

MUNICIPALITY OF THE DISTRICT OF WEST HANTS



PLAN REVIEW



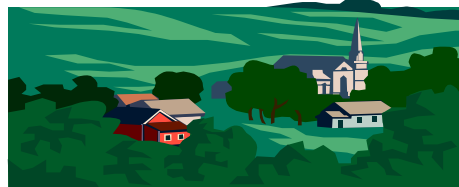
WINDSOR-WEST HANTS JPAC

FEBRUARY 2008

PLAN REVIEW UPDATE—NEW DRAFTS READY

Much has happened since the last issue of the *Plan Review* newsletter in May 2007!

In June 2007, drafts of the proposed *West Hants Municipal Planning Strategy* and *Land Use By-law* were presented at community meetings in Upper Vaughan, Scotch Village, Falmouth, Avondale, Centre Burlington, Three Mile Plains and Brooklyn. In all, more than 160 people attended the seven meetings. The draft documents were generally well received, although some concerns were raised. In Three Mile Plains, the most contentious issue was mobile homes, while in Avondale, the zoning change from Agricultural Priority One to Agricultural Priority Two created the most discussion. Several issues were brought up at two or more meetings, suggesting there were some items of common concern across the Municipality. These included the 300 ft. maximum setback for non-farm dwellings in agricultural zones, off-highway vehicle course provisions, setbacks for wind turbines and setbacks from watercourses.



In the months following the community meetings, West Hants Planning Advisory Committee spent a great deal of time discussing ways of addressing the concerns raised. The Committee also considered some written submissions, most of which related to the same issues mentioned at the June meetings. In addition, the Committee dealt with a number of individual zoning requests and staff recommendations. In November 2007, a public information meeting was held to receive comments on the draft *Subdivision By-law* (changes are needed to this by-law to reflect new policies in the *Municipal Planning Strategy*).

The result is that new drafts of the proposed planning documents are now ready for public comment!

PUBLIC MEETING

West Hants Planning Advisory Committee is holding a public meeting to report on changes to the proposed *West Hants Municipal Planning Strategy*, *Land Use By-law* and *Subdivision By-law*, and to hear your comments.

February 21, 2008

7:00 pm

**West Hants Council
Chambers**

76 Morison Drive

Windsor-West Hants Industrial
Park

902-798-6900



GET INVOLVED IN THE PLAN REVIEW!

With the completion of another draft of the proposed new *Municipal Planning Strategy*, *Land Use By-law* and *Subdivision 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 meeting on February 21 so you can learn

more about the proposed changes. 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 2 for information on how to contact us and the next steps in the Plan Review.

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MAIN CHANGES SINCE THE LAST DRAFT

- In both the Three Mile Plains and Fal-mouth Growth Centres, mobile homes will be permitted only in manufactured home parks (by development agreement), and not on separate lots. Mini homes will be permitted on separate lots in the Two Unit Residential (R-2) zone. Existing mobile homes will not be affected by this change.
- The Land Use By-law provision requiring non-farm dwellings in an agricultural zone to be located within 300 ft. of the street was deleted.
- Development agreements permitting off-highway vehicle courses will specifically address noise, including a requirement for tailpipe inserts or other noise reduction devices and a limit on the number of races or spectator events that can be held in a year.
- New requirement for small wind turbines to be located at least 200 ft. from a dwelling on an adjacent lot; small turbines with towers over 50 ft. high permitted in the Village designation; more than one turbine permitted per lot provided the lot is at least two acres in size.
- Size limit for accessory apartments in R-1 zone changed to 700 sq. ft. (previously 25 percent of floor area of house).
- Rezoning to General Commercial in the Commercial designation of the Growth Centres no longer limited to properties having frontage on an arterial or collector street; properties on local streets also may be considered.
- “Interpretive centre” defined and added to permitted uses in Open Space zone.



DO YOU KNOW
HOW YOUR
PROPERTY IS
ZONED?

**CHECK OUT THE
ZONING MAPS ON
OUR WEBSITE!**

MUNICIPALITY OF THE DISTRICT OF WEST HANTS

CONTACT US

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Zoning maps, draft planning documents and other Plan Review information available at our office or on our website.

WE'RE ON THE WEB!

www.windsorwesthantsplanning.ns.ca

“PLANNING BUILDS COMMUNITIES”
- NS. PLANNING DIRECTORS ASSOCIATION

MORE CHANGES

- New policy allowing Council to consider major resort development proposals by development agreement in the General Resource zone, provided the property is at least 500 acres in size.
- New provision limiting the size of the building footprint for a woods camp in the Water Supply zone to 600 sq. ft.
- Criteria for rezoning to Light Industrial (LI-1) for a future industrial park changed to limit this development to parcels of 30 acres or more in unserved areas and 15 acres or more in serviced areas.
- “Heavy equipment sales and service” added to permitted uses in Highway Commercial and Resource Industrial zones.

(For more details, see the complete text of the draft planning documents)

PLAN REVIEW—NEXT STEPS

After the public meeting in February, Planning Advisory Committee will decide whether the draft documents are in final form and ready to proceed to Council. If so, the formal adoption process by Council begins: first reading, public hearing and second reading (approval). The documents take effect after approval by Service Nova Scotia & Municipal Relations and publication of a notice in the Hants Journal.