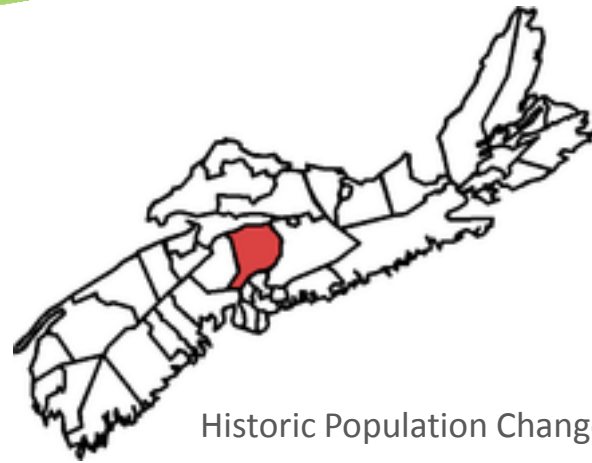




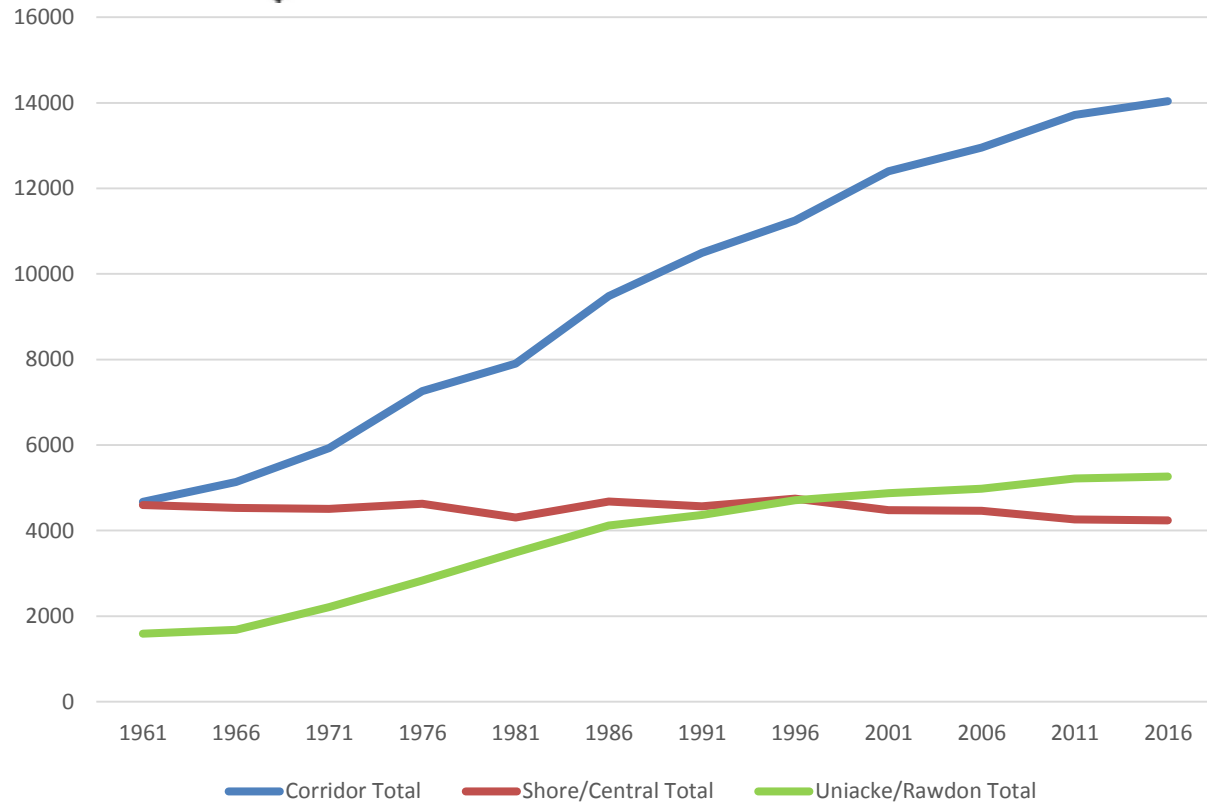
## Plan East Hants 2014-2016

John Woodford, Director of Planning & Development  
UNSM Spring Workshop May 11, 2017

