

Municipality of the District of Guysborough

Municipal Planning Strategy

Mid-Plan Review for 2022

Our Home, Our Future



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Table of Contents

Chapter 1 - Introduction	1-1
1.1 Plan Area.....	1-1
1.2 Purpose of the Plan	1-2
1.3 Public Participation.....	1-2
1.4 Regard by Other Agencies for the Plan	1-3
Chapter 2 – Background	2-1
2.1 Planning Context.....	2-1
2.2 History.....	2-3
2.3 Demographic & Socio-Economic context.....	2-5
Chapter 3 – Vision and Goals	3-1
3.1 Vision.....	3-1
3.2 Goals of this Plan	3-2
Chapter 4 – Municipal Plan Structure	4-1
4.1 Sustainable Growth	4-4
4.2 Heritage Resources	4-5
Chapter 5 – Residential Housing Strategy	5-1
5.2 Residential: Four or More Dwelling Units	5-2
5.3 Large-Scale Residential Development	5-3
5.4 Residential: Mobile & Mini Homes Parks.....	5-4
Chapter 6 - Commercial Uses Throughout the Plan Area	6-1
6.2 Major Commercial.....	6-3
Chapter 7 – Mixed-Use Growth Centre Designation	7-1
Chapter 8 – Rural Development Designation	8-1
Chapter 9 – Coastal Communities Designation	9-1
Chapter 10 - Industrial Uses Throughout the Plan Area	10-1
10.2 Industrial uses requiring development agreements.....	10-8
10.3 Mineral Opportunity District Areas.....	10-9

Chapter 11 – Wind Resources.....	11-1
Chapter 12 – Natural Resource and Open Space Designation.....	12-1
Chapter 13 – Environment Throughout the Plan Area	13-1
13.1 Coastal Erosion and Sea Level Rise.....	13-1
13.2 Watershed Reservoirs	13-1
13.3 Watershed Land Use Policies	13-3
13.4 Coastal and Waterfront Development.....	13-3
13.5 Wetlands Protection	13-4
Chapter 14 – Recreation Throughout the Plan Area	14-1
Chapter 15 – Municipal Services & Infrastructure Throughout the Plan Area	15-1
15.1 Water & Wastewater.....	15-1
15.2 Underground Pipelines.....	15-2
15.3 Solid Waste.....	15-2
15.4 Street Lighting.....	15-3
15.5 Fire Protection.....	15-3
15.6 Police Services.....	15-4
Chapter 16 – Transportation Throughout the Plan Area	16-1
16.1 Public Streets	16-1
16.2 Private Roads	16-2
16.3 Subdivision Roads	16-2
16.4 Public Transportation	16-3
16.5 Cycling & Pedestrian Transportation	16-4
16.6 Parking Standards	16-4
Chapter 17 – General Development Considerations Throughout the Plan Area	17-1
17.1 Development Standards	17-1
17.2 Government Buildings and Facilities.....	17-1
17.3 Accessory Uses	17-2
17.4 Signage	17-3
17.5 Temporary and Special Uses.....	17-4

17.6 Existing Undersized Lots	17-4
17.7 One Main Building on a Lot	17-5
17.8 Utilities and Telecommunication Towers	17-6
Chapter 18 – Implementation	18-1
18.1 Municipal Planning Strategy	18-1
18.2 Strategy Amendments	18-1
18.3 Strategy Review	18-2
18.4 Development Agreements	18-3
18.5 Land Use Bylaw	18-3
18.6 Variances	18-4
18.7 Amending the Land Use Bylaw and Entering Into Development Agreements	18-4
18.8 Administrative Development Agreements	18-7
18.9 Building Inspector	18-8
18.10 Subdivision of Land	18-8
18.11 Other Municipal Bylaws	18-8
APPENDIX B – Plan Amendment Index	18-1

Schedule A – Generalized Future Land Use Maps

Chapter 1 - Introduction

1.1 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 community of Guysborough. 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. It was incorporated in 1879 and covers an area of 2,117 square kilometers, with more than 400 kilometers of coastline.



Figure 1: Map of the District of Guysborough

With a population density of approximately 2.2 persons per square kilometer, the Municipality is very rural in character. Virtually all of the Municipality'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 and Cape Breton which provide greater service amenities (hospitals, health care, etc.) for residents. As of 2021, the communities along Highway Route 16 into Guysborough are also the areas with access to high-speed internet.

This Municipal Planning Strategy covers the entirety of the Municipality of the District of Guysborough.

1.2 PURPOSE OF THE PLAN

The Municipal Planning Strategy (MPS) is a legal document adopted by the Council of the Municipality of the District of Guysborough, 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.

1.3 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. This policy requires that when preparing a new Municipal Planning Strategy, that one informal public meeting and one formal Public Hearing be held to allow public input on the proposed documents.

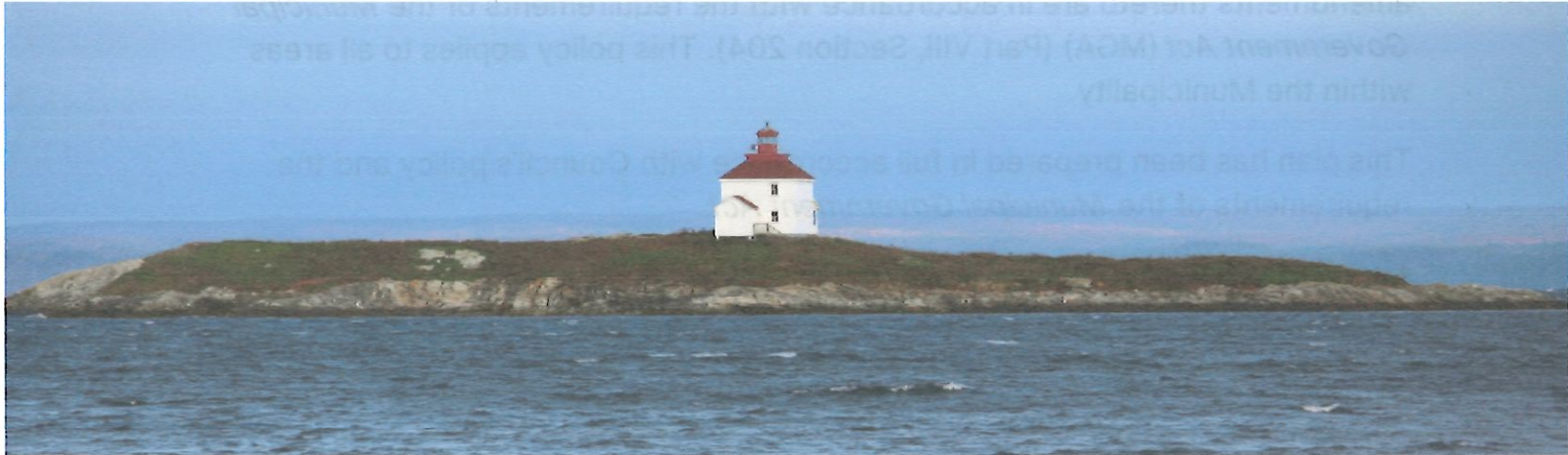
The policy of Council ensures that public participation in the preparation and adoption of Land Use Planning Strategies and implementing Bylaws or amendments thereto are in accordance with the requirements of the *Municipal Government Act* (MGA) (Part VIII, Section 204). This policy applies to all areas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

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

1.4 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 within this plan.

Chapter 2 – Background



2.1 PLANNING CONTEXT

The Municipality, incorporated in 1879, is a primarily rural Municipality and is 2,117 km² in size. The Municipality 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 people aged between 20 and 30, the average age of residents has risen to 51.4 years. However, there is potential for some future growth within the Municipality in the areas of energy industries and small businesses that could help slow the rates of out-migration and population decline.

In March 2020, Nova Scotia announced its first presumptive cases related to the COVID-19 pandemic. While Nova Scotia's case numbers have to date remained comparatively low measured against the rest of the country, lockdown requirements and travel restrictions have impacted the economy. The full extent of this impact is not fully understood yet. The Municipality like much of Nova Scotia, is predicted to benefit from increased provincial in-migration due to the COVID-19 pandemic. Similarly, the pandemic has shifted the way individuals live and work. The Municipality has seen an increased pandemic-induced demand for homes outside of cities with communities in the Municipality having access to high-speed internet options experiencing a growth in population. This has been

most pronounced for communities with high-speed internet access specifically, along Highway Route 16 to Guysborough.

Over the years, there have been a series of amendments to the Municipal Planning Strategy and Land Use Bylaw with the intent to accommodate development throughout the Municipality including an industrial area for a large-scale oil refinery near the community of Melford in the early 1970s, residential development in 1980, residential and small scale commercial or industrial development as a right in 1994.

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. The Municipality acquired 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.

The Municipality was also home to the Sable Gas Plant (ExxonMobil) in Goldboro (currently under decommissioning), and in 1995, the plant was one of the ten (10) largest gas plants in Canada and produced 400 million cubic feet of natural gas per day. However, with valuable access to some of the province's coastline (400 km) the Municipality has an opportunity to take advantage of coastal-related economic development opportunities such as a possible state of the art container terminal in Melford, LNG terminal in Goldboro, further oil and gas exploration as well as large scale aggregate and mineral development. The Municipality has also been identified as having some of the best wind regimes in the province and has seen and will continue to see interest in this area for the siting of wind turbines and wind farms. As a result of the above interests, the Municipality has identified three (3) main industrial nodes which have been sited as areas for future and existing industrial development.

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 was to establish one consistent planning approach across the entire Municipality, rather than having separate strategies for each Planning Area.

