



Municipal Planning Strategy

West Hants Regional
Municipality

DRAFT-December 2025

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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 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.

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1 Introduction

1.1 Plan Area

The West Hants Regional Municipality (the “Municipality”), located in Hants County, Nova Scotia, is a vibrant community that blends rich history with modern amenities. With a land area of 1,253.11 sq kilometres, West Hants Regional Municipality is the smallest regional municipality by land area in the province of Nova Scotia. Situated in the western half of Hants County, the Municipality is bordered by the Municipality of East Hants to the east, Halifax Regional Municipality to the south, the Municipality of the District of Chester to the southwest, the Municipality of the County of Kings to the northwest, and the Minas Basin to the north.

West Hants Regional Municipality consists of well-connected communities including an extensive network of primary and secondary highways that span Nova Scotia. Highway 101, part of the province’s 100-series highway system, along with Nova Scotia Trunk 1 and 14, serve as vital local and regional links, connecting communities from Halifax Regional Municipality to the Annapolis Valley and Yarmouth.

This Municipal Planning Strategy covers the entirety of the West Hants Regional Municipality.

1.2 The Regional Context: Past to Present

The history of the West Hants Regional Municipality is deeply rooted in its early settlement by the Mi'kmaq people. They were the first inhabitants of the area, which they called Pesaquid, meaning "Junction of Waters."

In 1685, French Acadians arrived and began cultivating the marshlands, building dykes (levies), ditches, and one-way valves called aboiteaux to protect their fields from flooding. This transformed the dyked land into fertile farmland. The English arrived in 1750; shortly thereafter, the Acadian population was forcibly removed, with many communities destroyed. Of the Acadians who escaped deportation, many were captured and imprisoned at Fort Edward in the community of Windsor. Built in the mid-1700’s and designated as a National Historic Site in 1921, Fort Edward contains the oldest surviving military blockhouse in Canada. Following the expulsion of the Acadian population, the agricultural economy that had thrived on dyked marshlands declined. In 1760, settlers called the New England Planters, arrived and established new homes, villages, roads and institutional buildings. Hants County was officially established in 1781. Shortly after, American Loyalists arrived in Nova Scotia in 1783 and 1784, founding King’s Collegiate School in Windsor. By 1976, the girl’s school, Edgehill, was combined with the King’s Collegiate School and became the King’s-Edgehill School, a private school still operating today.

People of African descent have been in the Bay of Fundy area for nearly 400 years, and they are an important part of the Municipality’s history. Many Black residents were initially brought to the area as slaves. After the war of 1812, Black Refugees, including free black Loyalists, arrived in Nova Scotia and settled in the Three Mile Plains area, many working in trades, farming, quarried gypsum, and established schools and churches. Finally, in 1834, slavery was abolished in the British Empire and nearly 30 years

later, William Hall of Horton Bluff on the Avon River, became the first Black and first Canadian sailor to receive the Victoria Cross, the British armed forces highest decoration of valor.

Between 1840 and 1890, shipbuilding was a prominent industry in Windsor, Hantsport, Newport Landing and Kempt Shore, generating significant wealth for Hants County residents. The establishment of the Windsor and Annapolis Railway in 1869 further boosted the local economy by connecting the area to Halifax and enabling connections to the Bay of Fundy and New England ports, facilitating broader distribution of goods. The railway also helped expand agricultural exports, notably apples from the Annapolis Valley orchards, by enabling their transport to larger markets. While the railway initially supported the shipbuilding industry, the prominence of steamships eventually led to the industry's decline in 1970. Mining, particularly gypsum quarrying, was another significant industry that benefitted from railway access. Although the Acadians were the first to quarry gypsum, the industry only became prominent in the late 18th century and further expanded with the railway's arrival, which allowed gypsum to be efficiently transported. Logging and milling industries have also historically contributed to, and continue to influence, the local economy.

The West Hants Regional Municipality is the youngest regional municipality in Nova Scotia, formed through two key amalgamations. The first occurred in 2015, when the former Town of Hantsport merged with the former Municipality of the District of West Hants. This was followed by a second amalgamation in 2020, which brought together the former Town of Windsor and the former Municipality of the District of West Hants.

Today, the West Hants Regional Municipality has a population of approximately 19,509 (Statistics Canada, 2021). The settlement pattern is largely shaped by historical development of the land and resource uses, with several small communities at varying distances from the primary growth centres of Windsor, Hantsport, Three Mile Plains, and Falmouth.

1.3 Purpose of the Municipal Planning Strategy

The Municipal Planning Strategy ("MPS") is a legal document, adopted by the Council of the West Hants Regional Municipality, which provides the framework to guide growth and development in the Municipality over the next 25 years by establishing a vision, guiding principles, and policies.

The Municipal Planning Strategy, in conjunction with the Land Use By-law ("LUB") and the Subdivision By-law, sets out Council's intentions for future development and provides criteria for Council and planning staff to consider when evaluating development proposals and issuing development permits for future land use and development in the Municipality.

The Municipal Planning Strategy may be amended to accommodate changing conditions and shall be reviewed as per the requirements of the *Municipal Government Act* or as directed by Municipal Council to ensure that the policies meet the changing needs of the Municipality.

1.4 Planning Context for the Municipal Planning Strategy

1.4.1 Statements of Provincial Interest

This Municipal Planning Strategy has been prepared in accordance with the *Municipal Government Act*, as amended from time to time. Under Section 198 of the *Municipal Government Act*, it requires that municipal planning documents be “reasonably consistent” with the Statements of Provincial Interest.

These Statements articulate Nova Scotia's vision for protecting land and water resources that contribute significantly to the province's physical, economic, and social framework in relation to development. At the time of adoption, the five applicable Statements of Provincial Interest include:

- 1) Statement of Provincial Interest Regarding Drinking Water
- 2) Statement of Provincial Interest Regarding Flood Risk Areas
- 3) Statement of Provincial Interest Regarding Agricultural Lands
- 4) Statement of Provincial Interest Regarding Infrastructure
- 5) Statement of Provincial Interest Regarding Housing

Statement 1: Drinking Water

Residents of the West Hants Regional Municipality rely on ground and surface water resources for their drinking water, either through municipal water services or private wells. The three (3) municipal water supply areas that service residents are the French Mill Brook, Mill Lakes, and Davidson Lake watersheds. All of the municipal water supply areas within the Municipality are designated Protected Water Areas under the *Nova Scotia Environment Act*. The Municipality is committed to protecting drinking water sources within this Municipal Planning Strategy. This Municipal Planning Strategy outlines policies and enables regulations such as restrictive zoning through the Land Use By-law that limits and manages land uses to protect drinking water quality.

Statement 2: Flood Risk Areas

The Municipality understands there is a need to integrate policies that can equip developments with extreme weather protection and flood risk mitigation measures. Five (5) floodplains are identified as ‘Flood Risk Areas’ under the Canada-Nova Scotia Flood Damage Reduction Program in the Statement of Provincial Interest. None of the five (5) areas are located within the boundaries of the Municipality. The Municipality has identified locally known floodplains and has adopted policies and regulations that ensure any development has adequate measures in place to mitigate the risks associated with flooding, and the protection of flood risk areas. Recognizing that coastal floodplains have not yet been formally identified, the Municipality is committed to undertaking future studies to map these areas, with proper engagement from the community and affected property owners, and to developing appropriate policies and regulations to guide development and protect flood-prone lands.

Statement 3: Agricultural Lands

Agricultural lands within the Municipality are a valued land use and economic opportunity. In alignment with the Statement of Provincial Interest, to protect the viable agricultural land and active farms, agricultural lands are designated and zoned for agricultural uses. The Municipality aims to protect agricultural lands from non-agricultural development, to promote the availability of locally grown food, and to support the economic prosperity of those who grow it. The Municipality is committed to giving priority to agricultural land and reducing land conflicts between agricultural and non-agricultural uses.

Statement 4: Infrastructure

To ensure efficient and cost-effective use of existing infrastructure, such as roads, sanitary sewer, or water systems, the Municipality aims to encourage development where infrastructure already exists and limit where it can be extended. By discouraging development in areas without existing infrastructure, the Municipality aims to avoid creating undue burdens for the municipality, its residents, or the Province, and the environmental and health risks associated with inadequate infrastructure.

Statement 5: Housing

The West Hants Regional Municipality recognizes that housing is a right for all Nova Scotians. The Municipality is committed to encouraging the development of a wide range of housing forms, types and tenures to meet the needs of the current and future West Hants Regional Municipality population. This Municipal Planning Strategy establishes specific residential areas and zones to support a variety of densities, lot sizes, and types of development.

1.5 How to Use this Municipal Planning Strategy

This Municipal Planning Strategy is a long-range, forward-thinking Plan, which establishes a set of policies that will guide and direct the growth and development of the Municipality over the next 25 years. These policies are accompanied by and implemented through the Land Use By-law, which contains the detailed land use regulations.

The Municipal Planning Strategy and its maps must be read as a whole, as more than one section or Map may apply to a particular area or matter.

1.5.1 Interpretation

In this Municipal Planning Strategy:

- “shall” indicates that a statement is binding meaning that there is a mandatory requirement.
- “may”, “should” or “would” indicates that a statement is advisory, not binding, and that details will need to be resolved through the development review process.

Maps 2-6 of this Municipal Planning Strategy illustrates the land use designations for all lands within the municipal boundary of the Municipality. Diagrams, sketches and photos in this Municipal Planning Strategy are provided for illustrative purposes only. Nothing in this Municipal Planning Strategy shall

affect the continuance of land uses that are lawfully established as of the date this Municipal Planning Strategy comes into effect.

1.6 Plan Organization

The policies of this Municipal Planning Strategy provide guidance and direction for the development and growth of the West Hants Regional Municipality to the year 2050, and should be considered in their entirety when making decisions. The MPS is structured as follows:

- a) **Section 1 – Introduction:** describes the purpose and effect, the context under which the MPS was prepared, and the duration and structure of the MPS.
- b) **Section 2 – Vision & Guiding Principles:** establishes the vision, guiding principles, and basis for which the land use policies and maps of this MPS have been prepared.
- c) **Section 3 – Shaping & Managing the Municipality:** includes policies related to the natural environment, heritage, public and private infrastructure including roads, utilities, water and sanitary servicing, and public and active transportation.
- d) **Section 4 – General Land Use Policies:** sets out the general functional policies to guide and direct growth and development of the municipality, which apply to all land use designations unless otherwise indicated in this Municipal Planning Strategy.
- e) **Section 5 – Land Use Designations:** establishes the land use designations and applicable policies in this Municipal Planning Strategy, and which together constitute the general land use plan for the West Hants Regional Municipality as shown on **Maps 2-6**.
- f) **Section 6 – Implementation & Administration:** describes the approaches, tools, and mechanisms which the West Hants Regional Municipality will use to direct, manage, and control development on a day-to-day basis. It provides further details on the powers which the municipality will exercise over growth, development, and change to help it achieve its vision.
- g) **Section 7 – Maps:** form part of the Municipal Planning Strategy that depict land use designations and other geographic features as referenced throughout this Municipal Planning Strategy. The Maps should be interpreted with the applicable policies in this Municipal Planning Strategy.

1.7 Regard by Other Agencies for the Municipal Planning Strategy

It is intended that all public and private agencies concerned with the development of the Municipality shall have due regard to the policies contained within this Municipal Planning Strategy.

2 Vision & Guiding Principles

This Section of the Municipal Planning Strategy establishes the vision and guiding principles that will guide the West Hants Regional Municipality over the course of the planning horizon to 2050.

2.1 Vision Statement

West Hants Regional Municipality envisions a future where inclusivity, innovation, and resilience create a vibrant community that balances urban and rural lifestyles. The Municipality is dedicated to preserving natural landscapes, rural character, and agricultural heritage through sustainable development and economic prosperity, while honouring its rich history and diversity.

2.2 Guiding Principles

The Municipal Planning Strategy offers a sustainable approach to land use planning in the West Hants Regional Municipality, focusing on the integration of land use, transportation, and sustainable development to ensure that social, cultural, economic, natural environment, built environment, and governance factors are considered in the management of change for the Municipality's future. Growth and development should be directed to locations where it makes financial sense by using existing and planned infrastructure. New development should be designed to use land efficiently, be responsible to the natural environment and mindful of existing land uses.

The West Hants Regional Municipality aspires to be a complete, sustainable, and accessible community and shall:

- a) Foster a welcoming, inclusive community that offers a high quality of life for residents and attracts both tourists and new residents, including youth, young professionals, seniors and families;
- b) Create healthy, safe, vibrant, and mixed-use neighbourhoods;
- c) Encourage an adequate supply and diverse range of different housing types including affordable and supportive housing that meet the housing needs for all residents;
- d) Promote climate resilience by implementing strong adaption measures to help protect against extreme weather and coastal risks, and encourage sustainable practices among residents, businesses, and organizations;
- e) Support a balanced economy that values both traditional and modern economic sectors, fostering innovation and investment;
- f) Promote connectivity through integrated transportation systems and infrastructure; and
- g) Celebrate and protect the cultural and built heritage values and resources.

3 Shaping and Managing the Municipality

3.1 Municipal Structure

The West Hants Regional Municipality is comprised of a large geographic area containing a number of communities of varying sizes, agricultural lands, and resource areas. The West Hants Regional Municipality has two primary areas where growth is to be directed: Growth Centres and Local Centres. Areas outside of the Growth Centres and Local Centres are Agricultural and Resource Areas. This pattern is the result of historic growth and settlement trends. The MPS recognizes the Municipality's unique challenges and its need for sustainable growth. In turn, the MPS promotes a comprehensive municipal structure that will serve as a framework to appropriately manage and guide future growth and development towards Growth Centres where appropriate.

The Municipal Structure promotes the creation of complete communities, which meet immediate and future needs by promoting a full range of housing in near employment, daily amenities, local community services and facilities, recreation, open space, convenient transportation choices while promoting the protection and enhancement of agricultural and natural resources outside developed areas. This Section identifies municipal structure policy areas which provide guidance on the overall growth management and municipal structure for the Municipality. The land use structure for the Municipality is comprised of the following land use policy areas:

- Growth Centres
- Local Centres
- Agricultural Areas
- Resource Areas

This MPS recognizes the interrelationship between infrastructure planning and land use planning in managing and directing growth. The servicing hierarchy associated with the municipal structure is outlined in more detail in this Section of the MPS.

3.1.1 Applying the Municipal Structure

Policy

As a result, it shall be the policy of Council to:

- Policy 3-1** Ensure new development will conform with the Municipal Structure which establishes a hierarchy for directing growth including public investments in infrastructure and public services and facilities, a diverse range and mix of land uses, and the provision of transportation services including active transportation.
- Policy 3-2** Direct growth in accordance with the Municipal Structure, as shown on **Map 1 – Municipal Structure** including:

- a) **Growth Centres:** Includes Windsor, Hantsport, Three Mile Plains, and Falmouth where the highest concentration of growth is planned and supported by full municipal water and sewer services. The Growth Centres accommodate a full range and intensity of uses along with public service facilities to promote complete communities. Directing new development to Growth Centres ensures the most efficient use of existing services and protects current and future investments in infrastructure while reducing urban sprawl.
- b) **Local Centres:** Includes Brooklyn, Newport Station, St. Croix, Ellershouse, Newport Corner, Ardoise-Cameron Lake, Wentworth Creek, Gypsum Mines- Sweets Corner, Newport Landing, Summerville, Cheverie, and Mount Denson where the rural character is to be maintained while allowing limited growth including infill. New development will be serviced by private on-site water and sewage services. Local Centres have a limited range of residential, commercial, industrial, and municipal facilities and services.
- c) **Agricultural Areas:** Includes fertile and rich productive lands which are tied to the history and traditions of agricultural activity. Agricultural Areas support agricultural uses such as agricultural related on-farm uses, agricultural area businesses, and sustainable farming practices.
- d) **Resource Areas:** Includes lands situated outside of the Growth Centres and Local Centres and are primarily comprised of forested lands and areas with mineral-rich soils. These areas are generally characterized by seasonal and rural development accessed by private roads. Residential and commercial development is typically limited, and municipal services are generally not available. Resource Areas may support a range of rural land uses, including forestry, mineral and aggregate extraction, and renewable energy generation such as wind farms and solar arrays, where appropriate and in accordance with applicable regulations and environmental considerations.

3.2 Growth Centres

The Municipality's Growth Centres includes Windsor, Falmouth, Hantsport, and Three Mile Plains, where the highest concentration of growth is planned to occur. Growth Centres will accommodate a full range of uses. Lands within the Growth Centres are identified on **Maps 3-6**.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-3** Encourage the creation of complete, healthy, and vibrant communities and enhance the quality of life for all residents by directing growth and development to the Growth Centres to conserve and protect the Municipality’s diverse natural environment and rural landscapes.
- Policy 3-4** Promote development patterns in the Growth Centres that efficiently use land, resources, infrastructure, and public services and facilities, through compact urban form.
- Policy 3-5** Accommodate a broad range of land uses including but not limited to a full range of residential densities, commercial uses, public services and amenities within Growth Centres.
- Policy 3-6** Continue to build and enhance public spaces for public enjoyment and recreation purposes within Growth Centres.
- Policy 3-7** Monitor development within the Growth Centres to ensure that sufficient land is available to accommodate desired future growth.
- Policy 3-8** Considering expanding Growth Centres boundaries when additional land is required to accommodate future growth, taking into consideration Policy 3-4 and Policy 3-5 and all other relevant policies of this Strategy.

Windsor

The Windsor Growth Centre is one of the primary urban communities in the Municipality and will accommodate the most significant share of growth over the planning horizon. It is a focus area for the Municipality with respect to social, recreation, cultural, residential, and commercial uses.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-9** Continue to develop the Windsor Growth Centre as a complete community with a compact built form that promotes efficient use of land and infrastructure.
- Policy 3-10** Accommodate the broadest mix of land uses in the Windsor Growth Centre including a full range of housing types and densities including affordable housing, commercial uses, institutional uses, and public service facilities.
- Policy 3-11** Accommodate development and infill within the Windsor Growth Centre that is appropriate to the available servicing capacity and encourage the enhancement of existing development and development of new neighbourhoods in a manner that supports complete communities.

- Policy 3-12** Encourage a vibrant mixed use Downtown Core area within the Windsor Growth Centre that functions as a key place making destination that enhances built cultural heritage and its integration into new urban forms.

Hantsport

The Hantsport Growth Centre is the Municipality's second-largest urban community and has experienced steady growth over the past decade. At present, servicing constraints limit development to lower-density infill and small-scale redevelopment, commercial, and industrial developments. While higher-density infill and new neighbourhoods may be possible in the future, such growth will only be achievable once servicing capacity is expanded. In the short term, the Growth Centre can accommodate only modest infill projects. Servicing capacity will be continually assessed to identify opportunities for expansion, enabling greater growth over the long-term planning horizon.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-13** Accommodate a broad mix of land uses in the Hantsport Growth Centre including lower density residential infill which could include affordable housing, commercial, industrial and institutional uses, and public service facilities based on available servicing capacity.
- Policy 3-14** Accommodate development and infill within the Hantsport Growth Centre that is appropriate to the available servicing capacity and encourages the enhancement of existing development in a manner that supports complete communities.
- Policy 3-15** Encourage a vibrant mixed use Downtown Core area within the Hantsport Growth Centre that provides a range of working, shopping, recreation, and housing opportunities with appropriate forms and scale that complement the surrounding community.
- Policy 3-16** Explore servicing solutions and opportunities to support more intensive residential, commercial and industrial development.
- Policy 3-17** Continue to evaluate the servicing capacity and development opportunities.

Falmouth

The Falmouth Growth Centre borders the Avon River and is strategically located along Highway 101. Over the planning period, residential growth will be the primary focus of the Falmouth Growth Centre, while commercial growth will be concentrated along Highway 1 between the Avon River Bridge and the Highway 101 connector, with smaller commercial uses outside the commercial core.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-18** Accommodate a mix of land uses in the Falmouth Growth Centre including low to medium density housing types, commercial and institutional uses, and public service facilities.
- Policy 3-19** Accommodate development and infill within the Falmouth Growth Centre that is appropriate to the available servicing capacity and encourages the enhancement of existing development and development of new neighbourhoods in a manner that supports complete communities.
- Policy 3-20** Ensure that new development along Highway 1 in the Falmouth Growth Centre will support a mix of uses to create an identifiable community core supported by commercial and community amenities.

Three Mile Plains

The Three Mile Plains Growth Centre will accommodate low to medium density growth over the planning horizon. With the Provincial announcement of their investment in a new school for students in pre-primary to Grade 5 and the community's proximity to Highway 101, it is anticipated that majority of future development will accommodate a range of residential, commercial, and institutional uses.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-21** Accommodate a mix of land uses in the Three Mile Plains Growth Centre including low to medium density housing types, commercial and institutional uses, and public service facilities.
- Policy 3-22** Accommodate development and infill within the Three Mile Plains Growth Centre that is appropriate to the available servicing capacity and encourages the enhancement of existing development and development of new neighbourhoods in a manner that supports complete communities.
- Policy 3-23** Ensure development and infill in the Three Mile Plains Growth Centre protects and enhances the natural environment, while providing a range of employment opportunities, services, and facilities for residents and visitors.

3.3 Local Centres

The Local Centres are small rural settlements of residential and limited commercial, industrial and recreation, and institutional uses as identified on **Map 1 – Municipal Structure**. Local Centres are valued for their part in retaining the rural character and cultural heritage resources of the past. Land use policies related to Local Centre areas are found in **Section 5 – Land Use Designations**.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-24** Accommodate limited growth in the Local Centres in the form of infilling, redevelopment, and the development of vacant lands in a manner that protects and enhances their unique identity and ensures that the Local Centre areas remain distinct from the rest of the Municipality. Development must be appropriate and compatible with the surrounding land uses, in the context of use, buildings and structures, density, and height.
- Policy 3-25** Limit infill development within Local Centres based on the capacity of individual on-site water and on-site sewage services.
- Policy 3-26** Preserve and enhance the rural character of Local Centres by maintaining and enhancing the character and vitality of main roads and community spaces.

3.4 Agricultural Areas

The Agricultural Areas shown on **Map 1 – Municipal Structure**, is an important part of the fabric of the West Hants Regional Municipality, supporting a vibrant agricultural community and contributing to the economy, quality of life, and natural heritage legacy.

The Canada Land Inventory (C.L.I.) land capability agricultural classification system identifies agricultural lands, dependent on soil classes, in order to protect farmland and promote sustainable agricultural practices. There are significant portions of Class 2 (Moderate Limitations) and Class 3 (Moderate Severe Limitations) land in the central and northern parts of the Municipality, while the southern portion of the Municipality contains primarily Class 8 (Organic Soils). As per the Statement of Provincial Interest: Agriculture Land, the Municipality will protect the agricultural land base, comprised of prime agricultural areas and dykelands, which creates a robust productive land base for agriculture sustainable food production for future generations.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-27** Protect the agricultural land base, comprised of prime agricultural areas and dykelands.
- Policy 3-28** Ensure adequate separation distances between agricultural uses and non-agricultural development to reduce land-use conflicts.
- Policy 3-29** Recognize the agricultural sector and related industries as key economic drivers in the Municipality.
- Policy 3-30** Protect against fragmentation of the agricultural land base, through subdivision standards set out in the Subdivision By-law.

- Policy 3-31** Prohibit, where possible, the removal of topsoil from agricultural land for non-agricultural uses.
- Policy 3-32** Direct uses that are not supportive or complementary of agricultural uses to the Municipality's Growth Centres and Local Centres.
- Policy 3-33** Enable economic diversification of farm operations by allowing for a wider range of on farm businesses.

3.5 Resource Areas

Lands located outside of the Growth Centres, Local Centres and Agricultural Areas of the West Hants Regional Municipality, are shown as Resource Areas on **Map 1 – Municipal Structure**. Resource Areas include areas of seasonal residential development which are accessed by private roads, Crown Land, and rural areas which are not considered to be under intense development pressure, existing or previously developed lands that have been used in the mining, forestry, and quarrying industries, or include the municipal water supply. While residential development will be discouraged on resource lands, there is some dispersed residential and commercial development that exist today.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-34** Accommodate limited development in Resource Areas based on the capacity of individual on-site water and on-site sewage services, and in a manner that protects and enhances the natural environment and systems.
- Policy 3-35** Limit the development of non-resource uses on resource land to protect the forestry, mineral, water supply, wildlife habitat, and recreational resources.
- Policy 3-36** Encourage renewable energy generation such as wind farms and solar arrays, where appropriate and in accordance with applicable regulations and environmental considerations.
- Policy 3-37** Notwithstanding Policy 3-35, permit development on private roads for seasonal dwellings, stand-alone residential dwellings, home-based businesses, and resource uses.
- Policy 3-38** Preserve and enhance the rural character of Resource Areas.

3.6 Infrastructure

As the Municipality continues to grow, Council will ensure that the Municipality is serviced through a system of infrastructure including roads, parking facilities, trail systems, municipal water services, municipal sewage services, stormwater management, and solid waste. Achieving a sustainable infrastructure network is important in addressing climate change and will be considered when examining the costs and benefits of maintaining or expanding services.

Objectives

- Ensure the adequate protection of designated Protected Water Areas.
- Work with private landowners to ensure the stability and safety of the Municipal water supply.
- Ensure equitable access for all residents to freshwater resources to promote a healthy and active lifestyle.
- Promote water conservation and efficiency.
- Encourage the use of innovative techniques to reduce the need for large stormwater management facilities, thereby reducing run-off and improving water quality. Innovative techniques include, but are not limited to, low impact development practices including rainwater harvesting systems (rain barrels and cisterns), green roofs, landscape systems and vegetated swales, downspout disconnection, and permeable surfaces.
- Promote recycling, composting, and waste diversion through public education and comprehensive programs to reduce landfill use and the Municipality's carbon footprint.
- Offer coordinated emergency services and public education on fire prevention and preparedness, ensuring accessible emergency services.
- Direct telecommunication facilities to industrial and agricultural lands to encourage improved radio, TV, internet, and cellular services throughout the Municipality.

3.6.1 Water & Sewer

The Municipality provides central water and sanitary sewer services to the Growth Centres, including a portion of Wentworth Road due to its proximity to the Windsor Growth Centre. Treatment plants are located in Falmouth and Windsor, with Hantsport's Growth Centre wastewater being treated at a plant located, owned and operated by the Municipality of the County of Kings through a cost-sharing agreement between the municipalities. The three (3) protected Municipal water supply areas include Davidson Lake, Mill Lake, and French Mill Brook.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-39** Ensure the continued protection of the Municipal water quality and quantity including, but not limited to, the resources of the Davidson Lake, French Mill Brook and Mill Lakes designated Protected Water Areas.
- Policy 3-40** Review and revise this Municipal Planning Strategy and accompanying Land Use By-law to reflect changes made to any Protected Water Area under the Environment Act;

- Policy 3-41** Direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal sewer services and municipal water services.
- Policy 3-42** Consider the purchasing of watershed lands and implementing development controls to protect the quality and supply of water within watersheds.
- Policy 3-43** Within the Windsor Growth Centre only, permit the extension of water and sewer services for residential, commercial or industrial uses or in the College Road Comprehensive Development District.
- Policy 3-44** Permit the extension of municipal water lines only where municipal central sewer exists or will be installed in conjunction with the water lines. Individual lots with frontage on existing public roads served only by municipal water shall be permitted to connect to the municipal water system.
- Policy 3-45** Prioritize the infilling of vacant lands within Growth Centres where servicing currently exists to encourage compact development patterns and ensure cost effectiveness.
- Policy 3-46** Prohibit the extension of water and sewer services beyond the Growth Centre boundaries to ensure efficiencies and cost effectiveness.
- Policy 3-47** Plan for necessary upgrades to water treatment facilities to accommodate future projected growth.
- Policy 3-48** Encourage separation distance buffers when considering development near sewage lagoons.
- Policy 3-49** Permit the primary means of sewage disposal outside of the existing Growth Centre boundaries in accordance with the Department of Environment and Climate Change standards for on-site services. It is anticipated that private sewage disposal systems will continue to be the principal means of sewage disposal outside of existing Growth Centre boundaries.
- Policy 3-50** Require a downstream wastewater capacity assessment for any development or subdivision application that includes a new or upsized sanitary sewer connection where:
- Such assessment is the responsibility of the developer where necessary information is not available.
 - The Municipality’s Engineer shall have discretion and authority to approve new or upsized service connections, and such decision shall be made in consideration of available sanitary sewer collection system capacity at the time of application.
 - Unless further prescribed by development agreement, a downstream sanitary sewer assessment, and any approval thereof, shall be valid for 6 months from development permit issuance.

- Policy 3-51** Require developers to design and install municipal sanitary sewers and water mains within a development and negotiate the costs of providing municipal sanitary sewers and water mains outside the development sufficient to connect to the Municipality's sanitary sewer system and water supply system.
- Policy 3-52** Require all water lines and sanitary sewer systems to be designed and constructed in accordance with the Subdivision By-law.

3.6.2 Stormwater Management

Stormwater management is critical to mitigating flood risks and protecting water quality. Stormwater is managed throughout the Municipality through various systems (stormwater pipes, catch basins, ditches, combined stormwater and sewage pipes, etc.), retention ponds, and green infrastructure. The collected stormwater is discharged at various watercourses, or if collected by a piped system, sent to a treatment plant. Responsible stormwater management practices will allow the Municipality to adapt its infrastructure and use its natural systems to become more resilient to adverse weather events.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-53** Encourage opportunities for stormwater management best practices where appropriate including low-impact development measures.
- Policy 3-54** Require developers to install storm drainage systems within a development and negotiate the costs of providing storm drainage systems, outside the development sufficient to connect to the Municipality's stormwater drainage systems.
- Policy 3-55** Identify, in the Land Use By-law, which developments require a professional engineer to verify that stormwater infrastructure will meet stormwater standards.
- Policy 3-56** Replace the combined sewers in the Municipality with sanitary and storm sewers as funding becomes available.

3.6.3 Floodplain Overlay Mapping

One of the major issues the Municipality is facing with regard to stormwater management is infill development in serviced areas. One method to address this is to identify the most flood-prone areas and to require stormwater management plans for certain new development in those areas.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-57** Prepare floodplain overlay mapping for the Growth Centres which identify the most flood-prone areas.

Policy 3-58 Prepare policy to accompany the floodplain overlay mapping which deals with the requirements for a stormwater management plan for infill developments within Growth Centres.

3.6.4 Solid and Organic Waste

The Municipality provides collection of solid waste on a regular basis to residential and commercial uses on public roads. The solid waste is collected by truck and transported to the West Hants Waste Management Facility. In addition to solid waste collection, the Municipality has a comprehensive recycling and composting program that is also collected on a regular basis. The Municipality is committed to encouraging residents to reuse, recycle, and compost to reduce the amount of waste that must be transported away for disposal. Besides the environmental advantages, waste reduction is the most economical solution to the management of waste.

Policy

As a result, it shall be the policy of Council to:

Policy 3-59 Provide garbage disposal collection to only properties located on public roads.

Policy 3-60 Provide a recycling and organic material (green cart) collection in the Municipality.

Policy 3-61 Update the Solid Waste Management By-law, as needed.

3.6.5 Infrastructure Charges

The *Municipal Government Act* enables the Municipality to adopt infrastructure charges to recover capital costs of infrastructure needed to service new development. The provisions for infrastructure charges are implemented through the Subdivision By-law and must identify the areas in which the infrastructure charges are levied, the purposes for which the charges are to be levied, and the amount of the charge or the method of calculating the charge.

Policy

As a result, it shall be the policy of Council to:

Policy 3-62 Conduct an infrastructure charges study to determine the areas in which the infrastructure charges are levied, the purposes for which the charges are to be levied, and the amount of the charge or the method of calculating the charge.

Policy 3-63 Enable the collection of infrastructure charges for new or expanded water systems, wastewater facilities, stormwater systems, road infrastructure, solid-waste management facilities, new traffic signs and signals, and transit facilities through the Subdivision By-law.

3.6.6 Emergency Services

The Municipality is served by a Regional Emergency Measures Organization (REMO) which has the responsibility for the safety, health, and welfare of residents should a threat arise from any emergency or disaster. Any effective emergency response requires a regional plan to fully integrate the use of all available public and private resources and capabilities and provide for the coordination of these elements.

Emergency Health Services

Council is not directly involved in the provision of health services; however, Nova Scotia Emergency Health Services (EHS) is supported by the Provincial 911 system which includes the Nova Scotia Civic Addressing System. Council helps ensure that EHS can reach residents by maintaining a comprehensive and updated civic address base.

Police

The Municipality is policed by a detachment of the Royal Canadian Mounted Police. The Municipality also has a Police Advisory Board comprised of two Council members, two resident-members, and one ministerial appointment.

Fire

Council supports volunteer Fire Departments throughout West Hants Regional Municipality. Council also supports a variety of fire services and mutual-aid agreements. Council acknowledges the dedicated and community-minded services it receives through the provision of fire response and emergency services provided by volunteer Fire Departments and supports working with the departments toward regionalizing fire services.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-64** Prepare an Emergency Services Protocol to implement coordinated and accessible Emergency Services, including procedures in the event of hazardous materials, incidents, and rescue operations.
- Policy 3-65** Continue to be an active member in REMO in order to provide an effective response to emergencies.
- Policy 3-66** Continue to maintain and support a Civic Addressing By-law.
- Policy 3-67** Monitor and evaluate the Municipality's fire protection services based on existing and future growth requirements.
- Policy 3-68** Continue to support Fire Departments in the Municipality by providing funding in the annual budget.

- Policy 3-69** Continue to provide a high level of police protection throughout the Municipality in a coordinated effort with the Royal Canadian Mounted Police.
- Policy 3-70** Provide public education and community outreach programs to inform residents about fire safety and emergency preparedness.
- Policy 3-71** Encourage all new and existing private road developments to consider FireSmart practices.

3.6.7 Telecommunications Infrastructure

Telecommunication towers provide broadcast facilities for radio, television, internet, and cellular phone services. These systems are playing an increasingly important role in the development of communities striving to support modern business communication requirements into the future. As demand for these services increases, additional towers will be required to maintain and improve the quality of this service.

Under the *Radio Communications Act*, Innovation, Science and Economic Development (ISED) has the final authority to approve the location of telecommunication towers and antennae. However, municipalities are considered a key stakeholder and their input into proposed towers is often considered, either proactively by the proponent or reactively as part of the ISED approval. The *Radio Communications Act* takes precedence over local planning regulations and generally encourages co-location of equipment (e.g., installing new equipment on existing towers) before new towers are constructed.

The *Radio Communications Act* also includes a requirement for public consultation before the development of new telecommunications towers; however, municipalities can implement consultation protocols for the development of new telecommunication towers. In areas where there is no municipal protocol, consultation occurs under the ISED default public consultation process.

Council supports the siting of telecommunication and antenna systems in appropriate areas, such as industrial, resource, and agricultural lands within the Municipality and encourages co-location among service providers.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-72** Encourage the location of wireless telecommunication towers in Industrial, Resource and Agricultural designations and to include requirements for fencing, landscaping and co-location of towers and related buildings in the Land Use By-law.
- Policy 3-73** Work with proponents seeking to establish a telecommunication tower and to seek input from the community in accordance with Innovation, Science and Economic Development (ISED) guidelines.

- Policy 3-74** Require proponents for telecommunication towers to meet with the Municipality to discuss requirements and concerns at the earliest opportunity. Proponents shall be requested to:
- a) Contact the Municipality to discuss their proposal; and
 - b) Provide information on their proposal as per the Innovation, Science and Economic Development Canada (ISED) regulations.
- Policy 3-75** Permit telecommunications facilities not requiring Federal approval as long as applications meet the requirements of the Land Use By-law.
- Policy 3-76** Encourage proponents to co-locate new antennas on existing tower structures and on existing built infrastructure where possible.
- Policy 3-77** Permit, where necessary, utility buildings and uses under 100 ft² (9.29 m²) in floor area in any zone for the efficient operation of utility and telecommunication services.
- Policy 3-78** Regulate the location of public utility buildings with a floor area of more than 100 ft² (9.29 m²) in any zone.

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3.7 Transportation and Mobility

The Municipality covers a large geographical area encompassing a number of sparsely populated areas located at varying distances from the Growth Centres of the Municipality. Transportation plays a vital role in the Municipality as it connects people and places, and it influences our quality of life, the environment, and the economy. However, like many other municipalities in Nova Scotia, the Municipality faces transportation challenges primarily due to residents' reliance on private vehicles.

Land use planning and transportation are closely linked; an efficient and well-planned transportation network is essential to connecting residents to essential services, employment, and recreational opportunities while supporting sustainable development.

In addition to the transportation network for motorized vehicles, the Municipality aims to also encourage the use of active transportation that focuses on pedestrians, their safety, and their comfort and accessibility over people using private automobiles. By providing accessible sidewalks, cycling paths, and paved shoulders where feasible, the Municipality aims to promote active transportation and walking as alternatives to vehicle use, fostering an overall healthier community.

