



# WEST HANTS PLAN REVIEW



## CHANGES TO DRAFT PLANNING DOCUMENTS

In June 2007, drafts of the proposed *West Hants Municipal Planning Strategy* and *Land Use By-law* were presented to the public at seven community meetings. The draft documents were generally well received, although two communities—Three Mile Plains and Avondale—requested additional meetings. In Three Mile Plains, the most contentious issue was mobile homes, while in Avondale, the change from AR-1 to AR-2 created the most discussion. Several issues were raised at two or more meetings, suggesting there were some areas of common concern across the Municipality. These included the 300 ft. maximum setback for non-farm dwellings in agricultural zones, the off-highway vehicle provisions, setbacks for wind turbines and setbacks from watercourses.

Since then, Planning Advisory Committee (PAC) has received several written submissions, most of which related to the same concerns brought up at the public meetings. PAC also dealt with a number of individual zoning requests (see *West Hants Plan Review Status Report*, January 17, 2008, for details). Finally, Planning staff brought forward a number of policy and regulatory changes for consideration by PAC.

The following are the main changes to the documents since the spring 2007 drafts:

DRAFT MUNICIPAL PLANNING STRATEGY & LAND USE BY-LAW CHANGES MADE SINCE SPRING 2007 DRAFTS	
Section	Change
1. Development on Municipally-owned Land (MPS s. 4.4; LUB s. 5.7)	Clarifies that, in addition to development by the Municipality, development by a community group or other institutional organization may be considered on municipal land subject to a staff report and public meeting
2. Accessory Apartments (MPS s. 4.9; LUB s. 8.3)	MPS policy added to enable regulation of size and appearance of accessory apartments; LUB size limit for accessory apartments changed to 700 sf (previously 25% of floor area of house)
3. Mobile homes in Three Mile Plains Growth Centre (MPS s. 5.3; LUB s. 9.1)	R-2 zone permitted uses changed to permit “mini homes”, not “manufactured homes”. Effect is that new mobile homes on separate lots will not be permitted in Three Mile Plains Growth Centre; In both Falmouth and Three Mile Plains, new mobile homes will be permitted only in manufactured home parks (by development agreement).
4. Rezoning to General Commercial zone in Commercial designation of Growth Centres (MPS, Policy 5.5.8)	Deleted requirement for property being considered for rezoning to have frontage on an arterial or collector street.

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<b>Section</b>	<b>Change</b>
5. Off-highway vehicle courses as on-farm businesses (MPS Policy 8.11.3 and 8.11.4) and as Recreation Commercial uses (MPS Policies 13.3.3 and 13.3.4)	New clauses added addressing noise, including requiring noise attenuation devices and controlling race/spectator events
6. Resort development (MPS Policy 9.1.11; LUB s. 6.1(w))	New policy allowing consideration by development agreement of major resort development proposals on parcels of 500 acres or more in the General Resource (GR) zone
7. Water Supply zone (MPS Policy 9.3.3; LUB s. 24.6)	New policy and regulation limiting the size of the building footprint for a woods camp in the W zone to 600 sf.
8. Rezoning to Light Industrial (LI-1) for future industrial park (MPS Policy 11.2.2)	New criteria added limiting this development to parcels of 15 acres or more in serviced areas (Growth Centres) and 30 acres or more in unserviced areas.
9. Open Space (OS) zone permitted uses (MPS Policy 13.2.1; LUB s. 33.1, s. 35.0)	"interpretive centre" defined and added to permitted uses in OS zone
10. Traffic impact studies (MPS s. 14.6)	Policy broadened to apply to any development agreement or rezoning application where the nature or location warrants a traffic study.
11. Parking requirements for hospitals and nursing homes (LUB s. 5.30)	Parking space requirement changed to 1.25 spaces per bed (previous requirement: the greater of, 1 space per 2 beds or 400 sf of floor area)
12. Small wind turbines (LUB s. 5.51)	Changed to allow turbines with towers over 50 ft. high in Village; more than one small turbine permitted per lot provided lot is at least 2 acres; no limit on number of turbines; new requirement for turbine to be located a minimum of 200 ft. from a dwelling on an adjacent lot.
13. Highway Commercial (HC) zone (LUB s. 14.1)	"Heavy equipment sales and service" added to permitted uses; "Farm equipment sales and service" changed to "Farm <i>supplies and</i> equipment sales and service"
14. Rural Commercial (RC) zone (LUB s. 16.1)	"Farm equipment sales and service" changed to "Farm <i>supplies and</i> equipment sales and service"
15. Maximum 300 ft. setback for dwellings in Agricultural zones (LUB s. 18.0)	Deleted

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<b>Section</b>	<b>Change</b>
16. Woods camps in General Resource (GR) zone (LUB s. 2.5(e), 35.0)	New definition of "woods camps" added to clarify that they are located in a remote area where electricity and municipal services are not available. No permit required except in Water Supply (W) zone.
17. Resource Industrial (M-1) zone (LUB s. 26.1)	Add "heavy equipment sales and service" to permitted uses.
18. Flag lot (LUB s. 35.0)	New definition added consistent with draft Subdivision By-law)

