two (2) dwelling units shall be a minimum of 1.7 hectares in area to support onsite services and to ensure well interference does not impact neighbouring groundwater supplies and recharge.
 - d. A Level 2 Groundwater Assessment shall be conducted for developments with over 25 dwelling units.
 - e. The adequacy of existing and proposed active transportation and automobile distribution networks within and adjacent to the Mount Uniacke CDD, including the manner in which proposed roadways within the development are linked with streets of adjacent developments to provide for a cohesive, grid-like network of local and collector streets.
 - f. The adequacy of school, recreation, and community facilities to accommodate development.
 - g. The potential for the development to landlock or reduce subdivision potential of adjacent parcels.
- XXX Council shall consider the extent to which the proposed phased development provides for efficient pedestrian and vehicle movement into, out of, and within the development.
- XXX Council shall consider the extent to which, where applicable, proposed streets and pedestrian routes link up with streets and walking trails on abutting lands to provide for a cohesive network.
- XXX Council shall consider the relative comfort and design of streets and buildings to promote a development conducive to the protection of the natural environment.
- XXX Council shall require that the development of any Mount Uniacke Comprehensive Development District (Mount Uniacke CDD) only be considered through development agreements which shall specify:
- a. The type of land use zoning classification(s) proposed and locations of development(s) within the Mount Uniacke CDD site.
 - b. The general phasing of the development relative to the distribution of the specific land uses within all or a portion of the Mount Uniacke CDD site.
 - c. The distribution and function of proposed community facilities, amenity space, playgrounds, and public land uses.

- d. Architectural controls, site controls, and stormwater controls, and without limiting the generality of the foregoing, the following are examples: controls for external appearance and design of structures; yard and setback variations; berms, buffers, screens, fences, recontouring, and landscaping treatments; maximum lot coverage; protection of natural features and ecosystems; and stormwater controls;
- e. Matters regarding subdivision of lands within the Mount Uniacke CDD including the quality, quantity and placement of proposed open space.
- f. For residential, community, and business uses, matters addressing maintenance of the development(s) and hours of operation when appropriate;
- g. Any other matter relating to the development's impact upon uses within the Mount Uniacke CDD, uses adjacent to the Mount Uniacke CDD, and uses within the general community, based upon the intent of this strategy.
- h. Matters identified as: unsubstantial; uses not requiring a development permit, and; the basis for discharging the agreement upon completion of the development or phases of the development.

5.1 Housing Plans

Missing middle housing is also a priority of

the federal government, and through the CHMC the government is trying to increase the amount of missing middle housing being constructed in Canada by releasing housing plans for each region in Canada. These housing plans will comply with Building Code regulations for Nova Scotia when they are released. A site plan, septic system design, and well location will still have to be submitted by a developer who chooses to use one of the CHMC plans. Below is a sample of a building plan that could potentially be used in combination with the proposed Mount Uniacke Comprehensive Development District (MUCDD) Designation and Zone, to create neighbourhoods of missing middle housing.

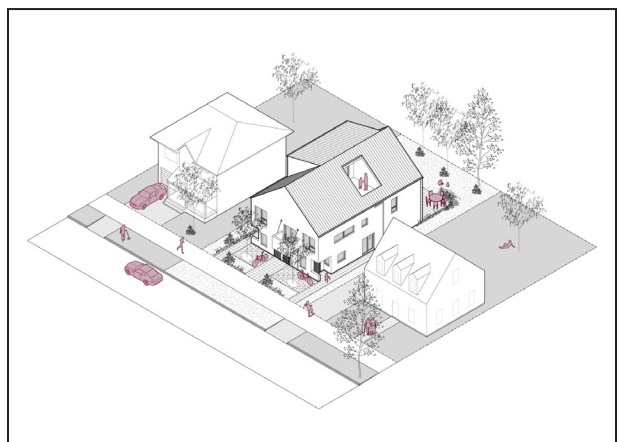


Image 7 - CHMC Images

5.2 PID 45136272

To meet the challenges of a growing community, East Hants has adopted policies that allow Council to consider development agreements for large parcels of land that if developed would have a significant impact on the character of a community. The Walkable Comprehensive Development District (WCDD) Designation and Zone was created to enable development conducive to active transportation through human-scaled developments designed to create visual interest at street level. Developments are also permitted and encouraged to use creativity through alternate roadway standards and new urbanism development principles. Unlike the new Mount Uniacke Comprehensive Development District proposed as part of this secondary planning strategy, the WCDD Zone is meant for lands to be serviced by a future water and wastewater

systems to permit a higher density development than would be otherwise permitted with on-site services.

PID 45136272 is a 363-hectare parcel of land boarded by Highway 1 on one side of the property and Cockscomb Lake Drive on the other side. The land is located opposite of Uniacke Estates. Changing the land use designation and zone of PID 45136272 to WCDD permits Council to consider entering into a development agreement with a future developer. Through this process, the Municipality is able to be more flexible with respect to road standards, architectural design, and other aspects of development. Such agreements also assist in ensuring the creation of quality, livable neighbourhoods. The zoning would be restrictive in that a developer could only apply for a development agreement when they have developed a plan



Image 8 - Wood frame of a new house

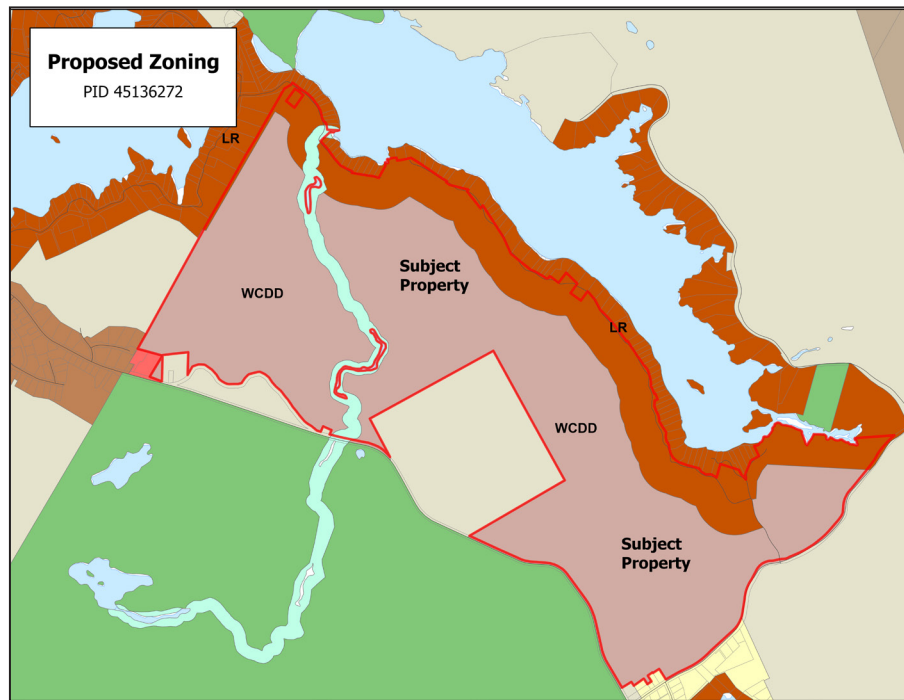
to provide water and wastewater services that would be acceptable to East Hants.

A portion of PID 45136272 along Black Brook is designated and zoned Watercourse Greenbelt (WG), this land use designation and zone are not proposed to be amended. A map of the proposed zoning is shown on Map 4.

In addition to mapping amendments to change the land use designation and zone of PID 45136272 to Walkable Comprehensive Development District (WCDD), a new policy is required to be added to the MPS policies relating to the requirement in Mount Uniacke to determine a method of providing Municipal services, water and wastewater, to the new community prior to Council considering a development agreement.

xxx. Council shall establish the Walkable Comprehensive Development District (WCDD) Designation on PID 45136272 for the future purpose of developing a relatively large-scale mixed-use serviced community in Mount Uniacke. Council shall only consider a development agreement for the identified lands when
a. an agreement on how Municipal water

and wastewater services will be developed and funded, or
b. at a date when Municipal services are available.



Map 4 - Proposed Zoning Map

Under the current zoning regulations, the property owner of PID 45136272 is able to create lots with frontage on Cockscomb Lake Drive, if a second road access is constructed in the area. Under the current regulations, any lots created would be split zoned Lakeshore Residential (LR) Designation and Zone and Rural Use (RU) Designation and Zone. To prevent the creation of split zoned lots, the property owner has requested that the Lakeshore Residential (LR) zone be extended to 150 m deep, and then the WCDD Zone would start. Future lots with frontage on Cockscomb Lake Drive will use on-site services.

