



OSPREY VILLAGE

THE HEART OF

The LaHave River Valley

Municipality of the District of Lunenburg

SECONDARY PLANNING STRATEGY

CONSOLIDATED EDITION

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PREFACE

The Municipality of the District of Lunenburg has experienced significant retail growth in the community of Cookville, near Interchange 12 off Highway 103. First PRO Developments acquired approximately 70 acres of land in this area in June 2004 for retail (big box) development. In 2005 Wal-Mart opened its doors. This was followed by the construction of a new Canadian Tire Store, which will open in the summer of 2005. Further commercial/retail interest has been made in the remaining lands of First PRO Developments.

Municipal Council anticipates that this recent development will act as a catalyst for further development. In anticipation of increased development in the Cookville area Municipal Council acquired approximately 170 acres of land adjacent to the First PRO Development. This land acquisition was seen as an economic investment that will attract development to the Cookville area, called Osprey Village. Municipal Council has an opportunity to shape the way development occurs in this area, to set the stage for future development.

Municipal Council commissioned a study in the winter of 2004 /2005 which would identify the highest and best use of the lands acquired by the Municipality. This study was conducted by Cantwell & Associates Limited, and completed in March 2005. Municipal Council has endorsed the principle findings of this study, and is using the same to chart the future course for development of these lands. This study encourages Council to strive for a development that promotes a sense of place, civic pride, and feels like Lunenburg County, as opposed to a suburb that could be on the outskirts of any town or city.

Municipal Council recognizes the importance of planning development to ensure that existing and future quality of life is not compromised, but rather improved upon. The planning envisioned by Council will promote The Osprey Village planning area as a community, where people will want to live, work and play: A place that will attract businesses and citizens for years to come.

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INTRODUCTION

This Secondary Planning Strategy and the accompanying Land Use By-law was adopted by Municipal Council on December 12, 2006, and became effective January 24, 2007. The Strategy and By-law were prepared and adopted in accordance with the Municipal Government Act (Chapter 18, Acts of 1988). The Municipal Government Act states that Municipal Council may prepare a Planning Strategy for all or part of a Municipal Unit. The Planning Area to which this Secondary Planning Strategy applies includes the commercial centre area in Cookville, hereinafter referred to in this document as “the Planning Area”. The Planning Area boundary is as defined on Schedule A, Map 1 – Future Land Use Map.

The Municipal Government Act enables Council to adopt a Secondary Planning Strategy for the purpose of providing statements of policy for the management of a specific area of a Municipality. The Act also outlines a broad range of matters related to the physical, social or economic environment of the Planning Area that may be addressed in policies by the Municipality. These include: the goals and objectives of the Planning Area; the improvement of physical, economic and social environment; the use, protection and development of lands; the provision of municipal services and facilities; environmental protection; land subdivision; energy; and, public involvement in planning. The Municipal Government Act is, then, the legislative basis for the preparation and adoption of these planning documents.

The Municipal Government Act states that a Council shall include policies in the Planning Strategy on how and when it intends to review the Strategy and Land Use By-law and enables the Strategy to be amended by Council at anytime during this period. This Secondary Planning Strategy consists of policy statements and maps that express Council’s wishes and intentions with respects to development and land-use in the Planning Area during the next ten years.

The Land Use By-law, which has been prepared and adopted in conjunction with this Secondary Planning Strategy, is the primary regulatory mechanism through which the Secondary Planning Strategy is implemented. The Land Use By-law contains standards, requirements and zoning designations that control the type and characteristics of developments. Amendments to the By-law that involve rezoning of land for a new or a different use from that permitted by the By-law are provided for in the Secondary Planning Strategy policies. Policies also govern the circumstances under which a rezoning may be considered and approved.

General Policies.

Policy 1.0.1

It shall be the policy of Council that this Secondary Planning Strategy shall be the primary policy document through which the future growth and development of the Planning Area shall be guided, encouraged and controlled. The maps and schedules appended to this Secondary Planning Strategy shall form part of the Secondary Planning Strategy.

Policy 1.0.2

It shall be the policy of Council that the Future Land Use Map, Map 1, which is attached to this Secondary Planning Strategy, shall be regarded as the generalized representation of the intended pattern of future land use in the Planning Area.

Policy 1.0.3

It shall be the policy of Council that the Land Use By-law, prepared and adopted by Council in conjunction with this Secondary Planning Strategy, shall provide the primary regulatory mechanism for land-use and development control, through which the intent of this Secondary Planning Strategy shall be implemented.

2.0 GOALS / OBJECTIVES

2.1 Goals

Municipal Council acquired the land within the Planning Area as an investment in the municipality's future. Having control over this land enables Municipal Council to set the standard for future development of these lands and surrounding areas. It is a quality development that promotes sense of community, civic pride and the unique culture and heritage of the region that Municipal Council wishes to promote.

The goals of this Secondary Planning Strategy are:

- 1. To foster and promote increased economic development activity in the Planning Area.**
- 2. To manage economic growth in a manner that promotes a sense of community, civic pride and is cognizant of the unique culture and heritage of the Municipality.**

2.2 Objectives

The following objectives will enable Municipal Council to achieve the goals of this Secondary Planning Strategy:

Policy 2.2.1

It shall be the policy of Council to establish land use designations and zones which will encourage economic development activity by providing for a variety of commercial and light industrial lands uses.

Policy 2.2.2

It shall be the policy of Council to establish land use designations and zones which will accommodate residential lands uses.

Policy 2.2.3

It shall be the policy of Council to establish site layout and architectural requirements which will manage development in a manner that will promote a sense of community and civic pride, and which is reflective of unique culture and heritage of the Municipality.

Policy 2.2.4

It shall be policy of Council to provide for open space and passive recreational opportunities within the Planning Area.

Policy 2.2.5

It shall be the policy of Council to manage land use and development in a manner that will minimize land use conflicts.

3.0 LAND-USE PLANNING AND DEVELOPMENT CONTROLS

Introduction

Municipal Council's goal is to ensure a quality development that promotes a sense of place, civic pride and reflects the culture and heritage of the region. The development that has occurred to date is a form of development that can be found anywhere in North America. It does not promote a sense of place, but is rather a blanket approach to big-box development. Council recognizes that if left to market forces this blanket approach to big box development may result in development that mirrors what has occurred to date. Municipal Council has adopted this Secondary Planning Strategy and accompanying Land Use By-law as a method of managing future growth in the Planning Area.

The policies in this Secondary Planning Strategy and the accompanying Land Use By-law requirements, address Council's concerns and goals by providing a growth management mechanism that incorporates zoning, development standards and site plan approval requirements. These controls will provide the ability to set minimum standards, as well as flexibility to review each development proposal on a site by site basis.

In order to establish a framework for growth management within the Planning Area, land-use designations will be given to the entire Planning Area. Land-use policies related to these designations will govern the types of land use activities permitted within each designation. The land-use designations are set out on Map 1, Future Land Use Map.

This Secondary Planning Strategy is accompanied by a Land Use By-law. The Land-Use By-law includes a zoning map, which sets out zones that relate to the land-use designation on the Future Land-Use Map. Land-Use control, in the form of zoning, imposes development standards that land-use and development must achieve. Council may deviate or vary these standards by way of amendments or rezonings, where this Secondary Planning Strategy specifically enables such amendment or rezoning.

