SECTION C9

Environment

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Environment

East Hants is fortunate to enjoy the benefits of many natural resources which add to the physical, cultural, and economic environment of the Municipality. Along with such benefits, there is a community wide responsibility to act as stewards for the environment to ensure the sustainability of this valuable resource.

The consequences of unplanned community growth and development can include a wide range of impacts on the natural environment and the natural resources that the environment provides. Communities that experience rapid growth in the absence of strong environmental protection policies can create needless harm to the environment. The Municipality is faced with the challenge of establishing policies and development regulations that achieve a balance between environmental protection and the growth and development needs of the community. With responsible planning measures, East Hants is committed to protecting its environment from the impacts of unchecked growth and fulfilling its role as environmental stewards.

In addition to acting as a steward for the environment the Municipality also has a responsibility to protect people and property from risks associated with the environment. The policies and regulations of the official community plan address these risks.

Environmental Sustainability

Environmental protection has become an essential in achieving strong community planning strategies. Environmental issues have been a factor in the decision-making process of both private and public sector organizations for decades. Local communities have also played a key role in addressing environmental issues and working towards sustainable environments.

In working toward sustainable communities, policies and actions must reflect the connection between a healthy economy, social well-being, and the environment. Local decisions that are guided by the principles of sustainability, lead to robust environmental policies and regulations and sustainable communities. East Hants is a growing Municipality that places value on maintaining the ability of its communities to sustain themselves into the future.

Policy Goal

Council recognizes the important linkage between the economic, social, and natural environment. Council's goal is to balance the growth and development of the Municipality with the protection of the natural environment.

Policy Statements

EN1. Council shall strive to ensure that the risks associated with development on or near identified hazard lands are minimized.

EN2. Council shall establish a yard setback from natural hazards including areas of a lot covered by water or marsh, steep slopes, land subsidence or other geological hazards.

EN3. Council shall identify sites of karst topography, which are potentially prone to sinkhole formation. Council may regulate development in areas subject to karst topography.

Environmental Conservation

Conservation and protection of natural resources encompasses the preservation of a number of significant natural features. Wetlands, rare species, productive habitats, old growth forest stands, and other ecologically significant features are often threatened by development pressures.

Council recognizes the important contribution of environmentally significant areas to the ecological integrity of the Municipality. Council is committed to exploring ways to protect areas that may contain rare or endangered species or plant populations, habitat for rare or endangered species, exceptionally productive habitat, and other areas of natural significance.

Policy Goal

Council's goal is to ensure that development adjacent to, or near watercourses within the Municipality, does not have detrimental impacts on the water quality or aquatic environment.

Policy Statements

EN4. Council shall, on the Generalized Future Land Use Map, identify potential wet areas where wetlands have been generally identified by the Provincial Government.

EN5. Council shall require that development is setback from watercourses including lakes, permanent watercourses, intermittent watercourses and seasonal watercourses.

EN6. Council shall regulate the development of residential and commercial properties abutting or near any watercourses or wetlands, to sufficiently reduce the level and nature of pollutants entering the Municipality's water systems.

EN7. Council shall encourage that lands within the setback are maintained as vegetated greenbelts to aid the control of pollutants, sedimentation, erosion, and subsurface and surface flows.

EN8. Council shall control the alteration of land levels within the watercourse setback to control soil erosion and sedimentation.

EN9. Council shall encourage protection of the Municipality's watercourses from any unreasonable level of water contamination resulting from development.

EN10. Council shall encourage the use of stormwater best practices and alternative infrastructure as part of the Stormwater Management Plans that are created for new development.

Environmental Enhancement

Environmental enhancement includes initiating and conducting community-based projects that improve the natural environment found in East Hants. Community beautification projects, including tree preservation and planting programs, landscaping guidelines, and property maintenance, assist in creating livable and sustainable communities.