2.2 HISTORY

The Municipality has a rich history, since before the first Europeans arrived on our shores, the people of this area recognized it was something special. The Indigenous Mi'kmaq people called the region Chedabouctou, a name that lives on in the beautiful bay that borders much of the eastern side of the District. Many place names in Guysborough County are original Mi'kmaq names, while others originated with early French, English and Black Loyalist settlers. Black Loyalists arrived at this time but promises of prime and seaside land were not kept. Yet the people persevered and the first North American settlements by Free Blacks were established. Despite the unfair distribution of land, tools and other supplies, the Black communities grew from around 200 people in 1786 to over 900 in 1872. The descendants of these courageous and resilient people continue to be a vital part of our communities today.

The Municipality is one of the largest municipalities in Nova Scotia based on land area yet is one of the smallest based on population as of the 2016 census. 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 several small coastal communities and inland rural settlements at varying distances from the primary growth centre of Guysborough and community of Canso.

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). The Municipality continues to be in discussions regarding Maritime Launch's commercial satellite rocket-launch spaceport project and various sustainable energy solar and wind farm opportunities.

The Municipality has the highest percentage of Crown Land in Nova Scotia. With approximately 54% of land designated as public land, the majority 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.

The Municipality has also been involved in numerous initiatives to make it a better place to live, work and play. There are two excellent community use P-12 schools in the Municipality (Guysborough and Hazel Hill) providing quality education to the children of the Municipality. Through partnership with the school board, the Municipality successfully constructed a fitness centre and tennis courts at Fanning Education Centre (2006) and an outdoor swimming pool, tennis courts and the Chedabucto Lifestyle Complex (2018) adjacent to Chedabucto Place in Guysborough. Some other initiatives include museums, churches, historical sites, seasonal events, a performing arts centre (Chedabucto Performance Centre), trail development, two outdoor swimming pools (Chedabucto place and Canso), multipurpose facilities, passive parks, outdoor “green gyms”, etc. MODG has also implemented a signage program for the Municipality and have been actively involved with the local volunteer fire departments over the years with the construction of new facilities and the purchase of new firefighting equipment.

Cutler’s Brook Estates is a new neighbourhood taking shape in the community of Guysborough. The subdivision offers half-acre lots for single-family homes and is close to Guysborough’s school, hospital, recreation facilities and shopping. It features sidewalks throughout, public green space along Cutler’s Brook and a public wastewater system.

The Municipality is home to an award-winning second-generation landfill site that serves over 230,000 people from 15 other municipalities on the eastern end of the Province.

2.3 DEMOGRAPHIC & SOCIO-ECONOMIC CONTEXT

Note that the following section 2.3 does not form part of the official MPS for legal purposes but is intended to illustrate the context of MODG. It may be updated as 2021 (or later) census information is released without requiring a formal amendment process.

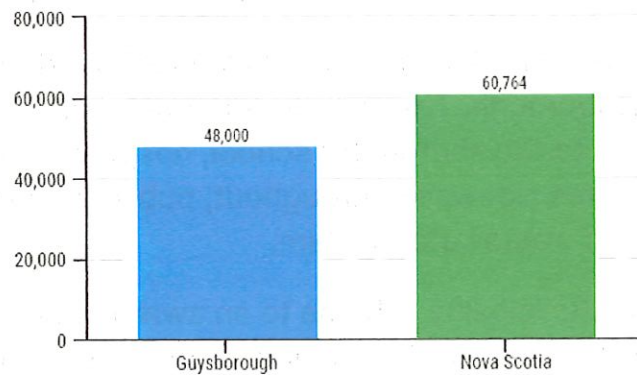
The Municipality shares many of the demographic and socio-economic characteristics of rural communities throughout Nova Scotia and across Canada. This includes lower overall income levels than larger centres, an older and declining population and a high proportion of single-family dwelling types. Economically, the unemployment rate is higher than other areas within the province, with a focus on jobs related to transportation and trades, natural resources and services.

2.3.1 Income

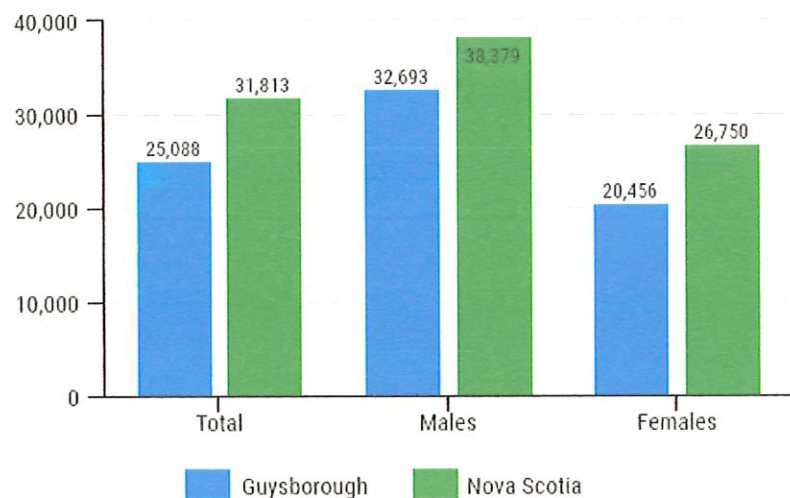
Income levels in the Municipality are lower than the median provincial rate within Nova Scotia, reflecting the lower wages associated with the types of employment opportunities available in the community and higher overall unemployment rate.

The median household income for the Municipality is \$12,764 less than the provincial median, and the personal income median is \$6,725 less than median personal income for all of Nova Scotia. There is a significant difference between the income levels of both males and females at the municipal and provincial level. Females in the Municipality make \$12,237 less than males and \$6,294 less than the personal income provincial median for females.

Median Household Income 2015 (\$)



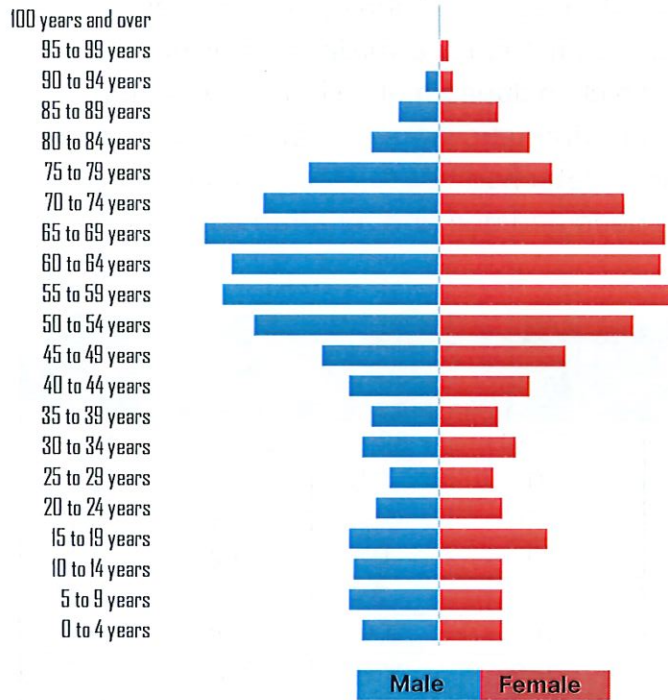
Median Household Income of Persons 15 Years and Over in 2015 (\$)



2.3.2 Population Overview

The data below shows the distribution of population by 5-year age groups within the Municipality. The most populous age groups within MODG fall between 50 and 69 years of age, with the most notable population numbers in the 65-69 and 55-59 age cohorts. The median age for residents in 2016 was 56.5 years; 56.1 for males and 56.9 for females.

Population Distribution by Sex and Age



POPULATION BY AGE			
Age Group	Male	Female	Total
0-4	85	70	160
5-9	100	70	170
10-14	95	70	170
15-19	100	120	220
20-24	70	70	140
25-29	55	60	120
30-34	85	85	170
35-39	75	65	145
40-44	100	100	205
45-49	130	140	275
50-54	205	215	420
55-59	240	260	500
60-64	230	245	470
65-69	260	250	515
70-74	195	205	395
75-79	145	125	275
80-84	75	100	175
85-89	45	65	110
90-94	15	15	30
95-99	0	10	10
100+	0	0	0
Total	4,670	2,320	2,355
Average Age	51.4	50.4	52.4
Median Age	56.5	56.1	56.9

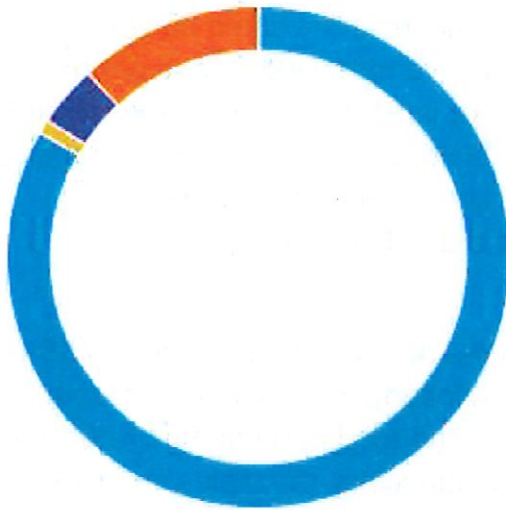
2.3.3 Households

The most predominant private dwelling type in both Nova Scotia and the Municipality of the District of Guysborough (MODG) is single-detached houses, making up 82.9% of all MODG occupied dwellings and 65.7% in Nova Scotia. The second most common dwelling type is moveable dwelling types making up 11.8% of all MODG occupied dwellings. Notably, MODG does not have the following dwelling types: apartment buildings five stories or greater, rowhouses, and apartments in a flat or duplex.