Statements of Provincial Interest

As required by the Municipal Government Act, Planning Documents must be reasonably consistent with Statements of Provincial Interest. It is Council's opinion that this document is reasonable consistent with the Statements of Provincial Interest. However, the Provincial Statement of Interest is the Statement of Provincial Interest pertaining to agricultural land warrants some explanation. This statement applies to all active agricultural land and land with agricultural potential. The statement requires that planning documents identify all agricultural land within a planning area and address the protection of the same.

The Planning Area was once an active farm. The drumlin topography and soil types are conducive to agricultural uses. However, in the year 2004, prior to the establishment of this Planning Area, First PRO Developments commenced the development of a retail complex on lands immediately adjacent to the Planning Area. Thus, due to new economic conditions, being the influx of new commercial development, the lands in the Planning Area were deemed by Council to be more suited towards land uses compatible with the First PRO Developments site. In an effort to promote the continued development of this area, and in recognition of the incompatibility of agricultural land uses with retail shopping complexes, Council has not provided for agricultural land uses in the Planning Area.

3.1 ENTERPRISE DESIGNATION

There are presently no existing land uses within the Planning Area. As noted in the Preface, a Real-estate Strategy was conducted by Cantwell and Associates, which identified the highest and best use for land within the Planning Area. The Study identified an area of land that fronts on both sides of Highway 10, and is adjacent to lands presently being developed by First PRO Developments, as land that would be best suited for Commercial land uses as well as high density residential.

This land will be designated Enterprise. Future land uses in this designation will consist of a mix of commercial uses. Portions of the land within this designation have also been identified for a mixed use development scheme consisting of medium to high density residential development and commercial land uses. Various zones will be established within the designation to accommodate the various land uses.

The development standards that will accompany the zones will provide for development that promotes a village or town centre concept. Development standards will vary in each zone, but will ensure that the pattern of development supports the overall concept of a community with a village centre focus.

Policy 3.1.1

It shall be the policy of Council to establish an Enterprise designation within the Planning Area, and as shown on Map 1, Future Land Use Map. This designation will accommodate a mix of commercial and medium to high density residential uses.

Village Centre (VC) Zone

The concept of a downtown / village centre is an integral component of the overall development scheme of the Planning Area. Municipal Council wants to create a community with a sense of place and civic pride, where people want to come and enjoy the streetscape and buildings while they shop, and where pedestrian activity is encouraged.

A Village Centre (VC) Zone will be established within the Enterprise Designation. This Zone will provide for a wide variety of commercial, institutional and recreational opportunities. Development standards will ensure that buildings are designed and placed in a manner that achieves the streetscape of a downtown street with buildings designed to reflect the local culture and heritage found in Lunenburg Municipality. Parking will be required to locate in the rear of buildings to ensure that asphalt does not dominate the streetscape, and landscaping will be required to complement the streetscape and break up the expanse of asphalt parking.

Policy 3.1.2

Within the Enterprise designation, it shall be the policy of Council to establish the Village Centre (VC) Zone as shown on the Zoning Map, Schedule A of the Land Use By-law. It shall further be Council's policy to permit a broad range of commercial and institutional uses within Village Centre (VC) Zone.

Outdoor Storage in the Village Centre (VC) Zone

Certain commercial uses involve large areas of outdoor storage. Large expanses of outdoor storage on a lot can impact on the streetscape in a downtown/village streetscape, resulting in the look and feel of highway commercial area. Council does not wish to permit commercial uses that involve outdoor storage of materials or goods, as they do not want to detract from the streetscape proposed for the village centre. The Village Centre (VC) Zone permits a variety of commercial uses. Prohibiting outdoor storage will limit the commercial uses that locate in the Village Centre (VC) Zone to those that do not involve outdoor storage. Council feels that those commercial uses that involve outdoor storage of material, equipment and goods are more suited for locating in the General Commercial (GC) Zone established in Policy 3.1.6.

Policy 3.1.3

To ensure that the streetscape of the Village Centre (VC) Zone represents the streetscape of a traditional downtown / village centre, it shall be the policy of Council to prohibit the outdoor storage of materials, equipment and goods within the Village Centre (VC) Zone established by Policy 3.1.2.

Architectural Controls in the Village Centre (VC) Zone

The look of buildings within the Village Centre (VC) Zone will have an impact on how the streetscape takes form, as well as the ability of the Planning Area to promote a sense of place. It is not Council's desire to have the Planning Area resemble a retail complex development that could be found in any suburban community. Rather, Council's goal is to have the Planning Area develop as a community that promotes a sense of place, local culture, heritage and character that is reflective of the region. To this end, Council will establish architectural controls within the Village Centre (VC) Zone.

The architectural controls will require that facades be of a width and style that resemble buildings found in the downtown / village centres of Lunenburg County. Architectural details such as roof style, window to wall ratio, entry ways, exterior building materials and details and trim will be required to be incorporated into the design and construction of buildings to reflect the historic character of buildings in Lunenburg County.

Policy 3.1.4

It shall be the policy of Council that within the Village Centre (VC) Zone, established by Policy 3.1.2, the external appearance of structures shall be regulated through the use of architectural controls which will require that buildings incorporate architectural elements similar to commercial buildings found in down towns and villages throughout Lunenburg County, and as shown on Schedule B, Architectural Elements for Building Design and Construction, of the Land Use By-law.

Site Plan Approval in the Village Centre (VC) Zone

Site Plans will be utilized in the Village Centre (VC) Zone to control site specific aspects of Development, such as building placement, landscaping and parking lot layout. Site Plans are to be utilized as Municipal Council recognizes that these components of a development are normally dependent on variables such as location, use and adjacent uses. Site Plans provide the flexibility desired by Council in addressing these components of a development.

The matters that will be addressed through a site plan will be elements that complement the desired streetscape of the Village Centre (VC) Zone, and include landscaping within areas that surround the building as well as parking areas, provision of pedestrian walkways, location of parking areas and buildings. Storm water management will also be addressed through the use of site plans.

Policy 3.1.5

It shall be the policy of Council that uses permitted within the Village Centre (VC) Zone, established by Policy 3.1.2, shall be permitted subject to zone standards as well as a Site Plan Approval. The matters that shall be addressed through a Site Plan Approval shall be identified in the Land Use By-law and shall include landscaping, the provision and location of pedestrian walkways, parking lot layout and location, and building placement on a lot and storm water management.

General Commercial (GC) Zone

The Village Centre (VC) Zone has been established to accommodate commercial uses that are conducive to a downtown/village centre setting where there is a compact form of development orientated towards the pedestrian. There are a number of commercial uses that do not locate in commercial cores due to the scale/size of the business and the use of outdoor storage and display. These uses tend to be separated from adjacent uses, located on larger lots and have associated outdoor display. Such uses are normally orientated towards the automobile as opposed to the pedestrian. A General Commercial (GC) Zone has been created to accommodate these types of commercial uses.

The area in which the General Commercial (GC) Zone is located is in the north eastern portion of the Planning Area, near Pine Grove Road. The development standards established for this zone will provide for this form of commercial development, while still ensuring that the design and layout of development is reflective of the region and that the impact of larger scale development on the streetscape and Planning Area is reduced.

