



MUNICIPAL PLANNING STRATEGY
EAST HANTS OFFICIAL COMMUNITY PLAN
BYLAW P-400



EAST HANTS

DRAFT



The Municipality of East Hants recognizes the input members of the Plan Review Citizens Panel devoted to the development of the 2016 Official Community Plan:

Brad Hodgins
Linda Graham
Jo Ann Fewer
Eli Chiasson

Stacey Ingraham
Pam MacInnis
Michael Gaudet
Blair Oickle

The Municipality would also like to recognize the many stakeholders and residents who shared their thoughts and aspirations for our Municipality through the process of developing this Plan.

Repeal

The Municipal Planning Strategy of the District of East Hants, approved by the Minister of Municipal Affairs and Housing and effective on the ___ day of _____, 20__ and amendments thereto, is hereby repealed and this Bylaw substituted therefore.

Certification

I, Kim Ramsay, Chief Administrative Officer and Municipal Clerk of the Municipality of the District of East Hants, do hereby certify that the following is a true copy of the Municipality of the District of East Hants' Municipal Planning Strategy which was duly passed by Council of the Municipality of the District of East Hants at a meeting held on the ____ day of _____, A.D., 20__.

DATED at Elmsdale, Nova Scotia, this ____ day of _____, A.D., 20__.

Kim Ramsay
Chief Administrative Officer & Municipal Clerk

Preface

Municipalities in Nova Scotia create Municipal Planning Strategies to provide a cohesive vision for the future of the community, as well as a policy framework for land use and development control.

The *Municipal Government Act* provides Council with the power to make statements of policy with respect to a broad range of activities including future development, land use, public lands, transportation, municipal services, municipal development, coordination of public programs, and any other matters related to the physical, social or economic development of the Municipality.

East Hants has developed an Official Community Plan divided into three parts consisting of a Municipal Planning Strategy (MPS), Land Use Bylaw (LUB), and Subdivision Bylaw (SUB).

The Municipal Planning Strategy for East Hants is the policy framework which Council uses to guide and control development, land use, and other matters of interest to the Council within the terms of the *Municipal Government Act*. The Land Use Bylaw and the Subdivision Bylaw are the companion documents to this Municipal Planning Strategy and are the primary implementation mechanisms by which Council will carry out the intent of the Municipal Planning Strategy.

Council initiated a review of its Official Community Plan documents in 2013. Those documents were originally approved in 2000, and in the words of that Plan, were an effort to 'create a Community Plan that made every attempt to be proactive, long-term, and visionary in its approach.' Many of the projects and studies proposed in that Plan have since been undertaken by the Municipality, however conditions proposed in that document have since changed significantly.

Since the last Plan was adopted, interest in multiple unit dwellings, and apartment style living has grown as the population in East Hants ages. Resident's desire to combine their place of living with home-based business, or live in mixed use communities has also grown. The 2000 plan focused on separating potential land use conflicts. This plan has taken a different approach by providing visionary statements, policies and regulations which grant increased flexibility towards developing in a manner complimentary to East Hants' community character.

A primary example of this is in how the Municipality treats commercial uses in this plan. The newest iteration of the Official Community Plan has significantly decreased the amount of single-use commercial zoning and has instead adopted a number of mixed use zones permitting a medium density of commercial and residential development.

This Plan lays the foundation for directing and focusing how the Municipality develops, grows, and evolves over the next twenty years. That being said, technology and development pressures change over time, and this Plan is anticipated to be in existence for approximately a decade before significant revisions are required.

Comprehensive Planning & the Wind Energy Area

~~This Plan does not provide comprehensive regulatory planning for the entire municipality. The Wind Energy Area represents historical 1985 polling districts which did not adopt comprehensive planning, instead only providing visionary policies regarding this rural portion of the Municipality in the Rural Areas Plan section, with regulations regarding wind energy and large special scale events.~~

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PART A

Introduction

SECTION A1

Plan Overview

The Municipal Planning Strategy (MPS) is critical to a municipality's long-term strategic direction, and it is essential to managing future growth and development. The Municipal Planning Strategy, as the first piece of the Municipality's Official Community Plan, provides a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the Municipality.

Community Purpose

The last Official Community Plan was written in 2000, and its last major review took place in 2006. Amendments and edits to the Plan took place until 2015. As more edits, and new forms of development previously unfamiliar to East Hants were proposed, it became clear that the Community Plan needed to be comprehensively reviewed and revised to address these issues, and provide a clear direction for the development of East Hants' future.

This Plan emphasizes the Municipality's need to encourage tourism, commercial development and neighbourhood amenities and connectivity. Compared to the last plan, there is a new emphasis on reducing red tape: this plan reduces the segregation of land uses and reliance on lengthy planning approval processes such as development agreements. To implement this successfully, this plan regulates the form of development in many areas with the aim of achieving:

- a small town community character in urban communities;
- home-based commercial activities that blend well into the rural setting;
- increased neighbourhood, regional, road

and active transportation connectivity.

This plan strives to provide guidance on what residents of East Hants have expressed they want for their community, as expressed in the Plan Direction. This plan provides the framework for a more fiscally, environmentally and socially sustainable Municipality as East Hants continues to develop.

This Plan proposes a number of Municipal projects, which have been developed from consultant recommendations, unfulfilled projects from the previous plan, public members, staff, Council, and the Citizen's Panel who reviewed and commented on this Plan.

Legal Purpose

The Municipal Planning Strategy (MPS) is the primary policy document for Council providing guidance for decisions on land use and development matters within the Municipality of East Hants. The MPS serves as a reference for residents, in particular those engaged in development, but also, for anyone wanting a more thorough understanding of the policies of Municipal government.

The East Hants Municipal Planning Strategy (MPS) is enabled under the Nova Scotia *Municipal Government Act*. Furthermore, the Statements of Provincial Interest provide guidance on a complex series of land use and development issues, crucial to safe, self-reliant and sustainable municipalities. The MPS provides direction on all other planning documents that are developed and amended subject to this plan, such as the Municipality's Land Use Bylaw and Subdivision Bylaw.

Mission & Vision

This Municipal Planning Strategy seeks to

fulfill of the existing vision statements and key strategies set out in the Municipality's 2013 Strategic Plan:

Vision

East Hants is a vibrant, diverse, growing municipality attractive to residents and visitors because of our unique:

- Blend of urban and rural residential settings
- Beautiful landscapes
- History
- Cultures and values
- Commercial activities
- Recreation opportunities
- Active healthy lifestyle
- Affordable housing
- Programs and services
- Volunteers

These strengths, combined with sustainable economic development, a skilled work force, strong agriculture and tourism sectors, productive working relationships, and open government processes, ensure we are recognized as a leading municipality in Nova Scotia.

Key Strategies

Infrastructure Sustainability

- Provide robust fixed infrastructure that satisfies the needs of a growing community

Governance

- Build a governance model that represents and is suitable to the needs of the various communities of interest

Communication & Engagement

- Strengthen our stakeholder relationships through effective and ongoing communications

Community Planning and Development

- Foster viable and vibrant communities

Transportation

- Improve the efficient movement of goods and people that positively impacts quality of life and economic opportunity

Sustainability

- Incorporate the principles of sustainability in municipal operations management

Economic Development

- Facilitate the growth of the commercial assessment base

Plan Integration

Since the previous Official Plan's creation in 2000, the Municipality has added a number of accessory plans, strategies and studies. These documents provide a deeper understanding of the issues and needs of the community. The documents which have been completed and integrated into this plan include:

- The 2013 Municipal Strategic Plan
- Economic Development Strategy
- Long lake-Herbert River Study
- Cockscomb Lake Study
- Integrated Community Sustainability Plan
- Village Cores Plan
- An Active Transportation Strategy for the South Corridor
- Municipal Climate Change Action Plan
- Trunk 2 Route 214 Corridor Traffic Study
- Floodplain Mapping Study
- Active Transportation Needs Assessment
- Sewer Capacity Study
- Growth Management Area/ Growth Reserve Area Review
- Open Space Strategy
- Changes to the Maitland Heritage Conservation District Study
- Municipality of East Hants [Transit] Corridor Feasibility Study

How to Read this Plan

This plan is divided into six parts (A-E), which are divided into a number of sections.

Each section begins with a brief statement

of the topic context, section linkages to the community priorities, and broad approach articulated through the objectives and policy statements that follow. Targets are included in some core sections, with a comprehensive set of targets to be included in the implementation strategy in Part E.

Part A: Introduction sets the context for the plan, including its purpose and scope; identifies the general vision and goals of the plan; and explains the Municipal Planning Strategy's role compared to other Municipal plans.

Part B: Citizen Engagement establishes the municipal-wide plan policies for land use planning public participation and engagement.

Part C: Regional Plan establishes the plan goals for the Municipality as a whole. Plan policies in this part are targeted towards the Municipality's planned area, with additional detail given regarding the Municipality's rural areas. This part has ten sections: Growth Management & Infrastructure, Healthy Public Realm, Urban Design & Community Character, Transportation & Subdivision, Parks, Open Space & Public Facilities, Residential Development Economic Development, Rural Residential, Environment, Rural & Agricultural Lands and Tourism & Heritage.

Each section begins with a brief statement of the topic context, section linkages to the community priorities, and broad approach articulated through the objectives and policy statements that follow. Targets are included in some core sections, with a comprehensive set of targets to be included in the implementation strategy in Part E.

~~**Part D: Rural & Fundy Shore Plan** sets the policies, projects and vision for the Municipality's rural planning area including aspects such as agriculture, tourism, heritage, and coastal zone management.~~

Part E D: Realizing the Plan defines the policies respecting plan administration, Municipal projects, and policies that define the processes

for amending the MPS, the Land Use Bylaw, and polices that pertain to entering into site plan approval agreements, and development agreements. A framework for ongoing performance monitoring of the Plan is also presented in this Part.

Appendices include the Agricultural Impact Study, Street Classification Map and Generalized Future Land Use Maps.

This document signifies a significant departure from the Municipality's earlier plans. The most important distinction between this document and its predecessors is a focus on community character areas within the Municipality. Less emphasis is placed on the separation of land uses within this document, and greater emphasis is placed on the importance of ensuring that the vision for a neighbourhood's urban form is realized.

Maps and graphics are included throughout this document and are crucial tools to illustrate and set out land use policy. In this MPS an effort has been made to incorporate mapping within the flow of the document as much as possible to avoid the need to consult an appendix. This change is intended to make the document more user friendly. The Generalized Future Land Use Map are still found at the back of the MPS as appendices, and these maps are a crucial, legal part of this document.

MAP A1

PLANNING AREA BOUNDARIES

- Planned Area
- Rural Area



Plan Coordination

The Municipal Planning Strategy is a long-term plan for how East Hants will grow and develop over time to achieve the Municipality’s Vision, realized through this Plan’s Community Priorities, Goals and Policies.

This Plan recognizes that the Municipality of East Hants cannot achieve the goals and policies of this plan alone. It will require the commitment of many citizens, businesses, partners and stakeholders. However, as a bylaw and policy framework for the Municipality, the Plan must define the Municipality’s commitment and role in achieving the policies.

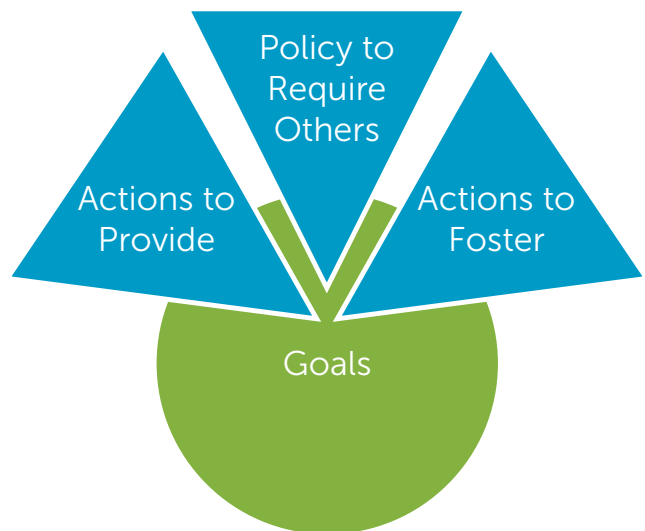
The Municipality can take three different types of actions:

- Directly provide programs and services;
- Require actions from others through regulations and bylaws; or
- Foster others to meet policy outcomes through incentives and support.

The policies have been structured so that their language will indicate the expected role of the Municipality in achieving the goals of the Plan.

FIGURE 1

IMPLEMENTATION FRAMEWORK



A.2 Plan Direction

The Municipal Planning Strategy (MPS) is critical to a municipality's long-term strategic direction, and it is essential to managing future growth and development. The Municipal Planning Strategy, as the first piece of the Municipality's Official Community Plan, provides a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the Municipality.

East Hants is a thriving mix of communities defined by the tides, and rural way of life.

East Hants' unique urban areas reflect our rural setting though attractive, pedestrian-friendly, village centres.

Neighbourhoods and the economy support opportunities for comfortable, healthy lifestyles for residents of any age. People are proud to live, learn, work, shop, and play in East Hants. Visitors are excited by East Hants because it is clean, friendly, and naturally beautiful.

Community Priorities

During the Plan Review process, eight Community Priorities emerged based on resident feedback that provide direction for the goals and policies contained in this Plan:

1 Develop parks, open space and recreation facilities in a Municipal and regional network.

East Hants has a beautiful natural setting, with a diverse number of community centres. Every community centre will not be able to provide all types of recreational services, and future facility development should try to help address both local and regional needs. East Hants is also central to Nova Scotia, and has the potential to be a regional provincial gateway.

The Municipality's support for new open spaces will only continue to grow through open space dedication. Open spaces should be designed and programmed to serve local needs by connecting between communities, especially village core areas. Where possible, regional active transportation and open space connections will connect East Hants to neighbouring areas.



2 Support well designed, pedestrian friendly small town centres.

East Hants has a number of village cores: Mount Uniacke, Kennetcook, Maitland, Shubenacadie, Enfield, Elmsdale, Milford, and Lantz. Lantz is expected to grow significantly with future development. While the intensity will vary between each village core based on demand: the desired development form throughout the village core areas is a small town, urban character.

The intent of this plan is to place an emphasis on the proper form of development in the Municipality's urban centres through regulatory and non-regulatory guidelines.



3 Foster economic development, creative entrepreneurship, and home-based commerce.

A vibrant and diverse economy is essential for residents to prosper and for East Hants to grow in a sustainable manner.

The commercial potential of the Municipality needs to be encouraged for residents to be able to live, work, shop and play in East Hants. Home-based businesses and entrepreneurship should be encouraged in the Municipality with Municipal guidance and assistance.

The Municipality has a number of agricultural producers that should be supported. Productive agricultural land should be protected from non-agricultural development so that agriculture has places to remain viable.



4 Develop healthy transportation networks including walking and cycling.

East Hants is an area that primarily relies on the automobile to get around, and this reliance is placing traffic stress upon the Municipality's key transportation corridors. In order to accommodate future development, existing roads will need to be upgraded.

Key to any community which successfully promotes outdoor activity, are opportunities for safe methods of active transportation. Areas for walking and cycling should lead from connected residential areas to activity areas like parks and shopping areas.

In the future, the Municipality may also consider developing transit for expanded transportation options to complement active transportation.



5 Develop in a manner which is compact, environmentally and fiscally sustainable.

Compact development means development that uses land efficiently through intensive site, and regional design. Compact design, by definition is less land intensive (and more sustainable) than low-density development.

Environmentally sustainable design can be achieved by on-site stormwater management techniques, energy-efficient design, and retaining important natural areas such as wetlands, waterways, setbacks from eroding shorelines and flood storage areas.

Fiscally sustainable development is growth that can 'pay it's own way' via property taxes for capital and ongoing costs. Compact and infill development is fiscally more sustainable per unit than low density, greenfield development.



6

Mix compatible land uses and buildings, and provide transitions between different areas of density.

Mixing land uses: commercial, residential, recreational, educational, and institutional helps create areas with a strong sense of place. Mixed use areas have greater housing variety and density; reduced distances between home, work, and shopping; and are the most pedestrian and bicycle-friendly environments. Mixed use areas tend to be the densest areas in neighbourhoods.

For neighbourhoods close to mixed use areas, development pressure can try to push development into their area. Planning for density transitions can help indicate where density should go, and create clear, but gradual separations between low density residential neighbourhoods, and denser community centres.



7

Protect & provide opportunities to enjoy East Hants' natural beauty and rural character.

East Hants is naturally beautiful. Residents and visitors should have opportunities to enjoy East Hants' rural character expressed in our: farmlands, woodlands, clean air and water, undeveloped open spaces, natural river and shorelines, outdoor recreation opportunities, agricultural products, artisanal products, and small villages.

Fundamental to providing future opportunities to protect and enjoy East Hants' rural character is ensuring that agricultural lands within the Municipality are protected.



8

Allow a range of housing options appropriate to each neighbourhoods' form and intensity.

The Municipality needs many forms of ownership and rental accommodations to provide a variety of housing needs and affordability options to meet changing demographics.

Essential to providing for the needs of all East Hants residents is providing a diverse array of housing types. The most diversity should be available in areas with the most services: commercial and public amenities, Municipal water and wastewater services, schools, and public transit.

As much as possible, the community character of existing residential areas needs to be respected: the scale and magnitude of development will not occur uniformly across East Hants.



A.3 Plan Coordination

Other policies, standards and Bylaws of immediate relevance to the effective implementation of the Official Community Plan include:

East Hants Socio-Economic Study

The Municipality has been completing socioeconomic studies of the Municipality since 1999. New studies are completed as new Statistics Canada information is released.

The Municipal Strategic Plan

East Hants' 2013 Strategic Plan outlines what steps are required for our community to be ready for all the opportunities our future holds.

Our strategic priorities focus on the economy, the environment, municipal infrastructure,

public engagement and governance. This document has set out the vision for the Municipality, values for the Municipality, and organizational values for municipal operations which are reflected in this document.

East Hants Economic Development Plan

Completed in 2015, the Economic Development Plan guides future local economic planning and policy for East Hants over the next five years.

Most impactful to this plan, the Economic Development Plan calls for providing an ample supply of affordable housing,

Municipal Standards

This document lays out the municipal standards for water, wastewater and storm sewer construction as well as street and sidewalk construction.

Parks & Active Transportation Master Plan

This document is to be completed in 2016, and is the management and development plan for a system-based parks & active transportation strategy for the Municipality.

This document will likely have implications on comprehensive development district policies in this document, as well as the municipality's position on accepting open space contributions as part of the subdivision process.

Supporting Municipal Bylaws

Other Municipal Bylaws support the policy direction of the Municipal Planning Strategy.

These Bylaws include:

- Lot Grading and Drainage Bylaw
- Infrastructure Charges Bylaw
- Local Improvement Charges Bylaw
- Building Bylaw
- Community Standards Bylaw

~~The By-law Respecting the Subdivision of Land in the Municipality of the District of Lunenburg, approved by the Minister of Municipal Affairs and effective on the 8th day of October, 1993 and amendments thereto, is hereby repealed and this by-law substituted therefore:~~

Policy	Amendment Date	Description



PART B

Citizen Engagement

SECTION B1

Citizen Engagement

Citizen engagement is essential in building a plan that reflects each community's vision and provides continuing and meaningful opportunities to participate in the community development process into the future.

Background

Early public involvement and participation is an upfront investment that usually pays off at the end of the process by achieving policies and programs that are often perceived as fair and acceptable. If a municipality fails to involve affected citizens in a fair and open process, a community may not trust the process and will unlikely support the results. Implementing a public participation program to achieve consensus building often results in the establishment of long-term positive relationships and is a practical way to resolve conflicts that may lead to time-consuming and unproductive planning.

The Municipality's Plan Review Citizen Engagement Program, through a variety of means, permitted every East Hants resident, business owner and property owner the ability and opportunity to be meaningfully involved. The primary objective was to inform, consult with, and listen to the residents of East Hants on a variety of technically challenging and politically sensitive planning and development issues. This participation led to the establishment of the new East Hants Official Community Plan that will guide how East Hants develops over the next decade and beyond.

Additionally, this section outlines how ongoing engagement is to take place to ensure citizen engagement in decisions regarding development applications and changes to this Strategy.

The Municipal Planning Strategy (MPS) is critical to a municipality's long-term strategic direction, and it is essential to managing future growth and development. The Municipal Planning Strategy, as the first piece of the Municipality's Official Community Plan, provides a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the Municipality.

Plan East Hants – Citizen Engagement Program

Municipal Council adopted a Citizen Engagement Program for the municipal plan review, Plan East Hants. The engagement program was required to satisfy the *Municipal Government Act's* (MGA) minimum legal requirements in relation to a plan review public participation program but went well beyond minimum requirements.

The engagement program involved several components:

- Formation of a Citizen's Advisory Panel to provide advice on the public participation program and feedback during the policy development phase of the review.
- Use of various survey methods including a visual preference survey and questionnaires. Surveys were available by mail, in-person and on-line.
- Extensive use of area newspapers, community poster locations, municipal website, social media, stakeholder mailing list and quarterly municipal newsletter to inform the public at each stage of the review and solicit participation in surveys, open houses and other public meetings.
- Very early in the review, visioning sessions were held in 3 locations around the Municipality to ask broad questions (e.g., what do you want the municipality to look

like in 25 years?).

- Community design workshops were held in 8 communities with identifiable village centres (i.e. Enfield, Elmsdale, Lantz, Milford, Shubenacadie, Maitland, Kennetcook, and Mount Uniacke) to focus in on development issues in those unique places.
- Direct consultation was conducted with identified stakeholders including adjoining municipalities, Sipekne'katik First Nation, the development community, and the agricultural community.

The Citizen Engagement Program expressed Municipal Council's desire to establish a proactive program designed to involve all citizens in a fair and open process.

Ongoing Citizen Engagement

Ongoing public participation is intended to ensure the East Hants Official Community Plan keeps pace with the needs and desires of residents by designing a program that has the three key components of public participation: public consultation, public education and awareness.

This subsection outlines policy direction statements for the Municipality in relation to public participation, consultation, and education and awareness. These policies, techniques, and strategies are designed to ensure the Community Plan keeps pace with the needs and desires of its residents.

The policies are designed to maximize the involvement of the public in the planning process. There are two major goals in achieving this. First, make all future public participation processes as representative of the community as possible, and second ensure that the process is open. These goals attempt to ensure the following:

- A process that is representative will attempt to:
- Include all groups;
 - Accommodate differences in age, abilities, gender, and literacy, and so forth;
 - Ensure that participants at meetings are

broadly representative of the community, or accommodate nuances of individual groups in a setting that encourages their participation;

- Use a range of techniques to encourage participation; and
- Minimize barriers to participation (related to class, culture, literacy, education, age, physical or developmental challenges, time, and availability and cost of transportation and child care).

A process that is open will:

- Encourage people to freely debate issues;
- Encourage people to feel comfortable speaking in public;
- Encourage people to be receptive to other opinions;
- Attempt to avoid a "position-based" discussion;
- Let participants feel comfortable that their opinions won't be used against them;
- Value public input; and
- Minimize barriers to openness (e.g. intimidation, judgment of others, speaking in front of a large group, low levels of literacy or communication skills, social status, and a fear of being told that you are wrong, or that people will not listen to you).

Public pressure demands that municipalities better understand their relationship with the people they serve. The public is often concerned when something new, large, or different is proposed in or near their community. Communities live with the consequences of planning decisions and thus expects to share in and be responsible for their decision making. The greatest guarantee of the continuing growth of public involvement, however, is the public itself. If the public is not invited to participate, history shows that people will often demand it.

Effective consensus building and planning requires time to address conflict and differing viewpoints and depends on getting people to pull together. An angry public contributes to the erosion of our basic institutions. When important decisions must be made,

especially in times of emergency, no one will give the relevant decision makers the benefit of the doubt if the public's trust has eroded. Management of conflict through a proactive, thorough, and well established citizen engagement program is central to planning and provides a solid foundation for implementation.

Advisory Committees

Council has established committees to provide advice and recommendations to Municipal Council on land use planning related issues. These advisory committees provide a valuable service to the Municipality by investigating and reviewing issues within their mandate and forwarding their recommendation to Municipal Council for final decision.

Policy Goal

Council's goal is to establish committees which include members of the public and identified stakeholders to provide recommendations on community development issues to aid in its decision making process.

Policy Statements

CE1. Council shall establish a Planning Advisory Committee with membership consisting of both Council members and members of the public to provide recommendations to Council on land use planning and heritage issues.

CE2. Council shall establish an agricultural advisory committee with representation from Council, the agricultural community and the public at large to provide recommendations to the Planning Advisory Committee on land use planning issues related to agriculture or agricultural lands.

CE3. Council may establish one or more area advisory committees to provide recommendations to the Planning Advisory Committee on land use planning issues within specific geographic areas or communities.

CE4. Council shall advertise, through area newspapers, the municipal website and other means deemed appropriate, all public appointment openings on the various committees.

Citizen Engagement & Education

Citizen Engagement brings residents directly into the decision-making process. The degree of Citizen Engagement often varies depending upon the level of perceived threat or benefit to the public's economic, institutional, and personal interests. Citizen Engagement needs to be as open and representative of the community as possible to ensure residents have trust in both the process itself and their local government.



Policy Goal

Council's goal is to encourage and recognize citizen engagement as an important and essential part of the social, economic, and cultural development of the Municipality. Council aims to provide for, and facilitate sufficient opportunities for citizen engagement, which represents all geographic and demographic groups in all stages of the planning process. Council recognizes the importance of having an Official Community Plan which is amended to meet the changing needs and desires of its residents.

Policy Statements

- CE5.** Council shall provide ample and diverse opportunities for residents, representing all geographic and demographic groups in the Municipality, to participate in local planning and government through notification and outreach programs such as public meetings and workshops, information sessions, and pre-notification meetings and hearings at an early stage of the process, especially when dealing with issues of significant community impact.
- CE6.** Council shall explore the potential of new forms, techniques, and methods of public participation such as:
- a)** Digital visual model exercises;
 - b)** Guided site visits;
 - c)** Design charrettes;
 - d)** Drafting community character elements;
 - e)** Undertaking visioning processes with benchmarks;
 - f)** Proactive and aggressive advertising campaigns designed to solicit public involvement;
 - g)** Facilitated meetings and groups;
 - h)** Interacting with formal neighbourhood groups;
- i)** Involving youth in planning processes; and
- j)** Use of the internet, social media and Municipal web page.
- CE7.** Council shall encourage the identification and promotion of new opportunities for neighbourhood-based groups to contribute to the planning and development process.
- CE8.** Council shall encourage public attendance at Municipal Council and advisory committee meetings by various means such as notices in Municipally sponsored media.
- CE9.** Council shall make available on-line, in a timely manner, all approved and up to date minutes from Council and Advisory Committees. Council shall also make available Municipal bylaws including the Municipal Planning Strategy, Land Use Bylaw and Subdivision Bylaw and explanatory information to provide an opportunity for a more informed public.
- CE10.** Council shall investigate and put in place effective avenues for the communication of Municipal matters by such means as Municipal community notice boards in convenient locations, information posters in areas or locations frequently visited by the public, local, and provincial newspapers, and by making use of the municipal website and social media.
- CE11.** Council shall take measures to keep residents of the Municipality informed about planning, development, and community matters and how they may have input into the planning and other Municipal processes on a regular basis and at all stages of these processes.
- CE12.** Council shall include relevant planning related information in the quarterly municipal newsletter distributed to all East Hants households.
- CE13.** Council shall encourage and explore

means to involve youth in the planning and development of the Municipality.

