

PAC Orientation - 2024

Planning & Development Department



EAST HANTS



Council Orientation

Already covered in Council Orientation:

- Areas of Responsibility
- Departmental Structure & Current Staff
- Current Planning Issues
- Current Development Proposals

PAC Orientation

- Regulatory framework for planning
- East Hants Official Community Plan
- Role of Staff, PAC & Council
- Annual work program
- Resources

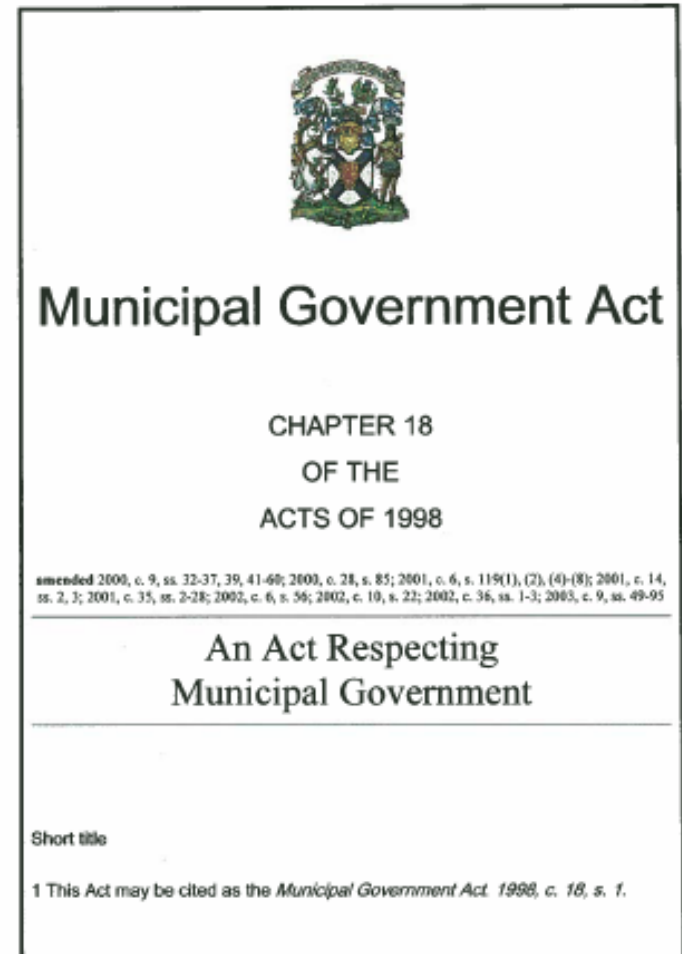
Regulatory Framework for Planning

Municipal Government Act (MGA)

•MGA also contains 5 Statements of Provincial Interest Regarding:

- Drinking Water
- Flood Risk Areas
- Agricultural Land
- Infrastructure
- Housing

- When preparing plans, Municipalities must pay attention to these statements.
- Ministerial approval is required for MPS and amendments to it.