Policy 3.1.6

It shall be the Policy of Council to establish a General Commercial (GC) Zone, as shown on the Zoning Map, Schedule A of the Land Use By-law, within the Enterprise Designation. It shall further be the policy of Council to permit within this zone a broad range of commercial uses

Architectural Controls in the General Commercial (GC) Zone

As in the Village Centre (VC) Zone, Council will establish architectural controls to ensure that the buildings are designed and constructed in a manner that is reflective of the heritage and culture of Lunenburg County. These architectural controls will help shape the streetscape in the General Commercial (GC) Zone and help reduce the impact of large retail uses on the streetscape. In recognition that the General Commercial (GC) Zone is orientated towards larger scale commercial uses that cater to the automobile, the architectural controls slightly differ from the requirements of the Village Centre (VC) Zone.

The architectural controls will require that architectural details found in historic buildings of Lunenburg County be incorporated into the design of public facades. Such details will

include roof shape, entry ways, wall to window ratios, exterior building materials and details and trim.

Policy 3.1.7

It shall be the policy of Council that, within the General Commercial (GC) Zone, established by Policy 3.1.6, the external appearance of structures shall be regulated through the use of architectural controls which will require that buildings incorporate architectural elements similar to historic buildings found throughout Lunenburg County, and as shown on Schedule B, Architectural Elements for Building Design and Construction, of the Land Use-By-law.

Outdoor Storage in the General Commercial (GC) Zone

Outdoor Storage often accompanies the types of commercial uses permitted in the General Commercial (GC) Zone. Outdoor storage will be permitted in the General Commercial (GC) Zone; however, to reduce the impact of outdoor storage on the streetscape outdoor storage will be required to be located in a yard that does not abut a public street.

Policy 3.1.8

To reduce the impact of outdoor storage on the streetscape, it shall be the policy of Council to regulate the location and screening of the outdoor storage of goods, materials or equipment within the General Commercial (GC) Zone.

Site Plans

Site Plans will be used in the General Commercial (GC) Zone to control site specific aspects of development, such as landscaping and parking lot layout. Site Plans are utilized as Municipal Council recognizes that these components of a development are normally dependent on variables such as location, use and adjacent uses. Site Plans provide the flexibility desired by Council in addressing these components of a development.

The matters that will be addressed through a site plan approval will be elements that complement the desired streetscape of the General Commercial (GC) Zone and include landscaping, pedestrian walkways and parking lot location and layout. Storm water management will also be addressed through the use of site plans

Policy 3.1.9

It shall be the policy of Council that uses permitted within the General Commercial (GC) Zone, established by Policy 3.1.6, shall be permitted subject to zone standards as well as a Site Plan Approval. The matters that shall be addressed through the Site Plan Approval process shall be identified in the Land Use By-law and shall include landscaping, parking lot layout and location, the provision and location of pedestrian walkways and storm water management.

Mixed Use (MU) Zone

Municipal Council wishes to see the Planning Area develop as a community. An essential component of a community is people. Without people living in the Planning

Area there will be no community, but rather a business / retail complex. As such a portion of the lands in the Planning Area have been allocated for medium to high density residential development. This area of land lies between the LaHave River and Highway 10. Municipal Council feels that this area is more suited towards this form of development as it is this area that offers the views of the LaHave River Valley that would complement and attract residential development

Background studies that have been completed by Cantwell and Associates as well as SGE Acres, have indicated that the population of Lunenburg Municipality is aging, with the middle to older years comprising the greatest percentage of the Municipality's population. Smaller household sizes are also a characteristic of the population base, with only approximately 28 percent of the households in Lunenburg County having children. As noted in the Cantwell report, " this trend in household formation will continue for the foreseeable future ...there will be increasing demands for couples without children and living alone housing options" (Cantwell: 2005, p. 5) These housing demands can be accommodated through multi-unit and attached housing forms (condominiums, apartments, townhouses, etc).

Through this Secondary Planning Strategy and Land Use By-law Municipal Council will create a Mixed Use (MU) Zone that will accommodate medium to high-density residential development. However, Council will not limit land use in the Mixed Use (MU) Zone to residential. Council will provide for a variety of commercial uses in this zone that complement and do not conflict with medium to high density residential development. At the time of adoption of this Secondary Planning Strategy Council was unsure of what the market demand for either form of development would be and did not wish to preclude the development of either form of development.

As with the other zones in the Enterprise Designation, Council will implement development standards that encourage quality development that promotes a sense of place and reflects the unique culture and heritage of Lunenburg County.

Policy 3.1.10

It shall be the policy of Council to establish within the Enterprise Designation a Mixed Use (MU) Zone, as shown on Schedule A, Zoning of Map, of the Land Use By-Law. It shall further be the policy of Council to permit medium to high density residential uses and a mix of commercial uses that are compatible with medium to high density residential development.

Council recognizes that with technological advancements there are increased opportunities for home based business. Council further recognizes the importance of home based businesses to the economic well being of a community and the Municipality. However, these uses can grow to a size and scale in which the commercial uses may negatively impact other residential uses, in essence these home based businesses have become commercial uses and should be regulated as such. The Mixed Use Zone permits medium to high density residential development, thus, residential uses will be in close proximity of each other. It is for these reasons that Council will permit home based business, in residential units, which are of a scale and type that will not negatively impact surrounding residential units.

Policy 3.1.11

It shall be the policy of Council, in the Mixed Use (MU) Zone and in all zones that permit residential uses, to permit small scale home based businesses in conjunction with a residential unit. Council shall define in the Land Use By-law the range and scale of the home occupations permitted and shall limit these to activities that are compatible with residential uses.

Architectural Controls in the Mixed Use (MU) Zone

As in the Village Centre (VC) Zone and the General Commercial (GC) Zone, Council will establish architectural controls to ensure that the buildings are designed and constructed in a manner that is reflective of the heritage and culture of Lunenburg County. These architectural controls will help shape the streetscape in the Mixed Use (MU) Zone and help reduce the impact of large retail uses on the streetscape.

The architectural controls will require that architectural details found in historic buildings of Lunenburg County be incorporated into the design of public facades. Such details will include roof shape, entry ways, wall to window ratios, exterior building materials and details and trim.

Policy 3.1.12

It shall be the policy of Council that, within the Mixed Use (MU) Zone, established by Policy 3.1.10 the external appearance of structures shall be regulated through the use of architectural controls which will require that architectural elements similar to historic buildings found throughout Lunenburg County, and as shown on Schedule B, Architectural Elements for Building Design and Construction, of the Land Use-By-law, be incorporated into the external appearance of structures.

Outdoor Storage and Display in the Mixed Use (MU) Zone

A mix of residential and commercial uses are permitted within the Mixed Use (MU) Zone. To minimize the impact of commercial uses on the residential properties, Council will prohibit outdoor storage of materials, goods, or equipment, as well as prohibit the outdoor display of items for sale, rent or lease.

Policy 3.1.13

It shall be the policy of Council that within the Mixed Use (MU) Zone established by Policy 3.1.10, there shall be no outdoor storage of materials, goods or equipment, and no outdoor display of any items for sale, rent or lease.