# East Hants



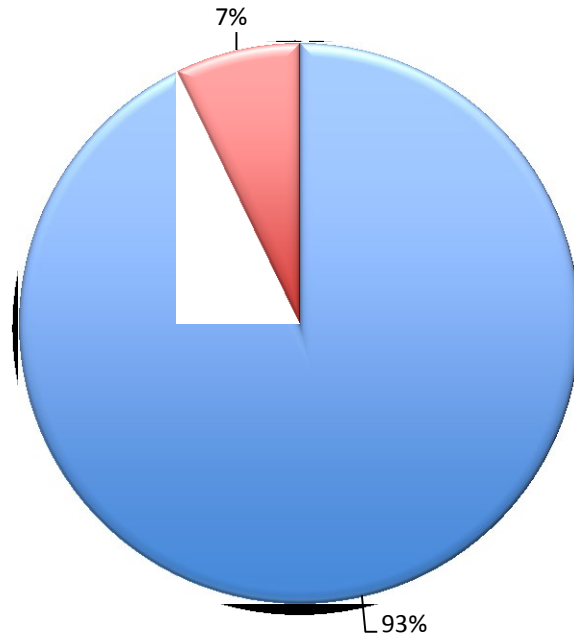
Historic Population Change by Region



- East Hants Population 23,542
- Typically one of the fastest growing in NS
- Only municipality in NS with more children than seniors
- Increase of 1.5% in last 5 years (14.6% in Enfield, Elmsdale, Lantz)
- Population growth very unbalanced
- Corridor & Mt. Uniacke experiencing growth
- Remainder of East Hants experiencing rural decline common in NS

## Residential/Commercial Split Market Value with CAP Adjustments

■ RESIDENTIAL TAXABLE/RESOURCE TAXABLE   ■ COMMERCIAL TAXABLE



## Why the Plan Review?

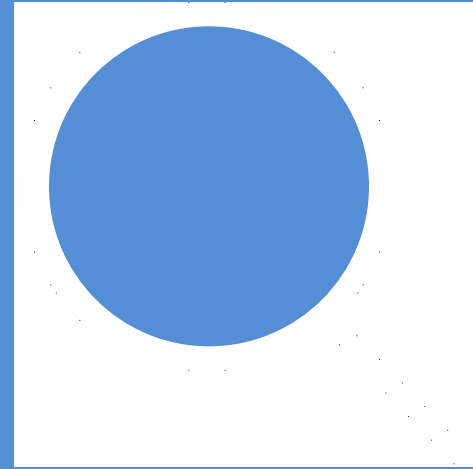
- Many developments required amendments to planning documents, or a development agreement.
- The municipality had begun a number of important studies indicating that to grow intelligently, we needed to change (e.g., Floodplain Study, Economic Development Plan)
- A permissive plan led to nervousness with the public that multi-unit developments could be permitted anywhere.
- Inquiries were being received from the public for things like new home-based businesses opportunities that sounded reasonable, but were not permitted.
- In 2014 Council approved Plan East Hants, the first comprehensive review of planning policy and regulations in 16 years.





## Public Engagement

What is our ideal East Hants?



## Research

How have we grown?

How do we optimize future growth,  
or plan for future change?



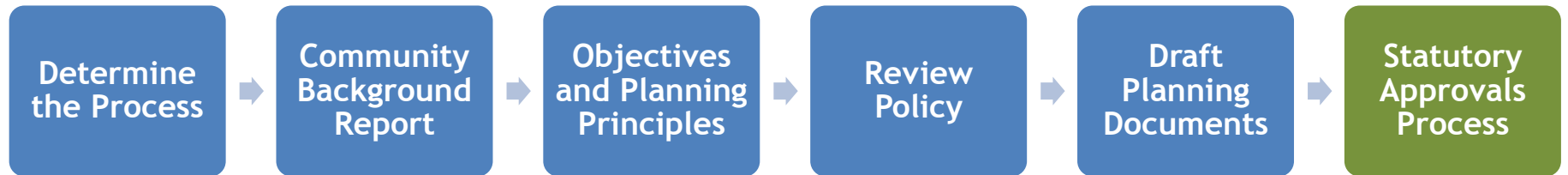
## New Planning Documents

MPS

LUB

SUB

## Plan Review Process



# Public Engagement

- An eight-member Citizen’s Panel met 24 times during the course of the review.