Objectives

- Improve access, efficiency, and connectivity within the transportation network while maintaining existing infrastructure.
- Promote carpooling, ridesharing, and the development of car parks at key locations to reduce private vehicle use.
- Ensure that all new developments have adequate access to promote emergency preparedness.
- Identify current and future transportation linkages within the Municipality with close consideration to those in the identified Growth Centres.
- Focus on pedestrian safety and comfort through a network of multi-use paths, trails, sidewalks, and cycling routes where possible.
- Explore public transit options and potential partnerships with neighbouring municipalities and provincial agencies to offer viable alternatives to private vehicles, reducing congestion and commute times.
- Support local economic development by improving transportation access to businesses, employment, and services.
- Enhance quality of life by providing safe, reliable, and convenient transportation, promoting walking, cycling, and other active transportation methods to improve public health and lower greenhouse gas emissions.

- Acknowledge and appreciate that transportation needs vary across the Municipality’s urban and rural communities, and that there is no one size fits all solution to mobility.
- Ensure that active transportation networks are accessible and integrated with any future public transit systems to create seamless, multi-modal transportation options for residents.

General Transportation and Mobility Policies

Policy

As a result, it shall be the policy of Council to:

- Policy 3-79** Establish the current road hierarchy in the Municipality, as identified by the **Transportation Maps (Maps 7a and 7b)** to meet the Municipality’s transportation needs.
- Policy 3-80** Develop and implement a Transportation Master Plan, that covers the entirety of the Municipality, that looks at multi-modal transportation investments and strategy to implement these to accommodate forecasted growth.
- Policy 3-81** Monitor traffic patterns and volume on an ongoing basis and undertake infrastructure, road design, or other road improvements as deemed necessary and financially feasible to ensure efficient traffic flow.
- Policy 3-82** Improve the condition of the roads and sidewalks in conjunction with the upgrading of Municipal water and sewer services, where financially feasible.
- Policy 3-83** Encourage the provision of active transportation facilities, including accessible multi-purpose trails, to support increased use of active transportation as a viable alternative to vehicular use and as a means to foster a healthy community.
- Policy 3-84** Support the future extension of the Trans Canada Trail to better connect communities within the Municipality.
- Policy 3-85** Ensure new development proposed on lands adjacent to existing highway, rail, and other future corridors, is compatible with, and supportive of, the long-term purposes of the corridor, and is designed to avoid, mitigate or minimize negative impacts on and from the corridor.
- Policy 3-86** Undertake future planning for land uses on lands adjacent to existing highway and other planned corridors and transportation facilities so that their long-term operation and economic role is protected, and residential or other sensitive land uses are designed, buffered, and/or separated from each other to minimize risk to health and safety.
- Policy 3-87** Ensure truck traffic to be directed towards authorized truck routes.

3.7.1 Road Network

Regional Roads

Highway 101 is the major 100-series highway that runs through the Municipality. Highway 101 connects the Municipality to Halifax, the Annapolis Valley and southwest Nova Scotia, and is the only regional road within the municipality. Regional roads are those which serve not only the Municipality, but the area as a whole.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-88** Designate Highway 101 as a Regional road on the **Transportation Maps (Maps 7a and 7b)**.
- Policy 3-89** Encourage the preservation of the scenic views of Windsor, Fort Edward and the Avon and St. Croix Rivers from Highway 101.
- Policy 3-90** Collaborate with the Province to encourage the development of commuter car parking facilities at Highway 101 interchanges as a means of promoting carpooling.

Public Roads

Arterial roads are designed to facilitate the efficient movement of traffic through the Municipality and to the Highway 101 access points. Collector roads, on the other hand, gather traffic from local roads and direct it to arterial roads, and are designated only within the Growth Centres. Local roads primarily serve as access points to properties.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-91** Designate public roads or portions thereof as arterial, collector, or local as shown on the **Transportation Maps (Maps 7a and 7b)**.

Private Roads

A private road is any access or right-of entry not owned by the Municipality, the Province of Nova Scotia, or the Federal government. This also includes associated infrastructure beyond travel lanes, such as curbs, sidewalks, gutters, bridges, culverts, and retaining walls that are associated with private roads. Municipal services such as snow plowing, road maintenance, garbage collection and school busing will not be provided to any development located on private roads.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-92** Require lands to be set aside as “road reserves” to connect new public roads to adjacent lands that have the potential to be subdivided and developed with future public roads.
- Policy 3-93** Permit the development of new private roads only within the Resource designation.
- Policy 3-94** Require developers of new private roads to be responsible for the construction and on-going maintenance, improvements, or upgrades, including snow plowing, of the private road.

3.7.2 Traffic Impact Studies

Policy

As a result, it shall be the policy of Council to:

- Policy 3-95** Require, as deemed necessary, a Traffic Impact Study (TIS), to the satisfaction of the Municipality that demonstrates the proposed development will not cause any traffic hazards or an unacceptable level of congestion on roads in the area and that existing or planned transportation infrastructure is deemed sufficient for the scale of the development being proposed.
- Policy 3-96** A Traffic Impact Study (TIS) shall be prepared by a qualified traffic or transportation engineer registered with the Association of Professional Engineers of Nova Scotia in accordance with the Nova Scotia Department of Transportation and Public Works Guide for the Preparation of Traffic Impact Studies or such other guidelines as determined by the Municipality.
- Policy 3-97** Notwithstanding Policy 3-95, a Traffic Impact Study (TIS) may not be required when the development’s impact can be clearly anticipated without a study and the developer, the Municipality and other public agencies having jurisdiction are able to agree upon appropriate mitigation and funding.

3.7.3 Active Transportation

Local transportation considerations should not be restricted to motorized vehicles. Alternative modes of transportation such as cycling and walking should be encouraged with safe routes made available through special lanes, trails and, where appropriate, sidewalks. When properly integrated into a community and separated from motorized vehicles, this infrastructure encourages a safe and healthier mode of transportation that can potentially reduce demands on expensive road infrastructure and improve the health of residents.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-98** Maintain existing trails and pathways and collaborate with the Province in the creation of new trails that are accessible.

- Policy 3-99** Upgrade existing crosswalks where financially feasible. The establishment of new crosswalks and sidewalks shall be considered as the need arises.
- Policy 3-100** Develop and implement an Active Transportation Master Plan in consultation with the public.
- Policy 3-101** Require appropriate active transportation infrastructure within new residential subdivisions, subject to the requirements of the Subdivision By-law.
- Policy 3-102** Promote active living through educational programs and services.
- Policy 3-103** Promote the development of multi-use trails and pathways that connect residential and commercial areas with community uses including institutional uses, recreation facilities, and open space areas.

3.7.4 Public Transportation and Rideshare Programs

Currently, the Municipality does not have a public transit system. The Municipality encourages development of new public transportation services, especially those that provide service for low-income and transit dependent individuals. The Municipality will strive to provide opportunities for a regional transportation system including connections between transit stops by way of sidewalks and cycle routes.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-104** Develop and implement a Public Transportation Feasibility Study to identify actions, cost implications and cost-sharing opportunities for a public transportation system in collaboration with existing transit and rideshare providers.
- Policy 3-105** Explore cross jurisdictional transportation opportunities and cost sharing with adjacent municipalities and the Province.

3.8 Environment

The protection of the Municipality's environment and the sustainable management of natural resources are essential to the long-term health and prosperity of the West Hants Regional Municipality. The Municipality is characterized by a mix of agricultural lands, forested areas, and dispersed rural settlements, reflecting its historical reliance on farming and natural resources. Communities along the Minas Basin and lakes also play a role in the Municipality's settlement, with fishing villages and seasonal homes adding to the population mix. The Municipality's natural beauty attracts both residents and visitors, with its coastline and lakes serving as key areas for recreation and development.

A healthy natural environment also has economic, social, and cultural benefits, through promoting climate change resiliency, providing greater opportunities for recreation and tourism, contributing to the creation of healthy and prosperous communities. The stewardship of these important resources is a shared responsibility of the entire Municipality.

As the Municipality plans for the future, preserving and enhancing the environment must remain a priority, particularly in response to the shifting conditions driven by climate change. The Municipality acknowledges the increasingly negative and destructive impacts of a rapidly changing climate on people, buildings, and infrastructure. With these challenges in mind, policy direction is aimed at the protection of current and potential water supply, encouraging the use of renewable resources, mitigating flood risks, maintaining protection of the coastline and dykelands, setting the tone for ecological stewardship over the horizon of the Municipal Planning Strategy, and taking a collaborative approach to climate change.

Objectives

- Preserve active farms and agricultural dykelands by limiting incompatible land uses and preventing non-agricultural development.
- Protect public safety and property by minimizing flood risks in floodplains, reducing the need for costly flood control and restoration measures.
- Continue efforts to reduce emissions, encourage the use of renewable energy, and decrease reliance on fossil fuels for electricity generation.

3.8.1 Coastal Protection

The Province of Nova Scotia's *The Future of Nova Scotia's Coastline – A Plan to Protect People, Homes and Nature from Climate Change* is an action plan to support efforts in the protection of Nova Scotia's coastline. The policies of this MPS will provide for permitted types of development without an assessment, the permitted types of development with an assessment prepared by a qualified professional, and conditions and extent of renovations under which development can occur. However, it is important to note that, given the impact extreme weather events, and coastal erosion and

degradation are having within Nova Scotia as a whole, Council will ensure the protection of properties and the ability to continue to provide access to coastlines where appropriate and applicable.

Policy

As a result, it shall be the policy of Council to:

Policy 3-106 Support the actions identified in the Province of Nova Scotia’s *The Future of Nova Scotia’s Coastline – A Plan to Protect People, Homes and Nature from Climate Change*.

Policy 3-107 Identify and map coastal floodplains within the Municipality through a future study or related planning initiative based on the Minas Basin Flood Study. Upon completion of this work, Council shall consider the adoption of appropriate policies and regulations to mitigate risks associated with coastal flooding and sea level rise, and to ensure that new development in identified flood risk areas is undertaken in a manner that protects public safety, property, and the environment.

3.8.2 Flood Risk Areas

Floodplains are naturally occurring storage areas for flood waters, and new development within these areas can disrupt this function, increasing flood risk to both upstream and downstream properties. While five Flood Risk Areas are identified in Nova Scotia under the Canada-Nova Scotia Flood Damage Reduction Program, none are within the West Hants Regional Municipality. However, the Province’s Statement of Provincial Interest encourages local planning documents to incorporate relevant floodplain knowledge.

The West Hants Regional Municipality also contains 33 km of dykelands, spanning approximately 2,800 hectares. These areas, historically used for agriculture, are protected by dykes or the Avon River Causeway. While the causeway offers protection from tidal flooding, these lands are more vulnerable to freshwater flooding, particularly due to the Avon Hydro System. The dykelands’ fertility makes them valuable agricultural lands, but increasing development pressure poses risks of both land loss and flooding, especially from drainage issues or breaches in the dykes during high tides or severe storms. Non-agricultural development on dykelands raises concerns over these flood risks and the loss of vital agricultural land.

The Nova Scotia Department of Agriculture is responsible for the protection of agricultural land behind dykes. The Agriculture Marshland Conservation Act and the Agricultural Marshland Conservation Commission enable owners of marshlands to create marsh bodies for construction, repair and maintenance of marshlands.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-108** Identify lands that pose environmental constraints on an Environmental Constraints Overlay on the **Maps 2-6** of this Municipal Planning Strategy. This includes dyked marshlands where development is regulated under the *Nova Scotia Agricultural Marshland Conservation Act*.
- Policy 3-109** Recognize the value of dykelands for agriculture and acknowledge that the *Nova Scotia Agricultural Marshland Conservation Act* provides adequate protection for the dykelands in the Municipality that are currently being used, or have potential, for commercial agriculture. For dykelands that are exempt from the provincial regulations or receive a variance from the province, it is the intention of Council to allow development to occur provided an environmental study is submitted in accordance with Policy 3-114.
- Policy 3-110** Ensure that those floodplains that are not mapped under the Canada-Nova Scotia Flood Damage Reduction Program, should at minimum be reasonably consistent with the provision of the Floodway Fringe in the Statement of Provincial Interest.
- Policy 3-111** Balance the expansion of existing uses against the risks to human safety, property, and increased risk from both up and downstream flooding. Expansion in the floodway must not increase the area of the structure at or below the required floodproof elevation.
- Policy 3-112** Permit small-scale accessory buildings on existing lots of five (5) acres or less in size in areas within the Environmental Constraints Overlay.
- Policy 3-113** Require any development on these lands, as permitted by the underlying zone, to provide a survey plan, prepared by a Nova Scotia Land Surveyor, which indicates that the elevation of the proposed development site is above the established high-water elevation.
- Policy 3-114** Require any development on these lands, as permitted by the underlying zone, to provide an environmental study which identifies constraints, conducted by a qualified professional, to be undertaken prior to the issuance of a development permit. The environmental study must include at a minimum:
- a) A description of the susceptibility of flooding, drainage problems, and the bearing capacity and suitability for construction of soils at the site; and
 - b) Identification of suitable construction methods, including flood proofing measures, to overcome the constraints which are found to exist at the site.
- Policy 3-115** Require any development on these lands, as permitted by the underlying zone, to provide a hydrotechnical study, conducted by a qualified professional, that demonstrates the proposed development will not contribute to upstream or downstream flooding or result in a change to floodwater flow patterns subject to the Municipality's approval.
- Policy 3-116** Establish additional regulations governing infilling, topsoil removal, and alteration of topography on flood risk areas, and to ensure that such regulations are consistent with Provincial legislation.

- Policy 3-117** Allow necessary infilling and alteration of topography on lands designated within the Environmental Constraints Overlay for the development of recreational uses not involving buildings, such as golf courses, sports fields, boat launches, trails and the like, as well as for the creation of new wetlands for the purposes of recreation and enhancement of wildlife habitat.
- Policy 3-118** Permit necessary infilling and alteration of topography on lands designated within the Environmental Constraints overlay for the construction of new public roads. The property owner shall be required to submit road design, construction plans and environmental studies, prepared by a qualified person, which adequately deal with public safety, elevation, and drainage of the road and which demonstrate that during construction of the road will not adversely affect drainage on other properties or reduce the water storage capacity of the flood plain.

3.8.3 Watercourse Separation Distance

There are a great many watercourses and bodies of water within the Municipality. As such, maintaining a minimum distance from watercourses is essential to reducing issues such as erosion and pollutant infiltration.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-119** Establish watercourse setback requirements to reduce drainage issues and drainage infrastructure damage.
- Policy 3-120** Encourage lands within the setback to be maintained as vegetated greenbelts to aid the control of pollutants, sedimentation, erosion, and subsurface and surface flows.
- Policy 3-121** Require that development is separated from watercourses including lakes, permanent watercourses, intermittent watercourses and seasonal watercourses.
- Policy 3-122** Control the alteration of land levels within the watercourse setback to control soil erosion and sedimentation.

3.8.4 Protection and Access to Fresh Water Resources

Water quality and quantity are essential to ensuring the safe and adequate provision of drinking water within the Municipality. Council recognizes the critical importance of protecting the Municipality's drinking water sources, including the three designated Protected Water Areas under the *Nova Scotia Environment Act*. In these Protected Water Areas, permitted land uses will be limited to those compatible with protecting the Municipality's drinking water sources.

Beyond drinking water, the Municipality values the role of watercourses (i.e., streams, brooks, creeks and rivers) and waterbodies (i.e., lakes, ponds, wetlands) as essential components of the natural

heritage system. These water features not only support hydrological and ecological functions but also provide opportunities for both passive and active recreation. To preserve these resources for future generations, Council is committed to minimizing the impacts of development on watercourses and waterbodies. This includes establishing minimum separation requirements and adopting measures to mitigate negative effects, such as siltation to maintain the integrity of these critical natural assets.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-123** Recognize the importance of protecting the Municipality's drinking water sources and support the implementation of the Source Water Protection Plan.
- Policy 3-124** Periodically review and update the Source Water Protection Plan, in consultation with relevant agencies and stakeholders, to ensure it reflects current best practises, emerging threats, and needs of the community.
- Policy 3-125** Prescribe measures to control erosion and sedimentation during construction and regulate or require planting or retention of trees and vegetation through the Land Use By-law, development agreement, or site plan approval process.
- Policy 3-126** Regulate the separation distance of any development from wetlands, watercourses and areas of steep slopes adjacent to watercourses, including establishing increased setbacks for uses that may create a higher risk of contamination. The purpose of such regulation is to preserve natural habitats and to limit environmental impacts, such as siltation, which often accompany construction adjacent to watercourses.
- Policy 3-127** Ensure that equitable access to freshwater resources in the context of promoting an active and healthy lifestyle for all residents of the West Hants Regional Municipality is maintained and supported.
- Policy 3-128** Ensure the Municipality will manage all watersheds in accordance with Provincial regulations.

3.8.5 Energy Efficiency and Conservation

Corporate and community emissions and air pollutants are directly and indirectly influenced by Municipal government actions. These include emissions from Municipally-owned infrastructure such as buildings and vehicles (direct emissions) and the production and transportation of materials used for municipal infrastructure and waste management services (indirect emissions).

Policy

As a result, it shall be the policy of Council to:

- Policy 3-129** Monitor and annually report on emissions.

Policy 3-130 Promote excellence in energy efficiency in the construction of new civic buildings or in the renovation and retrofitting of existing Municipal assets.

3.8.6 Renewable and Non-Renewable Resources

Council will encourage the use of technologies that reduce dependence on non-renewable resources and do not contribute to greenhouse gas emissions. Wind energy systems and Solar photovoltaic (PV) electricity are a clean, renewable sources of electric power.

Wind Turbines

Wind energy systems are a clean, renewable source of electric power. Residential-scale wind turbines will be permitted in most zones, subject to lot size, setback and height requirements.

Utility-scale wind turbines have a rated production capacity greater than 100 kW. Much larger than those used for residential energy generation, utility-scale turbines may have towers ranging from 165 to 430 ft (50 to 131 m) in height, for a total turbine height of up to 709 ft (216 m). These large wind turbines may be used in wind farms, where a number of turbines feed electricity directly into the utility grid, or as stand-alone installations. Permanent installations of large-scale wind turbines, including the establishment of wind farms, will be considered only by development agreement. Where these facilities have a production rating of two megawatts or more, they are also subject to the Nova Scotia Environmental Assessment Regulations as a Class I Undertaking. Most wind farms also require a federal Environmental Assessment under the Canadian Environmental Assessment Act (CEAA).

Solar

The development of solar energy is part of the rapid growth of renewable energy around West Hants. Solar energy generated from solar photovoltaic (PV) systems is a clean, renewable source of power which creates electricity from sunlight. Council will encourage the use of solar energy throughout the Municipality.

Council will encourage on-site solar energy generation by permitting solar energy systems as an accessory use on any property in any zone. Solar energy systems can be either roof-mounted or ground-mounted. Roof-mounted solar energy systems may exceed maximum building heights and also be permitted on registered heritage properties and within Architectural Control Districts.

Council supports innovative solar energy solutions, such as agrivoltaics, which combine solar energy generation with agricultural production beneath solar panels. Council will permit agrivoltaics systems as accessory uses in institutional zones and agricultural zones except for Prime Agriculture zone to protect the long-term agricultural production. Solar energy systems in agricultural zones must be located to avoid fragmenting farmland, reducing its viability, or interfering with adjacent agricultural uses.

As the Province works toward its goal of supplying more renewable energy and reducing greenhouse gas emissions by 2030 and toward net-zero by 2050, Council recognizes the importance of supporting this broader initiative at the local level. Council supports the development of community scale solar farms

within the Municipality, such as through the Nova Scotia Community Solar Program. Recognizing that such facilities typically require large parcels of land, Council will permit community scale solar farms as a main use within certain areas subject to site plan approval.

Policy

As a result, it shall be the policy of Council to:

- Policy 3-131** Promote the use of renewable energy sources such as wind turbines and solar panels to reduce reliance on emission producing energy sources.
- Policy 3-132** Permit roof-mounted, ground-mounted, and cladding-style solar energy systems as an accessory use on any property in any zone.
- Policy 3-133** Consider agrivoltaics systems through a site plan approval process.
- Policy 3-134** Consider community-scale solar farms through a site plan approval process to minimize potential land use conflicts with neighbouring uses.
- Policy 3-135** Encourage using former landfills and brownfields site for installation of community-scale solar farms to re-use lands that are otherwise not suitable for development.
- Policy 3-136** Discourage installation of community-scale solar farms on lands where municipal services are available as an effort to prioritize using available infrastructure for other purposes.
- Policy 3-137** Require tree replacement where trees are removed for community-scale solar farms.
- Policy 3-138** Permit small wind turbines for residential or local commercial uses, which are intended primarily to reduce on-site consumption of utility power, and regulate the minimum lot size, yard requirements and maximum height of the turbines to ensure public safety and minimize the potential for land use conflict.
- Policy 3-139** Permit the establishment of temporary large wind turbines with a production capacity greater than 100 kw for exploration or test purposes outside the Growth Centres and Local Centres, subject to a requirement for removal within specified time limits.
- Policy 3-140** Consider entering into a development agreement to permit, outside the Growth Centres and Local Centres designations, the development of permanent or long-term installations of large wind turbines or wind farms, subject to the following:
- a) any required provincial and/or federal government environmental assessment processes have been completed;
 - b) adequate separation distances are maintained from adjacent land uses to minimize impacts of noise and shadowing and to ensure public safety, but installations shall not be required to have separation distances from a dwelling that exceed the greater of:
 - i. four times the wind turbine height; and

- ii. the distance required to ensure that sound levels from the wind turbine do not exceed 40 dBA at the exterior of a residential dwelling.
- c) a residential dwelling receives less than 30 minutes per day or 30 hours per year of shadow flicker;
- d) safe roadway access can be provided; and
- e) The proposal meets the general criteria set out in Section 6.3.4.

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3.9 Cultural Heritage Resources

The long and diverse history of West Hants Regional Municipality can be seen in its rich cultural heritage including prehistoric and historic archaeology, built heritage resources, and cultural heritage landscapes.

The Mi'kmaq were the first settlers in the Hants County area from time immemorial. The area including the community of Windsor was known as Pesaquid meaning "Junction of Waters". The Mi'kmaq made their camps along the rivers where they fished, hunted, and cultivated crops. Reserves for the Mi'kmaq tribes were established primarily between the 18th and early 19th centuries by the British colonial authorities. The Glooscap First Nation reserve is located just outside the community of Hantsport.

Prominent heritage sites like Fort Edward, Sainte Famille Cemetery, the Textile Mill, Lawson House, Kempt Shore Church, and the Dominion Atlantic Railway highlight the municipality's rich cultural heritage and its evolution. These landmarks reflect the lives of early settlers, the onset of industrial development and the community's transformation over time.

The Province of Nova Scotia's Heritage Property Act grants municipalities a variety of powers concerning heritage properties. These properties are safeguarded through two primary methods: designation as a Municipal Heritage Property or inclusion within an Architectural Control Area.

Council recognizes preserving cultural heritage resources, regardless of their designation status, depends on ways to reuse them.

Objectives

- Identify, celebrate, and protect culturally and historically significant resources, including important views, vistas, and heritage landscapes.
- Foster "place keeping" by promoting the value of historical and cultural sites and ensuring information about these resources is easily accessible.
- Provide financial incentives for conserving designated heritage properties and identify Architectural Control Districts within the Municipality.
- Preserve cultural heritage while acknowledging the impacts of colonialism on Indigenous and African communities, advancing reconciliation efforts.
- Prioritize and protect places of significance to underrepresented communities, promoting diversity and inclusion in cultural interpretation.
- Acknowledge the potential presence of archaeological artifacts, both Indigenous and European, throughout the municipality and to commit to protecting these artifacts, where feasible.

General Heritage Policies

Policy

As a result, it shall be the policy of Council to:

- Policy 3-141** Adopt and maintain a Heritage Property By-law to assist with the protection and management of individual heritage properties and buildings, streetscapes, cultural landscapes or areas.
- Policy 3-142** Continue the Conservation Work Grant Program for Municipally designated properties.
- Policy 3-143** Ensure the Heritage Advisory Committee provides advice to Council on registration of Municipal heritage properties, as well as on heritage matters in general including:
- Design review of applications for development agreements or Land Use By-law amendments within the Architectural Control Districts;
 - The designation of new Architectural Control Districts and amendments to the Architectural Design Manual; and
 - Heritage Conservation Work Grant applications.
- Policy 3-144** Consider conducting a study to identify and assess cultural heritage resources which include, but are not limited to:
- Built heritage resources, such as buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history and identified as being important to a community;
 - Cultural heritage landscapes, which include a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves grouping(s) of individual heritage features such as structures, spaces, archaeological resources and natural elements, which together form a significant type of heritage form and landscape, distinctive from its constituent elements; and
 - Archaeological resources such as artifacts, archaeological sites, and marine archaeological sites.
- Policy 3-145** Accommodate and promote historic streetscapes by adjusting yard and parking requirements in areas developed prior to land use regulation.
- Policy 3-146** Encourage adaptive reuse of historic buildings and structures.
- Policy 3-147** Encourage the continued use of registered heritage properties through conservation efforts such as rehabilitation, preservation, restoration, and adaptive reuse.

Policy 3-148 Engage with Indigenous communities when dealing with relevant activities that may be of interest and incorporate Indigenous history, voices, practices, and ways of knowing into the identification, protection, and management of cultural heritage resources and enabling Indigenous-led development proposals that honour and reflect Indigenous culture, where feasible.

3.9.1 Architectural Control Districts

Policy

As a result, it shall be the policy of Council to:

Policy 3-149 Identify Architectural Control Districts where there is a concentration of historic or architecturally significant buildings. Architectural Control Districts shall be identified on a map which shall form **Map 8**.

Policy 3-150 Maintain, create, and regulate Architectural Control Districts in locations with a concentration of historic or architecturally significant buildings.

Policy 3-151 Continue to maintain and update the *Windsor Architectural Design Manual*. The manual may include guidelines and requirements governing the architectural design of new buildings, alterations, and additions to existing buildings located within the Architectural Control District.

Policy 3-152 Allow proposals to forgo the requirements of the Architectural Control Districts for any alteration or addition to an existing structure within the Architectural District where the proposed alteration or addition intends to restore the character of the structure in manner that is period-appropriate to its construction. Any proposed alteration or addition shall be accompanied by verified documentation, including, but not limited to, photographs, sketches, or written documents.

3.9.2 Archaeological Resources

Archaeological resources help interpret the history of the Municipality and its unique identity. Often archaeological sites contain fragile fragments and/or artifacts. They include structures, cultural deposits or subsurface strata of human origin including marine archaeology. The *Special Places Protection Act* protects archaeological artefacts in Nova Scotia.

Policy

As a result, it shall be the policy of Council to:

Policy 3-153 Require the Municipality, all landowners, and developers to understand and fulfill their obligations under the *Special Places Protection Act* and the Mi'kmaw Archaeological Protocols, including obtaining the necessary permits before disturbing any area with potential archaeological artifacts.

Policy 3-154 Recognize that there are archaeological resources of pre-contact and early historic habitation as well as areas of archaeological potential within the Municipality that can be adversely affected by development and redevelopment.

3.9.3 Arts and Culture

Arts and culture are integral to the social and economic fabric of the Municipality, reflecting its unique heritage and fostering a sense of belonging and pride. By supporting and promoting arts and cultural initiatives, the Municipality can enhance the quality of life for residents, attract visitors, and strengthen local identity.

Policy

As a result, it shall be the policy of Council to:

Policy 3-155 Permit cultural uses, such as but not limited to, theatres, art galleries, and museums in various zones that prioritize commercial and public uses.

Policy 3-156 Support initiatives which enhance, expand, and support existing and new arts and cultural activities in the Municipality.

Policy 3-157 Encourage and support the display of art in public places as a means of enhancing the public realm, enriching the visual experience of residents and visitors, and promoting the Municipality's culture.

3.9.4 Views and Vistas

Significant landscapes, such as Fort Edward, exist throughout the Municipality and provide scenic views and vistas contributing to its sense of place.

Policy

As a result, it shall be the policy of Council to:

Policy 3-158 Promote development that preserves the views and vistas of the surrounding rural area, natural features, cultural heritage resources, and important public spaces.

Policy 3-159 Identify and protect the view plane of Fort Edward. The Fort Edward view plane shall be identified on a map which shall form **Map 9**.

Policy 3-160 Require, as deemed necessary, that development proposals which may significantly affect views of or from Fort Edward be subject to additional review, and to request supporting information such as site plans, elevations, or visual impact assessments, where appropriate.

Policy 3-161 Consider adopting supplementary design guidelines for development in the Fort Edward view plane area to support the protection of significant views and ensure new developments are designed to complement the historic context.

4 General Land Use Policies

4.1 Accessory Uses

Accessory uses and buildings will be regulated to reduce the impact they may have on surrounding properties due to their size, number, location and when a building may be constructed, or a use initiated.

Policy

As a result, it shall be the policy of Council to:

Policy 4-1 Regulate accessory uses and buildings by:

- a) Specifying the number, size, location and height of accessory buildings; and
- b) Specifying the type, location, and size of accessory uses.

Policy 4-2 Permit accessory uses to be located on a lot held in the same ownership and:

- a) Within the same zone as the main building or use it is intended to serve or within an abutting zone in which the main use or building is permitted; and
- b) On a lot which directly abuts or is directly across a public road or highway or private road from the lot containing the main building or use it is intended to serve.

Policy 4-3 Permit an accessory building to be constructed prior to construction of a main building only if development and building permits have been issued for the main building.

4.2 Automobile Service Stations

To avoid traffic problems and ensure safe service delivery, special requirements will be established for automobile service stations.

Policy

As a result, it shall be the policy of Council to:

Policy 4-4 Regulate lot access, frontage and similar matters for automobile service stations.

4.3 Landscaping and Buffers

Landscaping is important for erosion control, maintaining the tree canopy, and preserving the appearance and character of communities. Non-residential development will be required to provide buffer areas on their lots to reduce conflict with residential uses. These buffer areas should incorporate native trees and vegetation to enhance biodiversity, improve air quality, and support the preservation of the community's natural environment and character.

Policy

As a result, it shall be the policy of Council to:

- Policy 4-5** Require all new commercial, industrial or agricultural developments and some new residential developments to create and maintain a buffer strip on the same lot as the development.
- Policy 4-6** Require non-residential uses to provide a buffer strip along any lot line which abuts a residential use in order to minimize conflicts. Requirements established in the Land Use By-law for buffer strips may vary depending on the zone and may include landscaping, planting strips and fences.
- Policy 4-7** Define and distinguish where major and minor buffer strips are to be used, dependent on the type of use and location of the development.
- Policy 4-8** Require all buffer strips to be developed in a manner which creates a reasonably dense or opaque screen sufficient to buffer the new use from the abutting development.
- Policy 4-9** Permit walkways or permitted driveways to cross buffer strips.
- Policy 4-10** Consider regulating or requiring planting or retention of trees, and vegetation for the purposes of landscaping, buffering, sedimentation or erosion control.
- Policy 4-11**

4.3.1 Riparian Buffers

Development along the edges of watercourses may have a negative impact on the watercourse. In order to protect watercourses within the Municipality, Council will prevent the development of buildings or structures in close proximity to watercourses and ensure the areas along watercourses help prevent runoff from fields, provide shade to help lower the temperature of watercourses, filter sediment, help prevent erosion, and act as windbreaks.

Policy

As a result, it shall be the policy of Council to:

- Policy 4-12** Require a minimum separation distance from watercourses for all development, including both main and accessory buildings.
- Policy 4-13** Require an increased separation distance from some uses associated with intensive or non-intensive livestock operations or other specified uses.
- Policy 4-14** Require vegetative cover of all land within the minimum separation distance with the exception of driveways required in association with a development permit.
- Policy 4-15** Establish minimum standards for vegetative cover within the minimum separation distance.

4.4 Cemeteries

More than sixty (60) cemeteries have been identified in the Municipality, many pre-dating land use regulation. Council respects the use of these cemeteries and does not intend to require changes to existing cemeteries. For the future, Council feels opportunities for the type of cemetery and locations should be as broad as possible, keeping in mind changes to burial and cremation practices such as memorial gardens and columbaria.

Policy

As a result, it shall be the policy of Council to:

- Policy 4-16** Consider cemeteries in existence prior to the adoption of this Municipal Planning Strategy to be permitted uses in the zones in which they are located.
- Policy 4-17** Require all new cemeteries to have road frontage and access to a private or public road.
- Policy 4-18** Require access between the road and cemetery to be approved by the authority having jurisdiction prior to a development permit being issued for a cemetery.

4.5 Development on Municipally-Owned Land

Institutional, community use, and public works development on Municipally-owned lands will be permitted in any zone. For major developments such as a sewage treatment plant or other public or institutional buildings or facilities, Council will consider the impact on the surrounding neighbourhood and provide an opportunity for public input. Prior to beginning construction, Council will take into consideration the relevant policies of this Municipal Planning Strategy that would apply if the development were undertaken on privately-owned land and determine whether a development agreement or rezoning would be required.

Policy

As a result, it shall be the policy of Council to:

- Policy 4-19** Permit institutional, community use, or public works developments with a gross floor area of 2,000 ft² (185.8 m²) or less on Municipally-owned land in any zone.
- Policy 4-20** Permit institutional, community use, or public works developments with a gross floor area greater than 2,000 ft² (185.8 m²) on Municipally owned land in any zone which would require a development agreement or rezoning if undertaken on privately-owned land only following:
- Receipt of a staff report reviewing the relevant policies of this Municipal Planning Strategy; and
 - Publication of and holding a public meeting to hear comments related to the development.

Policy 4-21 Explore the use of surplus Municipal-owned lands for affordable housing.

Policy 4-22 Consider the disposal of identified surplus Municipal-owned properties to housing providers at a price less than market value for the purpose of affordable housing development, where Council determines that it is in the best interest of the Municipality to do so.

4.6 Existing Buildings Exceeding the Floor Area Limit in Local Centres and Resource Designations

The permitted floor area for certain commercial uses in the Local Centres and Resource designations will be restricted to ensure that larger scale, non-resource commercial and industrial development is directed to the Growth Centres. Local centres and resource areas are intended to provide small-scale, local services.

Council does not want to prevent the redevelopment of existing non-residential buildings in the Local Centres and Resource designations which exceed the floor area limit but wants to have some control over their development and the impact on neighbouring properties. Council will consider a wide range of uses in these buildings by development agreement.

Policy

As a result, it shall be the policy of Council to:

Policy 4-23 Consider, only by development agreement, proposals for commercial or industrial uses which exceed the commercial floor area limit in existing non-residential buildings constructed before May 13, 2008, the date of first land use regulation throughout the community of West Hants. In considering such development agreements, Council shall be satisfied that:

- a) The proposed use or uses are permitted in the Local Commercial (LC), Local Centre Industrial (M-2) or Rural Commercial (RC) zone; and
- b) The proposal meets the general criteria set out in Section 6.3.4.

4.7 Existing Undersized Lots

Council will permit development on lots legally created prior to the introduction of planning regulations and will regulate development in accordance with the zone in which the lot is located.

Policy

As a result, it shall be the policy of Council to:

Policy 4-24 Permit development on undersized lots that existed on the effective date of the first land use regulations in the Municipality as follows:

- a) In the former Town of Hantsport, on January 27, 1977.

- b) In the former Town of Windsor, on January 27, 1976.
- c) In the area formerly covered by the Area 1 MDP and Zoning By-law, on February 6, 1982.
- d) In the area formerly covered by the Area 2 and 3 Municipal Planning Strategy and Land Use By-law, on November 23, 1994.
- e) In the area formerly covered by the Falmouth Municipal Planning Strategy and Land Use By-law, on December 22, 1986.
- f) In the area formerly covered by the Upper Falmouth Municipal Planning Strategy and Land Use By-law, on April 11, 1989.
- g) In the remainder of the Municipality, on June 26, 2008.

4.8 Illumination

In order to reduce the impact of lighting on nearby properties, exterior illumination should be designed to minimize light spill over (light trespass) onto properties and areas where it is not desired.

Policy

As a result, it shall be the policy of Council to:

Policy 4-25 Regulate outdoor illumination to prevent conflict between nearby uses, minimize energy waste and reduce the amount of unnecessary brightening of the night sky.

4.9 Fences

Since extremely high fences or unattractive fences detract from the visual appeal of the community, Council will regulate some aspects of fences.

Policy

As a result, it shall be the policy of Council to:

Policy 4-26 Regulate the height, style, and location of fences.

4.10 Frontage on a Road

Since access to lots is important not only for vehicles and pedestrians but also for emergency vehicles, Council will require most new lots to have frontage on either a public or private road. In more rural areas, Council will also permit the creation of a maximum of two lots on a right-of-way from an area of land which existed before subdivision was regulated (August 6, 1984).