Site Plans in the Mixed Use (MU) Zone

Site Plans will be utilized in the Mixed Use (MU) Zone to control site specific aspects of development, such as building placement, landscaping, parking lot location and layout. Site Plans are utilized as Municipal Council recognizes that these components of a development are normally dependent on variables such as location, use and adjacent uses. Site Plans provide the flexibility desired by Council in addressing these components of a development.

The matters that will be addressed through a site plan will be elements that complement the desired streetscape of the Mixed Use (MU) Zone, and include landscaping to provide

buffering between adjacent land uses, building location, parking lot location and layout, the provisions of pedestrian walkways and lot coverage. Storm water management will also be addressed through site plans.

Policy 3.1.14

It shall be the policy of Council that uses permitted within the Mixed Use (MU) Zone, established by Policy 3.1.10, shall be permitted subject to zone standards as well as a Site Plan Approval. The matters that shall be addressed through a Site Plan Approval shall be identified in the Land Use By-law and shall include landscaping, parking lot layout and location, building location, lot coverage, the provision and location of pedestrian walkways and storm water management.

Rezoning in the Enterprise Designation

The Enterprise Designation has been established to accommodate a mix of uses. There were no existing land uses in this designation at the time of adoption of this Secondary Planning Strategy and Land Use By-law. The Cantwell and Associates report identified the areas best suited for the Village Centre (VC), General Commercial (GC) and Mixed Use (MU) Zone. Municipal Council, however, recognizes that with the absence of an existing land use pattern to judge future land use there needs to be flexibility in the placement of zones. Therefore, Council will consider the rezoning of any land in the Enterprise Designation to a zone that has been established in the same designation., with the exception of a rezoning from Village Centre (VC) Zone to a General Commercial (GC) Zone.

Policy 3.1.15

It shall be the policy of Council to consider amendments to the Land Use By-law which will result in the rezoning of land within the Enterprise Designation from:

- a) a Village Centre (VC) Zone to a Mixed Use (MU) Zone
- b) a General Commercial (GC) Zone to a Village Centre (VC) Zone
- c) a General Commercial (GC) Zone to a Mixed Use (MU) Zone;
- d) a Mixed Use (MU) Zone to a Village Centre (VC) Zone;
- e) a Mixed Use (MU) Zone to a General Commercial (GC) Zone.

In considering rezonings Council shall be satisfied that the development satisfies the criteria contained in Policies 4.0.7 and 4.0.8.

3.2 INDUSTRIAL DESIGNATION

A portion of the Planning Area has been identified as suitable for Light Industrial land uses. This land is located immediately behind Wal-Mart, and has road frontage on a provincially owned and maintained highway (Pine Grove Road). This area has the potential to connect with other industrial / highway showcase lands of the Municipality located on the Harold Whynot Road. This land location is suited towards this development as it is separated from areas of retail, commercial and residential land uses. Transportation routes are further in place to adequately carry traffic to this area.

Municipal Council will place an Industrial Designation on these lands which will accommodate a variety of light industrial land uses.

Policy 3.2.1

It shall be the policy of Council to provide for industrial land uses by establishing an Industrial Designation within the Planning Area, as shown on Map 1, Future Land Use Map.

Light Industrial (LI) Zone

At the time of adoption of this Secondary Planning Strategy and Land Use By-law Council felt that heavy industrial land uses were not appropriate for the Planning Area as the Planning Area is not large in area, and heavy industrial uses can negatively impact on the development being sought in the Planning Area, as well as the surrounding community comprised of residential and rural land uses. Consequently, within the Industrial Designation Council will establish a Light Industrial Zone. The land uses permitted within this Zone will be limited to light industrial uses and compatible uses such as various institutional and commercial uses. Because of the conflicting natures of residential and industrial uses, Council will prohibit the development of residential uses within the Light Industrial (LI) Zone. [Amended: May 30, 2007]

Policy 3.2.2

It shall be the policy of Council to establish within the Industrial Designation the Light Industrial (LI) Zone as shown on the Zoning Map, Schedule A of the Land Use By-law.

Policy 3.2.2A

It shall be the policy of Council that all developments that are permitted within the General Commercial (GC) Zone shall be permitted in the Light Industrial (LI) Zone with the exception of residential uses. [Amended: May 30, 2007]

Outdoor Storage in the Light Industrial Zone

Light Industrial Uses typically involve outdoor storage of equipment or materials. Large expanses of outdoor storage on a lot can impact on the streetscape as well as neighboring properties. Recognizing the necessity of outdoor storage for many of the uses permitted in the Light Industrial (LI) Zone, Council will allow outdoor storage associated with a permitted main use. However, to reduce the impact of outdoor storage on the streetscape and neighboring properties, Council will establish within the Land Use By-law requirements for outdoor storage which will control the location and screening of the same.

Policy 3.2.3

To reduce the impact of outdoor storage on the streetscape and neighboring properties, it shall be the policy of Council to regulate the location and screening of the outdoor storage of goods, materials or equipment within the Light Industrial (LI) Zone.

Site Plans in the Light Industrial (LI) Zone

Site Plans will be used in the Light Industrial Zone to require storm water management systems and landscaping. Site Plans are utilized as the storm water management measures suitable for a lot will vary from site to site, due to the differences in site layout, topography and land use. The location of landscaping will also vary by lot.

The storm water requirements will ensure that storm water is managed on a lot so as to prevent water from draining to neighboring properties, and to further ensure that there is no negative impact on receiving water bodies or existing storm drainage infrastructure.

Policy 3.2.4

It shall be the policy of Council that uses permitted in the Light Industrial (LI) Zone, established by Policy 3.2.2, shall be permitted subject to zone standards as well as Site Plan Approval. The Site Plan Approval shall address the matters of storm water management and landscaping. The storm water management and landscaping requirements will be as identified in the Land Use By-law. The storm water management requirements will minimize the impact of development on neighboring properties, municipal infrastructure, and receiving water bodies. Landscaping requirements will minimize the impact of development to neighboring properties as well as the Planning Area.

3.3 COMMUNITY USE DESIGNATION

Lands within the Planning Area have been identified by Council as lands for community use. These lands include lands that are suited towards passive recreational uses, to lands for active recreation uses as well as civic uses. These lands will be given a Community Use Designation on the Future Land Use Map.

Policy 3.3.1

It shall be the policy of Council to establish Community Use Designation, as shown on the Future Land Use Map, and to include within this designation all lands identified by Council as suitable for community and civic uses.

Open Space (OS) Zone

Portions of the Planning Area have been identified as being not suited towards development. These include lands within the Nova Scotia Power easement, as well as lands containing excessive slopes. Areas of excessive slope pose many limitations for development, including unstable ground. Development on steep slopes can increase the possibility for instability through construction activity, loss of vegetation, undercutting and a change in drainage patterns resulting from development. Municipal Council does not wish to enable development beyond the natural terrain capacity and so Municipal Council will retain ownership of these lands, and designate these lands as Open Space. The lands within this designation will include lands that are within the Nova Scotia Power easement, as well as lands in excess of 20 percent slope. Land Uses within this designation will be limited to passive parks, and trails.