General Public Sessions	Participants
Seven meetings with the agricultural community	70
Three Visioning Workshops held in the June 2014.	100
Community Goals Survey	125
Visual Preference Survey	141
Eight Community Design Workshops held in October and November 2014. <ul style="list-style-type: none"> <li>Mount Uniacke, Shubenacadie, Milford, Maitland, Kennetcook, Enfield, Elmsdale, Lantz</li> </ul>	175
Meeting with the East Hants & District Chamber of Commerce held on January 14th 2015	60
Three youth engagement sessions held in May 2015.	20
Three open houses held in October 2015.	78
Three open houses and a public information meeting held in April 2016.	325
Public Hearing July 2016	100
<b>TOTAL</b>	<b>1,124</b>

- Staff have also met with Province, individual developers, the Colchester East Hants Health Authority (CEHHA), and representatives from the Municipality of West Hants, Halifax Water, Sipekne'katik and Halifax Regional Municipality.

## Notification

Notification	Frequency or Number
Municipal Newsletter Articles	7
Newspaper Articles	2
Newspaper Ads	21
Digital Topic Newsletters	3
Facebook Posts	22
Tweets	20
Municipal Website Information	Available since December 2013
Initial Plan Review Zone Change Mailout	3,332

## Research

- Staff prepared 28 topic papers which recommended policy directions for the Plan Review.
- The Plan Review Citizen’s Panel had the opportunity to comment on each of the topic papers.

#	Topic Paper	#	Topic Paper
1	Pits and Quarries, Mineral Resources	15	Form based Zoning
2	Cell phone towers/utility requirements	16	Economic & Business Development
3	Floodways	17	Heritage & Maitland
4	Shoreline Erosion, Coastal Flooding & Saltwater Intrusion	18	Transit
5	Signage	19	Environment
6	Fiscal cost of Development	20	Agriculture
7	Potable Water Resources	21	Planning in Unplanned Areas
8	Housing and Accessory Dwelling Units	22	Multi-Unit Site Design
9	Citizen Engagement	23	Active Transportation
10	Tourism	24	Open Space
11	Growth Management	25	Snides Lake
12	Rural & Exurban Residential Development	26	Municipal Services and Infrastructure
13	Renewable Energy	27	Private Roads
14	Subdivision design and street network	28	Village Cores

## Growth Management & Infrastructure

- Sewer capacity and growth management study completed as part of plan review.
- Plenty of development capacity left in Enfield, Elmsdale & Lantz – no need to expand boundary.
- Infrastructure charges in place since 2000 used to ensure development helps pay for itself.



