



Municipality of the District of Guysborough

# Municipal Planning Strategy



Plan the District of Guysborough

*Our Home, Our Future*

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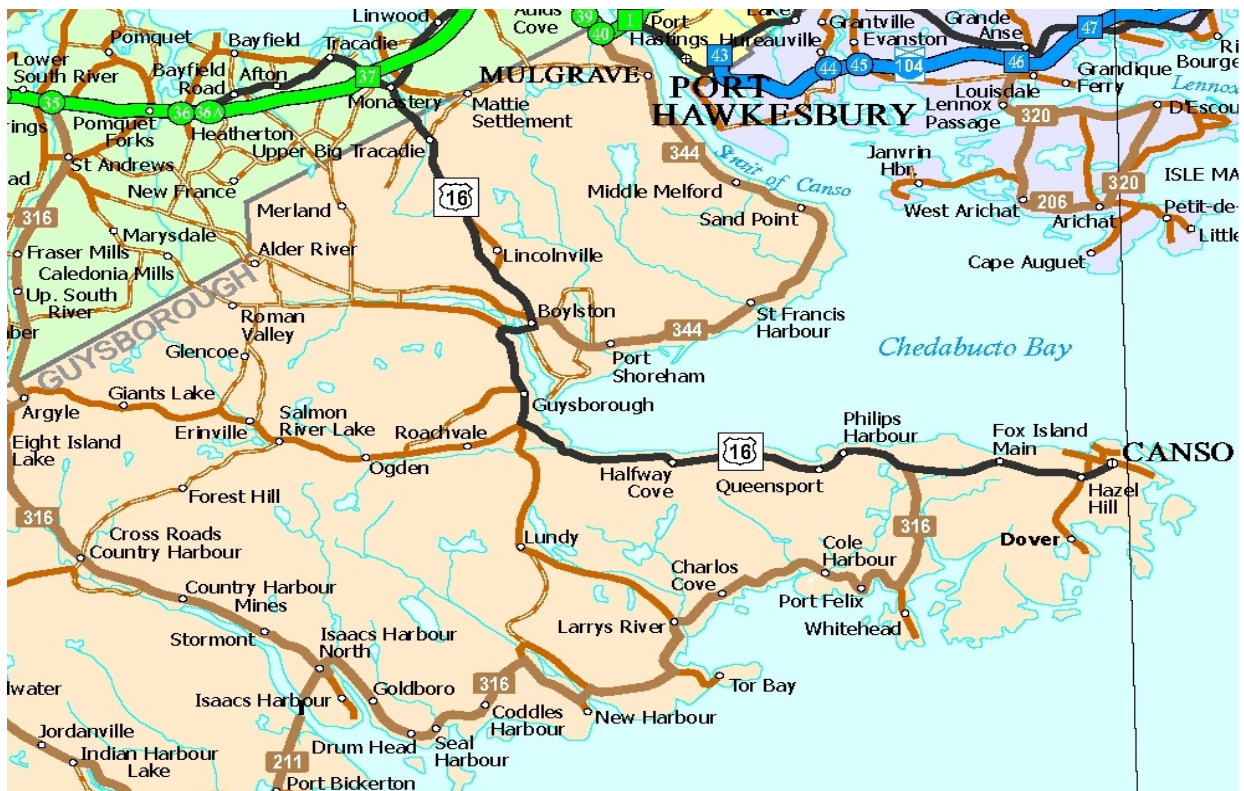
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## INTRODUCTION

### Plan Area

The Municipality of the District of Guysborough (the Municipality) is one of three municipal units in Guysborough County, Nova Scotia. Occupying the eastern half of Guysborough County, the District's administrative centre is located in the unincorporated Shiretown of Guysborough. The Municipality completely surrounds the towns of Mulgrave and borders the St. Mary's municipal district to the West, Antigonish County to the North and the Strait of Canso to the East. It was incorporated in 1879 and covers an area of 2,117 square kilometers.



**Figure 1 Map of communities within the District of Guysborough**

With a population density of approximately 2.2 persons per square kilometer, the Plan Area is very rural in character. Virtually all of the area's communities stretch along Provincial Highway Routes 16, 316, and 344 and most of the settlements which dot the coastline have no more than a few hundred residents each.

Highway Route 16 is the main transportation route through the Plan Area. In addition to providing the primary link between many of the area's communities, this highway serves as a connection to Antigonish or Cape Breton which provide greater service amenity (hospitals, health care, etc.) for residents.

The Municipality of the District of Guysborough (the Municipality) is the area covered by this Municipal Planning Strategy.

## **Purpose of the Plan**

The Municipal Planning Strategy (MPS) is a legal document adopted by District Council, which provides the framework to guide growth and development in the Municipality. The MPS establishes a vision, goals and policies to manage and guide the physical development of the Municipality over the course of the next 20 years.

The MPS 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. Together with the Land Use Bylaw (LUB) and Subdivision Bylaw, the Municipal Planning Strategy controls future land use and development in the Municipality. The MPS 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.

## **Public Participation**

In 2005 the Municipality adopted a Public Participation Policy entitled "Policy H-15 Public Participation Policy" to direct the preparation and adoption of land use planning strategies and implementation of bylaws or amendments thereto.

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

This plan has been prepared in full accordance with Council's policy and the requirements of the Municipal Government Act.

## **Regard by Other Agencies for the Plan**

It is intended that all public and private agencies concerned with the development of the Municipality shall have due regard to the policies contained herein.

## BACKGROUND

### Planning Context

The Municipality of the District of Guysborough, incorporated in 1879, is a primarily rural Municipality and is 2,117 km<sup>2</sup> in size. The Municipality completely surrounds the town of Mulgrave and borders the St. Mary's Municipal District to the West, Antigonish County to the North and the Strait of Canso to the East.

Like many rural areas of Nova Scotia, the Municipality has consistently lost population during the past two decades. As of 2016, the Municipality was home to 1,272 fewer people than it was in 1996, a 21% decline. With the continued out-migration of 20 and 30 year olds, the average age of residents has risen to 51.4 years. It is anticipated, however, that the Municipality will grow into emerging energy industries and develop industry attraction strategies that will result in a slower rate of out-migration and population decline.

The Municipality is one of the largest municipalities in Nova Scotia based on area, yet is one of the smallest based on population. The Municipality encompasses a broad spectrum of land uses including mining, agriculture, manufacturing, commercial and industrial uses, as well as permanent and seasonal residential uses in mostly rural areas.

The physical settlement pattern, largely tied to the historical development of the land and resource uses, is defined by a number of small coastal communities and in-land rural settlements at varying distances from the main Growth Centre comprised of the communities of Guysborough and Boylston.

The Municipality is rich in natural resources and its coastal location is advantageous to potential growth of industrial development and natural resource extraction. There are a number of promising developments on the horizon including the Melford Atlantic Gateway Project; Goldboro LNG; Aggregate/Mineral Development (Black Point & Goldboro); Maritime Launch Project; and various wind farm opportunities.

The Municipality has the highest percentage of Crown Land in Nova Scotia with 54% of land designated as public land, the majority of which is Crown Land held by the Province. The majority of public roads in the municipality are also owned by the Province. The Municipality has approximately 740 km of public roads, 2,800 km of private or unclassified roads, and 50 km of abandoned rails

### History

In the early 1970s a major US oil company proposed a large scale oil refinery near the community of Melford. In response to the company's plans, the Province acquired/expropriated a large tract of land (approximately 14,000 acres) to allow for this project and the development of supporting industries. The Province also constructed a massive fresh water reservoir identified as England Water Reservoir. The Municipality and the Province prepared a Development Plan and Municipal Land Use Bylaw for the lands from Guysborough to Aulds Cove, adopted in 1974 by the Municipality. A narrow strip of land along Highway 344 and the shoreline was zoned for marine activities and the majority of the acquired provincial lands (13,000 acres ±) extending from Eddy Point to Pirate Harbour was zoned for industrial uses, effectively prohibiting residential development from Redhead to Pirate Harbour along Highway 344.

In 1980, the lack of industrial development in this area led Council to rezone the land to accommodate demands for residential development. In 1994 the Municipality amended the Land Use Bylaw for the area from Guysborough (excluded) to Aulds Cove to accommodate residential and small scale commercial or industrial development as a right. Large scale industrial developments required rezoning under this bylaw to provide protection for the existing residential development.

In response to a proposal for the development of a Marine Container Terminal in the Melford area, in 2005 the Municipality once again amended the Municipal Planning Strategy and Land Use Bylaw to create an industrial zone that would permit this and other types of development. A municipal Land Agent was hired to acquire strategic parcels of land to encourage and accommodate industrial development in this area and the Melford Industrial Park was expanded to provide marine access from the 14,000 acre industrial reserve to the shoreline on the Strait of Canso.

Historically, the forest industry and fishing industry has been the largest employer in the Municipality but from time to time gold mining activity, as well as tourism and aquaculture, have created employment in the Goldboro and Forest Hill area.

In 1995, as a result of the announcement of the Sable Offshore Energy Project, which included the construction of a gas plant and associated natural gas pipeline at Goldboro, Council made a decision to introduce land use planning policies for all of District #7. At this time, the plant was to be one of the ten (10) largest gas plants in Canada and was expected to produce 400 million cubic feet of natural gas per day. Another influencing factor in this decision was the continued drilling and exploration for gold in the Goldboro area.

In 2004 the Goldboro area was cited for the potential development of the following facilities:

- Liquefied Natural Gas (LNG) Facility - marine terminal, storage facilities, and associated infrastructure;
- Petrochemical Facilities including Olefins, Polyethylene, Polypropylene Units and Vaporization Demethanization Plant; water treatment facility; and storage facilities; and
- Co-Generation Plant gas turbine and heat recovery steam generator.

In 2005 the Municipality amended the Municipal Planning Strategy and Land Use Bylaw to create a large industrial zone that would permit energy related and other types of development such as wind farms. The Goldboro Industrial Park was expanded at that time and properties were acquired by the Municipality to encourage and accommodate industrial development in this area.

In 2007 the Municipality proceeded with the preparation of a Municipal Planning Strategy and Land Use Bylaw for the remaining unplanned areas of the Municipality. These documents identified a third area for potential industrial development in the eastern end of the Municipality near Canso (identified as Black Point). The proposed Black Point Quarry Project consists of the development and operation of a construction aggregate quarry and marine terminal to be located on an undeveloped, 354 hectare coastal property. This location on Chedabucto Bay is ideally suited due to its proximity to deep water, which is sheltered and ice-free and which will enable the construction of a deep water marine terminal for aggregate shipment.

## Municipality of the District Of Guysborough Municipal Planning Strategy

Prior to the development of a new consolidated Municipal Planning Strategy in 2011, land within the Municipality was divided into four separate planning areas. Recognizing the inefficiencies of four separate Municipal Planning Strategies, in 2010 Council undertook the process of updating and consolidating the four strategies and land use bylaws into one comprehensive Municipal Planning Strategy and Land Use Bylaw. The objective~~s~~ was to establish one consistent planning approach across the entire municipality, rather than having separate strategies for each Planning Area.

## VISION AND GOALS

The Municipal Planning Strategy functions as more than a land use planning document. It represents the Municipality's collective objectives on economic, environmental and social matters. The vision statement establishes a broad picture of the community's future that Council will attempt to achieve through the implementation of the policies outlined in the Plan. The community vision encompasses the wishes and opinions expressed by the public throughout the consultation process.

### Vision

The Municipality of the District of Guysborough's vision for the future is to maintain and build strong communities that support the quality of life available and desired in rural Nova Scotia; pursues economic growth and is open to business; and is respectful of the environment and its unique natural amenities in all that it does.

The communities of Guysborough and Boylston are the primary growth centres of the Municipality and home to the majority of commercial and institutional services that will meet the needs of local residents.

Three industrial centers (Melford, Black Point and Goldboro) provide an abundance of employment opportunities for residents, as does a new green industrial zone near Lincolnville, which will attract progressive, environmentally-friendly industries to the Municipality.

The southern coast of the Municipality is dotted with coastal communities that retain their traditional marine-oriented identity. The interior of the Municipality is dominated by natural resource, mixed rural resource, and environmentally-protected areas. Wind energy is exploited to provide a sustainable form of alternative energy to residents and a favourable revenue stream to the Municipality.

### Goals of this Plan

#### *Goal #1: Cohesive Zoning*

Zoning will be organized in such a way as to minimize potential conflicts between various uses and to facilitate future development.



#### *Goal #2: Intensification of Industrial Nodes*

Attracting and supporting new businesses is a priority of Council. Industrial development should be concentrated in three industrial growth centres: Melford; Black Point; and Goldboro. Additional potential for green industrial development exists near the landfill.



### ***Goal #3: Strategic Residential Growth***

The Municipality's population has been steadily declining over the years, but new industrial developments can help turn this trend around. The Municipal Planning Strategy has identified the area in and around the communities of Guysborough and Boylston, the main service area for the Municipality, as the primary Growth Centre.