6.0 COMMERCIAL DEVELOPMENT

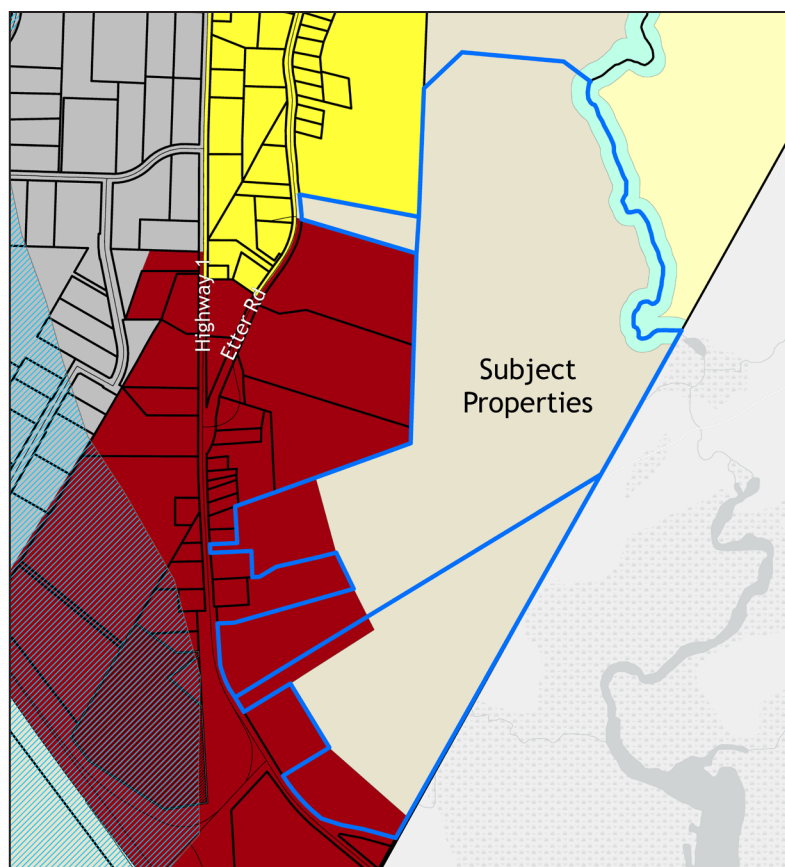
Residents in the Uniacke SPS study area are satisfied with the businesses found in their community but would like to see increased amenities to service the community. Daycares, restaurants, and a grocery store were some of the local commercial uses identified through the consultation process. Existing zoning enables the commercial uses that residents identified as important to them in the consultation process; however, East Hants cannot control market demand for the land or control if the businesses are locally driven or from outside Mount Uniacke or the province. Demand for commercial land will continue to be market driven and the commercial amenities identified by respondents in the Uniacke Land Use Survey will only be developed when the market is ready.

alternative to expanding the business park lands is to expand the Regional Commercial (RC) land use designation and zone on the north side of Highway 1.

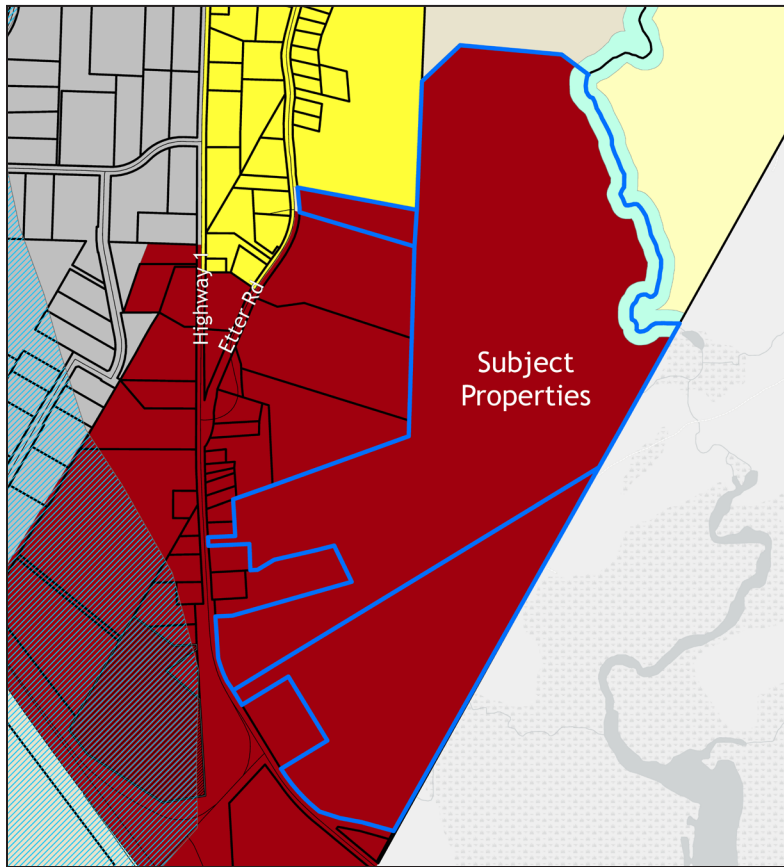
The Regional Commercial (RC) Zone enables the development of a wide range of large-scale commercial activities including warehousing, retailing of goods and services, food and beverage facilities, accommodation, entertainment facilities, office and business services, drive-thru restaurants, service stations, shopping malls, and other vehicle dependent uses within a concentrated area. The Regional Commercial (RC) Zone is already established on the north side of Highway 1. The proposal is to expand the zone to

6.1 Regional Commercial and Business Park Development

The Uniacke Business Park is full. Lands owned by the Municipality have been subdivided and sold. There are a limited number of properties in private ownership that are zoned Business Park (BP) that could be further developed and possibly subdivided to create smaller lots. Expansion of the Uniacke Business Park is difficult due to constraints, such as Highway 101, Highway 1, and the location of nearby residential development. An



Map 5 - Current Zoning



Map 6 - Proposed Zoning

include an additional 86 hectares of land, allowing for additional development potential around the Mount Uniacke interchange with Highway 101. Council's goal for the Regional Commercial (RC) Zone is to facilitate the development of a regional, large-scale service-based commercial area with a wide range of retail goods and services, and business uses in a land-intensive, vehicle dependent environment, is appropriate for the expanded location of the RC Zone.

As the population in the Uniacke and Lakelands areas increase and more opportunities for commercial development occur, there may be a future need for a new interchange to be located in the

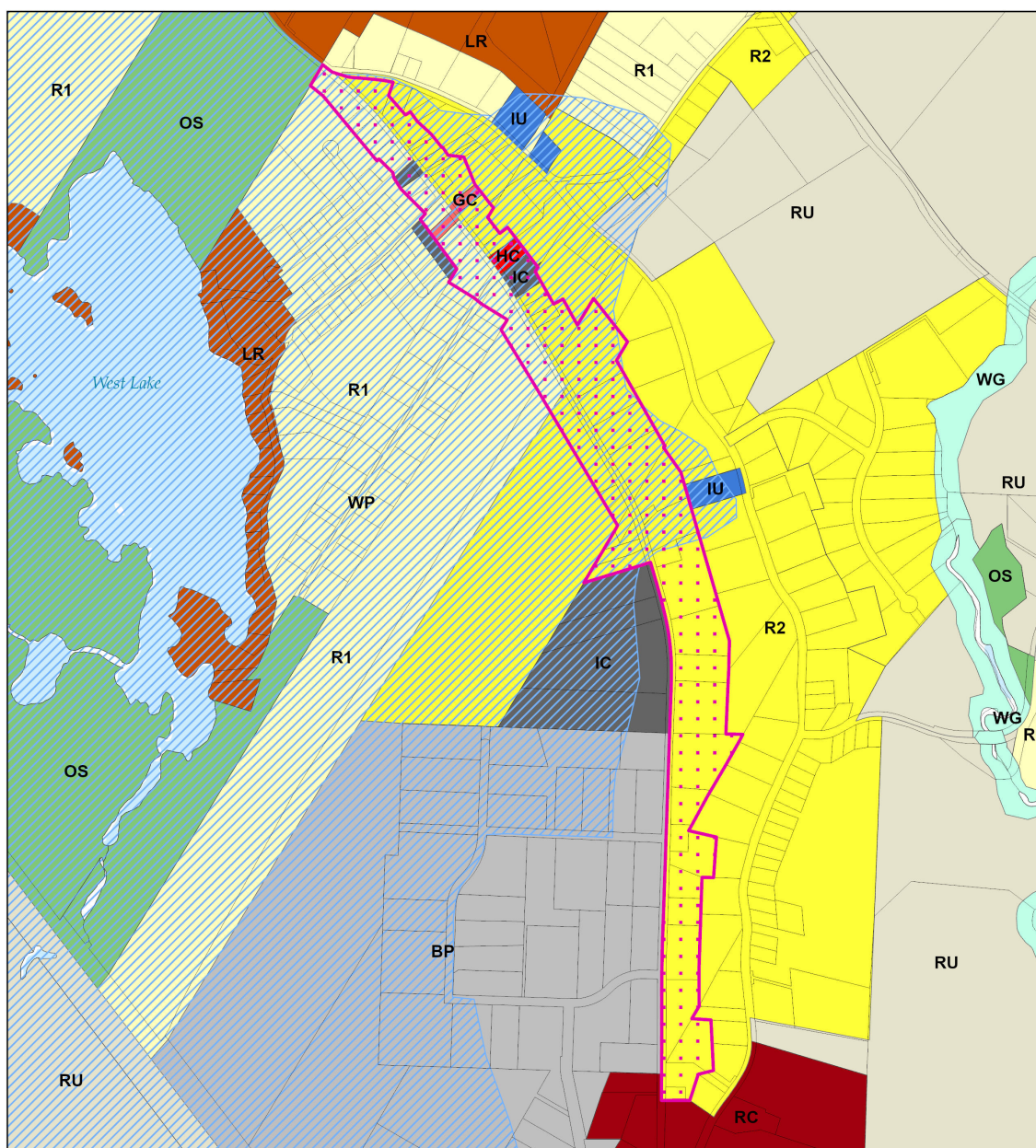
Lakelands/Ardoise area. If a new interchange is identified as a future project by Nova Scotia Public Works, it is recommend that East Hants work with West Hants and the province to determine the best location for the interchange so that both the Municipality of West Hants and the Municipality of East Hants can benefit from the new connection. Through existing MPS policies Council already recognizes opportunities to build new business parks and has policies to help in their establishment.