The high proportion of single-detached houses within MODG when compared to the provincial average reflects the fact that this type of housing has traditionally been an attainable, and in many cases, affordable, housing option for most residents. Also indicative of the need and demand for affordable housing is the high proportion of movable dwellings, which includes mobile homes. Although a full data picture is still forthcoming, recent dramatic increases in real estate prices throughout the province has made single-detached houses significantly less affordable in MODG and increased the need and demand for alternative and affordable housing options.

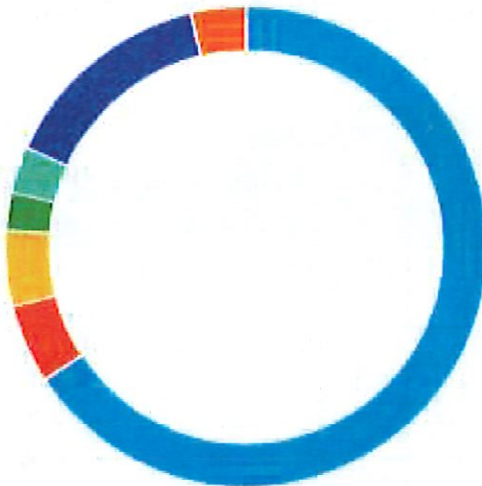
Occupied Private Dwellings by Type				
	Guysborough	%	Nova Scotia	%
Single-Detached Houses	1,820	82.9%	263,770	65.7%
Apartments in a Building (5 Storeys +)	0	0%	21,350	5.3%
Semi-Detached Houses	20	0.9%	20,465	5.1%
Row Houses	0	0%	10,215	2.5%
Apartments in a Flat or Duplex	0	0%	12,435	3.1%
Apartments in a Building (< 5 Storeys)	85	3.9%	58,405	14.6%
Moveable Dwellings	260	11.8%	14,870	3.7%
Total	2,195	100%	401,990	100%

MODG Dwelling Types



- 1,820 (82.9%) Single-Detached Houses
- 0 (0%) Apartments in a Building (5 Storeys +)
- 20 (0.9%) Semi-Detached Houses
- 0 (0%) Row Houses
- 0 (0%) Apartments in a Flat or Duplex
- 85 (3.9%) Apartments in a Building (< 5 Storeys)
- 260 (11.8%) Moveable Dwellings

Nova Scotia Dwelling Types



- 263,770 (65.7%) Single-Detached Houses
- 21,350 (5.3%) Apartments in a Building (5 Storeys +)
- 20,465 (5.1%) Semi-Detached Houses
- 10,215 (2.5%) Row Houses
- 12,435 (3.1%) Apartments in a Flat or Duplex
- 58,405 (14.6%) Apartments in a Building (< 5 Storeys)
- 14,870 (3.7%) Moveable Dwellings

2.3.4 Labour Force

The labour force refers to the total adult population available to the labour market at a specific time. Employed persons include all those who worked part or full time, and unemployed includes all persons who have not worked for a period of six (months) or more but seeking work. Those not in the labour force may include retired persons, students, those taking care of children or other family members, or those neither working nor seeking work. Participation rates represent the proportion of all persons 15 years or older who are either employed or unemployed (i.e. in the labour force).

According to the 2016 Census, there are 1,510 residents in the Municipality 15 years of age and over that are reported as participating in the labour force, out of a total of 4,170 people within that age category. The total participation rate for the Municipality is 15.2% lower than that of Nova Scotia. Of all the males aged 15 years or older, 55.7% are participants within the labour force (4.6% higher than males within the province). Of all the females aged 15 years or older, 43.9% are participants within the labour force (4.9% lower than females within the province).

The Municipality's unemployment rate is higher than the provincial rate in all categories. The Municipality has an unemployment rate of 19.3%, 9.3% higher than the provincial rate. For males, the employment rate is 12.6% higher than the provincial rate, and 4.4% higher for females.

Labour Force Status - Population Aged 15 Years and Over						
	Guysborough			Nova Scotia		
	Total	Male	Female	Total	Male	Female
In the Labour Force	1,865	1,040	820	474,595	242,775	231,820
Employed	1,510	795	715	427,310	215,010	212,305
Unemployed	360	250	105	47,280	27,765	19,520
Not in the Labour Force	2,180	940	1,235	300,155	129,680	170,475
Total	4,045	1,985	2,060	774,750	372,455	402,290
Participation Rate	46.1%	52.4%	39.8%	61.3%	65.2%	57.6%
Employment Rate	37.3%	40.1%	34.7%	55.2%	57.7%	52.8%
Unemployment Rate	19.3%	24%	12.8%	10.0%	11.4%	8.4%

2.3.5 Occupation

The National Occupation Classification (NOC) is the accepted organizational framework of occupation in the Canadian labour market used by Statistics Canada. The NOC consists of ten (10) broad occupational categories. The other Classification System used by Statistics Canada is the North American Industry Classification System (NAICS), which breaks down occupations into twenty (20) categories, and specific subcategories. For the purposes of this report, NOC was used.

The top three occupations held among residents in the Municipality according to the NOC systems are: Trades, Transport Equipment Operators and Related (24%); Natural Resources, Agriculture and Related Productions (18%), and Sales and Service (14%). For a combined 11% of the total occupations of residents, the least held occupations by Guysborough residents are in Arts, Entertainment and Recreation, Natural and Applied Sciences and Related Occupations, and Management Occupations.

The above occupation types are in keeping with industries that are common within the Municipality such as fishing, forestry, Christmas tree farming, services, small businesses and accommodations.



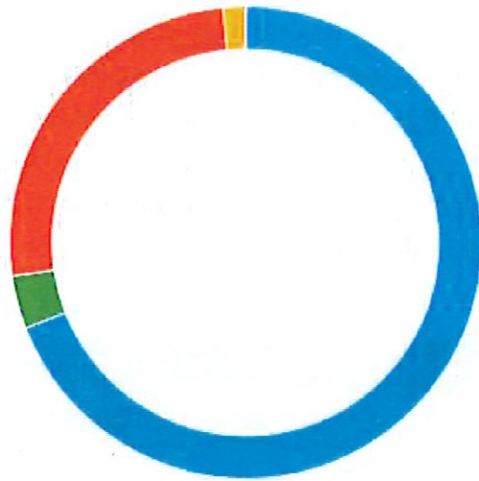
2.3.6 Commuting & Work Location

Of the employed labour force aged 15 years and over in private households, 35.7% of residents in the Municipality worked from home, outside of Canada or had no fixed workplace address. The remaining 64.3% commuted to work within Canada. The numbers indicate that (31%) of those commuters work at a location outside of MODG. Of those working outside of the Municipality, a large proportion work within the province of Nova Scotia, with a very small number commuting to an entirely different province or territory within the country.

The statistics regarding work locations indicate that there are many residents within MODG who commute to other communities for work. Given the large employers located in communities such as Antigonish, Mulgrave and Port Hawkesbury, it is likely that many residents must commute large distances each day to get to and from their workplaces. More local employment options would enable residents to be closer to home, while alternative transportation methods would help lower the carbon footprint of those who must travel great distances.

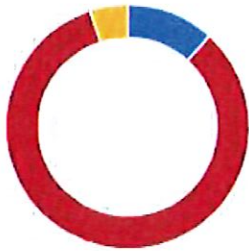
While the “Worked at Home” category does not show as a significant component of the total (only 10.7%), the COVID-19 pandemic has shifted many workplaces to offer virtual opportunities that will continue into the future. It is expected that the percentage of workers working from home full-time will continue to grow, offering opportunities for those looking to move to the community while retaining jobs in other areas.

Place of Work Status for the Employed Labour Force Aged 15 Years and Over in Private Households	
Worked at Home	10.7%
Worked outside Canada	0%
No Fixed Workplace Address	25%
Worked at Usual Place	64.3%
Total	100%

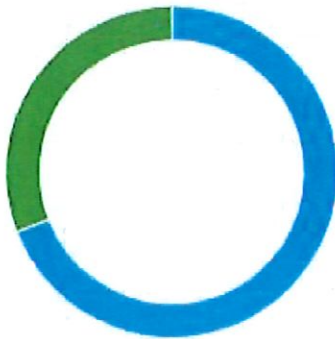


- 670 Commute within Guysborough
- 35 Commute to a different Municipality within Guysborough County
- 250 Commute outside of Guysborough County
- 15 Commute to a different Province or Territory

Commuting Destination



- 35 Commute to a Different Municipality
- 250 Commute outside of Guysborough County
- 15 Commute to a Different Province or Territory



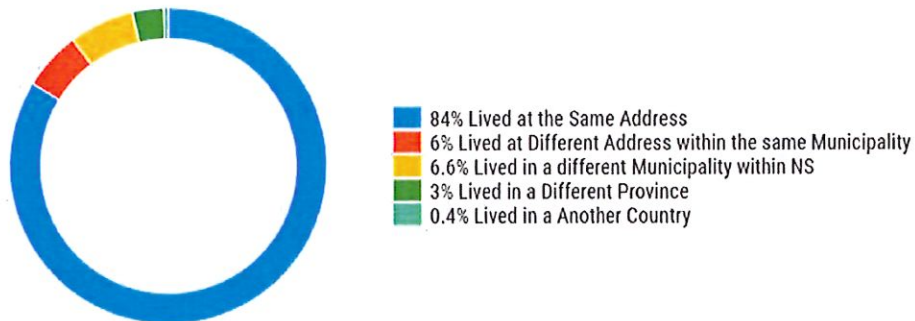
- 69% Working within Guysborough
- 31% Working outside Guysborough

2.3.7 Mobility Status & Residence

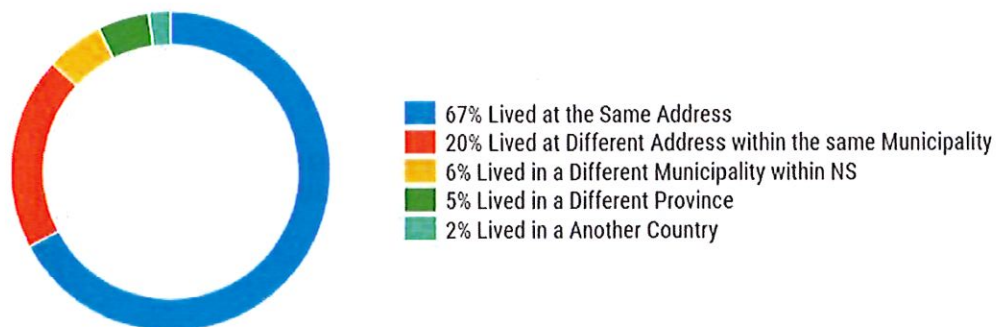
A person’s mobility status refers to their place of residence five years prior to the 2016 Census in relation to their current place of residence. 84% of the Municipality’s residents, and 67% of Nova Scotia residents remained at the same address. Guysborough had a smaller proportion of residents residing at a different address within the same municipality (6%) compared to the percentage of all Nova Scotians (20%), but a higher proportion of residents moving between municipalities (6.6%) compared to the percentage of all Nova Scotians (20%), but a higher proportion of residents moving between municipalities (6.6%).

