

# Plan Update: Second Reading & Approval

Planning Advisory Committee

July 18, 2023

Planning & Development Department



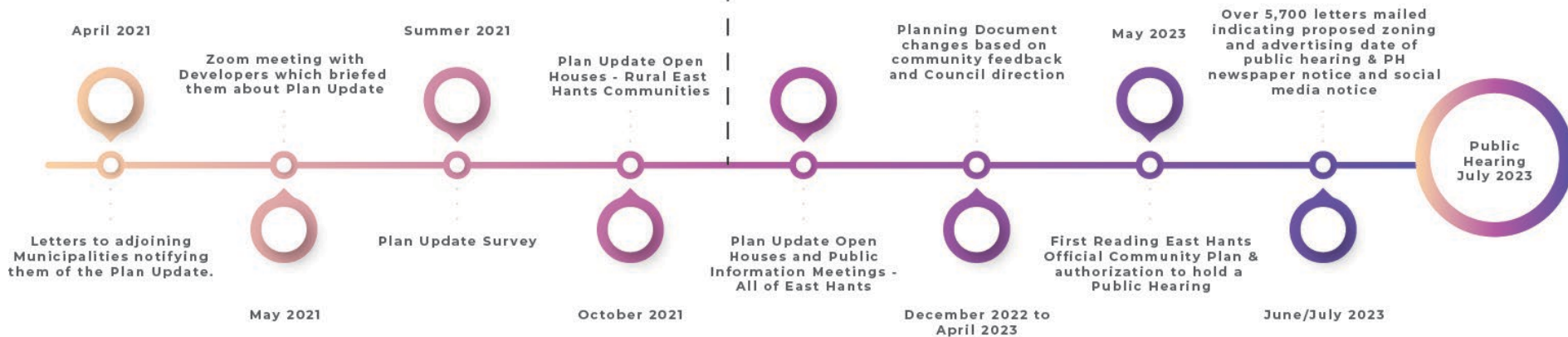
**EAST HANTS**

## Background

- The Plan Update process started in January 2021.
- Comprehensive Planning has to be implemented throughout the Municipality in accordance with the Minimum Planning Requirements Regulations.
- Staff have undertaken extensive community and stakeholder engagement throughout the Plan Update process.
- Council has used the feedback from residents to direct the contents of the Planning documents.
- Second reading and approval of the 2023 East Hants Official Community Plan is now ready.

# Citizen Engagement

Background reports presented to PAC  
spring 2021 to summer 2022 with  
Council direction ending in first draft  
of the East Hants Official Community Plan



## Citizen Engagement since May 2023

- Over 5,700 letters were mailed indicating zoning changes and the date of the Public Hearing.
  - In response staff have answered:
    - 43 phone calls
    - 9 emails
    - 4 walk-in inquires
    - 2 meetings with residents were held
- The July 27<sup>th</sup> public hearing has been advertised on the Municipal website, on social media, in Pam's Web, and in the Chronicle Herald.
- Neighbouring Municipalities and Sipekne'katik First Nation have been notified of the final draft of the Planning documents and the Public Hearing.
- Over 60 letters returned because of an incorrect address, property owner moved, or deceased property owner. Staff tried to correct the addresses wherever possible.

## Comments Regarding Proposed Zoning from Mailout

- Comments from East Hants property owners included the following:
  - How is zoning going to impact property taxes.
  - Requests for more information on the zones and on the purpose of land use regulations in general.
  - Inquires if a new development was being proposed on neighbouring lands.
  - A couple of requests for elevation measurements.
  - A few requests for maps.
  - Clarification on property boundaries and zoning boundaries (i.e. land that has already eroded may have zoning because the property boundaries have not been resurveyed)
  - Questions on the route of rivers we have identified.
  - Questions on possible agricultural zoning in the future.
  - Questions about lawfully existing uses.
  - WG Zone setbacks versus Provincial Regulations.

## New Content in the Community Plan

- Planning Advisory Committee has reviewed and given direction on a range of topics throughout the Plan Update process. New land use policies and regulations include (a more detailed review will be included in the PH Presentation):
  - The creation of the Rural Use North (RU-2) Designation and Zone.
  - The creation of the Fundy Erosion Overlay (FE-2050) and (FE-2100) Designation and Zone based on the Fundy Vulnerability Study.
  - The creation of the Fundy Flood Risk Overlay (FF) Designation and Zone based on the Fundy Vulnerability Study.
  - The creation of the Milford Groundwater Overlay (MGW) Designation and Zone based on the Milford Groundwater Study.
  - Campgrounds are now to be considered by site plan approval in the Rural Use (RU) Zone and the Rural Use North (RU-2) Zone.

## New Content in the Community Plan Continued

- Amenity space changes for the Townhouse (R2-T) Zone, Multiple Unit Residential (R3) Zone, and Mixed Use Centre (MC) Zone to encourage better designed common amenity space that is available to all residents and larger private amenity space for townhouse units.
- Village Core (VC) Zone updates include an increase to the maximum commercial floor area of a single commercial premise to 400 m<sup>2</sup> before a DA is required, an incentive to preserve heritage buildings, and minor design changes to the Form-based Zone Requirements.
- Parking updates for Shubenacadie to allow for properties in Shubie to use shared or public parking areas and to have public parking areas count towards their parking requirements. To start the design process of creating a shared Municipally owned parking lot.
- Other changes as listed in the topic papers.
- Other items were discussed during the Plan Update process where no changes were proposed to the Planning documents, such as gravel roads and hockey stick lots.
- A more comprehensive list of changes will be presented at the public hearing.

## Recommendation

- That the East Hants Official Community Plan is given second reading and approved.

## Recommended Motion

*Planning Advisory Committee recommends that Council:*

- *give second reading and approve the 2023 Municipal Planning Strategy, Bylaw P-400;*
- *give second reading and approve the 2023 Land Use Bylaw, Bylaw P-500; and*
- *give second reading and approve the 2023 Subdivision Bylaw, Bylaw P-600.*