- CE14.** Council shall encourage its Planning and Development Department to participate and make presentations whenever possible to the various schools regarding planning, development, and community issues at such events as career day, open houses, and geography or civic review days.
- CE15.** Council shall utilize the subdivision and building and development permit process as an important means to educate and make the public aware of planning, development, and community initiatives; projects; and applications through the use of information such as brochures and pamphlets.
- CE16.** *Council shall require public consultation, including a public information meeting, for any proposed development, whether as-of-right or through a planning application, on PID 45148111.*

Amendments to East Hants Official Community Plan

This subsection outlines policy direction statements for the Municipality in relation to public participation, consultation, and education and awareness. These policies, techniques, and strategies are designed to ensure the Community Plan keeps pace with the needs and desires of its residents.

Development Applications

Development applications, whether rezoning or development agreement proposals, usually involve changing or expanding the use of a property or structure. In evaluating such development applications, it is essential that the public be involved in the decision making process.

Policy Goal

Council's goal is to ensure optimum consulta-

tion, participation, education, and awareness with the public and particularly those viewed as stakeholders, *including abutting municipalities*, in relation to any development application.

Policy Statements

- CE17.** Council shall, when considering amendments to the Land Use Bylaw, Subdivision Bylaw or approval of a development agreement, require the following:
- a) Council shall, upon receipt of an application other than an unsubstantial development agreement amendment, place a notice in the newspaper & online.
 - b) Council shall mail to all property owners *and residents* within 300 m of the proposed rezoning or development agreement application, a letter outlining the date, time, and location of any public information meetings and/or public hearing. *Council may extend the notification distance greater than the 300 m.* The notice shall also appear in an area newspaper to meet notification requirements of the MGA and on the municipal website in advance of the meeting and shall include the time and place of the meeting and where further information can be obtained.
 - c) Following *the initial report for First Reading of* a Land Use Bylaw or Subdivision Bylaw amendment; ~~or~~ Initial Consideration of a development agreement; *or following a public information meeting, where one is required*, a questionnaire shall be sent to each owner *and resident* of a property within 300 m of the subject property. *Council may extend the notification distance greater than the 300 m.* The questionnaire package shall be accompanied by a prepaid self-addressed return envelope and

provide a copy of Staff's preliminary report on the application **or a summary of the application**. The questionnaire shall seek the property owner's **and resident's** initial opinion on the application. Council shall consider all questionnaire results before approving or rejecting the application.

CE18. Amendments to the Subdivision Bylaw or Land Use Bylaw, which are not site-specific, shall not require a questionnaire but will require an initial notice and public hearing notice published using an area newspaper and municipal website. In addition, notices shall be sent to any identified stakeholders and adjoining municipalities as deemed appropriate.

CE19. *Where Council determines that an application has the potential for significant community interest, Council may require a public information meeting be held.*

CE20. *Council shall engage with an abutting municipality, by requesting comments, where a proposed rezoning or development agreement application subject property is within 300 m of the municipal boundary. Details of any public meetings shall also be provided to the same abutting municipality. Council may extend the notification distance greater than 300 m.*

Amendments to the Municipal Planning Strategy

This Municipal Planning Strategy was adopted by Municipal Council to guide land use and community development for the Municipality of East Hants over the next decade and beyond. In creating the Strategy, the Municipality undertook an extensive plan review process and accompanying public participation program.

This effort was designed to reflect the wishes and desires of East Hants residents and

how they want to see their community and Municipality develop. Therefore, apart from minor revisions, amendments to this Strategy should be reviewed with as much public input as possible.

Policy Goal

Council's goal is to achieve orderly and economic growth for compact and complete communities with sensitivity to the environment by following this Municipal Planning Strategy and achieving optimum public involvement. Amendments to the Municipal Planning Strategy are only to be considered if the changes will, in Council's opinion, bring significant benefit to the Municipality.

Policy Statements

- CE21.** Council shall, when considering amendments to the East Hants Municipal Planning Strategy, require the following:
- a) Consultation requirements for Land Use Bylaw amendments, as outlined in this strategy, shall be followed.
 - b) In addition, the Planning Advisory Committee shall conduct at minimum one public information and input meeting on the proposed amendments prior to Council holding a public hearing, unless said amendments are housekeeping in nature.
 - c) Other consultation methods as deemed appropriate by Council such as design charrettes or organized site visits.

Disposal of Open Space Lands

Occasionally, it may be necessary or in the best interest of the Municipality to dispose of lands that are dedicated as open space. Opportunities may arise that requires lots to be configured to provide for better open space accessibility. The *Municipal Government Act* provides a method of how Municipally owned open space shall

be disposed of, Council has further expanded the public participation requirements for the disposal of open space lands so that residents have an opportunity to comment on the disposal of lands.

Policy Goal

Council’s goal is to ensure consultation with residents in the subdivision where an open space parcel is being considered for disposal.

Policy Statement

CE22. Council shall, when considering the disposal of open space lands , require the following:

- a) Council shall, upon consideration of the disposal of an open space parcel, place a notice in the newspaper &

online, at least 14 days prior to the Council meeting where the disposal of open space is expect to be voted on, describing the location and reason for the disposal, and indicating the date, time, and location of the Council meeting.

- b) Council shall mail to all property owners within 300 m of the proposed open space parcel to be disposed of, a letter outlining the date, time, and location of the meeting where Council is expected to vote on the disposal of the open space parcel, the letter shall include the time, date and location of the meeting and where further information can be obtained.

Policy	Amendment Date	Description
CE16(c)	July 26, 2017	enabling a summary of the application to be mailed out



PART C REGIONAL PLAN - SECTION C1
Growth Management and
Infrastructure

SECTION C1

Growth Management and Infrastructure

One of the main goals of growth management in East Hants is to minimize or prevent urban sprawl. This is accomplished in two ways: by promoting a compact, contiguous form of urban development in the existing urban areas and by designating areas where future growth will occur. A growth management area is one implementation tool used to achieve a compact development form. Growth management boundaries have been established in existing urban areas, or areas where there is a concentration of development. Generally, development within a Growth Management Area is serviced by municipal water and wastewater infrastructure, as well as public road maintenance and other services. The exceptions to this include Milford, which is serviced with wastewater services only, and Mount Uniacke, which has on-site septic and water systems. The Mount Uniacke area has been designated as an unserviced Growth Management Area. By directing growth, Council will better manage the impact on existing communities and allow for a more efficient delivery of Municipal infrastructure and community services.

Policy Goal

It is a goal of Council to contain urban development within the areas where basic services such as water and wastewater facilities or road maintenance can be adequately and cost effectively supplied. Council's intent 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.

Policy Statements

- GM1.** Council shall establish Growth Management Areas for the purpose of containing urban development in the areas where water and wastewater services are available, and to optimize the density of development for maximum efficiency in providing services and infrastructure.
- GM2.** Growth Management Areas shall be identified where there is an existing serviced area or a significant concentration of development.
- GM3.** Council shall discourage development that requires or encourages urbanization of lands not designated as either Growth Management or Growth Reserve Areas.
- GM4.** Council shall not permit the use of on-site sanitary systems in all new residential development occurring within an identified serviceable boundary.

South Corridor & Commercial Growth Management Area

Policy Goal

Council's goal is to promote and encourage a combination of residential and commercial growth within the portion of the communities of Enfield, Elmsdale, Belnan, and Lantz where Municipal water and wastewater services are provided, and within identified commercial growth areas. Municipal Council intends to encourage infill development within this area to provide Municipal services and infrastructure in an efficient and cost-effective manner.

Policy Statements

GM5. Council shall identify and adopt a Growth Management Area for the areas of Enfield, Elmsdale, Belnan, and Lantz where Municipal water and wastewater services are available. This area shall be known as the South Corridor & Commercial Growth Management Area and is shown as Figure

3.1.

GM6. Council shall establish the South Corridor & Commercial Growth Management Area as the serviceable boundary for the communities of Enfield, Elmsdale, Belnan, and Lantz where Municipal water and wastewater services are available.

GM7. Council shall encourage both residential and commercial development within the South Corridor and Commercial Growth Management Area.

Milford Growth Management Area

Policy Goal

Council's goal is to promote and encourage a combination of residential and commercial growth within the portion of Milford serviced by Municipal wastewater services.

Policy Statements

GM8. Council shall identify and adopt a Growth



Figure 3.1

South Corridor & Commercial Growth Management Area



Figure 3.2
Milford Growth Management Area

Management Area for the area of Milford where Municipal wastewater services are available. This area shall be known as the Milford Growth Management Area and is shown as Figure 3.2.

- GM9.** Council shall establish the Milford Growth Management Area as the serviceable boundary for the community of Milford where Municipal wastewater services are available.
- GM10.** Council shall encourage both residential and commercial development within the Milford Growth Management Area.
- GM11.** Council shall consider completing a feasibility study of providing the Milford Growth Management Area with Municipal water services if development pressure warrants the study.

Shubenacadie Growth Management Area

Policy Goal

Council's goal is to promote and encourage a combination of residential and commercial growth within the portion of Shubenacadie serviced by Municipal water and wastewater services.

Policy Statements

- GM12.** Council shall identify and adopt a Growth Management Area for the area of Shubenacadie where Municipal water and wastewater services are available. This area shall be known as the Shubenacadie Growth Management Area and is shown as Figure 3.3.
- GM13.** Council shall establish the Shubenacadie

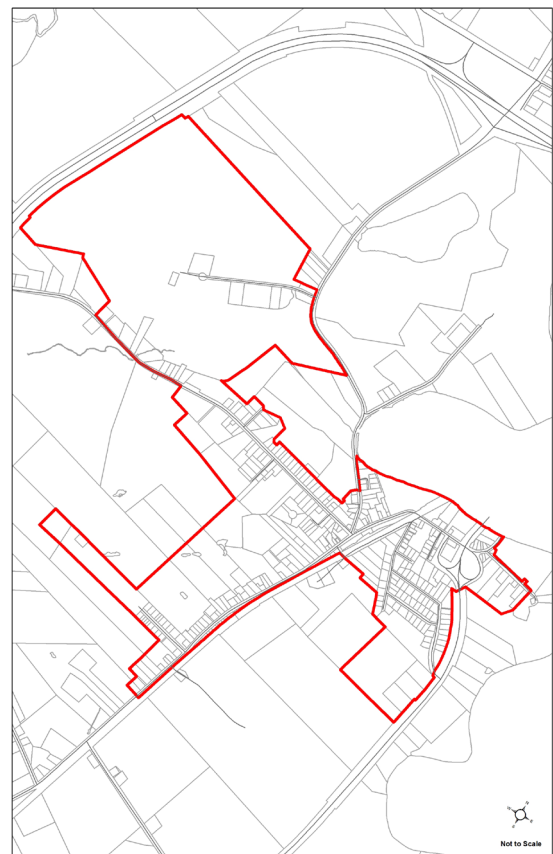


Figure 3.3
Shubenacadie Growth Management Area

Growth Management Area as the serviceable boundary for the community of Shubenacadie where Municipal water and wastewater services are available.

GM14. Council shall encourage both residential and commercial development within the Shubenacadie Growth Management Area.

Mount Uniacke Growth Management Area

Policy Goal

Council's goal 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 purpose of the Mount Uniacke Growth Management Area is unique in that it is intended to act as both a growth management area and growth reserve area simultaneously. Sidewalk construction is not required in the Mount Uniacke Growth Management Area as Municipal water and wastewater services are not installed. Road paving is required to reduce the occurrence of problems experienced in the past and to improve level of service to residents.

Policy Statements

GM15. Council shall identify and adopt a Growth Management Area for the Mount Uniacke area. The Mount Uniacke Growth Management Area is shown as Figure 3.5.

GM16. Council shall encourage both residential and commercial development within the Mount Uniacke Growth Management Area.

GM17. 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

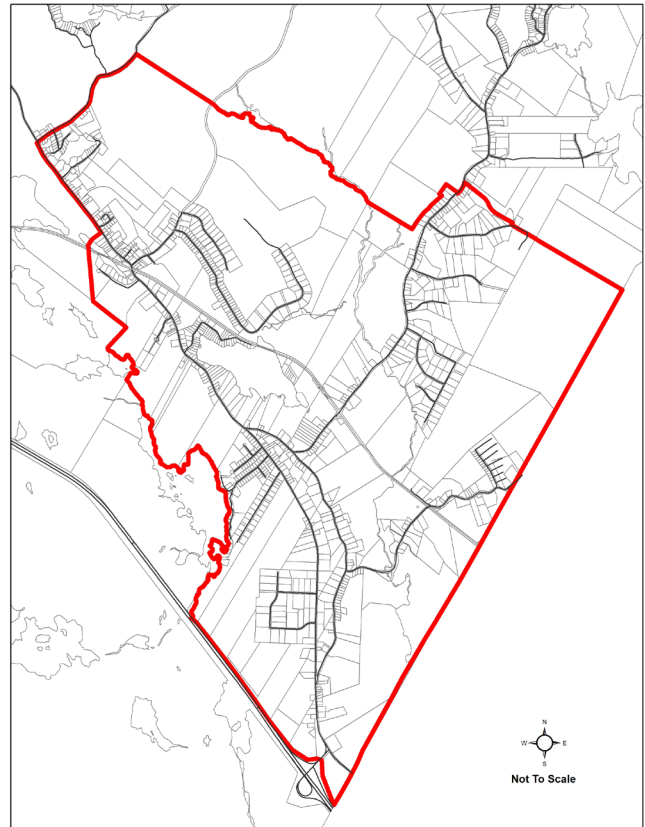


Figure 3.4
Mount Uniacke Growth Management Area

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.

Future Urban Development

The effective management of urban growth requires an awareness of where both short-term and future development is likely to occur based on existing development patterns. In reviewing existing development patterns in East Hants, and considering a number of growth management issues, Growth Reserve Areas have been identified. Growth Reserve Areas are not yet developed to the extent of the Growth Management Areas, however, should additional land be needed for urbanization, the Growth Reserve Areas will be ideally suited for development. The Growth Reserve Areas also provide for the logical expansion of services in a cost effective and efficient manner.

The Growth Reserve Areas are intended to be developed only at a point when the Municipality requires additional land for development. The critical factors in achieving this goal will be policies addressing the extension of water and wastewater services and transportation infrastructure. Without such policies, the spirit of growth management is virtually impossible to achieve.

By adopting Growth Reserve Areas and respecting their purpose, the Municipality is attempting to fulfill its obligation to the residents of East Hants to ensure the sustainability of the Municipality and its communities. A growth management approach to development allows for the natural progression of growth while protecting the inherent integrity of the Municipality.

Growth Reserve Areas

Policy Goal

It is the goal of Council to designate portions of land where future urban development will be directed and accordingly, where Municipal services and infrastructure may eventually be provided. These Growth Reserve Areas are considered to have the highest and most logical potential for future residential and commercial development.

Policy Statements

- GM18.** Council shall establish Growth Reserve Areas for the purpose of directing future growth into appropriate areas for future residential or commercial development.
- GM19.** Council shall limit development in the Growth Reserve Areas to prevent sprawl which will make it difficult and costly for the Municipality to service the Growth Reserve Areas in the future.
- GM20.** Council shall restrict extensive development that requires or encourage the urbanization of lands within the Growth Reserve Areas until one or all of the following conditions are present:
- a) The development density of the Growth Management Areas reaches the desired capacity, as determined by the study requirement outlined in the policies for Growth Management Area and Growth Reserve Area Expansion;
 - b) It is in the significant overall best interest of the Municipality to extend services into a Growth Reserve Area; or
 - c) The Municipality and its taxpayers can absorb the costs for providing water and wastewater services in the Growth Reserve Area.
- GM21.** Council shall regulate the pattern of development in the Growth Reserve

Areas to accommodate future urban development and to keep intact large parcels of land that would permit an efficient method of providing Municipal water and wastewater services in the future. Council shall regulate, through the Land Use Bylaw and Subdivision Bylaw:

- a) Lot size;
- b) Lot frontage;
- c) Location of structures on a lot;
- d) The number and type of new roads permitted.

Belnan Growth Reserve Area

Policy Goal

Council's goal is to allocate a portion of Belnan to accommodate future residential growth.

Policy Statements

GM22. Council shall identify and adopt a Growth Reserve Area for a portion of Belnan, north of Highway 102, as identified in Figure 3.6.

Grand Lake/Horne Settlement Growth Reserve Area

Policy Goal

Council's goal is to allocate a portion of Grand Lake/Horne Settlement to accommodate future residential and commercial growth.

Policy Statements

GM23. Council shall identify and adopt a Growth Reserve Area for a portion of Grand Lake/Horne Settlement, north of Highway 102, as identified in Figure 3.7.

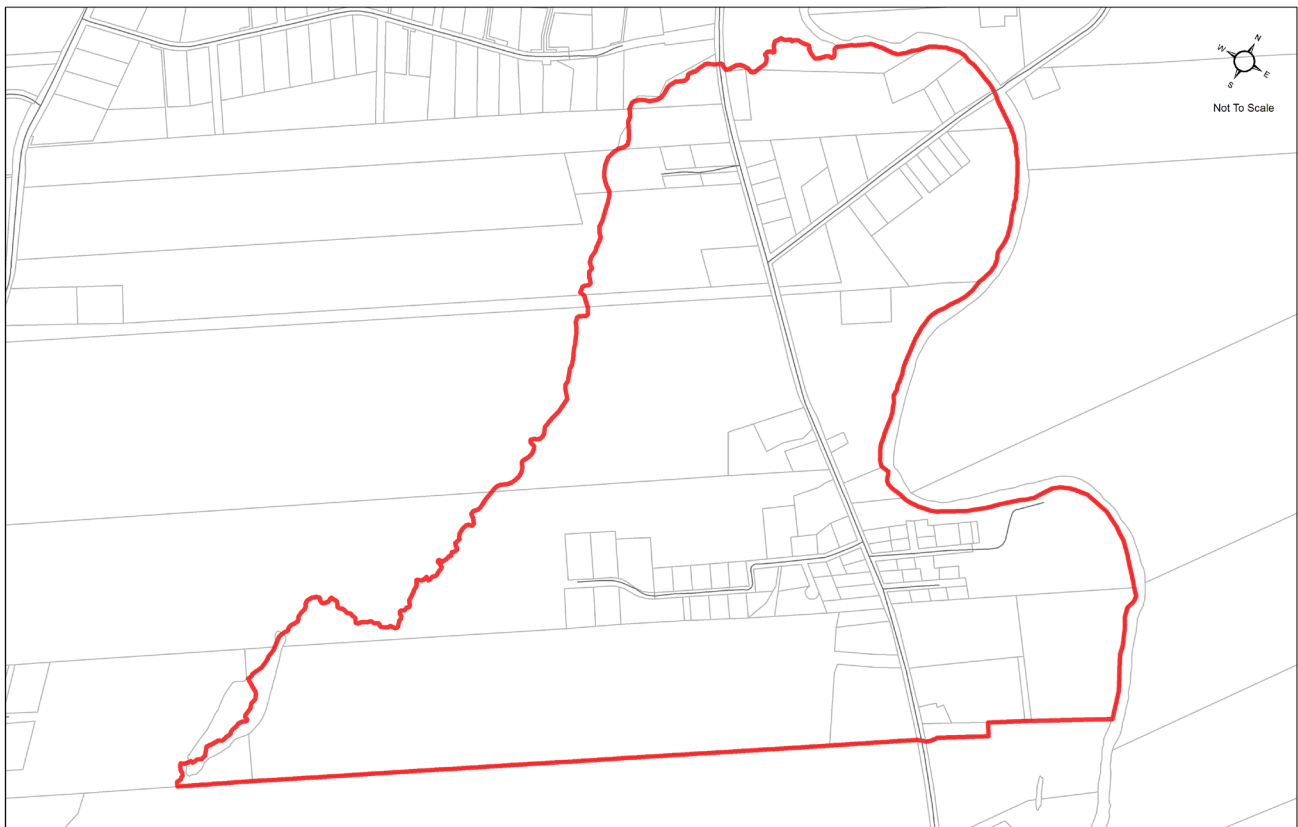


Figure 3.6

Belnan Growth Reserve Area

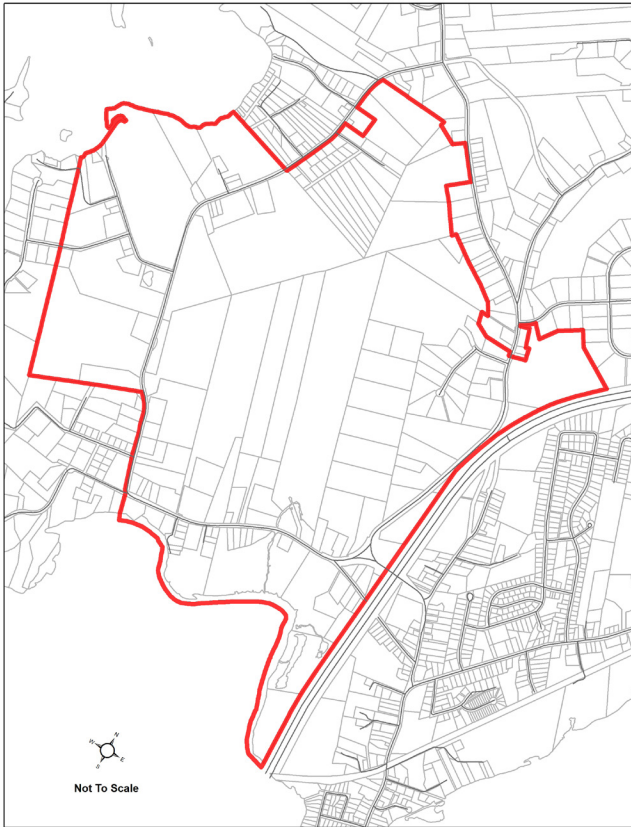


Figure 3.7
Grand Lake/Horne Settlement Growth Reserve Area

Lantz Growth Reserve Area

Policy Goal

Council's Goal is to allocate the remaining portions of Lantz, north of Highway 102, to accommodate future residential and commercial growth.

Policy Statements

GM24. Council shall identify and adopt a Growth Reserve Area for a portion of Lantz, north of Highway 102, as identified in Figure 3.8.

GM25. Council shall work with property owners in the Lantz Growth Reserve Area to create a Comprehensive Master Plan for the growth reserve area prior to any future development occurring.

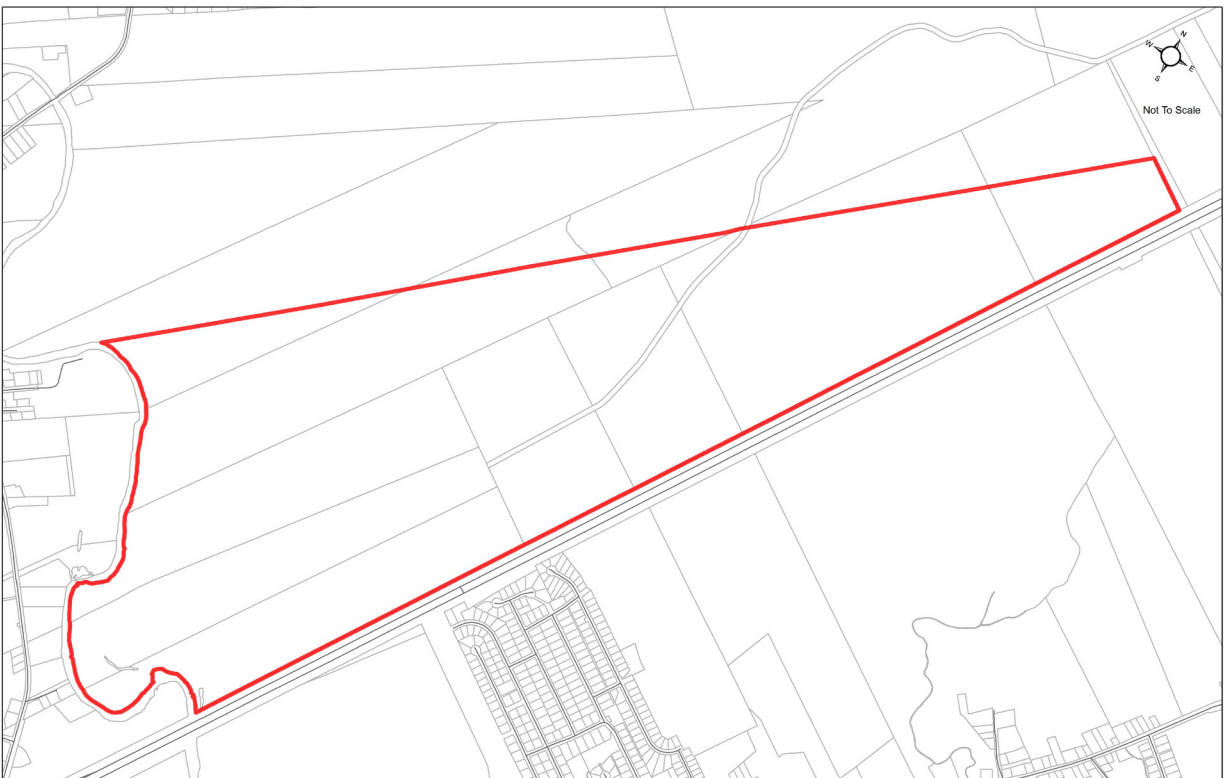


Figure 3.8
Lantz Growth Reserve Area

Growth Management Area and Growth Reserve Area Expansion

Policy Goal

Residential and commercial development is affected by a number of factors beyond the scope of planning. Council's goal is to provide for flexibility to review and modify Growth Management Areas and Growth Reserve Areas when it is determined to be in the best overall interest of the Municipality.

Policy Statements

GM26. Council may undertake a study to review the existing boundaries of the Growth Management Areas and Growth Reserve Areas as determined necessary.

GM27. To ensure all growth management boundaries and growth reserve boundaries are positioned to keep current with changing community needs, Municipal Council may expand or reduce existing boundaries, create new Growth Management Areas and Growth Reserve Areas, provided a detailed impact assessment study of the financial, social, environmental, and agricultural implications demonstrates it is in the overall best interest of the Municipality to do so. This study shall include, but is not limited to, the following requirements:

- a) Determine the population density within the Growth Management Areas, Growth Reserve Areas, and rural areas of the Municipality;
- b) Identify the remaining supply of serviced land and the anticipated rate of the consumption;
- c) Determine the desired density required to achieve optimal efficiency and cost effectiveness in the delivery of services and infrastructure;
- d) Determine the ability to provide "soft"

services such as schools, police, and fire protection;

- e) Identify the environmental impacts which may occur as a result of increased development activity;
- f) Determine the adequacy of transportation routes;
- g) Determine the ability to provide adequate recreation and open space opportunities;
- h) Identify the financial costs associated with modification of existing boundaries;
- i) Identify if the development pattern is desirable;
- j) Identify environmental considerations related to the long-term integrity of the water and wastewater;
- k) Identify the agricultural impacts, through an Agricultural Impact Study, where the proposed expansion or contraction of existing boundaries could involve or directly abut (excluding roads) Agricultural Reserve (AR) Zoned lands; and
- l) Identify the other planning related concerns as applicable.

Infrastructure Charges

Policy Goal

Council recognizes the significant costs of development as they relate to infrastructure, Council's goal is to minimize the impact of these costs on the existing users through infrastructure charges.

Policy Statements

GM28. Council shall require the costs and responsibilities of installing new water and wastewater services to be borne by the land developer to minimize the effects on

existing users,

GM29. With the intention of ensuring capacity is available for adjacent future development, Council shall institute an oversizing policy for Municipal infrastructure such as water and wastewater lines, through the provisions of the Municipal standards.