Mobility Status - Place of Residence 5 Years Ago		
	Guysborough %	Nova Scotia %
Lived at the Same Address	84%	67%
Lived at Different Address within the same Municipality	6%	20%
Lived in a Different Municipality within NS	6.6%	6%
Lived in a Different Province	3%	5%
Lived in a Another Country	0.4%	2%

Guysborough Mobility Status – Place of Resident 5 Years Ago



Nova Scotia Mobility Status – Place of Resident 5 Years Ago



Chapter 3 – 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.

3.1 VISION

The Municipality's vision for the future is to maintain and build strong communities that support a high quality of life available and desired in rural Nova Scotia, both through a focus on meeting the needs of residents, while attracting new growth and investment.

Guysborough is the main growth centre within the Municipality. The community offers housing and services for residents from surrounding areas. There are opportunities for new housing developments that meet the diverse needs of residents and to attract new ones. Meanwhile, a plentiful supply of industrial land provides opportunities for investments across the Municipality and from a variety of industries.

The Municipality will also address climate change and sustainability in a thoughtful manner which is in keeping with the needs of the local community. Opportunities for renewable energy investments combined with a focus on sea level rise and climate change impacts will enable communities to be prepared for the future.

3.2 GOALS OF THIS PLAN

Goal #1: Improve the Availability and Affordability of Housing

Housing is a basic need for residents in the Municipality. Like many parts of Nova Scotia, the MODG has recently experienced increased real estate costs which has led to a lack of affordability for many residents. In addition, there are few options for seniors, youth or those with lower incomes. Increasing the overall supply and diversity of housing is a primary objective of Council, and although the province is responsible for the provision of affordable housing, the Municipality will work closely with other levels of government to advocate for new housing opportunities within MODG

Goal #2: Grow and Diversify the Economy

Attracting new businesses and supporting existing ones is a priority of Council. There are existing industrial parks and other areas well-suited for heavy and renewable energy industries, and Council will continue to support investment in these areas. In addition, there is a need for more service and accommodation industries such as restaurants and campgrounds that will enable further growth in the tourism sector.

Goal #3: Support and Grow Mixed Use Centres

As the community offering the most potential for growth, through existing services and its strategic location, Guysborough is the focal point of the larger municipality. Both Guysborough and the smaller community of Canso feature existing, serviced land with walkable centres and historic building stock. There is a need to ensure the historic character of these areas is maintained and improved, while bringing in new business investments and residents.

Goal #4: Become More Environmentally Sustainable

Council recognizes that the Municipality should play an important role both in fighting climate change, and in adapting to its impacts. This involves the promotion and support of the renewable energy sector and promoting the use of energy efficient buildings. The Municipality will also play a role in limiting coastal development that is prone to sea level rise and supporting alternative transportation methods such as rural transit and active transportation routes.

Chapter 4 – Municipal Plan Structure



The following policies, in concert with the Generalized Future Land Use Maps (GFLUM), 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 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, streetlights and sidewalks, may 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; and,
- 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 encouraged 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 provide opportunities 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.

Guysborough is the main service area and focus for growth within the Municipality and contains various branch offices for all levels of government, a hospital/nursing home, RCMP headquarters, various professional and business offices, and a number of private businesses including retail outlets and food service establishments. Canso is a smaller community that supports some services and businesses, including an active fishing wharf. Due to their similar land use characteristics and infrastructure, Guysborough and Canso have therefore been designated as the Mixed-Use Growth Centres of the Municipality. Should future industrial and employment expansion occur, the areas of Melford, Goldboro and Black Point may see further growth and development.

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 Maps (GFLUM) as follows:

Table of Zones Permitted in Each Generalized Future Land Use Designation

GFLUM Designation	Zones	Zone Symbol
Mixed-Use Growth Centre (MGC) Designation	Residential General (R-1) Zone	R-1
	Residential Multiple Unit (R-2) Zone	R-2
	Manufactured Home Park (R-3) Zone	R-3
	Major Commercial (MC-1) Zone	MC-1
	Light Industrial (I-1) Zone	I-1
	Marine Industrial (I-5) Zone	I-5
Coastal Community Centre (CCC) Designation	Coastal Community (CC-1) Zone	CC-1
	Residential Multiple Unit R-2 Zone	R-2
	Light Industrial (I-1) Zone	I-1
Rural Development (RD) Designation	Mixed Use and Rural Residential (MMR-1) Zone	MRR-1
	Light Industrial (I-1) Zone	I-1
Rural Industrial & Extraction (RIE) Designation	Light Industrial (I-1) Zone	I-1
	Heavy Industrial (I-2) Zone	I-2
	Resource Industrial (I-3) Zone	I-3
	Green Industrial (I-4) Zone	I-4
Environmental and Open Space (EOS) Designation	Natural Resource (NR-1) Zone	NR-1
	Environmental Protection Area (EPA-1) Zone	EPA-1
Zones Permitted Any Designation	Commercial General (C-1) Zone	C-1
	Recreational (REC-1) Zone	REC-1
	Mineral Opportunity Overlay (MOO) Zone	MOO
	Watershed Reservoir Overlay (WRO) Zone	WRO
	Wind Farm Overlay (WFO) Zone	WFO

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.

4.1 SUSTAINABLE GROWTH

People are drawn to the vast landscapes, small-town friendliness and quieter way of life that rural communities can offer. Council's commitment to sustainability has informed all aspects of the Municipal Planning Strategy. Sustainable growth should reflect rural priorities, so the Municipality can influence local solutions and build a more sustainable rural community. It's important the Municipality meet the needs of its changing community and to harness this investment interest into growth that is sustainable.

Sustainable growth 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.

Council recognizes that respect and preservation of the natural environment and the reduction of pollution and waste help to conserve renewable and non-renewable resources. Council recognizes that undertaking these actions to protect the natural environment is also to make a commitment to economic sustainability, as it ensures that these resources remain for the security, livelihood, and enjoyment of future generations.

4.1.1 Policy SG-1 Electric Vehicles

It shall be the intent of Council to permit electric vehicle charging systems through the Land Use Bylaw, as an accessory use in all Zones, and as a main use in Zones where a risk of land use conflicts is minimal.

4.1.2 Policy SG-2 Solar Farms

It shall be the intent of Council to permit accessory solar energy systems, through the Land Use Bylaw, in all Zones, and as a main use in the Coastal Community (CC-1), Mixed Use and Rural Residential (MRR-1), Light Industrial (I-1), Heavy Industrial (I-2), Resource Industrial (I-3), Green Industrial (I-4) and Natural Resource (NR-1) zones.

4.2 HERITAGE RESOURCES

The preservation of heritage resources holds importance to a community's development by reinforcing the established identity and character of place. Responsible community development occurs with an understanding and appreciation of the community's identity and enhances the existing area. Therefore, it is essential that architectural, natural, and cultural heritage be considered a significant component of a community's development.

4.2.1 Policy HR-1 Encouraging Preservation

Council shall encourage the promotion of significant heritage sites as a means to attract tourists to the area, and establish a continuity of MODG's built heritage, identity and character of place. Council recognizes that this is particularly important in the Mixed-Use Growth Centres, in order to establish areas of heritage interest in a concentrated manner.

4.2.2 Policy HR-2 Explore Financial Incentives

Council may explore funding opportunities and financial incentives for property owners and community groups wishing to preserve heritage resources within the Municipality.

4.2.3 Policy HR-3 Heritage Building Inventory

Council may undertake a comprehensive inventory of heritage resources in MODG with the intention of identifying heritage resources that could potentially qualify for formal designation as registered heritage properties.

Chapter 5 – 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 the Municipality 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.

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.

5.1.1 Policy HS-1 Housing Strategy

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

5.1.2 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 possible locations for affordable housing demonstration projects on Municipal land, or for partnership opportunities on Provincial Land;
8. Identifying possible incentives for non-profit and for-profit affordable housing developers;

5.2 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 an impact on lower density stable neighbourhoods when it is not planned appropriately. As such, careful attention must be paid to where such buildings are located and strict landscaping requirements should apply.

5.2.1 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 thirty-six (36) dwelling units to locate in the Residential Designations.

5.2.2 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 types of) uses:

- a) all compatible Residential General R-1 uses;
- b) land uses compatible with residential multiple unit uses; and
- c) new or converted dwellings of four (4) or more units and/or town houses containing four (4) or more units not exceeding thirty-six (36) dwelling units.

5.2.3 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 Mixed-Use Growth Centre (MGC) and Coastal Community Centre (CCC) designations.