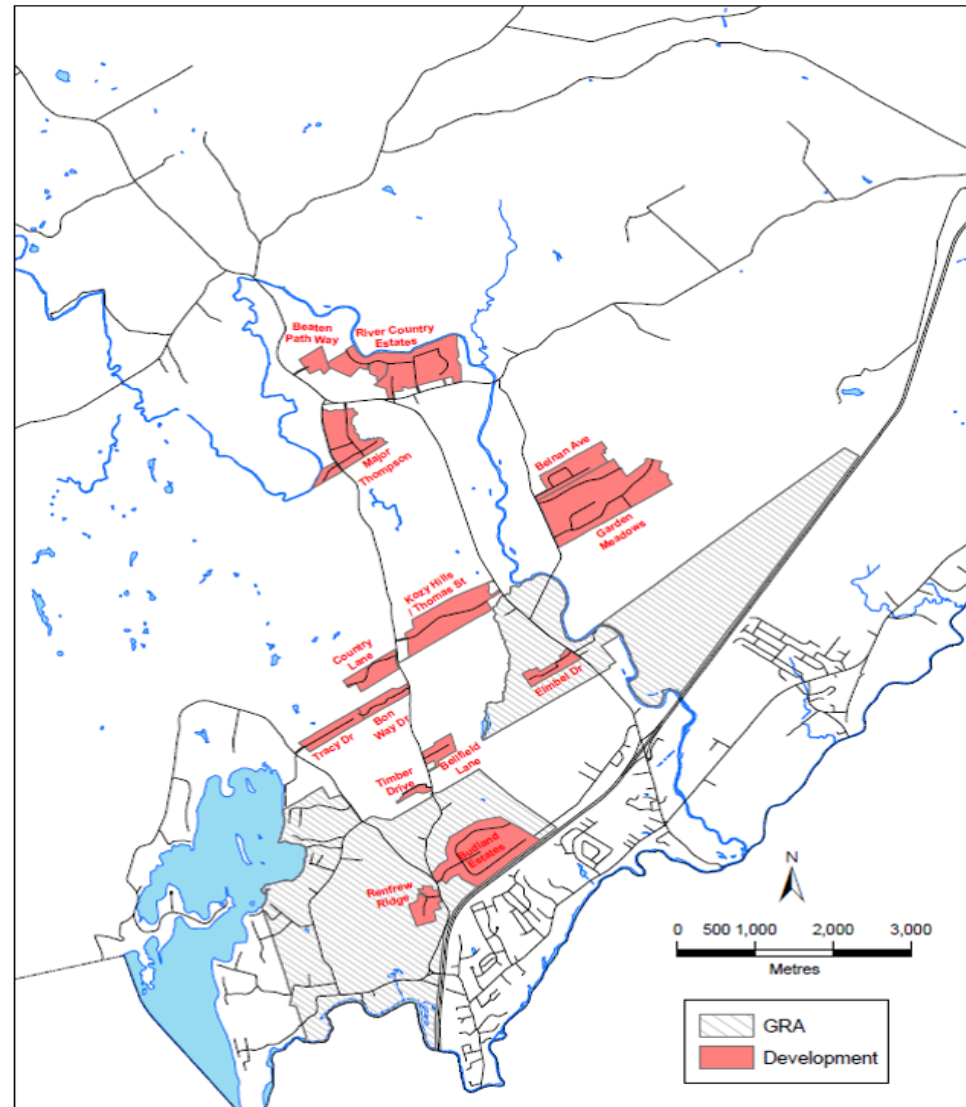
# Rural Residential Development

## What we noticed:

- Proliferation of large lot rural subdivisions in the Rural Use (RU) Zone.

## What changed:

- No new roads in the Rural Use (RU) Zone.
- New Country Residential Subdivision (CR) Designation and Zone for existing large lot rural subdivisions and limited area for expansion. New policies deal with expanding or creating new Country Residential areas.



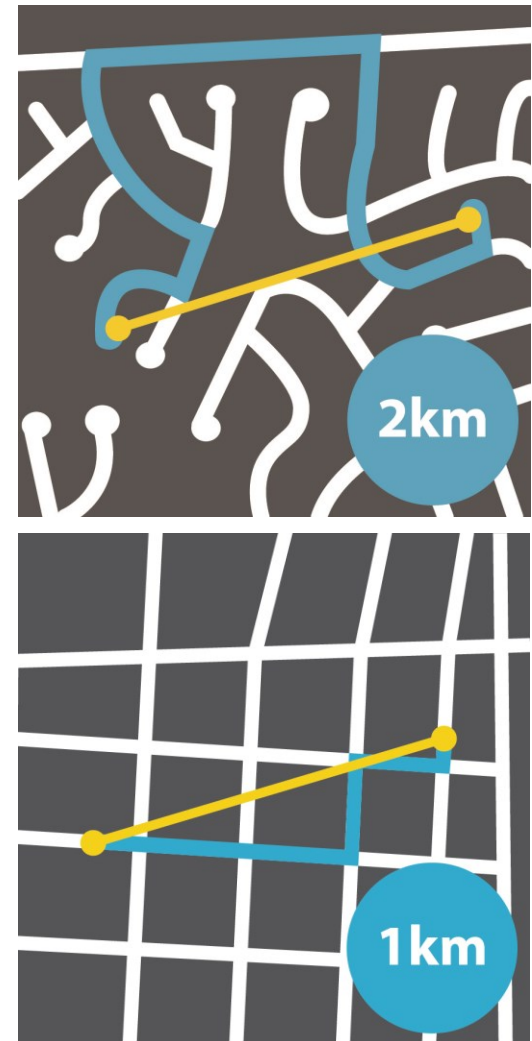
# Lakeshore Residential Development

- Created new Lakeshore Residential (LR) Designation and Zone
  - No structures within 30 m of lakeshore
  - Restrictions on vegetation removal within 10 m of lakes
  - Updated boathouse definition