Policy

As a result, it shall be the policy of Council to:

Policy 4-27 Require all lots to have frontage on public or private roads except:

- a) Those existing before the effective date of the first land use regulations as set out in Section 4.7; or
- b) In the Resource Designation, a maximum of two lots created from an area of land existing before the effective date of subdivision regulation (August 6, 1984) may be served by a right-of-way.

4.11 Height

The height of structures is regulated to help provide a consistent pattern of development, ensure density does not exceed the capacity of existing services and allow for solar exposure. Exemptions will be provided for structures such as chimneys, flag poles, and utilities, which have less impact on neighbouring properties and require additional height in order to function.

Policy

As a result, it shall be the policy of Council to:

Policy 4-28 Regulate the maximum height of structures and provide for specific exemptions consistent with the intent of this Municipal Planning Strategy.

Policy 4-29 Regulate the maximum height of structures to protect the view and vista areas as per Policy 3-159.

4.12 Home-based Businesses

Home-based businesses are small businesses carried on in a dwelling by a resident of the dwelling. Such businesses provide flexible employment opportunities for residents. In many cases, no outward sign of the commercial activity is apparent. Provided they remain small in scale, most home-based businesses are considered compatible uses in residential areas. This is especially true in rural areas with large lots where a business can be operated from a dwelling with little or no impact upon adjacent uses. Although Council recognizes the importance of home-based businesses, Council will also work to protect the appearance and character of residential areas.

Policy

As a result, it shall be the policy of Council to:

Policy 4-30 Permit home-based businesses in any dwelling unit or in a structure or building accessory to the dwelling in any zone.

Policy 4-31 Establish standards regulating the type and size of home-based businesses to ensure they remain small scale and compatible with residential neighbourhoods.

Policy 4-32 Regulate the ownership of the home-based business and the maximum number of employees who do not live on the lot who may be employed at the home-based business.

Policy 4-33 Regulate signs, parking, open/outdoor storage and mechanical equipment related to the home-based business.

4.13 Household Livestock and Urban Agriculture Uses

Unlike commercial farms, where agricultural use is the primary purpose of a property, hobby farms or household livestock operations are considered accessory to the main residential use. The keeping of a small number of household livestock is a valued feature of rural life. Council will permit the keeping of household livestock outside of Growth Centres, provided the property is large enough to accommodate the number of animals and all setbacks for housing and manure storage are met.

Within Growth Centres, which are more urban in nature, Council shall permit the keeping of a limited number of hens and/or beehives on residential properties as an accessory use, where such uses are compatible with surrounding development.

Policy

As a result, it shall be the policy of Council to:

Policy 4-34 Allow household livestock operations accessory to specific residential uses outside of Growth Centres subject to regulations governing:

- a) Minimum property size;
- b) Maximum number of livestock permitted;
- c) Setbacks for buildings, structures and manure storage;
- d) Separation distances from watercourses and wells; and
- e) Containment of household livestock on the property through buildings, fences or enclosures.

Policy 4-35 Allow the keeping of hens and bees accessory to specific residential uses subject to the regulations governing:

- a) Minimum property size;
- b) Maximum number of hens and beehives based on property size;
- c) Setbacks for buildings or structures;
- d) Storage of feed and manure; and
- e) Containment of animals.

4.14 Housing

Council acknowledges it is important to encourage the provision of housing for all residents in West Hants regardless of socio-economic status, age, or physical or mental disability. Demographic changes, such as an aging population, smaller household size, and a growing number of single-parent families mean that a community needs to enable diverse housing types to satisfy the housing needs of its

residents. Housing choice and affordability can be increased by providing flexible development standards allowing for smaller lots, reduced setbacks, narrower roads, clustered developments, and opportunities for multiple-unit developments in appropriate locations. Secondary suites can also provide a solution for those wishing to keep elderly or dependent family members nearby and can increase affordable housing options for the greater community. By regulating the size and appearance of secondary suites, Council can ensure they have minimal effect on the overall built form and are compatible with the neighbourhood.

Policy

As a result, it shall be the policy of Council to:

- Policy 4-36** Encourage the provision of housing adequate to meet the needs of all residents in the West Hants Regional Municipality including affordable housing, special-needs housing, and rental accommodation.
- Policy 4-37** Encourage the provision of non-market affordable housing and accommodate a range of housing types within Growth Centres to meet the diverse needs of the community.
- Policy 4-38** Include flexible development standards which encourage innovative housing development.
- Policy 4-39** Permit secondary suites within and accessory to single and two-unit dwellings in all zones, with regulation regarding the size, location and appearance of secondary suites to ensure the use remains small-scale and compatible with the neighbourhood.
- Policy 4-40** Incentivise affordable housing through the use of bonus zoning, where additional units will be permitted if the development provides a certain number of dwelling units that meet the definition of Affordable Housing Unit in the Land Use By-law, in the following zones:
- (a) Medium Density Residential (R-2); and
 - (b) High Density Residential (R-3).

4.15 Kennels

The establishment of kennels or animal boarding facilities close to residential uses can be a source of nuisance to neighbours subjected to noise and late-night barking.

Policy

As a result, it shall be the policy of Council to:

- Policy 4-41** Regulate all kennels by including soundproofing requirements and limiting the hours during which animals are permitted to occupy outdoor runs.

4.16 Licensed Cannabis Uses

With the legalization of recreational cannabis use in Canada, Council recognizes the importance of establishing clear policies and regulations for cannabis production and processing. The intent is to support legal cannabis cultivation and processing while ensuring compliance with Health Canada's stringent requirements on setbacks, security, and nuisance control. Council differentiates between indoor Cannabis Production Facilities which operate completely within a building and those involving outdoor cultivation, harvesting, or processing, to avoid regulatory duplication and to maintain community standards. By encouraging both standard and micro-scale cannabis operations within appropriate zones, Council aims to balance industrial growth with agricultural and community interests.

Policy

As a result, it shall be the policy of Council to:

- Policy 4-42** Require new applications to demonstrate they are meeting all provincial and federal requirements as it pertains to the licenced cannabis use.
- Policy 4-43** Permit Analytical Testing and Research of cannabis in any zone as accessory to any licensed cannabis use.
- Policy 4-44** Permit Analytical Testing and Research of cannabis in the Institutional (I) Zone.
- Policy 4-45** Permit Micro-Cultivation, Micro-Processing and Nurseries for cannabis in any zone in which Standard Cultivation and Processing is a listed permitted use.
- Policy 4-46** Notwithstanding Policy 4-45, permit Cannabis nurseries in the Business Park (BP) zone and Rural Commercial (RC) zone.
- Policy 4-47** Require specific setback requirements for licensed cannabis land uses to reduce the impact of noise and odour on nearby uses.

4.17 One Main Building on a Lot

The general intent of the Municipal Planning Strategy is to allow one main building on a lot with accessory buildings and structures where required. In some cases, more than one main building may be necessary. For example, industrial and agricultural uses often require several main buildings. Grouped dwellings and manufactured home parks, by their very nature, involve more than one main building on a lot.

Policy

As a result, it shall be the policy of Council to:

- Policy 4-48** Allow only one main building on a lot with accessory buildings and structures, except for the following zones or uses:

- a) Agricultural buildings, or where an additional dwelling is to be used by a farm employee, farm owner or family member involved in the farm operation;
- b) Grouped dwellings;
- c) Institutional uses;
- d) Regional shopping centres;
- e) Industrial zones;
- f) Fairground zone;
- g) College Road Comprehensive Development (CRCD);
- h) Municipal water treatment and distribution uses in the Water Supply zone;
- i) Wentworth Road Commercial Zone; and
- j) Manufactured home parks.

4.18 Outdoor Storage and Display

Outdoor storage and display of goods and materials, such as vehicles and building supplies, is often a necessary part of a business. However, outdoor storage can detract from the appearance of the public realm or adjacent sensitive uses if the outdoor storage areas are not screened. Council will regulate outdoor storage and display to minimize potential land use conflicts, especially between commercial or industrial areas and residential neighbourhoods.

Policy

As a result, it shall be the policy of Council to:

Policy 4-49 Regulate or prohibit the outdoor storage of goods, materials, waste materials, aggregates and other items and require outdoor storage sites to be screened by landscaping or structures in order to minimize potential land use conflict.

4.19 Parking

Parking areas are needed to accommodate motor vehicles associated with many uses. Council also recognizes that too much land used for parking consumes land unnecessarily, contributes to storm water runoff issues, and can place a financial burden on property owners.

Within more developed areas, residences, shops, and other businesses tend to be clustered close enough together to allow people to reach them by walking or bicycling. Areas which are more developed also tend to have sidewalks, bicycle lanes, and other infrastructure that supports active transportation. This can help reduce the need for parking. An oversupply of parking can decrease function in more developed areas since unnecessarily large parking areas push land uses apart and make the provision of sidewalks and bicycle lanes more expensive and less viable. The number of on-site parking spaces Council will require is intended to minimize the amount of space taken up by parking lots, provide for a reasonable amount of access by personal vehicles and reduce the spillover of parking onto roads and neighbouring properties.

Policy

As a result, it shall be the policy of Council to:

Policy 4-50 Establish requirements for the minimum number and size of parking spaces related to uses and the location, landscaping, and screening of parking lots, ensuring that the regulations reflect Council's intention to give priority to other uses over parking.

Policy 4-51 Establish requirements for cash-in-lieu of on-site parking within the Downtown Core designation with the monies collected to be used to enhance public parking in the Downtown Core.

Policy 4-52 Require off-road parking to be provided on the same lot as the use or consider parking on a lot separate from the use, only by development agreement. In considering such development agreements, Council shall be satisfied that:

- a) The lot is within 300 ft (91.44 m) of the lot for which the parking is required;
- b) The agreement ensures the parking is provided for a specific use on a separate lot; and
- c) The proposal meets the general criteria set out in Section 6.3.4.

4.20 Parks and Playgrounds

Encouraging and supporting the development of parks and playgrounds is consistent with Council's goal of promoting healthy and active living.

Policy

As a result, it shall be the policy of Council to:

Policy 4-53 Permit all parks and playgrounds, except skate parks and dog parks, in any zone, provided that any accessory buildings are small-scale and signs on private property or not erected by a public entity meet the requirements of the zone in which they are located.

Policy 4-54 Regulate skate parks and dog parks to reduce the impact on neighbouring properties.

4.21 Signage

Council will regulate signs to address structure, traffic safety, accessibility, and compatibility with neighbouring land uses.

Policy

As a result, it shall be the policy of Council to:

Policy 4-55 Regulate the size, location, height, illumination and placement of signs to minimize hazards and nuisances and to control the visual impact of signs.

- Policy 4-56** Prohibit types of signs which are considered to pose potential safety hazards, negatively affect traffic flow, or are affixed to natural features.
- Policy 4-57** Consider entering into a development agreement to permit new ground signs in the Commercial Core (CC) and Pesaquid (PES) zones.

4.22 Temporary and Special Uses

From time to time there is a temporary need for facilities and uses associated with new developments, construction projects, or temporary and special uses (such as festivals and special ceremonies). Council has no intention of restricting their use within the Municipality, although Council does wish to ensure their speedy removal upon completion of the temporary use or construction period. Council intends to allow these uses on a short-term period basis without requiring a development permit provided they are removed within a reasonable period of time.

Policy

As a result, it shall be the policy of Council to:

- Policy 4-58** Permit, with no requirement for a development permit, for a time period to be established in the Land Use By-law, temporary uses associated with a construction site, a special occasion, or a holiday.
- Policy 4-59** Permit, with no requirement for a development permit, for a time period to be regulated in the Land Use By-law, yard sales or auctions of personal possessions on the same lot as a dwelling.
- Policy 4-60** Permit, with no requirement for a development permit, for a time period to be regulated in the Land Use By-law, temporary or occasional outdoor markets in areas zoned for uses other than primarily residential uses.

4.23 Yards

A yard is an open, uncovered space on a lot between the main wall of a building and a lot line. The National Building Code and the Provincial Fire Code each have requirements for separation between buildings or between a building and a lot line, to reduce the spread of fire. Yards are also considered important for maintenance of buildings and land, private outdoor space, solar exposure, air circulation, and the ability to have accessory uses or buildings on a lot.

Policy

As a result, it shall be the policy of Council to:

- Policy 4-61** Establish minimum yard requirements to separate buildings from lot lines in a manner consistent with the intent of each specific zone to allow for maintenance of buildings and land, private outdoor space, solar exposure, air circulation, waste storage, vision at intersections, and the separation of land uses in order to reduce land use conflicts.
- Policy 4-62** Regulate the encroachments permitted into yards for features such as exterior staircases, ramps, canopies, eaves, and utilities.

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5 Land Use Designations

The Municipality's land use designations are an important tool in implementing the goals and objectives outlined in this Municipal Planning Strategy. This section defines the land uses throughout the Municipality, including permitted zones, uses, and development policies, to guide future growth and development. It provides direction on the types of uses and built forms allowed within each of the designated areas.

These designations are accompanied by specific policies in this Municipal Planning Strategy and zones in the Land Use By-law. The land use designations are shown on **Maps 2-6**. This framework establishes the following land use designations:

- Residential Designation
- Commercial Designation
- Downtown Core Designation
- College Road Comprehensive Development District Designation
- Local Centre Designation
- Agriculture Designation
- Industrial Designation
- Resource Designation
- Community Use Designation
- Nesbitt Island Designation

Although each land use designation in this Section specifies a range of permitted uses and development intensity accordingly, not all uses may be allowed on every site. The Land Use By-law will define the exact land use permissions and regulations for each site, ensuring they conform to the policies of this Municipal Planning Strategy.

5.1 Permitted Uses in All Designations

Policy

As a result, it shall be the policy of Council to:

Policy 5-1 Permit the following uses in all designations unless otherwise specified in this Municipal Planning Strategy, and subject to any identified conditions and exceptions:

- a) Supportive housing, in all designations within Growth Centres and Local Centre Areas, where residential uses are permitted provided the home complies with Provincial and other statutes, Municipal by-laws, and Land Use By-law regulations;

- b) Electric power facilities including transmission lines, associated structures such as transformer stations, as long as such development meets Provincial and other relevant statutes and regulations;
- c) Federal, Provincial and Local public uses, subject to any Provincial statutes and municipal regulations:
 - i. Gas, internet, telecommunication utility services, excluding electrical transmission towers, provided they are supported by any application submission requirements outlined by the Agency, including studies prepared by qualified professionals, to help evaluate the impacts of the proposal.
 - ii. Watershed management, flood control and erosion control projects carried out by a public authority.
- d) Public roads and railway lines;
- e) Public parks, trails and open spaces, including passive recreational uses such as nature viewing and environmental conservation management (i.e. protection of fish and wildlife habitats);
- f) Accessory uses, buildings and structures to a permitted use; and
- g) Legally existing uses, buildings and structures.

5.2 Residential Designation

The Residential designation aims to accommodate existing and long-term housing needs through residential development. Within Growth Centres and Local Centres, infill development is encouraged subject to availability of existing municipal services. Within Growth Centres, some policies offer flexibility in development standards to support residential development. It is expected that new residential development will primarily consist of various housing types, including single unit, two unit and multiple unit dwelling types either as-of-right, through site plan approval or development approval. To facilitate this, several residential zones will be established, allowing for a range of densities within the Residential designation.

General Residential Policies

As a result, it shall be the policy of Council to:

- Policy 5-2** Establish the Residential designation in Growth Centres as shown on the **Generalized Future Land Use Map – Windsor Growth Centre (Map 3)**, **Generalized Future Land Use Map – Hantsport Growth Centre (Map 4)**, **Generalized Future Land Use Map – Falmouth Growth Centre (Map 5)**, and **Generalized Future Land Use – Three Mile Plains Growth Centre (Map 6)**.
- Policy 5-3** Establish the following Residential zones as shown on the **Zoning Maps 1-5** of the Land Use By-law:

- a) **Low Density Residential (R-1):** Lands located in this zone are intended to accommodate low density residential uses of up to four (4) dwelling units as-of-right.
- b) **Medium Density Residential (R-2):** Lands located in this zone are intended to accommodate medium density residential uses up to six (6) dwelling units as-of-right.
- c) **High Density Residential (R-3):** Lands in this zone are intended to permit multiple unit dwellings up to 12 units, grouped dwellings, boarding houses, and residential care facilities as-of-right, as well as local commercial uses in combination with residential uses.
- d) **Manufactured Home Park (MHP):** Lands located in this zone are intended to accommodate existing manufactured homes in the Three Mile Plains Growth Centre and Falmouth Growth Centre only.

Policy 5-4 Permit the following uses within the Residential Designation, including but not limited to, single-unit, two-unit, multiple unit dwellings, grouped dwellings, manufactured homes, boarding or rooming houses, residential care facilities, parks and open space, home-based businesses, accessory buildings, small-scale commercial uses, schools, places of worship, libraries, local government offices, among others.

Policy 5-5 Restrict the number of rooms permitted in a boarding or rooming house and residential care facility located in a residential zone.

Policy 5-6 Require adequate recreational space for multiple unit residential development.

5.2.1 Low Density Residential (R-1) Zone

The Low-Density Residential (LR) Zone provides for stable, primarily residential neighbourhoods while allowing gentle intensification. Up to four (4) dwelling units per development are permitted, supporting a mix of single-unit and multi-unit homes without significantly changing the scale or character of the area.

Policy

As a result, it shall be the policy of Council to:

Policy 5-7 Permit new low-density residential developments up to four (4) units as-of-right within the Low Density Residential (R-1) zone.

Policy 5-8 Consider rezoning areas for future Low Density Residential (R-1) where the need is anticipated, and where such development is compatible with the surrounding area.

Policy 5-9 Consider areas zoned Low Density Residential (R-1) to be rezoned to Medium Density Residential (R-2) zone, subject to the following:

- a) adequate on-site parking can be provided;

- b) adequate landscaping and open space or recreational space can be provided; and
- c) the proposal meets the general criteria set out in Section 6.3.4.

Policy 5-10 Within the Hantsport Growth Centre only, permit the keeping of horses in the Low-Density (R-1) zone subject to an area requirement for each horse as contained in the Land Use By-law.

Policy 5-11 Within the Three Miles Plains Growth Centre only, permit manufactured homes.

5.2.2 Medium Density Residential (R-2) Zone

The Medium-Density Residential (MR) Zone is intended to provide for residential development at a moderate scale, allowing for more housing diversity while maintaining neighbourhood character. Up to six (6) dwelling units per development are permitted, supporting a mix of single-unit and multi-unit dwellings.

Policy

As a result, it shall be the policy of Council to:

Policy 5-12 Permit new multiple unit residential developments containing up to six (6) units as-of-right within the Medium Density Residential (R-2) zone.

Policy 5-13 Permit the conversion of dwellings to a maximum of six (6) units in the Medium Density Residential (R-2) zone.

5.2.3 High Density Residential (R-3) Zone

Since the consolidation of West Hants Regional Municipality, the Windsor area has seen a trend of increasing the number of apartment units. Higher density residential fosters a more affordable and energy efficient housing choice for a diversity of residents. The High Density Residential (R-3) encompasses areas previously zoned as Medium or High Density Residential under the former Windsor Land Use By-law where municipal services are available. New high density residential will be developed in a manner that is conscious with the surrounding neighbourhood. To achieve that, the new high density residential developments with more than three (3) storeys or containing more than twelve (12) units will only be considered by development agreement.

Policy

As a result, it shall be the policy of Council to:

Policy 5-14 Permit new multiple unit residential developments consisting of up to 12 units, including but not limited to, grouped dwellings, boarding houses and residential care facilities in the High Density Residential (R-3) zone.

- Policy 5-15** Within the High Density Residential (R-3) zone, permit commercial uses permitted within the Local Commercial (LC) zone, subject to the following:
- The commercial use shall be in conjunction with a residential use; and
 - The development has frontage on an arterial or collector road on the **Transportation Maps 7a and 7b**.
- Policy 5-16** Within the Residential Designation, consider proposals for rezoning to the High Density Residential (R-3) zone, subject to the following:
- The development is compatible with the character of the area with respect to building scale, traffic generation, and similar matters;
 - Existing and proposed roads are adequate to support the development, and existing roads will not require major infrastructure improvements as a result of the development;
 - A Traffic Impact Study (TIS) may be required in accordance with Section 3.7.2.
 - Adequate open space or recreational space can be provided;
 - Adequate on-site parking can be provided; and
 - The proposal meets the general criteria set out in Section 6.3.4.
- Policy 5-17** Within the Residential Designation of the Windsor Growth Centre, consider entering into a development agreement to permit new multiple unit dwellings exceeding three storeys or consisting of more than 12 units, grouped dwellings, boarding houses, and residential care facilities and the conversion of existing buildings to more than 12 units, subject to the following:
- The proposed use meets one of the following:
 - In the case of a new building or the conversion of an existing non-residential building, that the development is generally consistent with the High Density Residential (R-3) zone standards in the Land Use By-law; or
 - In the case of a conversion of an existing residential building, any addition or enlargement to the building is generally consistent with the high density residential (R-3) zone standards in the Land Use By-law and existing undersized setbacks are not further reduced by the addition;
 - The height of the building shall not exceed 24.38 m (80 ft);
 - The development has frontage on an arterial or collector road on the **Transportation Maps 7a and 7b**, unless in the opinion of the Traffic Authority the development does not negatively affect local traffic as confirmed through a Traffic Impact Study (TIS);
 - Existing and proposed roads are adequate to support the development, and existing roads will not require major infrastructure improvements at the expense of the municipality as a result of the development; a traffic impact study may be required in accordance with Section 3.7.2;

- e) Fences and/or landscaping are provided as part of the residential development to minimize effects on adjacent land uses;
- f) Adequate on-site parking can be provided, and parking areas are well designed;
- g) There is adequate on-site recreational open space, or for the conversion of existing buildings, nearby public parks may be deemed sufficient;
- h) If the proposed development is located in an Architectural Control District, the architectural design of the development is reasonably consistent with the provisions of the Architectural Design Manual; and
- i) The proposal meets the general criteria set out in Section 6.3.4

5.2.4 Manufactured Home Park (MHP) Zone

Policy

As a result, it shall be the policy of Council to:

Policy 5-18 Within the Hantsport Growth Centre, Three Mile Plains Growth Centre and Falmouth Growth Centre, permit existing manufactured homes in the Manufactured Home Park (MHP) zone as shown on the **Generalized Future Land Use Map – Hantsport Growth Centre (Map 4), Generalized Future Land Use Map – Falmouth Growth Centre (Map 5), and Generalized Future Land Use – Three Mile Plains Growth Centre (Map 6)**

Policy 5-19 Within the Hantsport Growth Centre, Three Mile Plains Growth Centre and Falmouth Growth Centre, consider entering into development agreement to permit new manufactured home parks, subject to the following:

- a) The development has direct access to a collector or arterial road;
- b) The development is serviced with or is capable of being serviced, with municipal water and sewer;
- c) Manufactured homes have adequate separation distances between each separate unit, using the Manufactured Home Park (MHP) zone standards as a guide;
- d) Adequate screening, buffers, fencing or landscaping are provided to minimize the impact of the development on surrounding land uses;
- e) A minimum of 10 percent of the total area of the development shall be devoted to parks, playgrounds and other useable recreational space, except that Council may consider reducing the required recreational space by up to five percent when the dimensions of the individual home spaces are substantially larger than the zone standard;
- f) Adequate provision is made for the ongoing maintenance of the manufactured home park;
- g) Existing and proposed roads are adequate to support the development and existing roads will not require major infrastructure improvements at the expense of the

municipality as a result of the development; a traffic impact study may be required in accordance with Section 3.7.2;

- h) Any other information deemed necessary; and
- i) The proposal meets the general criteria set out in Section 6.3.4.

Policy 5-20 Within the Windsor Growth Centre, prohibit the Manufactured Home Park (MHP) zone.

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5.3 Commercial Designation

The Commercial designation is intended to identify areas suitable to accommodate retail, service, office, and other commercial uses that serve the needs of residents and visitors while supporting sustainable growth and development. Development within these areas should be designed to complement surrounding uses and encourage the efficient use of land and infrastructure throughout the Municipality. Several commercial zones will be established, allowing for a range of commercial uses within the Commercial designation.

General Commercial Policies

As a result, it shall be the policy of Council to:

Policy 5-21 Establish the Commercial Designation as shown on the **Generalized Future Land Use Map (Map 2)**, **Generalized Future Land Use Map – Windsor Growth Centre (Map 3)**, **Generalized Future Land Use Map – Falmouth Growth Centre (Map 5)**, and **Generalized Future Land Use – Three Mile Plains Growth Centre (Map 6)**

Policy 5-22 Establish the following Commercial Zones as shown on the **Zoning Map (Maps 1-5)** of the Land Use By-law:

- a) **General Commercial (GC)**: lands located in this zone will generally consist of retail stores, restaurants, clubs, offices, banks and financial institutions, day care centres, and places of entertainment.
- b) **Highway Commercial (HC)**: lands located in this zone will generally consist of retail and highway commercial uses, indoor recreational uses, existing dwellings, residential uses on upper levels of commercial buildings, service commercial uses, and similar uses compatible with highway commercial development.
- c) **Wentworth Road Commercial (WR-C)**: lands located in this zone will encompass the Wentworth Gateway District and will consist of a range of general commercial and highway commercial uses, including large format retail stores.
- d) **Local Commercial (LC)**: lands located in this zone will generally consist of small-scale commercial operations that are intended to serve a relatively small market area.
- e) **Rural Commercial (RC)**: lands in this zone apply to the Local Centres and Resource areas and permit a variety of commercial uses intended to provide a service to local residents, as well as limited highway commercial and tourist commercial uses. Residential uses will be permitted in conjunction with a commercial use.
- f) **Recreation Commercial (RecC)**: lands in this zone are intended for existing commercial recreation facilities such as ski lodges and facilities, campgrounds and golf clubs, and similar uses which are open to the general public but are owned by private interests.

- g) **Fairground (FG):** lands located in this zone are intended for the Exhibition Park, a 44-acre parcel located within the Wentworth Road Gateway District, and will consist of agricultural, exhibition, recreational, hotels, motels and related uses.

Policy 5-23 Within the Commercial designation permit a variety of commercial uses, including but not limited to convenience stores, restaurants and cafes, offices, banks and financial institutions, shopping centres, large format retail stores, auto sales, service stations, and car dealerships.

Policy 5-24 Consider an expansion to the Commercial designation by amendment to this Municipal Planning Strategy and the Land Use By-law and subject to the following:

- a) The expanded area abuts the existing commercial designation and is located within the Growth Centre boundaries;
- b) There is a demonstrated need for additional commercial land;
- c) The area is serviced with municipal water and sewer;
- d) The permitted uses for the expanded commercial area will not conflict with residential uses adjacent to the boundary;
- e) The expanded area will be rezoned to either General Commercial (GC) or Highway Commercial (HC) according to the policies set out in this Municipal Planning Strategy;
- f) The proposal meets the general criteria set out in Section 6.3.4.

Policy 5-25 Prohibit rezoning of land to the Fairground (FG) Zone.

Policy 5-26 Permit new local shopping centres, not exceeding 20,000 ft² (1,858 m²) in commercial floor area, as-of-right in the General Commercial (GC), Commercial Core (CC), and the Wentworth Road Commercial (WR-C) zones subject to the zone requirements.

5.3.1 General Commercial (GC) Zone

The General Commercial zone includes commercial uses outside of the Downtown Core and are not appropriate uses under the Local Commercial or Highway Commercial zones. This zone permits regional shopping centres of up to 20,000 ft² (1858 m²) and other commercial uses that do not require large areas for outdoor display or storage. Regional shopping centres—those more than 20,000 ft² (1858 m²) in floor area—are intended to serve a wide geographic area, while smaller local shopping centres generally serve a local market and often contain fewer tenants. Certain general commercial uses depending on their size and nature may be compatible with residential areas.

Policy

As a result, it shall be the policy of Council to:

Policy 5-27 Within Growth Centres, consider rezoning land within the Commercial designation to General Commercial (GC), with the exception of the Wentworth Road Gateway District, by amendment to the Land Use By-law, subject to the following:

- a) The proposed use has direct access to:
 - i. An arterial road as shown on the **Transportation Maps (Map 7a and 7b)**, or
 - ii. A collector road shown on the **Transportation Maps (Map 7a and 7b)** provided a traffic impact study is submitted to the municipality which demonstrates the proposed use will not have an unacceptable impact on traffic flows and existing roads;
- b) The proposed use will not conflict with adjacent uses;
- c) Safe and efficient roadway access is provided;
- d) Adequate on-site parking is provided;
- e) Traffic flow and pedestrian safety will not be adversely affected;
- f) Adequate buffering or screening, landscaping, setbacks and yards are provided to minimize potential land use conflicts with adjacent properties and any outdoor storage and display areas are adequately controlled and screened;
- g) If the proposed development is located in an Architectural Control District, the architectural design of the development is reasonably consistent with the provisions of the Architectural Design Manual; and
- h) The proposal meets the general criteria set out in Section 6.3.4.

Policy 5-28 Within Growth Centres, consider entering into a development agreement for new regional shopping centres, exceeding 20,000 ft² (1,858 m²) in commercial floor area, subject to the following:

- a) The proposed development has direct access to an arterial road as shown on the **Transportation Maps (Map 7a and 7b)**;
- b) The proposed development contains uses permitted in the General Commercial (GC) zone.
- c) Pedestrian access and safety are addressed;
- d) If the proposed development is located in the Wentworth Road Gateway District, as shown on the **Wentworth Road Gateway District Map (Map 10)**, the specific provisions for development as contained in Policy 5-54;
- e) Adequate buffering or screening, setbacks and yards are provided to minimize conflict between the development and neighbouring uses with respect to access, parking, noise and hours of operation;
- f) The building design incorporates windows and other elements in the road level façade to avoid the appearance of solid blank walls;
- g) Landscaping is provided which reduces the visual impact of the development on neighbouring properties, particularly with respect to large parking lots;

- h) The developer provides a Traffic Impact Study (TIS) conducted by a qualified person which demonstrates that the surrounding road network will efficiently accommodate the anticipated traffic flows and that the development will not necessitate major infrastructure improvements at the expense of the Municipality; and
- i) The proposal meets the general criteria set out in Section 6.3.4.

Policy 5-29 Within Growth Centres, consider adding additional commercial, institutional and recreational uses, not otherwise listed in the General Commercial (GC) zone, by amendment to the Land Use By-law subject to the provisions of Policy 6-12.

Policy 5-30 Within Local Centres, consider rezoning existing General Commercial (GC) areas to allow for other uses, subject to the relevant policies of this Municipal Planning Strategy.

5.3.2 Highway Commercial (HC) Zone

Highway commercial development is typically located along arterial roads that benefit from easy access to the travelling public. These include, but are not necessarily limited to, hotels and motels, automobile service stations and dealerships, and drive-through restaurants. Uses suited to this zone include those which depend heavily on automobile access, uses that require a large amount of commercial floor space or uses that involve outdoor storage and display area. The Highway Commercial zone will be applied outside of the Downtown Core and located on arterial roads. Highway commercial uses may create land use conflicts with other sensitive uses, and such a new highway commercial development will only be considered in the Commercial and the Industrial designations, excluding the Wentworth Road Gateway District and the Windsor-West Hants Industrial Park.

Policy

As a result, it shall be the policy of Council to:

Policy 5-31 Within Growth Centres, consider rezoning land within the Commercial and Industrial designations to Highway Commercial (HC), with the exception of the Wentworth Road Gateway District and the Windsor-West Hants Industrial Park, by amendment to the Land Use By-law subject to the following criteria:

- a) The proposed use has direct access to:
 - i. An arterial road as shown on the **Transportation Maps (Map 7a and 7b)**, or
 - ii. A collector road shown on the **Transportation Maps (Map 7a and 7b)** provided a traffic impact study is submitted to the municipality which demonstrates the proposed use will not have an unacceptable impact on traffic flows and existing roads.
- b) Adequate buffering or screening, setbacks, and yards are provided to minimize potential land use conflicts with adjacent properties and any outdoor storage and display areas are adequately controlled and screened;

- c) Traffic flow and pedestrian safety will not be adversely affected;
- d) Safe and efficient roadway access is provided;
- e) Adequate parking and loading areas can be provided;
- f) The proposed use will not remove necessary industrial land supply;
- g) The proposed use will not conflict with adjacent uses; and
- h) The proposal meets the general criteria set out in Section 6.3.4.

Policy 5-32 Within Local Centres, consider rezoning existing Highway Commercial zones to allow for other uses subject to the relevant policies of this Municipal Planning Strategy.

5.3.3 Large Format Retail Stores

Large format retail stores may have more than one tenant and are located near highway exits. Because of their large scale and the amount of traffic generated, large format retail stores are limited to the Business Park (BP), General Commercial (GC), and Wentworth Road Commercial (WR-C) zones.

Policy

As a result, it shall be the policy of Council to:

Policy 5-33 Consider entering into a development agreement to permit the following categories of large format retail stores, subject to Policy 5-34:

- a) New large format retail stores exceeding 50,000 ft² (4,645 m²) in commercial floor area in the Wentworth Road Gateway District;
- b) New large format retail stores exceeding 50,000 ft² (4,645 m²) in the Business Park (BP), General Commercial (GC), and Wentworth Road Commercial (WR-C) zones; and
- c) Expansions greater than 5,000 ft² (464.5 m²) to existing large format retail stores.

Policy 5-34 Consider entering into a development agreement pursuant to Policy 5-33, subject to the following:

- a) Adequate provision is made for parking and access;
- b) Pedestrian access and safety are addressed;
- c) Adequate setbacks and yards shall be provided;
- d) Adequate provision, including screening and buffering, is made to minimize conflict between the proposed development and neighbouring uses with respect to access, parking, noise and hours of operation;
- e) The proposed use will not conflict with neighbouring uses;
- f) The building design incorporates windows and other elements in the road level façade to avoid the appearance of solid blank walls;
- g) Landscaping is provided which reduces the visual impact of the development on neighbouring properties, particularly with respect to large parking lots;
- h) The developer provides a traffic impact study conducted by a qualified person which demonstrates that the surrounding road network will efficiently accommodate the

anticipated traffic flows and that the development will not necessitate major infrastructure improvements at the expense of the municipality;

- i) If the proposed development is located in the Wentworth Road Gateway District, as shown on the **Wentworth Road Gateway District Map (Map 10)**, the specific provisions for development as contained in Policy 5-54; and
- j) The proposal meets the general criteria set out in Section 6.3.4.

5.3.4 Local Commercial (LC) Zone

Local commercial uses are small-scale establishments that serve a small market area and are compatible with residential neighbourhoods. Local commercial zones are not restricted to the Commercial designation. Uses considered compatible in residential include licensed day care centres, inns, small restaurants and cafes, and offices.

Policy

As a result, it shall be the policy of Council to:

- Policy 5-35** Ensure local commercial uses remain small-scale and compatible with residential areas and to regulate commercial floor space of these uses in the Land Use By-law.
- Policy 5-36** Permit single unit dwellings in conjunction with a permitted commercial use in the Local Commercial (LC) zone.
- Policy 5-37** Consider entering into a development agreement to permit new Local Commercial (LC) uses in the Residential Designation, subject to the following:
 - a) Adequate off-road parking is provided;
 - b) The adjacent residential area will not be adversely affected with respect to:
 - i. Traffic generation and traffic safety;
 - ii. Signage;
 - iii. Hours of operation; and
 - iv. Pedestrian circulation and safety.
 - c) Adequate buffering or screening, landscaping, setbacks and yards are provided;
 - d) Maintenance of the local commercial use will be satisfactory;
 - e) If the proposed is located within an Architectural Design Control District, the architectural design of the development is reasonably consistent with the provisions of the Architectural Design Manual; and
 - f) The proposal meets the general criteria set out in Section 6.3.4.
- Policy 5-38** Consider lands zoned Local Commercial (LC) to be rezoned for other uses by amendment to the Land Use By-law, subject to the relevant policies of this Municipal Planning Strategy.

5.3.5 Recreation Commercial (RecC) Zone

Recreational commercial uses include campgrounds and outdoor recreation facilities such as golf courses and driving ranges including club houses, pro shops and catering facilities open to the public and privately operated.