### ***Goal #4: Grow the Population***

Attracting young families to the Municipality is one of the primary means by which to increase the population and create stability. Families require infrastructure. Having the necessary infrastructure in place, such as recreational amenities, health clinics, community centres, arenas, opportunities for extending learning, etc., will provide children and their parents with activities and opportunities comparable to those offered in other centres.



### ***Goal #5: Preserve the Way of Life***

New directions for growth and change must not compromise the existing way of life. With the communities of Guysborough and Boylston serving as the main hub for future and commercial growth, other communities throughout the Municipality, especially many of the smaller coastal communities, will maintain their rustic charm and continue to offer a way of life connected to the maritime history and rural realities of the area.



### ***Goal #6: Utilize Natural Resources***

The Municipality is rich in natural resources and its coastal location is advantageous to potential growth of industrial development and natural resource extraction. The Municipality must continue its job of identifying development opportunities related to natural resources in order to expand the employment base of the Municipality. Container terminals, aggregate extraction and mineral development, and wind energy are all promising developments that should be addressed in the land use designations and zoning.



### ***Goal #7: Improve the Availability of Land***

The Municipality has the highest percentage of Crown Lands in Nova Scotia. With more than half of the municipal territory under Provincial control, the availability of land is severely restricted. In addition, many parcels of privately-owned land are held for generations without being sold or made available for development. The Municipality needs to take advantage of its legislative authority to purchase land for subdivision and sale in order to open lands for new development.



***Goal #8: Respect the Built Environment***

The built environment consists of housing, infrastructure, commercial and industrial developments, and other facilities. New development should respect the character of the existing built environment and should be compatible with adjacent land uses.

***Goal #9: Strengthen Tourism***

The Municipality's traditional building styles, rural way of life, extensive coast lines and traditional coastal communities, all represent significant tourism opportunities upon which the Municipality must capitalize. Land use policies should strengthen and reinforce these important attributes of the municipality.



***Goal #10: Improve Transportation & Municipal Services***

The Municipality's road network is expansive, although the vast majority of its roads are classified as private. Most residents rely on the automobile to get around, but only 10% of residents rely on municipal water and sewer services. The Municipality would like to provide more infrastructure and services where possible.

***Goal #11: Define the Role of Agriculture***

The role of agriculture has changed significantly within the Municipality. Today, little of the land is used for agricultural purposes, with the exception of blueberry farms, mink production and Christmas tree farming. The potential for bio-resource production also exists and could provide a new stream of employment opportunities.





## MUNICIPAL PLAN STRUCTURE

The following policies, in concert with the Generalized Future Land Use Map, constitute the land use component of this Municipal Planning Strategy. This land use component designates land within the Municipality of the District of Guysborough for uses that are deemed most appropriate for future development. These general development policies apply throughout the entire Municipality.

Over the next 20 year period, the Municipality will grow, change and develop in a sustainable manner. Development should be strategically directed to ensure the most efficient use of land and existing services as possible. Steps need to be taken to protect traditional ways of rural living, while maintaining a balance with new industrial and residential development opportunities.

As outlined in the vision statement, most future development will be directed towards residential or industrial growth centres. A growth centre is intended to accommodate most of the future non-rural development that will occur in the Municipality. It is expected that a full range of municipal services, including sewer and water, recreation facilities, street lights and sidewalks, will eventually be provided or extended in these communities as they become necessary. This type of infrastructure is expensive to install and maintain but is necessary for public health and safety; environmental quality; and sustainable development patterns.

Residential land use policies aim to direct future residential development towards the designated growth centres and existing coastal communities. They also aim to diversify housing types within the Municipality to provide appropriate housing options for a wide range of residents, including families, seniors and low-income households. Housing types and tenures to be considered include:

- a wide range of housing types and forms suitable to meet the housing needs of all current and future residents;
- smaller one- and two-bedroom units to accommodate the growing number of smaller households;
- a range of housing types suitable to the needs of senior citizens;
- rental units, waterfront condominiums, and other housing types.

Adequate and affordable housing types for all residents are a fundamental component of the Municipality's sustainable approach to growth and development. Municipal planning policies have been designed to improve the availability of housing for all current and future residents. Diversity in the housing supply is achieved by providing a range of housing types, maintaining a balanced mix of ownership and rental housing, and addressing housing requirements for low income groups, people with special needs and the elderly. Policies in this MPS ensure that a variety of dwelling types are permitted subject to regulations contained in the Land Use Bylaw.

Concentrated development makes the provision of such services more economical and promotes walking and bicycling, rather than dependence on the personal-use vehicle and an extensive network of roads. Because of the expense involved in constructing, extending and maintaining municipal services, the type and extent of these services will be dependent on how a community is intended to grow, which will be balanced by the Municipality's ability to pay and maintain such services.

The Shiretown of Guysborough is the main service area for the Municipality and contains various branch offices for all levels of government, hospital/nursing home, RCMP headquarters, various professional and

business offices, and a number of private businesses including retail outlets and food service establishments. Therefore, the Shiretown of Guysborough and its environs have been designated as the Primary Residential Growth Centre of the Municipality. Should future industrial and employment expansion occur, the areas of Melford, Goldboro and Black Point should be designated as Secondary Growth Centres.

Future Land use within the Plan Area shall be guided by land use policy and more specifically by the designations of the Generalized Future Land Use Map (MAP 1) as follows:

- Residential Growth Centre Designation;
- Secondary Residential Growth Centre Designation;
- Mixed Use Rural Residential Designation;
- Coastal Community Designation;
- Industrial Designation;
- Natural Resource and Conservation Designation.

These designations form the legal framework for achieving the growth management and development strategy of this Municipal Plan. This plan provides detailed descriptions of the various land use designations and their associated land use policies.

### **Secondary Planning Strategies**

Simply put a Secondary Planning Strategy is a plan within a plan. It involves Council adopting a general Strategy for the entire municipality and subsequently amending this Strategy by adding more detailed plans (Secondary Strategies) for specific areas of the municipality such as designated secondary residential growth centres.

A Secondary Planning Strategy should as much as possible be consistent with the policies found in the District wide Strategy. However, a Secondary Plan may propose land use planning approaches that are unique to the diverse issues of a specific or defined geographic area. Looking forward Council has identified several potential industrial areas that could provide economic benefits and residential growth that could warrant the need for a secondary plan.

#### **Policy SP-1 Preparation of Secondary Plans**

It shall be a policy of Council to consider to undertake the review and preparation of Secondary Planning Strategies for designated growth centers identified within the Generalized Future Land Map and other areas throughout the plan area in the order of priority as follows:

- a) plan areas where the existing Secondary Planning Strategy policies are inconsistent with this Plan;
- b) areas designated as centres for future growth;
- c) areas where there is a need to undertake redevelopment to stem decline;
- d) areas where there is a need to address a wide range of planning issues in a comprehensive manner;
- e) areas having planning issues which strategically affect the growth of MoDG as a whole;
- f) areas where there is a need to support economic development; and
- g) the age of the existing secondary planning strategy.

**Policy SP-2    Secondary Plan Boundary Changes**

It shall be the intent of Council to consider during the Secondary Planning Process the expansion or amendment to the boundaries of designated growth centers subject to the following criteria:

- a) The expansion is necessary to accommodate a proposed serviced development;
- b) The expanded area is capable of being serviced with water and/or sewer services; and
- c) The Municipality is financially capable of providing the necessary services.

**Sustainable Growth**

The development of a Sustainable Growth Strategy (SGS) would complement the Municipal Planning Strategy. The SGS should be comprehensive and include social, economic and environmental components; population and employment projections; and a list of actions to meet projected needs.

A SGS should focus on six key elements: housing; transportation; economic development; parks and recreation; provision of core services; and environment. Additional elements may include internal and external operations and municipal revenues.

**Policy SG1- Sustainable Growth Strategy**

It shall be the intent of Council to consider the development of a Sustainable Growth Strategy (SGS) that will serve as a complementary document to the Municipal Planning Strategy. Together the documents will serve as guides to encourage sustainable growth, development and municipal operations in the Municipality.

## RESIDENTIAL HOUSING STRATEGY



This Plan recognizes a range of housing and the different roles of the free market, government and the non-profit sector have in providing housing to residents. While the vast majority of housing in MoDG will not require any municipal intervention, in some cases Council may opt to develop incentive programs and partnership agreements to take advantage of and to complement federal and provincial housing programs.

MoDG Council believes that working with rural communities is essential for effective rural development and that rural housing should contribute towards more general rural development objectives, within a framework of sustainable development. The Housing Strategy should relate to local circumstances of the different residential land use designations because of the diverse nature of communities across the District.



### **Policy HS-1    Housing Strategy**

It shall be the intent of Council to develop a Housing Strategy identifying housing needs of the Municipality, inclusive of affordable housing, and determining ways to address them.

### **Policy HS-2    Housing Strategy Criteria**

It shall be the intent of Council to consider in the preparation of a Housing Strategy the following:

1. Creation of an affordable housing definition applicable to the MoDG and its various residential designations;
2. Preparation of a housing needs assessment and including neighbourhood change indicators;
3. Establishing implementation mechanisms to ensure a reasonable distribution of adequate, acceptable and affordable housing including financial and non-financial incentives;
4. Creating and monitoring affordable housing targets;
5. Identifying funding opportunities and partnership possibilities for housing projects;
6. Identifying strategies that encourage innovative forms of housing;
7. Identifying areas requiring neighbourhood revitalization through community input and support;
8. Identifying possible locations for affordable housing demonstration projects;
9. Identifying possible incentives for non-profit and for-profit affordable housing developers;
10. Creating a public education and communication tool kit to address a range of housing issues in the Municipality; and
11. Developing accessible and adaptable housing design guidelines.

### **Residential: Four or More Dwelling Units**

Council recognizes the importance of providing a variety of housing types to meet the needs of residents. Multi-unit buildings currently comprise a small percentage of the Municipality's housing stock. Multi-unit dwellings provide an important source of affordable housing for the residents of the Municipality.

Multiple-unit buildings can also help support local commercial and institutional uses by increased density within close proximity to service centres. One such example includes the potential for multi-unit assisted living housing adjacent to the seniors' complex in Milford Haven. Conversely increased density can have a destabilizing impact on lower density stable neighbourhoods. As such, careful attention must be paid to where such buildings are located and strict landscaping requirements should apply.

#### **Policy MD-1 Residential Multiple Unit R-2 Zone**

It shall be the intent of Council to establish in the Land Use Bylaw a Residential Multiple Unit R-2 Zone which may allow residential multiple unit uses which contain four (4) and not exceeding 20 dwelling units to locate in the Residential Designations.

#### **Policy MD-2 R-2 Zone Uses**

It shall be the intent of Council to permit within the R-2 Zone the following and similar type of uses: all Residential General R-1 uses, new or converted dwellings of four (4) or more units and/or town houses containing four (4) or more units and not exceeding 20 dwelling units.

#### **Policy MD-3 Amendments to R-2 Zone**

Council may consider by way of an amendment to the Land Use Bylaw applications for the Residential Multiple Unit R-2 Zone lands located within the Residential Designations.

#### **Policy MD-4 R-2 Rezoning Criteria**

In considering an amendment to the Land Use Bylaw, it shall be the intent of Council to have regard for the following:

- a) The site to be used for the proposed multi-unit dwelling shall be located on a lot with access to municipal public sewer or adequate to provide sewer and water services in accordance with the Department of Environment standards for on-site sewage disposal;
- b) The proposed use shall be compatible with adjacent land uses in terms of bulk and scale;
- c) The proposed use shall abut a road or street that is capable of accommodating the increased traffic flow generated by the development;
- d) The proposed site shall be large enough to accommodate off street parking; and
- e) Any other matter as determined by Council relating to the impact of the development upon surrounding uses or upon the general community, and the provisions of implementation policies IM-10 and IM-11.

### **Residential: Twenty or More Dwellings Units**

Large scale residential development can impact features that define rural character, including large expanses of forest, pastoral landscapes, scenic views and other important cultural features. Such development may take natural resource lands out of production and may conflict with existing resource activities such as farming, forestry and mining. Extensive road development to service these developments may fragment open space, affecting important environmental features and leaving islands

of natural habitat that may not be large enough to sustain biodiversity. Further, extensive residential development strains existing community services and adds pressure for the development of costly infrastructure in unplanned areas. To minimize these impacts, larger scale as-of-right residential development will be discouraged in the Mixed Use Rural Residential Designation.

However, within the Residential Growth Centre Designation there is a need to provide for some higher-density uses such as larger scale multi-unit dwellings. However, because of the scale of such uses, concern over the operation of septic or sewage treatment facilities and the effects that a large influx of people permanently living in an area could have on community services, development agreements will be required. These agreements will offer the opportunity to evaluate each proposal on an individual basis against community concerns.