Planting and retaining trees offers far more than an aesthetically appealing development. Trees also function as useful and valuable instruments in:

- Reducing traffic noise.
- Preventing soil loss.
- Intercepting and slowing down stormwater runoff.
- Providing property owners with greater privacy.
- Enhancing property values and sales.
- Improving air pollution.
- Creating a sense of place and community.
- Providing a sense of security for pedestrians.

Each of these benefits assist in creating the quality places that people desire as well as environmentally sustainable communities.

Trees

Policy Goal

It is recognized that the preservation and planting of new trees within communities offers residents more than aesthetic appreciation. Council's goal is to encourage the retention and planting of trees within East Hants.

Policy Statements

EN11. Council shall encourage developers to retain existing trees on-sites proposed for development

EN12. Council shall require that development agreement applications for more than 50 dwelling units and institutional, commercial and industrial buildings with a proposed footprint greater than 1,400 m^2 shall require the submission of a landscaping plan prepared by a professional. The landscaping plan shall identify the trees and vegetation to be retained and the proposed trees and vegetation to be planted.

EN13. Council shall require that street trees be a requirement of new subdivisions in the Growth Management Areas.

Floodways

The lakes, streams, rivers, and brooks in East Hants are highly valuable resources that add to the environmental quality of the Municipality. This planning strategy provides for the protection of these watercourses while balancing the need for the Municipality to grow and develop. Protecting these water resources requires comprehensive policies that will allow for the continued natural functioning of floodplains, protect the quality and supply of water, protect aquatic environments, and ensure the maintenance of riparian buffer strips. Adopting such policies can provide the following benefits:

Physical/Environmental

- Preserve and stabilize the natural edge of waterbodies.
- Aid in the purification of septic system effluent.
- Reduce flood hazard.
- Control sediment and erosion.
- Remove and buffer the effects of stormwater runoff, surface runoff, and subsurface flows.
- Moderate water temperature and enhance aquatic habitat.
- Provide habitat for flora and fauna.
- Manage nutrients.

Social

- Enhance aesthetics and rural character.
- Maintain privacy.
- Provide recreation and open space opportunities.
- Provide a healthy living environment.

Economic

- Create a shelter belt from wind (reduce energy costs).
- Reduce flood hazards.
- Create tourism opportunities that add to the economic base of the region.

The Shubenacadie, Nine Mile, Sackville and Kennetcook Rivers are 4 significant natural features in East Hants, with the Kennetcook being located in the non-comprehensive planned area of the Municipality. While it is desirable to protect all watercourses in East Hants, the condition of these 4 rivers in

particular can have wide-reaching impacts due to their proximity to the most densely populated areas of the Municipality. The natural functioning of floodplains has been identified as having a significant impact on the overall health of the Municipality's natural environment.

The intention of the policies regarding floodways are to: Protect the public from any flood damage or drainage problems causing health and safety problems, and/or consequential loss of their property; and protect the Municipality's lands acting as floodways, groundwater recharge zones, stormwater retention areas, and riverbank stabilization areas.

For land use planning purposes, the floodplain consists of two main regions; first the area that floods at a relative frequency of 1:20 years, which is referred to as the 'flood way' or the 'high risk floodplain', and; second, the area that floods at a relative frequency of 1:100 years, known as the 'flood way fringe' also known as the 'moderate risk floodplain'. These areas were identified for the Shubenacadie River and a portion of the Nine Mile River, in a floodplain study prepared by CBCL in 1998. In 2013 CBCL completed a second Floodplain Mapping Study.

This study provided updates to the location of the High Risk and Moderate Risk Floodplain areas by using more detailed elevations through airborne LiDAR contour mapping, using more accurate river flow information by using updated computer modelling. In addition, more of the Shubenacadie River and Nine Mile River were included in the updated mapping study and climate change impacts are also predicted.