6.2 Mount Uniacke Mixed Use Centre Overlay (MU-MC) Designation and Zone

East Hants Council has requested the creation of a new land use designation and zone that enables commercial development and medium density residential development along portions of Highway 1. Due to an existing variety of land uses and zones already along this portion of Highway 1 the new land use designation and zone is to be implemented as a new overlay zone, allowing the current zoning and land uses to continue. The new designation and zone will be applied to land identified in Map 7. The new Mount Uniacke Mixed Use Centre Overlay (MU-MC) Designation and zone will permit uses similar to those in the Mixed Use Centre (MC) Zone enabled in parts of the Corridor. Land uses

that are not permitted in the Watershed Protection Overlay (WP) Zone, and those uses that are seen to be harmful to the WP Zone, will not be permitted in the new MU-MC Overlay Zone.

Land uses in the MU-MC Overlay Zone are to be permitted by site plan approval. Site plan approval allows adjacent property owners to be notified of the proposed development and



 **Proposed MU-MC Overlay Zone**

Map 7 - Proposed Mount Uniacke Mixed Use Centre Overlay (MU-MC) Zone

it allows the Development Officer to ensure that the proposed use, parking, landscaping, and other items can be accommodated on the subject lands. The property owner also has to sign a letter of undertaking indicating the site will be developed as shown on the site plan. The type of commercial land uses permitted in the MU-MC Zone would be similar to the commercial land uses permitted in the Mixed Use Centre (MC) Zone. Small multiplexes are also proposed to be permitted in the MU-MC Overlay Zone, as long as the lot can adequately accommodate a septic system and well.

Draft Mount Uniacke Mixed Use Centre Overlay (MU-MC) Designation policies:

Policy Goal

Council's goal is to foster a mixture of local commercial uses and small to medium residential development in the heart of Mount Uniacke.

Policy Statements

Xxx Council shall establish the Mount Uniacke Mixed Use Centre Overlay (MU-MC) Designation for the purpose of allowing for a diverse mixture of local commercial and low to medium density residential uses in an environment serving the community of Mount Uniacke.

XXX Council shall implement the Mount Uniacke Mixed Use Centre Overlay (MU-MC) Designation through the Mount Uniacke Mixed Use Centre (MU-MC) Zone and that

the purpose of the (MU-MC) Zone is to allow for an appropriate intensity and diversity of commercial and residential development within an environment that is serviced by onsite well and septic systems and that enhances the community through design standards for buildings and sites, thus contributing to an attractive rural community.

XXX Council shall apply the Mount Uniacke Mixed Use Centre (MU-MC) Designation & Zone to the community of Mount Uniacke as indicated on the Official Generalized Future Land Use Maps and Land Use Bylaw Zoning Maps.

XXX Council shall maintain a positive character, and streetscape in the Mount Uniacke Mixed Use Centre Overlay (MU-MC) Zone through requirements regarding the following matters: minimum lot sizes, frontage requirements, build-to-area requirements, yard requirements, maximum lot coverages, transparency requirements, the number of dwelling units permitted, the maximum ground floor finish level, maximum street facing building length, maximum building size, and maximum lot coverage.

XXX Council shall adopt architectural and site design standards, for new buildings and alterations and additions to existing buildings within the Mount Uniacke Mixed Use Centre Overlay (MU-MC) Zone in the Land Use Bylaw. Requirements will address building form, articulation requirements for long buildings, roofs, siding & windows, screening, access,

parking and pedestrian comfort.

XXX Council shall consider small multiplex and townhouse development proposals in the Mount Uniacke Mixed Use Centre Overlay (MU-MC) Zone subject to design requirements and lot size requirements to ensure adequate size lots for onsite septic systems and wells and to avoid well interference with existing land uses.

XXX Council shall consider the following by development agreement in the Mount Uniacke Mixed Use Centre Overlay (MU-MC) Designation, subject to the criteria of the implementing policies:

- a. Multiplexes having more than 8 dwelling units.

XXX Council shall consider uses by site plan approval within the Mount Uniacke Mixed Use Centre Overlay (MU-MC) Zone for the purpose of improving the overall quality and appearance of development. The following uses shall not require site plan approval in the MU-MC Overlay Zone:

- a. Established Residential Neighbourhood (R1) Zone Uses
- b. Two Dwelling Unit Residential (R2) Zone Uses
- c. Lawfully Existing Uses
- d. Uses permitted by the underlying zone
- e. Open Space (OS) Zone Uses

XXX Council shall utilize site plans in the Mount Uniacke Mixed Use Centre Overlay (MU-MC) Zone, pursuant to the Municipal Government Act, for the purpose of ensuring that proposed development does not impact negatively on the built and natural environment, and that such development enhances the overall character of the existing community. Council shall address the following matters through the site plan approval process:

- a. The location of structures on the lot.
- b. The location of off-street loading and parking facilities.
- c. The location, number, and width of driveway accesses to streets.
- d. The type, location and height of walls, fences, hedges, trees, shrubs, ground cover, or other landscaping elements necessary to protect and minimize the land use impact on adjoining lands.
- e. The retention of existing vegetation.
- f. The location of walkways, the type of surfacing material, and all other means of pedestrian access.
- g. The type and location of outdoor lighting.
- h. The location of facilities for the storage of solid waste.
- i. The location of easements.

- j. The grading or alteration in elevation or contour of land, and provision for the management of storm and surface water.
 - k. The type, location, number, and size of signs or sign structures.
 - l. Provisions for the maintenance of any of the items referred to in this Section.
- Special Care (Residential Care Facility, Home for Special Care or Group Home)
 - Tradesperson & Craftsperson Businesses & Offices
 - Institutional (IU) Zone Uses

Land uses proposed to be permitted in the new Mount Uniacke Mixed Use Centre Overlay (MU-MC) Zone regulations:

- Underlying Zone Uses
- Accommodations, Bed & Breakfast
- Accommodations, General
- Animal Hospitals & Veterinary Offices
- Bank & Financial Institutions
- Brewery, Distillery & Winery
- Business Support Services & Printing
- Commercial Club
- Daycare, General
- Daycare, Home-Based
- Drinking Establishment open until 1 am
- Dwelling, Multiplex (Small)
- Dwelling, Townhouse (Cluster)
- Educational Services
- Funeral Services
- Gambling Industries
- Government Offices & Facilities
- Health Care Services
- Office & Professional Services
- Personal Care Services
- Recreation Facility, Indoor
- Repair & Maintenance
- Restaurant, Full & Limited Service
- Restaurant, Take-Out
- Retailers & Rental Services
- Social Enterprise

7.0 TRANSPORTATION

Public consultation for the Uniacke SPS, indicates that respondents are interested in a rapid transit bus connecting Mount Uniacke to either the Halifax Transit hub in Lower Sackville or connecting directly to downtown Halifax. According to the survey results, approximately 67% of respondents commute out of the study area for work. As the community continues to grow, there may be additional interest from residents on opportunities for transit. To recognize the importance of future transit to the community, a transit feasibility study for Mount Uniacke is proposed to be added to Section E3: Municipal Projects and Studies of the Municipal Planning Strategy. Further, a policy is proposed to be added to Section C1: Growth Management and Infrastructure of the Municipal Planning Strategy, supporting the future development of transit through Mount Uniacke.

Add the following project to Policy MP5:

xx. **Complete a transit feasibility study for Mount Uniacke.**

Add the following policy to the Mount Uniacke Growth Management Area policies:

xx. **Residential and commercial growth shall be developed in a manner that will be supportive of future transit.**

In an effort to expand on opportunities in neighboring communities or through the [Joint Regional Transportation Agency \(JRTA\)](#), Municipal staff should continue to engage with Provincial staff and transit planning staff from Halifax to explore future options.

7.1 Road Connections

Road connectivity is important to the safety and efficiency of vehicles and for reducing traffic congestion. Increased connectivity is good for vehicles, pedestrians, and bicycles. There are a variety of opportunities for increased connectivity in the Uniacke SPS study area. The opportunities for connectivity have been identified on the Required Future Transportation Connections Map for Mount Uniacke. The subject map is recommended to be attached as an Appendix to the Subdivision Bylaw. A Required Future Transportation Connection Map for the Corridor has previously been adopted. Existing regulation 10.19 of the SUB will prompt the Development Officer to ensure future plans of subdivision are consistent with the new map.

10.19 Where an application for Subdivision includes or abuts lands that contain all of or a portion of a required transportation connection identified on the Required Future Transportation Connections Map, the street network of the Subdivision shall be laid out to provide a road connection from one end of the Required Transportation Connection to the other or to the boundary of the lands subject to the Subdivision application

A copy of the Required Future Transportation Connections Map is attached as Appendix B.

7.2 Sidewalks

The desire for sidewalks along Highway 1 was identified by respondents to the Uniacke SPS Survey. Calculations and location drawings were presented to Council for their

consideration as part of the Uniacke SPS background reports. Council decided that due to the costs of the sidewalks that further investigation into sidewalk development along Highway 1 should not take place at this time.

8.0 PARKS & OPEN SPACE

As part of the consultation process, Uniacke SPS area residents indicated that they enjoy and appreciate the parks and trails in the Uniacke area. Between the Municipality and the Provincial government, residents in the Uniacke SPS area have a solid supply of parks, trails, and open spaces to use for their enjoyment. Below is a list of assets in the community and their ownership.