#### **Policy MD-5 Twenty or More Residential Units by Agreement**

Within the Residential Growth Designation Council shall only consider multiple unit dwellings and residential developments of **20 units or greater** according to the development agreement provisions of the Municipal Government Act. In considering such development agreements, Council shall have regard to the following:

- a) that the architectural design and scale of any building(s) are compatible with nearby land uses;
- b) that adequate separation distances are maintained from low density residential developments and that landscaping measures are carried out to reduce the visual effects of the proposal;
- c) the general maintenance of the development;
- d) that open space and parking areas are adequate to meet the needs of residents and that they are suitably landscaped;
- e) the means by which solid and liquid waste will be treated;
- f) preference for, but not restricted to, a site which has access to commercial and community facilities where such facilities are available in the immediate area; and
- g) the effect of the proposed use on traffic volume and the local road networks, as well as traffic circulation in general, sighting distances and entrance to and exit from the site; and
- h) the provisions of Implementation Policy IM-6.

#### **Residential: Mobile & Mini Homes Parks**

In contrast to multiple-unit dwellings, there are a number of mobile or mini homes located throughout the Municipality. These existing mobile and mini homes fulfill a housing need for those not able to afford a conventional house and lot. While some older mobile homes are in poor states of repair, newer mobile and mini homes on the market today resemble more conventional single-detached dwellings with siding, pitched roofs and standard window sizes, making them more compatible with surrounding neighbours.

At present, the only mobile home parks in the municipality are located just outside the Shiretown of Guysborough near the Chedabucto mall and one in Canso. In the event that a new Mobile Home Park is proposed, Council believes they should be permitted by way of a Land Use Bylaw amendment. New Mobile Home Parks will be permitted at the discretion of Council and will be subject to criteria designed to direct these uses to suitable locations.



**Policy MH-1 Mobile Home Park R-3 Zone**

Within the Designations it shall be the intent of Council to establish in the Land Use Bylaw a Mobile Home Park **R-3** Zone which will allow new mobile home parks, public recreational uses including parks and playgrounds, mobile home park administrative offices, maintenance equipment and storage facilities related and incidental to the operation of the park and home occupations.

**Policy MH-2 Rezoning to R-3 Zone**

By way of an amendment to the Land Use Bylaw Council may consider rezonings to the Mobile Home Park **R-3** Zone lands located within the Residential Designations.

**Policy MH-3 R-3 Rezoning Criteria**

In considering an amendment to the Land Use Bylaw, it shall be the intent of Council to have regard for the following:

- a) The site to be used for the proposed mobile or mini-home park shall be located on a lot with access to municipal public sewer or adequate to provide sewer and water services in accordance with the Department of Environment standards for on-site sewage disposal;
- b) The proposed use shall be compatible with adjacent land uses in terms of bulk and scale;
- c) The proposed use shall abut a road or street that is capable of accommodating the increased traffic flow generated by the development;
- d) The proposed site shall be large enough to accommodate off street parking; and
- e) Any other matter as determined by Council relating to the impact of the development upon surrounding uses or upon the general community, and the provisions of implementation policies IM-10 and IM-11.



## COMMERCIAL USES THROUGHOUT THE PLAN AREA

Throughout the Municipality, there is a mixture of residential, commercial and light industrial uses. However, the District of Guysborough has largely been passed over by major “big box” retailers, many of which have instead located in the neighbouring community of Antigonish on and near the Trans Canada Highway.

Currently, the majority of commercial uses in the Municipality are centrally located in and around the Shiretown of Guysborough and generally consists of a bank, post office, restaurant/pub, bakery, pharmacy, law office, accommodations, among others. In addition to this “central business district,” other small concentrations of commercial activities can be found throughout the Municipality. A commercial service retail plaza is located within the Municipality just south of Guysborough on Highway 16. The plaza is home to a number of provincial and federal service providers including neighbourhood commercial retail and service based business.



Expanding commercial development is necessary to provide services and employment to residents living in the Municipality. Small-scale commercial development will provide much needed jobs and a better economic climate for the Municipality. However, ensuring that new commercial developments are in keeping with the character of existing residential and mixed use areas of the Municipality is of great importance to Council.

It is not the intention of the planning strategy to permit the widespread zoning of additional properties in the Residential Growth, Secondary Growth and Mixed Use Rural Residential Designation for general commercial uses in the future. However commercial developments, which can provide goods or services to a much broader segment of the public, will be permitted by an amendment to the Land Use Bylaw.

### Policy C-1 Commercial (C-1) Zone

It shall be the intent of Council to establish throughout the plan area a Commercial (C-1) zone for new commercial uses not exceeding 5,000 square feet and to permit within this zone the following and similar types of uses; residential dwellings located in the same building as a commercial use, retail shops, personal service establishments, liquor store, beverage room and lounge, entertainment centre, post office, funeral homes, public parks, warehousing & storage, museums, library, trucking, construction and building supply depots, automobile sales and servicing, car washes, commercial recreational uses, financial institutions, professional offices and businesses, garden and nursery supplies and sales, hotels and motels, tourist establishments and restaurants and which establishes controls on parking, open storage, outdoor display, and the scale of such uses.



**Policy C-2      Rezoning to C-1 Zone**

By way of an amendment to the Land Use Bylaw Council may consider rezonings to the Commercial (C-1) zone lands located within the Residential Growth Centre Designation, Mixed Use Rural Residential Designation and the Secondary Residential Growth Centre Designation.

**Policy C-3      C-1 Rezoning Criteria**

In considering an amendment to the Land Use Bylaw, it shall be the intent of Council to have regard for the following:

- a) The site to be used for the proposed commercial use shall be located on a lot with access to municipal public sewer or adequate to provide sewer and water services in accordance with the Department of Environment standards for on-site sewage disposal;
- b) The proposed use shall be compatible with adjacent land uses in terms of bulk and scale;
- c) The proposed use shall abut a road or street that is capable of accommodating the increased traffic flow generated by the development;
- d) The proposed site shall be large enough to accommodate off street parking; and
- e) Any other matter as determined by Council relating to the impact of the development upon surrounding uses or upon the general community, and the provisions of implementation policies IM-10 and IM-11.

**Policy C-4      Existing Commercial within the Residential Growth Designation**

Notwithstanding, Policy C-1 in keeping with the intention to promote commercial uses within the Residential Growth Designation, it shall be the intention of Council to permit existing commercial structures to expand to a maximum of 7,200 square feet through provisions set out in the land use by-law.

**Major Commercial**

As mentioned above, there are currently very few large-scale commercial developments within the Municipality, with the exception of the plaza located on Highway 16. While competition from nearby Antigonish will limit the amount of future large-scale commercial developments in the Municipality, Council nonetheless wishes to permit their development should the opportunity arise.

**Policy C-5      Major Commercial (MC-1) Zone**

It shall be the intent of Council to establish throughout the plan area a Major Commercial (MC-1) zone for new major commercial uses exceeding 5,000 square feet and to permit within this zone the following and similar types of uses; all uses permitted in the C-1 Zone, motor vehicle sales dealers, commercial & industrial machinery & equipment repair & maintenance, manufactured home dealers, recycling depots/material recovery facilities, rental & leasing services, truck transportation, transit & ground passenger transportation, support activities for road transportation, warehousing & storage, wholesale trade and food & beverage production facilities.

**Policy C-6      Rezoning to MC-1 Zone**

Council shall only consider new commercial developments or expansions to existing uses resulting in a combined gross floor area greater than 5,000 square feet by way of an amendment to the Land Use Bylaw for lands located within the Residential Growth Centre Designation, Mixed Use Rural Residential Designation and the Secondary Residential Growth Centre Designation.

**Policy C-7 MC-1 Rezoning Criteria**

In considering an amendment to the Land Use Bylaw, it shall be the intent of Council to have regard for the following:

- a) the architectural design of building(s) that reinforce the style, character and scale of the area's traditional built form;
- b) building height, massing, and scale;
- c) adequate separation distances from residential uses;
- d) controls on signage that reinforce the rural character of the area;
- e) site illumination to reduce, where possible, the unnecessary illumination of surrounding properties including reasonable limitations on the hours of illumination;
- f) the retention of significant features such as any significant wildlife habitat, important scenic vistas, historic buildings, cultural landscapes, mature forest, and other elements that typify the rural character of the area;
- g) landscaping features which may be designed to enhance the visual amenity of the building or to mitigate visual impacts;
- h) the provision of public access to traditional trails, recreation or parkland areas and lake or coastal frontages;
- i) the general maintenance of the development; and
- j) any other matter relating to the impact of the development upon surrounding uses or upon the general community, and the provisions of implementation policies IM-10 and IM-11.



## **SECTION II      LAND USE DESIGNATIONS**

## RESIDENTIAL GROWTH CENTRE DESIGNATION

The Residential Growth Centre Designation has been applied to Guysborough Harbour and surrounding areas including Milford Haven and Boylston.



The designation recognizes the concentration of residential, commercial and institutional land use in this area and supports its continuation as a focal point for social and economic activity in the Plan Area. The plan envisions that low-density residential uses consisting of single unit dwellings, accessory apartments, two-unit dwellings, and townhouses may be considered in appropriate locations within the established neighbourhoods which are within walking distance of the commercial and institutional centres.

Within this designation, a mix of uses will be permitted including residential, commercial and community facility uses. Other permitted uses include existing commercial service uses, traditional uses and resource related activities of a limited scale. Specific performance standards will address matters of scale, outdoor storage and display, parking, and the protection of watercourses.

### Policy RG1 Residential Growth Centre Designation

It shall be the intent of Council to designate lands identified in the Generalized Future Land Map encompassing the communities of Guysborough and Boylston and the areas adjacent to the Guysborough Harbour and Milford Haven River as the Residential Growth Centre of the Municipality.



### Policy RG2 Residential (R-1) Zone

It shall be the intent of Council to establish within the Primary Growth Centre designation a Residential General (R-1) Zone

### Policy RG3 R-1 Zone Uses

It shall be the intent of Council to permit the following uses within the R-1 zone: single-detached dwellings, mini or pre-manufactured homes, semi-detached and duplex dwellings, and multiple unit dwellings. Additionally bed and breakfasts, boarding, tourist and guest homes, day nurseries, and nursing and special care homes shall also be permitted and a range of other uses considered compatible with an R-1 zone such as; schools, churches, government buildings and public recreational facilities.

### Policy RG4 R-1 Zone Special Conditions

It shall be the intent of Council to establish special setback requirements for residential land uses within each designated residential zone, including from adjacent properties and from bodies of water and watercourses. The Land Use Bylaw shall also establish appropriate lot sizes, yard requirements and parking standards for all residential developments.

### Policy RG-5 Lands for Purchase

It shall be a policy of Council to identify lands within the designated residential growth centre for purchase by the Municipality to facilitate future development.

**Policy RG-6 Residential Growth Centre Boundaries**

It shall be the intent of Council to consider expanding the boundaries of the designated residential growth centre subject to the following criteria:

- a) The expansion is necessary to accommodate proposed serviced development;
- b) The expanded area is capable of being serviced with water and/or sewer services; and
- c) The Municipality is financially capable of providing the necessary services.



## SECONDARY RESIDENTIAL GROWTH CENTRE DESIGNATION

The Secondary Residential Growth Centre Designation has been applied to areas which, in relation to potential industrial growth, could accommodate future residential development. The intent of the secondary residential growth centres is to provide the Municipality with sufficient land base and flexibility to support the development of economic opportunities associated with potential industrial growth through stable residential communities.



The stability and sustainability of rural communities and lands is integral to this Plan, and policies regarding secondary residential growth centres will be focussed on a secondary planning process to ensure the retention of rural community character.

### Policy SG-1 Secondary Residential Growth Centers Designation

It shall be the intent of Council to designate other areas in established communities in the general vicinity of Melford, Black Point and Goldboro as Secondary Residential Growth Centers as shown on the Generalized Future Land Use Map (Map 1). The primary intent of this designation shall be to retain sufficient lands which shall provide an adequate supply of residential land to accommodate future growth.

### Policy SG-2 Zoning for Secondary Residential Growth Centers

Until such time that a Secondary Plan is completed pursuant to **Policy SG-3**, Council shall through the land use by-law, zone the lands within the designated Secondary Residential Growth Centers as Mixed Use Rural Residential (**MRR-1**) Zone with the exception of Canso which shall be zoned Residential General (R-1) Zone.

### Policy SG-3 Secondary Growth Centres Secondary Plans

It shall be a policy of Council to undertake the review and preparation of Secondary Planning Strategies for designated Secondary Residential Growth Centres identified within the Generalized Future Land Map in the order of priority as follows:

- a) areas designated as centres for future growth;
- b) areas where there is a need to undertake redevelopment to accommodate growth;
- c) areas where there is a need to address a wide range of planning issues in a comprehensive manner;
- d) areas having planning issues which strategically affect the growth of a community; and
- e) areas where there is a need to support economic development.