Policy

As a result, it shall be the policy of Council to:

- Policy 5-39** Consider entering into a development agreement to permit Recreation Commercial uses in any designation, except the Local Centre Core Area, subject to the following:
- The proposed use is a campground, golf course, driving range, or similar recreation facility which is open to the public and privately owned;
 - The use shall not include racetracks, motocross courses, or other establishments which require the continued or frequent use of motor vehicles;
 - Adjacent uses will not be adversely affected as a result of traffic generation, hours of operation, noise, dust or other impacts;
 - The lot dimensions, parking and structures are adequate for the use at proposed capacity;
 - The proposed use has frontage on an arterial road;
 - Adequate landscaping, fencing or buffering, and separation distances will be provided;
 - The development is serviced, or is capable of being serviced, by a potable water supply and either central sewer or an approved on-site sewage disposal system; and
 - The proposal meets the general criteria set out in Section 6.3.4.
- Policy 5-40** Notwithstanding Policy 5-39, consider entering into a development agreement to permit highway vehicle courses as Recreation Commercial uses, subject to the criteria of Policy 5-39 (excluding clauses (b) and (f)) and the following:
- The property is zoned General Resource (GR);
 - No part of any off-highway vehicle course, including bleachers and spectator viewing stands, shall be located within 1,000 m of an existing dwelling, other than a dwelling that is part of the property under consideration;
 - The course design focuses on minimizing noise impacts to adjacent properties by taking into account the natural terrain and existing vegetation, as well as providing for the installation of earth berms and planting of shrubs, trees and other vegetation; and
 - The potential for soil erosion and other environmental impacts can be minimized through proper course design and construction measures.

Policy 5-41 Have regard to the following conditions when evaluating a development agreement specified in Policy 5-40:

- a) The off-highway vehicles used on the course are required to be equipped with noise attenuation devices (e.g., tailpipe inserts) and for the course owner or operator will be required to monitor sound levels;
- b) The number of major events such as races or competitions held on the property where the off-highway course is located will be limited in any 12-month period; and
- c) The course owner or operator will ensure the provision of temporary camping areas, concession stands, parking areas, washrooms and other facilities where events are to be held, are adequately separated from neighbouring properties and are removed at the conclusion of the event.

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5.3.6 Wentworth Road Gateway District

As an important entrance route, the Wentworth Road Gateway District, as shown on **Map 12**, is an area along Wentworth Road between Highway 101 and O'Brien Road, is designated as a Gateway District to help create a sense of welcome and arrival to the Windsor Growth Centre.

Policy

As a result, it shall be the policy of Council to:

- Policy 5-42** Use a combination of public and private initiatives, including Municipal Planning Strategy policies and Land Use By-law regulations, for new developments to achieve the following objectives of the Wentworth Road Gateway District including:
- To identify Wentworth Road as an important entrance route into the Municipality, for pedestrians and cyclists, as well as for vehicles;
 - To promote a sense of welcome and arrival; and
 - To assist in visitor orientation and direction to the Downtown Core in the Windsor Growth Centre.
- Policy 5-43** Require new developments within the Wentworth Road Gateway District to provide landscaping and other features that contribute to the overall attractiveness of the streetscape and create a safe and pleasant pedestrian environment, while allowing for efficient traffic movement.
- Policy 5-44** Consider providing wayfinding signage showing the route to the Downtown Core in the Windsor Growth Centre, and identification signage, landscaping and other measures on public land that enhance or contribute to the role of Wentworth Road as a Gateway District.
- Policy 5-45** Encourage the commercial nature of the Wentworth Road Gateway District and create an attractive streetscape that is accessible to pedestrians and cyclists, as well as vehicular traffic.
- Policy 5-46** Address the following items through Land Use By-law regulations, site plan and development agreement provisions:
- Landscaping along the road frontage to enhance the overall attractiveness of the streetscape and provide a buffer between the sidewalk and commercial or other development;
 - Landscaping within parking lots to avoid the appearance of large, uninterrupted expanses of asphalt;
 - Safe pedestrian access from the sidewalk to new developments by means of walkways or clearly defined trails; and
 - Other similar provisions.

Streamlining the Commercial Development Process within the Wentworth Road Gateway District

- Policy 5-47** Prohibit any rezoning of lands within the Wentworth Road Commercial (WR-C) zone.
- Policy 5-48** Limit the Wentworth Road Commercial (WR-C) to the Wentworth Road Gateway District. Rezoning to Wentworth Road Commercial (WR-C) shall not be permitted outside of the District.
- Policy 5-49** Permit large format retail stores that do not exceed 100,000 ft² (9,290 m²) in commercial floor area to be established in the Wentworth Road Commercial (WR-C) zone by site plan approval.
- Policy 5-50** Establish criteria for the review of site plans to ensure development enhances the attractiveness the Wentworth Road Gateway District with particular attention paid to pedestrian and vehicular circulation and access and other details.
- Policy 5-51** Consider specifying a larger notification distance for site plan approvals than the minimum set under the *Municipal Government Act* provisions for notice to neighbouring property owners.
- Policy 5-52** Consider rezoning land within the Wentworth Road Gateway District to the Wentworth Road Commercial (WR-C) zone subject to the provisions of Policy 5-54.
- Policy 5-53** Consider proposals for comprehensively designed developments of grouped dwellings with three or more dwelling units which may include townhouse dwellings, triplex dwellings and mixed use apartment dwellings, large format retail stores exceeding 100,000 ft² (9,290 m²) in commercial floor area, regional shopping centres, institutional uses, mixed use, multiple unit residential, or light industrial development by development agreement in accordance with the relevant policies of this Municipal Planning Strategy and the specific provisions for development in the Wentworth Road Gateway District as contained in Policy 5-54.

Wentworth Road Special Site Requirements

- Policy 5-54** Have due regard to the following in reviewing proposals in the Wentworth Road Gateway District for rezoning to the Wentworth Road Commercial (WR-C) zone pursuant to Policy 5-52 or development agreements pursuant to Policy 5-53:
- The proposed use will not conflict with adjacent uses;
 - The architectural design and scale of the proposed development is compatible with surrounding commercial and/or residential buildings and enhances the appearance of the streetscape, consistent with the objectives of the Wentworth Road Gateway District;
 - The building design incorporates windows and other elements in the road level façade to avoid the appearance of solid blank walls;

- d) The developer provides a traffic impact study, acceptable to the Municipality and conducted by a qualified person, which demonstrates that the surrounding road network will efficiently accommodate the anticipated traffic flows, and that the development will not necessitate major infrastructure improvements at the expense of the Municipality;
- e) The provisions of Policy 5-43 and Policy 5-46; and
- f) The proposal meets the general criteria set out in Section 6.3.4.

5.4 Downtown Core Designation

The Downtown Core designation will be applied to the Windsor Growth Centre and Hantsport Growth Centre. These downtown cores are areas that contain a mix of residential and commercial uses and is characterized as a pedestrian oriented and vibrant downtown areas. A high priority is being placed by Council to enhance these areas to attract residents, visitors, and businesses.

General Downtown Core Policies

As a result, it shall be the policy of Council to:

- Policy 5-55** Establish the Downtown Core Designation where mixed-use commercial and residential development will be encouraged to provide a pedestrian oriented, vibrant downtown, as shown on the **Generalized Future Land Use Map – Windsor Growth Centre (Map 3)**, **Generalized Future Land Use Map – Hantsport Growth Centre (Map 4)**.
- Policy 5-56** Establish the following Downtown Core zones as shown on the **Zoning Map (Map 2-3)** of the Land Use By-law:
- a) **Commercial Core (CC):** land located in this zone is intended to accommodate a wide range of residential, commercial, entertainment, institutional and community uses in the Windsor Growth Centre and Hantsport Growth Centre.
 - b) **Pesaquid (PES):** land located in this zone are bounded by the Highway 101 causeway and from Water Street to Lake Pesaquid and is intended to attract residents and visitors to the waterfront.
- Policy 5-57** Encourage the downtown business community to engage in economic development efforts and implementation programs designed to enhance the attractiveness of the Downtown Core as a destination for residents and visitors.
- Policy 5-58** Prohibit large format retail stores in the Downtown Core designation.
- Policy 5-59** Ensure that if any proposed development is located in an Architectural Control District, the architectural design of the development is reasonably consistent with the provisions of the Architectural Design Manual.

- Policy 5-60** Permit the expansion of the Downtown Core designation by amendment to this Municipal Planning Strategy and to the Land Use By-law, subject to the following conditions:
- Sufficient parking space is available or will be created for the expanded area;
 - Permitted uses for the expanded Commercial Core (CC) zone do not conflict with residential uses adjacent to the boundary;
 - There is a demonstrated need for additional land zoned Commercial Core (CC);
 - Traffic flow will not be adversely affected;
 - The expansion abuts the existing Downtown Core designation;
 - Adequate municipal services are available; and
 - The proposal meets the general criteria set out in Section 6.3.4.

5.4.1 Commercial Core (CC) Zone

Policy

As a result, it shall be a policy of Council to:

- Policy 5-61** Permit a variety of commercial uses, including but not limited to restaurants, offices, retail stores, and banks and financial institutions in the Commercial Core (CC) zone.
- Policy 5-62** Permit residential land uses in the Commercial Core (CC) zone including existing residential dwellings and residential uses on floors of commercial buildings other than the main level except in area bounded by King Street, Stannus Street, Gray Street and Victoria Street where residential uses on the main level shall be permitted.
- Policy 5-63** Consider entering into a development agreement for the following types of residential development in the Commercial Core (CC) zone, subject to Policy 5-64:
- The construction of a new building containing 12 or more dwelling units; and
 - An increase in the number of dwelling units in an existing residential building with greater than 12 units.
- Policy 5-64** Have regard to the following conditions in considering development agreements specified in Policy 5-63:
- Where the development involves the construction of a new residential building, commercial space shall be included at the road level, except in cases where commercial space is not appropriate because the development is proposed for a fringe area of the Downtown Core which is still predominantly residential;
 - The location of the proposed development does not compromise the commercial integrity of the area or restrict existing commercial development patterns;
 - Adequate provision is made for parking and for access to and from the site;
 - Adequate recreational open space is available either on site or in nearby public parks;

- e) The proposal meets the general criteria set out in Section 6.3.4.

5.4.2 Pesaquid (PES) Zone

The waterfront along Lake Pesaquid is one of the Municipality's most valuable assets; any future development of the waterfront is expected to occur in a cohesive manner that enhances the vibrancy of the area.

Policy 5-65 Consider a mix of uses in the Pesaquid (PES) zone, including:

- a) Commercial development including retail, service, office and entertainment uses;
- b) Recreational facilities to accommodate passive and active recreational activities or special events; and
- c) Multiple unit residential uses, as a secondary focus located above or behind commercial uses on the ground floor, to provide new alternative forms of housing in the Downtown Core.

Policy 5-66 Consider the following types of development in the Pesaquid (PES) zone by Site Plan Approval, subject to Policy 5-67:

- a) A change in use in an existing building to a use which is not permitted in the Commercial Core (CC) zone;
- b) Additions in excess of 1,000 ft² (92.9 m²) in floor area; and
- c) Accessory structures in excess of 500 ft² (46.5 m²) in floor area.

Policy 5-67 Have regard to the following conditions when evaluating a Site Plan Approval for the Pesaquid (PES) zone specified in Policy 5-66:

- d) The mix or type of uses shall be predominantly commercial, recreational, or institutional;
- a) Any ground floor uses along Upper Water Street are primarily retail in nature;
- b) Provision is made for efficient pedestrian and vehicular traffic circulation, with particular regard to ingress and egress from the site, traffic flow and parking areas;
- c) The development shall not detract from the quality of water in Lake Pesaquid;
- d) Public access to the waterfront must be retained;
- e) The development does not exceed the height limit of the site;
- f) At least 50% of the parking is located underground in the buildings with no blank parking garage walls along any road;
- g) Any ground floor units fronting a road must have exterior doors facing the road to increase the streetscape activity and visual interest; and
- h) The proposal meets the general criteria set out in Section 6.3.5.

Policy 5-68 Consider entering into a development agreement to permit the following categories of development in the Pesaquid (PES) zone, subject to Policy 5-69:

- a) Residential uses behind commercial uses on the ground floor of existing buildings;
- b) The construction of a new building containing 12 or more dwelling units; and
- c) An increase in the number of dwelling units in an existing residential building with greater than 12 units.

Policy 5-69 Have regard to the following conditions in considering development agreements specified in Policy 5-68:

- a) The mix or type of uses shall be predominantly commercial, recreational, or institutional;
- b) Provision is made for efficient pedestrian and vehicular traffic circulation, with particular regard to ingress and egress from the site, traffic flow and parking areas;
- c) The development shall not detract from the quality of water in Lake Pesaquid;
- d) Public access to the waterfront must be retained;
- e) The development has an orientation toward the water and attempts to link Water Street to the waterfront;
- f) Where residential uses are proposed:
 - i. The residential uses on the ground floor of an existing building shall occupy no more than 50% of the ground floor area of the structure;
 - ii. The residential uses must be located behind or above a commercial use; and
 - iii. The commercial use must have frontage on the street.
- g) The proposal meets the general criteria set out in Section 6.3.4.

Policy 5-70 Establish provisions in the Land Use By-law governing the development of temporary retail sales kiosks within the Pesaquid (PES) zone. Such regulations shall limit the length of time the structure will be permitted and will control matters such as signage, structure size and use.

Policy 5-71 Encourage land assembly in the Pesaquid (PES) zone to make available an increased land base for mixed development.

5.5 College Road Comprehensive Development Designation

Development in the College Road Comprehensive District would consist of mixed uses including residential, institutional, or recreational and other limited services and uses supporting this type of development. The College Road Development District will only apply to the Gladys Manning Retirement Community property and the Dykeland Lodge property.

Policy

As a result, it shall be the policy of Council to:

Policy 5-72 Establish the College Road Comprehensive Development (CRCD) Designation as shown on the **Generalized Future Land Use Map X**.

Policy 5-73 Establish the following College Road Comprehensive Development Zone as shown on the **Zoning Map (Map 2)** of the Land Use By-law:

- a) **College Road Comprehensive Development (CRCD)**: lands in this zone are intended for residential, institutional or recreational development and other limited services and uses in support of this development.

Policy 5-74 Consider development of all or part of the College Road Comprehensive Development primarily to comprise:

- a) Residential, institutional or recreational development on separate parcels of land or integrated throughout the same parcel; and
- b) Convenience and specialty stores, medical offices, personal service shops and other similar limited services and uses in support of the primary developments in the College Road Comprehensive Development District.

Policy 5-75 Within the College Road Comprehensive Development (CRCD) designation, no development as-of-right will be permitted, and all development will be considered through a development agreement.

Policy 5-76 Ensure any proposed development is compatible with existing development within and adjacent to the College Road Comprehensive Development District.

5.5.1 College Road Comprehensive Development

Policy 5-77 Consider entering into a development agreement within the College Road Comprehensive Development (CRCD) zone for any proposed use, subject to the following:

- a) The proposed use is not considered premature or inappropriate in terms of the adequacy of existing and proposed roads, servicing and pedestrian routes within and adjacent to the College Road Comprehensive Development District;
- b) The proposed use includes uses listed in Policy 5-74;

- c) Any area within 91.44 m (300 ft) of Lake Pesaquid shall be considered environmentally sensitive and methods of protecting the land and watercourse during construction of the development shall be required and be consistent with Policy 3-126;
- d) The development is compatible with existing development within and adjacent to the College Road Comprehensive Development District, or other development in the College Road Comprehensive Development District proposed in an existing development agreement;
- e) The proposal meets the general criteria set out in Section 6.3.4.

5.5.2 Rural Commercial (RC) Zone

Policy 5-78 Establish a maximum commercial floor area in the Rural Commercial (RC) zone to ensure commercial uses remain compatible with rural residential and resource uses.

Policy 5-79 Within Local Centres, consider rezoning land to allow new Rural Commercial (RC) or Local Centre Industrial (M-2) uses, subject to the following:

- a) The proposed use:
 - i. Is intended to provide a service to local residents, or is a tourist commercial use;
 - ii. Is a resource-based activity; or
 - iii. Is operated in conjunction with a residential use;
- b) The proposed use is not considered obnoxious by virtue of noise, odours, dust, fumes or other emissions;
- c) Safe and efficient roadway access is provided;
- d) Adequate on site parking is provided;
- e) The development is compatible with adjacent land uses with respect to:
 - i. Traffic generation and traffic safety;
 - ii. Hours of operation;
 - iii. Size and design of building(s);
 - iv. Signage; and
 - v. Pedestrian circulation and safety;
- f) Adequate buffering or screening, landscaping, setbacks and yards are provided; and
- g) The proposal meets the general criteria set out in Section 6.3.4.

Policy 5-80 Consider amending the Land Use By-law to add new uses to the permitted uses in the Rural Commercial (RC) or Local Centre Industrial (M-2) zones subject to the following:

- a) The objectives of the Local Centre designation are maintained;
- b) The proposed use is:
 - i. Intended to provide a service to local residents;

- ii. A resource-based activity; or
- iii. Operated in conjunction with a residential use.
- c) The proposed use is compatible with rural residential and resource uses;
- d) Adequate controls exist in the Land Use By-law over landscaping and screening, especially of outdoor storage; and
- e) The proposal meets the general criteria set out in Section 6.3.4.

5.6 Commercial Development District Overlay

To provide incentive for businesses in the serviced commercial and industrial areas, Council will designate the Commercial Development District (CDD) only within the Growth Centres as identified on the **Generalized Future Land Use Map – Windsor Growth Centre (Map 3)**, **Generalized Future Land Use Map – Hantsport Growth Centre (Map 4)**, **Generalized Future Land Use Map – Falmouth Growth Centre (Map 5)**, and **Generalized Future Land Use – Three Mile Plains Growth Centre (Map 6)**. Designating the Windsor-West Hants Industrial Park will help revitalize industrial properties and encourage larger scale, more intensive commercial and industrial uses to relocate to the Industrial Park.

General Commercial Development District Policies

As a result, it shall be the policy of Council to:

Policy 5-81 Establish the Commercial Development District as shown on the **Generalized Future Land Use Map – Windsor Growth Centre (Map 3)**, **Generalized Future Land Use Map – Hantsport Growth Centre (Map 4)**, **Generalized Future Land Use Map – Falmouth Growth Centre (Map 5)**, and **Generalized Future Land Use – Three Mile Plains Growth Centre (Map 6)**, which includes:

- a) Serviced properties within the Commercial designation of the Falmouth Growth Centre and Three Mile Plains Growth Centre;
- b) Serviced properties within the Commercial and Industrial designations in the Hantsport Growth Centre;
- c) Serviced properties within the Downtown Core designation and Nesbitt Island designation in the Windsor Growth Centre; and
- d) Serviced properties in the Windsor-West Hants Industrial Park.

Policy 5-82 Consider the expansion of the Commercial Development Districts by amendment to the Land Use By-law, subject to the following criteria:

- a) The area is serviced with municipal water and sewer;
- b) The area is zoned commercial or industrial, or has been identified on the **Generalized Future Land Use Map – Windsor Growth Centre (Map 3)**, **Generalized Future Land Use Map – Hantsport Growth Centre (Map 4)**, **Generalized Future Land Use Map – Falmouth Growth Centre (Map 5)**, and **Generalized Future Land**

Use – Three Mile Plains Growth Centre (Map 6) as an area within which to concentrate commercial or industrial businesses;

- c) The permitted uses for the expanded area will not conflict with residential uses abutting the boundary; and
- d) The proposal meets the general criteria set out in Section 6.3.4.

Policy 5-83 Consider reducing the Commercial Development Districts by amendment to this Municipal Planning Strategy subject to the following criteria:

- a) The zoning of the area has been amended to a zone which is neither commercial or industrial; or
- b) The area is no longer identified on the **Generalized Future Land Use Map – Windsor Growth Centre (Map 3)**, **Generalized Future Land Use Map – Hantsport Growth Centre (Map 4)**, **Generalized Future Land Use Map – Falmouth Growth Centre (Map 5)**, and **Generalized Future Land Use – Three Mile Plains Growth Centre (Map 6)** as an area within which to concentrate commercial or industrial businesses.

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5.7 Local Centre Designation

Local Centres are hamlets and villages – like settlement areas in West Hants Regional Municipality. Council recognizes and values the quiet rural atmosphere of these settlements and will limit future growth due to the absence of municipal water and sewer services. Minor infill development is encouraged.

Policy

As a result, it shall be the policy of Council to:

Policy 5-84 Establish the Local Centre Designation as shown on the **Generalized Future Land Use Map (Map 2)**.

Policy 5-85 Establish the following Local Centre Zones as shown on the **Rural Zoning Map (Map 1)** of the Land Use By-law:

- a) **Rural Residential (RR):** Lands in this zone are intended to accommodate low density uses outside Growth Centres, including but not limited to one and two unit dwellings, manufactured homes, and existing community uses such as churches, community centres, fire halls, schools and post offices.
- b) **Local Residential (LR):** Lands in this zone are intended to accommodate low density residential uses within Local Centres including but not limited to one and two unit dwellings, manufactured homes.

Policy 5-86 Consider expanding the boundaries of the Local Centre designation by amending the Municipal Planning Strategy and Land Use By-law subject to the following:

- a) The expansion is to accommodate proposed residential, commercial, institutional or open space development;
- b) The proposed use is compatible with the objectives of the Local Centre designation and the surrounding area;
- c) It is clearly demonstrated that land within the established Local Centre designation is unsuitable or unavailable for the development;
- d) The rural integrity of the surrounding countryside will not be adversely affected;
- e) The proposed area abuts the existing Local Centre designation boundaries;
- f) The proposal meets the general criteria set out in Section 6.3.4.

5.7.1 Local Centre Core Area

The Local Centre Core area recognizes the central and historic core areas as the heart of community life and commercial uses. This area is intended to accommodate a diverse mix of uses that reflect the local community's heritage, culture, and economic needs. Development within this area should prioritize the areas unique character, scale, and sense of place while encouraging revitalization, sustainable growth and limited infill where appropriate.

Policy

As a result, it shall be the policy of Council to:

- Policy 5-87** Identify the Local Centre Core Area as shown on the **Map 2**.
- Policy 5-88** Encourage commercial uses to be located within the Local Centre Core area.
- Policy 5-89** Apply the Local Commercial (LC) zone to majority of the land within the Local Centre Core area.
- Policy 5-90** Apply the General Commercial (GC) zone and Highway Commercial (HC) within the Local Centre Core area where appropriate.
- Policy 5-91** Consider entering into a development agreement to permit new General Commercial (GC) and Highway Commercial (HC) uses in the Local Centre Core area, subject to the following:
- a) The development has frontage on an arterial road;
 - b) Safe and efficient roadway access is provided;
 - c) Adequate on site parking is provided;
 - d) The development will not adversely affect the rural character of the Local Core area with respect to:
 - i. Traffic generation and traffic safety;
 - ii. Hours of operation;
 - iii. Noise;
 - iv. Size and design of building(s); and
 - v. Pedestrian circulation and safety.
 - e) Adequate buffering or screening, landscaping, setbacks and yards are provided;
 - f) The proposed use is not one which, because of its size or nature, would be more appropriately located in a Growth Centre;
 - g) Maintenance of the development will be satisfactory; and
 - h) The proposal meets the general set out in Section 6.3.4.

5.7.2 Residential

The Local Centre residential uses are to support established settlements while supporting low density residential.

Policy

As a result, it shall be the policy of the Council to:

- Policy 5-92** Apply the Local Residential (LR) zone to residential land located within the Local Centre of Brooklyn.
- Policy 5-93** Within the Local Residential (LR) zone, permit single- and two-unit dwellings, manufactured homes, and bed and breakfast homes.

- Policy 5-94** Within the Rural Residential (RR) zone, permit single- and two-unit dwellings, manufactured homes, and existing community uses such as churches, community centres, fire halls, schools and post offices.
- Policy 5-95** Consider rezoning land to Rural Residential (RR) subject to the following:
- a) The proposed use will not conflict with adjacent existing uses; and
 - b) The proposal meets the general criteria set out in Section 6.3.4.
- Policy 5-96** Consider entering into a development agreement to permit stand-alone multiple unit and grouped multiple unit dwellings consisting of three or more units, subject to the following:
- a) The development fronts on or has direct access to an arterial road;
 - b) The proposed overall density of the development does not exceed one dwelling unit per acre;
 - c) The minimum distance between main buildings is 6.10 m (20 ft);
 - d) Adequate open space or recreational areas are provided;
 - e) Existing and proposed roads are adequate to support the development, and existing roads will not require major infrastructure improvements as a result of the development; a traffic impact study may be required;
 - f) Building clusters are located so as to conserve existing natural features of the site;
 - g) The lot is capable of supporting private central or on-site sewage disposal systems, and an adequate potable water supply is available;
 - h) Adequate emergency protection services, including fire, police and ambulance, can be provided;
 - i) The application is accompanied by:
 - i. A site plan drawn to scale showing the proposed number, location and type of buildings, lot coverage, parking areas, vehicular and pedestrian circulation systems within the development, access to the site and open space and recreational areas;
 - ii. Other supporting maps showing the topography of the lot including contours at five-meter intervals, and significant natural features such as watercourses, wetlands and unique habitat or vegetation; and
 - iii. Photo examples, plans or drawings showing the exterior design of the proposed buildings.
 - j) The proposal meets the general criteria set out in Section 6.3.4.

5.7.3 Commercial and Industrial Outside the Local Centre Core Area

Policy

As a result, it shall be the policy of Council to:

- Policy 5-97** Apply the Local Centre Industrial (M-2) zone to existing industrial uses within the Brooklyn Local Centre but not including within the Local Centre Core area.
- Policy 5-98** Consider rezoning land within the Brooklyn Local Centre but not including within the Local Centre Core area to allow new General Commercial (GC) or Highway Commercial (HC) uses with a commercial floor area not greater than 5,000 sq ft (464.50 sq m) subject to the following:
- a) The development has frontage on an arterial road;
 - b) Safe and efficient roadway access is provided;
 - c) Adequate on site parking is provided;
 - d) The development is compatible with adjacent land uses with respect to:
 - i. Traffic generation and traffic safety;
 - ii. Hours of operation;
 - iii. Noise;
 - iv. Size and design of building(s); and
 - v. Pedestrian circulation and safety.
 - e) The rural character of the area will not be adversely affected;
 - f) Adequate buffering or screening, landscaping, setbacks and yards are provided; and
 - g) The proposal meets the general set out in Section 6.3.4.
- Policy 5-99** Consider new commercial uses over 5,000 sq ft (464.50 sq m) in commercial floor area within the Brooklyn Local Centre but not including within the Local Centre Core area by Site Plan Approval, subject to the criteria listed in Policy 5-34 and the following:
- a) The proposed use is permitted in the General Commercial (GC) or Highway Commercial (HC) zones;
 - b) The proposed use is not one which, because of its size or nature, would be more appropriately located in a Growth Centre;
 - c) Maintenance of the proposed use will be satisfactory; and
 - d) The proposal meets the general criteria set out in Section 6.3.4.

5.8 Agriculture Designation

Throughout the West Hants Regional Municipality, there is an abundance of fertile agricultural lands. Much of the character and development of the Municipality is tied to the history and traditions of agricultural activities that permeate through the Municipality – this is enhanced though the innovation and diversification that exists amongst the agricultural practitioners who promote sustainable practices in their industry. The agricultural industry is robust, sustainable and a key pillar of the Municipality, characterized by its viability and the adherences to best practices regarding stewardship of the agricultural lands.

General Agriculture Policies

As a result, it shall be the policy of Council to:

Policy 5-100 Establish the Agricultural Designation which shall apply to the majority of active farmland and Canada Land Inventory Class 2, 3, and 4 agricultural land as shown on the **Generalized Future Land Use (Map 2)**.

Policy 5-101 Establish the following zones in the Agriculture Designation as shown on the **Zoning Map (Map 1-5)** of the Land Use By-law:

- a) **Prime Agriculture (P/Ag)**: lands in this zone are intended for improved agricultural land with high capability (Class 2 and 3) for production of a variety of crops. This land will be reserved primarily for long-term agricultural production with the most restrictions on non agricultural development.
- b) **Agricultural Priority Two (AR-2)**: lands in this zone are intended for improved and unimproved agricultural land with high capability (Class 2 and 3) for production of a variety of crops. This land will be reserved for agricultural production with limited non agricultural development.
- c) **Agricultural Priority Three (AR-3)**: lands in this zone are intended for agricultural land with a lower productive capability (Class 4) and active agricultural land in the Growth Centres and Local Centres. Controlled non-agricultural development will be permitted.

Policy 5-102 Restrict uses in the Agricultural designation to agricultural operations devoted to the production for sale of farm products which may include but are not necessarily limited to:

- a) Agriculture uses;
- b) Agricultural support use;
- c) Animal breeding and boarding kennels;
- d) Application of fertilizers, soil conditioners, pest control products or other agricultural inputs;
- e) Greenhouses, nurseries and wineries;
- f) Growing and harvesting of crops;
- g) Manufactured homes;
- h) Marketing on farm products;
- i) On farm processing of products for distribution;
- j) On farm sale of agricultural products;
- k) Operation of agricultural machinery and equipment;
- l) Raising of livestock (e.g. Eggs and dairy products);
- m) Retail sales of farm equipment and supplies;
- n) Single and two unit existing dwellings;

- o) Single unit dwellings accessory to the agricultural operation;
- p) Stables;
- q) Storage, disposal or use of compost and livestock-generated waste for farm purposes (but does not include biosolid waste); or
- r) Woodlots and forestry use.

Policy 5-103 Ensure that the primary purpose of the Agriculture designation is to preserve active farmland and land with high potential for agriculture in the Municipality. Within the Agriculture designation, agricultural activity shall be considered the dominant use, having priority over all other uses. Non-agricultural development shall be encouraged to locate in areas less suitable for agricultural purposes.

Policy 5-104 Encourage and support the continued operation of existing farms and agricultural activities.

Policy 5-105 Address the protection of agricultural land by:

- a) Allowing uses such as agricultural, agricultural related and uses which protect land for agricultural purposes in the future. Non-agricultural uses should be balanced against the need to preserve agricultural land;
- b) Discouraging lot creation and residential subdivision and other non-agricultural development. The minimum size of lots and density of development will be balanced against the need to preserve agricultural land;
- c) Prohibit new public roads or private roads in any agricultural zone;
- d) Establishing separation distances between agricultural and livestock operations and new on-agricultural development to reduce land-use conflicts; and
- e) Prohibit the removal of topsoil in any agricultural zone.

Policy 5-106 With regards to the determination of agricultural capability, consider certain non-agricultural development on land within the Agricultural designation that has been determined as having little or no agricultural capability based on the following determination:

- a) Ninety (90) percent or more of the proposed development site is an existing or abandoned resource extraction site such as a sand pit, gravel pit or quarry for which a permit for extraction has been issued by the Province of Nova Scotia. The resource extraction must have been existing or abandoned before the effective date of this Municipal Planning Strategy; or
- b) If not a resource extraction site, a study has been prepared by a professional agrologist, at the applicant's expense, which concludes the proposed development will not adversely affect the viability of surrounding agricultural operations and:
 - i. Ninety (90) percent or more of the site has soils defined as Class 4 or lower capability for agriculture; or

- ii. The soils have a capability for agriculture rating better than Class 4, but ninety (90) percent or more of the development site exhibits limitations for agricultural use because of slope, stoniness, salinity, wetness, permeability, depth of soils, size of parcel or proximity to non-agricultural buildings.
- c) The study shall:
 - i. Require a site inspection by the agrologist.
 - ii. Specify the methodology uses, consistent with the Canadian Land Index classification, to determine the soil capability for agriculture.
 - iii. Identify any site features or characteristics which influence or determine soil capability.
 - iv. Include a site plan illustrating the area studied and any relevant site features.
 - v. Include a rationale as to why the use is compatible with adjacent farms. The rationale should reference to the following items where applicable: site and locational constraints; infilling between existing non-agricultural development; logical extension of existing non-agricultural development; special use with special locational requirements; current pattern of development; parcel size and shape; surrounding land uses; context within which the parcel fits into the farming area; viability of the parcel and remnant for farming; and existing, past and future use of the parcel and remnant;
 - vi. Indicate the implications of removing the parcel from agricultural production including those associated with potential fragmentation.

Policy 5-107 Adopt standards in the Subdivision By-law regarding the subdivision of agricultural land.

Policy 5-108 Allow more than one main building on a lot in an agricultural zone where the main building is not a residential dwelling.

Policy 5-109 In the Windsor Growth Centre, prohibit agricultural uses involving the keeping of horses and other livestock except in the Prime Agriculture (P/Ag) zone.

Livestock Operations

The type and number of livestock involved in a farm operation can affect the intensity of odour, noise or potential pollution through runoff from manure storage or livestock buildings. Establishing separation distances between livestock operations and non-agricultural development, wells, and watercourses can help to mitigate or avoid these potential issues.

Policy

As a result, it shall be the policy of Council to:

Policy 5-110 Establish definitions and regulations distinguishing between intensive and non-intensive livestock operations based on the number of animal units involved.

- Policy 5-111** Regulate the location of livestock operations, including separation distances from watercourses, wells, and adjacent non-agricultural buildings, zones, or uses.
- Policy 5-112** Require new non-agricultural development to maintain sufficient distance from existing intensive livestock operations.
- Policy 5-113** Allow existing intensive livestock operations which do not meet setback or separation distance requirements to expand, provided the expansion does not further encroach on the setbacks or separation distances that do not conform.
- Policy 5-114** Consider a reduction to certain separation distances for new and existing intensive livestock operations with fewer than 300 animal units, provided the applicant submits an environmental site assessment and plans prepared by a qualified agricultural engineer or agrologist who certifies that manure management and storage capacity will be adequate, contaminated runoff will be eliminated or contained, and there will be no increased pollution risk associated with the project.
- Policy 5-115** Require intensive livestock operations with more than 300 animal units to meet the standard setbacks and separation distance requirements.

Indoor Storage Facility

To encourage and support the continuation of agricultural operations year round by providing the opportunity to earn additional income, Council will permit the use of buildings which are erected and regularly used as part of a main agricultural use as indoor storage facilities. Indoor storage facilities will include indoor storage of a wide range of items. To ensure agricultural activities remain the dominant land use, indoor storage facilities will have to meet specific requirements.

Policy

As a result, it shall be the policy of Council to:

- Policy 5-116** Permit indoor storage facilities as an accessory use to agricultural uses.

5.8.1 Prime Agriculture Zone

The Prime Agriculture (P/Ag) zone is designated to protect land with the highest agricultural capability, specifically those with Class 2 and 3 soils, as well as dykeland. Agricultural dykeland is protected under the Environmental Constraints overlay and the Nova Scotia *Agricultural Marshland Conservation Act*. Given that most agricultural operations rely on fertile, productive topsoil, the removal of topsoil from land zoned for agriculture will be strictly prohibited. Additionally, larger lot sizes will be required to discourage residential subdivision and maintain the integrity of agricultural land.

Policy

As a result, it shall be the policy of Council to:

- Policy 5-117** Within the Prime Agriculture (P/Ag) zone, permit agricultural uses, forestry and forestry-related uses, single unit dwellings accessory to an ongoing agricultural operation, existing dwellings, and existing churches and community centres.
- Policy 5-118** Within the Prime Agriculture (P/Ag) zone, permit a single unit dwelling as a main use (i.e., other than accessory to an agricultural operation) where the lot existed on or before April 11, 1989, and the lot is 6 acres (2.43 ha) or less in size.
- Policy 5-119** Consider entering into a development agreement to permit small-scale commercial uses that provide a service to the local community in the Prime Agriculture (P/Ag) zone, subject to the following:
- a) The proposed use is a community service use such as a convenience store, a personal service shop, a vehicle or machinery repair shop, retail sale of farm equipment and supplies, an agricultural support use, or similar use;
 - b) The lot is 6 acres (2.43 ha) or less in size and existed on or before April 11, 1989;
 - c) The development site has been determined to have little or no agricultural capability;
 - d) Adequate separation distances are provided to minimize potential land use conflicts and, in particular, the proposed building or structure is located a minimum of 500 ft (152.40 m) from a structure housing an existing intensive livestock operation;
 - e) Safe and efficient roadway access is provided;
 - f) Adequate on-site parking is provided;
 - g) The use is compatible with adjacent land uses with respect to:
 - i. Traffic generation and traffic safety;
 - ii. Hours of operation;
 - iii. Storage and advertising; and
 - iv. Commercial floor area or size of building(s).
 - h) The proposed use will not adversely affect other farms in the area; and
 - i) The proposal meets the general criteria set out in Section 6.3.4.
- Policy 5-120** Notwithstanding Policy 5-118 and Policy 5-119, in the Primary Agriculture (P/Ag) zone, no development agreement shall be approved and no property shall be rezoned where the proposed development may compromise or adversely affect the operation or integrity of existing agricultural operations.
- Policy 5-121** Except as otherwise provided in Policy 5-117 and Policy 5-122, require the minimum lot area in the Prime Agriculture (P/Ag) zone be 25 acres (10.12 ha).
- Policy 5-122** Permit the creation of a lot having a minimum area of 5 acres (2.02 ha) in the Prime Agriculture (P/Ag) zone where the only permitted use shall be agricultural operations, and not to include residential dwellings. The remainder must be a minimum area of 25 acres (10.12 ha).