Provincial Government

- Bell Park - Provincially owned land, but operated by a community group
- Uniacke Estate Museum House - Provincial Heritage property and museum

Municipal Government

- Mount Uniacke Memorial Park - Municipally operated
- South Uniacke Playground - Municipally owned and operated
- Edmond Chater Memorial Skatepark - Municipally owned and operated
- Lewis Lake Public Water Access - Public dock for canoes and kayaks
- Open Space Parcels - Several open space parcels in the study area remain natural for conservation purposes
- Lakelands Open Space Parcel - 14 acre parcel with a completed park concept plan
- Proposed East Uniacke Park - New playground construction completed fall 2024

Several large parcels of land within the study area are either in provincial ownership or the ownership of Halifax Water. Although these

lands are not considered parklands, they do contribute to the rural feel of the community and enhance the community's natural assets.

Through the consultation process, residents expressed their appreciation for the park and open space assets that are available in their community and they expressed interest in having those assets increased and improved. The five park related items mentioned most frequently in the Uniacke SPS survey results, include:

1. **Walking trails and sidewalks:** Respondents mentioned that new walking trails and sidewalks could be constructed to connect neighbourhoods to local amenities. In keeping with the Mount Uniacke Recreation Strategy, a Required Future Pedestrian Connection Map for the Uniacke area is proposed. The Required Future Pedestrian Connection Map would be similar to the Corridor Pedestrian Connection Map, as included in the Subdivision Bylaw. As land in Mount Uniacke is developed, the map will help guide the development of pedestrian walkways in the community. A draft of the map has been attached as Appendix C.
2. **Recreation facility/gym:** Further investigation will take place as part of the Recreation Facilities Master Plan Study, which began in early 2025. PRC staff are aware of the desire for a recreation facility in the Uniacke area.
3. **Beach parks and access to lakes:** East Hants does not have a traditional public

beach park anywhere in the Municipality. The Municipality has water access points that allow for non-motorized boat access, but none that encourage swimming. Municipal Parks, Recreation, and Culture staff are aware of the desire for beach access and will continue to monitor for opportunities. Options for the creation of a beach park are dependent on future development in the community.

4. **Rails to trails:** The rail line that runs through Mount Uniacke is owned by Canadian National Railways and is not in municipal ownership. The Municipality will continue to support the local trail group in planning for the development of the rail line into a multi-use trail.

5. **Accessible walking trails and lake access:** Several respondents requested accessible trails that would accommodate

seniors/wheelchairs/strollers. A few respondents requested that an accessible access to one of the lakes be created. Parks, Recreation, and Culture is aware of the desire for more accessible recreation assets and will monitor for opportunities.

As the density increases in the Uniacke SPS study area, the importance of parks and open space will continue to be central to the residents living in the community. Many Uniacke residents indicated that they moved to the Uniacke area for the rural living, open spaces, and access to parks and ensuring the continued development of these spaces should continue as the community grows and develops.



Image 9 - Mount Uniacke Memorial Community Park

9.0 ENVIRONMENT

Protecting the community's natural assets was identified as a major theme throughout the Uniacke SPS consultation process. Residents value their access to open spaces and are passionate about their rural identity. Policies proposed as part of the Uniacke SPS, aim at protecting these natural assets while allowing for densification of the study area. Consultation took place with Halifax Water and the Sackville Rivers Association on environmental related concerns that the organizations may have. Staff have completed two presentations to Halifax Water and have had a meeting and received feedback from the Sackville Rivers Association.

9.1 Halifax Water

Due to Mount Uniacke's topographical location, the community is at the intersection of four different watersheds. Maps 8 shows the names of each of these watersheds. The Pockwock Lake Watershed is a sub-watershed of the East/Indian River Watershed. The Pockwock Lake Watershed is the watershed that provides the majority of drinking water to Halifax. Boundaries for the Pockwock Watershed extend into the Municipality of East Hants. Between Halifax Water and Crown Lands, much of the land in Mount Uniacke which is located in the Pockwock Lake Sub-Watershed is in public ownership.

As part of the Uniacke Secondary Planning Strategy process, staff did a presentation for the Pockwock Lake Watershed Advisory Committee in March of 2024 and February 2025. The presentations discussed proposed development in the Uniacke area and

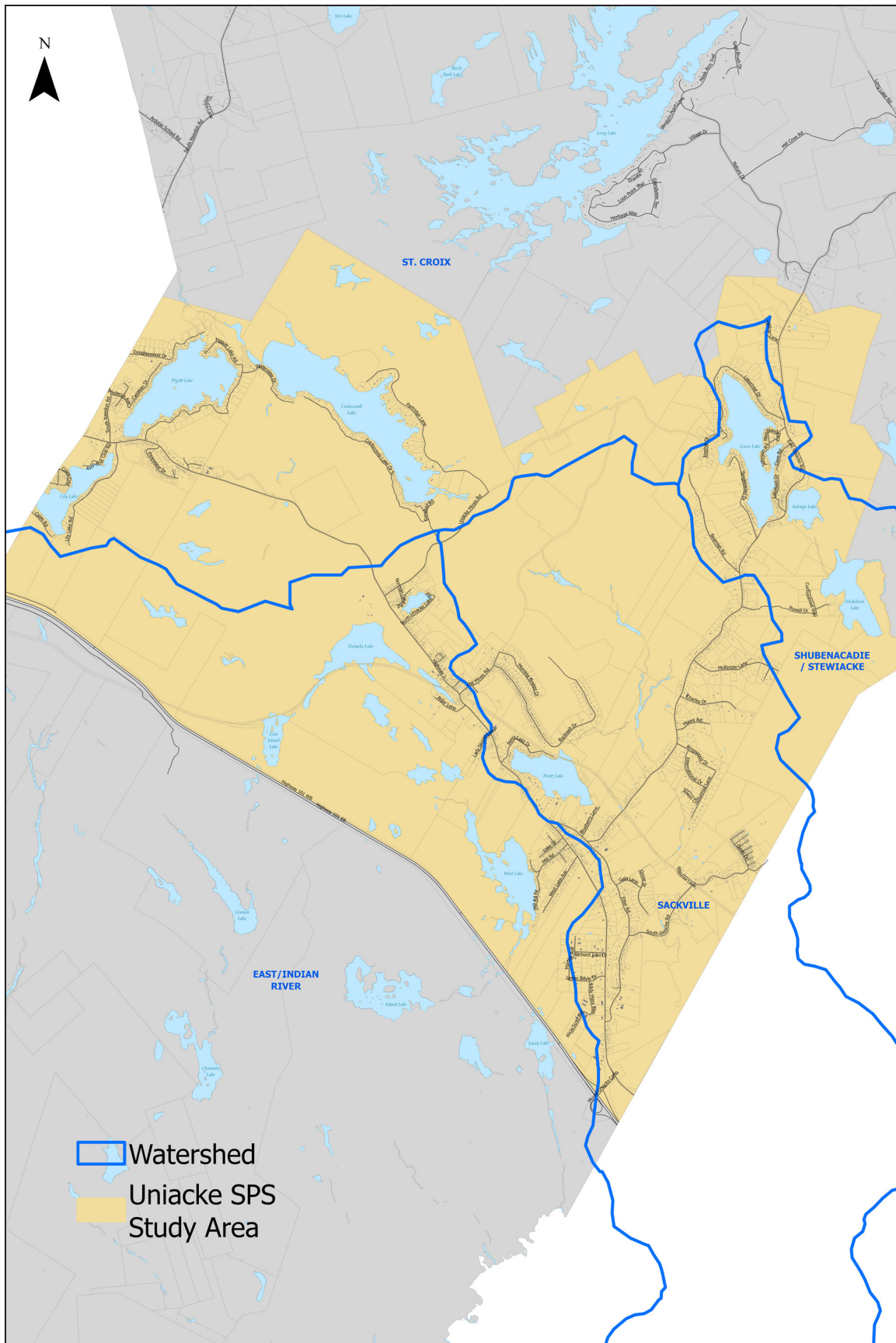
reviewed the work completed on the Uniacke SPS to date. In addition, staff requested comments from the Watershed Manager on issues East Hants could take into consideration when drafting the secondary plan. No specific comments on the Uniacke Secondary Planning Strategy process were provided.

9.2 Sackville Rivers Association

Mount Uniacke is home to the headwaters of the Sackville River. The Sackville River runs through multiple communities including Mount Uniacke, Sackville, and Bedford, and both the Little Sackville River and the Sackville River are known to flood during heavy rainfall events. During the July 21-22, 2023 rain event, the Sackville River and the Little Sackville River overflowed their banks and caused extensive damage to buildings and infrastructure surrounding the river. Future development around the headwaters of the Sackville River should be considered in how it will impact flooding in Mount Uniacke, South Uniacke, and downstream.

The Sackville Rivers Association identified items they would like to have considered as part of the Secondary Planning process. Below are some of the specific issues the committee would like East Hants to take into consideration:

1. Development should be encouraged to practice minimum disturbance in watercourse buffers in instances such as watercourse crossings.