GM30. Council has adopted an Infrastructure Charges Bylaw and provisions within the Subdivision Bylaw with the intent of recovering the costs associated with the provision and maintenance of Municipal water and wastewater infrastructure. This Bylaw outlines infrastructure charges which shall apply to the subdivision of new lots and user fees which shall be applied when a change of use and/or the development of a vacant lot occurs.

Infrastructure

The policies of this section are intended to outline the Municipality's objectives relating to the provision of infrastructure in East Hants. In particular this section deals with communication towers and antenna and buried electrical and communication cables.

Council is expressing its desire to protect sensitive areas of the Municipality from communication towers and antenna by providing policy to encourage the locating of communication facilities in appropriate locations.

Council understands the advantages associated with the undergrounding of electrical and communication cables. Council also understands that there is an additional cost burden associated with the undergrounding of cables. The policy in this section sets out Council's direction for developers with regards to the undergrounding of cables.

Communication Towers and Antenna

Wireless communication, whether it is a cell phone, radio, or wireless internet, is playing an increasingly important role in the development of communities striving for sustainability and the ability to support modern business communication requirements into the future.

Applications for communication facilities fall under the jurisdiction of Industry Canada. Policies put into place by Industry Canada require that the proponent of a new communication or amended facility which is subject to federal approval must consult with the municipality and indicate whether the municipality agrees with the application. The consultation process is designed to allow

communities to influence the installation of a communication tower.

The purpose of this policy is to provide guidance for the siting of communication towers in East Hants and to create a clear procedure for public participation in the review of such proposals.

Siting of Communication Towers and Antenna

The purpose of these policies are to establish general guidelines for the siting of towers and antennae. The policies will not have the status of a zoning bylaw nor do the criteria have the status of zoning regulations. These policies are intended to provide guidance and direction to staff when dealing with the siting of communication facilities. The ultimate regulatory authority for such facilities/structures lies with the governing federal body.

Policy Goal

Council's goal is to encourage new communication towers and antenna to be located away from the sensitive areas of the Municipality and to direct proponents of this infrastructure to locate in appropriate locations, as defined by the following policy.

Policy Statements

GM31. When considering proposals for the siting of communication towers and antennae, it shall be the policy of Council to promote the following objectives:

- a)** To protect residential areas and land uses by encouraging stealth tower design, location choice, tower height and landscaping to minimize the visual and aesthetic impacts;
- b)** To protect residential areas and areas with an institutional use, If a tower is to be located on land zoned R1, R2 or IU, proponents are encouraged to set back the tower a distance of twice the tower height from the property boundaries;

- c) To encourage the protection of those areas important to tourism in East Hants including but not limited to Burntcoat Head, Maitland, Views to and from the Fundy Shoreline, Uniacke Estates, Courthouse Hill and the Walton Lighthouse;
- d) To provide for wireless telecommunications facilities in order to promote economic development and meet the business and safety needs of residents and the traveling public;
- e) To promote and encourage co-location on existing and new towers as an option rather than construction of additional single-antenna towers, and to reduce the number of such structures needed in the future; and
- f) Where new towers are required, to encourage the siting of these towers in existing commercial and industrial zones in East Hants including the Business Park (BP) and Highway Commercial (HC) zones.

Notification Requirements for Communication Towers and Antenna

All communication facilities that are not otherwise exempted with CPC-2-0-03, as amended from time to time, require a license from Industry Canada, including alterations or additions to existing facilities, shall notify East Hants in writing.

Policy Goal

Council's goal is to encourage an open and transparent consultation process for new communication towers and antenna in residential areas of the Municipality. Council's goal is also to make the process easier when siting communication towers and antenna in the business parks to encourage proponents to site in these locations.

Policy Statements

- GM32.** It shall be a policy of Council to require communication proponents to follow the notification and submission requirements of Industry Canada as required in CPC-2-0-03 as amended from time to time, unless otherwise required by policy within this East Hants Municipal Planning Strategy.
- GM33.** It shall be the policy of Council to not require any public consultation for proposed telecommunication and broadcasting antenna systems to be located on a site zoned Business Park (BP).
- GM34.** It shall be the policy of Council to require telecommunication and broadcasting antenna system proponents to hold a public meeting within the community of a proposed new tower and significant alteration to an existing tower, unless exempt by CPC-2-0-03 as amended from time to time, if that tower is to be located in a residential zoned neighbourhood, in the Growth Management and Growth Reserve Areas. The public consultation process shall include:
 - a) The proponent will distribute a notice to those property owners within 300 m of the property where the proposed tower is to be located;
 - b) If an adjacent Municipality falls within the notification area, a notice is to be sent to the adjacent Municipality;
 - c) A sign shall be erected by the applicant on the proposed site a minimum of two weeks prior to the public meeting and shall include the meeting details and contact information for both the applicant and East Hants;
 - d) A notice of the public meeting will be published in a local newspaper, by the proponent, a minimum of two weeks prior to the meeting;

- e) Notification of the date, time and location of the public meeting shall be provided to East Hants a minimum of two weeks prior to the meeting;
- f) At the meeting the proponent will explain the application and hear the concerns expressed by the public; and
- g) Following the meeting the applicant must submit to Municipal Staff, in writing, the concerns expressed by the public and how the applicant intends to address these concerns.

cables are vulnerable to damage from weather and accidents. They also obstruct workers trimming street trees and are generally considered unattractive. Moving them underground makes for attractive streetscapes, allows more urban forest cover, and improves the reliability of service.

Policy Goal

Council’s goal is to encourage the undergrounding of electrical power and communication cables to protect and enhance the visual character of the Municipality.

Electrical and Communication Cables

Undergrounding refers to the replacement of overhead cables providing electrical power or telecommunications, with underground cables. Overhead power lines and telecommunications

Policy Statements

GM35. Council may consider future amendments to the Subdivision Bylaw to require the underground placement of some or all electrical and communication lines within street right-of-ways.

Policy	Amendment Date	Description



SECTION C2

Healthy Public Realm

SECTION C2

Healthy Public Realm

East Hants' neighbourhoods are the places where residents live, work and play. How we design our neighbourhoods plays a major role in our health and well-being. Land use decisions such as zoning, transportation systems and neighbourhood design significantly influence health.

For instance, the distances and mode people use to travel to work, the availability of healthy food options in a community, or the safety of a park, can promote good nutrition, physical activity and increase leisure time.

Healthy neighbourhoods are complete, having a range of land uses; compact, and connected to enable active transportation.

Policy Goal

Council recognizes the effect that land use and development has on the health of it's residents. Council shall consider opportunities to minimize social and environmental impacts and improve the health and safety of the municipality.

Policy Statements

HR1. Council recognizes the five pillars of healthy community design as:

- a) **Healthy Neighbourhood Design:** Neighbourhoods where people can easily connect with each other and with a variety of day-to-day services.
- b) **Healthy Transportation Networks:** Safe and accessible transportation

systems that incorporate a diversity of transportation modes and place priority on active transportation such as cycling and walking.

- c) **Healthy Natural Environments:** A built environment where natural environments are protected and natural elements are incorporated, and are accessibly experienced by all.
- d) **Healthy Food Systems:** A built environment that can support access to and availability of healthy foods for all.
- e) **Healthy Housing:** Affordable, accessible, and good quality housing for all that is free of hazards and enables people to engage in activities of daily living while optimizing their health.

HR2. Employ appropriate setback requirements to minimize land use conflicts for development adjacent to industrial corridors such as railways, pipelines, and other energy-generation facilities and other features, where required.

HR3. Council shall consider the impact of new development on emergency response infrastructure.

HR4. Council shall encourage school boards and developers to locate schools such that the safety and level of activity of children is optimized, and walking to school is a viable option for residents.

HR5. Council shall encourage community projects which have the potential to improve health through improvements to the built environment.

MUNICIPAL PLANNING STRATEGY - OFFICIAL COMMUNITY PLAN

Policy	Amendment Date	Description



SECTION C3

Urban Design & Community Character

SECTION C3

Urban Design & Community Character

The Village Core Zone was established in 1991 and was expanded upon with the adoption of the 2000 East Hants Official Community Plan. Policies were developed to address the overall quality of the development and the built environment in this zone. The protection and enhancement of the Village Core as a commercial “anchor” for the community is addressed by establishing basic urban design principles for community growth and by adopting design standards for new development.

The village cores typically consist of businesses with small footprints with local businesses catering to the public. In order to increase pedestrian activities in the cores, which will increase the volume of people on the streets and visiting these businesses, improvements are required to be made to the village cores. Design requirements as well as municipal investment in the streetscape will help to ensure well designed Village Cores, thereby increasing economic activity in these areas.

VC - Village Cores Policy Goal

Council’s goal is to take measures to protect the current and future viability and identity of the existing village commercial centers by ensuring that small-scale commercial development is

focused in the Village Core Zones. In order to enhance the role of the Village Core as an essential provider of goods and services within the community and to protect the existing built and natural character of the area.

- UD1.** Council shall establish the Village Core (VC) Designation for the purpose of allowing for a diverse mixture of retail, service, business, and residential uses in an environment serving both pedestrian and vehicle needs within an aesthetically pleasing, socially interactive streetscape serving both a local and a community-wide population.
- UD2.** Council shall implement the Village Core (VC) Designation through the Village Core (VC) Zone and that the purpose of the VC Zone is to allow for an appropriate intensity and diversity of commercial and residential development within an environment enhanced through design standards for buildings and sites, thus contributing to an attractive urban environment.
- UD3.** Council shall apply the Village Core (VC) Zone to the geographically defined village centers of Elmsdale, Enfield, Shubenacadie, Lantz, Mount Uniacke, and two areas in Milford, as indicated on the official Generalized Future Land Use Maps and Land Use Bylaw Zoning Maps.
- UD4.** Council shall establish provisions for the Village Core (VC) Zone under the Land Use Bylaw, including requirements for permitted uses, lot coverage and area, frontage, yard setbacks, height and floor area, storage, and above ground

residential use, minimum and maximum residential units, landscaping, parking, and building and site design.

- UD5.** Council shall adopt architectural and site design standards, for new buildings and alterations and additions to existing buildings within the Village Core (VC) Zone pursuant Form-Based Zone Requirements for the Village Core (VC) Zone of the Land Use Bylaw. Requirements will address building form, parking, landscaping, signage, walkways, established setback lines, site design, storage and display, and accessory buildings. These design requirements are a type of Form-Based Code sculpted to ensure the consistency of building, site and signage standards within a village core.
- UD6.** Council shall establish the Village Core (VC) Zone as site plan areas for the purpose of improving the overall quality and appearance of the development.
- UD7.** Council shall not require site plan approval where one commercial use is replaced with another commercial use of the same type of occupancy, unless that commercial use has not occupied the commercial space for longer than two years.
- UD8.** Council shall not require site plan approval where renovations are occurring for an existing single unit or two unit dwelling.
- UD9.** *Council shall not require site plan approval where a residential use is replacing a commercial use in a building that was originally constructed as a residential building.*
- UD10.** *In order to encourage the preservation of historic buildings, where the Heritage Coordinator determines that an existing building has historical relevance, the gross floor area of the building deemed to have historical importance shall not be counted towards the total gross floor area or commercial floor area of the site.*
- UD11.** Council shall require that no development permit shall be issued in the Village Core (VC) Zone unless all applicable standards under the Form-Based Zoning Requirements for the Village Core (VC) Zone of the Land Use Bylaw are met.
- UD12.** In order to encourage active Village Cores, Council shall consider ~~Multiple-Unit (R3) Zone~~ **multiple unit dwelling** uses with no ground floor commercial component with a minimum of 8 dwelling units and a maximum 12 dwelling units. Ground floor units have to be designed to allow for easy conversion to commercial uses.
- UD13.** Council shall permit the conversion of existing buildings into multiple unit residential buildings with 10 units or less in the Village Core (VC) Zone.
- UD14.** Council shall consider a mix of commercial and residential uses on the ground floor provided that commercial uses are located facing the street, in the case of flanking yards commercial uses must front both streets.
- UD15.** Council shall consider ~~Multiple-Unit Residential (R3) Zone~~ **multiple dwelling unit** uses in excess of 12 units and up to a maximum of 20 dwelling units per 0.5 ha in the Village Core (VC) Zone by development agreement only, pursuant to the Village Core Form-Based Zone Requirements and to all applicable criteria under the implementing policies.
- UD16.** Council shall consider single use commercial uses in excessive of ~~230- m^2~~ **400 m^2** by development agreement, pursuant to the Village Core Form-Based Zone Requirements and to all applicable implementing policies.
- UD17.** Council shall consider the following by development agreement in the Village Core (VC) Designation, subject to the criteria of the implementing policies

and the Village Core Form-Based Zone Requirements:

- a) VC uses beyond 835 m² of gross floor area;
- b) Major and minor drinking establishments;
- c) Automobile service stations and drive-thru restaurants are required to conform with the Village Core Form-Based Zone Requirements; and
- d) ~~Institutional uses~~ **Places of worship and public buildings** that do not meet the Form-Based Zone Requirements but will contribute to the vitality and overall goal of VC Zone.

UD18. Council shall permit all existing single unit or two unit dwellings in the VC Zone to be renovated and enlarged, no new single unit dwellings shall be permitted, unless the single or two unit dwelling is located on a flag lot and is located to the rear yard of an existing commercial structure facing the 'main' street.

UD19. In order to encourage ground floor commercial development Council shall permit the Development Officer to consider zoning bonuses related to height requirements of buildings in the VC Zone.

UD20. Council shall use the North American Industry Classification System (NAICS) 2012, or the most updated version thereof, general use groups and descriptions as the official listing for permitted uses in the Village Core Zone, unless otherwise indicated in the applicable zone, and furthermore, the Development Officer shall use the complete (NAICS) to identify and further clarify specific permitted uses.

UD21. Council shall utilize site plans in the Village Core (VC) 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 or signs or sign structures.
- l) **The design and layout of the building(s).**
- m) Provisions for the maintenance of any of the items referred to in this Section.

UD22. ***In order to address on-site parking challenges in Shubenacadie, Council shall enable alternative parking requirements for areas of the Village Core (VC) Zone.***

MC - Mixed Use Centre Policy Goal

Council's goal is to foster a consistent, walkable medium-scale growth pattern in Enfield's growing mixed use centre. ~~While commercial development is not required in the ground floor of developments in this designation, developments which have commercial potential at grade as well as dwellings will be permitted to have an additional storey of development compared to other building types in the area.~~ **To foster mixed used development, commercial space will be required on ground floors of new buildings.**

In the past, Council has permitted a number of developments in this area by comprehensive development district, or development agreement. This policy aims to bring predictability, and enact urban design requirements to enable a walkable, human-scaled, mixed use main street centre.

Policy Statements

UD23. Council shall establish the Mixed Use Centre (MC) Designation for the purpose of allowing for a diverse mixture of medium-density commercial business, and residential uses in an environment serving both pedestrian and vehicle needs within an aesthetically pleasing, socially interactive streetscape serving both a local and a community-wide population.

UD24. Council shall implement the Mixed Use Centre (MC) Designation through the Mixed Use Centre (MC) Zone and that the purpose of the (MC) Zone is to allow for an appropriate intensity and diversity of commercial and residential development within an environment enhanced through design standards for buildings and sites, thus contributing to an attractive urban environment.

UD25. Council shall apply the Mixed Use Centre (MC) Designation & Zone to the communities of Elmsdale & Enfield as indicated on the Official Generalized

Future Land Use Maps and Land Use Bylaw Zoning Maps.

UD26. Council shall maintain a positive urban residential character, and streetscape in the Mixed Use Centre (MC) Zone through requirements regarding the following matters: minimum lot sizes, frontage requirements, build-to-area requirements, stepback 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.

UD27. Council shall adopt architectural and site design standards, for new buildings and alterations and additions to existing buildings within the Mixed Use Centre (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. These Form-Based zoning requirements are to ensure the consistency of building, site and signage standards within a zone.

UD28. Council shall regulate height restrictions in the Mixed Use Centre (MC) Zone ~~by building typology, and the incorporation of commercial development potential at grade.~~ **and will enable different height limits in different areas of the Mixed Use Centre Zone where deemed appropriate to foster compatibility with surrounding uses.**

UD29. Council shall consider multiple building development proposals in the Mixed Use Centre (MC) Zone subject to design requirements created to ensure adequate spacing between buildings.

UD30. Council shall consider Two Dwelling Unit Residential (R2) Zone and Townhouse (R2-T) Zone uses subject to the requirements of those zones in the Mixed

Use Centre (MC) Zone. No site plan application is required for these forms of development.

UD31. Council shall consider uses by site plan approval within the Mixed Use Centre (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 Mixed Use Centre (MC) Zone:

- a) Two Dwelling Unit Residential (R2) Zone Uses
- b) Lawfully Existing Uses
- c) Open Space (OS) Zone Uses

UD32. Council shall consider the following by development agreement in the Mixed Use Centre (MC) Designation, subject to the criteria of the implementing policies:

- a) Drinking establishments, major (Cabaret or Lounge)
- b) Developments having more than the maximum number of primary buildings permitted.
- c) Drive-thru restaurants
- d) Institutional uses that do not meet the form-based zone requirements but will contribute to the vitality and overall goal of MC Zone.

UD33. Council shall utilize site plans in the Mixed Use Centre (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 or signs or sign structures.
- l) Provisions for the maintenance of any of the items referred to in this Section.

Walkable Comprehensive Development District (WCDD) Designation

Meeting the challenges faced by a growing community such as East Hants requires innovation and flexibility. This can be achieved through the Comprehensive Development District (CDD) and development agreement process. 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 CDD process will also enable the Municipality to negotiate and implement urban design principles for large developments. Due to their size, these developments have the potential to shape the character of their communities.

Policy Goal

Council's goal is to establish an avenue for the consideration of relatively large scale mixed use and phased development proposals using the Comprehensive Development District tool. These developments should create a 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.

UD34. Council shall establish the Walkable Comprehensive Development District (WCDD) Designation with the intention of designating specific large parcels of land as described in this Strategy. Permitted within each WCCD site will be the ability implement a variety of land uses, including residential development comprised of varying densities, and institutional, open space and commercial uses.

UD35. Council shall consider the enactment of the Walkable Comprehensive

Development District (WCDD) provisions as outlined in this section for specified sites. The sites below shall be designated and zoned Walkable Comprehensive Development District (WCDD).

- a) Lands of Clayton Developments Ltd., Lantz. Lands of approximately 103 ha around the area of the East Hants Sportsplex and the Maple Ridge Elementary School.
- b) Lands of Armco Developments Ltd., Lantz. Lands of approximately 159 ha at the northeast end of the district of Lantz between Highway 102 and Highway 2.

UD36. Council shall consider the enactment of the Walkable Comprehensive Development District (WCDD) provisions as outlined in this section for specified sites. The sites ~~below~~ **identified on the Generalized Future Land Use Maps** shall be designated Walkable Comprehensive Development District (WCDD) and the existing zoning shall remain in place until such time as the landowners come forward with a proposal to enable the Walkable Comprehensive Development District (WCDD) Zone through a development agreement.

- a) ~~Lands surrounding the Enfield District Elementary, Enfield. Lands of approximately 45 ha adjacent to the White Estates, Kali Lane, and MacMillan Manor Developments in Enfield.~~
- b) ~~Lands adjacent to the Milford Middle School, Milford. Lands of approximately 65 ha adjacent to the Milford Middle School between Highway 102 and Highway 2.~~
- c) ~~Lands Adjacent to Elmwood Estates, Elmsdale. Lands of approximately 37 ha located between Highways 2 and 102.~~
- d) ~~Lands of approximately 80 ha, located between Mitchell Road, Mill~~

Village Road and Highway 102 in Shubenacadie.

UD37. 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 WCDD

Policy Goal

To clearly outline criteria for the consideration of development agreements in Walkable Comprehensive Development District (WCDD) areas, to ensure the best interests of the Municipality and the community are protected, and to ensure the proposed development within Walkable Comprehensive Development District (WCDD) areas is appropriate in terms of its timing, content, appearances, and design. Finally, to ensure that the proposed WCDD is a human-scaled, mixed use development, supportive of visual variety and interest for active transportation users.

Policy Statements

UD38. Council shall consider entering into a development agreement for a WCDD in satisfaction of the following policies.

UD39. Council shall not consider Mini-home communities within the WCDD Zone or designation to be compatible with the residential character of those areas.

UD40. Council shall consider entering into a development agreement for an WCDD where the WCDD is consistent with the intent and policies of the Municipal Planning Strategy and no one development within the WCDD shall compromise or overwhelm the walkable, mixed use residential development focus of the WCDD.

UD41. Council shall consider entering into a

development agreement for a WCDD where the WCDD 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 proposed, expanded, or improved Municipally approved central water and wastewater systems to support the WCDD.
- c) The adequacy of existing and proposed active transportation and automobile distribution networks within and adjacent to the WCDD, 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.
- d) The adequacy of school, recreation, and community facilities to accommodate development.
- e) The potential for the development to landlock or reduce subdivision potential of adjacent parcels.

UD42. Council shall consider the extent to which the proposed phased development provides for efficient pedestrian movement into, out of, and within the development, especially between commercial and residential neighbourhoods.

UD43. Council shall consider the extent to which, where applicable, proposed pedestrian routes link up with existing sidewalks, active transportation routes and walking trails on abutting lands to provide for a cohesive network of same.

UD44. Council shall consider the relative comfort and design of streets and buildings to promote a development conducive to active transportation by means of human-scaled developments, visual variety and interest for active



transportation users.

UD45. Council shall require that the development of any Walkable Comprehensive Development District (WCDD) 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 WCDD site.
- b)** The general phasing of the development relative to the distribution of the specific land uses within all or a portion of the WCDD 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; and stormwater controls;

- e)** Matters regarding subdivision of lands within the WCDD 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 WCDD, uses adjacent to the WCDD, 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.

General Development Policies

Outdoor Storage & Display Policy Goal

Outdoor storage or outdoor display is a necessary component for some businesses.

Some commercial and industrial uses, such as car dealerships and lumber yards, require large quantities of storage space. It is not economical to construct large buildings for the storage of these goods, and outside storage is often the only alternative.

Outdoor storage is highly land consumptive and may be aesthetically unpleasing, therefore it will be regulated in size or limited to certain zones.

Policy Statements

UD46. Council shall limit outdoor storage within certain zones, and may place regulations regarding outdoor storage.

UD47. Council shall limit outdoor display within certain zones, and may place regulations regarding outdoor storage.

Signs

Policy Goal

Signs have an impact on the appearance of communities. Signs can also create safety hazards by interfering with visibility and regulatory signage. Signs will be regulated by the Municipality in order to mitigate negative

impacts of signs on community character.

Policy Statements

UD48. Council shall establish regulations in the Land Use Bylaw regarding the type, number, size and location of signs.

UD49. Council shall establish regulations regarding the illumination of signs, and digital signs.

Parking

Policy Goal

The automobile continues to be the dominant mode of transport in East Hants. To ensure the orderly development of the municipality Council shall regulate off-street parking for new development.

Policy Statements

UD50. Council shall establish parking requirements within the Land Use Bylaw which will require minimum on-site parking based on land use type and intensity.

UD51. Council shall establish minimum specifications for off-street parking areas.

UD52. Council shall establish landscaping requirements for off-street parking areas.

UD53. Council shall require that all development proposals that may impact vehicle access to a public street be subject to the approval of the Municipal Engineer, or the provincial traffic authority.

Policy	Amendment Date	Description
UD10, UD13, UD16, UD33	July 26, 2017	Amendments Part of the one year review.



SECTION C4

Transportation

SECTION C4

Transportation

The way people move around East Hants contributes greatly to residents' quality of life and how the Municipality grows.

Mobility patterns will likely change as East Hants residents adapt to growth, respond to congestion, and address sustainability and technology changes. Ensuring inviting, connected, accessible mobility routes within the municipality depends upon efficient land use and careful planning.

Policy Goal

Council recognizes that the design and construction of roads has a direct impact on the visual character and the function of a community and therefore shall take measures to ensure that roadway design is sensitive to pedestrian safety and comfort, environmental integrity, aesthetic character and human scale of the community.

Council recognizes that transportation infrastructure largely determines future development patterns.

Active Transportation Policy Goal

The street network forms the backbone of East Hants' transportation system both for automobile use as well as active transportation.

Active transportation (AT) refers to all human powered modes of transportation, including walking, cycling, skate boarding, rollerblading, skiing, and more. Active modes of transportation provide people with improved mobility, and help strengthen the overall livability of a community

due to the wealth of environmental, health, social, and economic benefits that they provide.

Policy Statements

- TS1.** Council shall maintain and upgrade sidewalks and pedestrian walkways within the municipality, as necessary, to provide for safe and convenient pedestrian movement.
- TS2.** Council shall require developers to construct new sidewalks and walkways, as set out in the Subdivision Bylaw and Municipal standards, in order to provide pedestrians with continuous, integrated sidewalks and walkways for access to public facilities, shopping areas and residential neighbourhoods throughout the Municipality.

Transportation Classification Policy Statements

- TS3.** Council shall update and maintain Appendix B - Street Classification to identify the function and level of service required for all Municipal streets.
- TS4.** Council shall to update and maintain Appendix B - Street Classification to identify planned future collector and arterial streets. Further, Council shall require that all future street extensions are constructed in a manner that is consistent with the Subdivision Bylaw and the Municipal standards.
- TS5.** Council shall adopt a road hierarchy system according to road function and shall classify roads as outlined in Appendix B - Street Classification.



Transportation connectivity Standards Policy Goal

Street connectivity is the quantity and quality of connections in the street network. As a growing area, East Hants must maintain an efficient street network to manage transportation demands. East Hants will manage street connectivity by discouraging the use of cul-de-sacs, limiting the length of blocks, and encouraging the development of an interconnected rectilinear street system in new development.

East Hants has taken a progressive approach in its approach to private road developments. Many residents live on private roads and 13 Associations have maintenance agreements with the Municipality.

Policy Statements

TS6. Council shall require developers to

construct streets within new subdivisions in accordance with the street connectivity standards referred to in the Subdivision Bylaw, to promote convenient, efficient and safe traffic patterns.

- TS7.** Council shall discourage the development of new cul-de-sacs and deadends, except where geographical or environmental constraints require them, to improve traffic flow and walkability.
- TS8.** Council shall limit the size of future residential street blocks, in accordance with the Subdivision Bylaw and Municipal standards, to promote efficient development patterns and a walkable, permeable transportation network.
- TS9.** Council may require, where feasible, right-of-ways to be reserved for arterial and collector streets, in accordance with the Subdivision Bylaw, when land is being subdivided within the Municipality pursuant to Section 271 of the *Municipal*

Government Act. The location shall be determined by the Municipal Engineer, in consultation with the Planning Department, at the time of subdivision.

- TS10.** Council shall endeavour, where practical to improve the street connectivity of the existing street network, as part of future capital projects involving major road works.

Transportation Development Standards Policy Statements

- TS11.** Council shall require all new streets and extensions to existing streets to be constructed to standards referred to in the Municipality's Subdivision Bylaw and Municipal standards.
- TS12.** Council shall require developers to construct sidewalks along one side of all primary subdivision roads, on one side of all roads providing access to a subdivision, and along one side of all roads connecting to or extending from an existing road with an existing sidewalk, with the exception of:
- a) Permanent cul-de-sacs
 - b) Dead end or loop streets
 - c) Crescent streets having at most the lesser of 30 lots.
 - d) Roads within the Business Park (BP) Designation
- TS13.** Council shall adopt design and construction standards for sidewalks and walkways pursuant to the Municipal standards to ensure they are safe, comfortable, and visually attractive.
- TS14.** Council shall consider the construction of sidewalks along arterial and collector roads where a need has been identified, and furthermore Council shall negotiate with Nova Scotia Transportation and

Infrastructure Renewal where such negotiation would result in cost sharing for sidewalks.