5.2.4 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-9, IM-10 and IM-11.

5.3 LARGE-SCALE RESIDENTIAL DEVELOPMENT

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 Rural Development (RD) Designation.

However, within the Mixed-Use Growth Centre (MGC) 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.

5.3.1 Policy MD-5 Greater than Thirty-Six Residential Units by Agreement

Within the Residential Growth Designation Council shall only consider multiple unit dwellings and residential developments greater than 36 units according to the development agreement provisions of the *Municipal Government Act*. In considering such development agreements, Council shall have regard to the following:

- a) the architectural design and scale of any building(s) are compatible with nearby land uses;
- b) 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) 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;
- 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 the Implementation Policies.

5.4 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

dwelling with siding, pitched roofs and standard window sizes, making them more compatible with the surrounding neighbourhood.

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.

5.4.1 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.

5.4.2 Policy MH-2 Rezoning to R-3 Zone

By way of an amendment to the Land Use Bylaw Council may consider re-zonings to the Mobile Home Park **R-3** Zone lands located within the Mixed-Use Growth Centre (MGC) Designation.

5.4.3 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 the Implementation Policies IM-9, IM-10 and IM-11.

Chapter 6 - 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 this Municipal Planning Strategy to permit the widespread zoning of additional properties 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.

6.1.1 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 (465 m²) 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.

6.1.2 Policy C-2 Rezoning to C-1 Zone

By way of an amendment to the Land Use Bylaw Council may consider re-zonings to the Commercial (C-1) zone, and with the exception of the Environmental and Open Space (EOS) Designation, lands located within any designation.

6.1.3 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-9, IM-10 and IM-11.

6.1.4 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 Mixed-Use Growth Centre Designation, it shall be the intention of Council to permit existing commercial structures to expand to a maximum of 7,200 square feet (669 m²) through provisions set out in the land use bylaw.

6.2 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.

6.2.1 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 (465 m²) 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.

6.2.2 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 (465 m²) by way of an amendment to the Land Use Bylaw for lands located within the Mixed-Use Growth Centre Designation.

6.2.3 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) 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) 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) Provision of public access to traditional trails, recreation or parkland areas and lake or coastal frontages;
- i) 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 the Implementation Policies IM-9, IM-10 and IM-11.



Chapter 7 – Mixed-Use Growth Centre Designation



The Mixed-Use Growth Centre Designation has been applied to Guysborough Harbour, Milford Haven, Boylston and Canso.

The designation recognizes the concentration of residential, commercial and institutional land uses in these areas and supports their continuation as focal points 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.

The primary growth centre of Guysborough and community of Canso, which are both designated as Mixed-Use Growth Centres, have a rich history of industrial uses located along their waterfronts that stem largely from the fishery. Among several historical communities throughout MODG, the community of Canso remains an active fishing community with an existing fish plant and wharf that are near built-up residential and commercial areas along the waterfront.

7.1.1 Policy MUG-1 Mixed-Use Growth Centre Designation

It shall be the intent of Council to designate lands identified in the Generalized Future Land Map (GFLUM) encompassing the communities of Guysborough, Boylston including the areas adjacent to the Guysborough Harbour and Milford Haven River, and the community of Canso as the Mixed-Use Growth Centres of the Municipality.

7.1.2 Policy MUG-2 Residential (R-1) Zone

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



7.1.3 Policy MUG-3 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.

7.1.4 Policy MUG-4 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.

7.1.5 Policy MUG-5 Light Industrial (I-1) Zone

It shall be the intent of Council to establish within the Mixed-Use Growth Centre designation a Light Industrial (I-1) Zone.

7.1.6 Policy MUG-6 Light Industrial (I-1) in Mixed-Use Growth Centre Designation

It shall be the intent of Council to permit small scale Light Industrial I-1 uses which do not exceed 1,200 square feet (111 m²) in floor area and/or outdoor storage area in the Mixed-Use Growth Centre Designation as per the requirements of the Light Industrial I-1 Zone as found in the land use bylaw.



7.1.7 Policy MUG-7 Amendments to Light Industrial (I-1) Zone

Council may consider, by way of an amendment to the Land Use Bylaw, applications for light industrial uses exceeding 1,200 square feet (111 m²) throughout the Mixed-Use Growth Centre Designation. Any applications for light industrial uses shall also be in accordance with all applicable policies contained within Chapter 10 and Chapter 18.

7.1.8 Policy MUG-8 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.

7.1.9 Marine Industrial (I-5) Uses in the Mixed-Use Growth Centre Designation

To support the continued use of the waterfront as an active commercial and industrial area focused on marine-related uses, a Marine Industrial (I-5) zone has been introduced. The intent is to allow specific industrial uses that are either directly or indirectly related to the fishery and waterfront, while prohibiting heavy industrial uses that are not appropriate within the Mixed-Use Growth Centres.

7.1.10 Policy MUG-9 Marine Industrial (I-5) Zone

It shall be the intent of Council to establish within the Mixed-Use Growth Centre designation a Marine Industrial (I-5) Zone.

7.1.11 Policy MUG-10 Amendments to Marine Industrial (I-5) Zone

Council may consider, by way of an amendment to the Land Use Bylaw, applications for marine industrial uses throughout the Mixed-Use Growth Centre Designation. Any applications for marine industrial uses shall be in accordance with all applicable policies contained within Chapter 10 and Chapter 18.

7.1.12 Policy MUG-11 Mixed-Use Growth Centre Boundaries

It shall be the intent of Council to consider expanding the boundaries of the designated mixed-use 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.



Chapter 8 – Rural Development Designation



The majority of residential development outside of the mixed-use 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 are also found in the Rural Development 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 Rural Development Residential on the Generalized Future Land Use Maps. The challenge of the Rural Development Residential designation is to allow people to use their land as freely as possible and yet offer some protection to neighbouring landowners.

8.1.1 Policy RD-1 RD Designation

It shall be the intention of Council to establish the Rural Development Designation as shown on the Generalized Future Land Use Maps. Lands within this designation shall provide residential and mixed-use economic stability within the Plan Area.

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

Within the Rural Development 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 four (4) 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-of-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.

8.1.3 Policy RD-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 Rural Development Designation.

8.1.4 Policy RD-4 Light Industrial in Rural Development Designation

It shall be the intent of Council to permit small scale Light Industrial I-1 uses which do not exceed 1,200 square feet (111 m²) in floor area and/or outdoor storage area in the Rural Development Designation and Mixed Use Rural Residential Zone as per the requirements of the Light Industrial I-1 Zone as found in the land use bylaw.

8.1.5 Policy RD-5 Amendments to I-1 Zone

Council may consider, by way of an amendment to the Land Use Bylaw, applications for light industrial uses exceeding 1,200 square feet (111 m²) throughout the Rural Development Designation. Any applications for light

industrial uses shall also be in accordance with all applicable policies within Chapter 10 and Chapter 18.

8.1.6 Policy RD-6 General Commercial Uses in Rural Development Designation

It shall be the intent of Council to permit small scale General Commercial C-1 uses which do not exceed 1,200 square feet (111 m²) in floor area and/or outdoor storage area in the Rural Development Designation and Mixed Use Rural Residential Zone as per the requirements of the General Commercial C-1 Zone as found in the land use bylaw.

8.1.7 Policy RD-7 Rural Development 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.

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.

Though it has been profitable in the past, the prevalence of mink farming has seen a steady decline throughout the province in recent years due to changes in international markets and most recently, the impacts of the COVID-19 pandemic. The major area for mink farming has traditionally been in the southern portion of the Municipality. Given the nuisances and environmental impacts of those remaining mink farms, it is imperative that this use adhere to strict landscaping and buffering requirements.

8.1.8 Policy RD-8 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.

Chapter 9 – Coastal Communities Designation



Along the Municipality's extensive coastline 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 7,500 ft² (697 m²) of gross floor area on any one lot may be permitted.

9.1.1 Policy CC-1 Coastal Community (CC-1) Zone

Within the Coastal Community 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 7,500 ft² (697 m²) of gross floor area on any one lot may be permitted.

9.1.2 Policy CC-2 Light Industrial I-1 in the Coastal Community Designation

It shall be the intent of Council to permit Light Industrial I-1 uses which do not exceed 7,500 square feet (697 m²) in floor area and/or outdoor storage area in Coastal Communities Designation and Coastal Community Zone as per requirements of the Light Industrial I-1 Zone found in the Land Use Bylaw.

9.1.3 Policy CC-3 Amendments to Light Industrial I-1 Zone

Council may consider, by way of an amendment to the Land Use Bylaw, applications for light industrial uses exceeding 7,500 square feet (697 m²) throughout the Coastal Community Designation.



9.1.4 Policy CC-4 General Commercial Uses in the Coastal Community Designation

It shall be the intent of Council to permit General Commercial C-1 uses which do not exceed 7,500 square feet (697 m²) in floor area and/or 2,400 square feet (223 m²) of outdoor storage area in Coastal Communities Designation and Coastal Community Zone as per requirements of the General Commercial C-1 Zone found in the Land Use Bylaw.

Chapter 10 - Industrial Uses Throughout the Plan Area



The Municipality is home to a variety of industrial enterprises spread throughout the vast geography of the municipality which range in size and type. The municipality's rich natural resources and strategic location have also made it an attractive location for heavy industrial projects such as the former natural gas processing plant in Goldboro (now decommissioned), and new proposals including the Spaceport Nova Scotia rocket launch site, Melford Container Terminal and Goldboro LNG facility.

The Municipality has great potential for industrial developments, 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 chapter, not all industrial developments are large-scale. 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. In other cases, marine industrial uses such as fishing wharves and processing facilities have traditionally been in the centre of many communities such as Canso, with these uses continuing to operate today. It is important to ensure that industrial uses located near residential areas are controlled with

appropriate measures so that they do not cause any nuisance to nearby property owners, while ensuring existing facilities can continue to successfully operate.