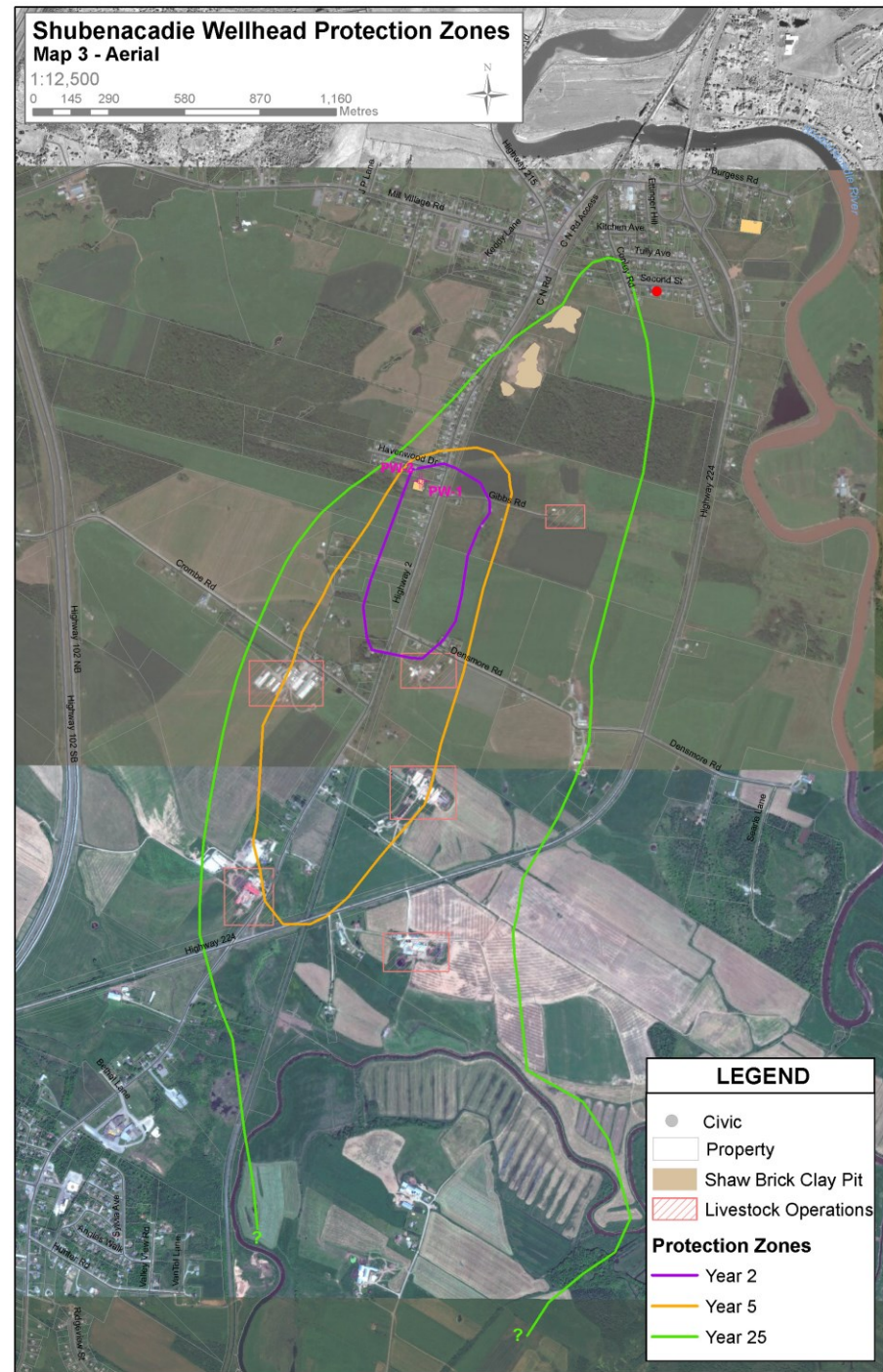
## Transportation

- We added street pattern requirements to the Subdivision Bylaw.
- Street trees are a proposed requirement for new subdivisions where sidewalks are required.
- Subdivision access and intersection requirements have been updated to reflect the desire for a walkable community.



# Watershed Protection

- Created the Shubenacadie Aquifer Protection Overlay Designation and Zone, which will contain restrictive land uses to help protect the Shubenacadie drinking water supply.
- Maintained policies regarding Grand Lake watershed and Pockwock.