- TS15.** Council shall require that developers construct road intersections and walkways at identified intervals in subdivisions to reduce long continuous roads and their associated problems.
- TS16.** Council shall require all new subdivision roads in the Growth Management and Growth Reserve Areas be built to public road standards as specified in the Municipal standards for paved roads. The cost of paving shall be the responsibility of the developer prior to final subdivision approval.
- a) The exception to this shall be the Regional Commercial (RC) Zone in Elmsdale.
- TS17.** Administration procedures, in relation to road paving requirements, including required time periods for paving, shall be specified in the Municipal standards.

Alternative Transportation Development Standards Policy Statements

- TS18.** Council may consider implementing traffic-calming measures to increase pedestrian safety and comfort and to reduce traffic congestion where a concerns have been identified.
- TS19.** Council shall encourage the construction of roads based on the principles of good civic design and innovative service standards including tree planting, landscaping, crosswalks, sidewalks, bicycle paths, median strips, and boulevards where appropriate.
- TS20.** Council shall consider alternative road design standards through the Development Agreement process on lands designated Walkable Comprehensive Development District

(WCDD) or Rural Comprehensive Development District (RCDD) where the form of the community would be enhanced and the function of the road would not be compromised.

Private Roads & Easements Policy Statements

- TS21.** Council may issue development permits for lots fronting on a private street or right-of-way in compliance with the requirements of the Municipal Subdivision Bylaw and the Land Use Bylaw.
- TS22.** Council shall develop design and construction standards for private roads in Municipal standards or Subdivision Bylaw.
- TS23.** Council shall permit lot subdivisions in the Regional Commercial (RC) Zone in Elmsdale, and Village Core (VC) Zone on private roads and right-of-way easements provided that:
 - a)** The private road and right-of-way easement are built to Municipal standards for paved roads.
 - b)** Such private roads shall be included on the site plan in accordance with the requirements of the Land Use Bylaw.
 - c)** Council makes this provision in recognition that it will allow for greater flexibility in the development and use of commercially zoned lands resulting in a more efficient land use pattern.

Transit

A transit service could enable the public to travel within East Hants but also provide a service to the Halifax Stanfield International Airport. In 2015 Council decided not to move forward with a transit service, at that time. In the future, demand for a transit service will grow as the population within East Hants increases and becomes more concentrated. Council could reconsider transit for East Hants.

Transit Orientated Development (TOD) includes good design, connectivity and walkability. This would be encouraged along the transit route and around key nodes which could include any fixed transit stops. Unlike other larger urban centres, to start with the benefits of TOD will not be fully realized. If and when approved by Council, transit for East Hants will be on a smaller scale than other larger urban areas. Over time however, as East Hants population grows, the benefits of TOD will also grow and the developments which encompass the principals of TOD will further support the transit system.

Policy Goal

Council recognizes that Transit Orientated Development supports a future potential transit system.

Policy Statement

TS24. Council may consider developing policies and design requirements to encourage Transit Orientated Development in the Enfield, Elmsdale and Lantz area of the Municipality.

Policy	Amendment Date	Description



SECTION C5

Parks, Open Space, & Public Facilities

SECTION C5

Parks, Open Space & Public Facilities

Public places, recreation amenities, and parks have had an integral role in community life for centuries. Some of the earliest planned communities were designed using public buildings and “green space” as an anchor for the community. The location and nature of open space and public facilities was considered a key element in creating and maintaining healthy, viable neighbourhoods for community members.

Future Land Use and Zone Provisions Policy Goal

Council shall, through the Community Use (CU) Designation, begin to address long-term community use needs by identifying existing and future areas for open space and public facilities for the purpose of providing communities with amenities essential to their sustainability and development.

Policy Statements

- OS1.** Council shall establish the Community Use (CU) Designation, and corresponding Institutional Use (IU) and Open Space (OS) Zones, to provide communities with current and future public services and facilities; open space and other recreational resources that are essential to the social sustainability of the Municipality.
- OS2.** Council shall identify the Community

Use (CU) Designation as indicated by the Official Generalized Future Land Use (GFLUM) Maps.

- OS3.** Council shall, through the Community Use (CU) Designation and Generalized Future Land Use (GFLUM) maps, identify future open-space and public facilities as part of the Municipality’s longterm open space development and management efforts.

Open Space and Park Development Policy Goal

Council’s goal is to ensure all new and existing communities are developed with parkland to enhance the natural and built environment and to provide recreational opportunities for all residents.

Policy Statements

- OS4.** Council, through a Parks Master Plan, shall ensure that every community has access to parkland.
- OS5.** Council shall take measures to develop a Municipal-wide parks system consisting of a range of park styles:
- a) Neighbourhood Parks:** open space land and related facilities serving area residents including playgrounds, manicured grounds, fields, or wooded areas, and storage buildings and shelters associated with the open space use.
 - b) Community Parks:** larger natural and/or landscaped areas serving the needs

of the community including special features such as playgrounds, bicycle paths, swimming or wading pools, picnic tables, paths, gardens, sport facilities and associated parking areas and washroom facilities.

- c) **Regional Parks:** large areas providing a wide range of recreational opportunities and facilities suitable to having regional appeal.
- d) **Urban Greenspace:** passive areas that may be landscaped or left in their natural condition. Users may be provided with such things as benches and walkways through linear green spaces.
- e) **Conservation Areas:** wilderness places, special habitats for endangered or rare flora or fauna containing one or more regional ecosystems, geological formations, or sites of archaeological significance.
- f) **Heritage Spaces:** areas of historic, cultural, or aesthetic significance. These include non-recreation needs wilderness, ecological reserves, and environmentally sensitive nature reserves.

- OS6. Council shall take measures to ensure that parkland and open space amenities are maintained and enhanced where necessary to offer safe, comfortable, healthy, and useable open space resources for the community.
- OS7. Council shall consider the acquisition of lands for open space purposes where the Municipality has identified a need for neighbourhood or community-based parklands or lands supporting trails development.
- OS8. Council shall require all subdivisions of lakefront properties, in excess of 5 lots, allow for a point of access for public use of the lake for swimming, boating, fishing, and other water-based recreational

activities.

- OS9. Council shall work with the Province on the future development of important crown-owned properties that have been identified through the Parks Master Plan as being important to development of a park system in East Hants. Council shall furthermore designate these properties as Community Use (CU) on the Generalized Future Land Use Maps and zone the same properties as Open Space (OS) on the Land Use Bylaw Maps.
- OS10. Council shall work with developers and property owners towards the goal of protecting old growth tree stands as part of East Hants' efforts to preserve natural heritage resources and to protect the natural environment of East Hants.

Trail Development Policy Goal

Council's goal is to provide a variety of trails accessible to all East Hants residents and to look at future linkages and trail development options as part of the Parks Master Plan.

Policy Statements

- OS11. Council shall adopt the Nova Scotia Federation Manual, Developing Recreation Trails in Nova Scotia, as the standard in East Hants for trail development.
- OS12. Council shall support the long-term development of a middle trail that will connect the communities of Enfield, Elmsdale, and Lantz.
- OS13. Council shall encourage the development of a shore line trail along the Shubenacadie River and Nine Mile River where new development occurs.

Subdivision Open Space Dedication Policy Goal

Council's goal is to ensure that lands transferred to the Municipality, through the open space dedication process of the Subdivision Bylaw, serve the community's open space and recreational needs and enhance the overall quality and natural character of the community.

Policy Statements

- OS14.** Council shall require open space dedication by the subdivider under the Subdivision Bylaw to provide for open space resources for the community.
- OS15.** Council shall require that a subdivider transfer to the Municipality, land meeting the "useable land" definition or an "equivalent value" as defined in the Subdivision Bylaw, for community open space purposes.
- OS16.** Council shall, pursuant to the Subdivision Bylaw, require that a subdivider transfer:
- a) 10% of the land shown on the final plan of subdivision for open space purposes where Municipal water and wastewater services are available;
 - b) 5% of the land shown on the final plan of subdivision for open space purposes where Municipal water and/or wastewater services are not available, except:
 - i) Where final plans of subdivision show 5 lots or less, or 4 lots and a remainder, the Subdivider shall be exempt from open space dedication.
 - ii) Where final plans of subdivision show 10 lots or less, or 9 lots and a remainder, and the land to be subdivided is located in the Rural Subdivisions Development Area, the Subdivider shall be exempt from open space dedication.



- c) An "equivalent value" of cash, facilities, services, work in kind, or any combination thereof as determined to be acceptable by the Municipality based on the assessed value of the land; or
- d) A combination of "equivalent value" and "useable land", where the Municipality had determined it is appropriate.

OS17. Council shall accept a portion of land outside of the proposed subdivision as indicated in the Subdivision Bylaw.

OS18. Council shall specify those instances, as determined under the Subdivision Bylaw, where land only, equivalent value only, or a combination thereof shall be transferred.

Open Space (OS) Zone Policy Goal

Council will, through the Open Space (OS)

Zone, ensure that communities are developed with a desirable amount of open space and recreational resources to meet the needs of residents and to enhance the built and natural environment.

Policy Statements

- OS19.** Council shall establish the Open Space (OS) Zone as indicated on the Land Use Bylaw Zoning Maps, for the purpose of facilitating the provision of open space and recreational resources for communities.
- OS20.** Council shall establish land use provisions through the Open Space (OS) Zone including permitted uses, lot size requirements, lot frontage, yard setbacks, and building height.
- OS21.** Council shall permit, but not be limited to, the following land uses through the Open Space (OS) Zone: existing uses and future development of playgrounds, public parks, sports fields, and playing courts, cemeteries, memorials, outdoor swimming pools, walkways, trails, private nature reserves, conservation areas, and any structure accessory to the foregoing.
- OS22.** Council shall encourage open space development in all communities by permitting open space uses in all zones and furthermore, open space uses shall be subject to all applicable provisions under the Land Use Bylaw.
- OS23.** Council shall encourage open space uses in the Business Park (BP) Zone for the purpose of providing open space resources for the employees and users of such commercial areas.

Institutional Use (IU) Zone Policy Goal

Council's goal is to utilize the Institutional Use (IU) Zone for the purpose of distinguishing institutional uses as public use facilities and to

provide for a reasonable degree of flexibility in their development so as to provide communities with adequate public places and facilities.

Policy Statements

- OS24.** Council shall establish the Institutional Use (IU) Zone as indicated on the Land Use Bylaw Zoning Maps to facilitate the provision of public facilities in all communities.
- OS25.** Council shall establish land use provisions through the Institutional Use (IU) Zone including permitted uses, lot size requirements, lot frontage, yard setbacks, and building height requirements.
- OS26.** Council shall permit, but not be limited to, the following land uses in the Institutional Use (IU) Zone: existing uses and any future development of schools and daycare facilities, libraries and cultural facilities, hospitals and emergency services, public and private medical clinics and special care facilities, utilities and municipal infrastructure, places of worship, other government facilities, and the selling of food and beverages as an accessory use to the above.
- OS27.** Council shall consider the following uses by site plan approval within the Institutional Use (IU) Zone for the purpose of improving the overall quality and appearance of development:
 - a)** Private Parks
 - b)** Special Care (Residential Care Facility, Home for Special Care or Group Home)
- OS28.** Council shall consider Institutional uses in all zones, by development agreement, to ensure that the Institutional Use is in the community's best interest.

Policy	Amendment Date	Description



SECTION C6

Residential Development

SECTION C6

Residential Development

East Hants has experienced significant residential growth over the past two decades. Historically, development has been concentrated in Mount Uniacke and the Enfield to Shubenacadie 'Corridor'. Proposals suggest that over the next decade even more residential development will take place in these areas, but a fundamental shift is taking place from traditional large lot single unit development styles to multiple unit developments, townhouses, and smaller lot developments. This is due to economic forces, smaller households, lifestyle changes, and the increase in the average age of residents.

Planning for multiple unit housing has been one of the most controversial planning issues in East Hants. This section provides a framework for where multiple unit housing is appropriate, and the forms of multiple unit housing appropriate to East Hants.

General Policy Statements

- RD1.** Council shall encourage new residential development that will promote a high quality of life for East Hants residents and result in the creation of attractive streetscapes, vibrant public open spaces, and welcoming pedestrian environments.
- RD2.** Council shall encourage context sensitive intensification and infill residential development that complements surrounding homes and preserves or enhances neighbourhood integrity. This goal shall be achieved through measures such as:
- a)** Accessory dwelling unit regulations within appropriate residential areas subject to requirements designed to maintain the appearance of a single detached dwelling and minimize impact on adjacent properties and the surrounding neighbourhood.
 - b)** Considering context-sensitive developments which enable higher densities through provisions such as smaller lot sizes and reduced yard requirements that encourage a range of housing types
- RD3.** Council shall encourage new residential development in the Municipality that supports a variety of lifestyles and includes a range of housing choices and household types. To achieve this goal:
- a)** Council may consider leveraging surplus land for innovative housing developments such as affordable, special or specific needs housing.
 - b)** Council shall encourage residential development in East Hants that includes a mix of incomes, including affordable housing units.
- RD4.** Council shall clearly establish where and how new residential development can occur in order to ensure that growth takes place in a predictable manner that provides residents a sense of security and neighbourhood stability.
- RD5.** Council shall adopt a clear a transparent application and evaluation process to be used when considering residential development proposals.

- RD6.** On lands outside of the Established Residential Neighbourhood Designation, support and give preference to residential proposals that either consist of a mixture of dwelling types and sizes or will contribute to a mixture of dwelling types and sizes in the neighbourhood.
- RD7.** That the importance of manufactured housing be recognized, and that manufactured homes are treated in a manner consistent with their single unit dwelling character.
- RD8.** Council shall permit compatible home based business uses in all residential neighbourhoods where they are secondary to the existing primary residential use, in an effort to diversify the local economy, improve people’s access to goods and services, and to reduce people’s reliance on the automobile.

Residential Development Community Health & Amenity Space Objectives

Policy Statements

- RD9.** Council shall require the integration of sidewalks, walkways and bicycle parking in all multiple unit residential development projects permitted by site plan approval and development agreement, to support active transportation.
- RD10.** Council shall limit the size of future residential street blocks, in accordance with this Strategy, the Subdivision Bylaw and Municipal standards, to promote efficient development patterns and a walkable, permeable transportation network.
- RD11.** Council shall establish minimum on-site amenity space requirements in the Land Use Bylaw for all multiple unit residential development.

Established Residential (ER) Neighbourhood Designation

Policy Goal

Council recognizes that residential development in East Hants has traditionally been of a relatively low density. Council’s intent is to protect the nature of these residential neighbourhoods by providing zoning provisions for the establishment of low density single and two unit housing, consistent with the Established Residential Neighbourhood (ER) future land use designation.

Policy Statements

- RD12.** Council shall require that the overall purpose and provisions of the Established Residential Neighbourhood (R1) Zone and Two Dwelling Unit Residential (R2) Zones be compatible with the specified intent of the ER designation. Said provisions shall determine permitted land uses to establish a consistent, predictable, low density residential land use pattern.
- RD13.** Council recognizes the value in providing for a limited range of compatible commercial, mixed use, and small multiplex developments in the ER Designation. These developments shall be located primarily at the edge of the ER Designation near major streets in order to provide a transition and maintain the character of the ER designation.

Established Residential Neighbourhood Zones

Policy Goal

To foster stability for neighbourhoods within the Established Residential Neighbourhood (R1) Zone by limiting the range of permitted uses and by restricting the intensity and scale of new development.

Policy Statements

RD14. Council shall permit single unit dwellings, accessory uses, open space uses and a limited range of home based business uses in the Established Residential Neighbourhood (R1) Zone.

RD15. Council shall maintain a single unit dwelling residential character in existing and potential single unit residential neighbourhoods in the Established Residential Neighbourhood (R1) Zone through minimum lot sizes, frontage requirements, setback requirements, maximum lot coverages, and height restrictions.

RD16. Council shall permit accessory dwelling units in the Established Residential Neighbourhood (R1) Zone to provide 1 additional dwelling unit subject to requirements designed to maintain the appearance of a single detached dwelling and minimize impact on adjacent land uses and the surrounding neighbourhood.

RD17. Council shall consider the following developments by site plan approval in the Established Residential Neighbourhood (R1) Zone:

- a) Duplexes on corner lots; subject to design criteria.
- b) Home based business uses in excess of zone limits up to 140 m².

RD18. Council shall consider Zero Lot Line Developments **developments** by development agreement in the Established Residential Neighbourhood (R1) Zone subject to the general development agreement criteria as well as the following criteria:

- a) It must contain a minimum of 20 single detached units.
- b) The proposal is within a 10 minute walk (800 m catchment) of properties with Village Core or Mixed Use Centre

designation.

- c) It contains easements or other mechanisms that provide legal access to the side of the structure with the zero lot line so that necessary maintenance and repair may occur.
- d) That no part of the structure, including eaves, shall encroach on neighbouring properties.
- e) Encourage different architectural styles so that the streetscape is varied and visually interesting.
- f) Open space or park space is located within a reasonable walking distance.

Two Dwelling Unit Residential (R2) Zone

Policy Goal

To foster the growth of mixed neighbourhoods of affordable, small scale one and two dwelling neighbourhoods within the Two Dwelling Unit Residential (R2) Zone.

Policy Statements

RD19. Council shall permit a range of single and two unit dwellings and compatible uses in the Two Dwelling Unit Residential (R2) Zone.

RD20. Council shall maintain a single and two unit dwelling residential character in existing and potential single unit residential neighbourhoods in the Two Dwelling Unit Residential (R2) Zone through minimum lot sizes, frontage requirements, setback requirements, maximum lot coverages, and height restrictions.

RD21. Council shall permit accessory dwelling units in the Two Dwelling Unit Residential (R2) Zone accessory to single detached dwellings. This is to provide one additional dwelling unit subject to

requirements designed to maintain the appearance of a single detached dwelling and minimize impact on adjacent land uses and the surrounding neighbourhood.

RD22. Council shall consider the following developments by site plan approval in the Two Dwelling Unit Residential (R2) Zone for corner lots fronting on a major road:

- a) Small multiplexes up to four dwelling units.
- b) Limited compatible commercial uses.
- c) Live/Work uses.
- d) Home based business uses in excess of zone limits up to 140 m².

RD23. *Council shall consider the following by development agreement in the Two Dwelling unit Residential (R2) Zone:*

- a) *Accessory buildings in excess of the applicable zone requirements.*
- b) *Institutional Use (IU) Zone uses.*
- c) *Zero Lot Line Developments subject to the requirements of the Municipal Planning Strategy.*

Rezoning from Established Residential Neighbourhood Zone (R1) to Two Dwelling Unit Residential (R2) Zone

RD24. In addition to the other criteria of this Strategy, Council shall consider the following criteria when considering rezoning from R1 to R2 for parcels of land under 3,000 m² in area:

- a) The impact of the proposal on community character and form.
- b) If the proposal helps create contiguous areas of compatible residential or mixed use character.
- c) Whether the lands abut lands zoned

Two Dwelling Unit Residential (R2) Zone, or a compatible higher density zone.

- d) Whether abutting lands were zoned Two Dwelling Unit Residential (R2) at the time of the adoption of this Strategy and its Land Use Bylaw.
- e) Whether the lands are within the serviceable boundaries, and if adequate capacity exists for the proposal.
- f) Whether the lands are within a 5 minute walk (400 m) from existing multiple unit residential areas.
- g) Whether the lands are within a 5 minute walk (400 m) from major residential or collector roads.
- h) Whether the lands are within a 10 minute walk (800 m) from village cores, commercial, community or institutional uses or nodes.
- i) Traffic impacts of the proposal.
- j) The proposed road layout.

RD25. Council shall consider the following criteria when considering rezoning from R1 to R2 for parcels of land equal or greater than 3,000 m² in area:

- a) The impact of the proposal on community character and form.
- b) If the proposal helps create contiguous areas of compatible residential or mixed use character.
- c) Whether the lands abut lands zoned Two Dwelling Unit Residential (R2) Zone, or a compatible higher density zone.
- d) Whether abutting lands were zoned Two Dwelling Unit Residential (R2) at the time of the adoption of this strategy and its Land Use Bylaw.
- e) Whether the lands are within the serviceable boundaries, and if adequate

capacity exists for the proposal.

- f) Whether the lands are within a 5 minute walk (400m) from existing multiple unit residential areas.
- g) Whether the lands are within a 5 minute walk (400m) from major residential or collector roads.
- h) Whether the lands are within a 10 minute walk (800m) from village cores, commercial, community or institutional uses or nodes.
- i) Traffic impacts of the proposal.
- j) The proposed road layout.

Medium Density Residential Neighbourhood Designation (MR)

Policy Goal

To foster the growth of multiple unit dwelling types of multiplexes, townhouses, urban cottage housing and compatible commercial uses.

Policy Statements

RD26. Council shall establish the Medium Density Residential Neighbourhood Designation to foster the growth of multiple unit dwelling types of multiplexes, townhouses, urban cottage housing and compatible commercial uses.

RD27. Council shall establish the Townhouse (R2-T) Zone, whose purpose and general zoning provisions shall be consistent with the specified intent of creating multiple unit development styles. Where appropriate, this zone may also be used to create transition areas between both multiplex and single and two unit dwellings.

RD28. Council shall establish the Multiple Unit Residential (R3) Zone, whose purpose and general zoning provisions shall be consistent with the specified intent of the

MR Designation .

RD29. In considering expansions to existing Medium Density Residential Neighbourhood (MR) designated areas or establishing new Medium Density Residential Neighbourhood (MR) designations, Council shall have regard to the following:

- a) The impact of the proposal on community character and form.
- b) Consider the remaining supply of land available for multiple unit residential development and the anticipated rate of the development.
- c) If the proposal helps create contiguous areas of compatible residential or mixed use character.
- d) Whether the lands abut lands zoned Townhouse (R2-T) Zone, or a compatible higher density zone.
- e) Whether abutting lands were zoned Two Dwelling Unit Residential (R2) at the time of the adoption of this strategy and its Land Use Bylaw.
- f) Whether the lands are within a 5 minute walk (400m) from existing multiple unit residential areas.
- g) Whether the lands are within a 5 minute walk (400m) from major residential or collector roads.
- h) Whether the lands are within a 5 minute walk (400m) from village cores, commercial, community or institutional uses or nodes.
- i) Traffic impacts of the proposal, and the adequacy of transportation routes.
- j) The proposed road layout.
- k) Consider the fiscal impact on the municipality of as a result of the delivery of services and infrastructure.
- l) The ability to provide "soft" services

such as schools, police, and fire protection.

- m) Identify the environmental impacts which may occur as a result of increased development activity.
- n) The ability to provide adequate recreation and open space opportunities.
- o) Whether the other identified matters of planning concern as applicable are satisfied.
- p) The proposal satisfies the evaluative criteria for Land Use Bylaw amendments as outlined in Part E of this Strategy.

RD30. Council shall only consider expansions to existing Medium Density Residential Neighbourhood (MR) designated areas or establishing new Medium Density Residential Neighbourhood (MR) designations within serviceable boundaries, and if adequate capacity exists for the proposal.

RD31. Council shall consider the rezoning of parcels of land up to 3,250 m² in the Medium Density Residential Neighbourhood Designation (MR) to be rezoned from Townhouse (R2-T) Zone to Multiple Unit Residential (R3) Zone provided:

- a) Areas within the Established Residential (ER) Neighbourhood Designation are sufficiently separated from the proposed Multiple Unit Residential (R3) Zone area by properties zoned R2-T or another zone suitable for the transition such as OS.
- b) The proposed lands were zoned Two Dwelling Unit Residential (R2) or Townhouse (R2-T) Zone at the time of the adoption of this strategy and its Land Use Bylaw.

RD32. Council shall only consider the rezoning of parcels of land above 3,250 m²

in the Medium Density Residential Neighbourhood Designation (MR) to be rezoned from Townhouse (R2-T) Zone to Multiple Unit Residential (R3) Zone in rare circumstances where it is in the best interest of the municipality.

Townhouse (R2-T) Zone Policy Goal

To foster well-designed townhouse and urban cottage housing developments by providing design criteria and restricting the intensity and scale of new development.

This zone should provide a transition between larger scale residential, mixed use and commercial buildings and established residential neighbourhoods.

This zone shall use design requirements as well as a site plan approval process to ensure thoughtful building and site design.

Policy Statements

RD33. Council shall permit a range of single and two unit dwellings, townhouses, urban cottage housing developments, small multiplexes and compatible uses in the Townhouse (R2-T) Zone, with uses not permitted in the Two Dwelling Unit Residential (R2) Zone requiring site plan approval.

RD34. Council shall maintain a positive urban residential character, and streetscape in the Townhouse (R2-T) Zone through minimum lot sizes, frontage requirements, setback requirements, maximum lot coverages, and height restrictions.

RD35. Council shall consider Two Dwelling Unit Residential (R2) Zone uses subject to the requirements of that zone in the Townhouse (R2-T) Zone.

RD36. Council shall consider uses by site plan approval within the Townhouse (R2-T) Zone for the purpose of improving the overall quality and appearance of

development. The following uses shall not require site plan approval in the Townhouse (R2-T) Zone

- a) Two Dwelling Unit Residential (R2) Zone Uses
- b) Lawfully Existing Uses
- c) Open Space (OS) Zone Uses

Multiple Unit Residential (R3) Zone

This zone responds to the Municipality's changing housing needs and preferences.

Policy Goal

To foster well-designed multiplex and townhouse developments appropriate to their lot size and nearby residential character. These developments may or may not have a commercial component compatible with their residential nature.

Depending on the parcel size and provision of Municipal services, this zone should provide for larger scale residential, mixed use and commercial buildings or smaller scale multiple unit residential uses. Multiple buildings may be permitted on a site for smaller scale residential uses.

This zone shall use design requirements as well as a site plan approval process to ensure thoughtful building and site design.

Policy Statements

RD37. Council shall permit a range of multiple unit residential uses including apartment buildings in the Multiple Unit (R3) Zone. A range of compatible commercial uses will also be permitted in multiplex buildings in the Multiple Unit (R3) Zone.

RD38. Council shall maintain a positive urban residential character, and streetscape in the Multiple Unit (R3) Zone through

minimum lot sizes, frontage requirements, setback requirements, building size maximums, restricting the number of multiplex buildings on a lot, maximum lot coverages, the ground floor finish level, the length of the building facing the street, the transparency of the building's street-facing facades, height restrictions, massing requirements, articulation requirements, screening requirements, access and parking requirements.

RD39. Council shall consider the following developments by site plan approval in the Multiple Unit (R3) Zone:

- a) Townhouse (R2-T) Zone Uses subject to the requirements of that Zone.
- b) Small Multiplexes
- c) Large Multiplexes
- d) Limited commercial uses within a residential building

RD40. *Council shall consider the following developments by development agreement in the Multiple Unit Residential (R3) Zone subject to the following criteria:*

- a) *Developments having more than the maximum number of buildings permitted.*
- b) *Large Multiplex Developments having more than the maximum number of dwelling units permitted up to a maximum ratio of 24 dwelling units per 0.3 hectares.*

RD41. *In considering development agreements in the Multiple Unit Residential (R3) Zone, Council shall have regard for ensuring a human-scaled and walkable community and take into consideration the following criteria:*

- a) *Location of the development in terms of pedestrian and vehicle connections to the wider community, with emphasis on a walkable development*

that connects to the active transportation network.