The Municipality is also home to a successful landfill facility 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 materials including 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, as well as developing the surrounding area as a related industrial zone.

10.1.1 Policy ID-1 Rural Industrial and Extraction (RIE) Designation

It shall be the intent of Council to designate as Industrial on the Generalized Future Land Use Maps the lands in the vicinity of Melford, Black Point, Goldboro and Meagher's Hill as the main Industrial Growth Centres of the Municipality, where a variety of light and heavy industrial uses are encouraged to locate.

10.1.2 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.

10.1.3 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.

10.1.4 Policy ID-4 Light Industrial (I-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 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-9, IM-10 and IM-11.

10.1.5 Policy ID-5 Heavy Industrial (I-2) Zone

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

10.1.6 Policy ID-6 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.

10.1.7 Policy ID-7 Amendments to the Heavy Industrial (I-2) Zone

Council may consider by way of an amendment to the Land Use Bylaw applications for heavy industrial uses throughout the Rural Industrial and Extraction (RIE) Designation.

10.1.8 Policy ID-8 Resource Industrial (I-3) Zone

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

10.1.9 Policy ID-9 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.

10.1.10 Policy ID-10 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 Rural Industrial and Extraction (RIE) Designation.

10.1.11 Policy ID-11 Industrial Zones Special Conditions

It shall be the intent of Council to establish within the land use bylaw the following requirements for the Light Industrial (I-1) Uses, Heavy Industrial (I-2) Uses, Resource Industrial (I-3) Uses, Green Industrial (I-4) Uses, and Marine Industrial (I-5) 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.

10.1.12 Policy ID-12 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-9, IM-10 and IM-11.

10.1.13 Policy ID-13 Green Industrial (I-4) Zone

Within the Rural Industrial and Extraction (RIE) Designation, it shall be the intent of Council to establish a Green Industrial (I-4) Zone.

10.1.14 Policy ID-14 Green Industrial (I-4) 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.

10.1.15 Policy ID-15 Green Industrial (I-4) Zones Special Conditions

It shall be the intent of Council to establish within the land use bylaw 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

10.1.16 Policy ID-16 Green Industrial (I-4) Businesses

It shall be the intent to encourage progressive and environmentally friendly industrial operations to locate within the lands of the Green Industrial (I-4) Zone.

10.1.17 Policy ID-17 Marine Industrial (I-5) Zone

It shall be the intent of Council to establish a Marine Industrial (I-5) Zone.

10.1.18 Policy ID-18 Marine Industrial (I-5) Zone Uses

It shall be the intent of Council to permit within the Marine Industrial (I-5) Zone the development of marine-related industrial uses when the development is compatible with any adjacent non-industrial zone, and/or where an existing marine industrial use has been continuously established for an extended period. The following and similar types of uses shall be permitted: fishing wharves, fish processing plants, lobster pounds, warehouses and other uses directly or indirectly involved in fishing or those which require direct or close access to the water.

10.1.19 Policy ID-19 Marine Industrial (I-5) 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 industrial uses Policy ID-11 and Implementation Policies IM-9, IM-10 and IM-11.

10.1.20 Policy ID-20 Gatehouses in Industrial Zone(s)

Notwithstanding the yard and setback provisions of the Land Use Bylaw 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.

10.1.21 Policy ID-21 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.



10.1.22 Policy ID-22 Rocket Launch Facilities, Spaceports, Airports and Heliports

Council recognizes that uses such as Rocket Launch Facilities, Spaceports, Airports and Heliports are regulated and permitted by the federal government, but that there is a limited municipal role in providing guidance for such facilities and that they will be permitted within non-residential zones as-of-right.

10.2 INDUSTRIAL USES REQUIRING DEVELOPMENT AGREEMENTS

Council recognizes that due to their size and potential negative impact on adjacent uses, certain types of industrial uses require an additional level of scrutiny during the approvals process. This requirement helps ensure that proper site design is accomplished to avoid future land use conflicts and complaints.

10.2.1 Policy ID-23 Salvage Yards in Industrial Zones

Within the Heavy Industrial (I-2) and Industrial Resource (I-3) Zones, Council shall only consider Salvage Yards according to the development agreement provisions of the *Municipal Government Act*. In considering such development agreements, Council shall have regard to the following:

- a) 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-9, IM-10 and IM-11.

10.3 MINERAL OPPORTUNITY DISTRICT AREAS

10.3.1 Mineral Opportunity District (MOD) Overlay Designation

It shall be the intent of Council to designate as Mineral Opportunity District (MOD) on the Generalized Future Land Use Maps the lands in the vicinity of Goldboro as an area for potential pits, quarries and mineral extraction, where new gold mining operations and similar uses may be expected to operate, subject to regulations to be established within the Land Use By-law and those which are the jurisdiction of the provincial and federal governments.

10.3.2 Policy MOD-1 Mineral Opportunity Overlay (MOO) Zone

Within the Mineral Opportunity District Areas, it shall be the intent of Council to establish a Mineral Opportunity Overlay (MOO) Zone.

10.3.3 Policy MOD-2 Mineral Opportunity Overlay (MOO) Zone Criteria

It shall be the intent of Council to establish within the land use bylaw the following requirements for Pits, Quarries and Mineral Extraction, related Work Camps and related accessory uses within the MOO overlay zone:

- j) The shape and dimension of the lot to be used or upon which the development is proposed, including any significant natural features.
- k) The proposed location, including height and dimensions of any building or structure for which the permit is applied as well as the location of any watercourses in relation to the proposed building/structure.
- l) The location of structures in relation to lot lines and adjacent dwelling(s) clearly showing that the buildings and structures meet prescribed setbacks.
- m) The location of fencing. Fencing detail shall include height and the type of fencing proposed.
- n) Any other information that may be necessary to determine whether the proposed development meets the requirements of this bylaw.

Chapter 11 – 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 a reduction in society's 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. Included 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 bylaw.

The Municipality 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.

11.1.1 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 the Plan's Implementation Policies.

11.1.2 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 the Implementation Policies IM-9, IM-10, IM-11.

11.1.3 Policy WR-3 Wind Farm Overlay Zone

Notwithstanding, Policy WR-1 it shall be the intent of Council to establish as an Overlay Zone of the land use bylaw zoning map a Wind Farm Overlay Zone area.

11.1.4 Policy WR-4 Large Turbines By-Right

Within the area zoned as Wind Farm Overlay Zone, 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 bylaw that limit the number, location, height and setback requirements of large-scale turbines.

11.1.5 Policy WR-5 Criteria for Wind Farm Overlay Zone

In determining the boundaries of a designated Wind Farm Overlay Zone within the land use bylaw zoning map Council shall have consideration for the following:

- a) That the designated Wind Farm Overlay Zone 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 Wind Farm Overlay Zone area upon surrounding uses or upon the general community.



11.1.6 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.

11.1.7 Policy WR-7 Small Turbine Provisions

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

Chapter 12 – Natural Resource and Open Space 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.

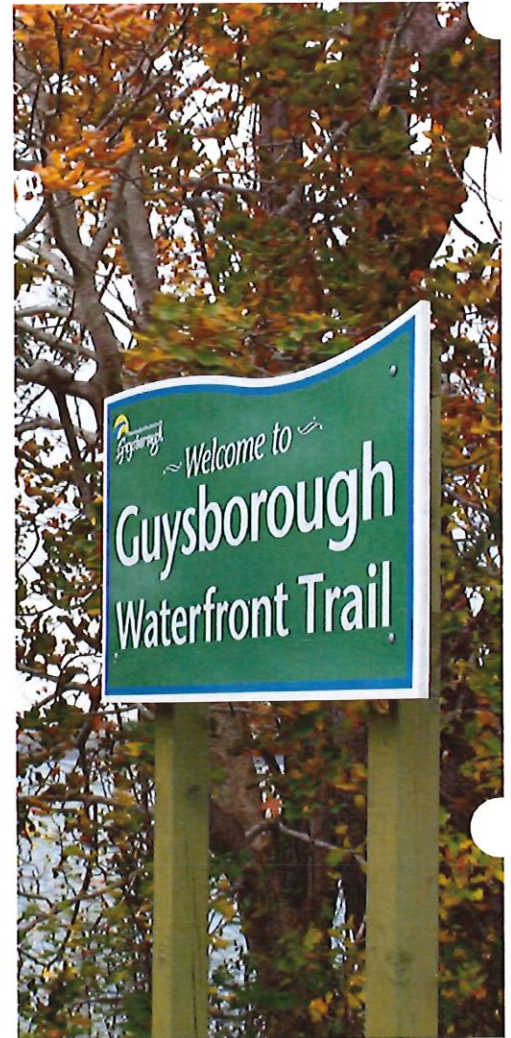
Lands owned by senior levels of Government are immune to municipal bylaws and consequently the Municipality has little control over land use issues on Crown land. Nevertheless, Council will continue to seek opportunities to work with senior levels of government with regard to developing mutually beneficial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

12.1.1 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 Maps, 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.

12.1.2 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.

12.1.3 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.

