

MUNICIPALITY OF THE DISTRICT OF WEST HANTS



PLAN REVIEW



WINDSOR-WEST HANTS JPAC

MAY 2007

PROPOSED CHANGES TO PLANNING DOCUMENTS

- Four separate sets of planning documents for Falmouth, Upper Falmouth, Area One and Areas Two and Three combined into one to enable consistent approach to planning across the entire Municipality
- Land Use By-law simplified by reducing number of zones from 45 to 25
- Three new Hamlets designated: Summerville, Cheverie and Mount Denson
- Agricultural zoning extended to previously unzoned areas in Martock, Windsor Forks, Mount Denson, Centre and Upper Burlington and Scotch Village
- Agricultural Priority One (AR-1) zone replaced by Priority Two (AR-2) zone
- New provisions for on-farm businesses, intensive livestock operations and topsoil removal
- New policies for wind energy systems allow small wind turbines in most zones subject to lot size and setback standards;



large wind turbines require Council approval through a development agreement

- Servicing policies recognize high cost of installing and maintaining water and sewer infrastructure
- To encourage maximum use of existing infrastructure, municipal water and sewer will be installed only in Growth Centres; water lines will not be extended unless municipal sewer is also available
- Private roads opened to permanent homes as well as seasonal dwellings

(See inside for more details)

GET INVOLVED IN THE PLAN REVIEW!

With the completion of draft versions of the proposed new Municipal Planning Strategy and Land Use By-law, West Hants Planning Advisory Committee needs your help to ensure that the final documents reflect your desire and vision for how West Hants should develop in the future. Please make a point of attending the public meetings so you can learn more about the proposed

changes and how they might affect you. This newsletter is just a summary. Copies of the complete draft planning documents are available from the Windsor-West Hants Planning Department, 76 Morison Drive, Windsor-West Hants Industrial Park, or www.windsorwesthantsplanning.ns.ca. See page 4 for information on how to contact us and the next steps in the Plan Review.

PUBLIC MEETINGS

June 6, 2007, 7 pm

Upper Vaughan Hall

June 11, 2007, 7 pm

Scotch Village Hall

June 19, 2007, 7 pm

Falmouth Hall

June 21, 2007, 7 pm

Avondale Hall

June 25, 2007, 7 pm

Centre Burlington Hall

June 27, 2007, 7 pm

Three Mile Plains Hall

June 28, 2007, 7 pm

Brooklyn Fire Hall

All meetings at community halls unless otherwise noted.

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DEVELOPMENT VISION



This Municipal Planning Strategy uses a controlled development approach to achieve a settlement pattern which accommodates a wide range of land uses in a compatible and efficient manner. The Strategy distinguishes between urban, or Growth Centre development, and rural development including Villages, Hamlets and Resource areas. To reduce sprawl in agricultural, resource and environmentally sensitive areas, the focus for the majority of growth will be the serviced Growth Centres and, to a lesser extent, the Village and Hamlets. Such concentrated development also allows for more efficient and cost-effective provision of municipal services and infrastructure such as water, sewer and streets.

Three Mile Plains and Falmouth are designated as Growth Centres. Three Mile Plains is intended to accommodate both commercial and residential development, while development in Falmouth will be mainly residential.

Brooklyn is designated Village. It acts as a focal point for the surrounding countryside, but is not expected to grow at the same rate as Growth Centres and will not be serviced. Hamlets are small rural centres which usually have a church or community hall and a few small businesses in addition to residential development.

Agriculture and Resource areas are intended primarily for resource-based activity.

“A REZONING OR DEVELOPMENT AGREEMENT REQUIRES COUNCIL APPROVAL AFTER A PUBLIC HEARING.”

THREE MILE PLAINS GROWTH CENTRE

The majority of residential land in this Growth Centre will be zoned Two Unit Residential which allows one and two unit dwellings and manufactured homes (mobile homes or mini homes). Multiple unit dwellings under three storeys may be considered by rezoning. Apartment buildings higher than three storeys, manufactured home parks and grouped dwellings may be considered by development agreement to allow Council more control over the details of their development.

General Commercial and Highway Commer-

cial development will be encouraged in a commercial core area centering around Garlands Crossing. Regional shopping centres and big box stores may also be considered in this area by development agreement. Outside the commercial core, small-scale local commercial uses compatible with residential development may be permitted by development agreement.

New resource-related industrial uses and local industrial uses, such as auto repair or body shops, may be considered in appropriate areas by development agreement.

FALMOUTH GROWTH CENTRE

The Single Unit Residential zone will apply to the majority of residential land in Falmouth. Land may be rezoned to Two Unit Residential if it is serviced and fronts on a main street such as Highway 1, Dyke, Back, Town or Gabriel Rd. Manufactured home parks and grouped single and two-unit dwellings will be considered by development agreement.

Proposals for comprehensively designed multiple residential development will be considered by development agreement provided the prop-

erty is at least 25 acres in size, serviced, and fronts on a main street. These developments will combine townhouses of up to 4 units, semi-detached or duplexes, with a minimum of 30 percent single unit homes. Apartment buildings will not be permitted.

The commercial core of Falmouth will be located on Highway 1 between the Avon River Bridge and the Highway 101 access. Commercial and industrial policies for Falmouth are the same as for Three Mile Plains.



VILLAGE - BROOKLYN

Brooklyn's village core, centering around the monument at the intersection of Highways 14 and 215, will be zoned Local Commercial to encourage small-scale businesses compatible with residential uses and consistent with the rural village character. Larger-scale General Commercial and Highway Commercial uses will be considered on a case by case basis by development agreement. Outside the village core, Highway Commercial and General Commercial businesses may be allowed through either a rezoning process for small businesses (under 5,000 sf) or a development agreement for larger businesses. New home-based local

industrial uses will be permitted by development agreement outside the core area.