### Policy SG-4 Lands for Purchase

It shall be a policy of Council to identify lands within designated secondary growth centres for purchase by the Municipality to facilitate future development.

### Policy SG-5 Secondary Growth Centre Boundaries

It shall be the intent of Council to consider expanding the boundaries of the designated secondary growth centres subject to the following criteria:

- a) The expansion is necessary to accommodate proposed serviced development;
- b) The expanded area is capable of being serviced with water and/or sewer services; and



- c) The Municipality is financially capable of providing the necessary services.



## MIXED USE RURAL RESIDENTIAL DESIGNATION



The majority of residential development outside of the residential and secondary growth centers is located in ribbon development along Highway Routes 16, 316 and 344 or in small coastal communities. A significant number of dwellings are also used for business purposes. Commercial operations located in the home or in accessory buildings are characteristic of the area with its history of self-reliance and entrepreneurship. In some cases, these homes businesses provide the sole source of income for the owner while, in others, the business is used to supplement income from other employment.

At the same time, many larger businesses are located within the designations, most of which have direct access to the main highways. These commercial enterprises provide a wide variety of services to both residents and visitors and include gas stations, grocery stores and restaurants.

A range of light industrial uses is also found in the Mixed Use Designations which provide jobs for residents and a stable tax base for the municipality. There is a desire by the community to allow this mix of land uses to continue. However, Council recognizes that allowing all uses by right could eventually create some land use conflicts. Accordingly, these lands are designated Mixed Use Rural Residential on the Generalized Future Land Use Map. The challenge of the Mixed Use Rural Residential designation is to allow people to use their land as freely as possible and yet offer some protection to neighbouring land owners.

### Policy MRR-1 MRR Designation

It shall be the intention of Council to establish the Mixed Use Rural Residential Designation as shown on the Generalized Future Land Use Map (Map 1). Lands within this designation shall provide residential and mixed use economic stability within the Plan Area.

### Policy MRR-2 Mixed Use Rural Residential (MRR-1) Zone

Within the Mixed Use Rural Residential Designation, it shall be the intention of Council to establish a Mixed Use Rural Residential (**MRR-1**) Zone which will permit the following and similar types of uses: single detached dwellings, mini or pre-manufactured homes, mobile homes, semi-detached and duplex dwellings, multiple unit dwellings (both new and conversion) to a maximum three (3) dwelling units, boarding homes, day nurseries, park and community centers, nursing homes or homes for special care, church and cemeteries, schools and other institutional uses established under the Societies Act, public recreational facilities, farming (including farm buildings), fishing buildings and forestry uses. Uses permitted in the C-1 and I-1 Zones will be permitted as a right provided a maximum square footage of building space and/or outdoor storage space is complied with as well as the general and special lot requirements for a C-1 and I-1 Zone as applicable. The zone shall control the scale of commercial and industrial uses, outdoor storage and display, parking and the separation from watercourses for specific uses.



### **Policy MRR-3 Amendments to MRR-1 Zone**

Council may consider by way of an amendment to the Land Use Bylaw applications for the Mixed Use Rural Residential MRR-1 Zone lands located within the Residential Growth Centre Designation.

### **Mixed Use Rural Resource Residential Designation: Farming and Agriculture**

Traditional agricultural activity and related employment has steadily declined and the use of agricultural lands within the Municipality is not being maximized. It is the intent of Council to examine possibilities to strengthen the traditional agricultural industry as well as seek biomass energy opportunities and related industry.



Forestry activity of Christmas tree farming is an important economic sector of the Municipality providing seasonal employment. Council recognizes the importance of this industry and continues supporting the growth and development of this industry.

Mink farming is a growing agricultural sector and Nova Scotia's mink ranchers are considered prime producers on the international market. The major area for mink farming occurs in the southern portion of the Municipality. The operations generate significant revenues and have good potential for growth. However, given the nuisances and environmental impacts of mink farming it is imperative that this use adhere to strict landscaping and buffering requirements.

### **Policy MRR-4 Specialized Farms and Agriculture**

Within the Mixed Use Rural Residential (MRR-1) Zone, it shall be the intent of Council to permit farms and or businesses where the predominant economic activity consists of raising chickens, turkeys, or other fowl, the raising of fur bearing animals, the raising of swine, goats, horses or cattle on feed lots, the raising or boarding of dogs or cats or the growing of special crops by way of establishing minimum setbacks and other mitigation techniques within the Land Use Bylaw.

### **Mixed Use Rural Residential Designation: Coastal Communities**



Along the Municipality's extensive coastline and within the Mixed Used Rural Residential Designation are several small coastal communities. Early community development along the coastline was associated with the fishing trade. Today these communities continue to represent an economic connection to the area's marine and commercial fishing industry. Although the actual number of people who continue to earn their living from the traditional resource base is declining, there are reminders of it in these coastal communities. Especially evident are the sheds and wharves

connected with the commercial fishery, which is still an important resource industry in the municipality.

MoDG residents have indicated that maintaining the character of coastal communities, as well as preserving and supporting the sustainable economic growth of the natural resource sector, are important

objectives of this Plan. These communities continue to offer residents access to a traditional way of life and that they also serve as magnets to attract tourists to the area.

The Coastal Community designation is intended to accommodate a rich mixture of commercial, fishing-related industrial, public and residential uses that have long been a tradition in the area. This designation will allow for continued development of these communities and will ensure that new development continues to strengthen the strong historic, marine-oriented character of the area. As such, a greater level of commercial and industrial development and expansions not exceeding more than 7,500 ft<sup>2</sup> (697 m<sup>2</sup>) of gross floor area on any one lot may be permitted.

#### **Policy CC-1 - Coastal Community (CC-1) Zone**

Within the Mixed Use Rural Residential Designation it shall be the intent of Council to establish a Coastal Community Zone (CC-1) which permits a wide range of residential uses, commercial uses and community facilities, as well as resource and traditional uses. The zone shall control the scale of commercial and industrial uses, outdoor storage and display, parking and the separation from watercourses for specific uses. Additionally, within the **CC-1** Zone commercial, industrial and marine-oriented uses not exceeding more than 7,500 ft<sup>2</sup> (697 m<sup>2</sup>) of gross floor area on any one lot may be permitted.



## INDUSTRIAL GROWTH DESIGNATION



The Municipality of the District of Guysborough is currently home to several existing and proposed large scale industrial developments. At the present time, there is one large scale quarry operation in the Auld's Cove area and Goldboro is the landfall site for the EnCana and Sable Natural Gas sub-sea pipelines. Goldboro is also home to the SOEI natural gas processing facility and Maritimes and Northeast Pipelines Natural Gas export infrastructure.

The Municipality has great potential for additional industrial developments, in particular developments such as oil and gas facilities (petrochemicals, LNG facilities), power generation facilities, marine container terminals, gold mining, and other large scale quarry developments. Council recognizes the importance of these industries as major job-generators and contributors to the local tax base, but wants to ensure the sites chosen for such developments are suitable to establish their activities while balancing the visual impact on the rural environment and the physical impact on the natural environment.

Similar to commercial uses defined in the previous section, not all industrial developments are large-scale (defined in the Land Use Bylaw as larger than 1,200 ft<sup>2</sup> in floor area and/or outdoor storage area). In many cases, smaller light industrial uses, such as warehouses, building supply depots, or manufacturing can be located closer to adjacent land uses, albeit with appropriate setbacks and landscaping requirements. It is extremely important to limit the size of light industrial uses located near residential areas so that they do not cause any nuisance to nearby property owners.



The Municipality is the owner and operator of a landfill site that services a population of over 230,000 from 16 municipal units in Cape Breton Regional Municipality, Antigonish County, Pictou County and Guysborough County. Upgraded to a second generation site in 2006, the Guysborough Waste Management Facility is the second largest in Nova Scotia. The Facility is also a full service diverted materials facility that further processes: scrap metals, organics, waste wood and construction debris, tires, asphalt shingles, waste oils, household hazardous waste, and

recyclables. It is the intent of Council to seek increased opportunities for the facility including co-generation and biomass energy industries and developing the area as a Green Industrial zone.

**Policy ID-1 Industrial Designation**

It shall be the intent of Council to designate as Industrial on the Generalized Future Land Use Map (Map 1) the lands in the vicinity of Melford, Black Point and Goldboro as the main Industrial Growth Centres of the Municipality.



**Policy ID-2 Light Industrial (I-1) Zone**

Within the industrial designation, it shall be the intent of Council to establish a Light Industrial (I-1) Zone.

**Policy ID-3 Light Industrial (I-1) Zone Uses**

It shall be the intent of Council to permit within the Light Industrial (I-1) Zone the development of light industrial uses as well as low intensity business and office parks when no nuisance factor is evident and the development is compatible with any adjacent non-industrial zone. The following and similar types of uses shall be permitted; manufacturing, assembly or warehouse operations, building supplies or equipment depots, processing operations, service industries, business and professional offices related to industrial use and commercial uses associated with industrial use. The Land Use Bylaw shall establish appropriate lot sizes, yard requirements, setbacks and requirements necessary to mitigate potential land use conflicts with abutting uses.

**Policy ID-4 Light Industrial in Mixed Use Rural Residential**

It shall be the intent of Council to permit small scale Light Industrial I-1 uses which do not exceed 1,200 square feet in floor area and/or outdoor storage area in the Mixed Use Rural Residential Designation and Mixed Use Rural Residential Zone as per requirements of the Light Industrial I-1 Zone as found in the land use by-law.

**Policy ID-5 Light Industrial in Coastal Community**

It shall be the intent of Council to permit Light Industrial I-1 uses which do not exceed 7,500 square feet in floor area and/or outdoor storage area in the Mixed Use Rural Residential Designation: Coastal Communities and Coastal Community Zone as per requirements of the Light Industrial I-1 Zone as found in the land use by-law.

**Policy ID-6 Amendments to I-1 Zone**

Notwithstanding, Policy ID-2 Council may consider by way of an amendment to the Land Use Bylaw applications for light industrial uses exceeding 1,200 square feet throughout the Mixed Use Rural Residential Designation and light industrial uses exceeding 7,500 square feet throughout the Mixed Use Rural Residential Designation: Coastal Community.



Council may consider by way of an amendment to the Land Use Bylaw applications for light industrial uses not exceeding 1,200 square feet throughout the Residential Growth Designation.

**Policy ID-7 Light Industrial Rezoning Criteria**

In considering an amendment to the Land Use Bylaw, it shall be the intent of Council to have regard for the following:

- a) The site to be used for the proposed light industrial use shall be located on a lot with access to municipal public sewer or adequate to provide sewer and water services in accordance with the Department of Environment standards for on-site sewage disposal;
- b) The proposed use shall be compatible with adjacent land uses in terms of bulk and scale;
- c) The proposed use shall abut a road or street that is capable of accommodating the increased traffic flow generated by the development;
- d) The proposed site shall be large enough to accommodate off street parking; and
- e) Any other matter as determined by Council relating to the impact of the development upon surrounding uses or upon the general community, and the provisions of implementation policies IM-10 and IM-11.

**Policy ID-8 Heavy Industrial (I-2) Zone**

Within the industrial designation, it shall be the intent of Council to establish a Heavy Industrial (I-2) Zone.

**Policy ID-9 Heavy Industrial (I-2) Zone Uses**

It shall be the intent of Council to permit within the Heavy Industrial (I-2) Zone the following and similar types of uses; all uses permitted in the I-1 Zone, including auto salvage yards, rock quarry operations and the processing, handling, and manufacturing of raw materials and wind farms.



**Policy ID-10 Amendments to I-2 Zone**

Council may consider by way of an amendment to the Land Use Bylaw applications for heavy industrial uses throughout the Mixed Use Rural Residential Designations and the Natural Resources and Conservation Designation.

**Policy ID-11 Resource Industrial (I-3) Zone**

Within the industrial designation, it shall be the intent of Council to establish a Resource Industrial (I-3) Zone.

**Policy ID-12 Resource Industrial (I-3) Zone Uses**

It shall be the intent of Council to permit within the Resource Industrial (I-3) Zone the following and similar types of uses: all uses in the I-1 and I-2 zone, liquid and natural gas processing and distribution facilities, petrochemical facilities, oil refineries, manufacturing, intermodal freight transport facilities, marine terminals, electrical power generation facilities and wind farms.

**Policy ID-13 Amendments to I-3 Zone**

Council may consider by way of an amendment to the Land Use Bylaw applications for Resource Industrial uses throughout the Mixed Use Rural Residential Designations and the Natural Resources and Conservation Designation.