Certain types of land uses are not suitable in areas where there exists a risk of flooding. Council does not wish to promote inappropriate development to areas susceptible to periodic flooding. Locating hospitals, senior citizen housing, homes for special care and similar types of uses in flood risk areas could threaten the safety of individuals occupying such institutions if evacuation is necessary. Other uses such as the warehousing or production of hazardous materials may increase the risks of environmental contamination during a period of flooding. For these reasons, the Land Use Bylaw will only permit these types of land uses in areas not at risk of flooding.

The High Risk Floodplain

Policy Goal

Council recognizes the important role of floodplains in maintaining the water level of streams and rivers, controlling siltation, and storing of water during peak runoff events. It is a goal of Council to protect the natural

function of floodways within floodplain areas by not permitting new building construction and residential or commercial development in these areas.

Policy Statements

EN14. The High Risk Floodplain (HF) future designation shall be carried out and be implemented by the High Risk Floodplain (HF) Zone. Council shall zone lands in the floodway, for portions of the Shubenacadie and Nine Mile Rivers, as High Risk Floodplain (HF).

EN15. The High Risk Floodplain (HF) Zone shall be restricted to the future development of passive and seasonal recreational uses, conservation-related uses, and agricultural grazing, pasture uses, and building construction specifically related to the provision of Municipal services.

EN15.2 Pursuant to the Municipal Government Act, in relation to non-conforming uses, Council shall permit a change from an existing non-conforming use, in an existing main building, in the High Risk Floodplain (HF) Zone to a non-conforming single unit residential use. Any existing basements shall not form part of the habitable living space.

EN15.3 Council shall consider a change from an existing non-conforming use, in an existing main building, in the High Risk Floodplain (HF) Zone, to a different non-conforming land use by development agreement, subject to the criteria of the implementing policies and the requirements below.

a) The existing non-conforming use shall not have been discontinued for a continuous period of 2 years.

b) Uses which are restricted in the Moderate Risk Floodplain (MF) Overlay Zone will not be considered.

c) A use shall be compatible with the local area uses.

d) Any existing basements shall only be used for storage, mechanical equipment or some other type of non-habitable space.

e) The main structure containing the non-conforming use, may be extended, enlarged, or altered up to 25% of its original gross floor area.

EN16. Zoning provisions in the High Risk Floodplain (HF) Zone shall include controlling the alteration of land levels and the removal or placement of topsoil.

The Moderate Risk Floodplain (MF) Overlay

There is demand for some development within some flood risk areas and it is Council's intention that this development be accommodated in a controlled manner. Council is prepared to approve development in moderate flood risk areas provided that it can be effectively flood-proofed and provided that it does not contribute to flooding elsewhere within the floodplain.

The 1:100 floodway is identified as the Moderate Risk Floodplain (MF) Overlay on the Land Use Bylaw Zoning Map. The Moderate Risk Floodplain (MF) Overlay has been created and applied to the Municipality's Land Use Bylaw Zoning Map. With an overlay in place, a property is still subject to all the regulations and requirements that would apply to the underlying zone, but there is an additional level of regulations associated with the overlay. A property that has an MF Overlay will still be subject to the underlying zone, but there will be additional requirements related to flood proofing, alteration of topography, and certain uses will be prohibited.

Policy Goal

Council's goal is to protect the public from any flood damage or drainage problems causing health and safety problems, and/or any consequential loss of their property within the Moderate Risk Floodplain (MF) Overlay Zone.

Policy Statements

EN17. It shall be a policy of Council to establish the Moderate Risk Floodplain (MF) Overlay and apply it to lands having a 1:100 year flood frequency as determined by the 2013 Floodplain Mapping Study. All main structures within the Moderate Risk Floodplain (MF) Overlay will be flood proofed in accordance with the policies of this strategy and implementing Land Use Bylaw.

EN18. It shall be the policy of Council to identify areas of Moderate Risk Floodplain which are less than 2 m wide and these areas shall be incorporated into the adjacent High Risk Floodplain.

EN19. It shall be a policy of Council to, for lands within the Moderate Risk Floodplain (MF) Overlay, apply the regulations and requirements of the underlying zone to any development.