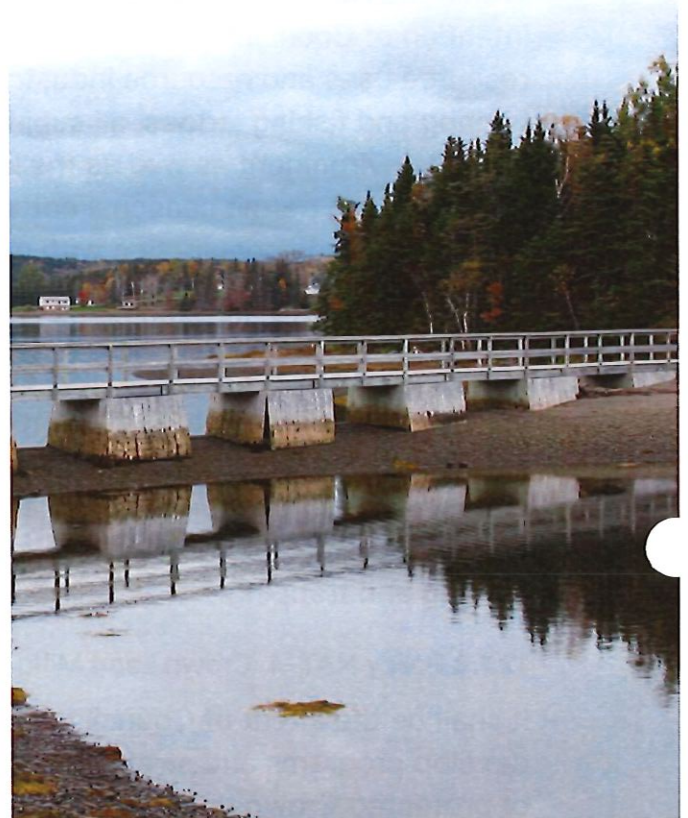
12.1.4 Policy NAT-4 Crown Land Mitigation

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.



12.1.5 Policy NAT-5 Environmental Protection Zone

Within the Natural Resource and Conservation Designation, it shall be the intent of Council, through the land use bylaw, 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.



Chapter 13 – Environment Throughout the Plan Area

13.1 COASTAL EROSION AND SEA LEVEL RISE

Guysborough's history and future are intimately tied to the coast. The Municipality's communities predominantly border the coast and have a long history related to the fishery. Climate change, combined with coastal subsidence, is causing sea levels in Nova Scotia to rise. Sea level rise alongside storm surges present a very real risk to coastal development. We must, therefore be mindful of these risks when planning for the future to mitigate potential infrastructure damage of rising water levels.

13.1.1 Policy CSTL-1: Minimum Building Elevation

Council shall, through the Land Use Bylaw, establish a minimum building elevation which prohibits development lower than 3.2 metres relative to the Canadian Geodetic Vertical Datum of 2013 (CGVD2013), which are areas modelling shows are at risk from coastal flooding due to sea level rise and storm surge to the year 2100.

13.1.2 Policy CSTL-2: Coastal Protection Act Compliance

Council shall, through the Land Use Bylaw, establish requirements consistent with the provincial *Coastal Protection Act Regulations*.

13.2 WATERSHED RESEVOIRS

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 (392 hectares) 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 (200 hectares) and is also an alternate source to the Point Tupper Industrial Park with a pumping yield of 9.4 million gallons per day (MGPD). 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.

13.3 WATERSHED LAND USE POLICIES

13.3.1 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 Bylaw Zoning Map in order to protect the reservoirs and their drainage areas.

13.3.2 Policy WA-2 Watershed Permitted Uses

Notwithstanding, Policy NAT-3, within the Watershed areas as shown as a Schedule overlay on the Land Use Bylaw 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.

13.4 COASTAL AND WATERFRONT DEVELOPMENT

Throughout the entire Municipality, 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.

13.4.1 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.

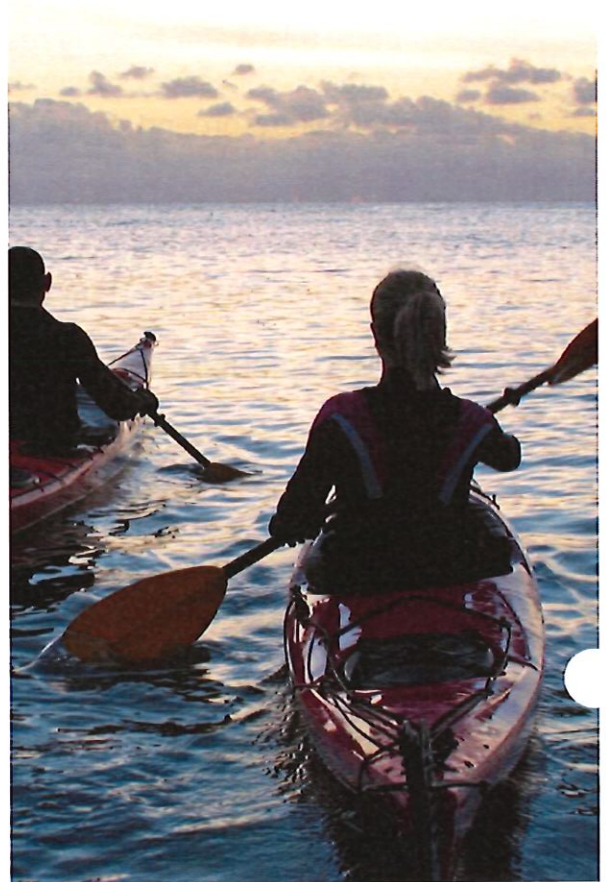
13.5 WETLANDS PROTECTION

Wetlands are found throughout the entire Municipality. 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*.

13.5.1 Policy WET-1 Wetlands

It shall be the intent of Council through the land use bylaw, 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 bylaw shall require the proponent to verify the existence and extent of any wetland shown on the schedule. The bylaw shall prohibit development within any such wetland.



Chapter 14 – Recreation Throughout the Plan Area



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 provide MODG with a superb recreation and educational campus

destination. The complex was opened in 2018 and consists of a regulation size artificial turf soccer field with a four-lane running track and new seating area. The building houses 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. 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 on the Generalized Future Land Use Maps.

14.1.1 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 Bylaw.

14.1.2 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 types of uses; ball fields, community centres, community pools, trails, campgrounds, provincial parks, golf courses, marinas and other recreational related uses.

14.1.3 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.

14.1.4 Policy REC-4 Marina Development

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

14.1.5 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.

Chapter 15 – Municipal Services & Infrastructure Throughout the Plan Area

The Municipality of the District of Guysborough has recognized that a number of communities 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.

15.1 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.

15.1.1 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.

15.1.2 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.

15.1.3 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.

15.2 UNDERGROUND PIPELINES

15.2.1 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.

15.3 SOLID WASTE

The Municipality of the District of Guysborough is home to 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 the operation of one of the largest second generation landfills in Nova Scotia, there is also 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.

15.3.1 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.

15.3.2 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*.

15.4 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.

15.4.1 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.

15.5 FIRE PROTECTION

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

The departments that service the Municipality are:

- a) Milford Haven
- b) Harbourview
- c) Canso/Hazel Hill
- d) Larrys River
- e) Little Dover
- f) Seven Communities
- g) Three Top

- h) Aulds Cove
- i) Tracadie
- j) Erinville
- k) Queensport
- l) Goshen

15.5.1 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.

15.6 POLICE SERVICES

Police protection in the Municipality is provided by the RCMP located in 2 detachments; Guysborough and Canso.

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.

15.6.1 Policy SER-9 Police Services

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

15.6.2 Policy SER-10 RCMP Services

In keeping with the intent of Policy SER-9 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.

Chapter 16 – Transportation Throughout the Plan Area



The Municipality covers a large geographical area encompassing a number of sparsely populated areas located at varying distances from the service areas 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.

16.1 PUBLIC STREETS

At the present time, almost all public roads in the Municipality are owned and maintained by the Nova Scotia Department of Public Works, 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.

16.1.1 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.

16.1.2 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.

16.2 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.

16.2.1 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.

16.3 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.

16.3.1 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.

16.4 PUBLIC TRANSPORTATION

Public transportation enhances local rural economic growth in many ways. However, meeting the public transportation needs of rural residents can be challenging because of lengthy travel distances and limited travel options, particularly for people with limited ability to drive. 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.

16.4.1 Policy TRAN-5 Public Transportation

It shall be a proposal of Council to consider further study of transportation options linking rural settlements and coastal communities to the main Growth Centres.

16.5 CYCLING & PEDESTRIAN TRANSPORTATION

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

16.5.1 Policy TRAN-6 Active Transportation

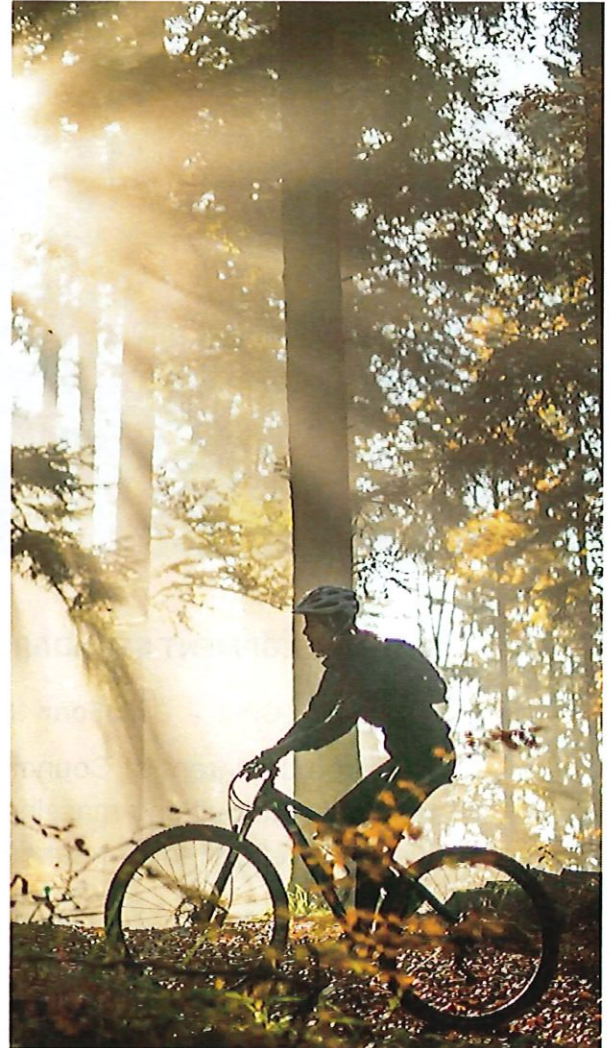
It shall be the intent of Council to encourage the use of alternative forms of transportation such as cycling and walking and to encourage the implementation of pedestrian and cycling infrastructure.