Map 8 - Uniacke SPS Watershed Boundary Delineation

2. Watercourse buffers should be a minimum 20-meters wide, with increases to the minimum in proportion to slope.
3. Ideally, minimum watercourse buffers would be 30-meters wide (plus accommodation for slope) and would be zones of non-disturbance (with the exception of a low-impact recreational uses such as a trail).
4. Where parkland contribution is a requirement of the development, preference would be to the watercourse buffer being the priority for allotment and preference would be for the parkland/ buffer to be in public ownership (to avoid having private landowners cutting trees to the water post-development).
5. Disallow the burying of natural watercourses/drainage channels, even for short reaches, and require the use of open-bottom culverts or bridges when crossing a watercourse (instead of a standard round culvert).
6. Consider adding watercourse buffers to ALL watercourses, which includes all wetlands as defined by the NS Environment Act (which includes any wetland without associated surface water - from the NS Environment Act 2022 - (bg) “wetland” means land commonly referred to as a marsh, swamp, fen or bog that either periodically or permanently has a water table at, near or above the land’s surface or that is saturated with

water, and sustains aquatic processes as indicated by the presence of poorly drained soils, hydrophytic vegetation and biological activities adapted to wet conditions).

7. Consider the requirement of underground parking in larger residential MUB development (within the footprint of the building) and keep parking requirement for residential, commercial, industrial, and institutional to a minimum to reduce the footprint of above-ground parking (thereby reducing lot disturbance and runoff potential).

In response to items one and two, East Hants does have watercourse setbacks in the Uniacke area. There is the Watercourse Greenbelt (WG) Zone along the Sackville River and Black Brook, where no development can take place; there is a 30 m setback from the lakeshores; a 20 m setback from watercourses where the WG Zone is not in place and the watercourse is wider than 0.5 m; and a 6 m setback where the watercourse is less than 0.5 m or intermittent or seasonal.

As part of the lakeshore and watercourse setbacks, there are regulations that prevent the removal of vegetation. Unfortunately, a number of property owners choose to ignore the regulations and destroy the riparian buffer for aesthetic reasons. There seems to be a lack of understanding of how the destruction of the riparian buffer destroys the health of the lake/watercourse ecosystem. Development control staff have completed

two educational campaigns in the Uniacke area by mailing letters directly to lakeshore property owners outlining the importance of riparian buffers and reiterating watercourse regulations in East Hants. It is proposed that a requirement be added to the Subdivision Bylaw that would require Surveyors to include buffers from watercourses on plans of subdivision so that potential property purchasers are aware of any development restrictions.

The following provision is proposed to be added to the Subdivision Bylaw under Requirements for Approval of Tentative Plans of Subdivision and Requirements for Approval of Final Plans of Subdivision:

8.2. Final plans of Subdivision shall be drawn in the metric system and shall show the following:

xx. the location of watercourse setbacks and the location of shoreline vegetation buffers in accordance setbacks identified in the Land Use Bylaw.

In response to item 4, public ownership of land adjacent to a watercourse would protect the riparian buffer. However, open space dedication in East Hants is not intended for conservation purposes. The East Hants Subdivision Bylaw indicates that any open space dedicated to the Municipality has to be usable land intended for recreational purposes. Although the Bylaw does allow the Municipality to acquire parcels of land for conservation purposes that have specific

important ecological and cultural qualities.

An alternative to acquiring wetlands for open space purposes would be to acquire them as part of the stormwater management system for larger developments. As an example, in the Corridor, as part of Walkable Comprehensive Developments Districts, the Municipality will acquire larger wetlands as part of the natural stormwater management system. Opportunities to acquire wetlands as part of stormwater systems may be a possibility as larger developments take place in the Uniacke SPS area. Any stormwater decision will have to comply with the Municipal standards.

Item 6 would be difficult to regulate without guidance from Nova Scotia Environment and Climate Change (NSECC). Currently, getting feedback or information from NSECC on the location and boundaries of a wetland is challenging. East Hants does not have the expertise in-house to determine wetland boundaries in order to create a setback from a wetland. If, in the future, NSECC changes its approach to wetland protection, the Municipality could revisit this request.

Item 7, although underground parking would reduce the amount of hard surface areas for water to runoff, staff do not believe it is a viable option due to the costs of constructing underground parking. If, in the future, Municipal services become available to the Uniacke area, the Municipality could consider revisiting this request again.

Section E3: Municipal Projects and Studies of the MPS, identifies that a future study of the floodplain for the Sackville River should be completed. The Provincial government is undertaking a multi-year project to map major river systems in Nova Scotia. Mapping of the Sackville River headwaters is anticipated to be completed within the next two years. Once the mapping project has been completed and the data is released to the Municipality, it is recommended that floodplain boundaries be added to the Mount Uniacke area.

9.3 Stormwater Management

Through their feedback, the Sackville Rivers Association requested that East Hants consider regulations regarding stormwater management. Currently, stormwater management plans are only required in the Mount Uniacke Growth Management Area. New development outside of the Growth Management Area currently doesn't require a stormwater management plan. In accordance with Council direction, regulations regarding stormwater management are proposed to be amendment to require stormwater management plans for developments with new roads in all areas of the Municipality. Amendments to the Subdivision Bylaw will likely be completed late 2025.

9.4 Wildlife Corridors

In 2022, Planning staff met with biologists from the Nova Scotia Department of Natural Resources. At the time DNR expressed concerns about development occurring in East Hants and that continued development

was negatively affecting wildlife corridors. Biologists indicated that they were starting to see genetic differences in some species depending if they were from the north or south portion of the province. Essentially, Halifax and the developed areas around Halifax, West Hants, and East Hants are acting as a barrier for wildlife and the populations of wildlife from each end of the province are not mixing.

In an effort to minimize development's impact on wildlife, staff recommends that a study be added to Section E3: Municipal Projects and Studies of the Municipal Planning Strategy to identify and create policies for the protection of natural wildlife corridors. Natural wildlife corridors are undeveloped areas that provide linear connections between larger patches of wilderness.

Add the following project to Policy MP5:

xx. *Complete a natural wildlife corridors study with the aim to protect natural lands and to provide linear connections between larger patches of wilderness.*

10.0 CONCLUSION

In 1976 Uniacke residents expressed the importance of the rural nature of their community, including quiet open spaces, clean lakes, and trees; this hasn't changed. Residents of the Uniacke SPS study area are still expressing their love of nature and it continues to be identified as one of the reasons why residents move to the community. As Council plans for continued growth in the community, a recognition through planning policy of the importance of the natural environment should be recognized.

Growth through moderate densification, in a comprehensive development format will allow future developers to supply the community with home options for seniors and those just starting their lives. Comprehensive planned development will enable Council to continue to evaluate the impact of development on parks and open spaces, Municipal services, and the effect on the natural environment. A feasibility study for the development of Municipal water and wastewater services will permit Council to make informed and balanced decisions about the financial impact of growth on the Municipality.

New policies outlined in this Uniacke SPS will need to be adopted in the East Hants Official Community Plan to enable the policies. The Uniacke SPS is meant to enable flexible development. The Citizen Engagement process identified in the Municipal Planning Strategy will be followed throughout the adoption process, including a public

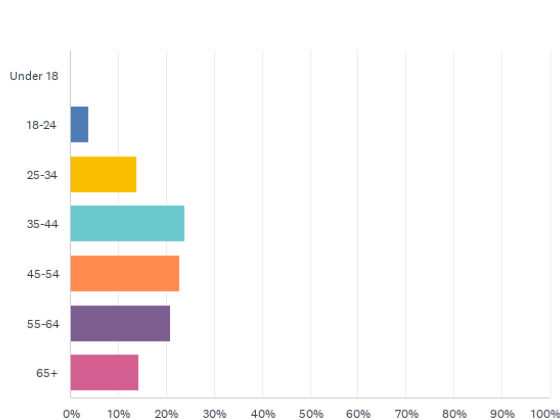
information meeting, letters to residents with zone changes, and a public hearing. If in the future, Council proceeds with implementing central services, it is recommended that planning policies and regulations are revisited to support densification while supporting the natural assets of the community.

APPENDIX A - SURVEY RESULTS

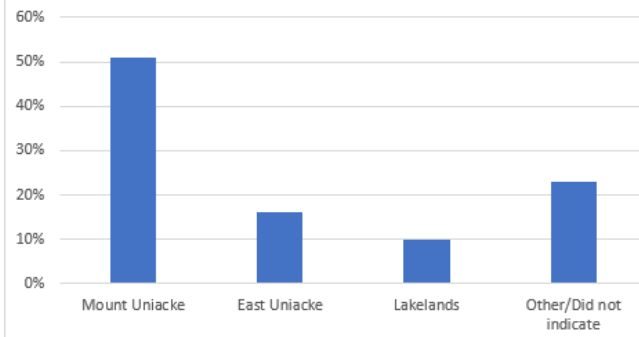
Uniacke Survey Results

The majority of the 470 residents who responded to the Uniacke Land Use Survey were from the community of Mount Uniacke. Several residents responded from outside of the study area or who did not indicate their location. The age of respondents ranged from 18 to over 65 years and represented a good age range of residents.

Q2 How old are you?



Community of Respondent



The majority of the questions in the survey were open-ended allowing residents to provide detailed responses. The following are highlights from each of the questions. Comprehensive results from each question can be found attached as Appendix A.

Q3: WHAT DO YOU LIKE MOST ABOUT LIVING IN YOUR COMMUNITY?