EN20. Council shall adopt regulations to control the alteration of land levels and the removal or placement of topsoil within the Moderate Risk Floodplain (MF) Overlay.

EN21. Council shall require that any main structure permitted in an area exposed to flood risk be flood proofed to an elevation that exceeds the 1:100 year flood frequency as indicated in the 2013 Floodplain Mapping Study. No basements shall be permitted within the 1:100 flood frequency area.

Watercourse Greenbelt

The area around a watercourse, known as a riparian zone, plays an important role in maintaining the natural health of the watercourse. The land next to a watercourse is among the most diverse ecosystems and supports a wide variety of habitats and provides many functions. Removal of the natural vegetation in this area disrupts the delicate balance of the ecosystem and removes a natural defense mechanism of the watercourse.

A vegetated riparian buffer, or greenbelt, filters contaminants, moderates water temperature, controls sedimentation and erosion, provides valuable nutrients to the watercourse, and provides an essential wildlife and aquatic habitat. A riparian buffer can also provide a number of recreational opportunities and open-space value for the Municipality. In addition to these benefits, a buffer or setback from a watercourse offers protection to buildings from flooding. This is particularly important in areas not currently covered by floodplain mapping.

Policy Goal

Council recognizes the beneficial nature of maintaining vegetated riparian buffers around watercourses. Council is committed to establishing greenbelts to protect and enhance water quality, to control sedimentation and erosion, protect properties from flooding, and to maintain East Hants' rural character.

Policy Statements.

EN22. It shall be the policy of Council to establish the Watercourse Greenbelt (WG) future designation to comply with the Municipality's overall intention of protecting water quality, controlling sedimentation and erosion, maintaining rural character and protecting properties from flooding. The WG future designation shall be carried out and implemented by the Watercourse Greenbelt (WG) Zone.

EN23. Council shall establish the Watercourse Greenbelt (WG) Zone generally within 30 m of major named rivers which have been identified on the Generalized Future Land Use Maps, on land which is not covered by floodplain mapping.

EN24. The Watercourse Greenbelt (WG) Zone shall be restricted to the future development of passive recreational opportunities, conservation related uses, and development that is specifically related to the provision of Municipal

services.

EN25. Council shall strictly control the placement or removal of fill and the significant alteration of topography within the Watercourse Greenbelt (WG) Zone where not required for Municipal infrastructure or improving erosion and sediment control.

EN26. Council shall permit the inclusion of lands in the Watercourse Greenbelt (WG) Zone in the calculation of minimum lot area and frontages, provided all other requirements of the Land Use Bylaw are met.

EN27. Council shall encourage that lands within the Watercourse Greenbelt (WG) Zone are maintained as vegetated greenbelts to aid the control of sedimentation, erosion, and subsurface and surface flows.

Stormwater Management

Urban and suburban areas generate more stormwater runoff than undeveloped land. Impervious surfaces - hard surfaces like concrete, asphalt and roofs - do not allow water to soak into the ground. Removing trees and other vegetation also increases stormwater runoff. Past approaches to stormwater management have generally been to collect this increased runoff and move it off-site as quickly as possible, using ditches or buried pipes. This approach creates many problems. Higher water levels can cause localized flooding and erosion, and stormwater typically carries silt and other pollutants into watersheds.

A newer approach to dealing with stormwater is using stormwater best management practices. Best management practices are used to collect and treat much stormwater on-site. There are many benefits to this approach, including:

- Reduced flood risks;
- Lower peak stormwater flows, which can reduce infrastructure costs;
- Aquifer recharge, which reduces the strain on groundwater sources;
- Reduced pollution of drinking water supplies, natural habitat, wetlands and recreation areas;
- Protecting water quality and fish habitat.

In this section, Council is expressing its desire to provide for established procedures with respect to stormwater management in a proactive versus a reactive manner. Council's intention is to put in place, where applicable, regulations requiring developers to provide stormwater management plans for subdivision development, while ensuring the responsibility for such designs clearly rest with developers and their qualified professionals.