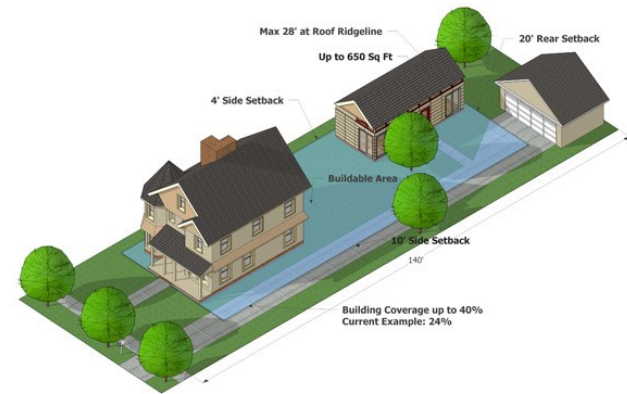
# Low Density Residential Development

## What we heard:

- Too few protections for low density established neighbourhoods (i.e., rezoning to multiple unit housing).
- Little room for innovation within subdivisions (e.g. zero lot line developments, accessory dwelling units).

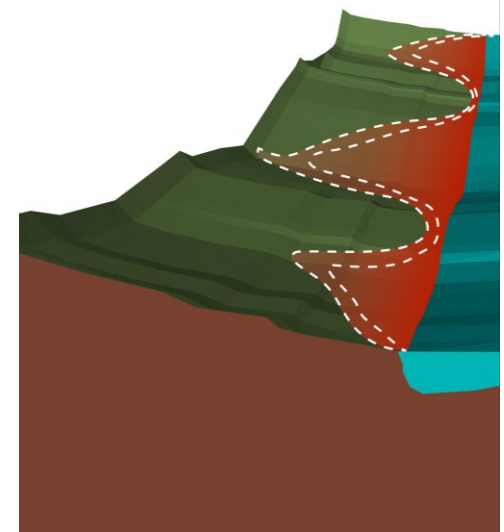
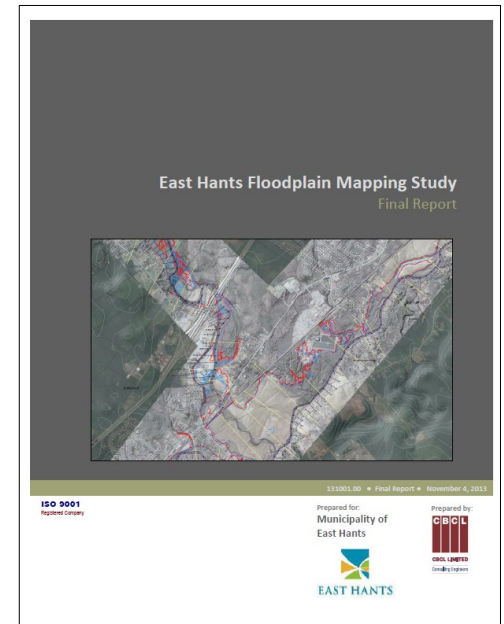
## What changed:

- Accessory dwelling units are now permitted.
- Rezoning land from Single and Two Unit Dwelling (R2) to Multiple Unit (R3) will not be permitted.
- A Townhouse (R2-T) Zone has been added to help provide a transition between large buildings and established neighbourhoods.