Much of the land outside the village core will be zoned Two Unit Residential which permits one and two-unit dwellings and mini homes. Mobile homes are not permitted. Proposals for grouped single and two-unit dwellings will be considered by development agreement. These developments, which may be condominium units or rentals, are becoming more popular with seniors and others who do not want to maintain large properties. No other multiple residential development will be permitted in the Village designation.



HAMLETS

Hamlets offer a rural living environment near farms and resource industries. The 11 Hamlets designated include Newport Station, St. Croix, Ellershouse, Newport Corner, Ardoise-Cameron Lake, Wentworth Creek, Gypsum Mines-Sweets Corner, Newport Landing, Mount Denson, Summerville and Cheverie.

A Rural Residential zone will apply to the majority of land in the Hamlets. The zone permits one and two-unit dwellings, manufactured homes and existing churches, commu-

nity centres, fire halls, schools and post offices. As in the Village, proposals for grouped single and two-unit dwellings will be considered by development agreement.

Commercial or industrial development that provides a service to local residents, is a tourist commercial use, a resource based use or is operated along with a residential use, may be considered by rezoning. Recreation commercial uses such as golf courses and campgrounds may occur by development agreement in the Hamlets.

“A DEVELOPMENT AGREEMENT IS A CONTRACT BETWEEN COUNCIL AND A LANDOWNER THAT SPECIFIES HOW DEVELOPMENT WILL OCCUR.”

RESOURCE

Rural areas outside the Growth Centres, Village and Hamlets which are not designated Agriculture are designated Resource. Much of this area is zoned General Resource. Here, resource activities take priority, but one and two-unit dwellings, manufactured homes and community or small-scale commercial uses serving the local area also are permitted. Additional commercial and resource industrial uses may be considered by rezoning and recreation commercial uses by development agreement. Grouped dwellings may be al-

lowed by development agreement.

The Mineral Resource zone applies to actively mined sites, primarily lands of Fundy Gypsum. The zone regulates only the location of mine structures since mining activities fall under the jurisdiction of the Province of Nova Scotia.

The municipal drinking water supply areas for Falmouth, Windsor, Three Mile Plains and Hantsport are zoned Water Supply. Development in this zone is restricted to reduce the potential for water supply contamination.



AGRICULTURE

Three agriculture zones will apply. Prime Agriculture (P/Ag), which has the most protection for farmland, is generally unchanged from the previous Upper Falmouth Land Use By-law. Agricultural Priority Two (AR-2) applies to farmland which was not protected by zoning in earlier land use by-laws, as well as to areas previously zoned AR-1 and AR-2. It is less restrictive than P/Ag or AR-1. New residential lots must have 150 ft. road frontage and at least 40,000 sf in area. Two lots may be subdivided from a parcel per calendar year. In both P/Ag and AR-2, residential development may be considered by rezoning and commercial or industrial by development agreement provided a study by an agrologist proves the site is unsuitable for agriculture and nearby farms will not be affected.

Agricultural Priority Three (AR-3) is the least restrictive zone and applies to less pro-

ductive land and active farms in the Growth Centres, Village and Hamlets. AR-3 land may be considered for other uses by rezoning or development agreement. No study is required to prove the land is unsuitable for agriculture and there is no limit on the number of lots that can be subdivided in a year.

To allow farms more opportunity to diversify their operations, on-farm businesses such as agri-tourism uses, farm markets, off-highway vehicle courses and other businesses may be considered by development agreement in AR-2 and AR-3 provided they remain subordinate to the principal agricultural use of the property.

In all three zones, topsoil removal is prohibited. Because the construction of roads leads to fragmentation of farmland, new roads for subdivision purposes will not be permitted.



“IF THE ZONE PERMITS THE USE, A PERMIT IS GRANTED. NO COUNCIL OR PUBLIC INPUT IS INVOLVED.”

MUNICIPALITY OF THE DISTRICT OF WEST HANTS

Windsor-West Hants Planning Dept.
76 Morison Drive
Windsor-West Hants Industrial Park
P.O. Box 2230
Windsor, NS B0N 2T0

Phone: 902-798-6900
Fax: 902-798-8553
Email: ldavis@windsorwesthantsplanning.ns.ca

WE'RE ON THE WEB!

www.windsorwesthantsplanning.ns.ca

“PLANNING BUILDS COMMUNITIES”
- N.S. Planning Directors Association

MORE CHANGES

- Accessory apartments permitted in R-1 zone, subject to strict requirements to ensure building retains appearance of a single unit home
- Minimum size for serviced single unit residential lot reduced to 6,000 square feet with 60 ft. road frontage (formerly 7,000 sf, 70 ft. frontage)
- New Light Industrial zone and rezoning criteria allow for creation of new industrial park once a potential site is identified
- New provisions allow Recreation Commercial uses such as campgrounds, golf courses and other commercial recreation facilities to be considered by development agreement; special requirements apply to proposals for off-highway vehicle courses
- New expiry date for development permit—12 months from date issued

PLAN REVIEW—NEXT STEPS

After the public meetings in June, the draft documents will be revised and more public meetings held if necessary. Then the formal adoption process by Council begins: first reading, public hearing and second reading (or approval). The documents take effect after approval by Service Nova Scotia & Municipal Relations and publication of a notice in the Hants Journal.