

Amendment Sheet

The Municipality of East Hants
Official Community Plan
Municipal Planning Strategy

Municipal Planning Strategy - Section C3: Urban Design and Community Character

Section C3: Urban Design and Community Character of the Municipal Planning Strategy is amended by adding the following green italicised text. The text will be added following existing Policy UD45. The numbering for the General Development Policies from UD46 through to UD53 in section C3 will be renumbered so that these policies follow after the new text.

Lantz Comprehensive Development District.

Policy Goal

To develop a proactive approach to development in the Lantz Growth Reserve Area a Secondary Planning Strategy has been completed for land which includes this Growth Reserve Area plus additional land adjacent to the Garden Meadows Subdivision and Garden Road. Policies and Regulations developed as a result of the Secondary Planning Strategy will help to guide development in creating a complete community which meets the needs of new and existing residents and businesses within East Hants.

Policy Statements

- UD46. Council shall establish the Lantz Comprehensive Development District (LCDD) future land use designation, which will be placed on land between Highway 102 and the Garden Meadows Subdivision, Belnan.
- UD47. Council shall establish the Lantz Comprehensive Development District (LCDD) Zone, whose purpose shall be to retain existing development opportunities of the Rural Use (RU) Zone, until such a time that new policies for the area are developed which will realize the intent of the Lantz Comprehensive Development District (LCDD) future land use designation.
- UD48. Council will develop comprehensive land use policies and regulations for the area designated as Lantz Comprehensive Development District (LCDD) in the next full review of the Municipal Planning Strategy, unless it is determined that it is in the best interest of the municipality to develop the policies sooner.
- UD49. Council will consider the Transportation Network Plan as prepared by FBM and englobe through the Lantz Secondary Planning Strategy which includes the transportation network, active transportation and future connections to the existing road and highway network.
- UD50. Council have identified constraints to the future development of the Lantz Comprehensive Development District (LCDD) which will need to be investigated prior to any future development within the LCDD designated land. The constraints include:
- The need for a new vehicular bridge crossing the Nine Mile River connecting the lands to Highway 214; and
 - The need for a comprehensive Infrastructure Master Plan

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Land Use Bylaw

Land Use Bylaw - Part 5 Rural Zones

The Table in part 5.1 Rural Zones Permitted Uses shall be amended by adding a new column and line in the table. The following green italicised text is the text which will be added to the table relating to the LCDD Zone.

Rural Use (RU) Zone uses shall be permitted in accordance with the regulations of the Rural Use (Zone).

Part 5 of the Land Use Bylaw is amended by adding the following green italicised text.

5.7 Lantz Comprehensive Development District (LCDD) Zone

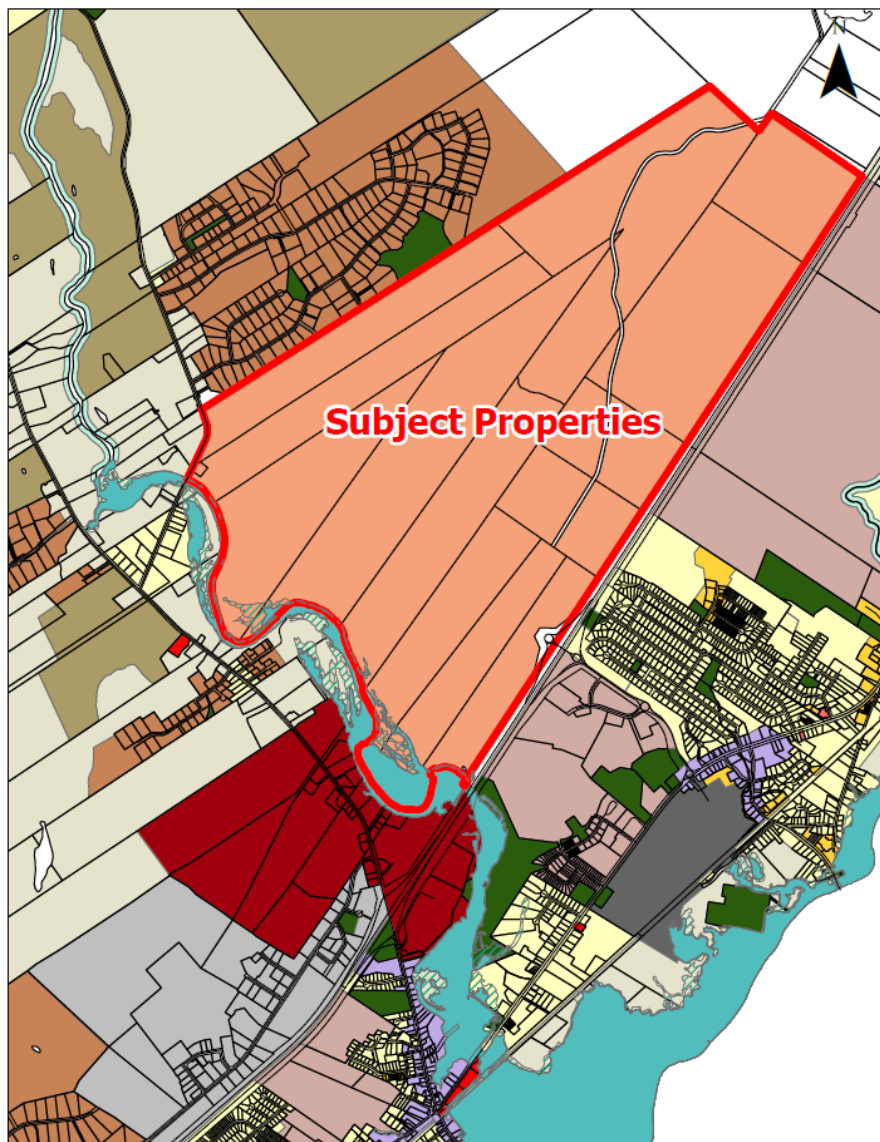
- 5.7.1** *For land within the Lantz Comprehensive Development District (LCDD) Zone, uses which are permitted in the Rural Use (RU) Zone shall be permitted in accordance with the regulations of the Rural Use (Zone).*

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Municipal Planning Strategy - Generalized Future Land Use Maps

The GFLUM designation of the properties outlined in red below has been changed on the Generalized Future Land Use Maps from the Rural Use (RU) Designation to the Lantz Comprehensive Development District (LCDD) Designation. The High Risk Floodplain (HF) Designation shall remain in place.



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Land Use Bylaw

Land Use Bylaw - Land Use Bylaw Maps

The Zone of the properties outlined in red below has been changed on the Land Use Bylaw Maps from the Rural Use (RU) Zone to the Lantz Comprehensive Development District (LCDD) Zone. The High Risk Floodplain (HF) Zone shall remain in place.

