

# West Hants Regional Municipality Municipal Document Review

**West Hants Plan Review**

**March 27, 2024**



# Land Acknowledgment

We respect and truly acknowledge that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People and that this land is governed by the treaties of Peace and Friendship signed in 1726. West Hants Regional Municipality also recognizes that we are all treaty people and have responsibilities to this land and each other. West Hants Regional Municipality also recognizes African Nova Scotians are a distinct people whose history, legacies, and contributions have enriched that part of Mi'kma'ki known as Nova Scotia for over 400 years.



# Presentation Overview

## 1. Project Team Introductions

## 2. Project Overview

1. What is a Municipal Planning Strategy and Land Use By-law?
2. Need for New Municipal Planning Strategy and Comprehensive Land Use By-law
3. Project Timeline
4. Community Engagement Program

## 3. Key Policy Topics and Visioning

## 4. Next Steps



# The Project Team



**West Hants Regional Municipality**



**WSP**

(Lead Consultant)



**Brighter Community  
Planning & Consulting**

(Sub-Consultant)



# Vision

West Hants Regional Municipality is creating a vision for the next 20 years...



Vision



Objectives



Land Use Policies



# Why does WHRM need these planning documents?

- The Municipal Planning Strategy is a strategic land use planning policy document that contains a series of goals, objectives, and policies that work to shape development and guide land use planning decisions. It addresses a range of topics, including, but not limited to:



**Housing**



**Employment**



**Agriculture**



**Environmental  
Sustainability**



**Economic  
development**

- The Land Use By-law contains the regulations used to implement the policies within the MPS and the Subdivision By-law controls the division and addition of land.
- The *Municipal Government Act* requires that all Municipalities in Nova Scotia have land use planning documents and they be reasonably consistent with the Statements of Provincial Interest

# Current Planning Documents



**Municipality of the District of West Hants**  
Municipal Planning Strategy (2008)  
Land Use By-law (2008)  
Subdivision By-law (2008)