**Policy ID-14 Industrial Zones Special Conditions**

It shall be the intent of Council to establish within the land use by-law the following requirements for the Light Industrial I-1 Uses, Heavy Industrial I-2 Uses and Resource Industrial I-3 Uses:

- a) Lot coverage and site planning requirements;
- b) permitted uses be restricted to industrial or commercial uses;
- c) entrances and exits be arranged to minimize the impact of additional traffic on any adjacent residential area;
- d) storage areas be enclosed or be visually screened from the abutting street by such means as planting materials or well-designed fences;
- e) service areas for trucks and other vehicles be located in areas other than the front yards;
- f) front yards of an appropriate size be provided, well landscaped and include provision for tree planting;
- g) development of a storm water management plan for the facility;
- h) building envelope and facility infrastructure be located in such a manner as to provide a sufficient area for landscaped open space in both front and side yards;
- i) appropriate setbacks of any building from abutting residential properties and that a portion of such setback be landscaped; and
- j) areas of significant natural, aesthetic and amenity value be protected as part of the site design.

**Policy ID-15 Industrial Rezoning Criteria**

In considering an amendment to the Land Use Bylaw for Light Industrial I-1 Uses, Heavy Industrial I-2 Uses and Resource Industrial I-3 Uses, it shall be the intent of Council to have regard for the following:

- a) building height, massing, and scale of the proposed development;
- b) adequate separation distances from residential uses;
- c) controls on signage that reinforce the rural character of the area;
- d) site illumination to reduce, where possible, the unnecessary illumination of surrounding properties including reasonable limitations on the hours of illumination;
- e) the retention of significant features such as any significant wildlife habitat, important scenic vistas, historic buildings, cultural landscapes, mature forest, and other elements that typify the rural character of the area;
- f) landscaping features which may be designed to enhance the visual amenity of the development or to mitigate visual impacts;
- g) the provision of public access to traditional trails, recreation or parkland areas and lake or coastal frontages;
- h) the general maintenance of the development; and
- i) any other matter relating to the impact of the development upon surrounding uses or upon the general community, and the provisions of implementation policies IM-10 and IM-11.

**Policy ID-16 Gatehouses in Industrial Zone(s)**

Notwithstanding the yard and setback provisions of the Land Use By-law to the contrary, in all Industrial Zones, a gate house as may be required for safety of visitors and employees, shall be permitted in a required front or side yard or in the area between the street line and the required setback

**Policy ID-17 Industrial Lands for Purchase**

It shall be the intent of Council to identify lands near the existing designated Industrial Parks for purchase by the Municipality to facilitate future industrial development.



## Green Industrial Designation

In 1995 the Province of Nova Scotia adopted a Solid Waste Resource Management Strategy requiring 2nd Generation (double liner) landfills throughout the Province. To comply with provincial legislation to close all unlined landfills by 2005, ~~17~~ 16 municipalities formed a partnership to develop a multi-regional, second-generation landfill in Guysborough. Currently, more than 80,000 tonnes of waste per year is sent to the Guysborough site, replacing seven waste facilities in Pictou, Antigonish, Inverness and Richmond counties and the Regional Municipality of Cape Breton serving more than 230,000 people. The Guysborough facility also includes a 40-tonne waste compactor, which results in only a small area of each landfill cell being required to accommodate a huge amount of waste.



Integrating sustainability into a project such as the landfill involves awareness of environmental impacts, economic feasibility of the proposed design concepts and social responsibility. By incorporating sustainable land use planning into new projects from the beginning, the probability of meeting the community's expectations is increased. This has the effect of reducing costs as well as preparing a green



business guideline that incorporates more sustainable features, thus reducing the overall environmental impact and increasing productivity of land uses. Sustainable design is not only good for the environment and can reduce operational costs, it also enhances the health and wellbeing of the users. This is achieved by creating spaces that increase exposure to the natural environment, encourage physical movement, and reduce the exposure to harmful or deleterious effects of specific land uses. These are but a few advantages of sustainable green design and land use planning.

This green industrial land use designation is intended to establish an area in and around the Municipality's landfill located off Route 16 on Meagher's Hill, between the Communities of Boylston and Lincolnville. The green industrial designation will allow for the development of an industrial park that will demonstrate innovation and high levels of environmental and economic performance.

A wide range of light industrial and medium industrial uses will be considered so long as they conform to the regulations and do not cause objectionable or dangerous conditions beyond the designated boundary.

### Policy IG-1 Green Industrial Designation

It shall be the intent of Council to establish a Green Industrial Designation in the area of Meagher's Hill, between the communities of Boylston and Lincolnville.

### Policy IG-2 Green Industrial Zone

Within the green industrial designation, it shall be the intent of Council to establish a Green Industrial (I-4) Zone.



**Policy IG-3 Green Industrial Zone Uses**

It shall be the intent of Council to permit within the Green Industrial (I-4) Zone the following and similar types of uses; waste management facilities; industrial buildings and accessory uses; commercial warehouse; packaging plant, paper products manufacturing; public utility infrastructure and equipment including energy, water (treatment and distribution) composting of organic materials/ bio-solids; greenhouse or plant nursery; material recycling receiving and processing depots and wind farms.

**Policy IG-4 Green Industrial Zones LUB Conditions**

It shall be the intent of Council to establish within the land use by-law the following requirements for the Green industrial (I-4) Zone:

- a) Lot coverage and site planning requirements;
- b) permitted uses be restricted to industrial or commercial uses;
- c) entrances and exits be arranged to minimize the impact of additional traffic on any adjacent residential area;
- d) storage areas be enclosed or be visually screened from the abutting street by such means as planting materials or well-designed fences;
- e) service areas for trucks and other vehicles be located in areas other than the front yards;
- f) front yards of an appropriate size be provided, well landscaped and include provision for tree planting;
- g) development of a storm water management plan for the facility;
- h) building envelope and facility infrastructure be located in such a manner as to provide a sufficient area for landscaped open space in both front and side yards;
- i) appropriate setbacks of any building from abutting residential properties and that a portion of such setback be landscaped; and
- j) areas of significant natural, aesthetic and amenity value be protected as part of the site design.

**Policy IG-5 Green Industrial Zones Special Conditions**

It shall be the intent of Council to establish within the land use by-law the following special requirements for the Green Industrial (I-4) Zone to address sustainability of new development:

- a) Building Energy and Water Efficiency
- b) Construction Activity Pollution Prevention
- c) Design and Maintenance of Water-Efficient Landscaping
- d) Minimized Site Disturbance in Design and Construction
- e) Stormwater Management Planning
- f) Heat Island Reduction
- g) Solar Orientation
- h) On-Site Renewable Energy Sources
- i) District Heating and Cooling
- j) Infrastructure Energy Efficiency
- k) Wastewater Management
- l) Recycled Content in Infrastructure
- m) Solid Waste Management Infrastructure
- n) Light Pollution Reduction

**Policy IG-6     Green Industrial Businesses**

It shall be the intent to encourage progressive and environmentally-friendly industrial operations to locate within the lands of the Green Industrial Designation.

## WIND RESOURCES

A wind turbine is a rotating machine that converts wind energy into electricity through the use of a wind turbine generator. The Municipality has expressed interest in possibilities within the wind energy industry as a method to support society's reduced dependency on fossil fuels and non-renewable energy sources. However, there are concerns regarding the impacts of wind turbines on nearby residences and the rural landscape.

In the preparation of land use policy to regulate wind resource activities the Municipality has categorized wind turbine development into two scales:



Large “utility scale” wind turbines are machines in excess of 60 metres in height, being the measurement from the base of the tower to the highest point of the blade's arc, and generating 100 kilowatts or more. Including within the understanding of large scale are wind farms. Wind farms are a group of wind turbines, generally in excess of 60 meters in height, in the same general location used for production of electric power and that are connected to the local utility grid. Council will consider throughout the Municipality proposals for wind turbines or wind farms on a site-specific basis and

consider permitting large turbines each on its merits and in consideration of the mitigation of potential adverse impacts.

Smaller “domestic scale” wind turbines are less than 60 meters in height, being the measurement from the base of the tower to the highest point of the blade's arc, and generating less than 100 kilowatts. Council will regulate smaller turbines throughout the Municipality through standards and requirements set out in the land use by-law.

MoDG believes the regulation of both large and smaller scale wind turbines must respect the individual's right to enjoy their property and way of life and support for the development of wind energy in such a way that protects the character, health and safety of the communities and residents throughout the Municipality.

### Policy WR-1 Large Turbines by Agreement

It shall be the intent of Council to consider permitting by development agreement large scale wind turbine(s) in excess of **60 metres** in height throughout the Municipality in accordance with the Municipal Government Act and Implementation Policy IM-6.

### Policy WR-2 Provisions of Large Turbine Agreements

In considering such development agreements, Council shall have regard to the following:

- a) turbine(s) height, massing, and scale;
- b) controls on the site location of turbines such that the location reinforces the rural character of the area;
- c) the impact of turbine(s) and related infrastructure on the character, aesthetics and scale of the area's traditional built form;
- d) environmental features and appropriate protection or mitigation measures;

- e) any significant constraints and substantial concerns with regard to human health impacts;
- f) adequate separation distances from residential uses;
- g) the retention of features such as any significant wildlife habitat, important scenic vistas, historic buildings, cultural landscapes, mature forest, and other elements that typify the rural character of the area;
- h) landscaping features which may be designed to enhance the visual amenity of the turbine(s) and related facilities and infrastructure or to mitigate visual impacts;
- i) the provision of public access to traditional trails, recreation or parkland areas and lake or coastal frontages;
- j) the general maintenance and decommissioning plans of the turbine(s) and related facilities and infrastructure; and
- k) any other matter as determined by Council relating to the impact of the development upon surrounding uses or upon the general community, and the provisions of implementation Policy IM-6.

#### **Policy WR-3 Wind Resource Overlay Schedule**

Notwithstanding, Policy WR-1 it shall be the intent of Council to establish as an overlay Schedule of the land use by-law zoning map an area designated as Wind Resource.

#### **Policy WR-4 Large Turbines By-Right**

Within the area designated as Wind Resource, it shall be the intent of Council to permit large scale wind turbine(s) in excess of **60 metres** in height in accordance with regulations set out in the land use by-law that limit the number, location, height and setback requirements of large scale turbines.

#### **Policy WR-5 Criteria for Wind Resource Schedule**

In determining the boundaries of a designated Wind Resource area within the land use by-law zoning map Council shall have consideration for the following:

- a) That the designated Wind Resource overlay is outside the boundaries of the designated Residential Growth Centre.
- b) The wind resource potential of the area is adequate to establish a commercially viable facility;
- c) The remoteness of the area is adequate to provide adequate separation distances from existing dwellings or communities;
- d) The adequacy of existing and or proposed electrical transmission infrastructure; and
- e) Any other matter as determined by Council relating to the impact of a designated Wind Resource area upon surrounding uses or upon the general community.

#### **Policy WR-6 Small Turbines By-Right**

It shall be the intent of Council to permit, throughout the Municipality, wind turbines provided that their height shall not exceed 60 meters.



**Policy WR-7 Small Turbine Provisions**

Pursuant to Policy WR-6 the Land Use By-law shall include regulations which limit the number, location, height and setback requirements of wind turbines.

## Natural Resource and Conservation Designation

The Municipality of the District of Guysborough has an abundance of undeveloped resources and conservation land. The Municipality is the second largest Municipality in the Province and has the largest percentage of protected lands in the Province. The provincial average for protected lands is 12.26%, while 18% of the District of Guysborough is considered protected or under special designation by Provincial legislation. The Municipality recognizes that its forests, minerals, parks and biodiversity are some of the Municipality's most important assets.

This land base supports a resource based economy and provides a generally green and rural landscape that reinforces the rural character of the Municipality. Protection and conservation of this resource base is key to the long term sustainability of the Municipality. However, the high percentage of Provincially owned Crown lands throughout the Municipality also presents some limitations to the traditional way of life in many communities and can be a hindrance to potential economic and residential growth opportunities.



Support for rural lifestyle is a predominate concern for Council. In some coastal communities, such as Little Dover, residents have restricted access through the protected areas that surround their community. Consequently, access to traditional wilderness recreational areas or other parts of their community is greatly reduced.

Lands owned by senior levels of Government are immune to municipal by-laws and consequently the Municipality has little control over land use issues on Crown land. Nevertheless, Council will continue to seek opportunities to work with senior levels of government with regard to developing mutually beneficial land use management plans.

It is, therefore, important to strengthen the connection between natural resource areas, conservation areas and the municipality's communities to conserve wildlife and provide opportunities for outdoor recreation and to retain and preserve the District's quality of life.

### Policy NAT-1 - Natural Resource and Conservation Designation

It shall be the intention of Council to establish a Natural Resource and Conservation Designation, shown on the Generalized Future Land Use Map (Map 1), as the area encompassing the natural resource and conservation lands throughout the Municipality. Within the designation, it shall be intention of Council to give priority to the protection of the natural environment while permitting resource and resource-related development. The Natural Resource and Conservation Designation shall apply to government-owned lands and generally include the following:

- a) federal parks and reserves;
- b) lands protected by federal and provincial legislation;



- c) recreational trail networks;
- d) provincially designated parks, beaches and watersheds;
- e) provincially designated wilderness areas, nature reserves and protected areas;
- f) provincial Crown lands (excluding lands within designated growth centres and coastal communities)
- g) all municipally designated conservation areas and watersheds;
- h) wetlands (as identified on provincially topographic mapping) ;
- i) commercial forestry, agriculture and fishery lands; and
- j) environmentally sensitive areas.