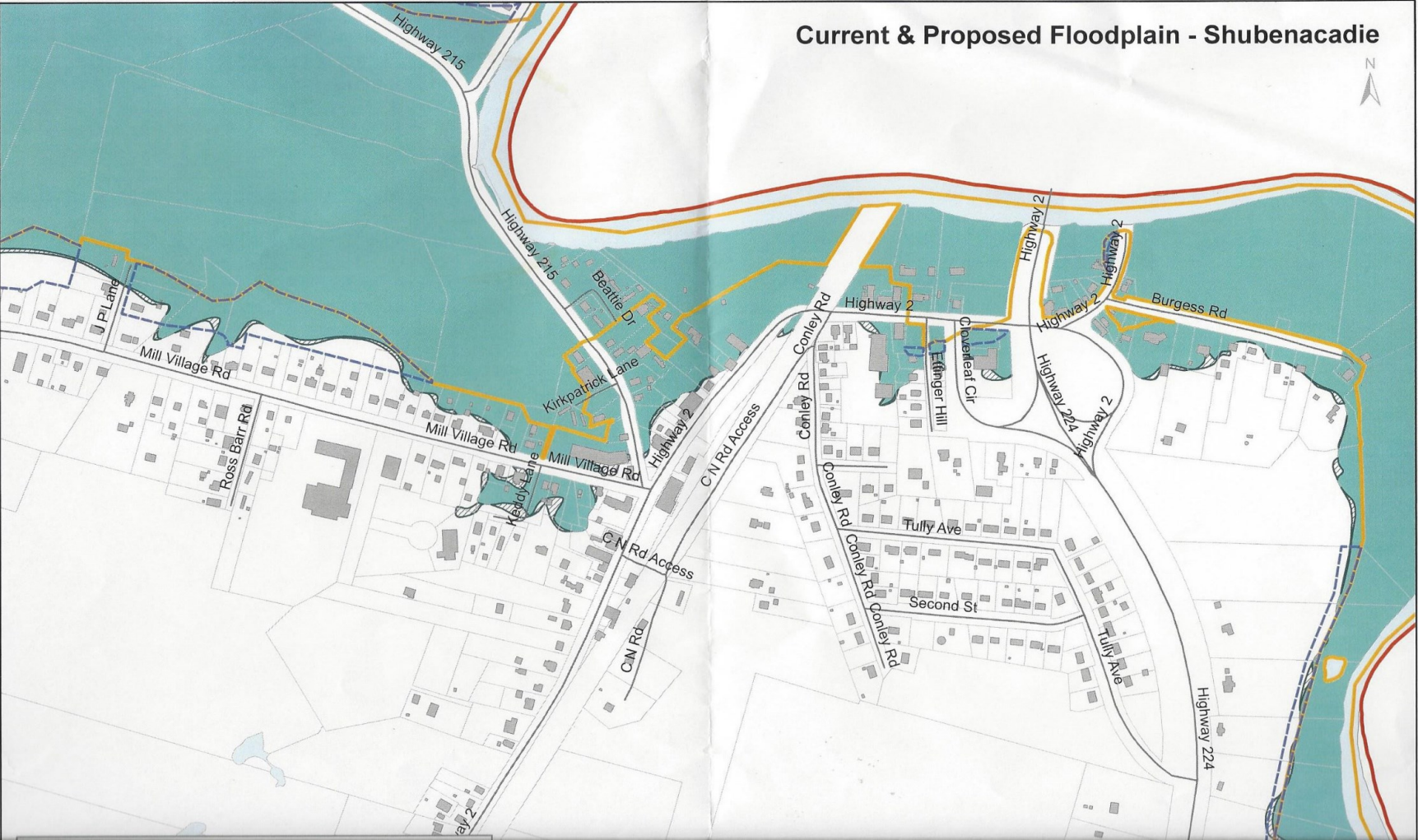


# Floodplains

- High Risk Floodplain (HF) Zone and Moderate Risk Floodplain (MF) Zone in place since early 1990's and updated in 2000.
- Municipality had received complaints about accuracy of floodplain so commissioned new study in 2013.
- 2013 Study used Lidar data for terrain model and considered impact of climate change.
- Zoning was amended to correspond to the 2013 CBCL study.
- Converted the Moderate Risk Floodplain to an Overlay Zone and amended the underlying zone to most appropriate zone for that location.
- Property owners, particularly those in Shubenacadie expressed concerns regarding expanding floodplain zoning in Shubenacadie and that new non-conforming structure regulations are too restrictive.
  - The section regarding non-conforming uses has been updated to permit replacement. Destroyed by fire or 'otherwise' now specifies that it includes but is not limited to natural disasters or deterioration from age.



# Current & Proposed Floodplain - Shubenacadie



## Reaction in Shubenacadie

- When letters to individual property owners were sent out, residents in Shubenacadie became quite concerned and began to organize opposition to the zone changes.
  - They were concerned with lost property value
  - Questioned the validity of floodplain study
  - Didn't want the term 'High Risk' used
  - Wanted zone changes put on hold
- Council delayed approval of new plan for a month until second expert opinion received on floodplain study.
- Review conducted by Dr. Tim Webster from the Applied Geomatics Research Group at NSCC.
- Review found study credible.
- Council then approved the new plan including floodplain zoning.
- Council also directed staff to hold workshops with residents regarding mitigation measures following the plan review.