Policy Goal

Council's goal is to establish procedures to implement stormwater management and control programs which includes encouraging the collection and treatment of stormwater on-site through the use of stormwater best management practices.

Policy Statements

EN28. Council shall require an adequate storm drainage system to be in place for all new developments within ~~the Growth Management and Growth Reserve Areas of~~ the Municipality.

EN29. Council shall adopt specific guidelines

concerning all existing and/or potential stormwater drainage patterns to comply with the Municipality's intentions of:

a) Minimizing any flood damage or stormwater drainage problems causing health and safety problems, and/or consequential loss or damage to property; and

b) Protecting the environment through the establishment of a drainage plan within the designated area, to coordinate the impacts of subdivision development, and to minimize the adverse effects of pollution, erosion, and flooding initiated by new stormwater patterns onto receiving watercourses and groundwater systems.

EN30. Council shall require the development of any storm drainage system on developing lands to be in accordance with the appropriate standards, to the satisfaction of the Municipality, with such costs and responsibilities for their development to be paid by the land developer.

EN31. The development, alteration, or influence of any storm drainage system on a specific site shall be presented within a Stormwater Management Plan, which shall be required from the developer during the subdivision or development agreement process. A Stormwater Management Plan shall be required for subdivisions over 3 lots on an existing area of land. ~~in the Growth Management and Growth Reserve Areas of the Municipality.~~

EN32. Stormwater Management Plans shall have provisions for both community systems (Infrastructure which serves 2 or more lots) and individual lot systems (infrastructure serving 1 lot only) to provide for the comprehensive review of stormwater management practices.

EN33. Council shall establish regulations and standards that encourage the use of alternative best management methods of stormwater management.

EN34. It shall be the policy of Council to require that development agreement applications for WCDD ***and RCDD*** land should include a Stormwater Management Plan and that stormwater best management practices be given consideration.

EN35. Stormwater management plans for large commercial developments should also include elements of "onsite" stormwater management infrastructure.

EN36. It shall be the policy of Council to require that any subdivision applications alongside the Nine Mile River be required to include a Stormwater Management Plan which demonstrates that the development will not increase runoff peak flows.

FIGURE C9.1

STORMWATER MANAGEMENT RECOMMENDATIONS BASED ON DENSITY OF DEVELOPMENT AND NEW VS RETROFIT APPLICATION

Recommendations for Stormwater Management in Low-Density Urban Areas	
New Development	**Retrofit Applications**
• Grassed Swales • Infiltration trenches • Permeable pavement • Riparian buffers • Sand and organic filters • Soil amendments • Vegetated filter strips	• Curb and gutter elimination • Permeable pavement • Sand and organic filters • Soil amendments • Vegetated filter strips • Rain barrels and cisterns
Recommendations for Stormwater Management in High-Density Urban Areas	
New Developments	**Retrofit Applications**
• Bioretention cells • Green parking design • Infiltration trenches • Inlet protection devices • Permeable pavement • Permeable pavers • Rain barrels and cisterns • Sand and organic filters • Soil amendments • Stormwater planters • Tree box filters • Vegetated filter strips • Vegetated roofs	• Inlet protection devices • Permeable pavements • Permeable pavers • Rain barrels and cisterns • Sand and organic filters • Soil amendments • Stormwater planters • Tree box filter

Water Supply Area (WS)
Policy Goal

Council recognizes the need to comply with the *Provincial Statement of Interest in Drinking Water*. It is a goal of Council to protect the quality of drinking water within the Municipal water supply watersheds. It is in the best interest of the Municipality to endeavour to ensure the visibility and long-term health on drinking water sources is protected and preserved.

Policy Statements

EN38. Council shall establish the Water Supply (WS) future designation to comply, in varying degrees of restrictiveness, with the Provincial Statement of Interest and the Municipality's overall intention of protecting the quantity of drinking water and providing a viable source of potable water.