Policy 3.3.2

It shall be the policy of Council to establish an Open Space Zone with in the Community Use Designation, as shown on Map 1, Zoning Map, of the Land Use By-law. Lands within this zone shall include lands within the Nova Scotia Power Easement and lands in excess of 20 percent slope. It shall further be Council's policy to permit passive park and walking trails within the Open Space (OS) Zone.

Due to Council's concerns regarding the instability of the steep slopes within the Open Space (OS) Zone as well as the restrictions on land use within the Nova Scotia Power easement, Council will only consider structures associated with passive park uses and trail development

Policy 3.3.3

It shall be the policy of Council that within the Open Space (OS) Zone established by Policy 3.3.2, that only structures associated with passive park uses and trail development will be permitted.

Institutional (I) Zone

Council has identified the need for a recreation / multi-use facility within the Municipality and had further identified lands within the Planning Area. The Planning Area is in close proximity to Highway 103, the Town of Bridgewater and offers both the visibility and accessibility necessary for a recreation facility that services a rural municipality. Such a land use in the Planning Area would further complement the range of uses permitted in the Planning Area and act as a catalyst for further development of lands within the

Planning Area. These lands will be zoned Institutional and the uses permitted in the zone will accommodate recreation and civic uses.

Policy 3.3.4

It shall be the policy of Council to establish within the Community Use Designation an Institutional (IN) Zone, as shown on Map 1, Zoning Map of the Land Use By-law.

Policy 3.3.5

It shall be the policy of Council to permit within the Institutional (IN) Zone recreational and civic uses.

3.4 RESIDENTIAL DESIGNATION

Council's goal within the Planning Area is to manage growth in a manner that promotes a sense of community, civic pride and is cognizant of the unique culture and heritage of the Municipality. A key component of creating a sense of community is residents. Residents are the heart of a community; without residents there is no community.

Council does recognize that there are communities that surround the Planning Area which are residential in nature, and which will support the uses within the Planning Area. However, Council wishes to ensure that there are residential land uses within the Planning Area that diversify the land base, and ensure a vibrant community. People residing in the Planning Area will further ensure that the community remains alive after business hours.

The Background Studies completed by Cantwell and Associates and SGE Aces both identified an area within the Planning Area that is best suited towards solely residential land use and that is lower in density than the residential land uses permitted in the Mixed Use (MU) Zone. This area is adjacent to existing low-density residential subdivisions in the community of Pine Grove.

Policy 3.4.1

It shall be the policy of Council to provide for areas of residential land use within the Planning Area through the establishment of a Residential Designation, as shown on the Future Land Use Map.

Within the Residential Designation a Two Unit Residential (TR) Zone will be established. The land within the Two Unit Residential (TR) Zone abuts an established low density residential subdivision, which is serviced by on-site sewage disposal systems and individual wells. Although the Two Unit Residential (TR) Zone will be comparable to the adjacent residential subdivisions due to land use types permitted, being single and two unit dwellings, the residential development in the Two Unit Residential Zone will differ from these established residential subdivisions as the density of development will be greater, due to the provision of central sewer and central water.

As noted in the previously referenced background studies, demographic statistics indicate that there are a variety of housing needs within the Municipality, that result from smaller household sizes, an aging population, as well as family households. The land uses permitted within the Two Unit (TR) Zone will be limited to single and two unit dwellings. These land uses will enable Council to provide for this diverse range of housing needs, while still respecting the existing residential land use pattern that has been established in the residential areas that abut the Residential Designation and the Two Unit Residential (TR) Zone.

Policy 3.4.2

It shall be the policy of Council to establish within the Residential Designation, a Two Unit Residential (TR) Zone, as shown on the Zoning Map, Schedule A of the Land Use By-law. It shall further be the policy of Council to permit low density residential land uses within this zone.

As with residential development in the Mixed Use (MU) Zone, Council recognizes that with technological advancements there are increased opportunities for home based business. Council further recognizes the importance of home based businesses to the

economic well being of a community and the Municipality. However, these uses can grow to a size and scale in which the commercial uses may negatively impact other residential uses, in essence these home based businesses have become commercial uses and should be regulated as such. It is for these reasons that Council will permit home based business, in dwelling units and accessory buildings, which are of a scale and type that will not negatively impact surrounding residential land uses.

Policy 3.4.3

It shall be the policy of Council, in the Two Unit Residential (TR) Zone to permit small scale home based businesses in conjunction with a residential dwelling unit. Council shall define in the Land Use By-law the range and scale of the home occupations permitted and shall limit these to activities that are compatible with residential uses.

Policy 3.4.4

It shall be the policy of Council to permit parks and children's playgrounds in the Two Unit Residential (TR) Zone.

3.5 ENVIRONMENTAL PROTECTION DESIGNATION

Wetlands are nature's water purifiers. Wetland plants effectively absorb and break down many pollutants and help prevent many toxic chemicals from entering the surface and ground water supply. Wetlands help stabilize surface water levels, reduce soil erosion and sedimentation in waterways and provides a habitat for wildlife. Wetlands also store water, which replenishes the ground water supply.

Council recognizes the value in protecting wetlands from development and will therefore place the wetlands, identified on the Digital 1:10,000 Nova Scotia Topographic Database, produced by the Nova Scotia Geomatics Centre, within an Environmental Protection Designation.

Policy 3.5.1

It shall be the policy of Council to protect environmentally sensitive areas within the Planning Area through the establishment of an Environmental Protection Designation as shown on Map 1, Future Land Use Map. Council shall include within this Designation all wetlands identified in the Digital 1:10,000 Nova Scotia Topographic Database, produced by the Nova Scotia Geomatics Centre.

Environmentally Sensitive (ES) Zone

Council recognizes that there is a general lack of municipal mandate to protect environmentally sensitive areas, such as significant wildlife habitat and wetlands from all human activity, and acknowledges that this responsibility rests with applicable senior level government departments. Though various Provincial and Federal departments are mandated with the responsibility to manage and protect these areas, municipalities are enabled in various ways to help protect the environmentally sensitive areas within their jurisdictions. Council will do this by creating an Environmentally Sensitive (ES) Zone within the Environmental Protection designation.

Policy 3.5.2

It shall be the policy of Council to establish an Environmentally Sensitive (ES) Zone within the Environmental Protection Designation, as shown on the Zoning Map, Schedule "A" of the Land Use By-law. The lands within this zone shall be comprised of wetlands identified on the Digital 1:10,000 Nova Scotia Topographic Database, produced by the Nova Scotia Geomatics Centre. Furthermore, it shall be Council's policy to permit only low-impact (non-motorized) recreation activities, environmental education, nature interpretation and road crossings.

Policy 3.5.3

Pursuant to Policy 3.5.2, it shall be the policy of Council to rezone the Environmentally Sensitive (ES) Zone in the Land Use By-law to an adjacent zone where study of a wetland, by a qualified person, shows that land within the Environmentally Sensitive (ES) Zone is not wetland.

3.6 GENERAL ENVIRONMENTAL PROTECTION

As is demonstrated through the establishment of the Open Space Designation and Open Space Zone, impact on the natural environment and living environment will be a factor in decisions respecting development and land use within the Planning Area. Land Use activities and development on property near or adjacent to a watercourse have potential to affect water quality through surface runoff or damaging the natural vegetation immediately adjacent to the watercourse or water body, to name just a few issues.