- b) *Impact on the existing community character, including but not limited to, proximity to lower density development, setbacks from existing development, and upper floor step backs from the face of proposed buildings.***
- c) *Location of the development to active public open spaces and parks for the use and enjoyment of residents.***
- d) *Design of the building(s), how it relates to the street, pedestrian connections and public parks and other quasi-public spaces.***
- e) *The building and the site shall create a sense of place. There shall be a clear entrance***
- f) *The landscape of the site, including the type of vegetation and the planting of trees around parking areas to reduce heat island impacts and to break up large hardscaped areas. Opportunities for onsite stormwater control through landscaping, such as, but not limited to, water gardens and permeable pavers should be used where practical.***

shall control land uses to establish a high standard in the development of Mini-home communities and to establish a high standard of life for its residents.

RD43. Council shall establish the purpose of the Mini-home Zone is to provide for the continuation of existing uses within the Municipality's one Mini-home community, located at the northern end of the South Uniacke Road. The zoning provisions of the MH Zone shall protect all uses through development controls including, but not limited to, minimum lot standards and maximum density requirements.

RD44. In considering expansions to existing Mini-home (MH) designation areas or establishing new Mini-home (MH) designation areas, Council shall have regard to the following:

- a)** Protect the rural landscape by ensuring that any expansion or establishment of a new MH designation does not lead to a continuous low density residential development pattern in the area;
- b)** Consider the remaining supply of land zoned MH and the anticipated rate of the consumption;
- c)** Consider the fiscal impact on the municipality of as a result of the delivery of services and infrastructure;
- d)** Determine the ability to provide "soft" services such as schools, police, and fire protection;
- e)** Identify the environmental impacts which may occur as a result of increased development activity;
- f)** Determine the adequacy of transportation routes;
- g)** Determine the ability to provide adequate recreation and open space opportunities;
- h)** Identify the agricultural impacts, through an Agricultural Impact Study,

Mini-Home Designation (MH)

Policy Goal

Council recognizes the need to continue to provide mini-home community options as an alternative to traditional single and multiple unit family homes in the Municipality's existing mini-home community. Council also recognizes the need to provide a means to consider affordable housing options in rural areas which are largely outside of serviced areas.

Policy Statements

RD42. Mini-home (MH) Zone and Designation

where the proposed expansion or establishment of a new MH designation could involve or directly abut (excluding roads) AR Zoned lands;

- i) The adequacy of the property to provide an adequate and safe water supply as determined by a hydrogeological assessment prepared by a hydrogeologist; and

- j) Identify the other planning related concerns as applicable.

RD45. Council shall not consider the rezoning or redesignation of any new lands to Mini-home (MH) Zone or designation within a Growth Management Area or Growth Reserve Area.

Policy	Amendment Date	Description



SECTION C7

Economic Development

SECTION C7

Economic Development

East Hants has long identified the need to attract commercial development to provide services and employment for a growing population. In addition, attracting commercial tax assessment is an important goal to reduce the burden on residential taxpayers. Through land use planning there has been an attempt to identify appropriate locations to enable commercial development. These include business parks, village centres, mixed use areas as well as home based businesses.

The East Hants Economic Development Plan 2015-2020 and the East Hants Business Parks Market Analysis, Readiness and Expansion Plans Report provide excellent guidance to planning policy and will inform proposed changes going forward.

East Hants Economic Development Plan 2015-2020

The East Hants Economic Development Plan 2015-2020 replaces the economic development plan developed in 2004. The plan contains five guiding principles as follows:

- Create local jobs
- Grow Commercial Assessment & Investment
- Think Regionally
- Be Open for Business
- Lead by Example

There are also four strategic goals:

- Strong, Local Business
- Market & Investment Ready
- Equity of Opportunity in East Hants
- People & Population Growth

The plan then identifies eight major focus areas and sectors:

- Business Care (BREA)
- Placemaking (virtual)
- Employment Lands
- Agricultural Development
- Natural Resources
- Tourism Development
- Renewable Energy & Clean Technology
- Ocean Sciences

Municipal Council endorsed the plan in September 2015. As a result, this important piece of work was used as a guiding document in the preparation of economic development policies contained in this strategy.

New Business Parks Policy Goal

To enable continued growth within business parks Council shall consider business park expansions and new business parks.

Policy Statements

- ED1.** In considering expansions to existing Business Parks or the establishment of new Business Parks, Council shall have regard to the following:
- a)** Consider the remaining supply of land zoned Business Park (BP) and the anticipated rate of consumption;
 - b)** Consider the fiscal impact on the Municipality of as a result of the delivery of water and wastewater services and other infrastructure
 - c)** Determine the ability to provide "soft" services such as police, and fire protection;
 - d)** Identify the environmental impacts

which may occur as a result of increased development activity

- e) Determine the adequacy of transportation routes;
- f) Identify the agricultural impacts, through an Agricultural Impact Study, where the proposed expansion or establishment of a new BP designation could involve or directly abut (excluding roads) AR Zoned lands;
- g) Other planning related concerns as applicable.

Additional Provisions for Commercial Zones

Policy Statements

- ED2. Council shall take measures to reduce urban sprawl and strip development, caused by unplanned commercial development along arterial roadways, by focusing commercial development in the designated commercial zones with the exception of those uses that provide an essential small-scale neighbourhood service or are vehicle dependent in nature.
- ED3. Council shall establish the Regional Commercial (RC) and Business Park (BP) Designations only in the Growth Management Areas. *With the exception of the Milford Business Park.*
- ED4. Council shall include as part of the Land use Bylaw, general provisions for commercial zones addressing, but not limited to existing setbacks, combined residential and commercial uses, landscaping, outdoor storage, and architectural requirements.

Home-Based Business

The East Hants Economic Development Plan 2015-2020 recommends that the Municipality “Work on EH home-based business policy that supports growth & expansion”. Home based

businesses are recognized as an important business incubator environment. As a result, land use policy within this plan, is supportive and permissive toward home based business development, while attempting to prevent land use conflicts.

Policy Goal

Council’s goal is to facilitate the growth of the home-based business sector and to encourage its development while maintaining the residential nature and quality of properties and neighbourhoods.

Policy Statements

- ED5. Council shall encourage home-based businesses in residential and rural areas to allow for greater flexibility for commercial development. Council shall establish commercial floor area requirements that allow for the economic viability of the home-based business, provided the residential nature of the building is not jeopardized.
- ED6. Council shall permit a limited range of business uses of residence within the Residential and Rural Zones, pursuant to the requirements under the Land Use Bylaw.
- ED7. Council shall allow for a range of office and professional and goods and services commercial uses as a home based business where such a use would be appropriate to the residential nature of the area.
- ED8. Council shall establish standards for parking, landscaping, signage, and outdoor storage and display to ensure that the development of a home-based business will not negatively affect abutting properties and the overall residential character of the neighbourhood.
- ED9. Council shall allow for the use of an accessory building on a residential lot for home-based business purposes in accordance with all applicable provisions

under the Land Use Bylaw.

ED10. Council shall allow for live/work space in accordance with all applicable provisions under the Land Use Bylaw.

General Commercial (GC) Policy Goal

Council's goal is to establish the General Commercial (GC) Designation for a broad range of commercial uses in order to encourage a desirable mixed use environment for appropriate existing and vacant properties.

Policy Statements

ED11. Council shall establish the General Commercial (GC) future designation for the purpose of grouping a wide range of retail, office, and business services to encourage greater community flexibility within the zone. Council shall also allow such uses combined with residential where the mixed use would not impact negatively on the existing residential use and on the surrounding neighbourhood as a result of the intensity, scale, or nature of the use.

ED12. Council shall implement the General Commercial (GC) Designation through the General Commercial (GC) Zone and shall apply the zone to existing uses and specific vacant properties for a broad range of commercial uses.

ED13. Council shall require that the provisions of the General Commercial (GC) Zone shall be consistent with the intent of the General Commercial (GC) Designation, and that such provisions include permitted uses, lot area and coverage, yard setbacks and frontage, height and floor, conversion, mixed use, outdoor storage and display, and vehicle access requirements.

ED14. Council shall consider the following developments by site plan approval in the General Commercial (GC) Zone:

- a) Automobile vehicle repair & maintenance
- b) Brewery, distillery & winery
- c) Commercial parking lots where the lot is an outdoor parking lot, and the commercial parking area is equal to or less than 600 m²
- d) Drinking establishment, minor (tavern or beverage room)
- e) Permitted uses up to 500 m² in commercial floor area in excess of the applicable zone requirements.

ED15. Council shall consider the following by development agreement in the General Commercial (GC) Designation:

- a) Permitted uses greater than 500 m² in excess of the applicable zone requirements.
- b) Car wash
- c) Commercial parking lots where the lot is an indoor parking lot, or the commercial parking area is greater than 600 m².
- d) Drinking establishment major (cabaret or lounge)

ED16. Council shall identify those areas designated General Commercial (GC) and zoned General Commercial (GC) as shown on the official Generalized Future Land Use and Land Use Bylaw Zoning Maps.

Highway Commercial (HC) Policy Goal

Council's goal is to establish the Highway Commercial (HC) Designation and Highway Commercial (HC) Zone to allow commercial uses of a vehicle dependent nature to locate directly along arterial or collector highways, in specified areas, where the use would not conflict with the existing development pattern and the established natural and built character

of the community.

ED17. Council shall establish the Highway Commercial (HC) future designation with the intent of allowing for a wide range of vehicle related or land intensive commercial uses such as warehousing, storage and distribution of goods, vehicle sales, service, and repair, drive-in restaurants, and hotel and motel accommodations.

ED18. Council shall apply the Highway Commercial (HC) Designation to existing uses and specific vacant lands to encourage a desirable growth pattern and to allow for such uses where the existing character and nature of the community would not be interrupted.

ED19. Council shall implement the Highway Commercial (HC) Designation through the Highway Commercial (HC) Zone for permitted uses.

ED20. Council shall require that the provisions of the Highway Commercial (HC) Zone are consistent with the intent of the Highway Commercial (HC) Designation and that the purpose of the HC Zone shall be to allow for vehicle dependent commercial growth in designated areas along arterial and collector highways where the permitted use and intensity of commercial use is appropriate to the surrounding community.

ED21. Council shall establish provisions under the Land Use Bylaw for Highway Commercial (HC) Zones including permitted uses, lot area and coverage, yard setbacks, frontage requirements, height and floor area requirements, special requirements for auto service stations, outdoor storage requirements, and vehicle access and driveway requirements.

ED22. Council shall permit the following uses by site plan approval in the Highway Commercial (HC) Zone:

a) Commercial Parking Lots where the lot is an outdoor parking lot, and the commercial parking area is equal to or less than 600 m²

ED23. Council shall consider the following by development agreement in the Highway Commercial (HC) Designation:

a) Commercial Parking Lots where the lot is an indoor parking lot, or the commercial parking area is greater than 600 m²

b) Self-Storage Warehousing

c) ***Dog Daycare uses where more than 10 dogs at once are kept***

d) ***Kennels, Boarding***

Regional Commercial (RC)

Policy Goal

Council's goal 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. A regional-scale commercial area will allow for a convenient shopping environment for East Hants residents and the traveling public and for large-scale commercial development with minimal impact to the built and natural environment.

Policy Statements

ED24. Council shall establish the Regional Commercial (RC) Designation with the intention of allowing for the development of a wide range of large-scale commercial activity including warehousing, retailing of goods and services, food and beverage facilities, accommodation, entertainment facilities, office and business services, drive-thru restaurants, services stations, shopping malls, and other vehicle dependent uses within a concentrated area, thus having minimal impact on the built and natural

environment.

- ED25.** Council shall apply the Regional Commercial (RC) Designation to specific, pre-designated lands to foster economic growth and to encourage a desirable and functional growth pattern on lands near arterial highway interchanges.
- ED26.** Council shall require that the provisions of the Regional Commercial (RC) Zone be consistent with the overall intent of the Regional Commercial (RC) Designation and that the purpose of the RC Zone shall be to allow for a range of intensive goods and services uses in a controlled built and natural environment.
- ED27.** Council shall establish provisions for the Regional Commercial (RC) Zone under the Land Use Bylaw including requirements for permitted uses, lot coverage and area, frontage, height and floor area, yard setbacks, building height, lighting, signage, and vehicle access.
- ED28.** Council shall designate the Regional Commercial (RC) Zone as a site plan area, and as indicated on the Land Use Bylaw Zoning Maps, to address specific development details for the purpose of minimizing the impact on adjoining lands and improving the aesthetics and overall quality of the development.
- ED29.** Council shall require that a development permit only be issued in the Regional Commercial (RC) Zone where a site plan has been approved by the Development Officer except where an exemption exists.
- ED30.** Council shall designate and zone a specific area in Elmsdale near Highway 214, and Highway 102 intersection, and in Mount Uniacke near Exit 3 off of Highway 101, as Regional Commercial (RC) Zone and Designation as indicated on the Official Generalized Future Land Use and Land Use Bylaw Zoning Maps.
- ED31.** Given the changing face of medium and large scale commercial retail development, and increasing demand for same in the Elmsdale area, Council shall provide for additional development options and relaxed standards in the Regional Commercial (RC) zoned area. Such options are consistent with the overall intent of the RC Zone to provide for a wide range of commercial activity to foster economic growth, and include a removal of the building square footage maximum, reduced minimum lot sizes, development by right-of-way easement (removal of lot frontage requirements) and variations in the signage provisions of the LUB.
- ED32.** Council shall permit the following uses by site plan approval in the Regional Commercial (RC) Zone:
- a)** All applicable Zone uses except where otherwise noted.
 - b)** Commercial Parking Lots where the lot is an outdoor parking lot, and the commercial parking area is equal to or less than 600 m².
- ED33.** Council shall consider the following by development agreement in the Regional Commercial (RC) Zone:
- a)** Commercial Parking Lots where the lot is an indoor parking lot, or the commercial parking area is greater than 600 m².
 - b)** Mixed Use Developments, subject to the specific policy of this section.
 - c)** ***Dog Daycare uses where more than 10 dogs at once are kept***
 - d)** ***Kennels, Boarding***
- ED34.** Council shall consider mixed Use Developments in the Regional Commercial (RC) designation provided the requirements below, as well as the requirements regarding Walkable Comprehensive Development District developments are met.

- a) The property must be serviced by water and wastewater services.
- b) The property shall connect to an existing sidewalk or trail network, if such a network is accessible.
- c) Proposed residential uses should have frontage on the Nine Mile River.
- d) Mixed use areas shall not be serviced by a right-of-way easement. All lots shall have public road frontage.
- e) The proposed commercial ground floor must equal or surpass the residential ground floor area.
- f) Proposed residential uses should be in the rear yard, or above commercial uses.

Business Park (BP)

Policy Goal

Council's goal is to establish the Business Park (BP) Designation to facilitate the growth of the regional business and service commercial sector for the overall purpose of strengthening the economic stability of the Municipality.

Policy Statements

- ED35.** Council shall establish the Business Park (BP) Designation with the intent of allowing for a wide range of office, retail, and light industrial uses within a pre-designated site, thus encouraging a concentrated commercial growth pattern and alleviating incompatibility of land uses.
- ED36.** Council shall implement the Business Park (BP) Designation through the Business Park (BP) Zone to pre-designated sites, where a range of land intensive uses shall be permitted.
- ED37.** Council shall establish the Business Park (BP) Designation and Business Park (BP) Zone for an area of Elmsdale bordering Highway 102, and for Mount Uniacke

12A along Highway 1, as indicated on the official Generalized Future Land Use and Land Use Bylaw Zoning Maps.

- ED38.** Council shall require that the provisions and overall intent of the Business Park (BP) Zone are consistent with the Business Park (BP) Designation and that the purpose of the BP Zone shall be to provide a concentrated area for large-scale and regional commercial development within a controlled built environment.
- ED39.** Council shall establish provisions for the Business Park (BP) Zone under the Land Use Bylaw, including permitted uses, lot area, coverage and lot frontage requirements, yard setback, building height, open storage, storage of hazardous materials, outdoor lighting, signage, and site excavation.
- ED40.** Council shall permit the following uses by site plan approval in the Business Park (BP) Zone:
 - a) Commercial Parking Lots where the lot is an outdoor parking lot, and the commercial parking area is equal to or less than 600 m²
- ED41.** Council shall consider the following by development agreement in the Business Park (BP) Designation:
 - a) Asphalt, Aggregate & Concrete Plants
 - b) Commercial Parking Lots where the lot is an indoor parking lot, or the commercial parking area is greater than 600 m²
 - c) Industrial Uses, Noxious
 - d) ***Dog Daycare uses where more than 10 dogs at once are kept***
 - e) ***Kennels, Boarding***

Industrial Commercial (IC) Policy Goal

Council's goal is to establish the Industrial Commercial (IC) Designation to reduce any potential conflicts which may arise between industrial-based development and less intensive land uses due to their intensity of use, physical size, and general nature, so that such uses can be encouraged in a controlled manner.

Policy Statements

ED42. Council shall establish the Industrial Commercial (IC) Designation for the purpose of grouping industrial related uses such as manufacturing, process, and related heavy commercial uses, which are generally of a regional commercial nature, to reasonably allow for the development of such uses and to facilitate a desirable growth pattern for communities.

ED43. Council shall require development agreements in the Industrial Commercial (IC) Zone for uses which are deemed to be objectionable or obnoxious and furthermore, development agreements shall be required for all salvage yards and scrap yards, and for any industrial commercial use involving the storage, processing, refining, recycling or purification of any regulated chemical or oil based product (including all hydrocarbons).

ED44. Council shall require that the provisions of the Industrial Commercial (IC) Zone be consistent with the intent of the Industrial Commercial (IC) Designation. The purpose of the IC Zone shall be to allow for the development of a wide variety of manufacturing, processing, and related intensive industrial commercial uses, where such a use would be compatible with the surrounding community with respect to size, appearance, and operation.

ED45. Council shall require that the Industrial Commercial (IC) zoning provisions include permitted uses, lot coverage, lot area, lot frontage, yard setback, building height, floor area, salvage and scrap yard,

and watercourse setback requirements.

ED46. Council shall consider the following by development agreement in the Industrial Commercial (IC) Designation:

- a) Asphalt, aggregate and concrete plants
- b) Noxious industrial uses and environmentally sensitive business uses
- c) Salvage yards
- d) Scrap yards
- e) Medical waste disposal services
- f) Uses greater than maximum commercial floor area zone requirements.
- g) ***Dog Daycare uses where more than 10 dogs at once are kept***
- h) ***Kennels, Boarding***

ED47. Council shall identify the areas designated Industrial Commercial (IC) or zoned Industrial Commercial (IC) as indicated on the official Generalized Future Land Use and Land Use Bylaw Zoning Maps.

Rail Access

The CN mainline railway located in East Hants has unique physical characteristics that could lead to economic development opportunities. In particular, the general area where the CN mainline intersects with the spur line leading to the Milford Quarry is recognized as having desirable characteristics for multi-modal rail freight activity given that there are over 3 km of relatively straight and level track, which is a rare characteristic in Nova Scotia.

Policy Goal

Council's goal is to enable rail related economic development including rail access for local businesses and farms.

Policy Statements

ED48. In the interest of pursuing a unique

economic development opportunity related to rail access, Council may consider future amendments to this strategy and Land Use Bylaw.

Boarding Kennels and Dog Daycares

Council recognizes that Boarding Kennels and Dog Daycares provide an important service to pet owners within the Municipality. To meet a demand for these services while protecting other nearby land uses and water resources, Council has enabled, where identified in this strategy, Boarding Kennels and larger Dog Daycare businesses, through consideration of a development agreement.

Policy Goal

Council's goal is to enable Boarding Kennels and Dog Daycares where nearby land uses and water resources are protected.

ED49. *In addition to the other evaluation criteria of this Strategy, Council shall consider the following criteria when reviewing a development agreement application for Boarding Kennels and Dog Daycare uses:*

- a) *The impact of the proposed development on nearby sensitive land uses, including residential uses and institutional uses.*
- b) *The buffering and noise protection for nearby land uses.*
- c) *The distance of the buildings for the sheltering of animals, and outdoor exercise areas, from wells and watercourses.*

Policy	Amendment Date	Description
Amendments to ED23, ED33, ED41, ED46 and new policy ED49	March 28, 2018	Amendments to policy to enable, through a DA, dog daycares with more than 10 dogs and boarding kennels in HC, RC, BP and IC Designations. New criteria added for consideration of DA applications.



SECTION C8

Rural Residential Development

SECTION C8

Rural Residential Development

Rural areas of East Hants have been attractive for residential subdivision development since the 1960's. This is particularly so surrounding the many lakes in the Mount Uniacke and Lakelands area. More recently, large lot rural subdivision development in Nine Mile River, Belnan and Horne Settlement has become increasingly popular. There is also a desire on the part of developers to now use the comprehensive development district (CDD) approach to plan more complete communities in rural areas. This approach enables the use of innovative development tools such as shared septic systems and bare land condominiums.

These rural development areas are unique in that their residents tend to relate more to urban lifestyles than traditional rural ones. As a result there is a need to create designations and zones more tailored to these forms of development. There is also a need to create a comprehensive planning approach to protect the rural landscape that drew residents in the first place.

Country Residential Policy Goal

RR1. To establish a future land use designation that will protect the rural landscape while enabling limited areas for low density residential subdivision development and precluding some rural resource uses that could become a nuisance to residents.

Policy Statements

- RR2.** Council shall establish the Country Residential (CR) future land use designation, which shall be placed on lands containing existing rural residential subdivisions and limited areas for subdivision expansion.
- RR3.** The Country Residential (CR) Designation shall permit low density residential development as well as ancillary uses.
- RR4.** Council shall establish the Country Residential (CR) Zone, whose purpose and general zoning provisions shall be consistent with the specified intent of the CR Designation.
- RR5.** In considering expansions to existing Country Residential (CR) Residential designated areas or establishing new Country Residential (CR) designations, Council shall have regard to the following:
- a)** Protect the rural landscape by ensuring that any expansion or establishment of a new CR designation does not lead to a continuous low density residential development pattern in the area;
 - b)** Consider the remaining supply of land zoned CR and the anticipated rate of the consumption;
 - c)** Consider the fiscal impact on the municipality of as a result of the delivery of services and infrastructure;
 - d)** Determine the ability to provide "soft" services such as schools, police, and fire protection;
 - e)** Identify the environmental impacts which may occur as a result of

increased development activity;

- f) Determine the adequacy of transportation routes;
- g) Determine the ability to provide adequate recreation and open space opportunities;
- h) Identify the agricultural impacts, through an Agricultural Impact Study, where the proposed expansion or establishment of a new CR designation could involve or directly abut (excluding roads) AR Zoned lands;
- i) The adequacy of the property to provide an adequate and safe water supply as determined by a hydrogeological assessment prepared by a hydrogeologist; and
- j) Identify the other planning related concerns as applicable.

Lakeshore Residential Policy Goal

To establish a future land use designation that will enable low density residential development on lands surrounding lakes while protecting the sensitive riparian environment.

Policy Statements

- RR6.** Council shall establish the Lakeshore Residential (LR) future land use designation, which shall be placed on existing developed areas surrounding lakes as well as areas for future development.
- RR7.** The Lakeshore Residential (LR) Designation shall permit low density residential development as well as ancillary uses and be implemented through the Lakeshore (LR) Zone.
- RR8.** Council shall establish the Lakeshore Residential (LR) Zone, whose purpose and general zoning provisions shall be consistent with the specified intent of the

LR Designation.

- RR9.** The Lakeshore Residential (LR) Zone shall contain provisions to protect and enhance the lakeshore environment such as additional setbacks and restrictions on the removal of vegetation.

Rural Comprehensive Development District

It is recognized that there is a growing demand for alternative development forms outside of serviced communities. In particular, cluster septic systems and bare land condominiums enable development forms not permitted by the current provisions of the Land Use Bylaw and Subdivision Bylaw. Given that the scale of such developments may have impacts on the surrounding rural community, a comprehensive planning approach is desired.

The Comprehensive Development District (CDD) is a planning tool used to implement a preplanned and phased approach to development. The CDD encompasses both the on-site and off-site impacts of the development by addressing matters relating to infrastructure, services, and the overall design of neighbourhoods. The Comprehensive Development District (CDD), which is implemented through a development agreement, allows for the integration of elements that enhance overall community livability and quality of life. The Comprehensive Development District (CDD) also provides for greater flexibility in the provision of open space and community amenities, roadway design, and

diversity of housing. The development agreement framework allows each site to be evaluated on an individual basis.

The Comprehensive Development District (CDD) and development agreement process also provides an opportunity for the implementation of a number of community design principles into the development of rural residential neighbourhoods. Community design principles address both the form and function of neighbourhoods, thus encouraging a greater sense of community identity.

Rural Comprehensive Development District (RCDD) Designation

Policy Goal

Council's goal is to establish an avenue for the consideration of rural residential uses and phased development proposals of a relatively large scale using the Comprehensive Development District tool and to identify on the GFLUM the lands on which the CDD may be enacted in the future. It is further Council's goal to enable the utilization of tools such as bare land condominiums and cluster septic systems to achieve a desirable development form.

Policy Statements

RR10. Council shall establish the Rural Comprehensive Development District (RCDD) future designation and zone with the intention of designating specific sites as shown on the GFLUM and zoning map. It is permitted within each site the beneficial clustering of land use classifications to include primarily residential comprised of varying densities with a combination of ancillary institutional and commercial uses.

RR11. Requirements of the Subdivision Bylaw

are the usual mechanism whereby the Municipality controls elements such as public open space and roadway design. However, where a developer chooses to not subdivide by, for example, creating a bare land condominium, Council shall control such elements through the development agreement process.

RR12. Council shall consider the enactment of Comprehensive Development District (CDD) mechanism by development agreement subject to the applicable provisions of the Municipal Government Act.

Criteria for Entering into an Agreement for a (CDD)

Policy Goal

To clearly outline criteria for the consideration of development agreements in 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 Comprehensive Development District (CDD) areas is appropriate in terms of its timing, content, appearances, and design.

Policy Statements

RR13. Council shall consider entering into a development agreement for a RCDD in satisfaction of the following:

- a)** The RCDD is consistent with the intent and policies of the Municipal Planning Strategy and no one development within the RCDD shall compromise or overwhelm the potential rural residential development focus of the RCDD.
- b)** That the RCDD is not premature or inappropriate in terms of:
 - i)** The financial capability of the Municipality to absorb any costs relating to the development;



- ii) The adequacy of the property to support any private or clustered septic systems;
 - iii) The adequacy of the property to provide an adequate and safe water supply as determined by a hydrogeological assessment;
 - iv) The adequacy of existing and proposed pedestrian and vehicle distribution networks within and adjacent to the RCDD, including the manner in which proposed roadways within the development are linked to the existing road network and the adequacy of that network to accommodate the traffic generated from the proposed development; and
 - v) The adequacy of school, daycare, recreation, and community facilities, emergency services and other services to accommodate the development.
- c) The detailed criteria of Policy P13-9 **policies IM27 and IM28.**
- RR14.** Council shall require that the development of any Rural Comprehensive Development District (RCDD) only be considered through development agreements which may specify:
- a) The type of land use classification(s) proposed and locations of development(s) within the RCDD site;
 - b) The general phasing of the development relative to the distribution of the specific land uses within all or a portion of the RCDD site;
 - c) The distribution and function of proposed community facilities, daycare, playgrounds, trails, private amenity or open space and public land uses;
 - d) Where the property is located on a lake or other significant watercourse, ensuring that access is maintained to that lake or watercourse for all future residents of the RCDD and the public;
 - e) Architectural controls, site controls, and stormwater controls, and without limiting the generality of the foregoing, the following are examples: (1) controls for external appearance and design of structures, (2) minimum distances between main buildings, (3) fences and landscaping treatments, (4) maximum density, and (5) stormwater controls;

- f) Where subdivision is not proposed to take place, that the proposed roadways are designed and built to an appropriate standard for the anticipated traffic demand;
- g) Matters of subdivision of lands within the RCDD;
- h) For residential, community, and business uses, matters addressing maintenance of the development(s) and hours of operation when appropriate;
- i) Any other matter relating to the development’s impact upon uses within the (RCDD), uses adjacent to the (RCDD), and uses within the general community, based upon the intent of this strategy; and
- j) Matters identified as: (1) unsubstantial, (2) uses not requiring a development permit, and (3) basis for discharging of the agreement upon completion of the development or phases of the development.