EN39. Council shall delineate the areas within the Municipality designated as Water Supply (WS) as described by the Generalized Future Land Use Maps and Land Use Bylaw.

EN40. Council shall work within the provincially established process for watershed designation, and establish a Watershed Management Strategy, including a standing Watershed Management Committee, for the Snides Lake Watershed. Upon completion of the Snides Lake Strategy, it shall be the intent of Council to broaden the responsibilities of the Committee to deal with relaxed issues within the entire Municipality.

Water Intake Overlay Area (WI)
Policy Goal

Council recognizes the need to comply with the *Provincial Statement of Interest in Drinking Water, A Drinking Water Strategy for Nova Scotia, and the East Hants Regional Water Utility Source Water Protection Plan*. It is the intention

of Council to ensure the long-term sustainability of the Municipality's watersheds, including the protection of the Grand Lake Water Intake Area from contaminants which may jeopardize the health of East Hants residents. It is in the best interest of the municipality to conserve and protect East Hants' drinking water supplies.

Policy Statements

EN41. Council shall establish the Water Intake (WI) future land use overlay designation with the intention of protecting the Enfield water intake area of the East Hants Water Utility, from contamination. With the objective to minimize health concerns for water consumers and to contribute to the maintenance of a sustainable water resource.

EN42. The Water Intake (WI) Overlay Designation shall be carried out and be implemented by the Water Intake (WI) Overlay Zone. Council shall overlay the WI Zone over lands delineated as the "Near Zone" in the East Hants Regional Water Utility Source Water Protection Plan.

EN43. It shall be the intention of Council to review and revise this policy and accompanying Land Use Bylaw to reflect changes made to the East Hants Regional Water Utility Source Water Protection Plan.

EN44. It shall be the policy of Council to allow the permitted land uses, in accordance with the underlying zoning regulations, subject to the following restrictions:

a) No land use activities are permitted which may result in the escape or disposal of waste product which would constitute a toxic substance harmful to the sustained purity and flow of water in the Water Intake (WI) Overlay Zone;

b) No land use activities are permitted which results in the storage of materials or chemicals which may produce a leachate which would constitute a toxic substance harmful to the sustained purity and flow of water in the Water Intake (WI) Overlay Zone;

c) Consideration of land uses that may jeopardize the purity and sustainability of source water for the East Hants Water Utility, shall be prohibited; and

d) Private wastewater treatment facilities shall be exempt from these restrictions and shall require the approval of Nova Scotia Environment.

Watershed Protection Overlay Area (WP)

Policy Goal

Pockwock Lake is the public water supply for Halifax, Bedford, Sackville, Timberlea, Fall River, and Waverly. Covering approximately 5661 ha, the Pockwock Lake Watershed is primarily owned by the Crown, and is mostly located within the municipal boundaries for Halifax. A portion of the watershed is located in the Mount Uniacke area of East Hants. Council recognizes the importance of the Pockwock Lake Watershed to the residents of Halifax Regional Municipality who depend on the water resource. Therefore, it is the intention of Council to comply with the Provincial Statement of Interest in Drinking Water and help ensure the long-term sustainability of the Pockwock Lake Watershed by creating regulations that protect the watershed from contaminates which may jeopardize the health of residents in our neighbouring municipality.

Policy Statements

EN45. Council shall establish the Watershed Protection (WP) future land use overlay designation with the intention of protecting watersheds from contamination. With the objective to minimize health concerns for water consumers and to contribute to the maintenance of sustainable water resource.

EN46. The Watershed Protection (WP) Overlay Designation shall be carried out and be implemented by the Watershed Protection (WP) Overlay Zone.