Soils in the Planning Area consist of Wolfville Loam, which is susceptible to erosion, the Bridgewater Sandy Loam and Swamp. Drumlin topography is characteristic of the Planning Area which equates to susceptibility to erosion. Land Use and development can exacerbate this susceptibility to erosion. Retaining a portion of the natural vegetation to create a buffer zone along watercourses and water bodies achieves several functions in addition to controlling erosion and sedimentation of the watercourse. Buffer areas are aesthetically pleasing, moderate air and water temperatures and reduce and filter surface runoff.

This Secondary Planning Strategy and Land Use By-law will include policies and requirements that will seek to reduce the impact that land use and development can have on the environment. The Land Use By-law will contain provisions to ensure that development is set back from watercourses and, in relation to a development, that the natural vegetation adjacent to watercourses is retained to minimize the impact on the watercourse.

Policy 3.6.1

It shall be the policy of Council to protect water resources within the Planning Area. Further it shall be the policy of Council that development near significant watercourses, as shown on Schedule C, Development Constraints Map, of the Land Use By-law, shall be set back from the bank of the watercourse in order to minimize the impact of development on watercourses.

Policy 3.6.2

To provide a buffer that will minimize the impact of development on a watercourse, it shall be the policy of Council that, in relation to a development, the removal of the natural vegetation in close proximity to a significant watercourse shall be prohibited, with the exception of the removal of vegetation that is decaying or decayed, or required to be removed for safety reasons.

The land that is located within the setback area of a watercourse offer opportunities for trail development. This land use will be permitted within the setback area, and as such, the natural vegetation will be permitted to be removed as necessary for the development of a trail and subject to erosion control standards. The erosion control standards will be sufficient to minimize the impact of the development of a trail, such as erosion and sedimentation, on a watercourse.

Policy 3.6.3

Notwithstanding Policy 3.6.1 and Policy 3.6.2, it shall be the policy of Council to enable the development of boardwalks, walkways and trails; fences; parks on public lands; public street crossings; driveway crossings;

and wastewater, storm and water infrastructure adjacent to or in close proximity to a significant watercourse subject to erosion control standards established in the Land Use By-law.

Policy 3.6.4

Notwithstanding Policy 3.6.1 and Policy 3.6.2, it shall be the policy of Council that, if it is determined, based on the advice of a qualified person, that development can occur within the required setback, or the watercourse can be altered Council will consider an amendment to the Schedule “C” Significant Watercourse Map of the Land Use By-law.

3.7 PUBLIC UTILITIES

The Planning Area is not presently serviced with Central Water or Central Sewer. However, central sewer and central water exist in close proximity to the Planning Area. Central Sewer is provided by the Municipality and Central Water is provided by the Bridgewater Public Service Commission.

Central Sewer

In January 2005 the Municipality officially commenced the operation of a central sewage treatment plant, located in Cookville, adjacent to Highway 103 and accessed from Highway 10. Terrian Group was contracted by the Municipality to design and construct this Treatment Plant and system of pipes. The central sewage treatment and collection system was designed to be implemented in three phases that are based on capacity requirements. Phase 1 of the Sewage Treatment and collection scheme was completed in January 2005. Phase 1 of the Sewage Treatment Collection System will accommodate the development of the First PRO Development lands for retail development. This sewage treatment and collection system will need to be expanded to handle increased flows as the collection system is expanded to provide increased capacity. The density of development within the planning area will promote an efficient use of this infrastructure.

The Municipality is committed to permitting the expansion of this system as development occurs in the Planning Area, and as such will require that all new development be serviced by a central sewage treatment and collection system. Developers will be responsible for the provision of that portion of the collection system located on the site, and the cost to connect to the Municipality's collection system will be subject to negotiation with Municipal Council. The exception to this requirement will be the Light Industrial (LI) Zone, in which Council will consider development that is serviced with or without central sewer.

Policy 3.7.1

It shall be the policy of Council to provide efficient and responsive sanitary collection and treatment and storm drainage programs for the Planning Area.

Policy 3.7.2

It shall be the policy of Council to require that within the Planning Area, and where feasible, development be serviced by a Sanitary Treatment and Collection System, owned and operated by the Municipality and further that the Land Use By-law identify those areas in which development shall be serviced by a Sanitary Treatment and Collection System owned and operated by the Municipality.

Policy 3.7.3

It shall be the policy of Council to require a developer to install sanitary sewers, and storm sewers or open channels, within a development and to negotiate the cost of connecting the sanitary sewers to the Municipality's sanitary sewer system.

Policy 3.7.4

It shall be the policy of Council to consider capital expenditures for the extension of trunk services for sanitary collection and treatment in areas where such services do not exist within the Planning Area, and where development warrants the extension, or where development is to be facilitated.

Water Services

The Bridgewater Public Service Commission presently services the Wal-Mart and Canadian Tire retail stores on the First PRO Development sites with central water. Under a Memorandum of Understanding between the Municipality and the Bridgewater Public Service Commission, the Municipality extended the water lines from the Town of Bridgewater to the First PRO Development lands. Subject to the terms of that Memorandum and the approval of the Nova Scotia Utility and Review Board, the Public Service Commission has agreed to supply the site with water.

The Municipality has expressed a desire to have the Public Service Commission service the lands within the Planning Area. The servicing of this land would be subject to further negotiations between the Municipality and the Bridgewater Public Service Commission, as well as approval by the Nova Scotia Utility and Review Board. In anticipation that the Bridgewater Public Service Commission will provide the Planning Area with water services, Council will require that all development be serviced by a central water system owned and maintained by a Public Utility.

Policy 3.7.5

It shall be the policy of Council to encourage the Bridgewater Public Service Commission to extend the water system network to service lands within the Planning Area.

Policy 3.7.6

It shall be the policy of Council to require that all development within the Planning Area be serviced by Central Water System owned and maintained by a Public Utility.

3.8 ROAD NETWORKS

At the time of adoption of this Secondary Planning Strategy and accompanying Land Use By-law the Planning Area did not have any internal streets. Highway 10, Pine Grove Road and the Harold Whynot Road are the public roads that boarder the Planning Area.

The Cantwell and Associates Report identified two primary internal roads that were key to the development of the Planning Area. These were identified in the report as a “Main Street” and a “Centre Road”. Municipal Council is aware that the Department of Transportation and Public Works has strict requirements for access points on Highway 10 and Pine Grove Road, as controlled access is preferred. Consequently, Municipal Council has engaged a consultant to identify the possible access points for the “Main Street” and “Centre Road”. Once these points have been determined, Council will consider a Street Development Plan which will identify the access points to Highway 10, Pine Grove Road, and Harold Whynot Road. This plan will ensure that, as land is sold by the Municipality for development, the access points and right-of-way of the Main Street and Centre Road are not disposed of.

Policy 3.8.1

It shall be the policy of Council to consider the development of a Street Development Plan which will identify future road locations within the Planning Area, as well as identify the future access points to Highway 10, Pine Grove Road and Harold Whynot Road. It shall further be the policy of Council to ensure that as land is sold by the Municipality for development, the right-of-way and access point locations are not disposed of.