# The Reality VS The Possibility

The Economic Impact a  
**REALITY**



## In Summary

- **Our Ask** – is to have a third party review of the CBCL Report
  - **Review Flooding Projections – Mapping** – for the Village of Shubenacadie
  - **Remove** – the term “High Risk Floodplain”
  - **Replace with something similar to other Municipalities**
    - E1 – Flood Overlay
    - E2 – 1-20 year – Flood Overlay
    - E3 – 100 year – Flood Overlay

The Current plan and zoning will be economically  
**Devastating to the Village**





# Shubenacadie River floodplain rezoning plan delayed

Municipality of East Hants council put the plan on hold for 60 days to get a second opinion

By Anjuli Patil, CBC News Posted: Jul 12, 2016 11:11 PM AT | Last Updated: Jul 12, 2016 11:11 PM AT



A number of people protested outside the Municipal building in East Hants ahead of Tuesday night's meeting. (Steve Berry/CBC)



# HANTS JOURNAL

## East Hants passes controversial flood plains bylaw

Some Shubenacadie residents frustrated with East Hants council's decision

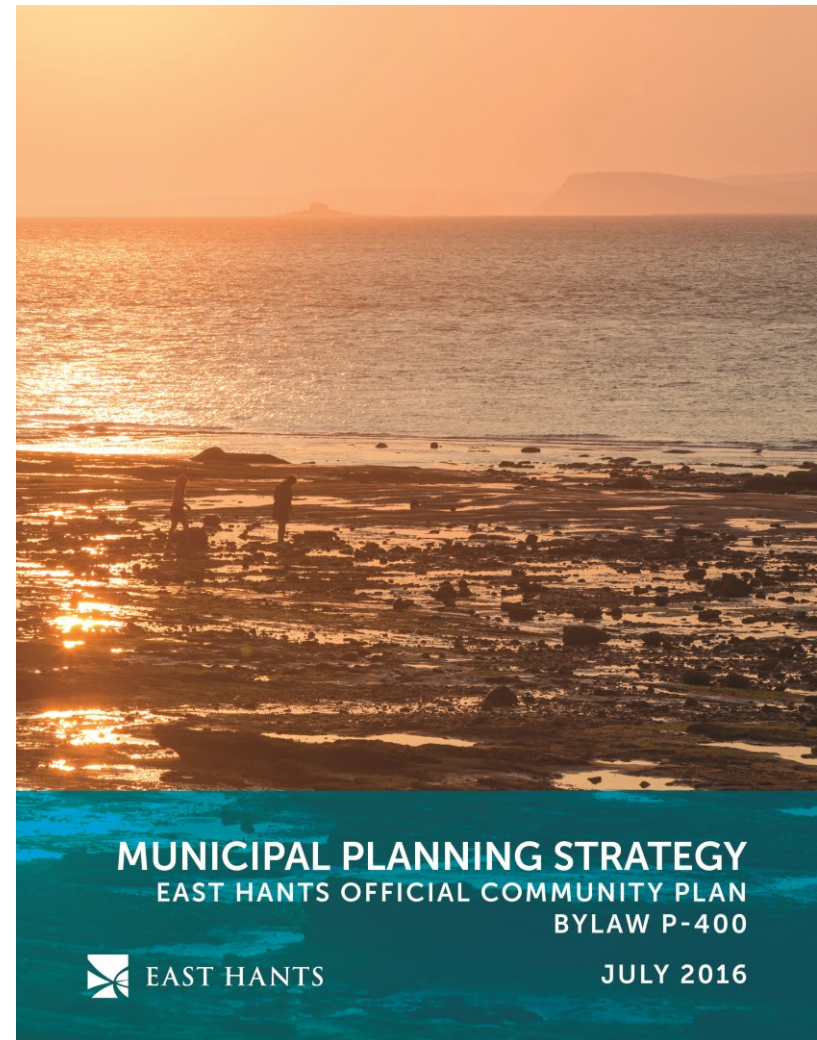
Colin Chisholm colin.chisholm@tc.tc

Published on July 29, 2016



## Lessons Learned

- Consultation with those most affected should have started earlier in the process.
- Despite opposition, Council will approve restrictive regulations when there is a compelling and evidence based case for them.
- Good structure for the plan review kept it very close to the original schedule.
- Media do not want to hear about development of sound public policy – controversy generates interest.



Thank You!