There were some very specific trends in the responses for question three. In summary, many residents indicated that they liked living in their community for the following reasons:

- Quiet
- Peaceful
- Country living
- The people - a sense of community
- Close to amenities in Halifax and Sackville
- Nature, woods, and trails
- Privacy

Below are some of the responses to Question 3:

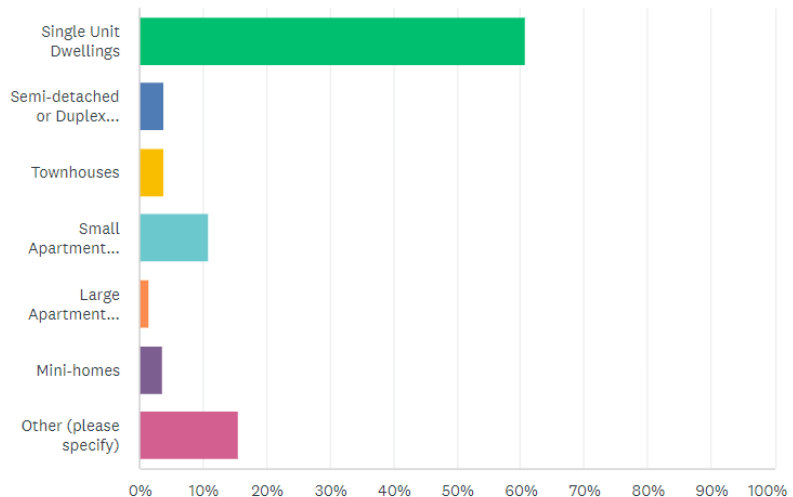
- *Country feel, within a close commute to the city. Our parks and lakes.*
- *Very close to nature. Used to be quiet, but is definitely losing some of the quiet with the new developments. I am all for development but it should be SMART. Providing housing and services and building up the town of Mt Uniacke without trampling over the natural areas that surround it.*
- *It is a rural bedroom community where residents and children can freely enjoy the experiences of nature free from industrial filth and encumbrances.*
- *It's small, with some really great local places to visit (we love Withrows when it's open & we love all of the trails & lakes around). We are very outdoorsy so we take advantage of Uniacke House, Bell Park, Long Lake, etc. It's the perfect overall location!*
- *We have both the privacy of country life but also easy access to amenities through businesses like Eddy's and Withrows.*

Q4: WHAT TYPES OF HOUSING WOULD YOU LIKE TO SEE IN THE COMMUNITY?

It is not surprising that the majority of residents who responded to the survey want to see single-unit dwellings to be the dominant form of housing. The Uniacke area has traditionally had low-density housing with large lots to allow for on-site services. However, there are residents in the area who recognize that alternative forms of housing are required, 40% of respondents selected an alternative form of housing other than single-unit dwelling.

What types of new housing would you like to see in the community?

Answered: 388 Skipped: 82



Approximately, 11%

indicated that they would like to see small apartment buildings, up to a maximum of 8 units, and another 15% of the respondents indicated “other” form of housing, which based on the comments, was either senior housing, mixture of all housing types, or no new housing. The least selected housing option was large apartment buildings (24-units maximum).

Q5: WHAT TYPES OF HOUSING DO YOU THINK ARE NEEDED IN YOUR COMMUNITY FOR THE DIFFERENT STAGES OF LIFE?

It is not surprising that many respondents to the survey indicated that senior housing or housing to allow for downsizing is required. Much of the current housing stock in Mount Uniacke are single unit dwellings and residents want the option to stay in their community as they age. New housing options could allow for smaller footprints, with single level living. Plus, new medium-density housing could provide smaller apartment buildings and townhouses to create a more compact community form and allow for more connections for those living in the homes.

Below are some of the responses to Question 5:

- *Affordable housing \$1000 a month and under for all stages of life.*
- *I personally would like to downsize to a 1 level home, no steps. This would allow me to live in my home longer. There are lots of seniors who want to downsize but there are no options in this community.*
- *Complex for elderly providing independent living as well as different levels of care.*
- *Affordable housing for younger persons and maybe accessible apartments for seniors to stay in the community but can't look after the property anymore.*
- *There are no apartment buildings here. Young people need to leave here to find an apartment.*

- *I'm sure I am in the minority here but higher density low cost homes. I want to preserve nature here and not having sprawl will help ensure that. We also need to have more homes without basements due to the increased risk of flooding.*

Q6: WHAT COMMUNITY SERVICES AND FACILITIES WOULD YOU WANT IN YOUR COMMUNITY?

Question six mirrored the results of the recreation survey that was completed by the Parks, Recreation and Culture Department. Most respondents to the Uniacke Secondary Planning Strategy Survey indicated that they would like to have a recreation centre built in Mount Uniacke that could have a rink, pool, sports courts, and space for other activities. Some respondents indicated that they would like to have a new elementary school and that they would like to have high school students stay in the community instead of being bused to West Hants. Many respondents indicated that doctors' offices and other medical facilities would be welcome. Sidewalks were also mentioned as well as a larger library. There was also a portion of the respondents who think that the community services and facilities in Mount Uniacke are adequate and nothing new is required.

Below are some of the responses to Question 6:

- *As the community grows, so does its need for more facilities. First and foremost, we need a new community doctor in our doctors office. Someone who would be able to take people who live in this community who don't have a family doctor as a first priority and then people outside the community second. We have the space, we need someone in it. And if for some reason the space isn't available, we need a larger facility. Secondly, with the currently approved development we need a high school in the community. With additional developments to come the Windsor High School is quickly going to be overpopulated. Third plans for a high school, should probably be a sporting complex / community center. The current library building is suitable for future growth by moving the RCMP dispatch into the new community center complex.*
- *Schools for all grades, not just elementary. Emergency services to suit the population size, the existing fire services seem to be in good shape. Community and recreational center spaces are needed.*
- *None. There is no money for extras as taxes increase every year and there is never much seen for it.*
- *Community/Recreational Facility. Particularly Pickleball courts which are a huge sports demand now for all ages.*
- *We could use sidewalks, a skating rink, a community hall and a high school a pool would be good in the rink as well.*
- *Library, health clinics and services, school, community centre, local shops with local products. Future bus services to city transit hubs would be ideal.*
- *Fitness centre, perhaps built within a community centre such as the Gordon Snow centre, for example.*

Q7: WHAT TYPES OF PARKS AND TRAILS WOULD YOU LIKE TO HAVE IN YOUR COMMUNITY?

Many of the residents feel that the existing trails and parks are great resources. Some respondents indicated that they would like to have accessible trails built, with limited elevation changes and smooth travel ways. Other trail types identified by respondents include biking, motorized vehicles, and bridle paths. Off-leash dog parks and trails are important to those who responded. Residents also indicated that they would like to walk along Highway 1 and that the road should have a sidewalk and the traffic should be slowed. A beach park was also suggested by many of the respondents in the survey.

Below are some of the responses to Question 7:

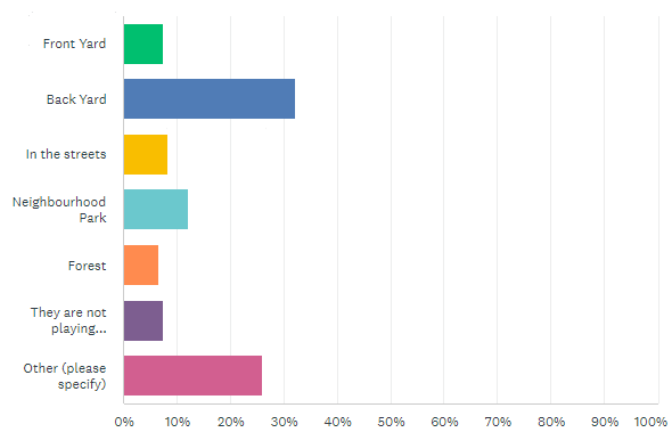
- *Cycling .. trails .. an edge on the road would be amazing .. even potholes filled would be fantastic access ... to other trail arteries .. I cycle to work .. have to park my vehicle .. purchased an e-bike to assist because cycling through Beverbank is scary ... no biking lanes traffic is awful no access trails.*
- *Love our parks and trails. Keep them protected! A rails to trails I think would be excellent for our community in terms of the old railway. Look at Tatamagouche NS for example.*
- *Off-leash dog trails. Small 9-hole golf course.*
- *Open trails with allowance for horses.*
- *Off-leash friendly trails - I currently have to drive all the way to Bedford or even into Halifax just to find a trail I can safely hike with my dogs off-leash without being worried a kid on an ATV is going to come tearing around a corner.*
- *I think we have plenty of walking trails for our community. Maybe a community beach area on one of the lakes would be nice.*
- *Stroller/wheelchair friendly ones.*
- *Hiking trails, mountain biking trails, rails to trails should be looked at again. Consideration should be given to ATV (mixed-use) trails while maintaining separation from homes and private/public roadways. There are already too many yahoos on ATVs trespassing on private, posted property.*

Q8: WHERE DO KIDS IN YOUR COMMUNITY PLAY?

The majority of people who responded indicated that most kids play in their backyard. This is to be expected considering the requirement for developments to support on-site services, which also provide ample space for kids to play. Approximately 12% of respondents indicated that kids play in Neighbourhood Parks. The majority of the respondents under 'other' indicated that they did not have kids or they didn't know where kids played. The two other options that were identified under 'other' were playing at the lake and kids playing in multiple locations.

Where do kids in your community play (e.g. front yard, back yard, in the street, at a neighbourhood park)?

Answered: 338 Skipped: 132



Q9: WHAT NEW AMENITIES WOULD YOU LIKE TO HAVE ADDED TO YOUR COMMUNITY?

Three amenities topped the list -daycares, grocery stores, and restaurants. Respondents indicated that there were residents who had a hard time finding childcare and that there were always posts online requesting childcare. Eddy's Variety and Withrows were mentioned as being great places but some respondents would like to see a bigger grocery store in the community. Restaurants, cafes, bakeries, and breweries were some of the types of restaurants mentioned. Gyms were also identified as an amenity that the community would like to

have. Some respondents mentioned that they didn't want large box stores to come into the community which may hurt local businesses.

