



January 24, 2023

«Owner»  
«Civic» «Street» «St\_Type»  
«Community», «Province»  
«Country» «Postal»

Dear Property Owner:

The Municipality of East Hants is in the process of updating community land use planning documents, referred to as the East Hants Official Community Plan. Updates are in response to the Government of Nova Scotia's requirement for all Nova Scotia municipalities to have comprehensive land use planning by 2024.

As part of the process, East Hants Council has requested letters be mailed to all property owners with a proposed zoning change to their lands. If you are receiving this letter, there is a proposed zoning change to your lands. As you review the details, please note the East Hants Official Community Plan and zoning maps are still in draft form.

As part of the Plan Update, your property identified as PID «PID» is proposed to be zoned to the following:

(APPROPRIATE PARAGRAPH WILL BE INCLUDED IN EACH LETTER)

***Milford Groundwater Overlay (MG) Zone***

*Property owners in Milford depend on a groundwater supply for their drinking water. To protect the impact of well interference on existing groundwater supplies, Council is proposing the Milford Groundwater Overlay (MG) Zone. New developments that include: subdivisions where more than four residential lots are to be created; over four residential units on a property; or water intensive commercial uses, require a development agreement application. A hydrogeological study will be required with these development agreement applications and also for requests to rezone property within the MG Zone.*

### **Fundy Flood Risk Overlay (FF) Zone**

To understand the impacts of the Bay of Fundy tides on the coastal area of East Hants, Council commissioned a study to identify the areas at risk from coastal flooding now and in the future, taking into account sea level rise. An overlay zone includes additional regulations over the underlying main zone. New main buildings which are permitted by the underlying zone but are located within the Fundy Flood Risk Overlay (FF) Zone shall be flood proofed by requiring a minimum finished floor elevation of 10.0 m (CVGD2013). Some uses are restricted, which pose a risk to residents or to the environment during storm surge flooding. In some cases, zoning extends to an old portion of the property that has already been lost to shoreline erosion.

### **Fundy Erosion Overlay (FE) Zone**

To understand the impacts of the Bay of Fundy tides on the coastal area of East Hants, Council commissioned a study to identify the areas at risk from coastal erosion. Historical aerial photography and other data was used to identify the location of the coastline from 1973 and 2019. These rates of erosion were projected forward to identify the areas at risk of coastal erosion between now and the year 2100. In the Fundy Erosion Overlay (FE) Zone, new main permanent structures are not permitted. Some exceptions apply to this regulation by permitting: accessory structures to an existing building; and the replacement of existing buildings. Where a coastal bank has been stabilized, a new structure may be permitted subject to requirements in the land use bylaw. In some cases, the zoning may show an area that has already been lost due to erosion.

### **Agricultural Reserve (AR) Zone**

East Hants Council is proposing that all active agricultural lands be zoned Agricultural Reserve (AR) Zone. The purpose of the AR Zone is to ensure the preservation of good agricultural lands for future generations and to reduce land use conflicts between existing agricultural activities and other land uses. This is done by only permitting agricultural and related land uses as-of-right in this zone.

This is the same method of agricultural land protection that is in effect for the current planned portion of East Hants. The AR Zone allows for a variety of agricultural land uses, including farming and farm-related production (i.e., preparing, packaging, and trucking of farm-related products), farm dwellings and accessory dwelling units, home-based businesses, B&Bs, agritourism uses (i.e., wineries, distilleries, cafes, restaurants, lodging, etc.), and other agricultural related businesses, such as but not limited to, veterinarian offices, forestry uses, and the repair of forestry or farming equipment.

Non-farm dwellings and other uses that are not related to agriculture, are not permitted as-of-right but can be considered by development agreement. A development agreement application is a public process and the decision is made by Council. As part of the application process, an agrologist's study would be required to ensure the viability of surrounding agricultural uses.

### **Lakeshore Residential (LR) Zone**

Council established the Lakeshore Residential (LR) Zone within the comprehensively planned portion of East Hants in 2016. The purpose of the zone is to only allow residential development around lakes in a manner that preserves the vegetation around the lakeshore, to help prevent a decline in lake health and to maintain a thriving aquatic environment. As part of the Plan Update

*the LR Zone is proposed to be extended around 5 additional lakes. The land use policies and regulations require a setback from the lakeshore, and the preservation of the riparian buffer around the lake, regulations also allow for boathouses and home-based businesses.*

#### ***Rural Use North (RU-2) Zone***

*The Rural Use North (RU-2) Zone allows for a wide variety of residential, resource, and commercial uses, consistent with a rural area. Land use policies and regulations in the RU-2 Zone are very similar to the policies and regulations in the Rural Use (RU) Zone that is in place in the comprehensively planned portion of East Hants, with a few major differences. The first major difference is that the RU-2 Zone allows for up to 12 dwelling units (apartment buildings or cluster townhouses) per property as-of-right, without a requirement to consult with the neighbouring landowners or the public. Up to 24 dwelling units can be considered by development agreement, which is a public process and requires Council's approval. Another difference is that the RU-2 Zone allows for the use of RVs. A maximum of one recreational vehicle shall be permitted on a lot with an area of 6,070 m<sup>2</sup> or less. A maximum of three recreational vehicles shall be permitted on a lot with an area greater than 6,070 m<sup>2</sup>. Property owners wishing to locate more than three recreational vehicles on their property may apply for a permit for a campground. Intensive commercial land uses and obnoxious land uses are not permitted as-of-right in the RU-2 Zone and may only be considered by development agreement, which involves a public process, and the decision to allow a land use activity is decided by Council.*

#### ***Watercourse Greenbelt (WG) Zone***

*The Watercourse Greenbelt (WG) Zone is a zone that serves to protect the riparian edge of major watercourses within East Hants. 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. Council has established the WG Zone to recognize the beneficial nature of maintaining vegetated riparian buffers around watercourses. Council is committed to establishing greenbelts to protect and enhance water quality, to control sedimentation and erosion, and protect properties from flooding.*

Additional information, including detailed policies and regulations, can be found at:

**[easthants.ca/community-plan-update](http://easthants.ca/community-plan-update)**. If you feel that the proposed zone identified for your property is incorrect or you want to request a different zone for your property, you may email us at [planning@easthants.ca](mailto:planning@easthants.ca) or mail a letter to the Planning and Development Department at the address identified above.

If you have already requested zone changes for your property, please note these requests are under consideration and not reflected in the information in this letter. It is expected that the Planning Advisory Committee will begin reviewing individual requests at its February 2023 meeting. Should you need further information on the proposed zoning, please feel free to contact the Planning and Development Department at 902-883-3387 or [planning@easthants.ca](mailto:planning@easthants.ca).

Sincerely,

John Woodford, LPP, MCIP  
Director of Planning and Development