Policy	Amendment Date	Description
RR13(c)	July 26, 2017	removed reference to P13-9



SECTION C9

Environment

SECTION C9

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 m² 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 Potential-Floodplain (HF)**.

EN15. The High **Risk Potential-Floodplain (HF) Zone** shall be restricted to the future development of passive and seasonal recreational uses, conservation-related uses, and agricultural grazing, pasture uses, and building construction specifically related to the provision of Municipal 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 Potential 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, the Sackville, Shubenacadie, Nine Mile, Meander, Beaverbank, and Herbert Rivers, Rhines-Creek, Black Brook, and Barney's Brook*, 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 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", "~~lot level~~" 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
<ul style="list-style-type: none"> Grassed Swales Infiltration trenches Permeable pavement Riparian buffers Sand and organic filters Soil amendments Vegetated filter strips 	<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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 contaminants 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 implement 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.*

Fundy Flood Risk (FF) Overlay

To understand the impacts of the Bay of Fundy tides on the coastal area of East Hants, the municipality contracted The Nova Scotia Community College - Applied Geomatics Research Group (NSCC-AGRG) to produce vulnerability mapping of the Fundy shoreline area.

Coastal Flooding happens when seawater flows temporarily over low-lying (but normally dry) land that is near the coast. Coastal flooding typically happens as a result of storm surge – a temporary rise in sea level caused by an extreme weather event. Coastal flooding during a storm surge can be especially damaging if it happens during a high tide. Over time, as sea level continues to rise, coastal flooding caused by storm surge events will reach further inland.

There is demand for development within areas at risk from storm surge flooding and it is Council's intention that this development be accommodated in a controlled manner which protects people and properties from the risks of flooding.

Policy Goal

Council's goal is to protect the public and their properties in the Fundy Flood Risk (FF) Zone from storm surge flooding.

Policy Statements

EN55. It shall be a policy of Council to establish the Fundy Flood Risk (FF) Overlay Designation and apply it to lands identified as having a 1 in 100 year flood frequency risk and to include the increased risks of flooding from climate change by applying the Fundy Flood Risk (Overlay) to the projected risk by the year 2100.

EN56. The Fundy Flood Risk (FF) Overlay designation shall be carried out and be implemented by the Fundy Flood Risk (Overlay) Zone.

EN57. It shall be a policy of Council, for lands within the Fundy Flood Risk (FF) Overlay Zone, to apply the regulations and requirements of the underlying zone to any development, along with any additional regulations for the FF Overlay Zone.

EN58. Council shall require that any new main buildings permitted in the Fundy Flood Risk (FF) Overlay Zone be flood proofed to an elevation that exceeds the 1:100 year flood frequency elevation.

Fundy Erosion (FE) Overlay

The Applied Geomatics Research Group (NSCC-AGRG) also created mapping looking at where the projected coastline may be in 2050 and 2100. The mapping helped to provide an understanding of how the coastline may erode

over the next several years based on historical erosion. There is demand for development along the Fundy coastline and it is Council's intention that this development be located away from areas at risk from coastal erosion.

Policy Goal

Council's goal is to protect the public and their properties in the Fundy Erosion (FE) Overlay by creating setbacks for development.

Policy Statements

EN59. It shall be a policy of Council to establish the Fundy Erosion (FE) Overlay Designation and apply it to lands projected to be at risk of being lost to coastal erosion by the year 2100. Where a provincial road intersects the area identified as being at risk from erosion the provincial road shall form the boundary for the Fundy Erosion (FE) Overlay Designation.

EN60. The Fundy Erosion (FE) Overlay designation shall be carried out and be implemented by the Fundy Erosion (FE) Overlay Zone.

EN61. It shall be a policy of Council, for lands within the Fundy Erosion (FE) Overlay Zone, to not permit new permanent structures, unless otherwise permitted by the Land Use Bylaw.

EN62. Where new permanent structures are permitted in the Fundy Erosion (FE) Overlay Zone the structures shall be subject to the regulations for the underlying zone and the Fundy Erosion (FE) Overlay Zone.

Policy	Amendment Date	Description
EN14, EN15 and EN16	July 26, 2017	reference to High Risk Floodplain
EN15.2 and EN15.3	October 27, 2021	enable new non-conforming uses in the High Risk Floodplain (HF) Zone.



SECTION C10

Rural & Agricultural Lands

SECTION C10

Rural & Agricultural Lands

Rural Use

The majority of lands that fall within East Hants' boundaries are rural in nature. The diversity of land uses found in these rural areas assist in establishing the economic and social structure of East Hants. As growth continues in the Municipality's urbanizing regions, it is important to protect the natural character of the rural landscape.

The Rural Use (RU) Designation and Rural Use (RU) Zone respect the changing nature of rural landscapes. The policies and regulations that establish the Rural Use (RU) Designation and Rural Use (RU) Zone enable growth to occur in rural communities within the context of the rural landscape. The following policies are designed to ensure that a variety of rural land uses continue while minimizing potential conflicts with urban land uses.

Policy Goal

To establish a designation that will protect, and at the same time enhance, the existing rural landscape by permitting manageable development that is compatible with the rural environment.

Policy Statements

AR1. Council shall establish the Rural Use (RU) Designation, which shall be generally placed on lands outside of the more urbanized regions of the Municipality. The RU Designation shall encourage the continuation of a moderately changing

and diverse rural landscape through the appropriate implementation of acceptable uses within the Rural Use (RU) Zone. This designation shall allow for a range of low density development options that are consistent with the type of development occurring in rural areas.

AR2. Council shall establish the Rural Use (RU) Zone, whose purpose and general zoning provisions shall be consistent with the specified intent of the (RU) Designation, and furthermore:

- a)** The RU Zone shall be established to provide for existing uses and also encourage the future development of mixed uses including community, institutional and residential uses, open space uses, commercial uses, and resource uses. This includes home occupational uses that are compatible with the dispersed and varied nature of rural living and settlement patterns.
- b)** The RU Zone shall consist of a minimum lot size that is compatible with the rural land use patterns, development controls related to significant alteration of land levels, and the protection of rivers, lakes.
- c)** Council shall allow more than one dwelling on a lot in the RU Zone provided that all provisions of the Land Use Bylaw are satisfied.
- d)** The RU Zone shall contain measures to prevent the development of rural lands for large lot subdivisions by preventing the creation of new roads as specifically outlined in the Subdivision Bylaw.
- e)** Council shall, in the Grand Lake/

Horne Settlement Growth Reserve Area, restrict residential development to allow future intensification of residential uses to occur if municipal services are extended to the GRA. Council shall prevent a disconnected pattern of development through the following approaches:

- i) Only permitting new residential development to occur on existing roads;
 - ii) Regulating the maximum lot size and road frontage requirements; and
 - iii) Requiring structures to be located on the lot to allow for future subdivision of the lot.
- f) Council shall permit public and private utilities within the Rural Use (RU) Zone so as to facilitate the development of essential services in East Hants as specifically outlined in the Land Use Bylaw.
- g) The RU Zone shall include a minimum setback requirement for dwellings from existing Intensive Livestock Operations so as to reduce conflicts between residential property owners and agricultural operations.

AR3. Council shall delineate the areas within the Municipality's designated Rural Use (RU) and zoned Rural Use (RU) as described by the official Generalized Future Land Use and Land Use Bylaw Zoning Maps.

AR4. Council shall ensure that appropriate zoning provisions be applied to all Rural Use (RU) Zoned lands. The criteria shall be consistent with the general intent of the designation and assist in the proper and coordinated development of the land uses within the planned areas of the Municipality's rural lands.

AR5. *Council shall consider the following developments by site plan approval in*

the Rural Use (RU) Zone:

a) Campgrounds.

Rezoning & Development Agreements

Rezoning Policy Goal

Council's goal is to continue to allow the lands within this zone to be multiple use, further enhancing the diversity of this region.

Policy Statements

AR6. Council shall, within the Rural Use (RU) Designation on lands zoned Rural Use (RU), consider rezoning for AR proposals.

Development Agreements

Policy Goal

Non-traditional uses are often located within the rural landscape. Given their potential to affect the rural landscape and character, Council shall consider development agreements in dealing with these uses.

Policy Statements

AR7.1 Council shall, within the Rural Use (RU) Designation on lands zoned Rural Use (RU), consider the following uses by development agreement:

- a) Any Highway Commercial (HC), General Commercial (GC), and Industrial Commercial (IC) uses;
- b) Industrial development engaged in the production, wholesale storage, or distribution of dangerous goods;
- c) Any commercial developments for the chemical treatment of timber resources;
- d) Licensed ~~scrap or~~ salvage yard commercial developments;

- e) Aggregate and mineral resource related industries;
- f) Structures that are related to pit operations that are proposed to be closer than 100 m to the nearest non resource related structure (not including retail and showrooms);
- g) Structures that are related to a quarry or mineral extraction operations that are proposed to be closer than 1 km to the nearest non resource related structure (not including retail and showrooms);
- h) Bioenergy facilities that are considered obnoxious that are not related to an existing agriculture operation;
- i) **Accommodations, General over 12 units;**
- j) Any potentially obnoxious commercial developments to include vehicle race tracks and amusement parks; and
- k) Home-based business uses that go beyond the specified maximum floor area in the Land Use Bylaw.
- l) **Dwelling/s, Multiplex (Small) with a maximum of eight units for the property.**

Small Multiplex Dwelling/s

Council recognizes that multiplex dwellings provide an important housing choice for rural communities in East Hants. In particular this type of housing choice enables people to age in their community rather than moving to a more urban community. To meet a demand for this type of dwelling units, while protecting other nearby land uses, Council has enabled, where identified in this strategy, small multiplex dwellings, through consideration of a development agreement.

Policy Goal

Council's goal is to enable Small Multiplex Buildings where nearby land uses are

protected.

AR6.2 In addition to the other evaluation criteria of this Strategy, Council shall consider the following criteria when reviewing a development agreement application for Small Multiplex Dwelling/s:

- a) **The impact of the proposed development on nearby sensitive land uses, including residential uses.**
- b) **Conflict with any nearby agricultural uses.**
- c) **The adequacy of the physical site conditions to provide sufficient quality and quantity of drinking water. Council may require the submission of a hydrogeological study.**
- d) **The adequacy of shared amenity space for the residents of the property.**

Agricultural Reserve (AR) Designation

Historically, East Hants has been an agricultural community. Many people who move to East Hants identify with its rural nature and enjoy the rolling hills and farmland scenery. Agriculture is an important part of the social and economic fabric of East Hants. According to the 2011 Census on Agriculture, there are 192 farms operating in East Hants; of these 38 are dairy farms. Collectively, farmers own 12% of the land in East Hants and the total value of all farmland and buildings operating in East Hants is \$126 million. Farming in East Hants, as with the rest of Nova Scotia, is at a crossroads, with the average age of a farmer being 52 years, and only 25 farm operators in East Hants being under the age of 35. Younger

Nova Scotians entering the agriculture industry may look to the Municipality to develop new policies to assist them in growing their agricultural industry.

Policy Goal

Council recognizes that it is necessary to encourage investment in agriculture and ensure that portions of the rural landscape are reserved for future generations.

Policy Statements

AR7. Council shall establish a means to identify, protect, and foster the agriculture industry within the Municipality of East Hants and to minimize conflicts between agricultural operations and other land uses.

AR8. Council shall establish the Agricultural Reserve (AR) future land use designation in which agriculture and agriculture related activities shall be the predominant land uses.

AR9. Council shall designate those lands as an Agricultural Reserve (AR) Zone, with the intention of providing a stable environment in which agriculture may

operate freely from urban expansion or rural non-farm development on the most productive farmland in East Hants.

AR10. Council shall apply the Agricultural Reserve (AR) Designation based on active agricultural lands. Future AR Designations may be based on the following criteria:

- a) Protecting the continuation of existing farming areas;
- b) Providing for logical boundaries around farming areas such as roads, property lines, rivers, and other natural features; and
- c) Protecting active agricultural lands and lands defined by the Canada Land Inventory Soil Capability for Agriculture (CLI) rating as showing soils with Class 3 or active Class 4 or better.

AR11. Council shall recognize the importance of good agricultural soils to the entire Municipality.

AR12. Council recognizes that agriculture needs to be sustained in all parts of the Municipality for future use.



Agricultural Reserve (AR) Zone Provisions

Policy Goal

Council recognizes the need to establish land use regulations that will protect and preserve the agricultural land defined by the Agricultural Reserve (AR) Zone.

Policy Statements

AR13. Council shall ensure that within the Agricultural Reserve (AR) Zone, agricultural related industry and supportive issues to the farm operation will be permitted.

AR14. Council shall ensure that the purpose and general provisions of the Agricultural Reserve (AR) Zone shall be consistent with the specified intent of the Agricultural Reserve (AR) Designation which may include a broad range of agricultural uses, farm dwellings, livestock barns, feedlots, manure storage and treatment, forestry activities, production of agricultural products, and agri-tourism activities.

AR15. Council shall permit the development of park and open-space areas as well as churches, community halls, and community centres within the Agricultural Reserve (AR) Zone by development agreement only, in satisfaction of the criteria of policies within the MPS.

AR16. Council shall, in complying with the Provincial Statement of Interest on Agricultural Preservation, as per the *Municipal Government Act*, and to respect where reasonably possible the rights of individual property owners to realize the maximum benefit from their land, limit the subdivision of land to the creation of 2 lots per existing area of land during the calendar year. This policy shall not prevent the consolidation of parcels.

AR17. Council shall consider non-agricultural uses in the Agricultural Reserve (AR) Zone by development agreement only.

In considering a proposal for such development, Council shall have regard for the following matters:

- a) That the use is permitted in the Rural Use (RU) Zone;
- b) That the property is not classified as active farmland; or
- c) an Agricultural Impact Study has been prepared as outlined in the format shown in the Appendix, by a qualified professional at the expense of the applicant which concludes:
 - i) That the proposed development does not jeopardize the long-term viability of the farms and agricultural lands;
 - ii) That there is no longer viability in maintaining the agricultural operation; or
 - iii) That 90% or more of the property has soils defined as Class 4 or lower capability for agriculture.

AR18. Council shall permit commercial and industrial uses within the Agricultural Reserve (AR) where at least 75% of their operation is related to agriculture by way of processing, sorting, grading, packaging, inspection, storage, retailing, or servicing.

AR19. Council shall permit biogas facilities in the AR Zone where 50% or more of the biogas substrates comes from on farm sources.

AR20. Council shall consider biogas facilities in the AR Zone by development agreement where more than 50% of the biogas substrate comes from off farm sources.

AR21. Council shall not permit the removal of topsoil in the Agricultural Reserve (AR) Zone, except for:

- a) topsoil removed as part of sod farming or peat production

- b) topsoil removed from lots approved for non-farm development.

AR22. Council shall ensure that buildings or structures housing an intensive livestock operation not be established within 46 m of boundaries of properties within any designation other than Rural Use (RU) or Agricultural Reserve (AR), to reduce possible negative impacts and potential conflicts with rural residential development in areas designated for such use.

AR23. Council shall ensure that buildings, structures, manure storage, or housing related to an intensive livestock operation, not be established within a minimum separation distance from a watercourse or well, so as to reduce conflicts between residential property owners and agricultural operations.

- a) Council shall permit an intensive livestock operation which does not meet the minimum separation distance from a watercourse or well, to have a reduced setback through site plan approval. Approval is dependent on meeting the regulations of the Land Use Bylaw and associated requirements.

Agricultural Reserve (AR) Dwellings Policy Goal

Council recognizes the need to provide for and regulate specific types of residential development within the Agricultural Reserve (AR) Zone.

Policy Statements

AR24. Council shall permit new farm dwellings directly related to a bona fide farm operation. Farm dwellings may consist of:

- a) The principal residence of the owner(s);
- b) Additional farm labour; or

- c) Family employed on the farm.

AR25. Council shall permit the conversion or utilization of existing dwellings, within the Agricultural Reserve (AR) Zone for home-based businesses, home-based daycare, or bed and breakfast operations, subject to all relevant zoning requirements.

AR26. Council shall ensure that multiple unit dwellings not be permitted in the Agricultural Reserve (AR) Zone. Existing farm dwellings may be converted to a maximum of two units.

Agricultural Reserve (AR) Agri-tourism

Policy Goal

Council recognizes that agri-tourism activities provide farm operators with the ability to supplement and diversify their agricultural income while creating economic opportunities for East Hants.

Policy Statements

AR27. Council shall permit agri-tourism activities within the Agricultural Reserve (AR) Zone.

AR28. Council shall ensure that, within the Agricultural Reserve (AR) Zone, all agri-tourism activities are accessory and clearly related to an agricultural use.

AR29. Council shall permit the development of restaurants, breweries, distilleries & wineries (including sales and tours), and retail shops related to and accessory to the agricultural use of the farm beyond 100 m² to 200 m².

AR30. Council shall, within the Agricultural Reserve (AR) Designation, consider by development agreement the following agri-tourism activities, subject to the implementing policies:

- a) Restaurants, breweries, distilleries & wineries (including sales and tours), and retail shops related to, and

accessory to, the agriculture use of the farm beyond 200 m².

AR31. In considering a development agreement enabled under AR30, Council shall be satisfied that the development, its uses and any associated structures:

- a) Shall be both clearly related to and subordinate to an agricultural use, no stand alone agri-tourism uses will be permitted;
- b) The majority of retail sales occurring must be from the sale of products grown as part of the farm activities.
- c) The agri-tourism activity will not negatively impact neighbouring agricultural land uses;
- d) Shall be designed and located to minimize its impact on the principal agricultural use, nearby uses and/or rural open space;
- e) Public parking shall be located in such a manner that it does not impact or detract from the rural character of the land; and
- f) Shall involve the conversion of existing buildings, building additions, or new buildings in yards that are not used, or could not be reasonably used for cultivation of crops.

Agricultural Land Preservation

In order to preserve agricultural land the Municipality has to encourage investment in agriculture and ensure that portions of the rural landscape are reserved for future generations. As well, East Hants has to promote healthy rural communities that contain living, working, and recreation activities that respect agricultural resources. An agricultural advisory committee would address issues and concerns and provide

a forum for the exchange of information regarding the East Hants agricultural industry.

Establishment of an Agricultural Advisory Committee Policy Goal

Council recognizes the need to create a partnership between the agricultural community and other necessary groups with the purpose of developing a long-term protection and preservation strategy for agricultural land and minimizing land use conflicts. This group would work together in recommending ways to reduce agricultural land use conflicts and provide recommendations on agricultural related issues that are best suited to East Hants.

Policy Statements

AR32. Council shall establish an Agricultural Advisory Committee consisting of members of the agricultural community, Councillors, Municipal Staff, as well as members from the Federation of Agriculture and other agriculturally related organizations. The mandate of the Agricultural Advisory Committee shall be to make recommendations to Planning Advisory Committee on agricultural matters.

Rural Use North (RU-2) Designation
The Rural Use North Designation refers to the northern and central areas of East Hants. New land uses should continue to allow residents to enjoy the natural beauty of rural and Fundy shore, while embracing land uses that promote rural industries such as farming and forestry, while creating opportunities for tourism activities. New land use policies are intended to protect the existing rural landscape while minimizing potential conflicts

between different types of land uses.

Policy Goal

Council's goal is to establish a designation that protects rural land use activities and supports tourism pursuits.

Policy Statements

AR33. *Council shall establish the Rural Use North (RU-2) Designation, which shall be generally placed on lands along the Fundy shore and central East Hants. The RU-2 Designation shall encourage the continuation of a moderately changing and diverse rural landscape through the appropriate implementation of a wide variety of uses within the Rural Use North (RU-2) Zone.*

AR34. *Council shall establish the Rural Use North (RU-2) Zone, whose purpose and general zoning provisions shall be consistent with the specified intent of the (RU-2) Designation, and furthermore:*

- a) The RU-2 Zone shall be established to provide for existing uses and also encourage the future development of mixed uses including community, institutional and residential uses, open space uses, commercial uses, agricultural, and resource uses.*
- b) The RU-2 Zone shall consist of a minimum lot size that is compatible with the rural land use patterns, development controls related to significant alteration of land levels, and the protection of rivers, lakes.*
- c) Council shall allow more than one dwelling on a lot in the RU-2 Zone provided that all provisions of the Land Use Bylaw are satisfied.*
- d) Council shall permit public and private utilities within the Rural Use North (RU-2) Zone so as to facilitate the development of essential services in East Hants as specifically outlined*

in the Land Use Bylaw.

- e) The RU-2 Zone shall include a minimum setback requirement for dwellings from existing Intensive Livestock Operations so as to reduce conflicts between residential property owners and agricultural operations*
- f) Council shall permit the use of recreational vehicles in the RU-2 Zone on appropriate sized lots.*

AR35. *Council shall delineate the areas within the Municipality's designated and zoned Rural Use North (RU-2) as described by the official Generalized Future Land Use and Land Use Bylaw Zoning Maps.*

AR36. *Council shall ensure that appropriate zoning provisions be applied to all Rural Use North (RU-2) Zoned lands. The criteria shall be consistent with the general intent of the designation and assist in the proper and coordinated development of the land uses within the planned areas of the Municipality's rural lands.*

AR37. *Council shall consider the following developments by site plan approval in the Rural Use North (RU-2) Zone:*

- a) Campgrounds.*

Rezoning & Development Agreements

Rezoning Policy Goal

Council's goal is to continue to allow the lands within the RU-2 zone to be multiple use, further enhancing the diversity of this region.

Policy Statements

AR38. *Council shall, within the Rural Use North (RU-2) Designation on lands zoned Rural Use North (RU-2), consider rezoning for*

AR proposals.

Development Agreements

Policy Goal

Non-traditional uses are often located within the rural landscape. Given their potential to affect the rural landscape and character, Council shall consider development agreements in dealing with these uses.

Policy Statements

AR39 *Council shall, within the Rural Use North (RU-2) Designation on lands zoned Rural Use North (RU-2), consider the following uses by development agreement:*

- a) *Any Highway Commercial (HC), General Commercial (GC), and Industrial Commercial (IC) uses;*
- b) *Industrial development engaged in the production, wholesale storage, or distribution of dangerous goods;*
- c) *Any commercial developments for the chemical treatment of timber resources;*
- d) *Licensed salvage yard commercial developments;*
- e) *Aggregate and mineral resource related industries;*
- f) *Structures that are related to pit operations that are proposed to be closer than 100 m to the nearest non resource related structure (not including retail and showrooms);*
- g) *Structures that are related to a quarry or mineral extraction operations that are proposed to be closer than 1 km to the nearest non resource related structure (not including retail and showrooms);*
- h) *Bioenergy facilities that are considered obnoxious that are not related to an existing agriculture*

operation;

- i) *Accommodations, General over 12 units;*
- j) *Multiplexes over 12 dwelling units and up to a maximum of 24 dwelling units and cluster townhouse developments over 12 dwelling units and up to a maximum of 24 dwelling units;*
- k) *Any potentially obnoxious commercial developments to include vehicle race tracks and amusement parks; and*
- l) *Home-based business uses that go beyond the specified maximum floor area in the Land Use Bylaw.*

Multiplex and Cluster Townhouse Development

Council recognizes the need for housing in rural areas of East Hants and has enabled the development of multiple unit development in the Rural Use North (RU-2) Zone.

Policy Goal

Council's goal is to enable multiplexes and cluster townhouses in rural communities.

AR40 *In addition to the other evaluation criteria of this Strategy, Council shall consider the following criteria when reviewing a development agreement application for a multiplex or cluster townhouse up to a maximum of 24 dwelling units:*

- a) *The impact of the proposed development on nearby sensitive land uses, including residential uses.*
- b) *The impact of neighbouring land uses on the proposed development.*
- c) *Conflict with any nearby agricultural uses.*
- d) *The adequacy of the physical site conditions to provide sufficient*

quality and quantity of drinking water. Council shall require the submission of a hydrogeological study.

- e) *The adequacy of shared amenity space for the residents of the property. Common and private amenity space shall comply with the Part 7 of the Land Use Bylaw.*
- f) *The height of all buildings, no building shall exceed four storeys.*
- g) *Stormwater Management Plan showing no negative impacts on surrounding properties.*

Wind Energy Development

The Municipality of East Hants recognizes the development of green energy resources is important to the health and environment of our community and encourages the integration of renewable wind energy developments within the Municipality. The reality of increased demand and soaring costs of fossil fuels make wind energy a viable and attractive energy resource option and provides economic benefits to the community in the form of local tax benefits, construction costs and a stable power grid.

Council realizes that the wind energy industry in Nova Scotia is growing and that they will need to be flexible to accommodate changes and advancements in technology. For this reason, Council will re-evaluate the wind energy development policies periodically. This review will evaluate how the wind energy industry has evolved and progressed to ensure the policy is meeting the needs of the wind energy developers and the community.

Policy Goal

Council's goal is to support the future development of the wind energy industry by working with wind developers and communities to encourage the development of wind energy projects while ensuring the continued enjoyment of community life.

Policy Statements

- AR41.** Council shall encourage wind energy projects to allow for the production of renewable energy resources that will provide the Municipality with an environmentally sustainable and economical electricity source.
- AR42.** Council shall establish a definition and categorize wind turbines into three different types; micro wind turbine (MWT), small-scale wind turbine (SWT), and large-scale wind turbine (LWT).
- AR43.** Council shall regulate MWT, SWT and LWT through the General Provisions section of the Land Use Bylaw, ~~except in the Wind Energy (WE) Zone.~~
- AR44.** Council shall permit the development of micro wind turbines (MWT) and small-scale wind turbines (SWT) as-of-right.
- AR45.** Council shall regulate setbacks, height requirements, noise, sight lines, and fencing,
- AR46.** Council shall permit the development of large scale wind turbines (LWT) through site plan approval. Approval is dependent on meeting the regulations of the Land Use Bylaw and associated requirements.
- AR47.** Council shall periodically review the policies regulating the use of micro, small-scale, and large-scale wind turbines.

~~Wind Energy Designation Policy Goal~~

The Wind Energy (WE) Designation and implementing zone is used to regulate wind energy development in the region of East Hants where the comprehensive community plan is not implemented. The overall intent of the (WE) designation is to encourage wind energy development while providing regulations that will protect rural residents and their communities from any negative effects of development. This designation will provide a clear set of regulations for the development of small scale wind turbines (SWT) and large scale wind turbines (LWT).

Policy Statements

- AR48.** Council shall establish the Wind Energy (WE) future land use designation with the intention of regulating and encouraging wind energy development and large-scale special events. No other policy or provisions of the Municipal Planning Strategy or the implementing Land Use Bylaw, other than policy MPS-2 Public Participation, shall apply to Wind Energy (WE) designated lands.
- AR49.** Council shall encourage wind energy projects to allow for the production of renewable energy resources that will provide the Municipality with an environmentally sustainable and economical electricity source.
- AR50.** Council shall establish a definition and categorize wind turbines into two different types; small scale wind turbine

(SWT) and large scale wind turbine (LWT).

- AR51.** Council shall establish requirements in the Land Use Bylaw to regulate the use of all wind turbines including setbacks, rotor blade clearance, separation distance, height, power generation, noise generation, and other regulations relating to the development and operation of a wind turbine or wind farm.
- AR52.** Council shall permit the development of large scale wind turbines (LWT) through site plan approval. Approval is dependent on meeting the regulations of the Land Use Bylaw and associated requirements.
- AR53.** Council shall periodically review the policies regulating the use of small scale and large scale wind turbines.