Below are some of the responses to Question 9:

- *Daycare is really needed for a lot of the younger working people.*
- *Fully equipped drug store with better hours. Fully stocked with multiple choices. Grocery store, meat market like Gateway.*
- *Daycares are needed. Grocery store would be sweet.*
- *IMO, MU has what it needs now. Bringing in a big box store and chain restaurants would only put the existing ones out of business. If folks want more, Lower Sackville, Bedford and Halifax aren't that far away.*
- *Our community could definitely benefit from a daycare facility. There are posts on our community groups all the time of people seeking child care.*
- *More small shops like restaurants, coffee, garden shops, would be great!*
- *We need economic development, not large companies pushing small shops like Eddies out. Help small businesses develop here.*

Q10: WHAT DOES SUSTAINABILITY MEAN TO YOU AND HOW CAN SUSTAINABILITY BE IMPLEMENTED IN YOUR COMMUNITY?

The responses to question 10 were wide, varied, and very personal to the respondent's beliefs and personal situation. There were a few common ideas, such as sidewalks to allow for walking, protection of the natural environment, the use of green energy solutions, public transit, planning for growth, fiscal sustainability, and many more ideas. However, many of the comments are different and should be reviewed in their entirety to provide more detail.

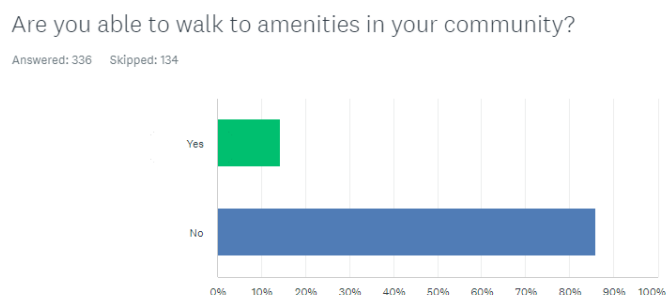
Below are some of the responses to Question 10:

- *A sustainable community is a community with sufficient services to serve the community i.e. upgrade roads to meet the heavier traffic loads. Sidewalks so people don't walk on roads.*
- *Protection of ecological, human, and economic health and vitality. The Municipality needs to protect these resources with a view to long-term protection, and everyone needs to use these resources conservatively and wisely.*
- *Mount Uniacke isn't large enough, populated enough, or developed enough to be looked at as a sustainable community. There isn't enough opportunity for employment to make it a community that can function on its own. Serious planning should go into the future land use and development areas to make the community scalable. It won't be a small town forever, plan for tomorrow, today. When the road construction happened in front of the Irving a few years back, the new intersection should have been a roundabout. With the new development over the past 2 years, traffic bottlenecks there in the afternoons now. Eddy's is a great little grocery store, but the parking area is getting to be too small and traffic in and out during busy times is hectic and can be dangerous. The old, derelict building behind it could provide additional parking area and room for expansion... Once again, we have the land. It's in private hands.*
- *Cutting down on unnecessary emissions, with solutions such as public transit.*
- *Green spaces, living with nature, not turning everything into a concrete jungle, green energy (solar, wind if feasible, energy storage), new buildings should be designed to capture as much solar energy as possible and go beyond net zero.*

- *Ensuring environmental concerns are considered with all initiatives. Implementing new projects that address community populations needs.*
- *Community development to support growth that is well planned and thoughtful to its residents.*
- *Not allowing population growth to outpace amenities in our area.*

Q11: ARE YOU ABLE TO WALK TO AMENITIES IN YOUR COMMUNITY?

Eighty-six percent of the respondents cannot walk to amenities in their community, while 14% can walk to amenities. This statistic is not surprising given the size of the study area and that most of the Uniacke area is not easily walkable. The distances between neighbourhoods and amenities on Highway 1 are great and lot sizes are large. Respondents who can walk to amenities are likely living close to the core of the community.



ANSWER CHOICES	RESPONSES	
Yes	14.29%	48
No	86.01%	289
Total Respondents: 336		

Q12: WHAT SUSTAINABLE IDEAS CAN BE IMPLEMENTED ON A COMMUNITY-WIDE BASIS?

Respondents had a diverse range of comments on what sustainable ideas could be implemented in their community. Ideas included locating amenities close by housing to reduce the carbon footprint of homeowners. Providing seniors homes and daycares in the community. Creating a good mixture of housing. Providing recreation facilities in the community so residents don't have to commute out of their community. Having community gardens for food security and sidewalks so residents feel safer walking along Highway 1 to amenities. Bus service that would connect into Halifax to reduce traffic on the road.

Below are some of the responses to Question 12:

- *Slow but steady growth, having lots of green natural areas as that is why people want to live there.*
- *Anything that encourages active living and reconnecting with nature. Fit and healthy populations lead to lower health care costs over the long term.*
- *Green spaces, solar, energy storage, protection of the lakes, wetlands, and water courses. Push new developments into net zero or better designs.*
- *Community gardens, recycling programs, etc.*
- *Bus service - train service ... to Lower Sackville and Windsor.*
- *I'm a big fan of small businesses and small farms. Food co-ops or a grocery store that brings in local produce and meat products. Help fund these smaller operations so they can support the community they are feeding but keep it on a small scale so we don't drift into the dangers/problems of industrial agriculture.*

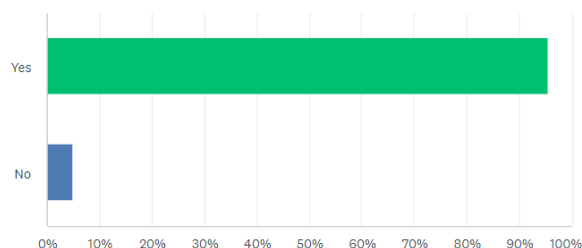
- *Connecting subdivisions and streets off the main road, more emphasis on long term planning of trails and green areas.*

Q13: DO YOU FEEL THAT IT IS IMPORTANT TO PROTECT WETLANDS AND WATERWAYS?

There are significant wetlands and waterways located in Mount Uniacke. The headwaters of the Sackville River are located in the community and are important in helping to control downstream water quality and flooding events. Many lakes in the study area are enjoyed by residents; therefore, it is understandable that 95% of respondents indicated that it is important to protect wetlands and waterways.

Do you feel that it is important to protect wetlands and waterways?

Answered: 331 Skipped: 139



Q14: WHAT KIND OF BIKING AND WALKING FACILITIES WOULD YOU LIKE TO SEE?

Several respondents are interested in seeing the old rail line developed into a multi-use trail. Either widening Highway 1 or adding a sidewalk as mentioned by several respondents to allow for safe bike use and walking. Other respondents mentioned new mountain biking and ATV trails. Creating trails that connect to other communities and trails that connect to the lakes. Off-leash trails and trails that permit horseback riding were also mentioned. Indoor walking tracks were mentioned.

Below are some of the responses to Question 14:

- *I'm looking forward to the development of the rail line into a trail. It provides a lengthy trail that also has less elevation changes than many of the local trails currently available.*
- *Groomed trails to accommodate walking, biking, ATV's.*
- *Rails to trails, bike tracks at local area businesses, maybe a tire pump repair station at the parks.*
- *Bigger walking areas next to roadways so kids can safely ride bikes off the road.*
- *We already have beautiful biking and walking trails, but biking lanes on the main road from Uniacke Pizza to Uniacke House would provide a much safer way for commuters and children alike to access what our community does have to offer.*
- *Mountain biking trails would be fantastic. Off-leash dog walking trails would be great.*
- *I don't believe this is what's important to the community right now. We need recreational facilities and a high school.*
- *Biking trails that will take the community to other communities, such as removing the rail ties in Mount Uniacke and connecting the trails to Windsor and east to Sackville. Trails that take you through the woods and ensure a greater connection to our vast forests and lakes.*

Q15: WHAT LOCATIONS OR DESTINATIONS SHOULD THESE CONNECT TO?

There were several responses, below is a sample of the more popular responses:

- Connect to the school.
- Connect to the skate park.

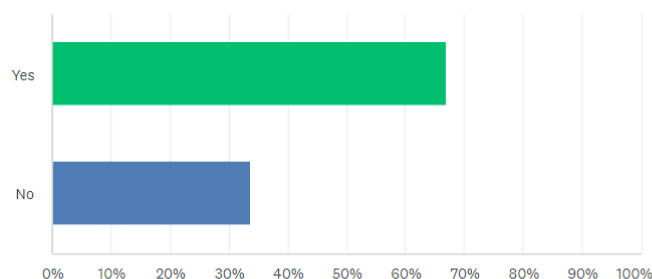
- Connect to amenities to allow people to stop for a snack and to use the washroom facilities when on their adventure.
- Connect to our waterways.
- Connect municipalities - from West Hants to the HRM boarder.
- Connect to local parks.
- Have all trails connected to the centre of the community.
- Connect to the business park and other businesses in the community.

Q16: DO YOU COMMUTE OUT OF YOUR COMMUNITY FOR WORK?

Sixty-seven percent of respondents indicated that they commute out of their community for work. While 33% indicated that they did not commute out of their community for work.

Do you commute out of your community for work?

Answered: 317 Skipped: 153



Q17: WHAT WOULD YOUR IDEA COMMUTE TO WORK LOOK LIKE?