3.9 PARKING

Parking areas are required to accommodate motor vehicles that are associated with various land uses. Although Council may consider on-street parking in the Village Centre Zone, Council does not wish to rely on on-street parking to accommodate the motorist's need for adequate parking. As such, Council will establish off-street parking requirements in the Land Use By-law, which will require the developer to provide adequate off street parking for their use of their development.

Policy 3.9.1

It shall be the policy of Council that use-specific and zone specific parking standards shall be established in the Land Use By-law.

Policy 3.9.2

It shall be the policy of Council to establish within the Land Use By-law requirements for the size and location of parking lots and parking lot accesses within the Planning Area to minimize traffic hazards and guard public safety.

3.10 MISCELLANEOUS PLANNING MATTERS

Landscaping, Fencing and Outdoor Lighting

Establishment of turf, grading, planting of vegetation, installation of surfacing materials on walkways and driveways, and erection of structures such as fences and walls constitute the basic elements of landscaping. Besides the obvious benefits of providing shade, being aesthetically pleasing, and providing buffering between properties, landscaping provides continuity in a streetscape with a variety of land uses and site elements; provides a human scale to sites with large scale buildings; helps minimize runoff and erosion; and filters noise.

This Secondary Planning Strategy and Land Use By-law will require landscaping to be incorporated into the development of a site within the Planning Area. The method of controlling landscaping will involve zone standards and site plan requirements.

Policy 3.10.1

It shall be the policy of Council to establish landscaping requirements within the Land Use By-law which will provide an element of human scale to site development to enhance the character of the area, to screen or reduce the visual impact of site elements from the street and neighbouring properties, to reduce site runoff, and erosion and to otherwise reduce incompatibility with surrounding land uses. Landscaping requirements shall be incorporated into the Land Use By-law through the use of zone requirements and site plan requirements.

Fencing will be required for the purpose of screening unattractive or objectionable features of any development such as outdoor storage areas and refuse containers, and to reduce any negative impact upon properties adjacent to the development. Fences that are high and imposing will be considered structures, whereby they will be required to meet the minimum yard requirements.

Policy 3.10.2

It shall be the policy of Council to incorporate requirements in the Land Use By-law to regulate the type, height and location of fencing. Furthermore, fencing shall be required for the purposes of screening outdoor storage areas and refuse containers, screening areas that are used for any purpose where it is considered to be necessary to enhance and preserve the character of the area or to reduce incompatibility with surrounding land uses. Fencing requirements shall be incorporated into the Land Use By-law through the use of zone requirements or site plan requirements.

Outdoor lighting, although necessary for safety and security reasons, can create a nuisance and traffic hazard if it is improperly directed. Where lighting is proposed in any development, consideration will be given to its proper installation, to avoid interference with abutting properties and traffic hazards.

Policy 3.10.3

It shall be the policy of Council to control outdoor lighting to minimize any nuisance created by such lighting to properties in the surrounding area and to minimize traffic hazards.

Yard Requirements and Temporary Uses

The National Building Code and Fire Safety Act have established minimum separation distances for buildings from adjacent buildings and lot lines. These separation distances primarily address the spread of a fire. Municipal Council will establish yard requirements in the Land Use By-law which will further address separation distances between buildings for access, safety, privacy and to reduce conflicts between adjacent land uses. These yard requirements will vary dependent on the zone and the form of development to be established in that zone.

Policy 3.10.4

It shall be the policy of Council to establish minimum yard standards for the separation between buildings and from buildings to lot lines or provide adequate separation between buildings for safety, to complement the streetscape and to reduce conflicts between adjacent land uses.

Policy 3.10.5

It shall be the policy of Council that temporary uses associated with a special occasion, holiday or construction site shall be permitted for a time period, to be specified in the Land Use By-law, with no requirement for a development permit.

Signs

Signs involve the public display and advertising of many components of a development. Council recognizes the importance and necessity of signs to business, commercial and industrial land uses. Council also recognizes that signs have the potential for creating public nuisance and hazards, and there are concerns with appearance, impact on the streetscape and architectural character of the area and the surrounding community. This Secondary Planning Strategy and accompanying Land Use By-law will regulate signage to prohibit signs that pose a hazard to public safety; to provide an opportunity for advertising while at the same time ensure that the signs do not dominate the landscape or streetscapes in the Planning Area.

3.10.6

It shall be the policy of Council to establish provisions in the Land Use By-law which:

- a) prohibit signs which create hazards to traffic or pedestrians, which constitute a public nuisance, or which are incompatible with the Planning Area;**
- b) regulate the height, maximum area, illumination and location of signs throughout the Planning Area in order to minimize hazards and nuisances;**
- c) control the impact of signs on the landscape, streetscape and skyline; and ensure that the nature, size and location of signs permitted in the various zones are appropriate and compatible with the character of the areas within those zones.**

Subdivision of Land, Lot Frontage and Lot Area

The By-law Respecting the Subdivision of Land in the Municipality of the District of Lunenburg governs the subdivision of land throughout the municipality. Where a Land Use By-law exists, the subdivision of land is also shaped by the frontage, area and yard

requirements of a Land Use By-law. The Land Use By-law contains provisions respecting lot frontage and lot area, which are used to define streetscapes, landscapes, reduce nuisances and minimize land use conflicts.

Provisions in the Subdivision By-law that relate to frontage exemptions, lot access and lot area variances can apply to the Planning Area, notwithstanding the frontage or lot area requirements established elsewhere in the Land Use By-law. Municipal Council wishes to enable these provisions to be operative within the Planning Area, with the exception of the Frontage Requirements. The Land Use By-law's frontage requirements will apply throughout the Planning Area, and these may not be varied by the provisions of the Subdivision By-law. Furthermore, the lot frontage shall be on a street that is owned and maintained by the Municipality of the District of Lunenburg or the Province of Nova Scotia.

Policy 3.10.7

It shall be the policy of Council that in all zones the access exemption provisions of the Subdivision By-law shall not apply and that for greater clarity, all lots shall satisfy the minimum frontage requirements of the Land Use By-law as established within the applicable zones.

Policy 3.10.8

It shall be the policy of Council that in all zones the required street frontage shall be frontage on a street owned and maintained by the Municipality of the District of Lunenburg or the Province of Nova Scotia.

Policy 3.10.9

Subject to Policy 3.10.7, it shall be the policy of Council that all other sections of the Subdivision By-law are operative and apply within the Planning Area, and any lot created through subdivision approval may be used for a development that is permitted in the zone where the lot is located, subject to the applicable requirements of the Land Use By-law.

Outdoor Wood Furnaces

Outdoor wood furnaces are a relatively new form of wood burning appliances used to heat homes and water. These appliances heat water (or air) that is, in turn, piped into dwellings for the use of home or water heating. Because of their location outside of the home, outdoor wood furnaces generally only require a very short chimney, which may cause them to produce low-lying smoke under certain atmospheric conditions. For this reason, they have the potential to become nuisances and, therefore, likely to cause unacceptable conflicts. Given the compact and dense development pattern, outdoor wood furnaces will not be permitted within the Planning Area.

Policy 3.10.10

It shall be the policy of Council that outdoor wood furnaces shall not be permitted within the Planning Area.