**Policy NAT-2 Natural Resource (NR-1) Zone**

Within the Natural Resource and Conservation Designation, it shall be the intention of Council to establish a Natural Resource (**NR-1**) Zone which permits resource uses and resource industries, open space uses and recreational uses, hunting and fishing lodges, all subject to zone restrictions designed to protect the natural environment as well as the land uses in abutting Designations. In addition, the zone shall permit seasonal cottages, chalets and other tourism related business uses in conjunction with permitted accessory uses.

**Policy NAT-3 Wilderness Area Management Plans**

It shall be the intent of Council to encourage the Province of Nova Scotia to implement wilderness area management plans for all provincially designated Wilderness Protected Areas. In developing such plans the Municipality shall encourage the Province to consider providing local residents with opportunities for high quality wilderness recreation, sport fishing, and traditional patterns of hunting and trapping.

**Policy NAT-4 Crown Land Mitigation**

It shall be the intent of Council to encourage the Province of Nova Scotia to develop programs and strategies that mitigate the impacts of a high percentage of protected Crown Lands on the District.

**Policy NAT-5 Environmental Protection Zone**

Within the Natural Resource and Conservation Designation, it shall be the intent of Council, through the land use by-law, to establish an Environment Protected Area (**EPA**) Zone. This Zone shall be applied to wilderness areas which have been designated under the *Wilderness Areas Protection Act*, nature reserves designated under the *Special Places Protection Act*, watersheds of a municipal water supply and conservation-related properties owned by government or private conservation organizations. The Zone shall only permit scientific study and education, trails and similar public, conservation and recreational uses and other uses as determined through detailed area management plans.

## ENVIRONMENT

### WATERSHED RESERVOIRS

There are two watersheds located within the Municipality that provide drinking water for residents. The Wilkins Lake Watershed has been the sole source of drinking water for customers of the Canso Water Utility since 1965. Wilkins Lake has a water surface area of 83 acres with the total watershed area consisting of 368 acres. The utility serves 450 customers in Canso, Tickle and Hazel Hill. Wilkins Lake is located five miles outside of Canso in the community of Fox Island and is situated along Highway 16.

Currently, there are 15 parcels of land located within the boundary of the Wilkins Lake Watershed with eight of those lots considered undeveloped lands. The remaining seven lots are developed: five contain homes located outside the watershed boundary and two contain homes within the watershed boundary. Surrounding bodies of water that flow into Wilkins Lake include Fogarty's Pool and Fogarty's Lake.

Demand for water has in the past reached 1.2 million imperial gallons per day when the Seafreez Foods Inc. plant was fully operational. The *Wilkins Lake Watershed Management Plan* was completed in 2004.



The second watershed is the Grant Lake Watershed which consists of approximately 4,200 acres and is the main source of drinking water for customers of the Town of Mulgrave Water Utility. The Grant Lake Reservoir supplies a water treatment plant on Mill Road in Mulgrave which gravity feeds water to the entire Town. There are an additional two small reservoirs connected to the Grant Lake Reservoir that also provide recharge: Mattie's Lake Reservoir and Summers Lake Reservoir.

There are two additional water reservoirs located in the Municipality:

- 1) The Goose Harbour Reservoir occupies 968 acres and is located south of the Town limits of Mulgrave. The reservoir provides water to Port Hawkesbury Paper (formerly New Page Port Hawkesbury Limited), which owns the pipeline connecting the Grant Lake Reservoir to the water treatment plant, through a submerged water pipeline located under the Strait of Canso. Port Hawkesbury Paper currently possesses the provincial title to the watershed as well as a permit to take water. This large reservoir system falls just outside the 750 metre zone that extends on either side of the associated rail corridor of the proposed Melford Terminal.
- 2) The Melford Reservoir was constructed in the early 1970s by the Provincial Government on expropriated lands for the purpose of supplying water to a large oil refinery which was to be constructed in the Melford area. The oil refinery project was cancelled after expropriation of the lands and construction of the reservoir was completed. This reservoir presently provides water to a small hydro generating plant and an aquaculture project, covers an area of 494 acres and is also an alternate source to the Point Tupper Industrial Park with a pumping yield of 9.4 MGD. To date, this water body is reserved as part of a privately owned hydro generating station. This small station is located northeast of the reservoir and pulls water from underground piping.

The protection of watershed areas is a matter of importance for the entire Municipality and although only a small portion of the Municipality is served by the watersheds, it is important that they be protected.

## **Watershed Land Use Policies**

### **Policy WA-1 Watershed Schedule**

It shall be the intent of Council to designate the Wilkins Lake and Grant Lake watersheds, as well as the associated water reservoirs, as a Watershed Reservoir area as a Schedule overlay on the Land Use By-law Zoning Map in order to protect the reservoirs and their drainage areas.

### **Policy WA-2 Watershed Permitted Uses**

Notwithstanding, Policy NAT-3, within the Watershed areas as shown as a Schedule overlay on the Land Use By-law Zoning Map it shall be the intent of Council to permit only water distribution uses, historic sites, conservation related uses and resource uses compatible with watershed management.

## **Coastal and Waterfront Development**

Throughout the entire District coastal and waterfront (lakes and watercourses) development is becoming increasingly exposed to the impacts of sea level rise, storm surge and more frequent and intense storms.

These factors affect both coastal infrastructure and a wide array of human activities near lakes and watercourses. Therefore, it is important for the Municipality to develop setback provisions to minimize some of the potential impact of coastal erosion and storm events on development.

### **Policy CW-1 Coastal and Watercourse Setbacks**

It shall be the intent of Council to incorporate, throughout the plan area, coastal and watercourse setbacks into the Land Use bylaw in order to better protect development and the built environment from the impacts of coastal erosion, increased storm surges and other events related to a changing climate.

## Wetlands Protection

Wetlands are found throughout the entire District.

Wetlands are natural filters for removing sediment and contaminants before entering groundwater or freshwater ecosystems. They also can absorb stormwater flows, reducing the risk of flooding downstream and refresh groundwater resources to reduce the risk of wells running dry. Wetlands also provide habitat for fish and wildlife and provide opportunities for education and research.



Moreover, wetlands are also unsuitable for development as they pose a hazard for the stability of structures, but they do enhance the overall aesthetics of a community. The protection of wetlands is therefore essential.

The alteration of wetlands falls under provincial jurisdiction. Wetlands less than 2 hectares in area are assessed under the Nova Scotia Wetland Designation Policy and those more than 2 hectares in area require an environmental impact assessment reviewed under the *Environmental Assessment Act*.

### Policy WET-1 Wetlands

It shall be the intent of Council through the land use by-law, to establish a Wetlands Schedule to be used as a reference in determining the presence of wetlands 2 hectares or greater in area. On all applications for development approval, the by-law shall require the proponent to verify the existence and extent of any wetland shown on the schedule. The by-law shall prohibit development within any such wetland.

## RECREATION

Public Recreational Facilities are intended to improve the quality of life for the residents within the Planning Area and are important factors when encouraging further development of the area.



Council has identified recreation facilities and infrastructure as a vital component of attracting new residents to Guysborough; most notably families. Public recreational facilities improve the quality of life for all residents and are an important factor in encouraging further development of the area.

The area in and around Chedabucto Place is the primary recreational area of the Municipality, supplied with a swimming pool, sports fields and tennis courts. Many smaller outdoor recreational areas have also been developed in communities throughout the Municipality, including playgrounds and outdoor gyms. These outdoor recreational facilities are complemented by indoor facilities that provide indoor recreational space and social gathering opportunities, such as community centres.



The new modern recreational complex named “The Chedabucto Lifestyle Complex” has been located adjacent to Chedabucto Place. This Complex, together with the school, performing arts centre, pool, tennis courts and playing fields will provide MODG with a superb recreation and educational campus destination that you will not find anywhere else in Canada. The new complex consists of a regulation size



artificial turf soccer field with a four lane running track and new seating area. The new building will house the Chedabucto Fitness Center, community meeting/event space, Recreation Department office space, an elementary-sized gymnasium that can easily be converted into community space for weddings, etc., and most importantly a new home for the GOALS organization and their students. In addition, attached to the building is a shinny rink with removable boards which can be used for countless skating/hockey purposes and a refrigerated figure 8 skating loop that can be used in off-season months for roller blading, walking etc.

The community of Canso is home to the only Arena in the Municipality providing recreational programming to residents throughout the Municipality. The Municipality also has an outdoor pool and sports field adjacent to the Arena which is the location of the annual Stan Rogers Folk Festival.

The Municipality has numerous Provincial and Federal Parks as well as many municipally funded neighbourhood parks creating an important network of open space throughout the Municipality. Beach facilities exist in Little Dover, Fox Island, Canso, New Harbour, Port Shoreham and Tor Bay. In



addition, several small marinas are found throughout the Municipality which serve the boating community.

For the purpose of this Planning Strategy and Land Use Bylaw, Public Recreational Facilities shall be permitted in all areas designated Residential on the Generalized Future Land Use Map (Map 1).



**Policy REC-1**

**Recreation (REC-1) Zone**

Throughout the plan area it shall be the intent of Council to establish a Recreational (REC-1) Zone in the Land Use By-law.

**Policy REC-2**

**REC-1 Zone Uses**

It shall be the intent of Council to permit within the REC-1 Zone the following and similar type uses; ball fields, community centres, community pools, trails, campgrounds, provincial parks, golf courses, marinas and other recreational related uses.

**Policy REC-3 Recreation Investment**

It shall be the intent of Council to encourage and direct future investment in recreational amenities and other community support infrastructure towards identified residential growth centers and in the designated coastal communities.

**Policy REC-4 Marina Development**

It shall be the intent of Council to encourage the development of a recreational boating marina in the Primary Residential Growth Centre.

**Policy REC-5 Recreation Master Plan**

It shall be the intent of Council to develop a Recreation Master Plan identifying recreational needs of the Municipality, inclusive of Crown lands, wilderness areas and regional trail networks and connections.



## **MUNICIPAL SERVICES & INFRASTRUCTURE**

The Municipality of the District of Guysborough has recognized that a number of communities across the District have degrading water supplies and/or failing wastewater disposal systems, which have the potential to impact the health of residents as well as the local environment if not dealt with appropriately.

As a result, in 2005 the Municipality commissioned a *Water and Wastewater Management Strategy* in an effort to identify the type, extent, location and severity of the problems. The Strategy is a guide for prioritizing and establishing infrastructure requirements for long-term improved water supplies and wastewater disposal/treatment. This Strategy will also assist the Municipality in planning for and responding to growth and development that is expected to result from proposed large-scale industrial development projects.

### **Water & Wastewater**

The majority of homes are serviced by private on-site water and sewer systems. Most new developments (constructed since 1980) have on-site sewer systems which were designed in accordance with the *Nova Scotia Regulations Respecting On-site Sewage Disposal Systems*. Currently however there are three serviced areas in the Municipality located in the Shiretown of Guysborough and the communities of Little Dover and Canso. There are two areas serviced with both public sewer and water in the communities of Hazel Hill and Canso. Sewer and water service within these areas are the responsibility of the Municipality.

The Wilkins Lake Watershed is the sole source of drinking water for customers of the Hazel Hill and Canso Water Utility. The Grants Lake Watershed is the main source of drinking water for the customers of the Town of Mulgrave Water Utility.

#### **Policy SER-1 Water and Wastewater Management Strategy**

It shall be the intent of Council to adopt the recommendations in the Water and Wastewater Management Strategy and to use the recommendations as a guide to prioritizing and establishing infrastructure requirements in concert with the policies of this Municipal Planning Strategy.

#### **Policy SER-2 Maximize Water and Wastewater Capacity**

It shall be the intent of Council to encourage infilling of vacant lands within areas currently serviced with public sewer in order to maximize the design capacities of existing systems.

#### **Policy SER-3 Elimination of On-Site Sewer Systems**

It shall be the intent of Council to encourage the elimination of on-site sewer systems within a Wastewater Management District.

### **Underground Pipelines**

#### **Policy SER-4 Underground Pipelines**

It shall be the intent of Council to permit underground pipelines in all zones in accordance with all Provincial and Federal regulatory standards.

## **Solid Waste**

The Municipality of the District of Guysborough is the owner and operator of an award-winning second generation landfill site that services over 230,000 people from 16 municipal units in the Cape Breton Regional Municipality, Antigonish County, Pictou County and Guysborough County. This waste facility was upgraded to a second generation site in 2006 and further addressed environmental sustainability issues in both the short- and long-term in the Municipality. The Municipality also mandates a strict recycling program that each resident must abide by in order to receive roadside pickup.