Several respondents mentioned improvements to the road network that would improve their commute such as upgrades to the existing interchange connection with Highway 1, road condition improvements, and another interchange with Highway 101 to service the Lakelands end of the study area. Transit options were also mentioned - connecting Mount Uniacke with the Halifax transit routes. Other respondents mentioned more opportunities to work locally. For remote working, respondents indicated the required availability of high-quality internet and cell phone coverage.

Below are some of the responses to Question 17:

- *I carpool with 2 others to work in Halifax every day. Like most in this community I work in the city. More public transportation options to and from the city would be desirable I'm sure.*
- *We need a new highway exit/entrance to our community and need to reduce the heavy truck traffic from the gravel pits in our community.*
- *A less stressful ride to work with better control of those speeding both on the #1 and 101. Especially in the early morning between 530-700 am never in 18 years traveling at that time of day do I see police.*
- *Properly paved roads and properly maintained roads in the winter.*
- *Remote working. Everyone should have access to high quality internet service.*
- *Not waiting forever to turn on to Highway 1 from Etter Rd because the traffic is constant with no breaks. We need a round about, stop light, or 4 way stop.*
- *I'm retired now, but when I did work in the downtown core of Halifax. It would've been nice to have had a community transit system with ample stops throughout the Village and maybe one at the park 'n*

ride area, the one that currently exists across from the Irving adjacent to the entrance to Hwy 101 into Sackville to catch a connecting bus either through Sackville or into Halifax.

Q18: WHAT NEIGHBOURHOODS OR COMMUNITIES IN NOVA SCOTIA DO YOU LIKE THE MOST?

Respondents selected a wide range of communities in their responses to question 18. Wolfville was mentioned the most frequently by respondents, followed by a wide variety of communities in the Valley and along the South Shore. Mount Uniacke, Windsor and parts of Sackville were also mentioned often. Respondents mentioned the small town feel with lots of amenities being within walking distance.

Below are some of the responses to Question 18:

- *Any place with sidewalks and street lights.*
- *Elmsdale/Enfield is a beautiful community. We'll laid out and quite diverse in services and housing. Fall River is also developing into a very nice community. Ideally I think Mount Uniacke should be modeled after the Elmsdale/Enfield area for future development.*
- *Small towns where amenities and services are within the community. We don't have that here at all.*
- *Annapolis Valley communities of Kentville and Berwick.*
- *Chester, Lunenburg, Tatamagouche, Lahave.*
- *Bear River, Tatamagouche, Pictou, Baddeck, Mahone Bay, Lunenburg, Wolfville.*
- *Wolfville - trails for walking and biking along the dykes and further which connect to other communities, small independent businesses, a town core (rather than ribbon development); Chester - many recreational facilities e.g. boating, golfing, rinks etc., can walk most places, small independent businesses. Kentville: a town core, small independent businesses etc. I am sure there are other communities I like but that is all that comes to mind at the moment.*

Q19: WHAT FEATURES AND AMENITIES MAKE THESE NEIGHBOURHOODS ATTRACTIVE AND/OR PREFERABLE?

Many respondents mentioned aesthetic items such as well-groomed trees, parks, and public places. Other respondents mentioned having amenities within walking distance or a short drive. To have public spaces and small communities that have a rural town feel. The majority of the responses are derivative of a quintessential small town in Nova Scotia. A small core with amenities and sidewalks, parks, and trails connecting to centre.

Below are some of the responses to Question 19:

- *The ones that trim the trees cleanly along the road individually, rather than using the big mashing machines that leave everything jagged, leaving an eyesore for residents and tourists alike-it is not very welcoming for anyone.*
- *They have amenities close by, a small plaza with sobeys and a few fast food chains, a hockey rink, a sportsplex where kids from the highschool can attend after classes. It has active trails around the lake to provide an outlet for those who want to run,walk,hike or walk pets.*
- *It has ample parking and lots for the kids to do to stay out of trouble and develop themselves into healthy adults. Adults and retirees have lots of activities that can keep them active and participating in society beyond retirement years.*
- *Walkable, social, public space.*
- *Housing options, job opportunities, services.*
- *Small town feel, able to walk everywhere. Small businesses, coffee.*

- *Cafes, restaurants, drinking facilities, shops, gym, a destination for people to be entertained or visit nature via trails, public beach.*

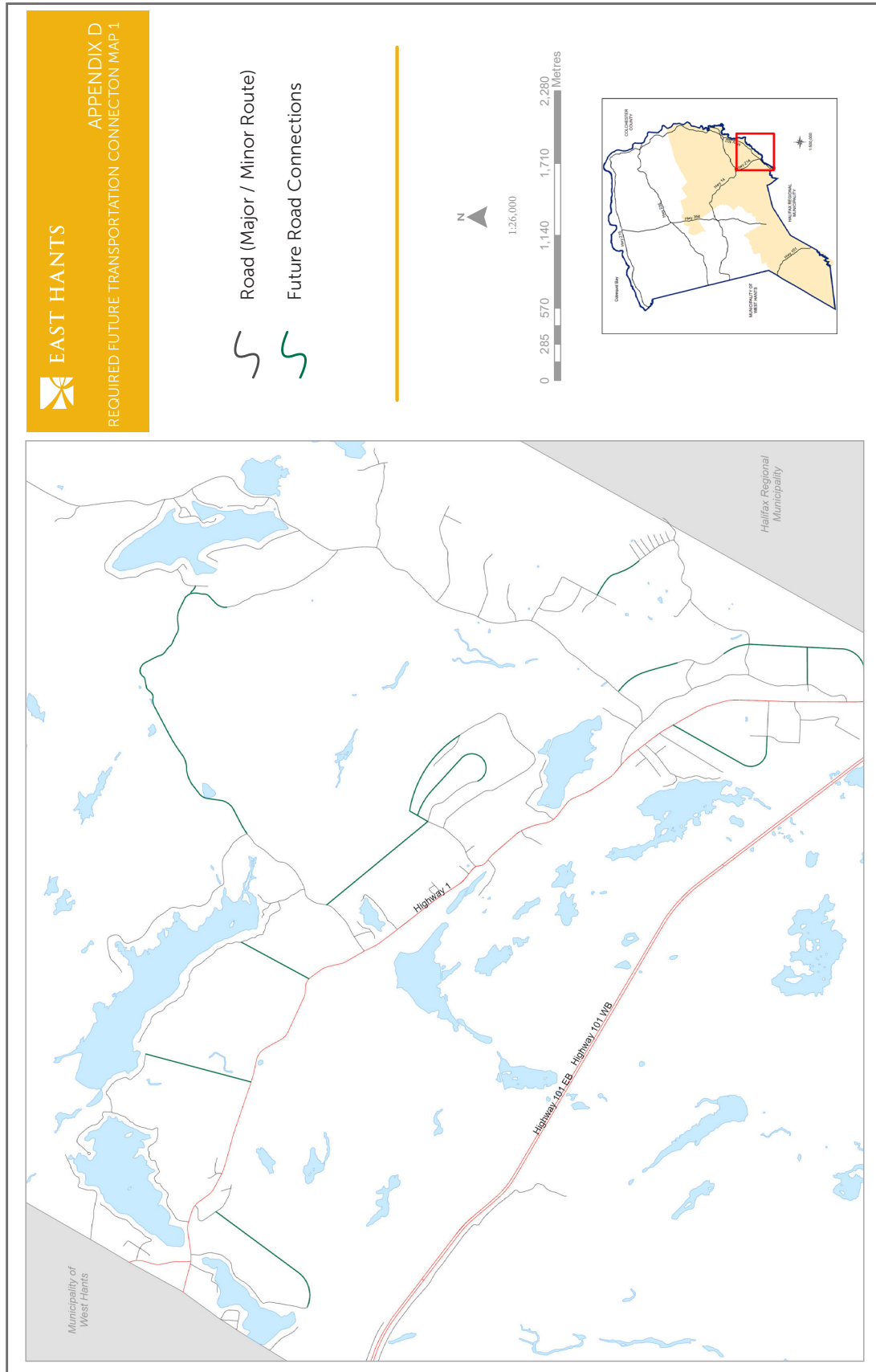
Q20: WHAT DESIGN FEATURES WOULD YOU LIKE TO SEE IN YOUR NEIGHBOURHOOD?

Sidewalks were once again mentioned at the top of the list. Respondents would like to see sidewalks added as the number one design feature. Recreation centres, fields, and play spaces were also mentioned numerous times. Streetlights and trees were also mentioned. Access to the lakes, where all residents can access the lakeshore - accessible lakeshores.

Below are some of the responses to Question 20:

- *A bigger outdoor space for community picnics, and informal play rather than for outdoor sports.*
- *Design features within our structures or plans to include, children, adults, retirees and families that can enjoy active lifestyles together and in their community. This would help ease the burden of many families having to drive kids 20+ minutes to facilities that offer what we have discussed.*
- *Signs and flower boxes. We have those now. Improved signage.*
- *Sidewalks and street lights.*
- *I don't have an opinion on this as I chose to live in a country setting that doesn't have sidewalks or streetlights because that's the way I like it. It's why I live on a lake - far removed from city like living.*
- *Sidewalks bike lanes on the main road along with slowing traffic through more populated areas.*
- *Landscaping, buildings that are well maintained and appropriate for the maritime history.*
- *I would like to see a town core where most amenities are located that most residents can travel to by walking and biking safely. Green spaces close to the core that would appeal to all from children to seniors (swings etc. for children, gardens, pathways, benches, etc.).*

APPENDIX B - ROAD CONNECTIONS



APPENDIX C - PEDESTRIAN CONNECTIONS

