

Plan Update: First Reading

Planning Advisory Committee

May 9, 2023

Planning & Development Department



EAST HANTS

Background

- Staff presented draft planning documents to Planning Advisory Committee (PAC) in September 2022.
- Public consultation was held in November and subsequent direction was given by Council in December 2022 regarding the Agricultural (AR) Designation and Zone, and in April 2023 for the Fundy Erosion Designation and Zone.
- Based on this consultation and Council direction, Planning staff are now requesting first reading of the East Hants Official Community Plan and authorization to schedule a public hearing.
- Draft East Hants Official Community Plan Documents have been posted for the information of PAC.

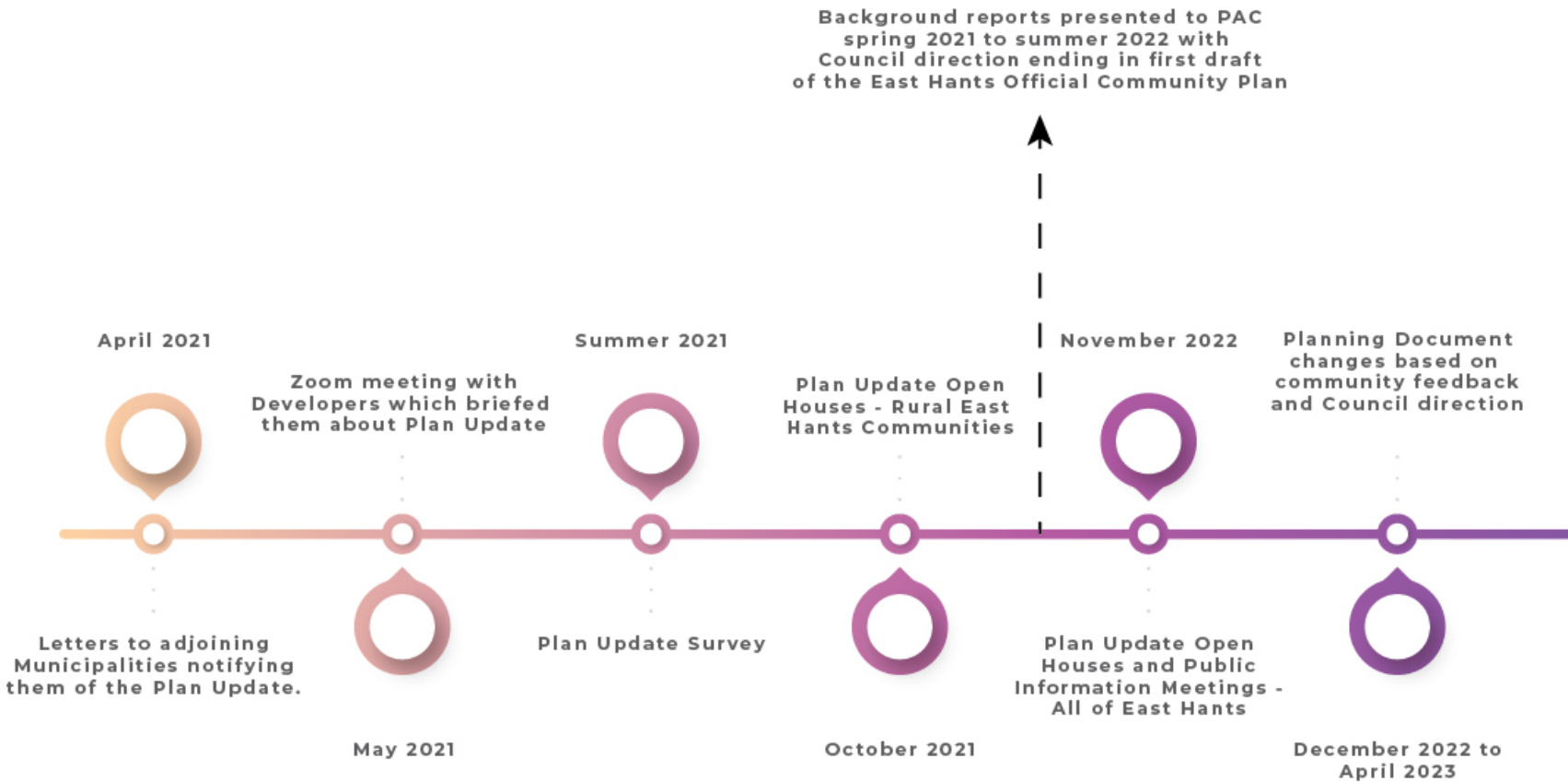
Previous Reports

- Planning Advisory Committee has reviewed a range of topics throughout the Plan Update process. Below is a recap of some of the topics that have been discussed.
 - Rural Use North (RU-2) proposed zone uses including residential and commercial activities.
 - Campgrounds - New regulations which require campgrounds to be considered by site plan approval.
 - Fundy Vulnerability Study and proposed zoning - Council amended draft regulations regarding the Fundy Erosion Designation Zone at their April 2023 meeting.
 - Amenity space changes for the R3, MC, and R2-T zones.
 - Updates to the VC Zone.
 - Parking updates for Shubenacadie.
 - Milford Ground Water Study and new zoning.
 - Minor amendments to the Municipal Planning Strategy, Land Use Bylaw, and Subdivision Bylaw.
 - Minor zoning changes in the comprehensive planned portion of East Hants.
- Previous reports where Council has decided not to proceed with recommendations:
 - Removing the ability to construct gravel roads.
 - Reducing the ability to create flag lots.
 - Rural Settlement Zoning in the future planned area.
 - Agricultural Zoning in the future planned area.

Previous Reports Continued

- During the April PAC meeting, committee members directed staff to amend the proposed policies and regulations for the Fundy Erosion Designation and Zone.
- As per the discussion in April, the draft East Hants Official Community Plan has been updated to create the Fundy Erosion Overlay (FE-2050) Zone and the Fundy Erosion Overlay (FE-2100) Zone.
- No structures are proposed to be constructed in the FE-2050 Zone, as land in this zone may erode in the next 27 years.
- In the FE-2100 Zone, new structures would be permitted by site plan approval only if they are constructed on skids or helical piles, which would allow for the structures to be moved away from the shoreline if necessary.

Citizen Engagement - Past



Community Engagement - Future

- If Council gives first reading to the draft Planning documents and authorizes staff to schedule a public hearing, the next step in the process will be to initiate a mail out to all property owners in the future planned area, and those in the comprehensively zoned area with a zoning change letter.
- Letters will include information about the proposed zoning, and they will include information on the time, date, and location of the public hearing.
- Staff are recommending that the public hearing for the Plan Update be scheduled for the Thursday extension of Council evening.
- It is anticipated that many residents may wish to attend and speak at the Plan Update public hearing.

Recommendation

- That first reading is given to the Plan Update amendments and that staff is authorized to schedule a public hearing.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *authorize staff to give first reading to amendments to the East Hants Official Community Plan (Municipal Planning Strategy, Land Use Bylaw, and Subdivision Bylaw) as part of the ongoing Plan Update; and*
- *enable a public hearing and authorize staff to schedule a public hearing.*