Large-Scale Special Events Policy Goal

Council’s goal is to encourage large-scale special events while protecting the health and safety of East Hants residents and event attendees and participants, and protecting private property.

Policy Statements

- AR54.** Council shall establish a definition for large-scale special events.
- AR55.** Council shall establish requirements in the Land Use Bylaw to regulate large-scale special events.

Policy	Amendment Date	Description
AR6.1 (k), Small Multiplex Dwelling/s and AR6.2	April 24, 2019	Enabling small multiplex on Rural Use (RU) zoned land by development agreement.



SECTION C11

Tourism & Heritage

SECTION C11

Tourism & Heritage



Tourism

The rich natural landscape and unique communities of East Hants make the area highly marketable as a tourist attraction and provide many community development opportunities. The benefits of a healthy local economy, including local employment and business development, can provide both communities and the Municipality as a whole, with improved long-term, social, economic, and environmental sustainability.

The tourism industry in East Hants has not yet neared its potential and many opportunities for tourism development still exist. As with many communities throughout the province, East Hants has potential in the areas of experience based tourism which, if developed, could provide benefits to communities far beyond economic growth.

Utilizing natural and heritage resources for tourism purposes could foster a greater sense of community pride and awareness, a greater commitment to the conservation of these resources, and a financial means for their preservation. Such long-term community benefits are the true value in developing the industry and should provide the incentive for future efforts to establish a stronger tourism sector in East Hants.

Policy Goal

Council's goal is to identify and develop tourism opportunities and to ensure that tourism growth will not jeopardize the existing identity and character of East Hants communities and will occur in an environmentally and socially responsible manner.

Policy Statements

TH1. Council shall develop a Tourism and Place

Marketing Strategy to identify tourism opportunities and guide the development and management of the tourism industry in East Hants.

TH2. Council shall consider agri-tourism through the Rural and Agricultural Lands Section of the Municipal Planning Strategy.

Signage and Tourism

Signage is crucial to improving access to East Hants for visitors and enhancing their ability to travel throughout the Municipality. Appropriate signage can help to provide a positive visitor experience and assist in easier travel throughout East Hants.

The Provincial government have developed a program for the signing of tourist attractions along the Province's 100 Series Controlled Access Highway system. The program is intended to identify Nova Scotia's significant tourist attractions, encourage travelers to leave the 100 Series Controlled Access system and direct visitors to attraction locations.

Off-Premise Signage is a type of signage that directs and informs the public to attractions, services and businesses which are not located on the same site as the sign. Tourism PEI have a Directional Signage Program and is considered a good example of providing a consistent design for their directional signage. Within a Tourism Directional Signage Program, signage for parks, tourism and recreational facilities could be included.

At the Plan Review Design Workshops held in the Fall of 2014, the public made requests for community signage including: community notice boards, interpretation signage, wayfinding signage and for community entryway signage.

Policy Goal

Council's goal is to encourage signage within the Municipality to direct and educate visitors.

Policy Statements

TH3. Council shall establish design standards for the different forms of community signage, to meet Municipal brand goals.

TH4. Council may develop and manage off-premise signage with a program which would include creating municipal standards for directional signage.

TH5. Council may develop a strategy to provide funding for community notice boards through a project fund, or partnership(s) with developer(s).

TH6. Council may provide funding for wayfinding and interpretive signage, for areas of historical or cultural importance, through the Tourism Development Grant program.

TH7. Council may develop a community gateway signage program.

Large Scale Special Events Policy Goal

Council's goal is to encourage large-scale special events while protecting the health and safety of East Hants residents and event attendees and participants, and protecting private property.

Policy Statements

TH8. Council shall regulate large-scale special events through the Land Use Bylaw, in all regions of the municipality, including where the comprehensive community plan is not implemented.

Heritage

Heritage is a priceless legacy manifested in the built and natural environment and in the people who have shaped a community over time. Just as our personal experiences guide us through life, community heritage guides us toward the future and allows for the

evolution of people and places.

The preservation of heritage resources holds considerable importance to a community's development by reinforcing the established identity and character of place. Responsible community development occurs with an understanding and appreciation of the community's identity and enhances the existing area. Therefore, it is essential that architectural, natural, and cultural heritage be considered a significant component of a community's development.

Preservation of Heritage

Heritage protection and promotion occurs at the Municipal, Provincial, Federal and International level. At the Municipal level a Municipal Registry of Heritage Properties is a list of properties and structures that have been deemed to have a local or community level of heritage value. The Municipality has adopted the Heritage Property Bylaw which administers the protection of the registered heritage properties.

Heritage value may extend beyond a single building to a group of related structures and their overall setting. In this case, several properties can be collectively protected through the establishment of a heritage conservation district. In 1995 Maitland was declared Nova Scotia's first Heritage Conservation District. Heritage conservation districts help to protect a greater piece of a community's history and identity.

Policy Goal

Council's goal is to take measures to protect and preserve heritage resources for the social, physical and economic benefit of the Municipality. Council recognizes heritage as being important to the identity and character of East Hants communities.

Policy Statements

- TH9.** Council shall work to raise public awareness surrounding heritage conservation issues including the production and distribution of educational material.
- TH10.** Council shall explore funding opportunities and financial incentives for property owners and community groups wishing to preserve heritage resources within the Municipality.
- TH11.** Council shall encourage the preservation of heritage buildings through the Municipal Heritage Property Registration Program.
- TH12.** Council shall undertake a comprehensive inventory of heritage resources in East Hants with the intention of identifying heritage resources that could potentially qualify for formal designation as registered heritage properties.
- TH13.** Council shall take measures to protect traditional architecture in the Village Core (VC) Zone, through architectural and landscape design standards under the Land Use Bylaw for new development, alterations and additions to existing development.
- TH14.** Council shall review a means of preserving significant archaeological sites along the Shubenacadie and Nine Mile river.
- TH15.** Council shall encourage the promotion of significant heritage sites as a means to attract tourists to the area.
- TH16.** Council may work with the Sipekne'katik community to highlight the heritage of this First Nation community.



Alternative Development for Historic Buildings

Preservation of buildings of historical significance is in the public interest. While every possible means shall be explored to allow a building to be used for a use normally permitted within the zone in which the property is located, it is recognized that alternative development may be considered to provide an opportunity to preserve a historic building. Such alternative developments may include multi-unit residential, institutional, tourist accommodation and tourist commercial uses which enhance the cultural or historic heritage of East Hants.

Policy Goal

Council’s goal is to encourage the preservation of historic buildings through the re-use of buildings and alternative development, which is appropriate for the building.

Policy Statements

TH17. Council may consider proposals for the development of buildings of historical significance in a manner which would not

normally be permitted within the zone in which the property is located subject to the proponent entering a Development Agreement with Council under the relevant policies of this Strategy and the provisions of the *Municipal Government Act*. Eligible uses include institutional, tourist accommodation, tourist commercial and multi-unit residential. In considering entering into a Development Agreement, Council shall have regard to the following:

- a) The building proposed to be developed is recognized as being of historical significance and as such is registered as a Municipal Heritage Property or a Provincial Heritage Property.
- b) Where the proposal is for a tourist commercial use the activity should be appropriate to the historical significance of the building in terms of compatibility with the features of the building which make it historically significant.
- c) The architectural design in terms of

building materials, exterior treatment, roof lines, bulk and scale and the landscaping features of any proposed additions shall be compatible with the historical significance of the building.

- d) The privacy of adjacent residential uses can be protected where required through the provision of natural or artificial buffering.
- e) The proposal does not adversely impact upon adjacent uses by reason of matters such as traffic generation, parking, outdoor display and storage, noise and hours of operation.
- f) The proposal is in keeping with all applicable policies of this Strategy.

the development agreement, for the development of buildings of historical significance in a manner which would not normally be permitted within the zone, to regulate matters included in other policies of this Municipal Planning Strategy and any of the following:

- a) Architectural compatibility with the historical significance of the building in terms of design, scale and building materials and the external appearance of structures.
- b) The public display of advertisements including the materials, type, size and description of any advertisement displayed.
- c) The location and materials of fences and walkways.

TH18. Council may consider conditions of

Policy	Amendment Date	Description



PART D

Rural & Fundy Shore Plan

SECTION D1

RURAL & FUNDY SHORE PLAN

The Rural & Fundy Shore Plan section of the Municipal Planning Strategy relates to the northern and central area of the Municipality which is not covered with comprehensive planning policy and regulations.

Council have decided at this time that this area is to remain largely unzoned except for regulations relating to Wind Energy and Large Scale Special Events. The Municipal Planning Strategy includes policies dealing with the future planning of the non-comprehensively planned area of the Municipality and this section pulls together those policies and directions along with additional policies on opportunities and issues not already covered such as shoreline erosion.

Like most of rural Nova Scotia, the population of this rural and fundy shore area, covered by this section, is declining which is highlighted in the population projections in the 2012 Socio-Economic Study. Planning for the future of this area as a result of the population decline will be different than planning for the future of East Hants' urban areas where population is increasing faster than the Nova Scotia average.

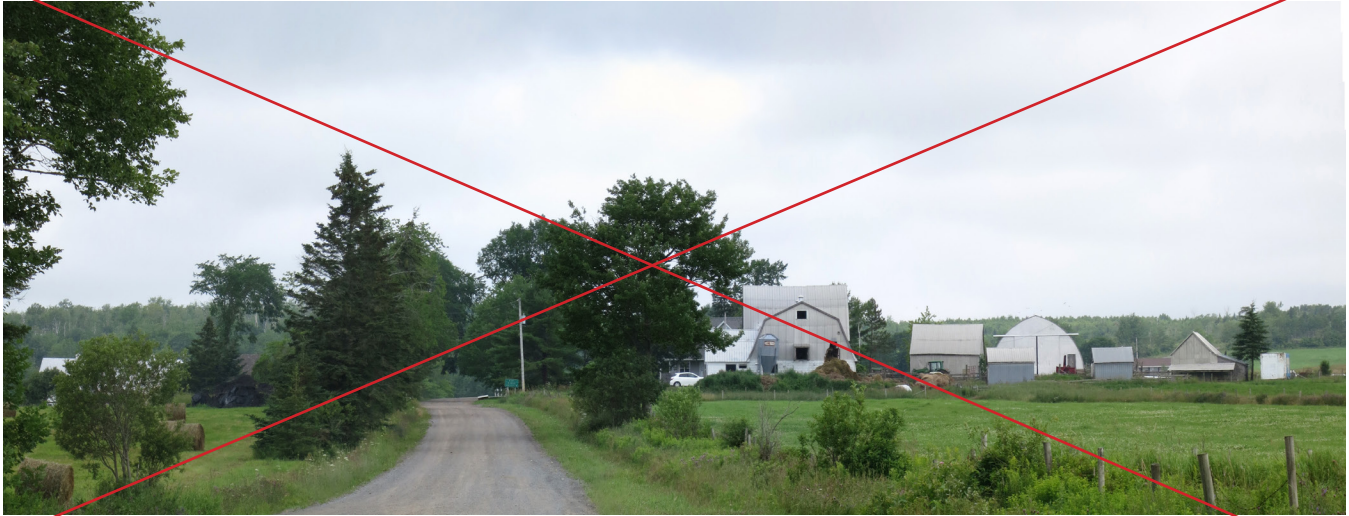
Community Input

Through the Plan Review process Council has sought input from communities throughout the Municipality. Consultation events included visioning workshops held in June 2014, a community plan review goals survey in July 2014 and community design workshops held in 8 communities in October and November 2014. Specific consultation was held with residents in the rural central and shore area of the Municipality to seek comments from residents, property and business owners in the area of the Municipality which would not be covered with comprehensive planning policy and regulations.

A common theme with residents in all communities was that many residents enjoy living in East Hants and enjoy the pace of life. The natural beauty of the Municipality was an important asset in the rural areas and included wanting more opportunities to experience this natural beauty which included Burntcoat, Shubenacadie River access and the Cobequid Bay. Access to services and infrastructure such as public bathrooms and a bicycle lane along the Fundy Shore are examples of facilities that residents showed support for. Residents also identified that there should be more Municipal support for heritage buildings, strategic signage and the development of Burntcoat and the Fundy Shore.

Future Planning for the Rural and Fundy Shore Area

The rural and fundy shore area will remain unzoned, except for regulations relating to Wind Energy and Large Scale Special Events. Despite there being few regulations, this area would still



benefit from identifying the opportunities and issues. An infographic map has been included to identify these opportunities and issues.

Agriculture

In the Rural and Agricultural Land section of the Municipal Planning Strategy, policies have been included to set out that Council shall recognize the importance of good agricultural soils to the entire Municipality and Council recognizes that agriculture needs to be sustained in all parts of the Municipality for future use.

Within the Municipality, the highest quality soils are Class 2 and the majority of the Class 2 soils located in East Hants are within the northern Fundy Shore area of the Municipality. A map has been included in the Municipal Planning Strategy to detail the quality of soils in the Rural and Fundy Shore area of the Municipality.

Tourism

East Hants, and in particular the Rural and Shore Area of the Municipality, is blessed with many natural and built tourism assets including the Walton lighthouse, Maitland, Kennetcook and many others. The Municipality also has some unique world class attractions including Burntcoat and the Bay of Fundy experience which includes the Fundy Tidal Interpretive Centre in South Maitland.

Burntcoat Head Park is currently a Municipal priority in developing the infrastructure and services at this site which highlights the importance of the Fundy Shore to the tourism industry in East Hants. The Heritage and Tourism section provides a policy for a Tourism and Place Marketing Strategy to identify tourism opportunities and guide the development and management of the tourism industry in East Hants. The development of a Tourism Strategy or Plan will assist Council in deciding where to target their efforts towards tourism in the future.

Heritage

Along with individually registered heritage properties, the Rural and Fundy Shore area has Maitland which was the 1st Heritage Conservation District in Nova Scotia. It remains an important heritage asset but also has the potential to become an important tourism asset.

Municipal Projects & Studies relating to heritage have been identified in the Municipal Planning Strategy in the Part E 'Realizing the Plan'.

Coastal Zone Management

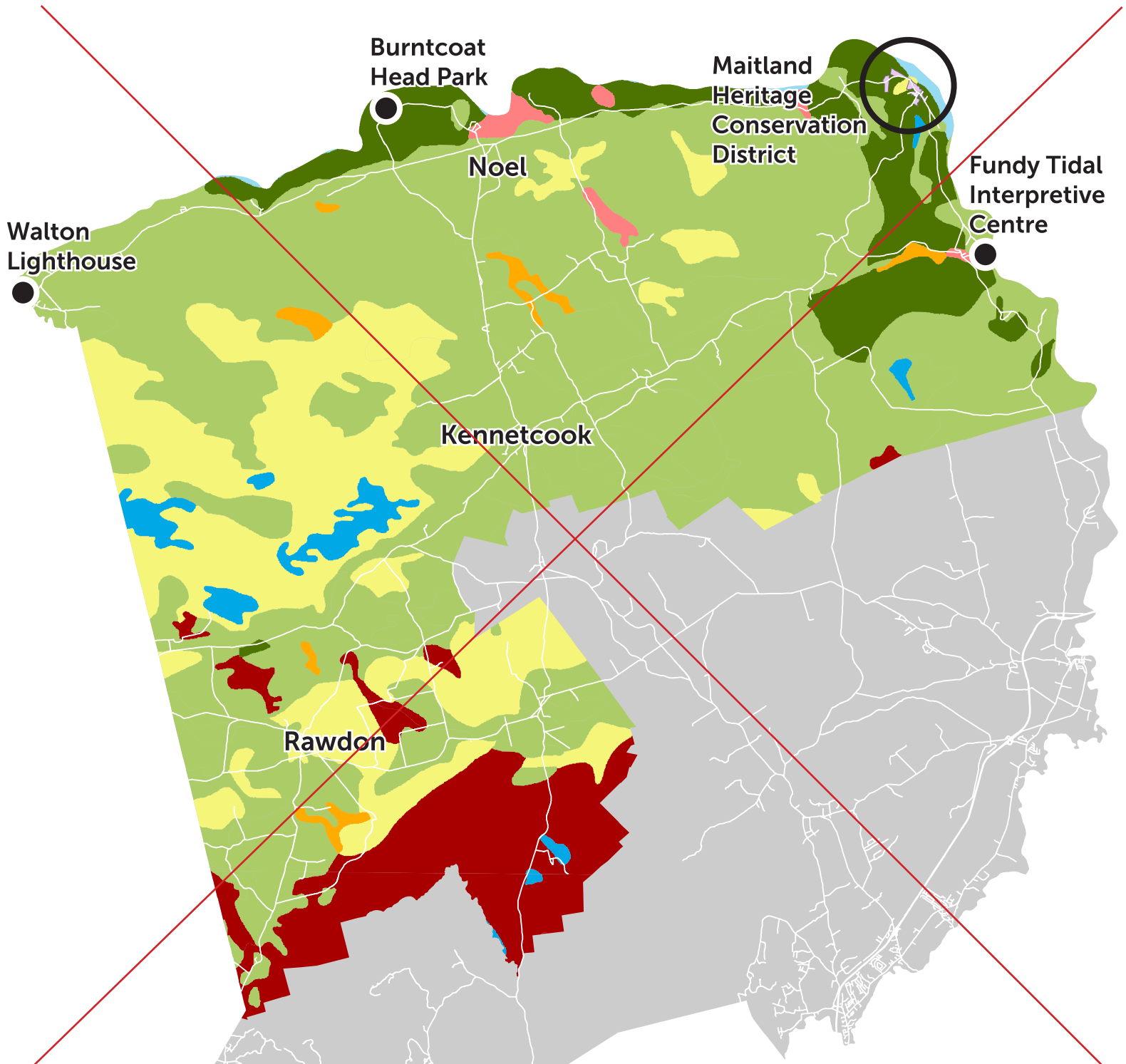
The Fundy coastline offers many recreational and tourism opportunities. To take advantage of these opportunities, public access to the shoreline should be planned. Evidence of

SECTION D - RURAL & FUNDY SHORE PLAN

Council's commitment to public access to the Bay of Fundy Shoreline can be found at Burntcoat Head Park where the Municipality is working on developing a world class attraction. Global sea levels are rising. There are 3 major negative impacts to the shoreline of East Hants due to a rising sea level. Shoreline erosion, coastal flooding, and salt water intrusion









are important issues impacting the coastal population of East Hants; setting back buildings from the shoreline will help to mitigate against these negative impacts.

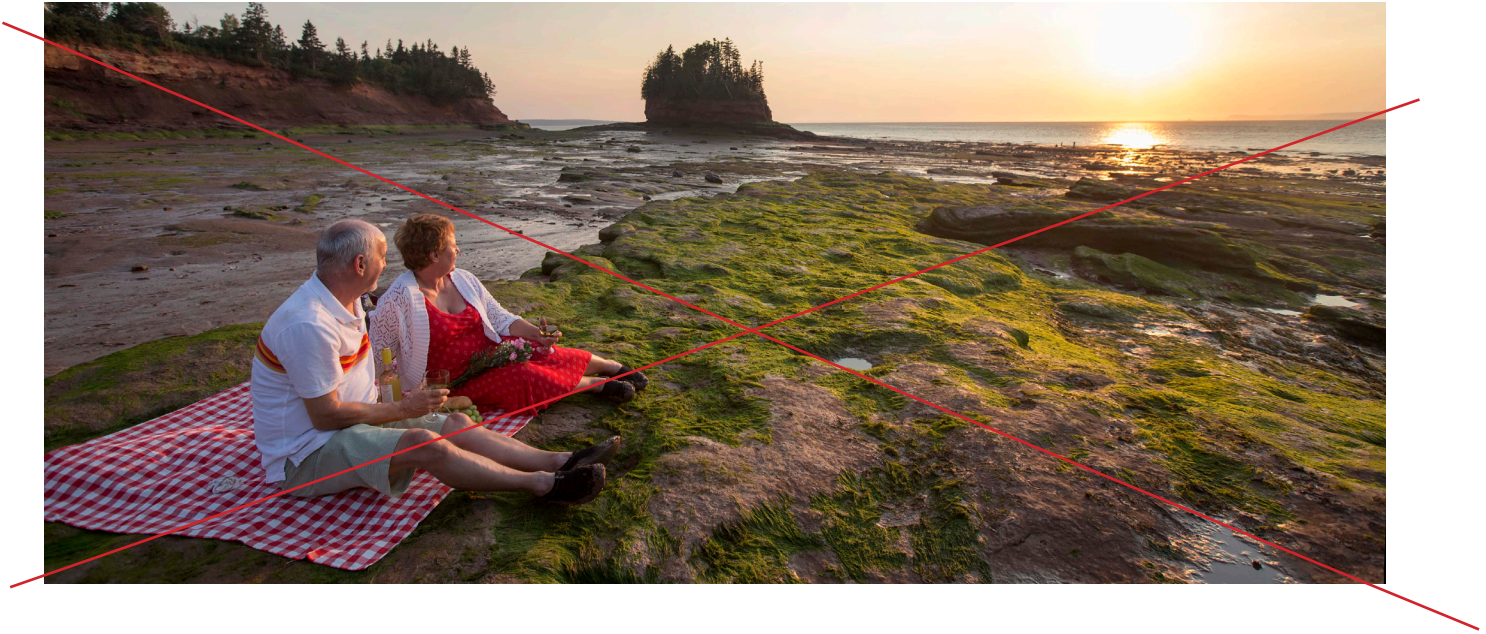
Property owners wanting to build alongside the shoreline should consider an appropriate



setback to protect against shoreline erosion, coastal flooding and salt water intrusion. In the list of Municipal Projects and Studies identified in this MPS, Council has identified the need to study in more detail the impacts from shoreline erosion, coastal flooding and salt water intrusion. This study will also investigate recommendations to mitigate these impacts:

Soil Assets

-  **Class 2** – Moderate Limitations; moderate conservation practices required Soil Agricultural Suitability
-  **Class 3** – Moderately Severe Limitations; range of crops restricted or special conservation practices required
-  **Class 4** – Severe Limitations
-  **Class 5** – Forage Crops – Improvement practices feasible
-  **Class 6** – Forage Crops – Improvement practices not feasible
-  **Class 7** – No Capability for arable culture or permanent pasture
-  **O** – Organic Soil
-  **W** – Water



Policy	Amendment Date	Description
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PART E

Realizing the Plan

SECTION E1

Implementation

The Municipal Government Act gives Council the authority to change the policies of this Strategy, and all other documents within the Official Community Plan.

Council shall only consider amendments to the Strategy which are in the best interest of the Municipality while maintaining the established and proven spirit of sound planning.

Council's intention in using planning tools is to provide for scrutiny of proposal's relative to the community interest, and provide for public input without unnecessarily or unreasonably over encumbering the development community with regulatory requirements.

Efficient Process

IM1. Council shall aim to implement planning policies in a manner which is efficient while preserving community interests.

Maintaining A Living Plan

IM2. Council shall endeavor through it's implementation and review process that:

- a)** Progress is made toward the goals and broad objectives of this plan, while adapting to changing conditions in the Municipality and broader context.
- b)** A systematic approach is taken to plan reviews and updates, with the Official Community Plan regularly reviewed

and updated.

- c)** Progress towards the Plan directions are measured, evaluated and shared.
- d)** New knowledge, opportunities and research is incorporated into policy and the Municipality's planning practice.

Plan Amendments

Consistent with the goal of maintaining long-term responsiveness and an efficient planning process, Council's intent is to outline where consideration of amendments to this Strategy are appropriate and the procedures to be followed regarding Strategy amendments.

IM3. Council recognizes that this Strategy poses a significant shift from former planning practices in the Municipality. Due to this, Council shall:

- a)** Require a housekeeping review one year after implementation of this strategy.
- b)** Following the housekeeping review of this strategy, require a review every five years, or as necessary.
- c)** Consider reviews of this Strategy as an opportunity to discuss or pilot new and innovative policies and practices such as through demonstration projects and pilot programs.

IM4. Council shall amend this Strategy in response to changing circumstances.

Plan Direction Implementation Monitoring & Tracking

Council shall develop a monitoring and evaluation program following the adoption of this Strategy. Council recognizes that while many of the directions of this Strategy depend on regional forces. However, only by monitoring the progress of this Plan and adapting can

educated changes be made.

Examples of possible evaluation indicators based on the direction of this plan are shown in the table below. Final indicators will be based on the ability to track data and access data from private companies, crown corporations or other levels of government.

FIGURE E1.1
EXAMPLE PLAN DIRECTION INDICATORS

Plan Directions	Possible Evaluation Indicators
Develop parks, open space and recreation facilities in a Municipal and regional network.	<ul style="list-style-type: none"> Commuting Modal Share Length of trails, connectivity index rating of trails.
Support well designed, pedestrian friendly small town centres.	<ul style="list-style-type: none"> Number of building permits issued for Village Core and Mixed Use Centre areas.
Foster commercial development, creative entrepreneurship, and home-based commerce.	<ul style="list-style-type: none"> Median commuting distance. Proportion of commercial assessment.
Develop healthy alternative transportation networks including walking and cycling.	<ul style="list-style-type: none"> Commuting Modal Share. Length of sidewalks, connectivity index rating of sidewalks.
Develop in a manner which is compact, environmentally and fiscally sustainable.	<ul style="list-style-type: none"> Dwelling unit density within Growth Management Areas. Land area in agricultural production.
Mix compatible land uses and buildings, and provide transitions between different areas of density.	<ul style="list-style-type: none"> Proportion of Growth Management Areas used for commercial purposes or a GIS statistical measurement of diversity.
Protect & provide opportunities to enjoy East Hants' natural beauty and rural character.	<ul style="list-style-type: none"> Land area zoned for open space purposes.
Allow a range of housing options appropriate to each neighbourhoods' form and intensity.	<ul style="list-style-type: none"> The percent of owned dwelling units for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households. The percent of rental units which the rent is affordable: where it does not exceed 30% of gross annual household income. The share of residential building permits for new single detached units.

Policy	Amendment Date	Description

SECTION E2

Administration

The Municipal Planning Strategy, Land Use Bylaw and Subdivision Bylaw are the primary tools used by Council to carry out its intent regarding planning and development matters.

While this Strategy has the overall purpose of outlining Council's planning and development matters goals and objectives, it is essential to provide an administrative framework capable of providing for a means for progressive community development.

Due to the fact that East Hants has changing needs, challenges, and opportunities, it is essential to establish a flexible planning framework. This ensures that needs can be met, challenges can be overcome and opportunities can be explored.

The Municipal Planning Strategy, Land Use Bylaw, and Subdivision Bylaw are implemented within the scope and authority of the powers transferred by the Province to municipalities and their Councils under the *Municipal Government Act*.

Council cannot undertake any action that is inconsistent, or contradictory with the intent of this Strategy. However the adoption of this Strategy does not commit Council to undertake any of the projects or actions within it.

Implementation tools are put in place, as appendices to this Strategy, to clarify and visually demonstrate Council's intent with respect to various policy statements. Covered are policies regarding Council's consideration of development agreements (contract development), which govern developments

outside the intended scope of the Land Use Bylaw.

The purpose of this section is to establish a framework within which Council's expressed intent towards land use development is to be routinely administered. Whereas this Strategy is intended to remain flexible and responsive to community needs, this particular Section shall specify procedures to be followed and matters to be considered when Council is considering amendments to this Strategy and to the Land Use Bylaw.

Appointment of a Development Officer

IM5. In accordance with the *Municipal Government Act*, Council shall appoint a Development Officer whose primary function and responsibility is to administer the Land Use Bylaw, all subdivision controls and grant development permits in accordance with the Land Use Bylaw. Council may also appoint other people to act in the Development Officer's stead.