16.6 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.

16.6.1 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.



Chapter 17 – General Development Considerations Throughout the Plan Area



17.1 DEVELOPMENT STANDARDS

17.1.1 Policy GP-1 Built Form Standards

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

17.2 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.

17.2.1 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.

17.3 ACCESSORY USES

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.

17.3.1 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.

17.3.2 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.

17.3.3 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.

17.3.4 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.

17.4 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 Bylaw regulating the size, type and location of signs.

17.4.1 Policy GP-7 Signage

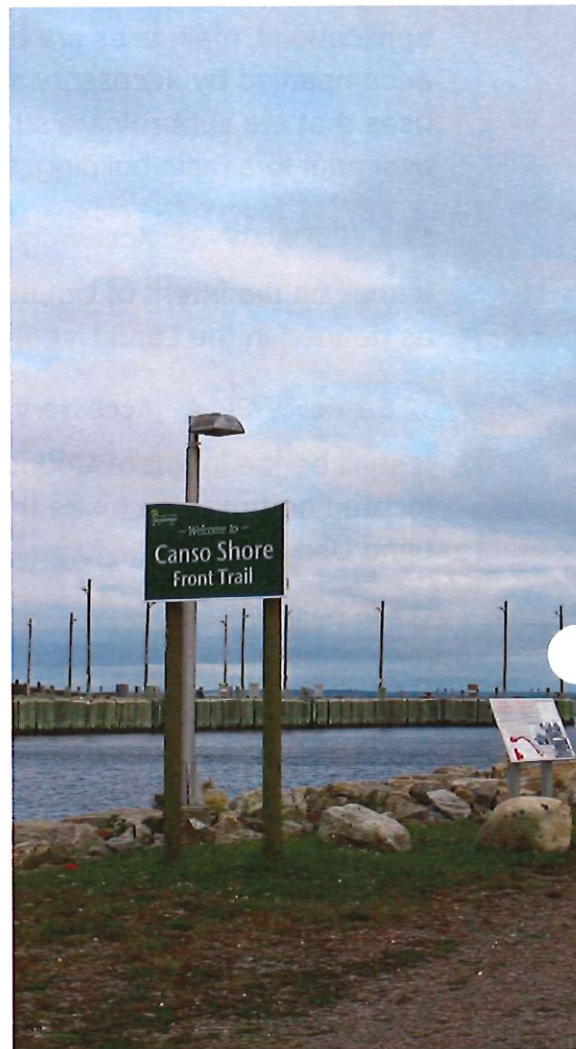
It shall be the intent of Council to place limits on the type, size, number of signs and location of signage in conjunction with permitted uses.

17.4.2 Policy GP-8 Signage Development Permit

It shall be the intent of Council to require a Development Permit for all signs exceeding three and a half (3.5) square meters.

17.4.3 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.



17.5 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.

17.5.1 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 Bylaw the period of time that they are permitted. A development permit shall not be required for these uses.

17.6 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.

17.6.1 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.

17.6.2 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.

17.6.3 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.

17.6.4 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.

17.6.5 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.

17.6.6 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.

17.7 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.

17.7.1 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.

17.8 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.

17.8.1 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.

Chapter 18 – Implementation

18.1 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 bylaws 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 bylaw based on the policies of this strategy, and the full and consistent enforcement of general bylaws 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.

18.1.1 Policy IM-1 Powers Conferred

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

18.1.2 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 MPS for the Municipality of the District of Guysborough.

18.2 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.

18.2.1 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 Maps under the following circumstances:

- a) the intent of any policy is to be changed;
- b) the MPS 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 Bylaw is in conflict with this MPS and there are valid reasons for the amendment;
- d) a secondary planning strategy is to be incorporated into the MPS.

18.2.2 Policy IM-3A

As required by section 204A of the MGA, in the case where the adoption or amendment of a Municipal Planning Strategy is proposed, Council shall seek input from abutting municipalities through the following:

- a) Notify abutting municipalities of the proposed adoption or amendment to the Municipal Planning Strategy. The notice shall provide a timeline for a response to be received in order to be considered by Council.
- b) Ensure that this engagement is completed prior to the first notice for a public hearing.
- c) As per section 206 (5) of the MGA, upon the publication of the first notice of the public hearing, the clerk shall send a copy of the notice to the clerk of every municipality that immediately abuts an area affected by the proposed documents.

18.3 STRATEGY REVIEW

In accordance with the *Municipal Government Act*, this MPS 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.

18.3.1 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.

18.4 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 MPS.

18.4.1 Policy IM-5 Development Permitted by Development 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 greater than 36 units according to Policy MD-5;
- b) Throughout the plan area where not listed as a permitted use within the zone, 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, Salvage Yard uses.
- d) Throughout the plan area, amusement parks, including race tracks and outdoor shooting ranges.

18.5 LAND USE BYLAW

The Land Use Bylaw is the instrument by which all the policies in this MPS 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.

18.5.1 Policy IM-6 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 MPS.

18.5.2 Policy IM-7 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 Bylaw and all subdivision controls and grant development

permits in accordance with the Land Use Bylaw. Council shall also appoint another person or persons to act in the Development Officer's stead.

18.6 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. Should the Development Officer grant a minor variance, they 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.

18.6.1 Policy IM-8 Variances Permitted

The Municipal Development Officer may grant a variance in accordance with Sections 235 and 236 of the *Municipal Government Act* for the following matters subject to the Land Use Bylaw, or, where enabled in the text of a development agreement, for properties subject to the development agreement:

- a) The percentage of land that may be built upon, including lot coverage requirements.
- b) Size or other requirements relating to yards, including landscaping.
- c) Lot frontage, or lot area, or both, if the lot existed on the effective date of the Bylaw, or a variance was granted for the lot at the time of subdivision approval.
- d) The number of parking spaces and loading spaces required.
- e) The ground floor area and height of a structure or building, including any accessory building.
- f) Floor area occupied by a home-based business including a home industry.
- g) Height and area of a sign.

18.7 AMENDING THE LAND USE BYLAW AND ENTERING INTO DEVELOPMENT AGREEMENTS

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 chapter 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*.

18.7.1 Policy IM-9 Information Requirements for Amendments and Development Agreements

In considering amendments to the Land Use Bylaw 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 Bylaw 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*.

18.7.2 Policy IM-10 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 conforms to the intent of the Municipal Planning Strategy and to all other applicable Municipal Bylaws and regulations, except where the application is for a development agreement and the requirements of the Land Use Bylaw need not be met.;
- 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 sanitary sewer 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;
 - 5) suitability of the site regarding grades, soils and geological conditions, location of watercourses, marshes, bogs and swamps, and proximity to utility rights-of-way;
 - 6) potential for damage to destruction of designated historic buildings and sites;
 - 7) creation or worsening of a pollution problem in the area such as but not limited to soil erosion and siltation of watercourses; and
 - 8) adequacy of storm drainage and effects of alteration to drainage patterns, including the potential for creation of a flooding problem.
- c) Controls to reduce conflict with any adjacent or nearby land uses by reason of:
- 1) type of use;
 - 2) height, bulk, lot coverage, building materials, exterior cladding and shape, and location of doors and windows of any proposed use;
 - 3) traffic generation, access to and egress from the site, and parking;
 - 4) open storage;
 - 5) hours of operation;
 - 6) signage; and
 - 7) 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.

18.7.3 Policy IM-11 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 bylaw 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 Maps.

18.8 ADMINISTRATIVE DEVELOPMENT AGREEMENTS

Council's intent is providing a mechanism for limited flexibility through available planning tools, specifically the use of development agreements where Land Use Bylaw standards cannot be satisfied. The underlying intent of these policies is to ensure the quality of development is not compromised and the larger community and Municipal interest is protected.

18.8.1 Policy IM-12 Administrative Development Agreements

Council may consider the development of the following by any zone except for the Environment Protected Area (EPA) Zone, provided the intent and provisions of this strategy are satisfied, in particular, the Development Agreement Criteria of this Strategy:

- 1) Any accessory building in excess of the Land Use Bylaw requirements;
- 2) Accessory Buildings or Structures larger than what is permitted in the Land Use Bylaw;
- 3) The expansion of legal nonconforming uses of land, nonconforming structures; and
- 4) The development of uses that are extensions of development agreements in effect on an abutting property.

18.8.2 Policy IM-13 Administrative Development Agreements to Expand

Providing that the intentions of all other policies of this strategy are satisfied, and a leap- frog development pattern is not being established, Council may, for the purposes of providing for the development of similar uses on abutting land parcels, consider the following by development agreement:

- 1) The development of uses on a property within a designation that are permitted uses within a zone supported by the abutting designation;
- 2) The development of uses that are permitted within the zone and designation on an abutting property; and
- 3) The development of uses within a designation that are extensions of development agreements in effect on an abutting property within the abutting designation.

18.9 BUILDING INSPECTOR

18.9.1 Policy IM-14 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 & Unightly Premises Bylaw and other Bylaws and Policies as required.

18.10 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*.

18.10.1 Policy IM-15 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.

18.11 OTHER MUNICIPAL BYLAWS

18.11.1 Policy IM-16 Additional Municipal Bylaws

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