Adult Entertainment Establishments

The Municipal Government Act allows Council to adopt a Municipal Planning Strategy which sets out Council's policies for governing the Municipality. The Municipal Planning Strategy can address problems and opportunities in the development of land, as well as the environmental, social and fiscal effects of development and can establish programs for putting policies into effect.

Council has adopted a Municipal Planning Strategy for the entire Municipality. The Municipal Planning Strategy sets out Secondary Planning Strategies which apply to specific areas of the Municipality. The purpose of these Secondary Planning Strategies is to address issues with respect to these particular areas of the Municipality which, in the opinion of Council, are not adequately addressed in the Municipal Planning Strategy alone.

Under the Municipal Government Act a Municipal Planning Strategy can not prohibit development everywhere in the Municipality unless stated in Part 8 of the Municipal Government Act. However, where Council has created a Secondary Planning Strategy Council may prohibit a development from that planning area as long as that same development is provided for elsewhere in the Municipality.

Adult entertainment establishments have the potential to generate off-site noise and safety concerns that can impact the reasonable enjoyment of properties within the planning area. Council feels that permitting adult entertainment establishments within the planning area will have a negative impact on the sense of community and civic pride that Council wishes to promote in the planning area. It is for these reasons that Council has prohibited adult entertainment establishments from locating within the planning area.

Policy 3.10.11

It shall be the policy of Council that adult entertainment establishments shall not be permitted within the Planning Area.

PART 4 IMPLEMENTATION AND ADMINISTRATION

The Secondary Planning Strategy and Land Use By-law are legal documents that govern land-use and development within the Planning Area. The Secondary Planning Strategy provides a broad policy framework for the land-use and development regulation, both in the present and the future. The Land Use By-law provides more detailed regulations and requirements, which are intended to express and carry out the intent of the Secondary Planning Strategy.

Council may make amendments to the Land Use By-law provided that they conform to the overall policy framework imposed by the Secondary Planning Strategy. Amendments to the planning strategies are subject to the review of the Director of Planning, Service Nova Scotia and Municipal Relations and must be reasonably consistent with the Municipal Government Act's Statements of Provincial Interest. Only when considered to be inconsistent with the Provincial Statements of Interest as outlined in the Municipal Government Act, are Planning Strategies and amendments to Planning Strategies subject to the approval of the Minister of Services Nova Scotia and Municipal Relations.

This section describes Council's specific policies with regard to the administration of the Secondary Planning Strategy and Land Use By-law and with regard to amendments to them.

Policy 4.0.1

This Secondary Planning Strategy shall be implemented by means of powers conferred upon Council by the Municipal Government Act and such other provincial statutes that may be applicable.

Policy 4.0.2

It shall be the policy of Council that the Land Use By-law shall be the principle means for implementing the Secondary Planning Strategy pursuant to the Municipal Government Act.

Policy 4.0.3

It shall be the policy of Council that the Development Officer for the area covered by this Secondary Planning Strategy, appointed under the authority of the Municipal Government Act, shall be responsible for the administration of the Land Use By-law and shall issue or deny development permits under the terms of the said By-law.

Policy 4.0.4

It shall be the policy of Council that any Development Permit issued under the Land Use By-law shall specify the development and the period for implementation; and such permit shall automatically lapse and become null and void if the development has not commenced within one year of its issuance. Further, where a permit has been issued on mistaken or false information or the use for which the permit has been issued is suspended or discontinued for a period of one year or more, the permit may be revoked.

Policy 4.0.5

It shall be the policy of Council that the Land Use By-law shall contain a list of permitted developments for each zone, and developments that are not included in the list of permitted developments shall be deemed as prohibited.

Policy 4.0.6

It shall be the policy of Council that amendments to this Secondary Planning Strategy will be required where any policy is to be changed or where any amendments to the Land Use By-law would contravene Map 1, Future Land Use Map.

Policy 4.0.7

It shall be the policy of Council that where any development shall require amendment of the Land Use By-law, Council shall adopt no amendment unless the application is for a specific development proposal. In assessing an amendment application for a rezoning, Council shall consider the planning implications of the proposed use as well as other uses that are permitted in the requested zone. The planning implications that shall be considered by Council include, but are not limited to, the following:

- a) the impact of the proposed use and uses permitted in the zone on traffic with respects to traffic hazards, congestion, and pedestrian hazards;
- b) the impact on the natural environment;
- c) the ability of the Municipality to absorb costs related to the development;
- d) the adequacy of municipal services;
- e) the adequacy and proximity of community facilities for education, recreation and emergency services as well as other amenities;
- f) the adequacy of the street networks; and
- g) the suitability of the site regarding grades, soils, geological conditions, location of watercourse, flooding, marshes, bogs, swamps, and proximity to natural or man-made hazards or land uses that could present a health risk or result in a poor quality living environment.

Policy 4.0.8

It shall be the policy of Council that all proposals for rezonings shall meet the requirements of the Land Use By-law for the zone that is being sought, except, however:

- a) a rezoning may be granted for an undersized vacant lot that has less than the minimum area or frontage required in the zone being sought, provided that all other applicable requirements of the Land Use By-law are satisfied;
- b) a rezoning may be granted for a lot with a building on it provided:
 - i) all applicable requirements of the Land Use By-law except for minimum lot area, frontage, setback or yard requirements are satisfied, and

- ii) any proposed addition to any building, or any building that will replace an existing building, meets the setback or yard requirements of the zone being sought.

Policy 4.0.9

Pursuant to the Municipal Government Act, it shall be the Policy of Council to permit the Development Officer to grant a variance in one or more of the following Land Use By-law requirements:

- a) number of parking spaces and loading spaces required;
- b) height of a structure;
- c) floor area occupied by a home-based business / home occupation;
- d) height and area of a sign;
- e) minimum lot area or frontage if:
 - i) the lot existed on the effective date of the by-law, or
 - ii) a variance was granted for the lot at the time of subdivision approval; and
- f) size of yards;

provided that the variance is not granted where the:

- a) variance violates the intent of this Land Use By-law;
- b) difficulty experienced is general to the properties in the area; or
- c) difficulty experienced results from an intentional disregard for the requirements of this Land Use By-law.

Policy 4.0.10

It shall be the policy of Council that, pursuant to the Municipal Government Act, a Public Participation Program (MDL-66) shall be held prior to any proposed amendment to the Secondary Planning Strategy, as well as in conjunction with the review of this Planning Strategy and Land Use By-law. The purpose of the Public Participation Program shall be to hear the opinions of the public. Council shall meet with the Planning Advisory Committee when Council is considering a proposal for a rezoning or Development Agreement, or an amendment to the Planning Strategy or the Land-Use By-law. Public Notice of any Planning Advisory Committee meeting at which the proposal is to be discussed shall comply with the Public Participation Program policy as adopted by Council.

Amended April 1, 2015

I, Tammy S. Wilson, Acting Chief Administrative Officer of the Municipality of the District of Lunenburg, do hereby certify that the foregoing is a true copy of the Secondary Planning Strategy for the Osprey Village Planning Area which was duly passed by the Council of the Municipality of the District of Lunenburg at a meeting duly held on December 12, 2006.

DATED at Bridgewater, N.S. _____, 20__.

TAMMY S. WILSON, ACTING CHIEF ADMINISTRATIVE OFFICER