5.8.2 Agricultural Priority Two Zone

The Agricultural Priority Two (AR-2) zone is designed for areas with high agricultural potential, where landowners prefer more lenient development regulations compared to the Prime Agriculture (P/Ag) zone. The AG-2 zone offers greater flexibility than the P/Ag zone, including a broader range of on-farm businesses through development agreements. Unlike the P/Ag zone, new dwellings are allowed as a primary use, although subdivision is restricted to two (2) lots per area of land per calendar year. More extensive residential development beyond the two lots per year may be considered through rezoning, provided the land is demonstrated to be unsuitable for agriculture. Additionally, Council may consider non-resource commercial or industrial development in the Agricultural Priority Two (AR-2) zone through development agreements, subject to a study confirming the land's low agricultural capability.

Policy

As a result, it shall be the policy of Council to:

- Policy 5-123** Within the Agricultural Priority Two (AR-2), permit agricultural uses, agricultural support uses, single and two unit dwellings, manufactured homes, forestry and forestry-related uses, churches, community centres and fire halls.
- Policy 5-124** Consider areas zoned Agricultural Priority Two (AG-2) to be rezoned to Rural Residential (RR), subject to the following:
- The development site has been determined to have limited or no agricultural capability in accordance with Policy 5-106;
 - The proposed use will not adversely affect the operation or integrity of existing agricultural operations;
 - The predominant agricultural character of the area will not be adversely affected, and the proposed development is compatible with the area in terms of density, scale, and traffic generations;
 - There will be adequate separation distances and buffering between agricultural and non-agricultural uses provided; and
 - The proposal meets the general criteria set out in Section 6.3.4.
- Policy 5-125** Consider entering into a development agreement to permit new non resource Rural Commercial (RC), Recreation Commercial (Rec-C), Resource Industrial (M-1) or Open Space (OS) uses in the Agricultural Priority 2 (AG-2) zone, subject to the following:
- The development site has been determined to have little or no agricultural capability in accordance with Policy 5-106;
 - The proposed use will not compromise or adversely affect the operation or integrity of existing agricultural operations;
 - The predominant agricultural character of the area will not be adversely affected;

- d) Adequate separation distances and buffering between agricultural and non-agricultural uses are provided;
- e) The use, due to its size or nature, is not appropriate to be located within a Growth Centre or Local Centre;
- f) There is safe and efficient roadway access provided;
- g) There is adequate on-site parking provided;
- h) The development is compatible with adjacent land uses with respect to:
 - i. Traffic generation and traffic safety;
 - ii. Hours of operation;
 - iii. Size and design of building(s);
 - iv. Signage; and
 - v. Pedestrian circulation and safety.
- i) The proposal meets the general criteria set out in Section 6.3.4.

Policy 5-126 Limit the subdivision of land in the Agricultural Priority 2 (AR-2) zone to the creation of two (2) lots per area of land in a calendar year, with frontage on an existing public road. This policy shall not prevent the consolidation of two (2) or more parcels of land.

5.8.3 Agriculture Priority Three Zone

The Agricultural Priority Three (AG-3) zone encompasses agricultural land with lower productive capability (Class 4), as well as active agricultural land within Growth Centres and Local Centres. As the least stringent of the agricultural zones, the AG-3 zone imposes no limit on the number of lots that can be subdivided on existing public streets. Land zoned as AG-3 within Growth Centres and Local Centres may be considered for non-farm residential, commercial, or industrial use, subject to the relevant policies of these areas. Outside Growth Centres and the Local Centre designation, land zoned AG-3 may be considered for residential development through rezoning, while non-resource commercial and industrial development, as well as on-farm businesses, may be considered through development agreements. Unlike other agricultural zones, there is no requirement for a study proving the land is unsuitable for agriculture. However, Council must consider the potential impact of the proposed development on any adjacent agricultural operations.

Policy

As a result, it shall be the policy of Council to:

Policy 5-127 Within the Agriculture Priority Three (AG-3), permit agricultural uses, agricultural support uses, single and two unit dwellings, manufactured homes, forestry and forestry related uses, churches, community centres and fire halls.

- Policy 5-128** Within Growth Centres and Local Centres, land zoned Agriculture Priority Three (AG-3) may be considered for non-agricultural development subject to the relevant Growth Centre or Local Centre policies, provided that no development agreement or rezoning shall be approved where the development will adversely affect adjacent existing agricultural operations.
- Policy 5-129** Within Local Centres, apply the Agriculture Priority Three (AR-3) to active agricultural lands.
- Policy 5-130** Within Local Centres, not permit new intensive livestock operations or agricultural support uses as these uses could create land use conflicts which have the potential to limit the development of the Local Centres as hubs for rural residential development.
- Policy 5-131** Consider areas zoned Agriculture Priority Three (AG-3) in the Agriculture designation outside the Growth Centres and Local Centres to be rezoned to Rural Residential (RR), subject to the following:
- The proposed use will not compromise or adversely affect the operation or integrity of existing agricultural operations;
 - The predominant agricultural character of the area will not be adversely affected, and the proposed development is compatible with the area in terms of density, scale and traffic generation;
 - There will be adequate separation distances and buffering between agricultural and non-agricultural uses are provided;
 - The lands to be rezoned shall not be more than 25 acres (10.12 ha); and
 - The proposal meets the general criteria set out in Section 6.3.4.
- Policy 5-132** Consider entering into a development agreement to permit new non resource Rural Commercial (RC), Recreation Commercial (Rec-C), Resource Industrial (M-1) or Open Space (OS) uses in the Agricultural Priority 3 (AR-3) zone, subject to the following:
- The development site has been determined to have little or no agricultural capability in accordance with Policy 5-106;
 - The proposed use will not compromise or adversely affect the operation or integrity of existing agricultural operations;
 - The predominant agricultural character of the area will not be adversely affected;
 - There will be adequate separation distances and buffering between agricultural and non-agricultural uses provided;
 - The use, due to its size or nature, is not appropriate to be located within a Growth Centre or Local Centre;
 - There is safe and efficient roadway access provided;
 - There is adequate on-site parking provided;
 - The development is compatible with adjacent land uses with respect to:

- i. Traffic generation and traffic safety;
 - ii. Hours of operation;
 - iii. Size and design of building(s);
 - iv. Signage; and
 - v. Pedestrian circulation and safety.
- i) The proposal meets the general criteria set out in Section 6.3.4.

5.8.4 On-farm Businesses

Council recognizes that sustainable agriculture benefits from diversified income sources. On-farm businesses—such as farm markets, value-added products, food services, farm stays, or agri-tourism activities—may be permitted in Agricultural Priority Two and Three zones, provided they remain subordinate to the main agricultural use, do not harm neighbouring farm operations, and do not occupy significant high-quality farmland.

While unconventional uses, such as motocross tracks, are not typical farm businesses, they may be considered on large agricultural or resource properties with sufficient buffering. Development agreements for such uses will include conditions for hours of operation, landscaping, parking, access, and separation from nearby residential areas.

Policy

As a result, it shall be the policy of Council to:

Policy 5-133 Consider entering into a development agreement to permit on-farm businesses as part of an ongoing farm operation in the Agricultural Priority Two (AR-2) and Agricultural Priority Three (AR-3) zones, subject to the following:

- a) Those uses that are associated with agritourism such as:
 - i. Lodging, consisting of not more than six cabins or rental units;
 - ii. Restaurants;
 - iii. Interpretive centres or museums;
 - iv. Meeting or reception rooms accessory to i, ii or iii.
- b) The uses associated with farm markets but do not meet the as of right requirements for agricultural uses because of the amount of produce, crafts or other products that have been brought in for sale from off the farm property; and
- c) The uses that are small scale and similar to home-based businesses but may not meet the as-of-right requirements of a home-based business because of the size or type of business.

Policy 5-134 Have regard to the following conditions when evaluating a development agreement specified in Policy 5-133:

- a) The use is clearly subordinate to the principal agricultural use of the property.
- b) The use will be located:

- i. Within, or in close proximity to, the existing farm building cluster; or
- ii. In an area that could not reasonably be used for the cultivation of crops.
- c) A location that does not meet clause (b) may be considered only where the use has site-specific locational requirements.
- d) Where the use involves the construction of a new building or buildings, the size and design of the building(s) are compatible with adjacent buildings and the agricultural character of the area;
- e) The proposed use will not adversely affect adjacent agricultural or residential uses;
- f) The proposed development provides safe and efficient roadway access;
- g) The proposed development provides adequate on-site parking can be provided; and
- h) The proposal meets the general criteria set out in Section 6.3.4.

Policy 5-135 Consider entering into a development agreement to permit off-highway vehicle courses as on-farm businesses in the Agricultural Priority Two (AR-2) and Agricultural Priority Three (AR-3), subject to the criteria of Policy 5-134 and the following:

- a) The proposed off-highway vehicle course, including bleachers and spectator viewing stands, shall be located at least 3,280.84 ft (1,000 m) of an existing dwelling, other than a dwelling that is part of the property under consideration;
- b) The adjacent uses will not be adversely affected by the proposed off-highway vehicle course as a result of traffic generation, visual intrusion, hours of operation, noise, lighting, littering, dust or other impacts;
- c) The proposed development provides adequate landscaping, buffering and separation distances;
- d) The proposed development provides noise mitigation such as utilizing the natural terrain and existing vegetation, as well as providing for the installation of earth berms and planting of shrubs, trees and other vegetation to reduce adverse impacts to neighbouring properties; and
- e) The potential for soil erosion and other environmental impacts will be minimized through proper course design and construction measures.

Policy 5-136 Have regard to the following conditions when evaluating a development agreement specified in Policy 5-135:

- a) The off-highway vehicles used on the course are required to be equipped with noise attenuation devices (e.g., tailpipe inserts) and the course owner or operator will be required to monitor sound levels;
- b) The number of major events such as races or competitions held on the property where the off-highway course is located will be limited in any 12-month period; and
- c) The course owner or operator will ensure the provision of temporary camping areas, concession stands, parking areas, washrooms and other facilities where

events are to be held, are adequately separated from neighbouring properties and are removed at the conclusion of the event.

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5.9 Industrial Designation

The West Hants Regional Municipality is well located being adjacent to the Halifax Regional Municipality and as the “Gateway” to the Annapolis Valley.

The primary industrial park in the region is the Windsor-West Hants Industrial Park, which is located on either side of the former Town of Windsor boundary and includes all the properties designated Industrial in that area.

General Industrial Policies

As a result, it shall be the policy of Council to:

- Policy 5-137** Establish the Industrial Designation as shown on the **Generalized Future Land Use - Map 2, Generalized Future Land Use Map – Windsor Growth Centre (Map 3), Generalized Future Land Use Map – Hantsport Growth Centre (Map 4), Generalized Future Land Use Map – Falmouth Growth Centre (Map 5), and Generalized Future Land Use – Three Mile Plains Growth Centre (Map 6).**
- Policy 5-138** Establish the following Industrial Zones as shown on the Zoning Map of the Land Use By-law:
- a) **Industrial (M):** lands in this zone are intended for a full range of light industrial uses including but not limited to, limited business and professional offices, and certain highway commercial uses, provided they are not considered obnoxious by virtue of noise, odours, dust, fumes or other emissions.
 - b) **Business Park (BP):** lands in this zone are intended for a mix of uses including banks and financial institutions, offices, retail shops, personal service shops, as well as light industrial uses which are considered compatible with retail/commercial development.
 - c) **Resource Industrial (M-1):** land in this zone is intended for existing resource-related industrial uses in the Growth Centres and is intended to permit resource industries and other light industrial uses such as warehousing, light manufacturing and similar uses which are not obnoxious or offensive because of noise, vibration, odour, smoke or other emissions.
 - d) **Local Centre Industrial (M-2):** lands in this zone are found in the Local Centres and will permit local and resource-based industrial uses and residential uses in conjunction with an industrial use.
 - e) **Mixed Industrial (MI):** lands in this zone are found in the Growth Centres and will permit a limited mix of industrial uses, provided they are not considered obnoxious by virtue of noise, odours, dust, fumes or other emissions.

- Policy 5-139** Permit a variety of industrial uses within the Industrial designation including, but not limited to, light industrial, light manufacturing, excavation and landscaping operations, auto body and repair shops, warehousing, and resource-related industrial uses.
- Policy 5-140** Not permit heavy industrial uses that have adverse impacts on neighbouring properties and the natural environment.
- Policy 5-141** Work jointly with Provincial and Federal agencies in providing and maintaining sufficient industrial lands to accommodate industrial growth.
- Policy 5-142** Encourage and, where possible, actively support efforts which promote industrial development in appropriate areas throughout the Municipality.
- Policy 5-143** Encourage the development of light industrial uses that are not obnoxious by reason of sight, sound, smell, dust or fumes.
- Policy 5-144** Require the landscaping of industrial activities and the buffering of industrial lands adjacent residential, commercial and institutional properties.
- Policy 5-145** Within Local Centres, no other industrial zones other than the Resource Industrial (M-1) or Local Centre Industrial (M-2) will be considered.

5.9.1 Industrial (M) Zone

The Industrial zone within the West Hants Regional Municipality is intended to provide sufficient flexibility to accommodate a wide range of industrial activities while ensuring compatibility with surrounding land uses and supporting the long-term economic growth of the Municipality.

Complementary commercial uses, such as highway commercial activities, may also be considered in light industrial areas where they directly serve the needs of the industrial community and do not adversely impact the economic viability of the zone or reduce lands designated for industrial growth. This approach supports a balanced and sustainable industrial land base for the Municipality.

Policy

As a result, it shall be the policy of Council to:

- Policy 5-146** Within the Industrial (M) zone, permit a full range of industrial uses including, but not limited to, light industrial, animal hospitals, limited businesses and professional offices, courier services, garden sales and supplies, indoor recreational uses, laundries, research facilities, and taxi and bus depots. Additionally, permit commercial uses such as highway commercial, in light industrial areas, provided the commercial use serves the industrial area and does not adversely affect the economic viability or remove lands for industrial expansion.

5.9.2 Future Industrial Parks

Council is committed to ensuring that adequate lands are available to accommodate future light industrial development. As the municipality's existing industrial parks approach full capacity, Council recognizes the need to identify additional lands that are appropriate for new industrial park expansion. To support this, new industrial parks will be considered through a development agreement.

Policy

As a result, it shall be the policy of Council to:

Policy 5-147 Consider entering into a development agreement to permit the development of light industrial uses to encourage the development of an industrial park, subject to the following:

- a) The property is to be used as an industrial park;
- b) The lot or assembled land consists of a minimum of:
 - i. 15 acres (6.07 ha) if it is located within a Growth Centre; or
 - ii. 30 acres (12.14 ha) if it is located in an unserviced area outside the Growth Centres;
- c) The development has direct access to an arterial road, or is located in close proximity to an existing or proposed Highway 101 interchange;
- d) The development will not adversely affect adjacent land uses with respect to:
 - i. Traffic generation and traffic safety;
 - ii. Hours of operation;
 - iii. Noise; and
 - iv. Size of buildings.
- e) The proposed use is not considered obnoxious by virtue of noise, odours, dust or fumes;
- f) Adequate buffering or screening, landscaping, setbacks and yards are provided to minimize potential land use conflicts with adjacent properties;
- g) Adequate parking and loading can be provided; and
- h) The proposal meets the general criteria set out in Section 6.3.4.

5.9.3 Local Centre Industrial (M-2) Zone

A Local Centre Industrial (M-2) zone will apply only within Local Centres. Similar to the Rural Commercial (RC) zone, this zone is intended to accommodate small-scale industrial activities that serve local residents, support resource-related operations, or function in conjunction with a residential use. Local Centres have traditionally included a variety of modest industrial uses, such as repair services or small processing operations, that are compatible with rural community life. As a result, this zone will allow a broader range of uses than those permitted in the Mixed Industrial (MI) zone of the Local Centre Core Area or Growth Centres. To reduce potential conflicts with nearby homes, requirements

for larger lot sizes, increased setbacks, fencing or landscaping, and controls on open storage will be established.

Policy

As a result, it shall be the policy of Council to:

Policy 5-148 Within the Local Centre Industrial (M-2) zone, permit local and resource-based industrial uses and residential uses in conjunction with an industrial use.

Policy 5-149 Consider rezoning land within Local Centres to allow new Local Centre Industrial (M-2) uses, subject to the following:

- a) The proposed use:
 - i. Is intended to provide a service to local residents, or is a tourist commercial use;
 - ii. Is a resource-based activity; or
 - iii. Is operated in conjunction with a residential use;
- b) The proposed use is not considered obnoxious by virtue of noise, odours, dust, fumes or other emissions;
- c) Safe and efficient roadway access is provided;
- d) Adequate on site parking is provided;
- e) The development is compatible with adjacent land uses with respect to:
 - i. Traffic generation and traffic safety;
 - ii. Hours of operation;
 - iii. Size and design of building(s);
 - iv. Signage; and
 - v. Pedestrian circulation and safety;
- f) Adequate buffering or screening, landscaping, setbacks and yards are provided; and
- g) The proposal meets the general criteria set out in Section 6.3.4.

Policy 5-150 Consider amending the Land Use By-law to add new uses to the permitted uses in the Local Centre Industrial (M-2) zones subject to the following:

- a) The objectives of the Local Centre designation are maintained;
- b) The proposed use is:
 - i. Intended to provide a service to local residents;
 - ii. A resource-based activity; or
 - iii. Operated in conjunction with a residential use;
- c) The proposed use is compatible with rural residential and resource uses;
- d) Adequate controls exist in the Land Use By-law over landscaping and screening, especially of outdoor storage; and
- e) The proposal meets the general criteria set out in Section 6.3.4.

5.9.4 Business Park (BP) Zone

The area on the west side of Highway 101, encompassing approximately 33 acres, is intended to support predominantly highway-oriented commercial uses, along with a limited range of light industrial activities that can operate compatibly within a commercial setting.

Policy

As a result, it shall be the policy of Council to:

Policy 5-151 Within the Business Park (BP) zone, permit a mix of uses including banks and financial institutions, offices, retail shops, personal service shops, as well as light industrial uses which are considered compatible with retail/commercial development. Retail or commercial uses not listed as permitted in the Business Park (BP) zone may be considered by amendment to the Land Use By-law.

5.9.5 Resource Industrial (M-1) Zone

Resource-related industries often locate close to where their products are produced and may also be attracted to areas with established municipal services, such as Growth Centres. Recognizing the presence of existing resource-based activities within Growth Centres, Council intends to acknowledge their role and stability through appropriate industrial zoning.

To reduce potential land-use conflicts and ensure that new development occurs in a compatible and well-managed manner, any new resource-related industrial uses proposed within Growth Centres will be considered only through development agreement. Existing operations may continue and may expand through the rezoning of adjacent properties where appropriate, subject to applicable setback and buffering requirements.

Policy

As a result, it shall be the policy of Council to:

Policy 5-152 Within the Resource Industrial (M-1) zone, permit resource industries and other light industrial uses including, but not limited to, warehousing, light manufacturing and similar uses which are not obnoxious or offensive because of noise, vibration, odour, smoke or other emissions.

Policy 5-153 Within Growth Centres, consider entering into a development agreement to permit new resource-related uses, subject to the following:

- a) The use is permitted in the Resource Industrial (M-1) zone;
- b) The use does not pose adverse impacts to adjacent lands with respect to:
 - i. Noise, odours, dust, fumes or other emissions;
 - ii. Traffic generation and traffic safety;
 - iii. Hours of operation; and

- iv. Size of building.
- c) The development has frontage on an arterial or collector road;
- d) Safe and efficient road access can be provided;
- e) Adequate parking and loading areas can be provided;
- f) Adequate buffering or screening, landscaping, setbacks and yards are provided to minimize potential land use conflicts with adjacent properties;
- g) Outdoor storage and display areas are fenced or screened and limited to the rear yard where there is potential for conflict with adjacent non-industrial uses; and
- h) The proposal meets the general criteria set out in Section 6.3.4.

Policy 5-154 Within Growth Centres, consider permitting the expansion of an existing Resource Industrial (M-1) use onto an adjacent property by rezoning, subject to the criteria in Policy 5-153.

5.9.6 Mixed Industrial (MI)

Within Growth Centres, small-scale industrial activities like auto repair, body shops, and trucking businesses often begin as hobbies or side projects on residential properties but can evolve into full-time enterprises. Existing mixed industrial uses will be formally recognized through zoning regulations. However, new mixed industrial developments will only be permitted in Growth Centres through development agreements. These agreements will enforce strict requirements for fencing, buffering, and size to minimize conflicts with neighboring properties.

Policy

As a result, it shall be the policy of Council to:

Policy 5-155 Within the Mixed Industrial (MI) zone, permit small-scale light industrial uses such as auto body and repair shops, excavation and landscaping operations, transport depots and service shops, in conjunction with a residential use.

Policy 5-156 Consider entering into a development agreement to permit new Mixed Industrial uses in Growth Centres, subject to the following:

- a) the use is permitted in the Mixed Industrial (MI) zone;
- b) the use is not considered obnoxious by virtue of noise, odours, dust, fumes or other emissions;
- c) safe and efficient roadway access is provided;
- d) adequate on-site parking is provided;
- e) the development will not adversely affect the adjacent residential area with respect to:
 - i. traffic generation and traffic safety;
 - ii. hours of operation;
 - iii. noise;

- iv. size and design of building(s); and
- v. pedestrian circulation and safety.
- f) adequate buffering or screening, setbacks and yards are provided, and open storage areas are adequately fenced or screened and limited to the rear yard where there is potential for conflict with adjacent uses;
- g) maintenance of the local industrial use will be satisfactory; and
- h) The proposal meets the general criteria set out in Section 6.3.4.

5.10 Resource Designation

In addition to agricultural land, a significant area of West Hants outside of Growth Centres and Local Centres is used for non-planned residential, forestry, mining, combined resources, and municipal water supply. Resource uses play a significant role in the West Hants economy; therefore, the primary focus of the resource zones will be resource uses.

General Resource Policies

As a result, it shall be the policy of Council to:

- Policy 5-157** Establish the Resource Designation as shown on the **Generalized Future Land Use Map 2**.
- Policy 5-158** Establish the following Resource Zones as shown on the **Zoning Map (Map 1)** of the Land Use By-law:
- a) **General Resource (GR)**: land in this zone is intended for areas outside the Growth Centres and Local Centres and are not zoned for agricultural, mineral or water supply uses.
 - b) **Mineral Resource (MR)**: land in this zone is intended primarily for mining and related uses, and is intended to permit agricultural and agricultural support uses, forestry and forestry-related uses, mineral processing industries, structures related to mineral extractive uses including sand and gravel operations, single and two unit dwellings and manufactured homes.
 - c) **Water Supply (W)**: land in this zone is intended to protect the identified municipal water supply watersheds of French Mill Brook, Mill Lakes, and Davidson Lake.
 - d) **Landfill (LF)**: land in this zone is intended to accommodate the existing GFL West Hants Landfill and the decommissioned landfill site at Cogmagun and is intended to permit commercial composting operations, construction and demolition waste receiving and processing areas, and recycling depots.
- Policy 5-159** Limit the development of resource land for non-resource use to protect the forestry, mineral, water supply, wildlife habitat, and recreational resources of the Municipality.
- Policy 5-160** Consider existing and new resource uses as the primary focus of the resource zones. Residents must recognize the priority of resource uses in these zones.

- Policy 5-161** Establish separation distances and buffering requirements for structures in the Resource designation to reduce conflicts between resource and non-resource land uses.
- Policy 5-162** Encourage mineral extraction operations to minimize potential conflicts by maintaining adequate separation distances from the Growth Centres and Local Centres, as well as from existing residential, commercial, or agricultural uses.
- Policy 5-163** Work with community residents, mining companies and the provincial government to encourage the reclamation of closed mine sites, as well as to create reclamation plans for new and existing active mine sites.

5.10.1 General Resource (GR) Zone

The General Resource (GR) zone covers the majority of land situated outside Growth Centres and Local Centres that is not designated for agricultural, mineral, or water supply purposes. This area includes Crown lands and certain sections designated for cottage development. The GR zone is established for rural areas that are not experiencing significant development pressures.

Policy

As a result, it shall be the policy of Council to:

- Policy 5-164** Limit the size of retail stores in the General Resource (GR) zone to ensure that these uses remain small in scale and compatible with a rural environment.
- Policy 5-165** Permit standalone residential dwellings in the General Resource (GR) zone.
- Policy 5-166** Require larger residential lot sizes in the General Resource (GR) zone to discourage strip development and provide buffering from resource uses.
- Policy 5-167** Consider rezoning land zoned General Resource (GR) to allow for commercial or industrial uses permitted in the Rural Commercial (RC) or Resource Industrial (M-1) zones, subject to the following:
- a) The use will not adversely affect existing resource uses in the area;
 - b) The use is not one which, because of its size or nature, would be more appropriately located in a Growth Centre or Local Centre;
 - c) Safe and efficient roadway access can be provided;
 - d) Adequate on site parking can be provided;
 - e) The development is compatible with adjacent land uses with respect to:
 - i. Traffic generation and traffic safety;
 - ii. Hours of operation;
 - iii. Size and design of building(s);
 - iv. Signage; and
 - v. Pedestrian circulation and safety.

- f) The use is not considered obnoxious by virtue of noise, odours, dust, fumes or other emissions;
- g) Adequate buffering or screening, setbacks and yards are provided, and outdoor storage is controlled; and
- h) The proposal meets the general criteria set out in Section 6.3.4.

Policy 5-168 Consider entering into a development agreement to permit Recreation Commercial uses in the General Resource (GR) zone, subject to Policy 5-39 and Policy 5-40 provided that:

- a) The use will not adversely affect existing resource uses in the area; and
- b) The use is not one which, because of its size or nature, would be more appropriately located in a Growth Centre or Local Centres.

Grouped Dwellings

Policy

As a result, it shall be the policy of Council to:

Policy 5-169 Consider entering into a development agreement to permit standalone multiple unit dwellings and grouped single and two unit dwellings consisting of three or more units in the General Resource (GR) zone, subject to the following:

- a) The proposed development has frontage on:
 - i. A public road;
 - ii. A private road having direct access to a public road; or
 - iii. A right of way clearly granted by deed or easement, unrestricted in use, and capable of being developed for road purposes.
- b) Where access to the development is by a right of way as specified in clause (a) (iii), the road along such right of way shall be designed by a professional engineer, who is a member in good standing of the Association of Professional Engineers of Nova Scotia and who carries appropriate professional liability insurance, who will certify that the design and construction of the road are adequate to accommodate the traffic generated by the development and access by emergency protection vehicles. Road design and construction plans shall be subject to review by the Municipal Engineer
- c) Minimum lot size: 10 acres;
- d) Minimum distance between main buildings: 20 ft;
- e) The proposed overall density of the development does not exceed one dwelling unit per acre;
- f) Adequate open space or recreational areas can be provided, including, where the property is located on a lake or other significant watercourse, ensuring that public access is maintained to that lake or watercourse;

- g) The amount of traffic generated is compatible with adjacent land uses, and the existing road network is capable of accommodating the traffic generated;
- h) Building clusters are located so as to conserve existing natural features of the site;
- i) The predominant rural character of the area is not adversely affected;
- j) The lot is capable of supporting private central or on-site sewage disposal system, and an adequate potable water supply is available;
- k) Adequate emergency protection services, including fire, police and ambulance, can be provided;
- l) The application is accompanied by:
 - i. A site plan drawn to scale showing the proposed number, location and type of buildings, lot coverage, parking areas, vehicular and pedestrian circulation systems within the development, access to the site and open space and recreational areas;
 - ii. Other supporting maps showing the topography of the lot including contours at five meter intervals, and significant natural features such as watercourses, wetlands and unique habitat or vegetation; and
 - iii. Photo examples, plans or drawings showing the exterior design of the proposed buildings.
- m) The proposal meets the general criteria set out in Section 6.3.4.

Policy 5-170 Consider entering into a development agreement to permit new Recreation Commercial in the General Resource (GR) zone, subject to Policy 5-39 and Policy 5-40, provided:

- a) The use will not adversely affect existing resource uses in the area; and
- b) The use is not one which, because of its size or nature, would be more appropriately located in a Growth Centre or Local Centre.

Resort Development

Policy

As a result, it shall be the policy of Council to:

Policy 5-171 Consider entering into a development agreement to permit resort development incorporating residential, commercial, community, recreation and tourist-oriented uses in the General Resource (GR) zone, subject to the following:

- a) The proposed development has direct access to a regional road or an arterial road as defined in Section 3.7.1 of this Municipal Planning Strategy;
- b) The lot or assembled land has an area of at least 500 acres;
- c) The proposed overall density of development does not exceed:
 - i. One dwelling unit per acre for lands serviced with on-site sewage disposal systems; or

- ii. Four dwelling units per acre for lands serviced with private central water and sewer systems;
- d) The proposed development contains a mix of residential dwelling unit types, of which at least 50 percent shall be single or two-unit dwellings;
- e) The proposed development contains commercial uses sufficient and appropriate to satisfy the day-to-day needs of residents and visitors;
- f) A minimum of 25 percent of the property shall be used for parks and open space areas and active recreational facilities, of which at least half shall be allocated for active recreational facilities;
- g) Where the property is located on a lake or other significant watercourse, public access is maintained to that lake or watercourse;
- h) Adequate trails or walkways are provided on site to facilitate pedestrian movement throughout the property in combination with sidewalk networks and to ensure connection from the site to existing and/or planned trails networks located within 100 m of the perimeter of the property;
- i) Recreation areas and facilities are predominantly open to all members of the public on a fair and equitable basis;
- j) Adjacent land uses will not be adversely affected by the amount of traffic generated;
- k) Building clusters are located so as to conserve existing natural features of the site;
- l) The predominant rural character of the area is not adversely affected;
- m) The lot is capable of supporting private central or on-site sewage disposal system(s), and an adequate potable water supply is available;
- n) Adequate emergency protection services, including fire, police and ambulance, can be provided;
- o) The application is accompanied by:
 - i. A site plan drawn to scale showing the proposed number, location and type of buildings, lot coverage, parking areas, vehicular and pedestrian circulation systems within the development, access to the site and open space and recreational areas;
 - ii. Other supporting maps showing the topography of the lot including contours at five meter intervals, and significant natural features such as watercourses, wetlands and unique habitat or vegetation; and
 - iii. Photo examples, plans or drawings showing the exterior design of the proposed buildings; and
 - iv. A phasing plan.
- p) The proposal meets the general criteria set out in Section 6.3.4.

5.10.2 Mineral Resource (MR) Zone

West Hants Regional Municipality contains extensive gypsum deposits that have supported mining activity for more than two centuries. Gypsum and anhydrite extraction continues to play an economic role in the region, contributing to local employment and related service industries.

Under the Nova Scotia *Mineral Resources Act*, materials such as stone, gravel, peat, gypsum, and limestone (except anhydrite), as well as oil, natural gas, and ordinary soil, are not classified as minerals. As a result, gypsum is not vested in the Crown, and corresponding rights cannot be acquired through the Province. Instead, rights to gypsum, limestone, and other non-mineral deposits are transferred through private agreements with property owners and registered through standard land-title processes.

The potential impacts of open-pit extraction on surrounding lands and communities remain a concern for residents of the Municipality. Municipal planning documents, however, are limited to regulating the location of structures associated with mining or mineral-processing activities, and not the extraction itself. Because extraction activities require a provincial mining permit, or, for gypsum, a Non-Mineral Registration, operations that do not involve structures may proceed with provincial approval without municipal zoning approval.

Policy

As a result, it shall be the policy of Council to:

Policy 5-172 Regulate only the location of structures related to a mining operation in the Land Use By-law since regulation of mineral extraction activities falls under the jurisdiction of the Province of Nova Scotia.

Policy 5-173 Consider land designated Resource to be rezoned to the Mineral Resource (MR) zone, subject to the following:

- a) If the property is not owned by the developer, the mineral or gypsum rights to the land have been obtained and registered in the Registry of Deeds;
- b) The road network, including stopping sight distances and entrances and exits to the site, is adequate to support any increase in traffic;
- c) The proposed active mining area and any structures are consistent with the setback and buffering requirements in the Mineral Resource (MR) zone;
- d) The site design, including landscaping, outdoor storage areas, parking areas and driveways, is adequate to minimize potential impacts on adjacent developments; and
- e) The proposal meets the general criteria set out in Section 6.3.4.

Policy 5-174 Consider rezoning land zoned Mineral Resource (MR) to allow for commercial or industrial uses permitted in the Rural Commercial (RC) or Resource Industrial (M-1) zones, subject to Policy 5-167.

5.10.3 Water Supply (W) Zone

Within the Municipality, three water supply areas support local communities, French Mill Brook watershed, the Mill Lakes watershed, and the Davidson Lake watershed. All three, French Mill Brook, Mill Lakes, and Davidson Lake, are designated Protected Water Areas under the *Nova Scotia Environment Act*.

The Protected Water Area designations include regulations that address activities such as recreational use, forestry, agriculture, and resource extraction to prevent contamination and safeguard watershed conditions. Although the Municipality and partnering water utilities own portions of land within these areas, a substantial amount of the designated lands remain privately owned and are predominantly forested. Residential development is not present within the protected areas, though some landowners maintain small woods camps.

To ensure long-term protection of these water supplies, a Water Supply (W) Zone will be applied to encompass the three designated areas. Development within this zone will be limited to safeguard water quality. Residential dwellings will not be permitted due to the sensitivity of the watersheds and the potential for contamination, particularly in areas with steep slopes. To avoid unduly restricting landowners, the continued use of woods camps will be permitted, subject to size limitations that reflect the environmental sensitivity of the water supply areas.

Policy

As a result, it shall be the policy of Council to:

- Policy 5-175** Minimize site disturbance in the Water Supply (W) zone by limiting the permitted floor area for woods camps.
- Policy 5-176** Establish a minimum lot size of 10 acres (4.05 hectares) except for municipal water treatment and distribution uses. In addition, to further limit subdivision of land, it shall be the policy of Council to establish a minimum water frontage requirement which shall apply to the creation of new lots abutting Mill Lake and Davidson Lake.
- Policy 5-177** Prohibit the erection of any structure or alteration of land levels for development on any portion of a lot in the Water Supply (W) Zone where there is a slope greater than 15 percent. This shall not apply to municipal water treatment and distribution uses, structures necessary for the prevention of floods or erosion, or structures which serve to facilitate drainage.

- Policy 5-178** Require developers to submit an environmental study before a development permit is issued for any project within 213.25 ft (65 m) of a watercourse in the Water Supply (W) zone. The study shall be prepared by a qualified person such as a civil engineer, registered landscape architect or environmental professional whose qualifications have been approved by the Development Officer prior to commencing the study. The study should identify sensitive site features and outline measures to ensure the development will not harm water quality. The study must include, but is not limited to:
- a) a site assessment which examines slope, soils, vegetation, potential for erosion and siltation and potential for runoff of nutrients or other contaminants;
 - b) measures to address potential impacts such as erosion and sedimentation controls; appropriate treatment of sensitive areas and features; landscaping and vegetative buffers; location, design and maintenance of sewage disposal system(s); and any other measure necessary to protect water quality both during and after construction; and
 - c) a site plan and any other information deemed necessary by the Development Officer that shows the proposed location of any buildings, driveways, roads, and other features of the development, together with measures proposed in clause (b) to address impacts.

5.10.4 Municipal Landfill

The GFL West Hants Landfill is the key waste management facility serving the West Hants Regional Municipality. Operated by GFL Environmental, it handles both residential and commercial waste, ensuring the proper disposal of non-recyclable materials. This facility also includes a Household Hazardous Waste (HHW) Collection Facility, Septage Lagoon, and a Construction & Demolition Debris (C&D) collection area. The GFL West Hants Landfill is located adjacent to the decommissioned Cogmagun Landfill.

Policy

As a result, it shall be the policy of Council to:

- Policy 5-179** Prohibit new landfills within the Municipality; however, Council may consider the expansion of the existing Landfill (LF) zone beyond its existing boundaries by rezoning, subject to the following:
- a) The proposed site abuts the existing Landfill (LF) zone; and
 - b) The active disposal area is at least:
 - i. 3,280.84 ft (1,000 m) from the nearest residential, institutional, commercial or industrial building;
 - ii. 328.08 ft (100 m) from the nearest property boundary; and

- iii. 328.08 ft (100 m) from the nearest bank top or high water mark of any surface water course or water body, including salt water, or any off site well.

5.11 Community Use Designation

Community use includes parks, open space, and recreational uses, and institutional uses such as schools, churches, and museums. The Municipality promotes healthy living and active lifestyles by encouraging integrated open space linkages through the use of sidewalks, multi-purpose trails, and cycling routes.