Application Requirements

IM6. Council shall institute a fee structure in relation to the issuance of development permits, and for the provision of planning services as provided for under the *Municipal Government Act*.

IM7. Any Official Community Plan amendment, site plan approval submission or development agreement application must be submitted in writing to the Municipality's Planning & Development Department. The application shall be signed by the property owner or an agent of the property owner authorized to act

on their behalf.

IM8. *A Development Officer may discharge a site plan after a period of 2 years from the date that the site plan was approved with the concurrence of the property owner or if the applicant fails to enter into an undertaking to carry out the terms of the site plan.*

IM9. In considering amendments to the Official Community Plan and processing development agreements, Council shall:

- a) Request a report and recommendation from the Planning and Development Department.
- b) Refer the matter to the Planning Advisory Committee for their recommendation with respect to the policies of this Strategy, that affect the proposed amendment.
- c) Refer the matter, where applicable, to the appropriate Municipal, Provincial, and/or Federal Departments and Boards and agencies where special expert advice and/or recommendations are required. These referrals are noted throughout this Section of the Strategy, but are not necessarily limited to those mentioned.
- d) Comply with all legal requirements concerning amendments to the Land Use Bylaw as set out in the *Municipal Government Act*.
- e) Ensure the applicable public participation policies outlined in this Strategy have been satisfied.

IM10. Council may require the submission of a detailed plan, or subsequent studies as part of any Official Community Plan amendment, site plan approval submission or development agreement application. Where required, the proposal shall include any information or materials required by Council in order to effectively evaluate the submission. The submission

may require professionally prepared plan(s) that effectively illustrate the proposal and include details such as, but not necessarily limited to the following:

- a) The location, area, and dimensions of the subject property or any easements on the property based on a survey or location certificate prepared by a licensed surveyor.;
- b) Elevation drawings of the proposed structure or structures;
- c) The proposed location, dimensions, height, and proposed use of all buildings;
- d) The means by which the site is to be serviced by sanitary and storm sewers, water, electrical service and other utilities;
- e) The proposed location and nature of any outdoor storage or display;
- f) The proposed location, design, and content of any signage;
- g) A traffic impact study submitted by a professional engineer;
- h) The proposed location and dimensions of any parking stalls, bicycle parking, driveways, and walkways;
- i) The proposed location of any fencing, refuse containers, and snow storage;
- j) The proposed location and type of any exterior lighting,
- k) The proposed location and features of any outdoor amenity space;
- l) Landscaping or buffering elements including the type and location of any existing and proposed trees or other vegetation;
- m) Architectural features including type of materials,
- n) The location of any watercourses on or

near the site;

- o)** Existing and proposed drainage patterns including any stormwater management measures;
- p)** The delineation of any flood elevations and a description of any proposed floodproofing measures;
- q)** Any proposed phasing of the development.

Land Use Bylaw

The Land Use Bylaw (LUB) is the principal mechanism by which the intent and policy statements embodied within this Strategy shall be implemented. It sets out zones, permitted uses, general provisions, and development standards that reflect the policies of this Strategy as provided for by the *Municipal Government Act*. The Land Use Bylaw Maps (Zoning Maps) visually show the areas to which different zones apply.

Municipal Planning Strategy

- IM11.** Council shall only consider private applications to amend this Strategy where said amendments in the best interest of the Municipality.
- IM12.** Council shall consider text amendments to this Strategy when:
 - a)** A need arises to change policy.
 - b)** New information is identified or studies have been undertaken which necessitate or recommend an amendment to the strategy.
 - c)** A provincial policy change requires a change in this Strategy.
 - d)** The boundaries of the planning area are altered.
 - e)** Housekeeping amendments are warranted.

IM13. Council shall consider map amendments

to this Strategy when:

- a)** A request is received for a zoning amendment that is not consistent with this Strategy's maps, but is consistent with the intent of this Strategy.
- b)** Where the boundaries of the comprehensive planning area are altered.
- c)** Where a request for a comprehensive development district is made and it is not already designated as such; and studies show that the intent of the Strategy could be met through said proposal.
- d)** The boundaries of the planning area are altered.
- e)** Housekeeping amendments are warranted.

Land Use Bylaw Amendment Process

- IM14.** It shall be the policy of Council to consider amendments to the Land Use Bylaw provided the amendment is consistent with the intent of the Municipal Planning Strategy.
- IM15.** It shall be the policy of Council to consider an application for amendment to the Land Use Bylaw only if the application has identified a proposed use for the property. Council shall give consideration to both the proposed use and to the impact of other uses permitted in the requested zone.
- IM16.** It shall be the policy of Council to consider an application for amendment to the Land Use Bylaw only if the site meets all of the lot size and zone standards for the zone sought.
- IM17.** Council shall consider the Land Use Bylaw Amendments within the applicable Generalized Future Land Use designation as subject to the policies of this Strategy.

Land Use Bylaw Amendment Criteria

IM18. Council shall, in considering amendments to the Land Use Bylaw, in addition to all other criteria as set out in the policies of this Strategy, have regard for the following matters:

- a) Whether the proposed development is in conformance with the intent of this Strategy and with the requirements of all other Municipal Bylaws and regulations as applicable matters.
- b) Whether Planning Staff have initiated a review of this Strategy, or any of the Official Community Plan documents.

IM19. Council shall consider if the proposal is premature or inappropriate by reason of:

- a) The financial capability of the Municipality to absorb any costs relating to the development.
- b) The adequacy of municipally approved water and wastewater services or if services are not provided, the adequacy of physical site conditions for private on-site septic and water system. Council shall consider comments from the Municipal Infrastructure and Operations Department or Nova Scotia Environment as applicable.
- c) The adequacy and proximity of school, recreation, and any other community facilities. Council shall consider comments from Municipal departments and the appropriate School Board as applicable.
- d) The potential for significantly reducing the continuation of agricultural land uses.
- e) The adequacy of existing or proposed road networks in, adjacent to, or leading to the development and ability of the proposed development to satisfy applicable stopping sight distances. Council shall consider comments from

the appropriate Municipal Engineer and/or Nova Scotia Transportation and Infrastructure Renewal.

- f) The potential for the contamination of watercourses or the creation of erosion or sedimentation. Council shall consider comments from relevant Provincial Departments as applicable.
- g) Creating a leap frog, scattered, or ribbon development pattern as opposed to compact and orderly development.

IM20. Council shall consider if the proposed development is shown on a professionally drawn site plan as being in compliance with the applicable sections of the Subdivision Bylaw, with the following matters of the Land Use Bylaw:

- a) Type of use.
- b) Number of buildings.
- c) Yard setbacks.
- d) Height, bulk, stepback requirements, and lot coverage of any proposed structures.
- e) External appearance of any structures where design standards are in effect.
- f) Street layout and design.
- g) Access to and egress from the site, parking.
- h) Open storage and outdoor display.
- i) Signage.
- j) Similar matters of planning concern.

IM21. Council shall consider the suitability of the proposed site in terms of the environmental features of the site, particularly susceptibility to flooding and other nuisance factors, and where applicable, comments from relevant Provincial Departments concerning the suitability of the site for development.

- IM22.** Council shall consider the provision of buffering, screening, and access control to minimize potential incompatibility with adjacent and nearby land uses, rail lines and traffic arteries.
- IM23.** Council shall consider the extent to which the proposed development, where applicable, provides for efficient pedestrian circulation and integrates pedestrian walkways and sidewalks within adjacent developments.
- IM24.** Council shall consider the proposed development is shown to manage stormwater on-site in a manner which does not negatively impact on other properties.
- IM25.** Council shall consider massing, and compatibility of the proposed development's external appearance with adjacent buildings by means of design features, roof type, exterior cladding materials, and overall architectural style that is reasonably consistent with the style and character of the community or compliments the character of the community.
- IM26.** Council shall consider the following matters in Growth Management Areas and other areas where applicable to determine if the proposed development contributes to a favourable community form, and the proposed development's ability to:
- a)** Provide for efficient pedestrian movement into, out of, and within the development, especially between commercial and residential neighbourhoods, as well as the ability for pedestrian routes to link with existing sidewalks, active transportation routes and walking trails on abutting lands to provide for a cohesive network of same.
 - b)** Council shall consider, where appropriate, the impact of the development on the comfort and

design of proposed streets and existing street users. This shall include whether the proposed development is human-scaled, is easily accessible to active transportation users, and if it promotes visual variety and interest for active transportation users.

Development Agreement Criteria

- IM27.** Council shall consider the evaluation criteria, terms, and conditions for development agreements enabled by this Strategy, and specifically in this subsection.
- IM28.** Council shall consider the following evaluation criteria for any development agreement application:
- a)** The impact of the proposed development on existing uses in the area with particular regard to the use and size and of proposed structure(s), buffering and landscaping, hours of operation for the proposed use, and other similar features of the proposed use and structures.
 - b)** The impact of the proposed development on existing infrastructure with particular regard to Municipal piped water and wastewater systems, fire protection, refuse collection, school capacities, and recreation amenities. Council shall consider comments from the Municipal Engineer and other agencies as applicable.
 - c)** The impact of the proposed development on pedestrian and motor traffic circulation with particular regard to ingress and egress from the site, traffic flows and parking, adequacy of existing and proposed road networks to service the proposed development, adequacy of pedestrian infrastructure including walkways and sidewalks where required. Council shall consider comments from Municipal Engineer(s)

and/or the Provincial Transportation Departments as applicable.

- d) Council shall consider, where appropriate, the impact of the development on the comfort and design of proposed streets and existing street users. This shall include whether the proposed development is human-scaled, is easily accessible to active transportation users, and if it promotes visual variety and interest for active transportation users.
- e) The suitability and availability of other appropriately zoned sites for the proposed use.
- f) The submission of a professionally drawn site plan showing the location of all new and existing structures on the lot, parking areas, proposed and existing walkways, areas of tree retention, watercourses or environmentally sensitive areas, buffering, and landscaping and building plans, including signage plans, if applicable, showing the nature and design of the proposed structure.
- g) Adequacy of the size of the lot to ensure required buffering and screening can be carried out.
- h) Potential for significantly reducing the continuation of agricultural land uses.
- i) The proposed density and urban form, including height, massing, bulk, stepbacks and setbacks, are compatible with (not necessarily the same as) existing development forms.
- j) ***If the proposal is inappropriate by reason of the financial capability of the Municipality to absorb any costs relating to the development; and***
- k) ***The adequacy of municipally approved water and wastewater services or if services are not provided, the adequacy of the***

lot to provide an adequate and safe water supply as determined by a hydrogeological assessment prepared by a hydrogeologist. The requirement for a hydrogeological assessment shall be determined by the Municipality.

IM29. Terms and conditions of the agreement to ensure consistency with Strategy policies and the employment of sustainable development practices shall include, but are not limited to the following where applicable:

- a) The use and size of any new structures or any expansions of existing structures.
- b) The compatibility of the structure in terms of design elements including, but not limited to roof type, exterior cladding material, and overall architectural form and elements that are reasonably consistent with the style and character of the community.
- c) Provisions for adequate buffering and screening to minimize the impacts of the development on adjacent uses, such buffering and screening to be designed with consideration given to the types of impacts that may be felt by adjacent properties (ie. noise, headlights, dust, etc.).
- d) Any matter that may be addressed in the Land Use Bylaw, such as yard requirements, outdoor storage, height, bulk and lot coverage, etc.
- e) Time limits for the application for a development permit and the initiation and completion of construction.
- f) The establishment of hours of operation and maintenance of the proposed use.
- g) The provision of adequate parking and parking lot design to include maximum ease and safety of traffic flow and dust

control.

- h) Provisions regarding signage that may be sensitive to the overall visual amenity of the immediate area and safety issues.
- i) Methods of protection of the land and watercourses and mitigation practices during and after construction of the proposed development.
- j) Methods of stormwater management on-site during and after construction and methods used to control erosion and sedimentation.
- k) Provisions regarding tree removal, devegetation, and tree planting on the site and overall adequacy of landscaping.

Administrative Development Agreements and Site Plan Approvals

Policy Goal

Council's intent is provide a mechanism for limited flexibility through available planning tools, specifically the use of development agreements and site plan approvals where Land Use Bylaw standards cannot be satisfied. The underlying intent of these policies is to ensuring the quality of development is not compromised and the larger community and Municipal interest is protected.

Policy Statements

IM30. Council may consider the development of any accessory building in excess of the Land Use Bylaw requirements provided the intent and provisions of this strategy are satisfied, in particular, the Development Agreement Criteria of this Strategy.

IM31. Providing that the intentions of all other policies of this strategy are satisfied, and a leap-frog development pattern is not being established, Council may,

for the purposes of providing for the development of similar uses on abutting land parcels, consider the following by development agreement:

- a) The development of uses on a property within a designation that are permitted uses within a zone supported by the abutting designation;
- b) The development of uses that are permitted within the zone and designation on an abutting property; and
- c) The development of uses within a designation that are extensions of development agreements in effect on an abutting property within the abutting designation.

IM32. Pursuant to the *Municipal Government Act*, in relation to nonconforming uses, Council shall consider site plan approval for the following circumstances in satisfaction of this Strategy:

- a) The expansion or alteration of nonconforming structures containing non-conforming uses beyond 25% of its existing gross floor area.
- b) The expansion of the non-conforming use of land.
- c) The rebuilding of a non-conforming structure or structures containing a non-conforming use after destruction of fire.
- d) Under no circumstances shall Council consider the recommencement of a non-conforming use that has been discontinued for a period of two years or more.
- e) Further to this policy, ***unless otherwise enabled in this Municipal Planning Strategy***, Council shall not permit any change in the use from one non-conforming use to another. Council may require that any rebuilding of a non-conforming structure after

destruction or damage be done in accordance with the Land Use Bylaw. In considering site plans pursuant to this policy, Council shall give consideration to any steps taken to move the development towards compliance with the Land Use Bylaw.

IM33. For existing undersized lots, including those with less than the minimum required frontage, development agreements in conformity with the policies of this strategy and all other requirements of the Land Use Bylaw may be considered to enable developments on the property.

Variances, Non-Conforming Uses & Lawfully Existing Uses

Policy Goal

A variance is as an allowed reduction in one or more Land Use Bylaw requirements which has been granted by the Municipality's Development Officer. The Development Officer is able to grant a variance in accordance with the procedures outlined in the *Municipal Government Act* and other circumstances where the matters are identified within the Official Community Plan.

Policy Statements

IM34. Where circumstances warrant, Council shall permit the Development Officer to grant a variance in accordance with

the *Municipal Government Act* for these matters:

- a) Front & rear yard requirements.
- b) The number of parking spaces and loading spaces required.
- c) The floor area occupied by a home-based business.
- d) Change to the height requirement of fences.
- e) Development in excess of lot coverage standards.
- f) Lots with less than the minimum frontage or lot area.
- g) Ground area and height of a structure.

Non-Conforming Uses Policy Statements

It shall be Council's intent that where any zone of the Land Use Bylaw lists existing uses as a permitted use, this shall mean uses which were lawfully existing at the time the Bylaw came into effect.

Lawfully Existing Uses Policy Statements

IM35. It shall be Council's intent that where any zone of the Land Use Bylaw lists existing uses as a permitted use, this shall mean uses which were lawfully existing at the time the Bylaw came into effect.

Policy	Amendment Date	Description
IM27(j)	July 26, 2017	Adding additional evaluation criteria
IM31(e)	October 27, 2021	Relating to site plan approval for non-conforming use

SECTION E3

Municipal Projects & Studies

In order for East Hants to maintain relevant and progressive Planning Documents the Municipality needs to invest into its future by completing projects and studies that will provide decision makers with the knowledge necessary to move East Hants forward. The projects and studies listed in this section strengthen the Municipality's Vision of creating a vibrant, diverse, and growing community.

Policy Goal

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

Policy Statements

- MP1.** Council shall approve five year capital budgets during each annual budget deliberation, and during these deliberations, Council shall consider approving funds necessary to undertake the studies outlined in this strategy.
- MP2.** Council shall have its Departments review and, where applicable, include the various projects and studies outlined in the East Hants Official Community Plan in their annual capital budget for consideration of approval.

MP3. Council for the purpose of reducing costs, shall, where deemed advisable and in the best interests of the Municipality, encourage Departments to utilize various planning and engineering schools and research centres or institutions to conduct studies outlined in this Plan.

MP4. Council shall make available to the public all completed Municipal Projects and Studies, unless the completed project or study is deemed by Council to contain sensitive information.

MP5. Council shall consider reviewing and approving, as part of its annual operating and capital budgets, the following major projects and studies, which are not listed in any particular order of priority.

1. Creation of a Municipal Environmental Constraints Map to identify environmentally sensitive (ie. Wetlands) or hazardous areas within the Municipality.
2. Review of Municipal, community, and landmark signage.
3. Parking study for all Village Core areas.
4. Identification and Preservation Study and Strategy for preserving significant archaeological and natural sites within the Municipality through such means as the Nova Scotia Special Places Protections Act.
5. Floodplain Mapping Study for the Sackville River in Mount Uniacke and Nine Mile River within the Planned Districts.
6. Review of the creation of protection and enhancement measures for the Upper Sackville River.
7. Creation of a greenhouse gas/air pollutant

- emissions reduction strategy.
- 8. Update the Agricultural Land Identification Project (ALIP) and review Agricultural Reserve (AR) Zone boundaries based on the ALIP update.
- 9. Create an active transportation plan for East Hants based on the Active Transportation needs Assessment completed in 2014
- 10. Identify opportunities to locate a public rail access point in East Hants to service local industry and the community at large.
- 11. Develop an implementation plan for the Village Cores, based on recommendations made in the East Hants Village Cores Plan by Ekistics, for making improvements to our village cores to improve the streetscapes (street furniture, tree plantings, ornamental street lighting, etc).
- ~~12. Examine the East Hants portion of the Bay of Fundy shoreline, and produce documentation and mapping to show coastal flood risk from sea-level rise and storm surge, coastal geography and areas of high risk from coastal erosion, and a more detailed examination of well contamination from saltwater intrusion. The study should also make recommendations for land use planning policies, proposed local improvement charges, and possible solutions for residents trying to prevent the erosion and/or flooding of their properties.~~
- 13. Complete a Comprehensive Master Plan for Belnan GRA, Regional Commercial GMA, and the Highway 214 Corridor.
- 14. Complete a Comprehensive Master Plan for the Lantz GRA.
- 15. Complete a Feasibility Study to examine the possibility of servicing the Milford GMA with Municipal water.
- 16. Establish a water monitoring program for lakes with residential/cottage development.
- 17. Study the possible establishment of a Bylaw to enable Wastewater Management Districts for lakes with residential/cottage development.
- 18. Complete a feasibility study for the establishment of water and wastewater services in Mount Uniacke.
- 19. Review of Maitland Heritage Conservation District Plan & Bylaw.
- ~~20. Investigate a financial assistance program for registered heritage properties.~~
- 21. Develop an inventory of heritage properties which are currently non-registered.
- 22. Develop a non-regulatory plan for Maitland
- 23. Approach Heritage Gas for pre-planning for natural gas laterals.
- 24. Investigate high speed internet access in East Hants.
- 25. Examine incentives to make the undergrounding of cables a more feasible option for developers.
- 26. Secondary Planning Strategy for Mount Uniacke and Lakelands.**
- 27. Investigate specific land use regulations for the rural settlements.**
- 28. Update the Coastal Vulnerability and Projected Erosion in East Hants County Study when new climate change and other relevant data becomes available.**

Policy	Amendment Date	Description



PART F

Appendices

APPENDIX A

AGRICULTURAL IMPACT STUDY

Study Format

1.0 Introduction

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

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

2.0 CLI Soil Rating

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

3.0 Impact Description

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

agricultural operation.

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

4.0 Conclusion

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

5.0 Declaration

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

6.0 Attached Supporting Information

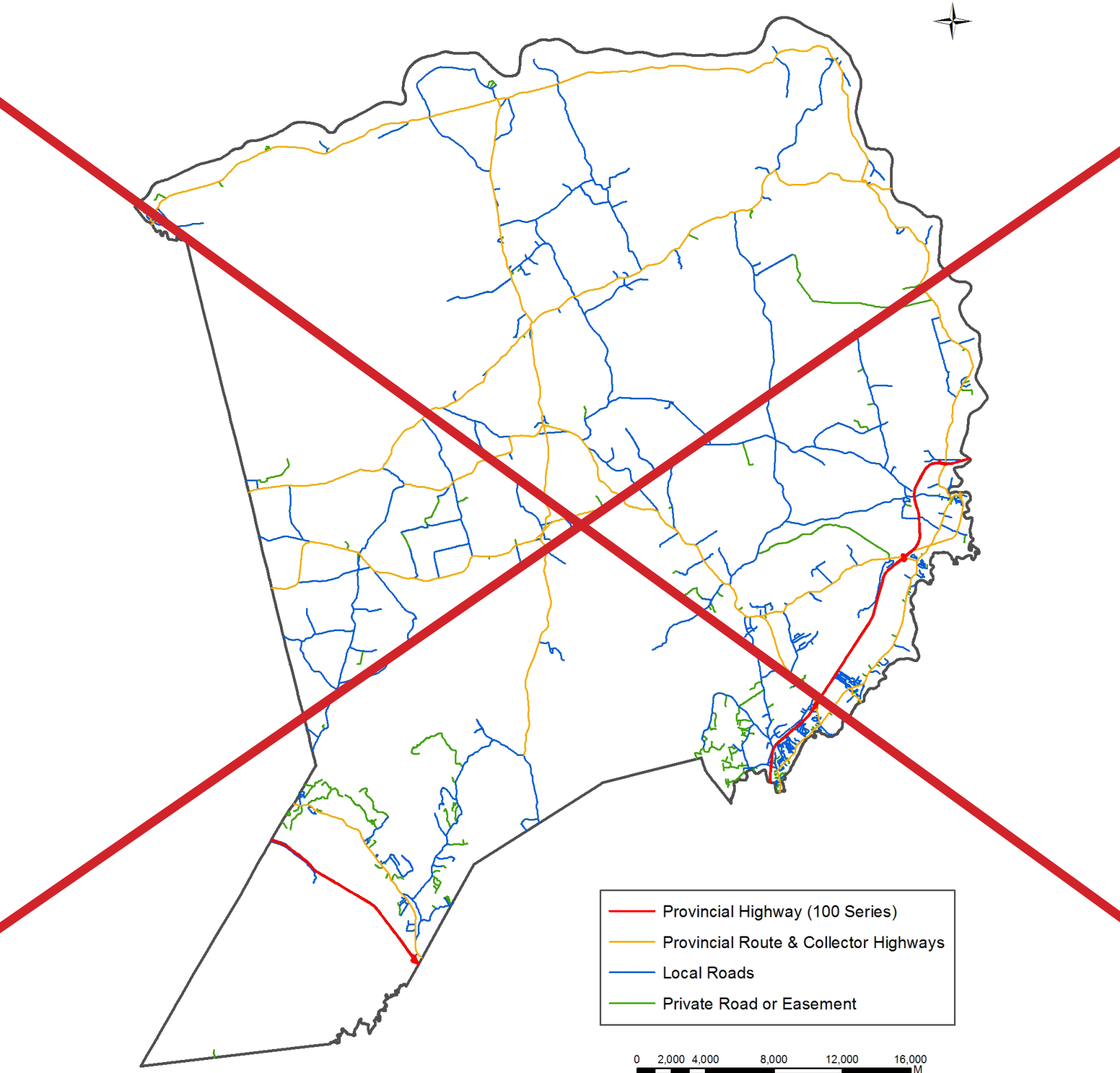
Any additional information, descriptions, impacts and control measures.

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

Policy	Amendment Date	Description

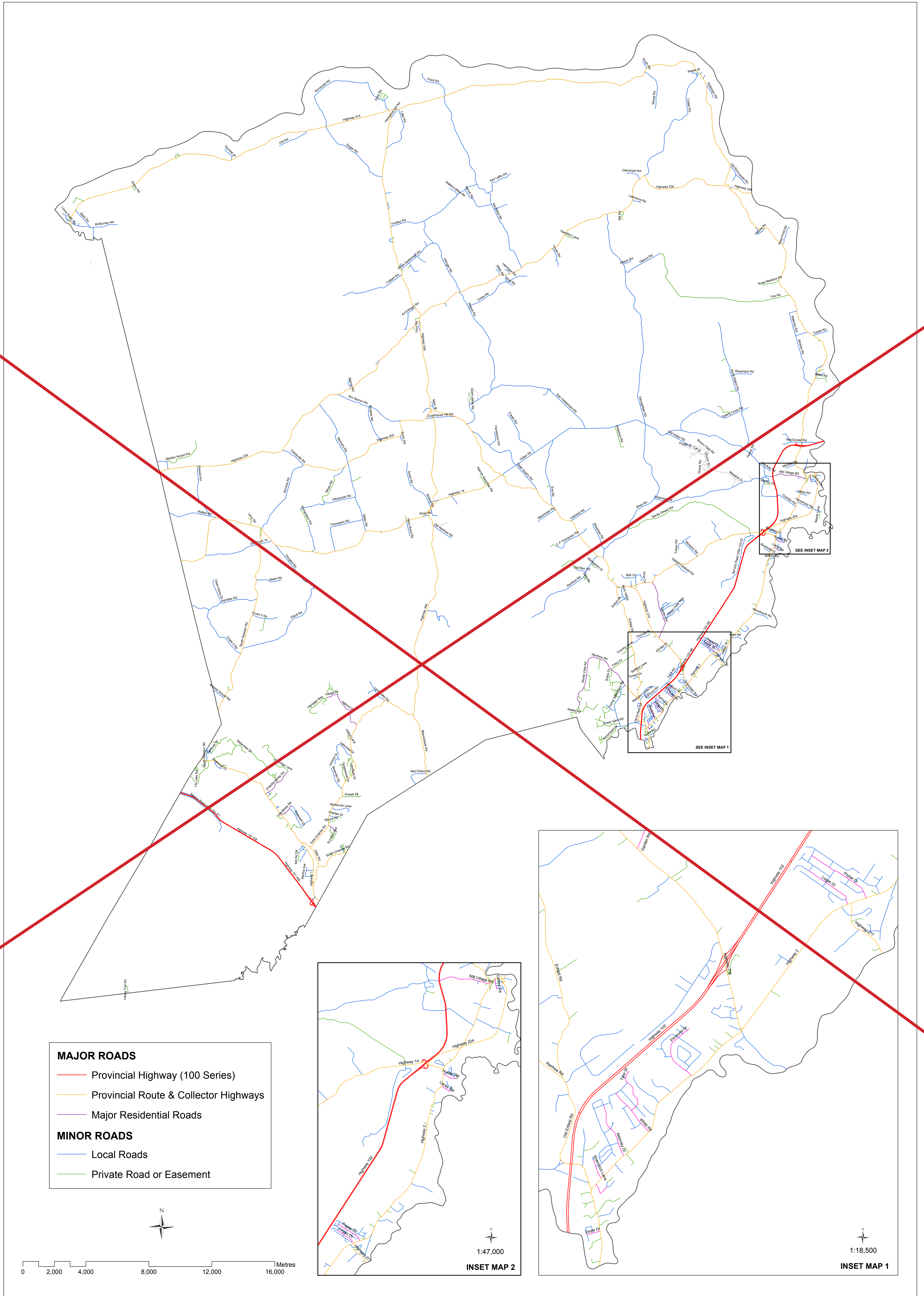
APPENDIX B

Street Classification



APPENDIX B

Street Classification



APPENDIX C

Generalized Future Land Use Maps (GFLUM)

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