**Town of Windsor**  
Municipal Planning Strategy (2005)  
Land Use By-law (2005)  
Subdivision By-law (2012)



**Town of Hantsport**  
Municipal Planning Strategy (2010)  
Land Use By-law (2012)  
Subdivision By-law (2010)

**West Hants Regional Municipality**  
Municipal Planning Strategy  
Land Use By-law  
Subdivision By-law



# What is a Municipal Planning Strategy?

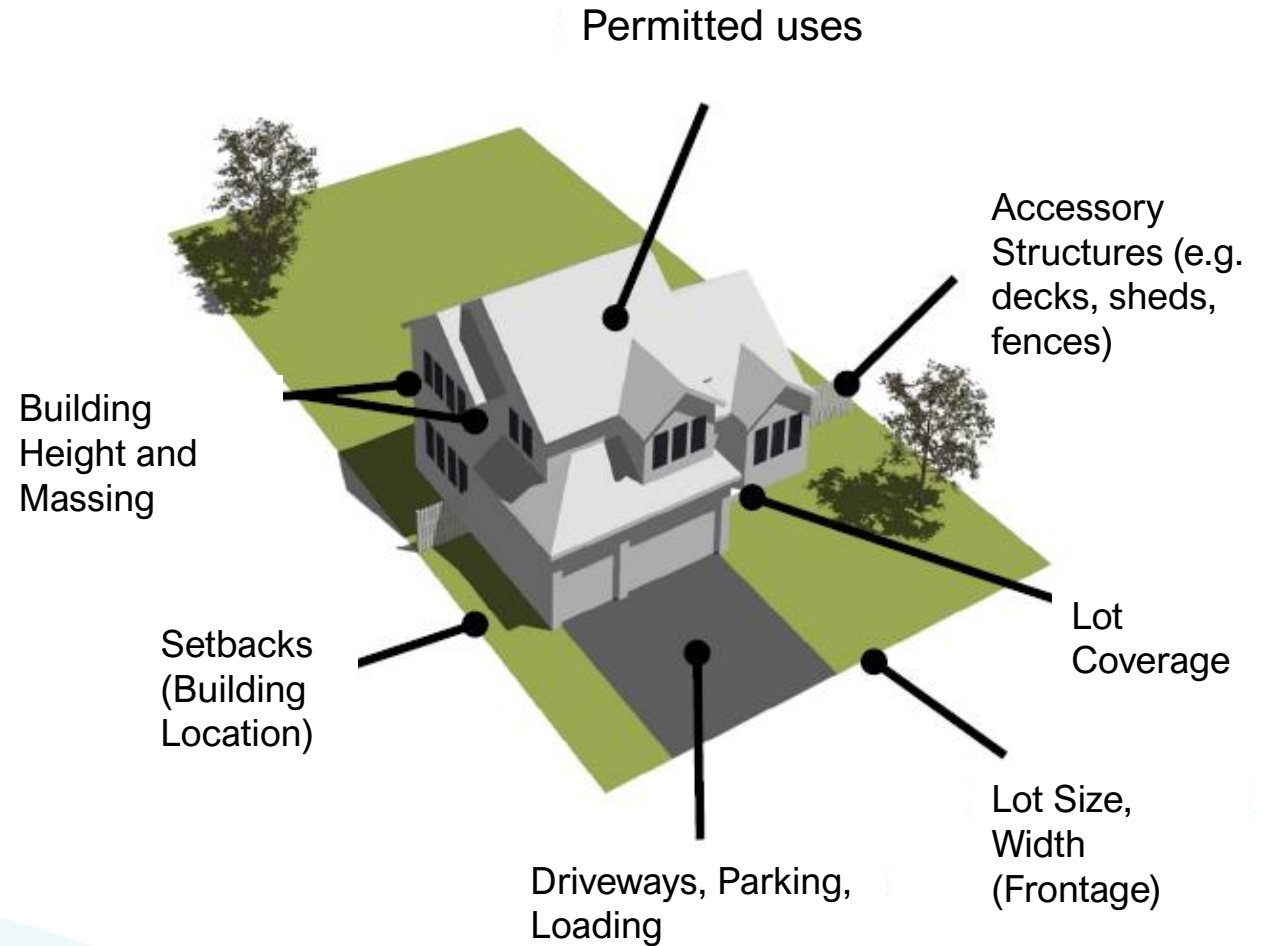


A Municipal Planning Strategy is a planning policy document that:

- Vision for growth and development
- Details strategic objectives to implement the vision
- Guides where land uses (e.g. residential, retail, office, industrial, parks) should be located
- Directs what natural and cultural heritage features should be protected and/or enhanced
- Identifies future roads and new infrastructure
- Reflects Provincial and local interests and values

# What is a Land Use By-law?

- A legal document that regulates the use of land and built form.
- Implements the land use objectives and policies of a community's Municipal Planning Strategy and helps manage potential conflicts between land uses.
- Provides detailed standards for how a property may be developed.



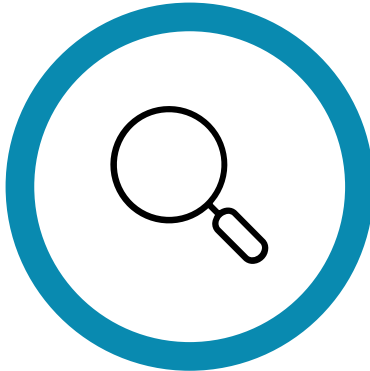
# Planning Document Work Program Overview

Q1 2024



**Phase 1**  
Project Start-up

Q2 2024



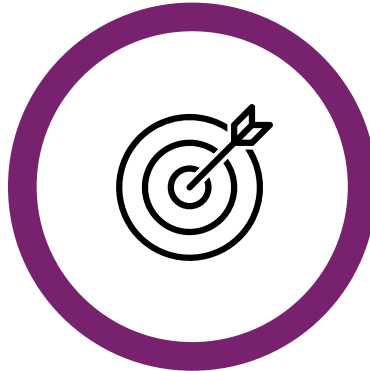
**Phase 2**  
Background & Visioning

Q3 & Q4 2024



**Phase 3**  
Prepare Regional  
Planning Framework

Q1 2025



**Phase 4**  
Refinement &  
Finalization



**WE ARE HERE**



# Community Engagement Program

Provide Specific Feedback



Project Check-ins



# Draft Background Review and Policy Directions Report



## Key Topics:

1. Community Context
2. Planning Framework and Context (Provincial and Municipal)
3. Community Engagement
4. Key Issues and Themes in WHRM
5. Policy Recommendation & Strategic Directions

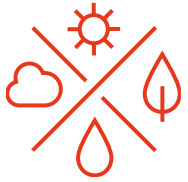
# Key Issues / Themes



Residential Development



Renewable Energy



Extreme Weather Protection



Agricultural Land Development



Coastal Protection



Culturally & Historically Significant Places



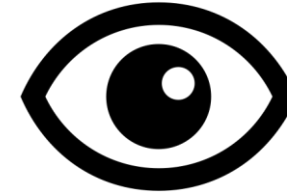
Economic Development



Protection and Access to Freshwater Resources

# Developing A Vision for WHRM

Currently, West Hants, Windsor, and Hantsport each have their own Municipal Planning Strategy vision statements, but the new Regional Municipal Planning Strategy will incorporate a unified vision statement for the entire WHRM region.



**Consider how you see  
WHRM, today and in the  
future...**

Complete the Visioning Survey online at:  
<https://www.surveymonkey.com/r/WHRM-planreview>



# Next Steps

- Final Background Review and Policy Direction Report (April/May 2024)
- Summarize Community Consultation Cluster #1 findings into a What We Heard Report (April/May 2024)
- Draft Regional Municipal Planning Documents (Fall 2024)
  - Municipal Planning Strategy
  - Land Use By-law
  - Subdivision By-law



# Your Feedback Matters!

Your input is crucial to shaping WHRM's Municipal Planning Documents.

## **Explore the Poster Boards:**

Take a look at the various displays and leave your feedback!

## **Engage with WHRM Staff and WSP:**

Have questions or comments? Chat with a member of our team to share your thoughts.

All feedback collected will be documented in the What We Heard Report following the completion of Consultation Cluster #1.





# Thank you!

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