Shubenacadie Aquifer Protection Overlay Areas One, Two, and Three(SAP-1, SAP- 2, and SAP-3)

The Shubenacadie Water Treatment Facility is a groundwater treatment plant that was first approved to operate in April of 2012. This facility replaced the Snides Lake water treatment facility and provides water to a population of approximately 715 residents and a small commercial core. Although the well and aquifer were found not to be under the direct influence of surface water, it does not eliminate the need for ongoing efforts to protect the raw water resource. Contamination of the aquifer through abandoned or improperly decommissioned wells, existing wells, or new well construction poses the largest risk to the groundwater supply. This is due to the wells themselves acting as a conduit for contaminants to enter the aquifer. The Shubenacadie Source Water Protection Plan indicates that Land Use Planning will be considered to restrict land uses that could pose a risk to the Shubenacadie water supply.

The Source Water Protection Plan identifies three aquifer protection areas and these areas are defined by travel time of contamination to the pumping centre, under continuous pumping conditions. Three new land use designations should be created to coordinate with the areas identified in the Source Water Protection Plan. These protection areas would be created as overlay designations and zones; thereby permitting the underlying designation and zone uses, unless the new Shubenacadie Wellhead Protection Areas prohibits that use.

Policy Goal

Council recognizes the importance of protecting the Shubenacadie aquifer water supply for the residents of Shubenacadie while continuing to protect the rights of agricultural lands owners to farm their lands. As a result, Council shall implemente policies and regulations which aid in the protection of the aquifer while being sensitive to the needs of local farmers.

Policy Statements

EN47. Council shall establish the Shubenacadie Aquifer Protection Overlay Area One, Two, and Three (SAP-1, SAP-2, and SAP-3) future land use overlay designation with the intention of protecting the aquifer from contamination.

EN48. The Shubenacadie Aquifer Protection (SAP-1, SAP-2, and SAP-3) Overlay Designation shall be carried out and be implemented by the Shubenacadie Aquifer Protection (SAP-1, SAP-2, and SAP-3) Overlay Zones.

EN49. It shall be the policy of Council to allow the permitted land uses, in accordance with the underlying zoning regulations, unless that land use is determined to potentially cause contamination to the aquifer.

EN50. Council shall regulate intensive livestock operations in the Shubenacadie Aquifer Protection (SAP-1, SAP-2, and SAP-3) Overlay Zones, and shall require intensive agricultural operations to have an updated Environmental Farm Plan.

Milford Groundwater Overlay Area (MGW)

The community of Milford is identified as an area where residential and commercial growth is encouraged. Milford has municipal piped wastewater services although the community is not serviced by municipal water. Council commissioned a groundwater study for the Milford Growth Management Area. This study identified that as the community receives more development there is the potential for impacts of well interference to existing well users in the area.

Policy Goal

Property owners in Milford depend on a groundwater supply for their drinking water. Council recognizes this important resource and the potential impact of well interference from further development within the Growth Management Area. Therefore, it is the intention of Council to consider the impact of well interference when evaluating development agreements in Milford.

Policy Statements

EN51. Council shall establish the Milford Groundwater (MGW) future land use overlay designation with the intention to protect existing drinking water supplies from well interference.

EN52. The Milford Groundwater (MGW) Overlay Designation shall be carried out and be implemented by the Milford Groundwater (MGW) Overlay Zone. Council shall overlay the MG Zone over the Milford Growth Management Area.

EN53. Within the Milford Groundwater (MGW) Overlay Zone. Council shall:

- **a)** Consider the following developments through a development agreement application:
  - **i)** subdivisions where more than four residential lots are to be created;
  - **ii)** over four residential units on a property; or
  - **iii)** water intensive commercial uses.
- **b)** With the development agreement application, consider the impact of well interference through the submission of a professional hydrogeological study.

EN54. Council shall, in considering amendments to the General Future Land Use Designation and/or Zone of land within the Milford Groundwater (MGW) future land use overlay designation, have regard to the impact of well interference through the submission of a professional hydrogeological study.

Policy	Amendment Date	Description
EN28., EN31., and EN34.	September 24, 2025	Changes to require stormwater management plans in all areas of East Hants