General Community Use Policy

As a result, it shall be the policy of Council to:

- Policy 5-180** Establish the Community Use Designation as shown on the **Generalized Future Land Use - Map 2, Generalized Future Land Use Map – Windsor Growth Centre (Map 3), Generalized Future Land Use Map – Hantsport Growth Centre (Map 4), Generalized Future Land Use Map – Falmouth Growth Centre (Map 5), and Generalized Future Land Use – Three Mile Plains Growth Centre (Map 6).**
- Policy 5-181** Establish the following Community Use Zones as shown on the **Zoning Map (Map 1-5)** of the Land Use By-law:
 - a) **Institutional (I):** lands in this zone are intended for existing public or non-profit uses such as churches, schools, homes for special care, community halls, fire stations, indoor recreational uses, and other public buildings and facilities.
 - b) **Open Space (OS):** lands in this zone are intended for parks and other public outdoor recreation uses, cemeteries, historic sites, and similar uses. Generally, open space uses do not involve main buildings, but the zone may also be applied to certain institutional uses, such as museums and interpretive centres, which are located on large parcels of land used as parkland.
- Policy 5-182** Permit a range of uses in the Community Use designation, including but not limited to, recreation uses, institutional uses, public and private schools, assembly halls, cemeteries, campgrounds, day care centres, and places of worship.
- Policy 5-183** Encourage the provision a variety of recreation facilities, both public and private.
- Policy 5-184** Establish and maintain the priorities of parks and open spaces within the context of overall municipal priorities and financial resources.
- Policy 5-185** Permit parks and playgrounds in any zone, provided accessory buildings are small scale, any signage meets the requirements of the zone, and all other requirements of the Land Use By-law are met.

5.11.1 Institutional (I) Zone

Throughout the Municipality there are several institutional land uses. Among these are educational facilities, homes for senior care, the Hants Community Hospital, places of worship and museums and are predominantly located in residential areas. New institutional uses such as schools and government offices, as well as developments that are under private operations that include community groups and places of worship, and public serving organizations will be permitted only by development agreement.

Policy

As a result, it shall be the policy of Council to:

Policy 5-186 Within the Institutional (I) zone, permit a range of institutional uses to locate on large lots that will minimize their potential effects upon adjacent areas and to accommodate larger the number of persons who use such facilities.

Policy 5-187 Regulate setbacks to encourage buffering of adjacent non-institutional uses.

Policy 5-188 Consider entering into a development agreement to permit institutional uses in any designation, subject to the following:

- a) The development fronts on an arterial or collector road, or on a road that has direct access to an arterial or collector road;
- b) If the proposed development is located in an architectural design control district, the architectural design of the development is reasonably consistent with the provisions of the architectural design manual;
- c) The development is serviced, or is capable of being serviced, by a potable water supply and either central sewer or an approved on-site sewage disposal system;
- d) Noise and traffic generation of the proposed use is not excessive in relation to the existing development pattern of the area;
- e) Safe and efficient roadway access can be provided;
- f) Adequate on site parking can be provided;
- g) Adequate open space, landscaping and separation distances can be provided; and
- h) The proposal meets the general criteria set out in section 6.3.4.

5.11.2 Open Space (OS) Zone

There are several federal and provincial historic sites encompassing a large land area used as parkland. While some parks and open spaces serve at a neighbourhood level, others such as the Fort Edward National Historic Site attract a larger number of visitors from beyond the municipality. Generally, open space uses do not involve main buildings, but the zone may also be applied to certain institutional uses, such as museums, which are located on large parcels of land used as parkland.

Policy

As a result, it shall be the policy of Council to:

Policy 5-189 Zone only public lands for Open Space purposes.

Policy 5-190 Encourage the protection and maintenance of Open Space areas to provide adequate parkland for current and future residents and visitors.

5.12 Nesbitt Island Designation

The Nova Scotia Textiles mill was built in the 1880's and was a major industry in Windsor until it closed in 2005. A development agreement was registered on the property in 2007 that permitted commercial and residential redevelopment within the existing building, but these aspects were not completed by previous owners. The building has been vacant since then. In August 2021, a demolition permit was issued for a portion of the building which left approximately half of the original textile mill building remaining.

Due to the visibility and location of the property adjacent to Highway 101, the potential for repurposing of the remainder of the former textile mill building, and resulting developer interest in the site, Council feels this property may have potential for redevelopment including a broad range of commercial, residential and recreational uses.

Built in 1884, the mill was an excellent example of a late 19th century industrial building and its highly visible location adjacent to Highway 101 made it a landmark. Where possible, any redevelopment or expansion of the Nova Scotia Textiles mill building should retain the architectural elements of the remainder of the building which contribute to the public façades on both Nesbitt Street and Colonial Road, as well as to the view from Highway 101. These elements include the brick façade and the shape of windows.

General Nesbitt Island Policies

As a result, it shall be the policy of Council to:

Policy 5-191 Establish the Nesbitt Island designation as shown on the **Generalized Future Land Use Map – Windsor Growth Centre (Map 3)**.

Policy 5-192 Establish the following Nesbitt Island zones as shown on the **Windsor Growth Centre Zoning Map (Map 2)** of the Land Use By-law:

- a) **Mixed Use (MU)**: lands in this zone include the former Nova Scotia Textile's mill site and the Municipally owned lot abutting the former textile mill site.

Policy 5-193 Permit a variety of land uses including but not limited to commercial, residential, institutional, and recreation uses in the Nesbitt Island designation.

5.12.1 Mixed Use (MU) Zone

Policy 5-194 Consider amending areas to the Mixed Use (MU) zone only when the property:

- a) Has frontage on Nesbitt Street or Colonial Road; and

- b) Is located on the north side of Highway 101.

Policy 5-195 Have regard to the following conditions when evaluating an amendment specified in Policy 5-194:

- a) A geotechnical assessment prepared by a professional Engineer stating that the site is suitable for the proposed development. If within the Environmental Constraints Area, the study should follow the requirements outlined in Section 3.8.2;
- b) The proposed use is compatible with the character of the area regarding items including but not limited to traffic generation and architectural design and scale;
- c) Adequate landscaping, open space and natural or artificial buffering can be provided;
- d) Adequate parking and safe pedestrian and vehicular access to the site can be provided; and
- e) The proposal meets the general criteria set out in Section 6.3.4.

Policy 5-196 Consider only by development agreement within the Nesbitt Island designation mixed use, multiple unit residential developments in excess of four (4) storeys in height, subject to the following:

- a) The proposed development consists of a combination of uses which are permitted in the Mixed Use (MU) zone;
- b) The building will in no instance exceed 210 ft (64 m) in height;
- c) The architectural design of the development is sensitive to the existing built form and character of the surrounding area, and in particular, where the proposal involves the redevelopment of the former textile mill building or the construction of a new building on the former textile mill site, the heritage of the building is taken into consideration and any significant architectural elements which contribute to the appearance of the public façade(s) including the brick construction and shape of windows are imitated on the first three (3) storeys of the new building;
- d) Signage exceeding the Land Use By-law regulations may be considered where:
 - i. The application is accompanied by an engineered design of the proposed signs, specifically detailing the method to secure the signs, if the signage exceeds the height requirements; and
 - ii. Illumination of the sign follows Section 3.15 of the Land Use By-law.
- e) Adequate landscaping, open space and natural or artificial buffering can be provided;
- f) Adequate parking, safe and convenient pedestrian access, and vehicular access to the site can be provided;
- g) Adequate provision is made to minimize conflict with existing residential dwellings with respect to hours of operation of commercial, institutional, and recreation uses;
- h) The application is accompanied by:

- i. A site plan drawn to scale showing the proposed number, location and type of buildings, lot coverage, parking areas, vehicular and pedestrian circulation systems within the development, access to the site and open space and recreational areas;
 - ii. A shadow study evaluating the shadow impact of the proposed development including building footprints, siting, massing, orientation and form, for various times during the day of four separate days quarterly within a calendar year;
 - iii. A Traffic Impact Study (TIS) prepared by a qualified traffic or transportation Engineer and approved by the authority having jurisdiction, showing the adequacy of the existing and proposed road network to accommodate the proposed development. The TIS must also provide recommendations concerning the mitigation of any traffic-related issues which may be caused by the development;
 - iv. A drainage and stormwater management plan prepared by a professional Engineer and approved by the Municipal Engineer, demonstrating the impact the proposal will have on adjacent lands or existing stormwater management systems and outlining how pre- and post-construction flows will be balanced;
 - v. A geotechnical assessment is prepared by a professional Engineer stating that the site is suitable for the proposed development. If within the Environmental Constraints Area, the study should follow the requirements outlined in Section 3.8.2;
 - vi. Other supporting maps showing the topography of the lot including contours at appropriate intervals, and significant natural features such as watercourses, wetlands and unique habitat or vegetation;
 - vii. Photo examples, plans or elevation drawings showing the exterior design of the proposed buildings; and
 - viii. 3D renderings showing the impact of the proposed development on the views from Fort Edward Historical Site.
- i) The proposal meets the general criteria set out in Section 6.3.4.

6 Implementation & Administration

This Municipal Planning Strategy is the policy framework used by Council to guide development and other matters regulated by Parts 8 and 9 of the *Municipal Government Act*. This section identifies the administrative tools related to this Municipal Planning Strategy.

6.1 Public Participation

In January 2023, Council adopted a Public Participation Policy, entitled “Policy RCOPL-006.00 Public Participation Program Policy”, to direct the preparation and adoption of land use planning strategies and implementation of By-laws or amendments thereto. This policy requires that when preparing a new Municipal Planning Strategy, that notification to adjacent municipalities is completed, at least one informal public meeting, and one formal Public Hearing be held to allow public input on the proposed documents.

The policy of Council ensures that public participation in the preparation and adoption of Land Use Planning Strategies and implementing By-laws or amendments thereto are in accordance with the requirements of the *Municipal Government Act* (Part VIII, Section 204). This policy applies to all areas within the Municipality.

This Municipal Planning Strategy has been prepared in full accordance with Council’s policy and the requirements of the *Municipal Government Act*.

6.2 Effective Date and Repeal of Municipal Planning Strategy

Policy 6-1 This Municipal Planning Strategy shall come into effect on the date that a notice is published by the Municipality, informing the public that the planning documents are in effect.

Policy 6-2 During a meeting held on [DATE], the Council of the West Hants Regional Municipality repealed:

- a) The Town of Hantsport Municipal Planning Strategy as adopted by Town Council May 20, 2010, and all amendments thereto.
- b) The Town of Windsor Municipal Planning Strategy as adopted by Town Council May 13, 2008, and all amendments thereto.
- c) The Municipality of the District of West Hants Municipal Planning Strategy as adopted by Municipal Council May 20, 2010, and all amendments thereto.

6.3 Implementation

6.3.1 Definitions

The definitions in the Land Use By-law shall apply to and be used in interpretation of all policies of this Municipal Planning Strategy.

6.3.2 Land Use By-law and Subdivision By-law

The Land Use By-law is the principal means for implementing the land use policies of this Municipal Planning Strategy pursuant to Section 219 (1) of the *Municipal Government Act*.

The Subdivision By-law is the principal way of regulating the subdivision of land pursuant to Part 9 of the *Municipal Government Act*. Section 193 of the *Municipal Government Act* defines ‘subdivision’ as “the division of any area of land into two or more parcels and includes a re-subdivision or a consolidation of two or more parcels.”

Policy

As a result, it shall be the policy of Council to:

Policy 6-3 Adopt and maintain a Land Use By-law which carries out the intent of this Municipal Planning Strategy.

Policy 6-4 Adopt and maintain a Subdivision By-law which carries out the intent of this Municipal Planning Strategy. Specifically, the Subdivision By-law shall:

- a) Apply to the entirety of the West Hants Regional Municipality;
- b) Ensure that any subdivision, with the exception of lots created using the variance provisions of Part 9 of the *Municipal Government Act*, conforms with the lot requirements contained in the Land Use By-law;
- c) Establish locations and standards for the development of public and private roads, central services and other publicly owned infrastructure;
- d) Contain provisions intended to ensure that lots are suitable for on-site sewage disposal where there is no central sewer system;
- e) Contain provisions for dedicating land or an equivalent value for park, playground and similar public purpose;
- f) Ensure the applicable requirements of the Provincial Subdivision Regulations are in effect; and
- g) Contain any other provisions needed to fulfil the intent of this Municipal Planning Strategy.

Policy 6-5 In accordance with Sections 243(1) and 243(2) of the *Municipal Government Act*, appoint a Development Officer who shall administer the Land Use By-law and Subdivision By-law and as such shall be responsible for the granting of development permits and approval of plans of subdivision.

Policy 6-6 Specify on any development permit, in addition to the permitted development, the time for which the permit is valid.

6.3.3 Variances

There are situations related to development that cannot be predicted. In order to ensure that undue hardship is not caused by requirements for developments, the ability to vary requirements enabled in Sections 235 and 236 of the *Municipal Government Act* will be used.

Policy

As a result, it shall be the policy of Council to:

Policy 6-7 Enable the Development Officer to vary the following Land Use By-law regulations or terms in a development agreement if provided for in the development agreement:

- a) The percentage of land that may be built on;
- b) The size or other requirements relating to yards, lot frontage, or lot area;
- c) The number of parking and loading spaces required;
- d) The ground area and height of a structure;
- e) The floor area occupied by a home-based business; and
- f) The height and area of a sign.

6.3.4 Land Use By-law Amendments and Development Agreements

Changes to the text or maps of the Land Use By-law may be considered by Council without an amendment to the Municipal Planning Strategy if the change is in conformity with the policies of the Municipal Planning Strategy. When Council considers amending the Land Use By-law, all implications of the amendment must be considered.

A development agreement is a contract between Council and an owner of land to permit a use which would not usually be permitted in that location. Any proposed development agreement must be enabled by both the Land Use By-law and Municipal Planning Strategy and must meet the requirements established for development agreements. A development agreement is binding until discharged by Council.

Policy

As a result, it shall be the policy of Council to:

Policy 6-8 Consider an application for amendment to the zoning map(s) of the Land Use By-law only if the application is for a specific development.

Policy 6-9 If a non-conforming structure will be created, the applicant must be notified of this in writing prior to the amendment being considered.

Policy 6-10 In considering amendments to the Land Use By-law, in addition to the criteria set out in various policies of this Municipal Planning Strategy, Council shall be satisfied that the proposal:



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- a) Is consistent with the intent of this Municipal Planning Strategy and any applicable Secondary Plans;
- b) Does not conflict with any known Municipal, Provincial or Federal programs in effect in the Municipality. Required Provincial or Federal approvals need not be received before the amendment is approved;
- c) Has due regard for:
 - i. Applicable zone policies and the impact of both the specific development proposal and all other uses permitted in the proposed zone;
 - ii. Mix of housing types, densities, and tenures, including affordability and accessibility where residential uses are proposed;
 - iii. Adequacy of the dimensions and shape of the lot for the intended use;
 - iv. Availability and proximity of community facilities such as schools and recreation, where residential uses are proposed;
 - v. Adequacy of fire protection and other emergency services;
 - vi. Efficient use of existing and planned municipal infrastructure;
 - vii. Creation of any excessive traffic hazards or congestion stemming from the adequacy of road or pedestrian networks within, adjacent to, and leading to the proposal as determined by the Traffic Authority;
 - viii. Access and connection to active transportation infrastructure;
 - ix. Adequacy of sewer, water, and stormwater services, including site suitability for on-site services where applicable;
 - x. Appropriate measures for erosion control, site grading, and stormwater management, including maintaining balanced pre- and post-development peak flows being considered through the application process;
 - xi. Limited negative impact on existing adjacent land uses; and
 - xii. Financial capacity of the Municipality to absorb any costs relating to the development.
- d) Any other matter required by relevant policies of this Municipal Planning Strategy.

Policy 6-11

In considering development agreements, in addition to the criteria set out in various policies of this Municipal Planning Strategy, Council shall be satisfied that the proposal:

- a) Is consistent with the intent of this Municipal Planning Strategy and any applicable Secondary Plan;
- b) Does not conflict with any known Municipal, Provincial or Federal programs in effect in the Municipality. Required Provincial or Federal approvals need not be received before the development agreement is approved;
- c) Has due regard for:
 - i. Compliance with the Architectural Design Manual, in the opinion of the Planning /Heritage Advisory Committee, if the building or area is located in an Architectural Control District;

- ii. Consideration of architectural design and scale that respects and complements surrounding buildings, within reason;
 - iii. Adequacy of the dimensions and shape of the lot for the intended use and to ensure required buffering and screening can be carried out where necessary;
 - iv. Mix of housing types, densities, and tenures, including affordability and accessibility where residential uses are proposed;
 - v. Mitigation of impacts on existing uses and existing development forms through measures such as the use and size of proposed structures, setbacks, buffering, landscaping, limits on hours of operation, and other similar features of the proposed use and structures;
 - vi. The adequacy of fire protection and other emergency services;
 - vii. Availability and proximity of community facilities such as schools and recreation, where residential uses are proposed;
 - viii. Efficient use of existing and planned municipal infrastructure;
 - ix. Creation of any excessive traffic hazards or congestion stemming from the adequacy of road or pedestrian networks within, adjacent to, and leading to the proposal as determined by the Traffic Authority;
 - x. Adequacy of pedestrian infrastructure on the site including walkways and sidewalks and access and connection to active transportation infrastructure and networks surrounding the site;
 - xi. The adequacy of sewer and water services, including but not limited to on-site services where permitted;
 - xii. Appropriate measures for erosion control, site grading, and stormwater management, including maintaining balanced pre- and post-development peak flows being considered through the application process or during the development approval process;
 - xiii. Effective screening and buffering where appropriate to minimize impacts on abutting uses and the natural environment;
 - xiv. Incorporates climate change adaptation measures, including site design that accounts for floodplains, sea level rise, storm surge, and other environmental hazards;
 - xv. Financial capacity of the Municipality to absorb any costs relating to the development;
 - xvi. Consideration for universal accessibility and barrier-free design in site layout and building design; and
 - xvii. Limited impact on existing adjacent land uses.
- d) Any other matter required by relevant policies of this Municipal Planning Strategy.



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- Policy 6-12** Require, in addition to any other required information, any of the following information at a level sufficiently detailed to determine whether the criteria for amending the Land Use By-law or entering into a development agreement have been met:
- a) A detailed site plan and/or elevations showing:
 - i. Topography;
 - ii. Proposed types and forms of development;
 - iii. Minimum and maximum size of lots;
 - iv. Proposed location, height, dimensions, floor area, and use of all existing and proposed buildings or structures;
 - v. Location and type of roads and proposed access points; and
 - vi. Sidewalks, pedestrian pathways, parks, trails, and open space areas.
 - b) A Traffic Impact Study (TIS) prepared by a traffic or transportation engineer who is a member of the Association of Professional Engineers of Nova Scotia (APENS) or equivalent, showing the adequacy of the existing and proposed road network to accommodate the proposed development. The TIS must also provide recommendations concerning the mitigation of any traffic-related issues which may be caused by the development;
 - c) A landscape plan prepared by a surveyor who is a member of the Association of Nova Scotia Land Surveyors (ANSLS) or equivalent or a landscape architect who is a member of Atlantic Provinces Association of Landscape Architects (APALA) or equivalent showing:
 - i. All hard surfaces including but not limited to sidewalks, driveways, ground-level patios, fences, and retaining walls;
 - ii. Utilities above and below ground, including water lines and wells, sewer lines, septic tanks and beds, and power lines; and
 - iii. All trees (whether they are being kept, moved, taken out, or taken out and then replaced), including but not limited to location, diameter of trunk(s) at 4.6 ft (1.4 m) from the ground, common and botanical names, trees on adjacent properties within 6 ft (2 m) of the lot line of the development agreement and trees on any public road right-of-way abutting the development agreement site.
 - d) A drainage and stormwater management plan prepared by an engineer who is a member of the Association of Professional Engineers of Nova Scotia (APENS) or equivalent that demonstrates the impact the proposal will have on adjacent lands or existing stormwater management systems;
 - e) A hydrological study of groundwater resources prepared by a hydrological engineer who is a member of the Association of Professional Engineers of Nova Scotia (APENS) or equivalent to determine quality, available volume, and natural flows of the resource and to identify the area and rate of recharge;

- f) An environmental study carried out by an engineer who is a member of the Association of Professional Engineers of Nova Scotia (APENS) or equivalent or a geologist who is a member of Geoscientists NS to assess risks to the environment, including but not limited to, species at risk and environmental contamination;
- g) A geotechnical assessment prepared by a geotechnical engineer who is a member of the Association of Professional Engineers of Nova Scotia (APENS) or equivalent stating that the site is suitable for the proposed development; and
- h) A site grading plan, prepared by a surveyor who is a member of the Association of Nova Scotia Land Surveyors or equivalent or a civil engineer who is a member of Association of Professional Engineers of Nova Scotia (APENS) or equivalent showing the proposed grading of the site with respect to drainage and storm water management.

Policy 6-13 Establish controls within a development agreement that may be needed to adequately address any concerns raised by the specific criteria for the development or criteria set out in Policy 6-12, including but not limited to controls regarding:

- a) Off-road parking and loading spaces;
- b) Hours of operation;
- c) Landscaping, buffering, sensitive site orientation and screening;
- d) Reducing the impacts of noise, odour, dust, or light or any other form of emission on other properties in the area;
- e) Managing lighting to reduce glare and light trespass;
- f) Ensuring the development adequately addresses stormwater management, including low impact development requirements;
- g) Architectural features, including but not limited to bulk, scale, height, roof shape, building materials, exterior cladding, and shape and size and placement of doors and windows, to ensure they are visually compatible with nearby buildings in the case of a new building, or with the original building in the case of an addition;
- h) Ensuring the proposal provides sufficient park and trail features consistent with the applicable policies contained within Section 3.7.3 Active Transportation and within the Subdivision By-law;
- i) Management of garbage collection and industrial waste disposal;
- j) Ensuring the development meets the criteria established in the Municipal Services Specifications manual;
- k) On-going ownership and maintenance of the development;
- l) Time limits for the initiation and completion of construction; and
- m) Requirements for adequate performance bonding or security to ensure that major components of the development, including but not limited to road construction or

maintenance, landscaping or development of amenity areas, are completed in an appropriate and timely manner and maintained for a specific period of time.

6.3.5 Site Plan Approval

Site plan approval is a development control process that ensures certain types of development meet additional design and site-specific standards beyond the basic requirements of the Land Use By-law. The process allows the Development Officer to review detailed aspects of a proposal, such as landscaping, building placement, access, parking, buffers and screening, to ensure the new development minimizes impacts on the surrounding built and natural environment and contributes positively to the character of the area. This process provides flexibility to accommodate development while addressing site-level considerations that cannot be regulated through zoning alone.

Policy

As a result, it shall be the policy of Council to:

Policy 6-14 The following will be considered in the evaluation of site plan approval applications:

- a) The location of buildings and structures on the lot;
- b) The location of on-site parking and loading;
- c) The location, number and width of driveways;
- d) The type, location and height of walls, fences, hedges, trees, shrubs, ground cover or other landscaping elements
- e) The retention of existing vegetation;
- f) The location and surfacing of walkways;
- g) The location and type of outdoor lighting;
- h) The location of solid waste storage facilities;
- i) The location of easements;
- j) The grading or alteration of land levels, including stormwater management and drainage;
- k) The type, location, and number of signs; and
- l) Provisions for maintenance of any of the above standards.

Policy 6-15 The site plan notification, approval and appeal process shall follow the requirements of the *Municipal Government Act*, as well as the Public Participation Policy.

6.3.6 Secondary Planning

There may be instances where the Municipality may explore area specific plans, known as Secondary Plans. Secondary Plans provide detailed local policies to guide growth and change in a defined area (i.e., Growth Centres) of the Municipality. They implement the objectives, policies, and land use designations of this Municipal Planning Strategy to reflect local contexts while providing more detailed direction for such matters as the desired form and type of physical development, detailed targets and allocations for

population and job growth, the protection of natural and cultural heritage resources, and targets for sustainable development, phasing, and the implementation of infrastructure.

Policy

As a result, it shall be the policy of Council to:

Policy 6-16 Consider utilizing secondary plans within the Municipality as a method to provide more detailed policies in areas that warrant more detailed planning. These Secondary Plans shall be incorporated into the Land Use By-law.

6.4 Non-Conforming Uses, Structures, and Uses in Structures

Some existing land uses in the Municipality do not meet land use regulations but exist legally. Some were created before regulations came into effect and others were developed with permits in place, but the rules were later changed in a way that would not permit a similar use to be developed today. These are referred to as “non-conforming uses” in the *Municipal Government Act*, which provides them some specific basic protections.

Since all situations cannot be anticipated, Council will also consider expansion of some non-conforming structures, non-conforming uses of land and nonconforming uses in structures either as-of-right or by development agreement.

There are also structures which legally exist but do not meet the present requirements for structures to locate on a lot. These are referred to as “non-conforming structures”.

Because these uses and structures were legally created, Council will acknowledge their presence and allow for reasonable continuation of the use or structure. In most locations, Council will increase the ability to expand or change the use beyond that permitted in the *Municipal Government Act*.

Policy

As a result, it shall be the policy of Council to:

Policy 6-17 Maintain the restrictions established in the *Municipal Government Act* for non-conforming residential structures.

Policy 6-18 Permit non-residential non-conforming structures to enlarge, repair, renovate or reconstruct if the structure meets all zone requirements other than those which make it non-conforming.

Policy 6-19 Consider only by development agreement the extension, enlargement, alteration, or reconstruction of any non-conforming structure in all zones. In considering such development agreements Council shall be satisfied that:



Section 6 – Implementation

- a) The condition(s) that prevents the structure from being permitted as-of-right in the zone is addressed by the development agreement including but not limited to the positioning and design of buildings and structures; and
- b) The proposal meets the general criteria set out in Section 6.3.4.

Policy 6-20 Enable the recommencement of a non-conforming use, non-conforming use of land, or non-conforming use in a structure if it has been discontinued for a continuous period in excess of six (6) months but not more than 12 months.

Policy 6-21 Permit the change of use of a non-conforming use of land to another non-conforming use, or a non-conforming use in a structure to another non-conforming use which has similar or less impact than the existing non-conforming use or is more compatible with the uses permitted by the zone.

Policy 6-22 Permit the minor expansions for items such as entry ways of the building within which the non-conforming use is located.

6.5 Monitoring, Reviewing, and Updating this Municipal Planning Strategy

This Municipal Planning Strategy should be updated through continuous regular “housekeeping” changes to clarify policies or address inconsistencies. It may also be necessary to complete a comprehensive review of the entire Plan, Land Use by-law and Subdivision By-law to adjust the overall intent in order to accommodate and adapt to changes to the environmental, social, and economic climate of the Municipality.

Policy

As a result, it shall be the policy of Council to:

Policy 6-23 Encourage a periodical review of planning documents, amendments to planning documents, development agreements, and amendments to development agreements.

Policy 6-24 Require amendments to the policies of this Municipal Planning Strategy or to any of the **Generalized Future Land Use - Map 2, Generalized Future Land Use Map – Windsor Growth Centre (Map 3), Generalized Future Land Use Map – Hantsport Growth Centre (Map 4), Generalized Future Land Use Map – Falmouth Growth Centre (Map 5), and Generalized Future Land Use – Three Mile Plains Growth Centre (Map 6)** under the following circumstances:

- a) The intent of any policy is to be changed; and
- b) New policies and directions brought on by Statements of Provincial Interest, provincial or federal regulations, or changing priorities that have been brought by Council.

- Policy 6-25** In accordance with the *Municipal Government Act*, that this Municipal Planning Strategy may be reviewed when the Minister of Service Nova Scotia and Municipal Relations (Minister) or Council deems it necessary, but, in any case, not later than ten (10) years from the date of its coming into force or from the date of the last review.
- Policy 6-26** Consider amending any area abutting a designation on the **Generalized Future Land Use - Map 2, Generalized Future Land Use Map – Windsor Growth Centre (Map 3), Generalized Future Land Use Map – Hantsport Growth Centre (Map 4), Generalized Future Land Use Map – Falmouth Growth Centre (Map 5), and Generalized Future Land Use – Three Mile Plains Growth Centre (Map 6)** to a zone permitted in the abutting designation without requiring a Municipal Planning Strategy amendment, provided that all other policies of this Municipal Planning Strategy are met.
- Policy 6-27** Consider entering into a development agreement for a property abutting a land use designation on the **Generalized Future Land Use - Map 2, Generalized Future Land Use Map – Windsor Growth Centre (Map 3), Generalized Future Land Use Map – Hantsport Growth Centre (Map 4), Generalized Future Land Use Map – Falmouth Growth Centre (Map 5), and Generalized Future Land Use – Three Mile Plains Growth Centre (Map 6)** without requiring a Municipal Planning Strategy amendment, provided that all other policies of this Municipal Planning Strategy are met.
- Policy 6-28** Initiate a housekeeping amendment process within two years of the Municipal Planning Strategy being in effect to address any issues unforeseen at the time of implementation.

6.6 Recovery of Expenses

The *Municipal Government Act* allows municipalities to establish fees to cover the costs of amendments to the Land Use By-law, variances, and development agreements.

Policy

As a result, it shall be the policy of Council to:

- Policy 6-29** Charge applicants the fees specified in the Fees policy. The fees are intended to cover all or part of any of the following costs related to amendments to the Land Use By-law (with or without concurrent Municipal Planning Strategy amendments), variances, development agreements, amendments to development agreements, and site plan approvals:
- Notifying adjacent landowners;
 - Placing notices in the newspaper or other locations;
 - Posting a sign;
 - Processing an application; and
 - Registering a development agreement.

6.7 Capital Improvement Program

In addition to controlling private development, Council may undertake programs of its own to encourage development in certain areas, to enhance, improve, or protect the environment of the Municipality, or to provide a greater range of social, recreation, cultural, or educational facilities and activities. It is one purpose of this Municipal Planning Strategy to aid in establishing such programs.

Policy

As a result, it shall be the policy of Council to:

Policy 6-30 Include policies and provisions of this Municipal Planning Strategy into the capital budget and the capital program of the Municipality to the greatest extent possible, with the goal of eventual integration of planning, capital programming, and budgeting.

DRAFT

7 Maps

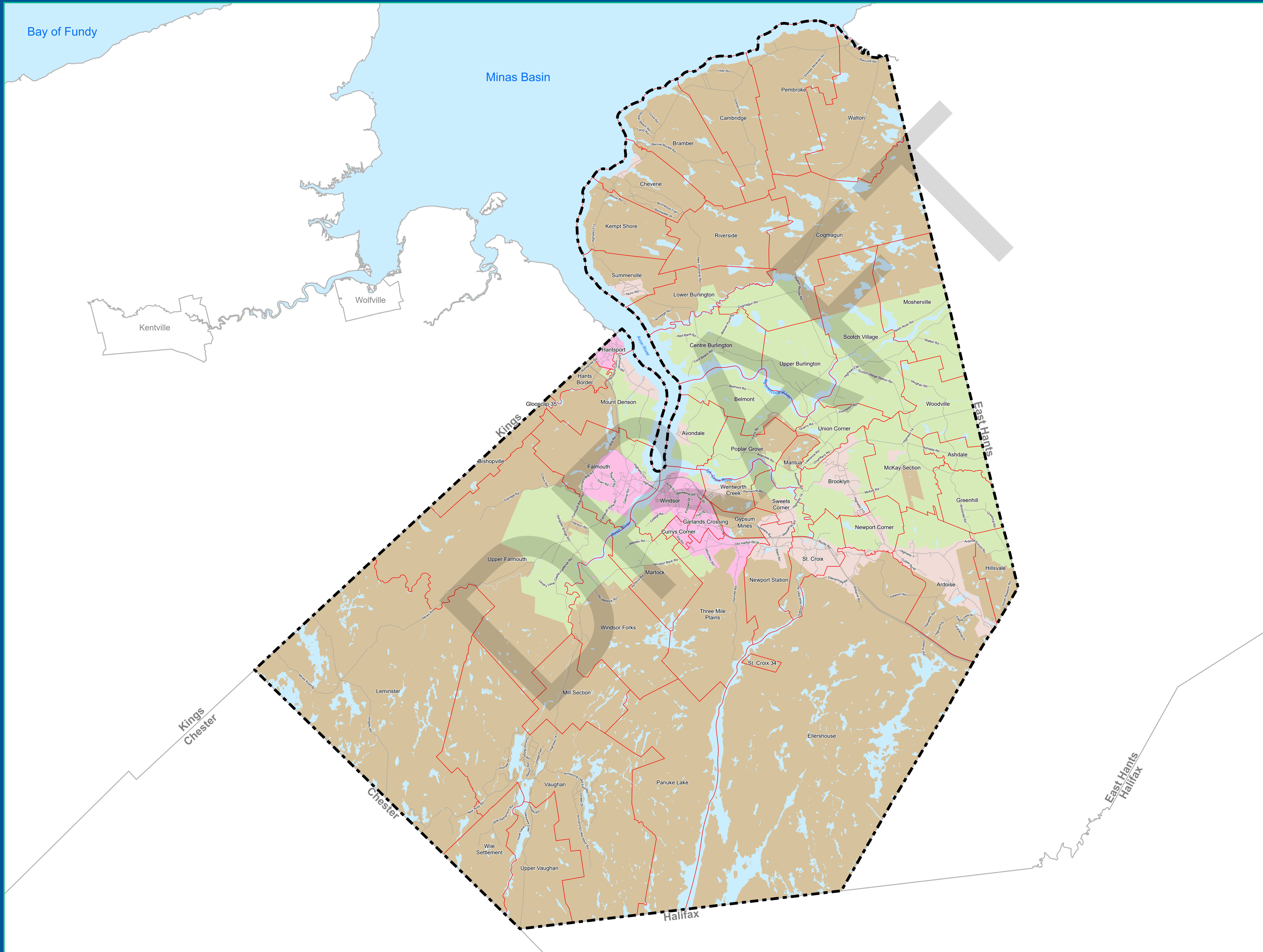
The following maps shall form part of the Municipal Planning Strategy:

Map 1	Municipal Structure
Map 2	Generalized Future Land Use Map
Map 3	Generalized Future Land Use Map - Windsor Growth Centre
Map 4	Generalized Future Land Use Map - Hantsport Growth Centre
Map 5	Generalized Future Land Use Map - Falmouth Growth Centre
Map 6	Growth Centre Generalized Future Land Use Map - Three Mile Plains
Map 7a	Transportation Map
Map 7b	Transportation Map
Map 8	Windsor Architectural Control Districts
Map 9	Fort Edward View Plane
Map 10	Wentworth Road Gateway District
Map 11a	Commercial Development District - Hantsport
Map 11b	Commercial Development District - Three Mile Plains/Windsor
Map 11c	Commercial Development District - Windsor

West Hants Regional Municipality

Municipal Planning Strategy

Map 1: Municipal Structure Map



Legend

- West Hants Municipal Boundary
- Municipal Boundaries
- Community Boundary
- Growth Centre
- Local Centre
- Resource
- Agriculture

APPROVED: [Date]

This map forms part of the Municipal Planning Strategy for the West Hants Regional Municipality.