In addition to operating one of the largest second generation landfills in Nova Scotia, the Municipality also offers a full service diverted materials facility at the Guysborough Waste Management Facility. Examples of materials that are further processed are: scrap metal, organics, waste wood and construction debris, tires, asphalt shingles, waste oils, household hazardous waste, and recyclables. In order to be a leader in the solid waste business, the Municipality will continue to search for increased opportunities for the waste facility.

The Municipality provides collection of solid waste on a regular basis to the residential and commercial sector. The solid waste is collected by truck and transported to the Guysborough County Waste Management Facility.

### **Policy SER-5 Waste Management**

It shall be the intent of Council to continue its proactive role towards the maintenance and betterment of environmental quality in the Municipality and to promote the use of innovative approaches to improve waste management practices.

### **Policy SER-6 Refuse Collection**

It shall be the intent of Council to continue with refuse collection on a regular basis in accordance with the Municipality's *Solid Waste and Recyclables Bylaw*.

## **Street Lighting**

The Municipality is committed to the provision of municipal services that enhances the health and well-being, safety and protection of persons and property. Council is therefore committed to the provision of street lighting in communities within the Municipality in order to improve the safety for both pedestrian and vehicular traffic, and to enhance the protection of property. Council will consider new street lighting areas or expansions to existing areas in accordance with the Municipal Policy respecting Street Lighting.

### **Policy SER-7 Street Lighting**

It shall be the intent of Council to consider requests for street lighting in accordance with the policies set out in the *Municipal Policy Respecting Street Lighting*.

## **Fire Protection**

The Municipality of the District of Guysborough currently has 12 volunteer fire departments serving its population. 9 departments are located within the Municipality while 3 others are split between the Municipality of the District of Guysborough and neighbouring Municipal Units.

In 2006/2007, a major review of all serving departments was undertaken by the Municipality. Based upon the recommendations of this review, the volunteer fire departments have seen increased funding and

support from the Municipality and the community is beginning to see and reap the rewards of an improved service. New firefighting apparatus is beginning to replace aging and outdated trucks as well as testing for hoses and ladders, so volunteer firefighters can be assured that they are using tested and safe equipment. The departments that service the Municipality are:

1. Erinville
2. Milford Haven
3. Harbourview
4. Canso/Hazel Hill
5. Larrys River
6. Little Dover
7. Queensport
8. Seven Communities
9. Three Top
10. Aulds Cove
11. Goshen
12. Tracadie

**Policy SER-8 Fire Service**

It shall be the intent of Council to continue to provide residents and businesses with cost effective and high quality fire protection services.

**Policy SER-9 Fire Service Financial Reporting**

It shall be the intent of Council to require that an annual financial report be submitted to the Municipality by all Volunteer Fire Departments at the end of each budget year.

**Policy SER-10 Fire Protection Service Review**

It shall be the intent of Council to review on an annual basis the level and quality of fire service and protection provided to the Municipality.

**Police Services**

Police protection in the Municipality is provided by the RCMP located in 3 detachments; Guysborough, Canso, and Sherbrooke with some coverage provided by detachments in Antigonish and Port Hawkesbury.

The RCMP Service for the Municipality of the District of Guysborough as well as the County of Guysborough has changed over the last number of years. It is now run on a county-wide system rather than each Municipal unit having its own force. A Staff Sergeant has also been added to control the larger force. Three detachments located in Sherbrooke, Canso and Guysborough currently serves the entire County of Guysborough with the Guysborough location being the central office and primary location for the Staff Sergeant. The current detachment in Guysborough is reaching the half-century age mark and is in great need of complete reconstruction.

**Policy SER-11 Police Services**

It shall be the intent of Council to provide residents and businesses with cost effective and high quality police services.

**Policy SER-12 RCMP Services**

In keeping with the intent of Policy SER-11 it shall be the intent of Council that the municipality shall continue to utilize the police protection provided by the Royal Canadian Mounted Police under its contract with the Province.

**Policy SER-13 Police Service Review**

It shall be the intent of Council to review on an annual basis the level and quality of police protection service and security provided to the Municipality.

## TRANSPORTATION

The Municipality covers a large geographical area encompassing a number of sparsely populated areas located at varying distances from the service area of the Shiretown of Guysborough. Many seniors lack transportation opportunities and therefore have difficulty accessing necessary services and institutions. Providing cost efficient and effective public transportation is a challenge.

The Municipality will strive to gain maximum benefit from any public funds invested in road improvements and maintenance and will make decisions based on definite specifications, funding and public interest.

### Public Streets

At the present time, almost all public roads in the Municipality are owned and maintained by the Nova Scotia Department of Transportation and Infrastructure Renewal, with the exception of Waste Management Road, Cutlers Brook Estates Road network and Sable Road, which are municipally-owned roads. “K” class roads, which are public roads owned by the Province, do not receive any maintenance. As part of the municipal service exchange, the Municipality is responsible for the maintenance of certain public “J” class roads. The Municipality pays a fee to the Province for maintenance of these existing roads. Changes in provincial legislation in 1995 made municipal units responsible for all new local or subdivision streets.

The Municipality will continue to work closely with the local provincial departments to keep informed and to provide input on the Province’s maintenance and construction programs and services that affect this Municipality.



### Policy TRAN-1 Road and Infrastructure Meetings

It shall be the intent of Council to hold quarterly meetings with the Provincial department responsible for maintenance and upgrading of provincial roads and infrastructure in the Municipality.

**Policy TRAN-2                      Maintenance and Infrastructure Cost Sharing**

It shall be the intent of Council to consider partnering with the Province for road maintenance and construction programs in the Municipality.

**Private Roads**

The Municipality is predominately rural in nature and, as a result, there are a large number of private roads throughout the Municipality that provide access for residents from their properties to a public road. The Municipality will continue to allow the creation of new private roads in accordance with the Municipal Subdivision Regulations.

**Policy TRAN-3                      Private Roads**

It shall be the intent of Council to allow the creation of private roads in accordance with the Municipal Subdivision Regulations.

**Subdivision Roads**

The Municipality will consider the takeover of all or a portion of a private road as a municipally-owned road for the purpose of subdivision development in accordance with the Municipal Road Policy.

**Policy TRAN-4                      Transfer of Road Ownership**

It shall be the intent of Council that the Municipality will accept all or a portion of a private road(s) as a municipally-owned road in accordance with the *Municipal Road Policy*.

**Public Transportation**

Public transportation enhances local rural economic growth in many ways. For example, it can increase the local customer base for a range of services, including shopping malls, medical facilities, and other community services. However, meeting the public transportation needs of rural residents often requires effective coordination of transit services among different agencies and programs, especially specialized transportation services for the elderly and persons with disabilities. The Municipality encourages development of new public transportation services and expansion of existing services especially those that provide service for low-income and transit dependent individuals.

**Policy TRAN-5                      Public Transportation Study**

It shall be a proposal of Council to undertake a public transportation study that includes an analysis of transportation options linking rural settlements and coastal communities to the main Growth Centres.



## **Cycling & Pedestrian**

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 TRAN-6            Active Transportation**

It shall be the intent of Council to encourage the use of alternative forms of transportation such as cycling and walking and to encourage the implementation of pedestrian and cycling infrastructure.

## **Parking Standards**

At the present time there are no major parking issues identified in the Municipality. However, with the installation of water and sewer services that include curbs, gutters and sidewalks, Council is of the opinion that provisions should be made in the Land Use By law requiring new developments to provide off-street parking spaces.

### **Policy TRAN-7            Parking Requirements**

It shall be the intent of Council to impose parking standards on new developments as outlined in the Land Use Bylaw.



## **GENERAL PROVISIONS**

### **Development Standards**

#### **Policy GP-1 Built Form Standards**

It shall be the intent of Council to establish detailed requirements for lots sizes, setbacks and building masses in the Land Use Bylaw in order to ensure high quality developments enhance the built form of the community.

#### **Government Buildings and Facilities**

The Municipal, Provincial and Federal Governments provide important services to the community and serve as an important source of employment for residents. Council is of the opinion that government buildings and facilities (provided in the public interest) should be allowed anywhere in the Municipality with the exception of lands designated Environmental Protection and Watershed.

#### **Policy GP-2 Government Buildings**

It shall be the intent of Council to permit government buildings and facilities throughout the Municipality, except in the Environment Protected Area (EPA) Zone, Scheduled Watersheds and Scheduled Wetlands.

### **Accessory Uses**

In order to be considered an accessory use, a land use must first be clearly incidental and subordinate to the main use of a site. It cannot be land use of a type or nature that dominates the site, visually, architecturally, or in terms of overall massing. In most applications, main uses are buildings such as a single unit dwelling that are accompanied by accessory structures, such as a garage or a shed. Accessory uses that are subordinate structures or buildings that are incidental, accessory or essential to a main building, are permitted uses subject to the following policies.

#### **Policy GP-3 Accessory Uses**

It shall be the intent of Council to permit accessory uses, buildings or structures, as defined in the Land Use Bylaw, whenever a main use is permitted.

#### **Policy GP-4 Accessory Uses on Same Lot**

It shall be the intent of Council to require that accessory uses and buildings be located on the same lot as the main use unless specifically stated otherwise in the Land Use Bylaw.

#### **Policy GP-5 Accessory Uses without Main Use**

Notwithstanding Policy GP-4, it shall be the intent of Council to permit, in certain circumstances, the construction of certain accessory structures without requiring a main use building so long as the structure remains incidental in nature and main uses can be accommodated on the property. The lot must be approved for onsite/public sewer and have received driveway access approval.

#### **Policy GP-6 Accessory Wind Turbines**

It shall be the intent of Council to permit single wind turbine with a rotor diameter not exceeding 2.5 meters and having a generating capacity not exceeding 100 watts as an accessory use to the main building or use.

#### **Signage**

The Municipality of the District of Guysborough does not have a significant amount of commercial development; therefore there are not many signs to regulate. However, commercial signage is necessary for many businesses to attract potential customers. Highway signs in particular are an effective way to promote business in the area because of their visibility to the public.



While Council recognizes the importance of signs and their role in promoting business in the area, the Municipality is also concerned with maintaining the rural character of the area and reinforcing the community brand for visitors. Signage that is out of character or unattractive does not reflect the values of the community and to this end; it is Council's intention to establish guidelines for commercial signage in the Land Use By-law regulating the size, type and location of signs.

#### **Policy GP-7 Signage**

It shall be the intent of Council to place limits on the type, size, number of signs and location of signage in conjunction with permitted uses.

#### **Policy GP-8 Signage Development Permit**

It shall be the intent of Council to require a Development Permit for all signs exceeding 2 square meters

#### **Policy GP-9 Signage Abutting Residential**

It shall be the intent of Council that when a commercial or industrial development abuts a residential or institutional use, a special setback shall be imposed for the sign location.

#### **Temporary and Special Uses**

From time to time there is a 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 GP-10 Temporary and Special Uses**

It is the intention of Council to permit the temporary use of land for construction projects or for special occasions, holidays and festivals and to set out in the Land Use By-law the period of time that they are permitted. A development permit shall not be required for these uses.

### **Existing Undersized Lots**

Development is important for the future growth of the Municipality. As such, it is not the intention of Council to stifle development potential by establishing minimum lot sizes in the Land Use Bylaw. In some cases, existing lots may not meet the minimum lot area or frontage requirements. Where such lots existed prior to the establishment of this Municipal Planning Strategy and its associated development regulations, Council wishes to permit future development on these sites provided all other Land Use Bylaw requirements can be met.

In other cases, lot area and frontage provisions may unnecessarily prohibit the creation of undersized lots to accommodate certain types of development such as a slipway, wharf, parking area or well.

#### **Policy GP-11 Existing Undersized Lots**

It shall be the intent of Council to allow development on undersized lots that existed on the effective date of this Municipal Planning Strategy and Land Use bylaw, provided all other bylaw requirements can be met.

#### **Policy GP-12 New Undersized Lots**

It shall be the intent of Council to allow the creation of undersized lots for the purpose of certain types of non-building developments as outlined in the Land Use Bylaw provided all other requirements of the Land Use Bylaw are met.

### **Home Occupations**

A home occupation is a small business 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, home occupations 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 home with little or no impact upon adjacent uses.

#### **Policy GP-13 Home Occupations**

It shall be the intent of Council to permit home occupations in any residential dwelling as long as they remain small-scale operations and are compatible with adjacent residential neighbourhoods subject to the provisions established in the Land Use Bylaw related to the nature and size of home occupations.

#### **Policy GP-14 Home Occupation Provisions**

It shall be the intent of Council to establish provisions in the Land Use Bylaw related to the nature and size of home occupations, signage and outdoor display, and outdoor storage.

#### **Policy GP-15 Prohibition on Home Occupations**

It shall be the intent of Council to prohibit home-based occupations which may be considered:

- a) Obnoxious by reason of sound, odor, dust, fumes, smoke or other emission, refuse material or water;
- b) Incompatible in residential or rural areas because of increased traffic flow, parking requirements, or other traffic-related reasons; or
- c) More suitable for a commercial zone which allows accessory residential uses.

