



*Mount Uniacke Secondary Planning Strategy:
Scoping*

Planning Advisory Committee
November 21, 2023

Planning and Development



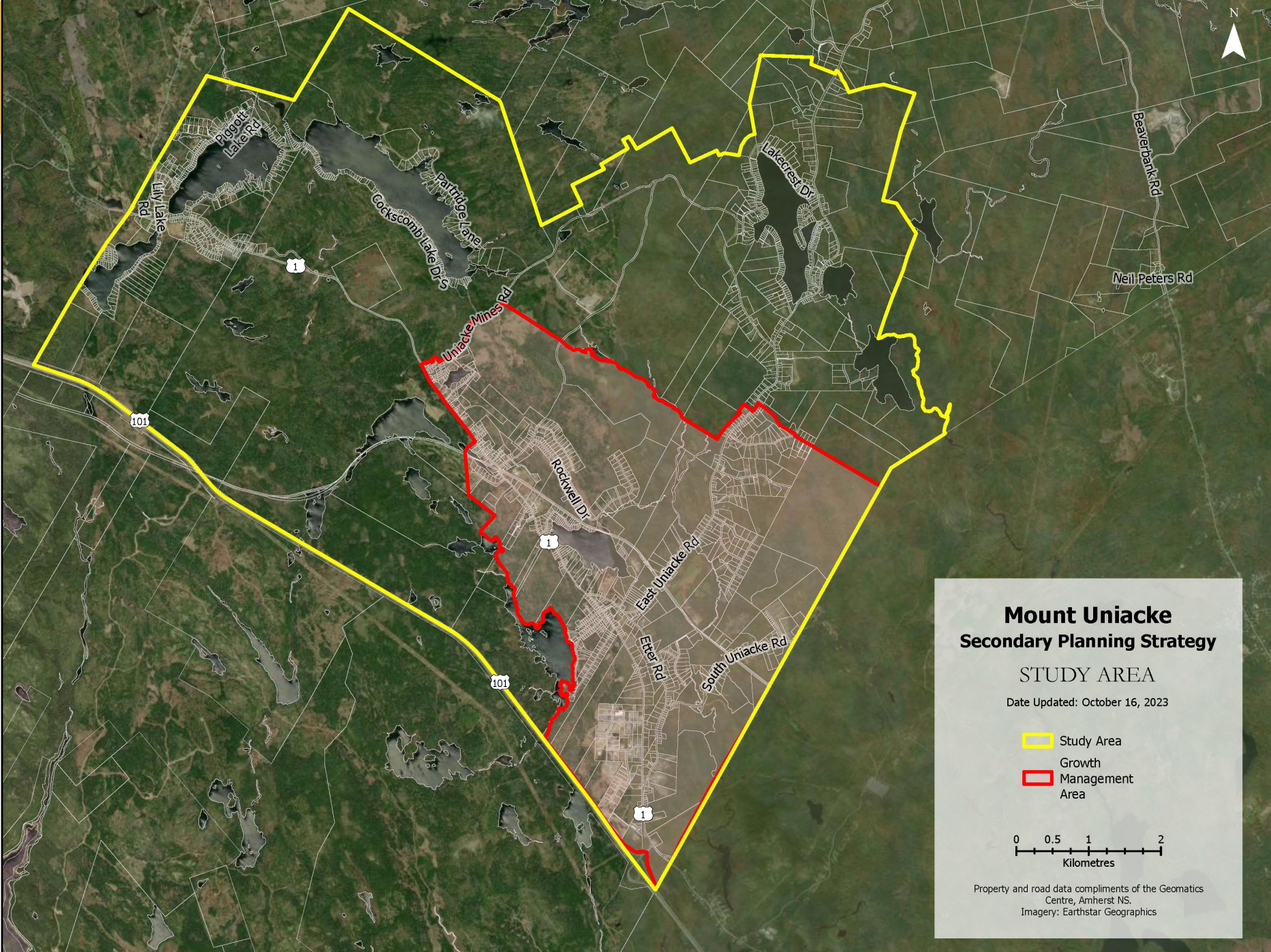
EAST HANTS

Background

- As part of the East Hants Plan Update, Council directed staff to add the Mount Uniacke Secondary Planning Strategy as a future project to Section E3 Municipal Projects and Studies of the Municipal Planning Strategy (MPS).
- The Secondary Planning Strategy was also approved by Council through the adoption of the East Hants 2023/2024 Business Plan.
- Now that the Plan update is completed, the secondary planning strategy can be initiated.

WHAT IS A SECONDARY PLANNING STRATEGY?

- It is part of the official community plan that contains policies and land use regulations in a defined area of the Municipality where major changes are expected and desired.
- In the case of the Mount Uniacke Secondary Planning Strategy, the study will assist the community by identifying large areas of underutilized land that would benefit from increased densification.
- It will also establish a detailed planning framework, land uses, identify transportation improvements, and considers issues surrounding on-site services such as potable water and wastewater disposal.
- The goal of the Secondary Plan is to ensure that new development will promote and support high-quality design, and establish an appropriate mix of new land uses and new development.
- It also reinforces the need for a healthy, vibrant, complete, and sustainable community.

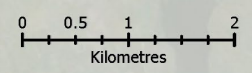


Mount Uniacke Secondary Planning Strategy

STUDY AREA

Date Updated: October 16, 2023

- ▭ Study Area
- ▭ Growth Management Area



Property and road data compliments of the Geomatics Centre, Amherst NS.
Imagery: Earthstar Geographics

STUDY OUTLINE

- A comprehensive Secondary Planning Strategy involves several steps, including but not limited to, background informational reports, surveys, community meetings, land use suitability analysis, consultation with provincial departments, and consultation with other reviewing organizations.
- Many of the background papers that will be prepared for the Secondary Planning Strategy will involve consultation with our reviewing agencies.