Source: West Hants Regional Municipality; GeoNOVA

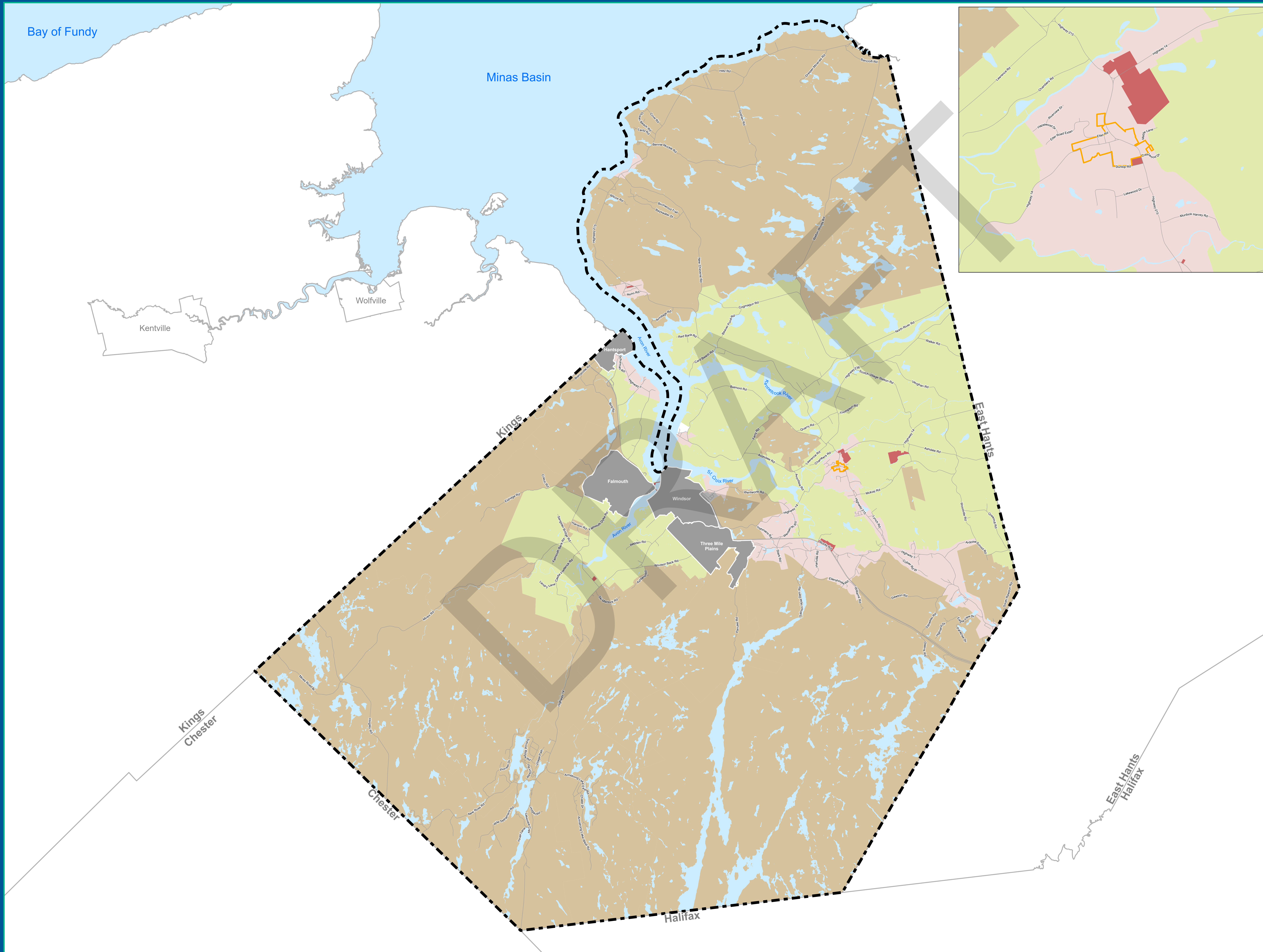
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November 2025

West Hants Regional Municipality

Municipal Planning Strategy

Map 2: Generalized Future Land Use Map



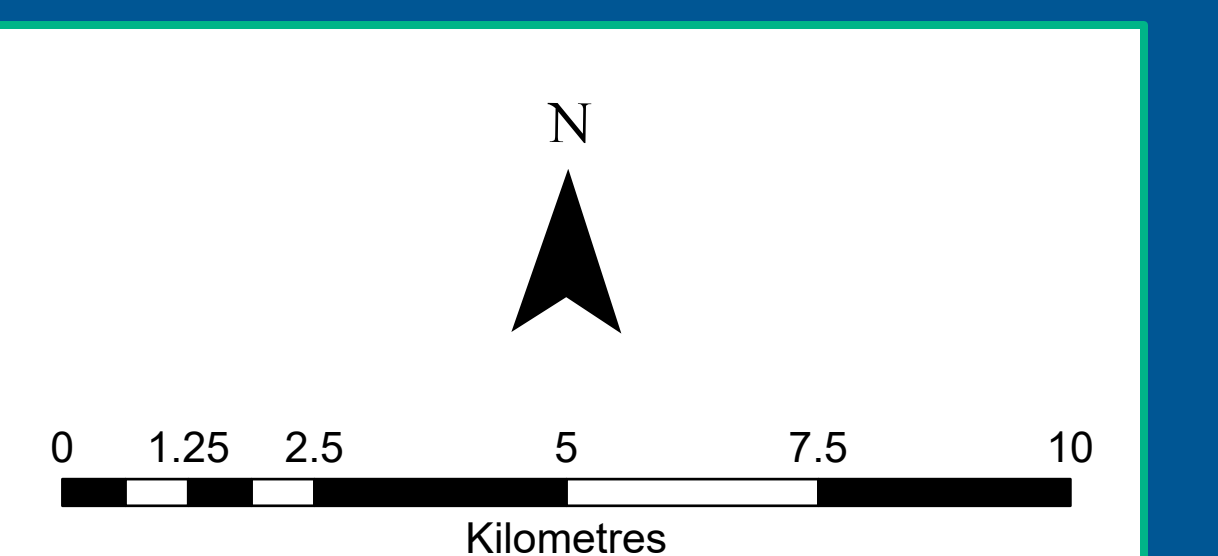
Legend

- West Hants Municipal Boundary
- Municipal Boundaries
- Land Use Designations**
- Residential
- Commercial
- Local Centre
- Industrial
- Resource
- Agriculture
- Local Centre Core Area
- Growth Centres**
- Windsor (See Map 3)
- Hantsport (See Map 4)
- Falmouth (See Map 5)
- Three Mile Plains (See Map 6)

APPROVED: [Date]

This map forms part of the Municipal Planning Strategy for the West Hants Regional Municipality.

Source: West Hants Regional Municipality; GeoNOVA

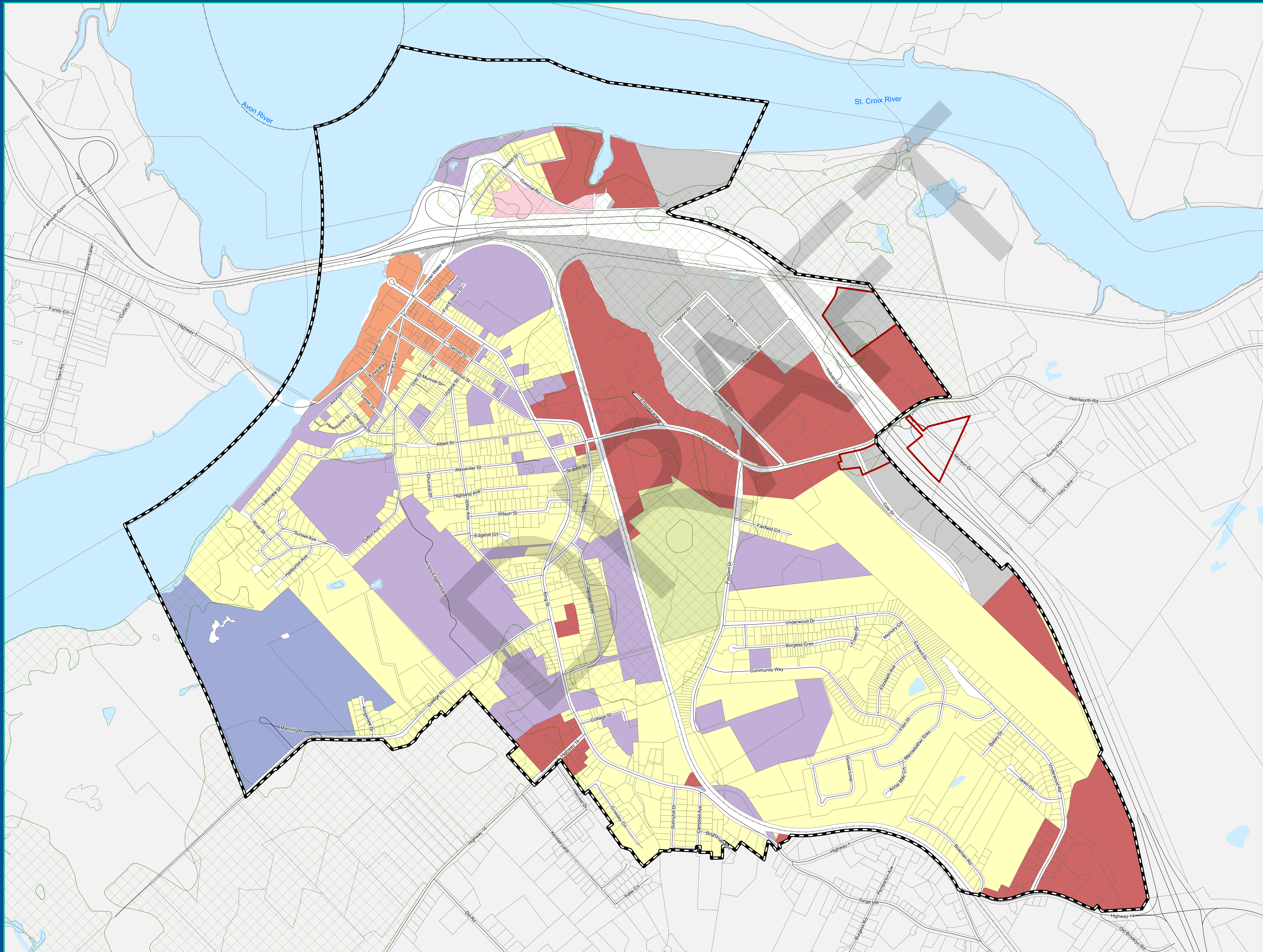


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West Hants Regional Municipality

Municipal Planning Strategy

Map 3: Generalized Future Land Use Map - Windsor Growth Centre



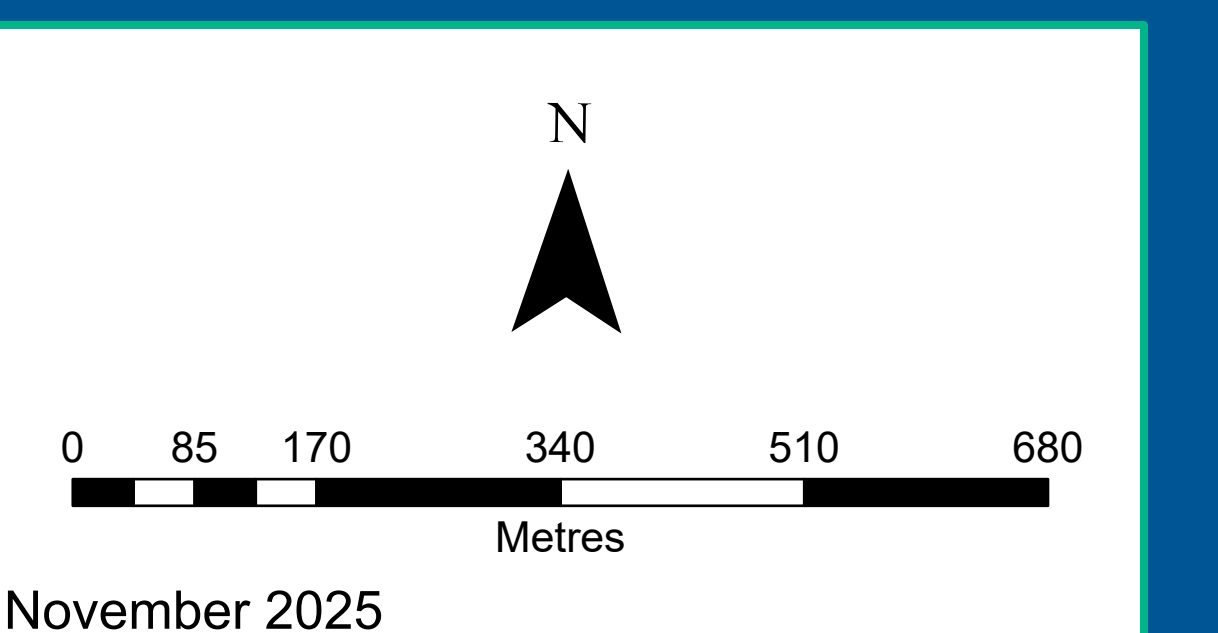
Legend

- Growth Centre
- Environmental Constraint
- Land Use Designations**
- Residential
- Commercial
- Community Use
- Industrial
- Downtown Core
- College Road Comprehensive Development District
- Agriculture
- Nesbitt Island

APPROVED: [Date]

This map forms part of the Municipal Planning Strategy for the West Hants Regional Municipality.

Source: West Hants Regional Municipality; GeoNOVA

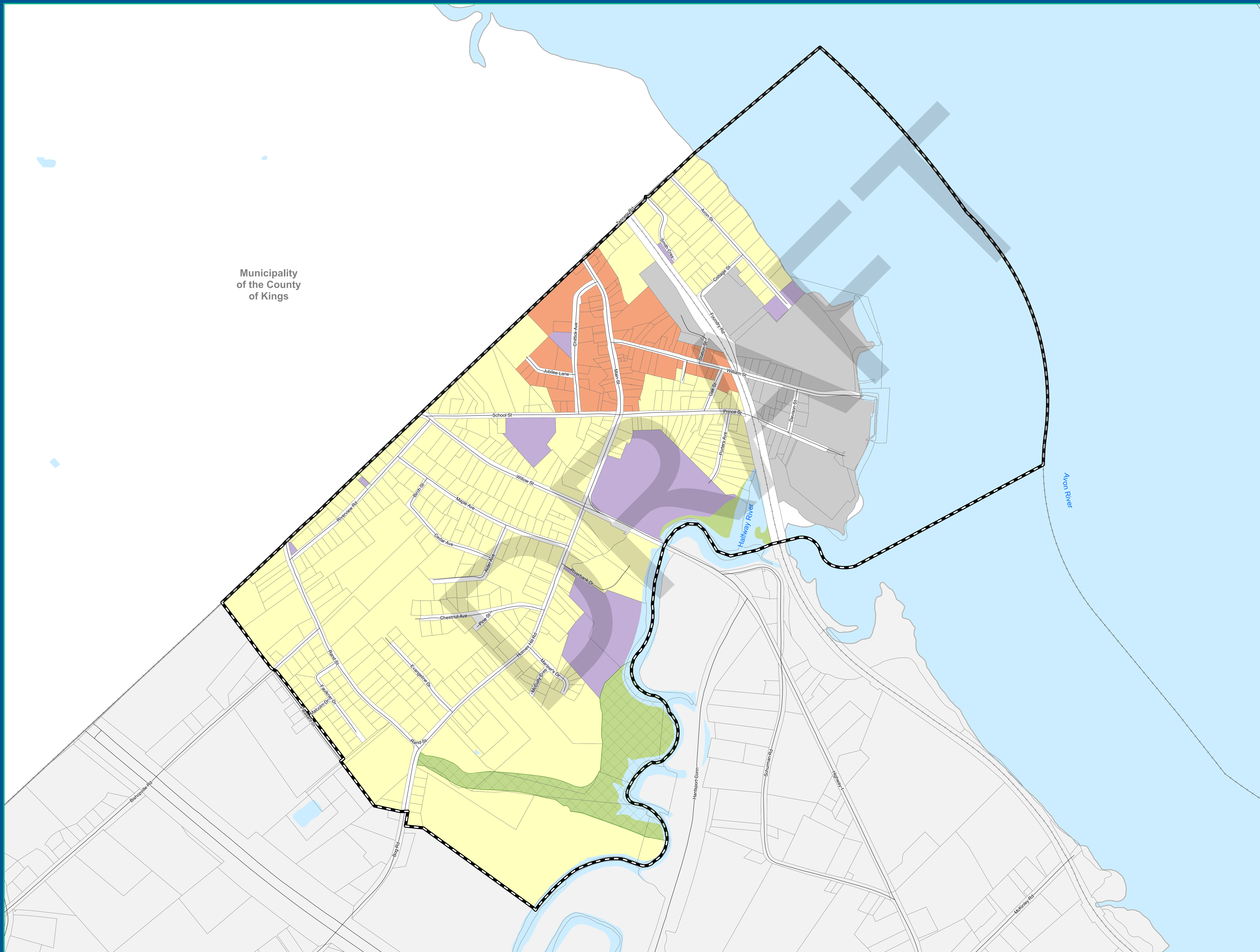


November 2025

West Hants Regional Municipality

Municipal Planning Strategy

Map 4: Generalized Future Land Use Map - Hantsport Growth Centre



Legend

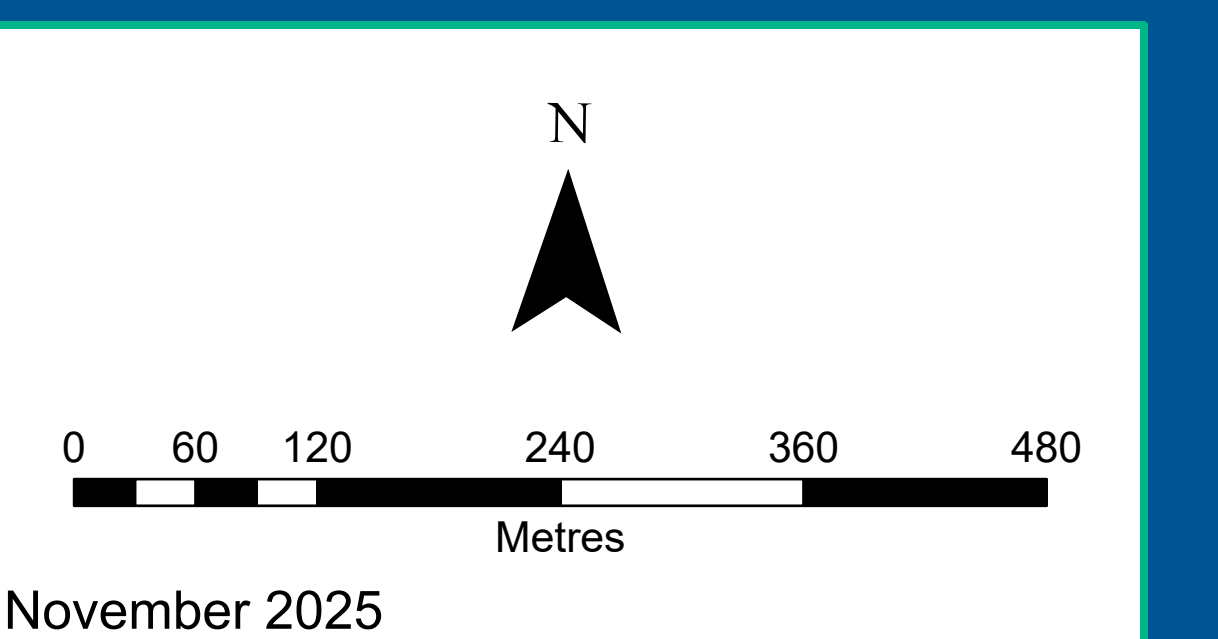
- Growth Centre
- Environmental Constraint
- Land Use Designations**
- Residential
- Downtown Core
- Community Use
- Industrial
- Wetlands

Municipality
of the County
of Kings

APPROVED: [Date]

This map forms part of the Municipal Planning Strategy
for the West Hants Regional Municipality.

Source: West Hants Regional Municipality; GeoNOVA

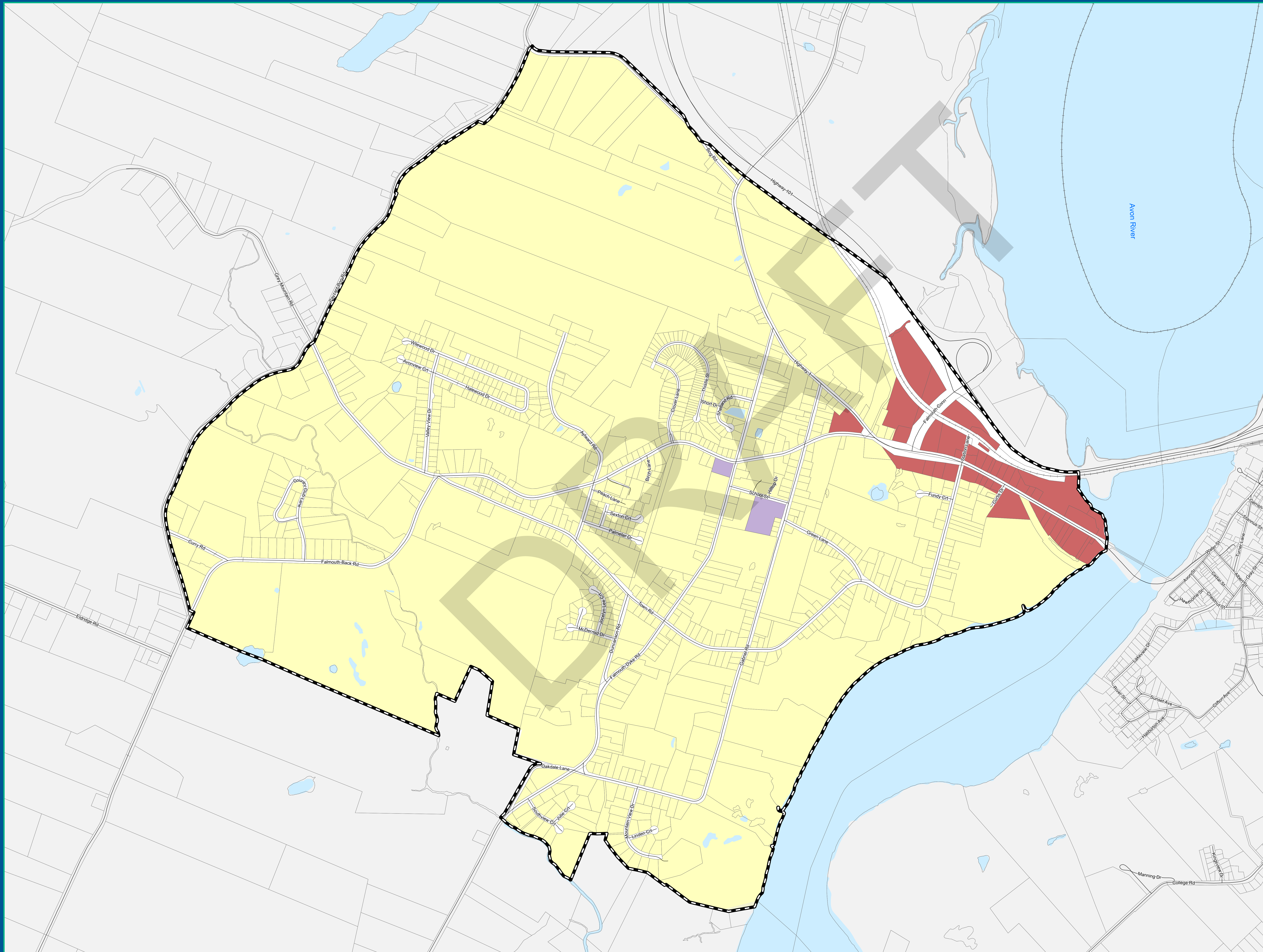


November 2025

West Hants Regional Municipality

Municipal Planning Strategy

Map 5: Generalized Future Land Use Map - Falmouth Growth Centre



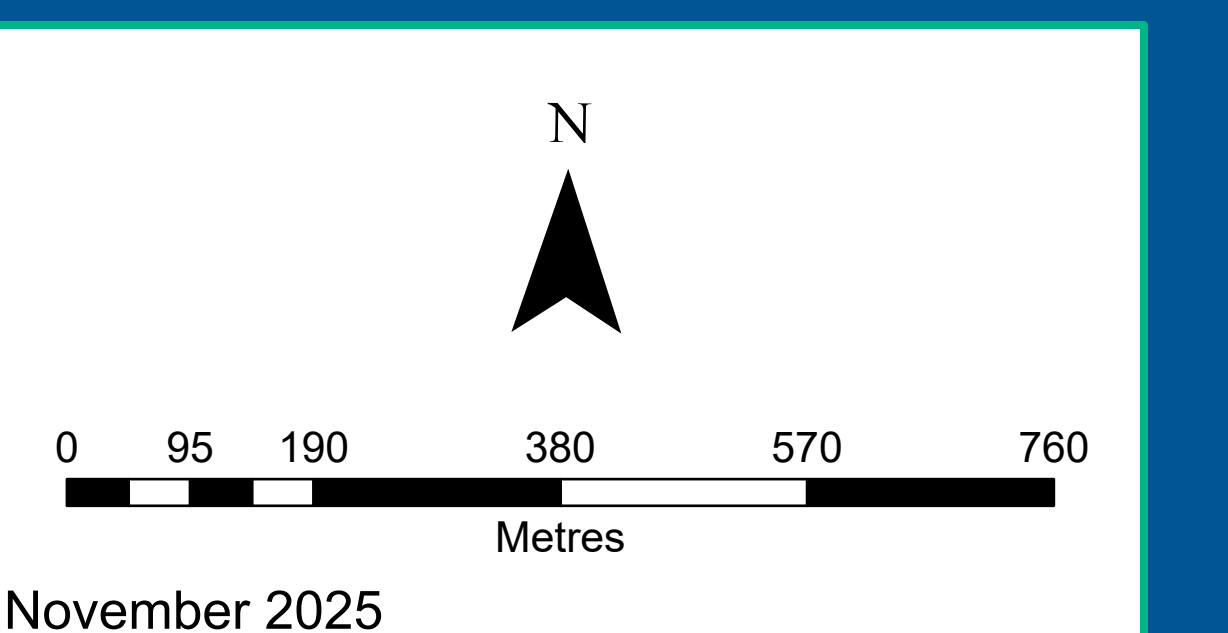
Legend

- Growth Centre
- Land Use Designation**
- Residential
- Commercial
- Community Use
- Agriculture

APPROVED: [Date]

This map forms part of the Municipal Planning Strategy for the West Hants Regional Municipality.

Source: West Hants Regional Municipality; GeoNOVA

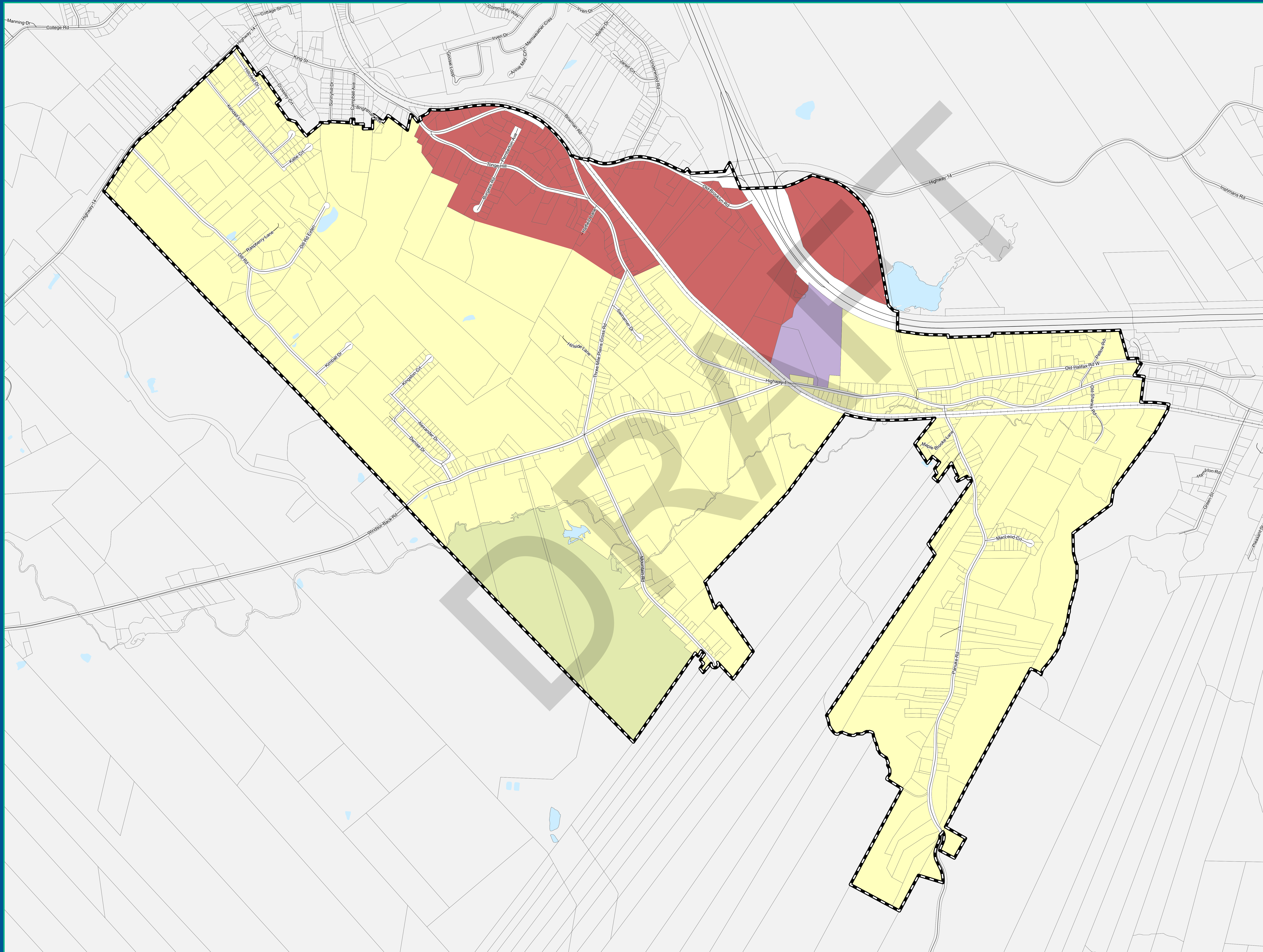


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West Hants Regional Municipality

Municipal Planning Strategy

Map 6: Generalized Future Land Use Map - Three Mile Plains Growth Centre



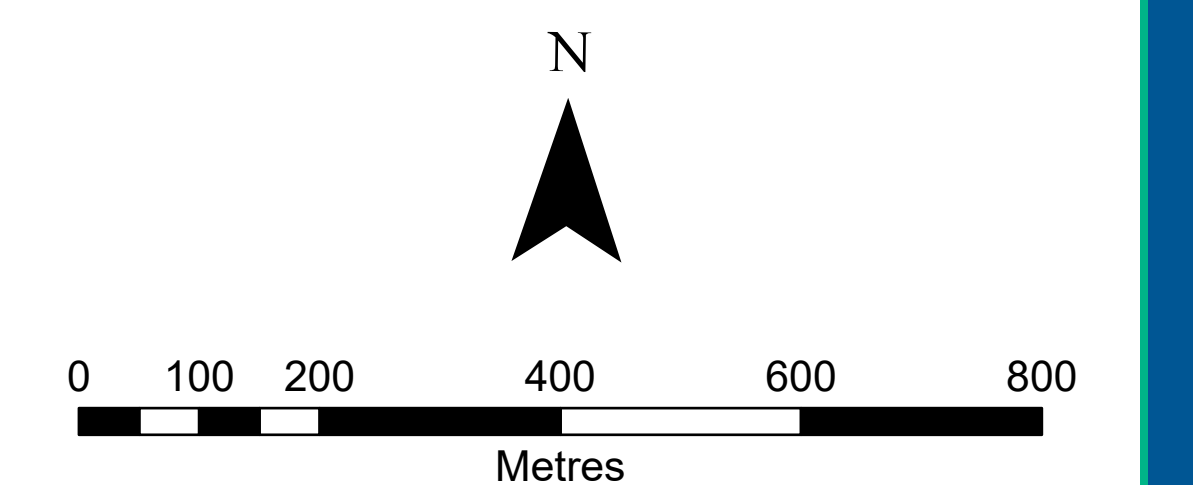
Legend

- Growth Centre
- Land Use Designations**
- Residential
- Commercial
- Community Use
- Agriculture

APPROVED: [Date]

This map forms part of the Municipal Planning Strategy for the West Hants Regional Municipality.

Source: West Hants Regional Municipality; GeoNOVA

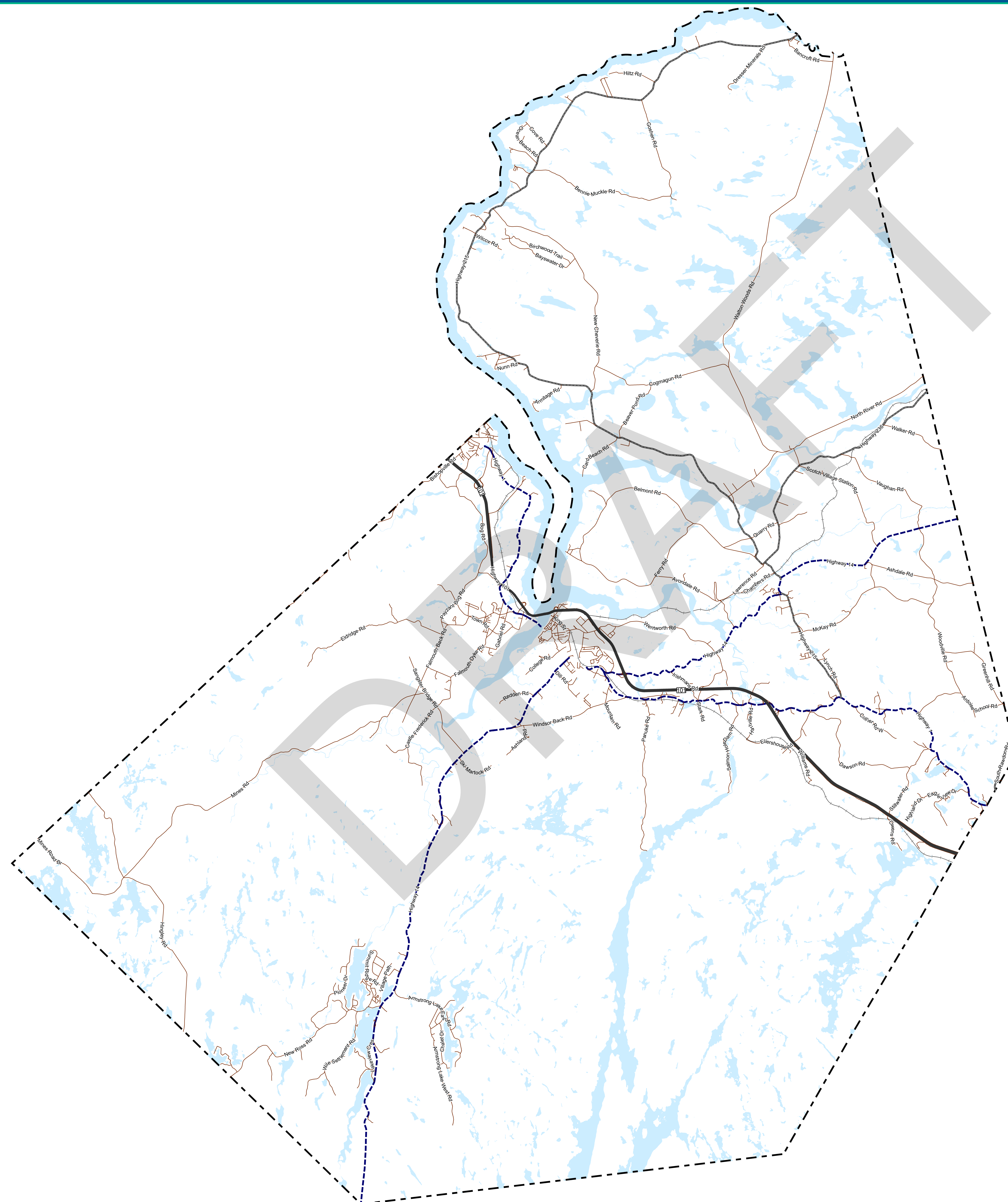


November 2025







West Hants Regional Municipality

Municipal Planning Strategy

Map 7a: Transportation Map



Legend

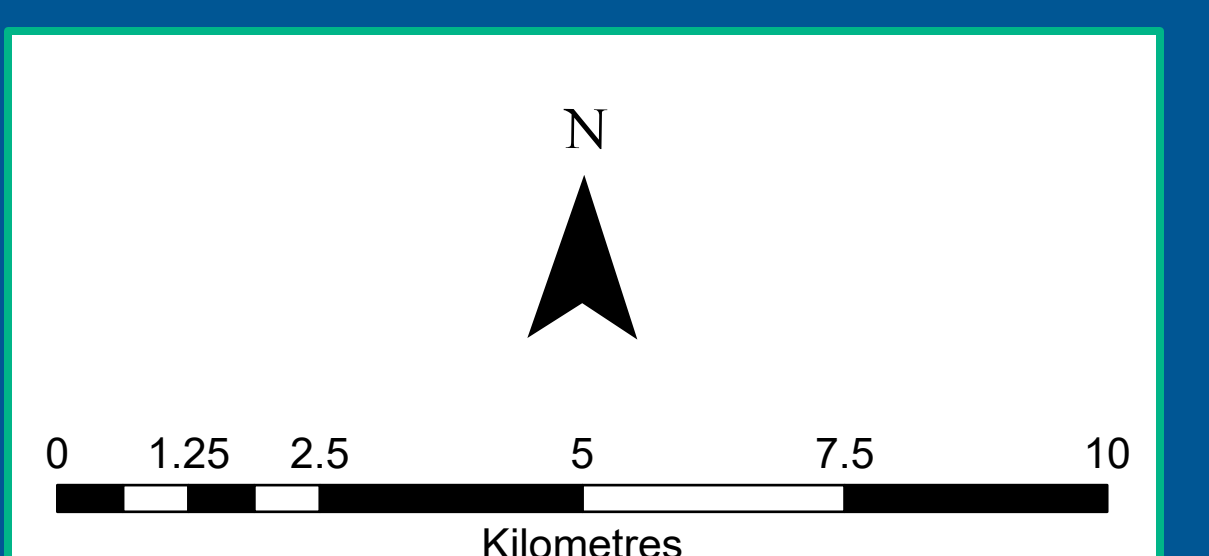
-  West Hants Municipal Boundary
-  Regional Roads
-  Arterial Roads
-  Collector Roads
-  Local Roads (Public and Private)
-  Railway

* Please refer to Map 7b: Transportation for Inset Maps of Windsor, Hantsport, Brooklyn, Three Mile Plains, Falmouth

APPROVED: [Date]

This map forms part of the Municipal Planning Strategy for the West Hants Regional Municipality.