### **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. Manufactured home parks, by their very nature, involve more than one main building on a lot. Furthermore, it has been the practice to allow a second dwelling on a lot without subdivision in some areas of the Municipality, provided it can be shown that the lot is large enough to subdivide to create as many lots as there are main buildings and all other requirements can be met.

#### **Policy GP-16 One Building per Lot - Exceptions**

It shall be the intent of Council to allow only one main building on a lot with accessory buildings and structures except for the following:

- a) Farm 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) Industrial uses;
- c) Institutional uses;
- d) Manufactured home parks; and
- e) A second dwelling on a lot where it can be shown that a second lot could be created and the building can be shown to meet all other requirements.

### **Utilities and Telecommunication Towers**

Under the *Radio Communications Act*, Industry Canada has the final authority to approve the location of telecommunication towers and antennae. Industry Canada has a process for taking municipal and public concerns into consideration during their review of telecommunications proposals.

In order to create a successful rural alternative to urban living, the Municipality must have full access to modern communications technologies such as mobile phones, high speed internet, and other telecommunications services. As demand for these services increases, additional towers will be required to maintain and improve the quality of this service. While telecommunication towers are immune from regulation by municipal land use bylaws, Industry Canada does require proponents to consult with Municipal authorities and property owners.

The approach being taken in many municipalities across Canada is to develop specific criteria and guidelines that minimize the number of new telecommunication towers; appropriately site and locate new towers where necessary; and to establish a public consultation process. Guidelines such as these will ensure that installations which might be a concern to the public undergo review by MoDG Staff and the public.

#### **Policy GP-17 Telecommunication Tower Guidelines**

It shall be the intent of Council to develop guidelines for the review of telecommunication tower applications. In developing such guidelines Council shall have regard for the following:

- a) Establishment of a District wide process and criteria for reviewing telecommunication proposals;
- b) Establishment of a municipal consultation process that allows Staff to provide input on proposals to proponents and Industry Canada;

- c) Minimizes the number of new telecommunication towers through co-location of towers;
- d) Encourages new towers to locate outside of Growth Centres and in areas zoned to permit industrial uses or utilities;
- e) Minimizes the visual impact of new towers;
- f) Sets out the preferred type and design of towers including: siting, design and landscaping and minimum setbacks to all property lines; and
- g) Establishes a public consultation process for certain types of proposals located within or in close vicinity to Growth Centres.



## IMPLEMENTATION

### Municipal Planning Strategy

The Municipal Planning Strategy is a policy document providing the framework by which the future growth and development of the Municipality shall be encouraged, controlled and coordinated. In accordance with provisions of the Municipal Government Act, the adoption of this municipal planning strategy does not commit Council to undertake any of the projects or actions contained herein. However, Council shall not take any action or make any decision that does not reasonably carry out the intent of the Municipal Planning Strategy (MPS).

The measures which Council may investigate or undertake to implement the MPS are not restricted to those which are specified. In addition to specific by-laws and regulations, Council may encourage the adoption of administrative procedures in order to more effectively implement the policies in the strategy.

The following policies include the basic requirements for proper implementation, including the development of a land use by-law based on the policies of this strategy, and the full and consistent enforcement of general by-laws and regulations of the Municipality. Where policies address the control of land use, they must be implemented through the Land Use Bylaw and through the powers of Council as provided by the *Municipal Government Act* and other provincial statutes as may be applicable.

#### Policy IM-1 Powers Conferred

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

#### Policy IM-2 Municipal Planning Strategy Documents

It shall be the intent of Council that all sections of this document and all associated maps shall constitute the Municipal Planning Strategy for the Municipality of the District of Guysborough.

### Strategy Amendments

An amendment to this strategy shall be required where any policy intent is to be changed or where detailed area or functional strategies are to be incorporated into this strategy.

#### Policy IM-3 Amendment Circumstances

It shall be the intent of Council to require amendments to the policies of this MPS or to the Generalized Future Land Use Map (Map 1) under the following circumstances:

- a) the intent of any policy is to be changed;
- b) the Municipal Planning Strategy is in conflict with Provincial land use policies or regulations in accordance with the Municipal Government Act;
- c) a requested amendment to the Land Use By-law is in conflict with this Municipal Planning Strategy and there are valid reasons for the amendment;
- d) a secondary planning strategy is to be incorporated into the Municipal Planning Strategy.

### Strategy Review

In accordance with the *Municipal Government Act*, this Strategy may be reviewed when either the Minister of Service Nova Scotia and Municipal Relations or Council deems it necessary, but in any case,

Council will strive to commence a review within five years from the date of the coming into force of the planning strategy or the date of completion of the last review.

#### **Policy IM-4 MPS Review**

It shall be the intent of Council, in accordance with the Municipal Government Act, that this MPS may be reviewed when the Minister of Service Nova Scotia and Municipal Relations (Minister) or as Council deems it necessary, but, in any case, not later than five years from the date of its coming into force or from the date of the last review.

#### **Development Agreements**

Development agreements are legally binding contracts which are negotiated between Council and the applicant. They provide an approach to development control which is more flexible than the traditional zoning techniques. When preparing such a document, Council shall refer to the items to be included in a development agreement and the evaluation criteria contained in the Municipal Planning Strategy.

#### **Policy IM-5 Development Permitted by Agreement**

It shall be the intent of Council to consider permitting the following uses subject to entering a development agreement:

- a) Within the Residential Growth Centre Designation multiple unit dwellings and residential developments of **20 units or greater** according to Policy MD-5;
- b) Throughout the plan area, excluding the residential growth centre designation, large scale wind turbine(s) in excess of **60 metres** in height according to Policies WR-1 and WR-2;
- c) Throughout the plan area, excluding the residential growth centre designation, rocket launch facilities, spaceports, airports, heliports and associated infrastructure.

#### **Policy IM-6 General Considerations for all Development Agreements**

In considering development agreements and amendments to the land use by-law, in addition to all other criteria as set out in various policies of this strategy, Council shall consider the following:

- a) that the proposal is in conformity with the intent of this strategy and with the requirements of all other municipal by-laws and regulations;
- b) that the proposal is not premature or inappropriate by reason of:
  - 1) financial capability of the Municipality to absorb any costs relating to the development;
  - 2) adequacy of on-site sewerage and water services;
  - 3) adequacy or proximity of school, recreation or other community facilities;
  - 4) adequacy of road networks leading or adjacent to or within the development; and
  - 5) potential for damage to destruction of designated historic buildings and sites.
- c) Controls to reduce conflict with any adjacent or nearby land uses by reason of:
  - 1) type of use;
  - 2) height, bulk and lot coverage of any proposed use;
  - 3) traffic generation, access to and egress from the site, and parking;
  - 4) open storage;
  - 5) signage; and

- 6) that the proposed site is suitable with respect to the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding.
- d) Any other matter pursuant to the Municipal government Act that may be addressed in a Land Use Bylaw which Council feels is necessary to ensure the general compatibility of the use and structures with adjacent areas.

### **Land Use Bylaw**

The Land Use By-law is the instrument by which all the policies in this Municipal Planning Strategy dealing with land use control and development are implemented. The Land Use Bylaw establishes certain land use zones, identifies their location on a Zoning Map, and indicates the uses permitted and the development standards required.

#### **Policy IM-7 Creation of Land Use Bylaw**

It shall be the intent of Council to adopt a comprehensive Land Use Bylaw setting out specific requirements to implement this Municipal Planning Strategy.

#### **Policy IM-8 Appointment of a Development Officer**

In accordance with the Municipal Government Act, Council shall appoint a Municipal Development Officer whose primary function and responsibility is to administer the Land Use By-law and all subdivision controls and grant development permits in accordance with the Land Use By-law. Council shall also appoint another person or persons to act in the Development Officer's stead.

### **Variances**

In addition to the general powers granted in the *Municipal Government Act*, the development officer may grant "minor variances" from the Land Use Bylaw. Specifically, the development officer may vary the percentage of land that may be built on, the sizes of yards, courts and other open spaces, lot frontage, and lot area. Should the development officer grant a minor variance, he/she must serve notice of this action in accordance with the *Municipal Government Act*, and his action may be appealed to Council by anyone served with such notice.

#### **Policy IM-9 Variances Permitted**

Where circumstances warrant and applicable criteria are satisfied, Council shall permit development to take place in excess of lot coverage standards, yard requirements, and on lots with less than the minimum frontage and minimum lot area, and for the purpose of infilling:

- a) The Municipal Development Officer may grant a variance in accordance with Sections 235 and 236 of the Municipal Government Act, and
- b) For existing undersized lots, including those with less than the minimum required frontage, eligibility for consideration of development agreements in conformity with the policies of this strategy and all other requirements of the Land Use By-law.

### **Amending the Land Use Bylaw**

Rezoning and other amendments to the LUB are considered where appropriate to ensure community needs and desires are being met. Specific policy criteria are outlined in this section to ensure a standard and uniform approach is taken by Council in responding to amendment requests.

The Land Use Bylaw may be amended in two ways: a change to the Zoning Map or a change in the text of the Land Use Bylaw. All amendments must conform to the policies of this Municipal Planning Strategy. Examples of situations which may require a Land Use Bylaw amendment include:

- a) A request by an individual to have the bylaw amended (ie. a map amendment or text amendment)
- b) A motion by a member of Council to amend the bylaw; or
- c) A change in the Municipal Planning Strategy.

Should Council consider amending the Land Use Bylaw, it must fully examine the implications of the change and the amendment must comply with all other legal requirements as set out in the *Municipal Government Act*.

#### **Policy IM-10 Information Requirements for Amendments and Agreements**

In considering amendments to the Land Use By-law and processing development agreements, Council shall:

- a) request a report and recommendation from the Planning Department or Development Officer;
- b) refer the matter, where applicable, to the appropriate Municipal, Provincial, and/or Federal Departments and Boards and agencies where special expert advice and/or recommendations are required;
- c) comply with all legal requirements concerning amendments to the Land Use By-law as set out in the Municipal Government Act;
- d) ensure the applicable public participation policies have been satisfied; and
- e) ensure the applicable fees have been paid by the applicant to cover the cost(s) for advertising with respect to public notice as provided for in the *Municipal Government Act*.

#### **Policy IM-11 Evaluation Criteria for Amendments and Agreements**

In considering amendments to the Land Use Bylaw, it shall be the intent of Council to have regard for the following matters:

- a) that the proposal is in conformity with the intent of this strategy and with the requirements of all other municipal by-laws and regulations;
- b) that the proposal is not premature or inappropriate by reason of:
  - 1) financial capability of the Municipality to absorb any costs relating to the development;
  - 2) adequacy of on-site sewerage and water services;
  - 3) adequacy or proximity of school, recreation or other community facilities;
  - 4) adequacy of road networks leading or adjacent to or within the development; and
  - 5) potential for damage to destruction of designated historic buildings and sites.
- c) Controls to reduce conflict with any adjacent or nearby land uses by reason of:
  - 1) type of use;
  - 2) height, bulk and lot coverage of any proposed use;
  - 3) traffic generation, access to and egress from the site, and parking;
  - 4) open storage;

- 5) signage; and
  - 6) that the proposed site is suitable with respect to the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding.
- d) Any other matter pursuant to the Municipal government Act that may be addressed in a Land Use Bylaw which Council feels is necessary to ensure the general compatibility of the use and structures with adjacent areas.

#### **Policy IM-12 Abutting Designations**

Provided that the intentions of all other policies are satisfied, Council may, for the purpose of providing for the development of similar uses on properties which abut one another, consider development agreements or amendments to the land use by-law within a designation to provide for the development of uses which are uses permitted by the zone or by development agreement on the abutting property within the abutting designation, as shown on the Generalized Future Land Use Map (Map 1).

### **Building Inspector**

#### **Policy IM-13 Building Inspector**

It shall be the intent of Council to continue the services of the Building Inspector whose duty it will be to enforce the Municipal Building Bylaw, the Dangerous & Unsightly Premises Bylaw and other Bylaws and Policies as required.

### **Subdivision of Land**

Subdivision of land within the Municipality of the District of Guysborough shall be in accordance with the Provincial Subdivision Regulations made under Section 270 of the Municipal Government Act.

#### **Policy IM-14 Subdivision Regulations**

It shall be the intent of Council to permit the subdivision of land within the Municipality in accordance with the Part IX of the Municipal Government Act and as may be amended.

### **Other Municipal Bylaws**

#### **Policy IM-15 Additional Municipal Bylaws**

It shall be the intention of Council to provide further controls over development within the Municipal Plan Area by fully enforcing by-laws as may be enacted by the Municipality.

## APPENDIX B PLAN AMENDMENT INDEX

Amendment Number	Policies & Map Reference	Subject and Description	Council Adoption Date	Effective Date
10-04-27834		Incorporation – Canso	April 10, 2013	April 10, 2013