- Staff expect that background papers will include, but are not limited to, wastewater disposal for multiple unit development; water quality and quantity in Mount Uniacke; walkability, connectivity and transit; future commercial land needs; an open space discussion; and consideration of watersheds.



COMPLIMENTARY STUDIES

- The Mount Uniacke Secondary Planning Strategy will use other Municipal documents and studies in the development of the Plan. Supporting documents include the new Mount Uniacke Recreation Plan; the Parks, Recreation, and Active Transportation Plan; the Playground Development Strategy; and the Economic Development Strategy.
- In order to support the planning process, staff have identified the requirement for a hydrogeological study for the Secondary Plan area.
- Considering that there are no Municipal services in the study area, all potable water will have to come from private well water.
- In order to determine if densification in the study area is possible, staff need to determine if the quality and quantity of water is sufficient to permit development intensification.
- Staff expect that the hydrogeological study will be similar to the study completed for the Milford Growth Management Area. The cost of the study will be added to the 2024/2025 Draft Budget for Council consideration.

RESIDENT AND PROPERTY OWNER SURVEY

- As one of the first steps in the Secondary Planning Strategy process, residents and property owners within the study area will be asked to complete a digital survey.
- Residents not able to complete a digital survey can request a hard copy of the survey for completion.
- The intention of the survey is to get an in-depth feel for how residents currently view their community, and how they would like to see their community evolve.
- Results from the Survey will be presented to Planning Advisory Committee and will be used to help in making informed decisions on future planning policy and regulation changes.
- A sample of the survey questions has been attached to the staff report.

Recommendation

- Direct staff to initiate the Mount Uniacke Secondary Planning Strategy as outlined in this scoping report

Recommended Motion

- ***Planning Advisory Committee recommends that Council:***
 - ***Direct staff to initiate the Mount Uniacke Secondary Planning Strategy as outlined in the scoping report dated November 7, 2023, and presented to Planning Advisory Committee on November 21, 2023.***