Source: West Hants Regional Municipality; GeoNOVA

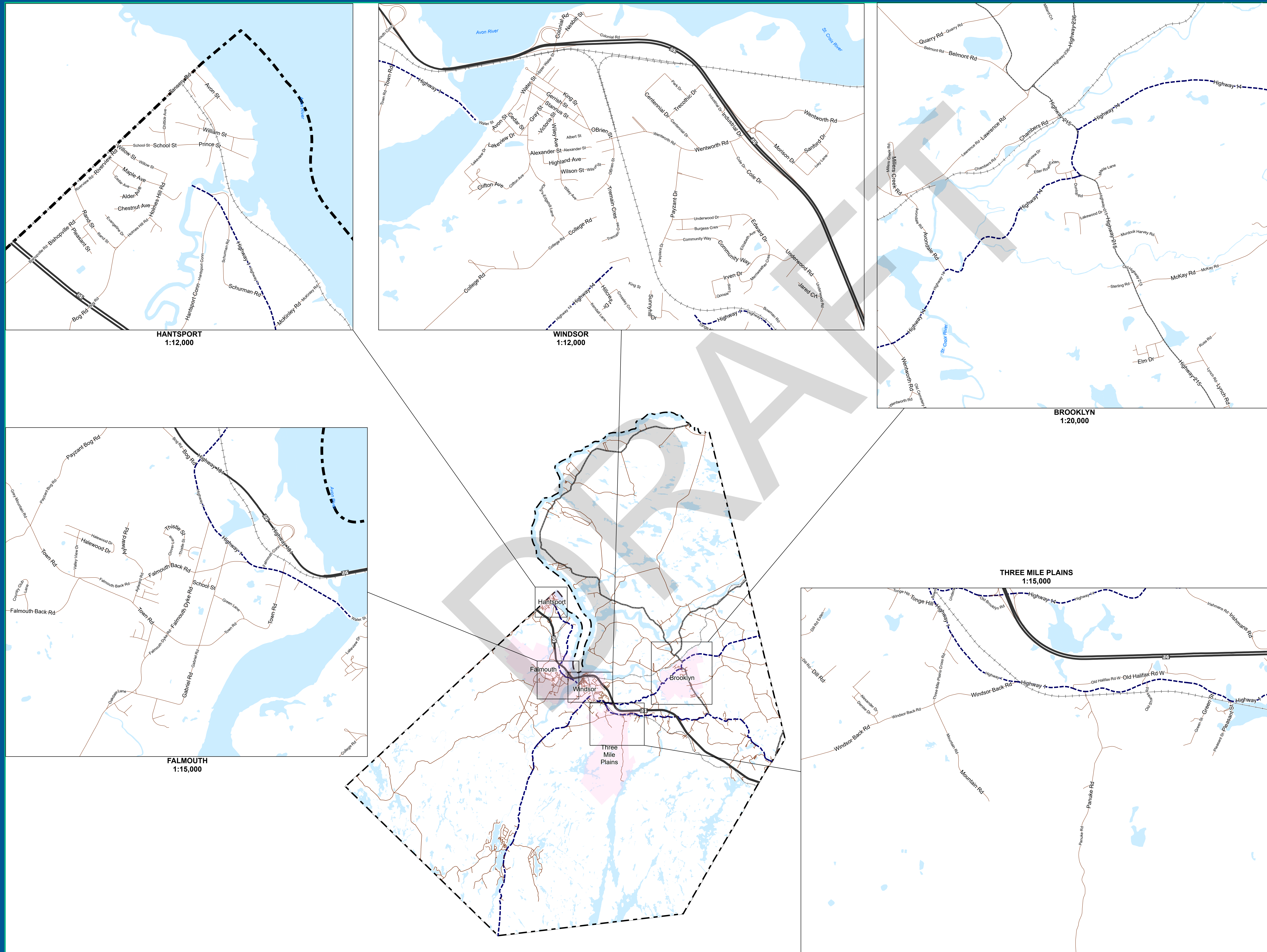


November 2025

West Hants Regional Municipality

Municipal Planning Strategy

Map 7b: Transportation Map

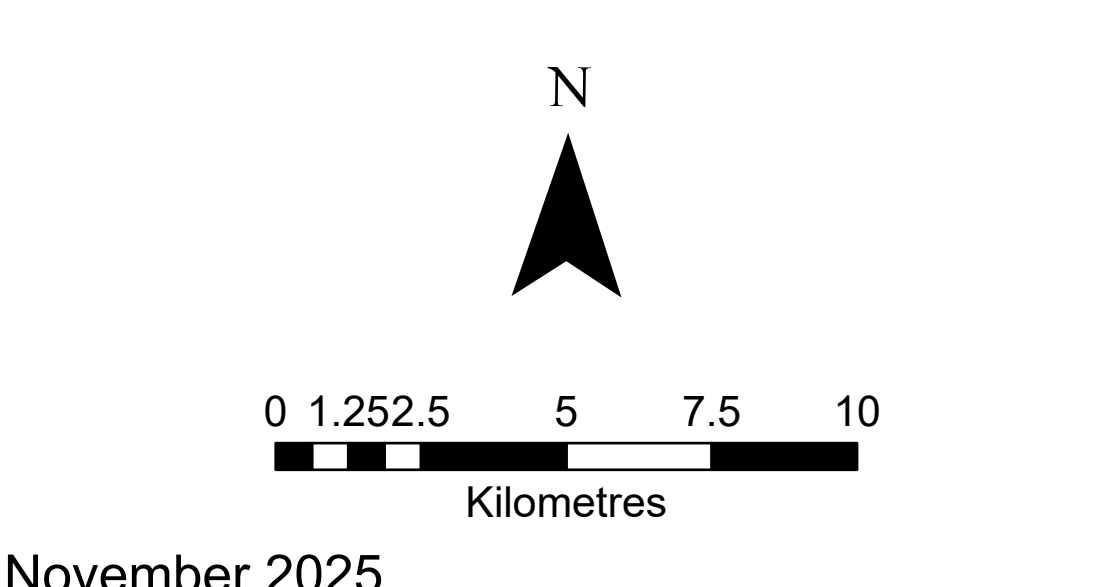


- Legend**
- West Hants Municipal Boundary
 - Community Boundary
 - Regional Roads
 - Arterial Roads
 - Collector Roads
 - Local Roads (Public and Private)
 - Railway

APPROVED: [Date]

This map forms part of the Municipal Planning Strategy for the West Hants Regional Municipality.

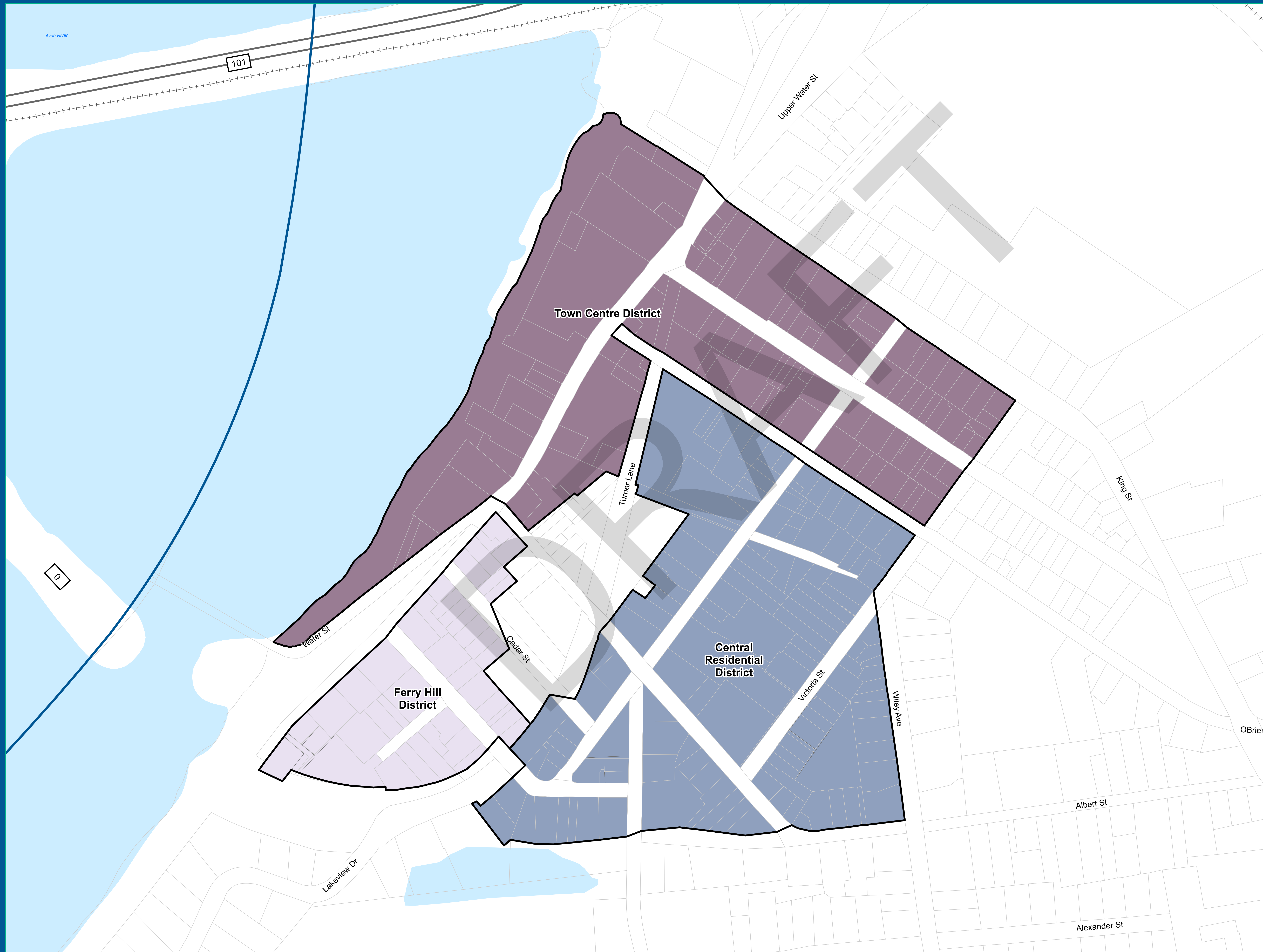
Source: West Hants Regional Municipality; GeoNOVA



West Hants Regional Municipality

Municipal Planning Strategy

Map 8: Windsor Architectural Control Districts



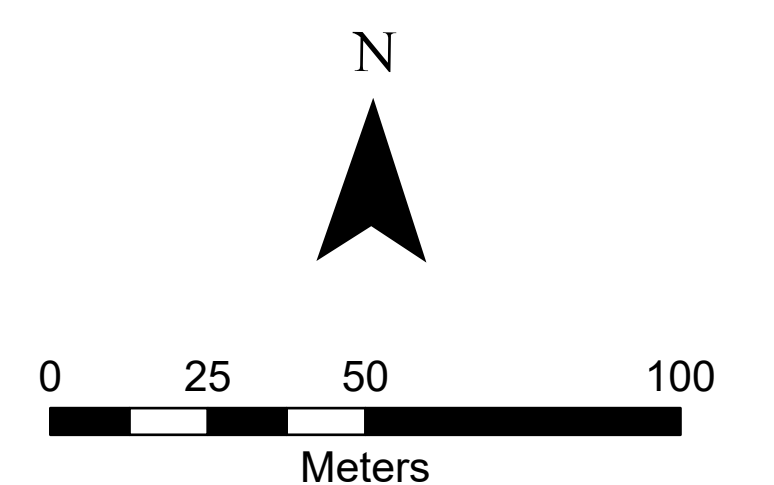
Legend

-  Growth Centre - Windsor
-  Regional Roads
-  Railway
- Architectural Control Districts**
-  Central Residential District
-  Ferry Hill District
-  Town Centre

APPROVED: [Date]

This map forms part of the Municipal Planning Strategy for the West Hants Regional Municipality.

Source: West Hants Regional Municipality; GeoNOVA

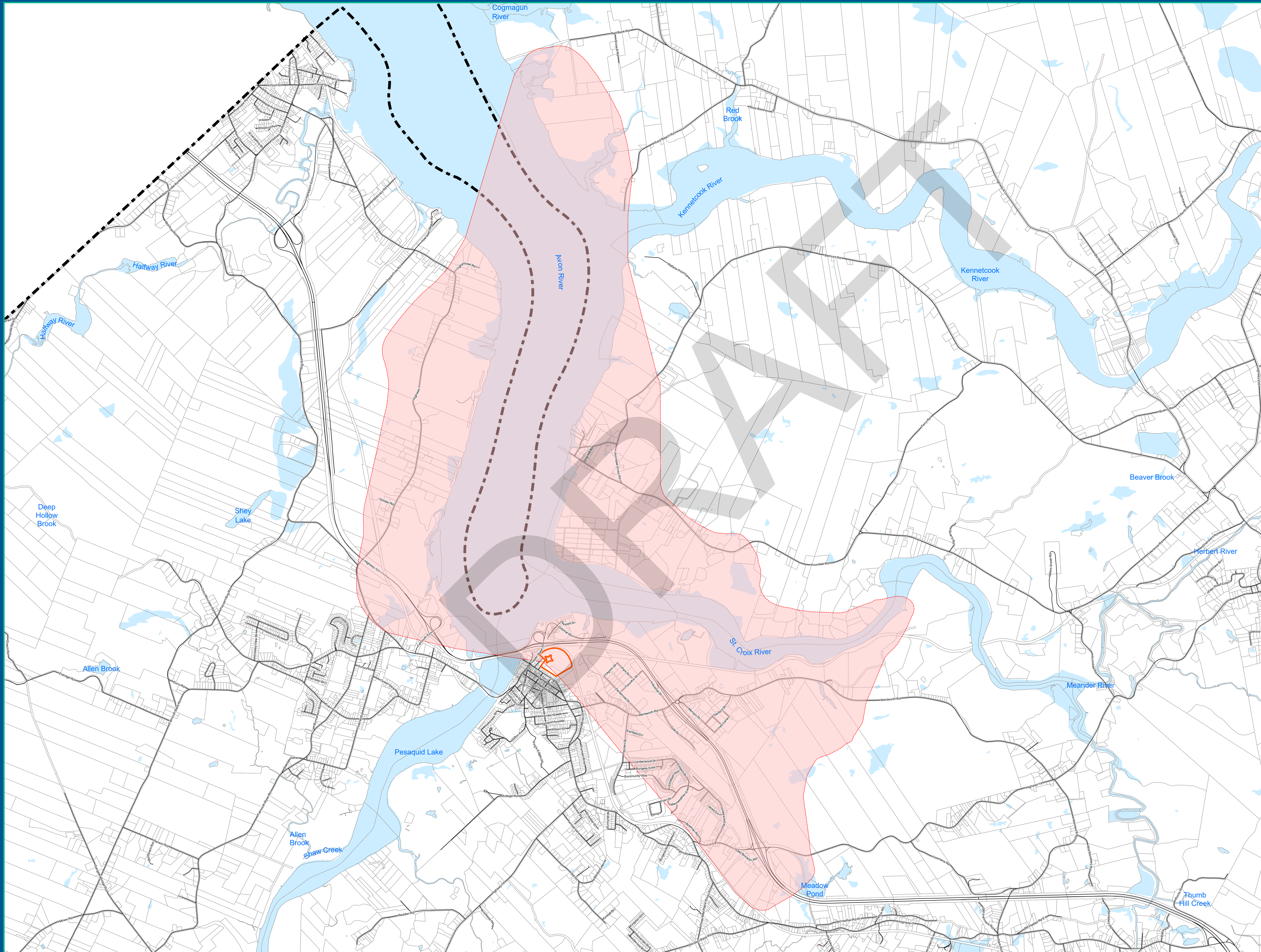


November 2025





West Hants Regional Municipality

Municipal Planning Strategy

Map 9: Fort Edward View Plane



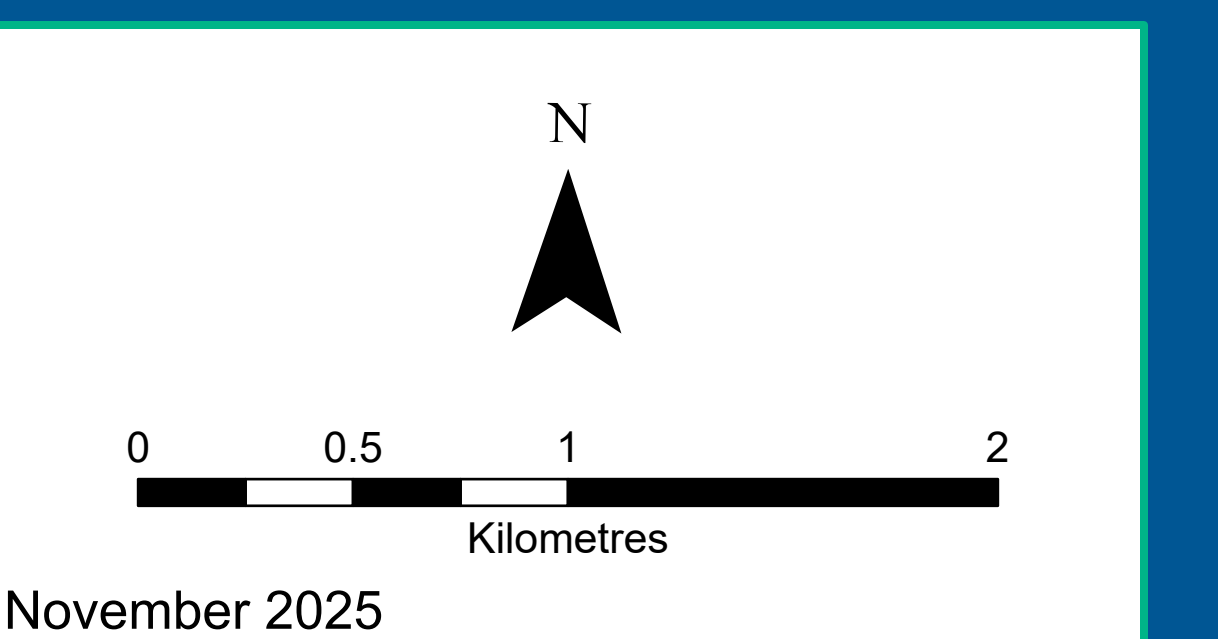
Legend

-  West Hants Municipal Boundary
-  Municipal Boundaries
-  View Plane
-  Fort Edward

APPROVED: [Date]

This map forms part of the Municipal Planning Strategy for the West Hants Regional Municipality.

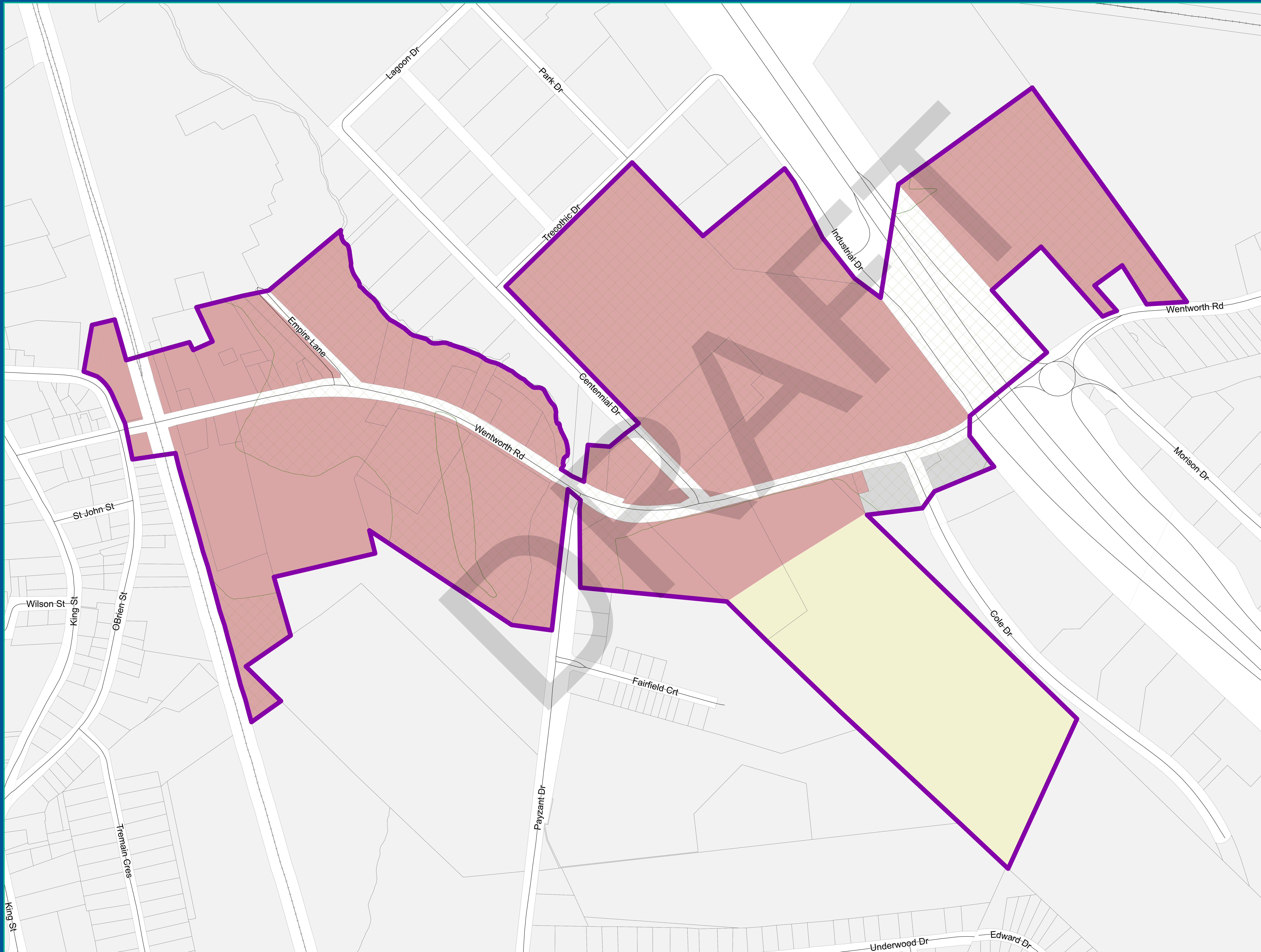
Source: West Hants Regional Municipality; GeoNOVA



West Hants Regional Municipality

Municipal Planning Strategy

Map 10: Wentworth Road Gateway District



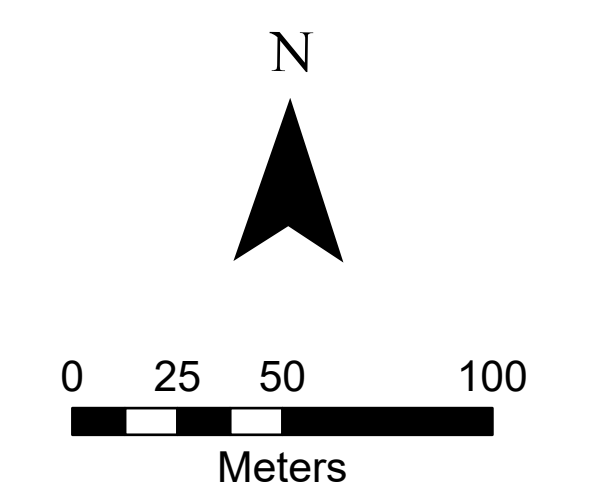
Legend

- Wentworth Road Gateway District
- Environmental Constraint
- Land Use Designations**
- Residential
- Commercial
- Industrial

APPROVED: [Date]

This map forms part of the Municipal Planning Strategy for the West Hants Regional Municipality.

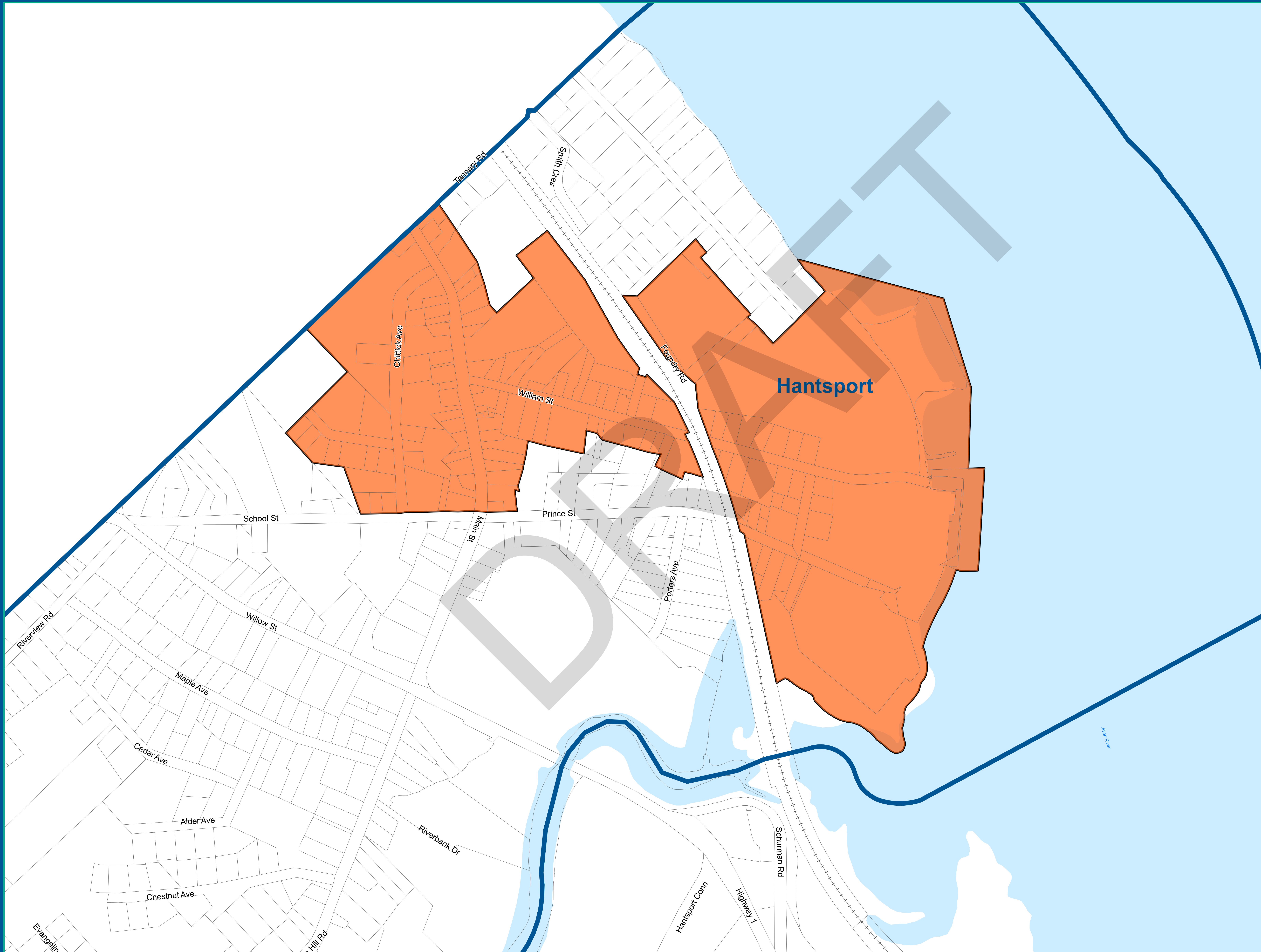
Source: West Hants Regional Municipality; GeoNOVA





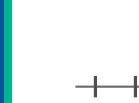
West Hants Regional Municipality

Municipal Planning Strategy

Map 11a: Commercial Development District - Hantsport



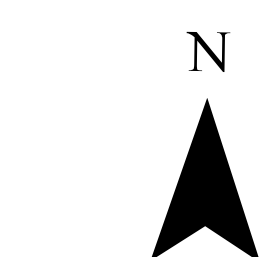
Legend

-  Growth Centre
-  Commercial Development District
-  Railway

APPROVED: [Date]

This map forms part of the Municipal Planning Strategy for the West Hants Regional Municipality.

Source: West Hants Regional Municipality; GeoNOVA



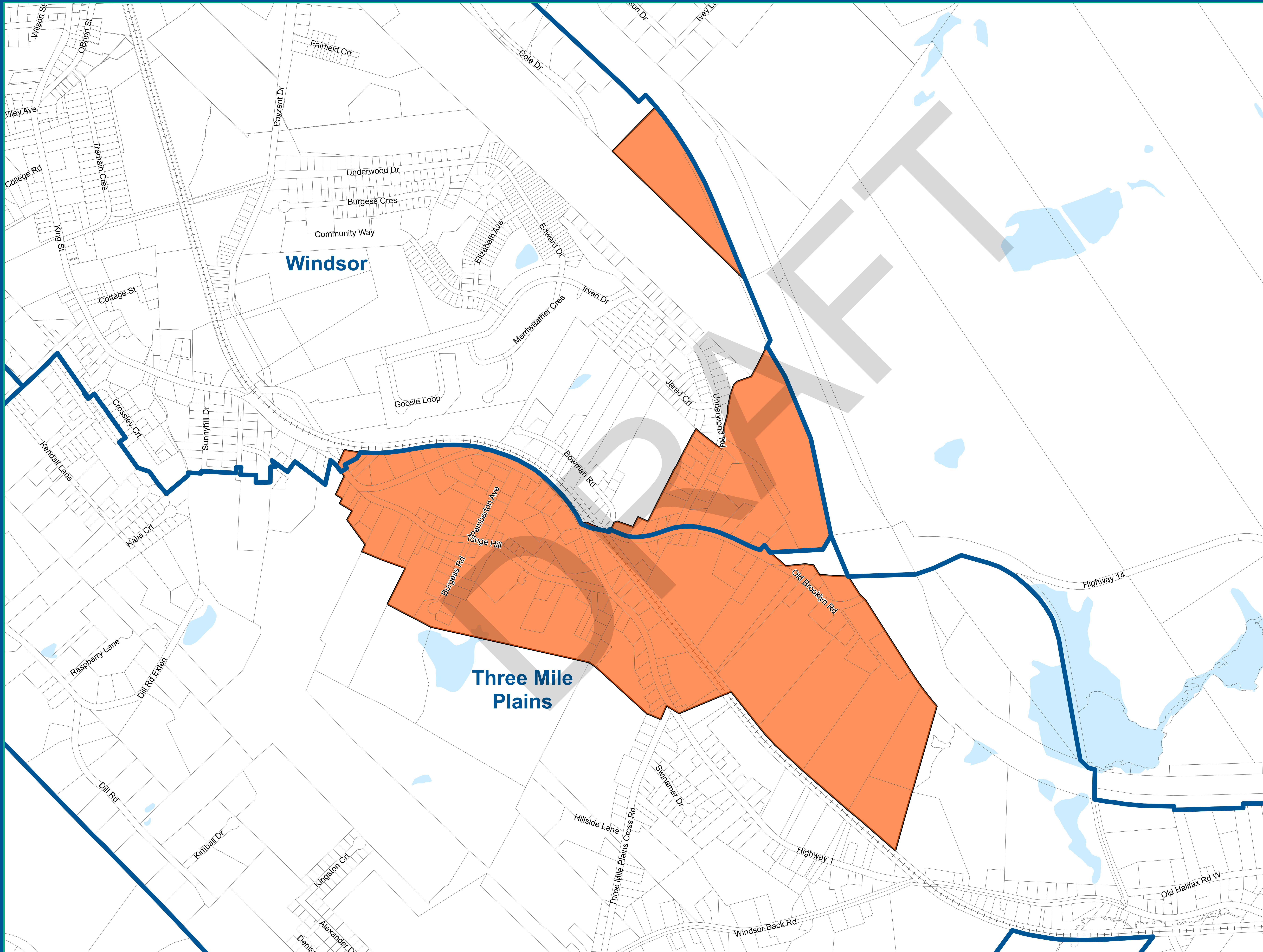
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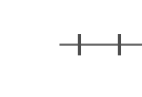
West Hants Regional Municipality

Municipal Planning Strategy

Map 11b: Commercial Development District - Three Mile Plains/ Windsor



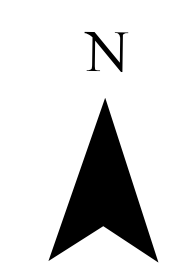
Legend

-  Growth Centre
-  Commercial Development District
-  Railway

APPROVED: [Date]

This map forms part of the Municipal Planning Strategy for the West Hants Regional Municipality.

Source: West Hants Regional Municipality; GeoNOVA



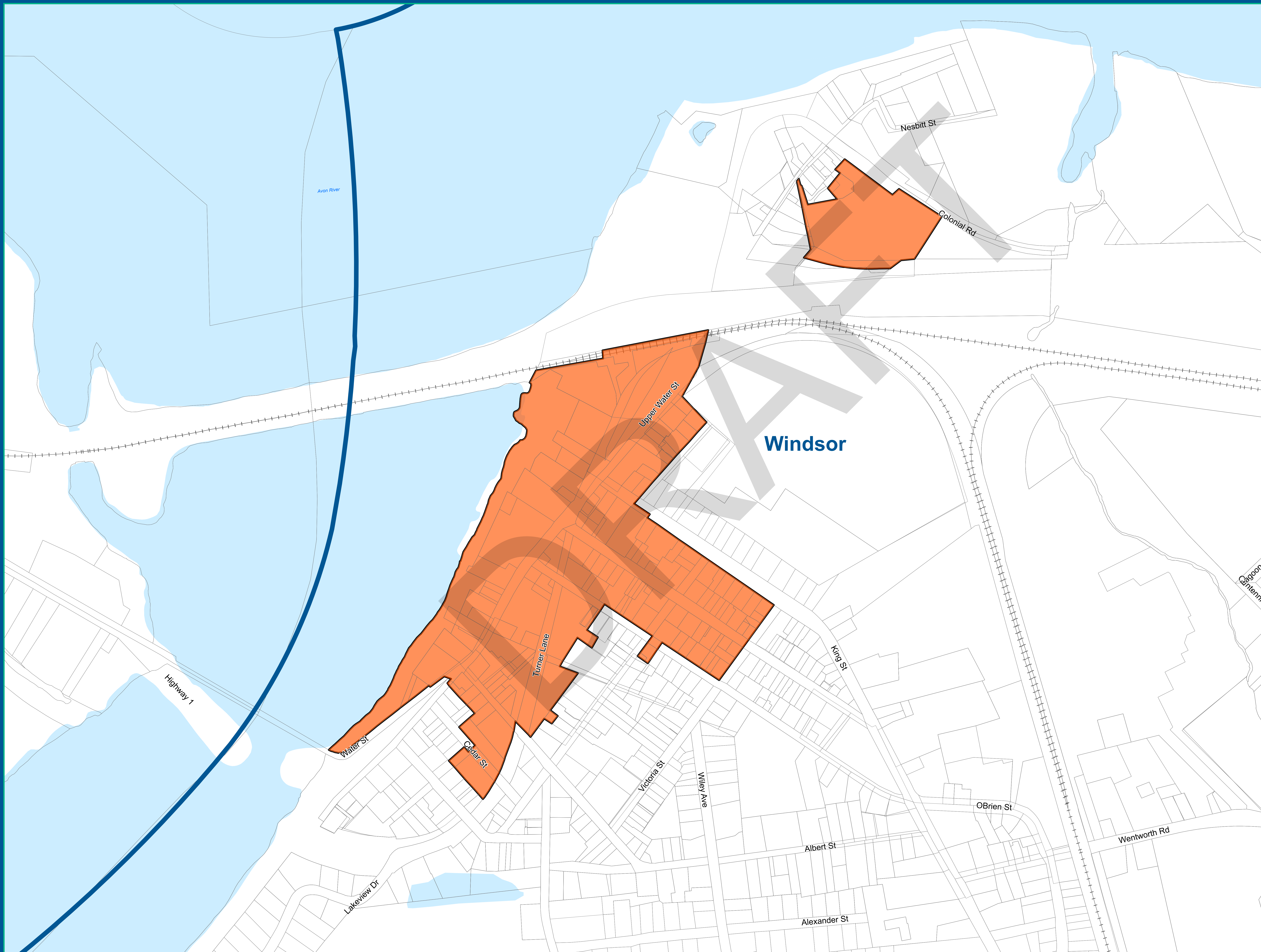
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Meters

November 2025

West Hants Regional Municipality

Municipal Planning Strategy

Map 11c: Commercial Development District - Windsor



Legend

- Growth Centre
- Commercial Development District
- Railway

APPROVED: [Date]

This map forms part of the Municipal Planning Strategy for the West Hants Regional Municipality.

Source: West Hants Regional Municipality; GeoNOVA