Regulatory Framework for Planning

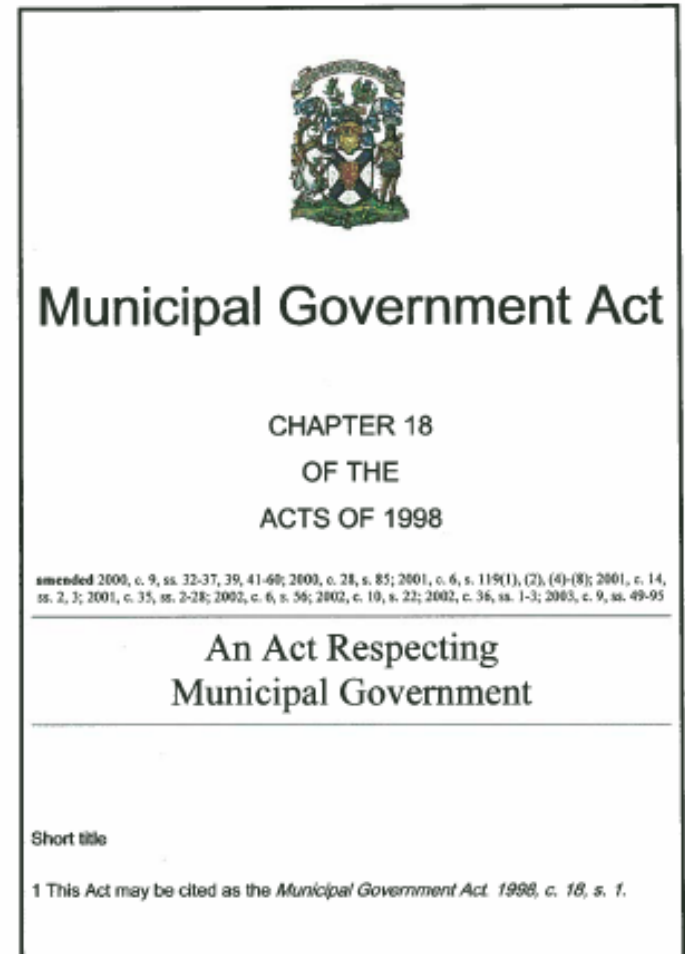
Municipal Government Act (MGA)

- MGA Part 8 – Planning & Development details

- Authority & process
- Public participation
- Tools
 - ✓ zoning
 - ✓ development agreements
 - ✓ site plan approval
 - ✓ Variances
 - ✓ Non-conforming uses
 - ✓ Development Permits

- MGA Part 9 – Subdivision details:

- Requirements for land subdivision
- Infrastructure charges
- Open space dedication



Regulatory Framework for Planning

Nova Scotia Utility & Review Board (URB)

- Applicant or 'aggrieved person' can appeal a decision of Council regarding a rezoning or development agreement
- MPS amendment is not appealable but is subject to ministerial review
- Council's decisions regarding planning matters 'must be reasonably consistent with its own policies' (MPS)
- Refusal to issue development permit or subdivision approval also subject to appeal.



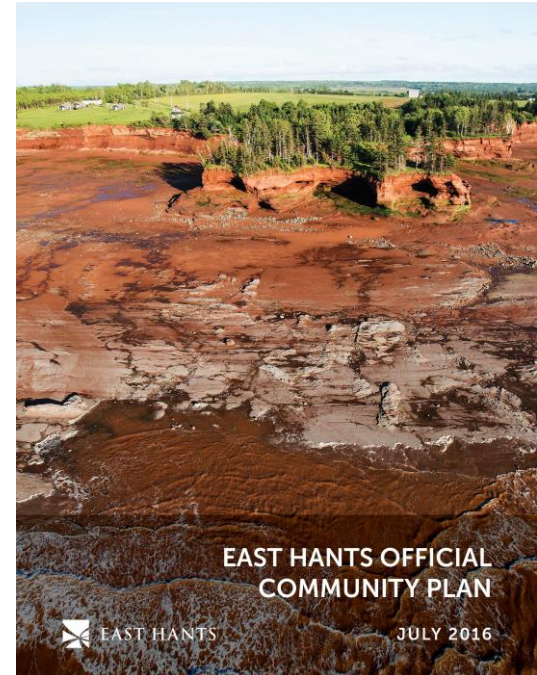
East Hants Official Community Plan

- Composed of:
 - Municipal Planning Strategy
 - Land Use By-law
 - Subdivision By-law
- Adopted in 2016 after extensive plan review process involving:
 - 24 meetings of a Citizen's Advisory Committee
 - 30 public meetings and workshops
 - Text and visual preference surveys
 - Extensive use of advertisements, posters, social media
 - 28 background papers drafted by staff
 - Direct mail out to over 3000 property owners



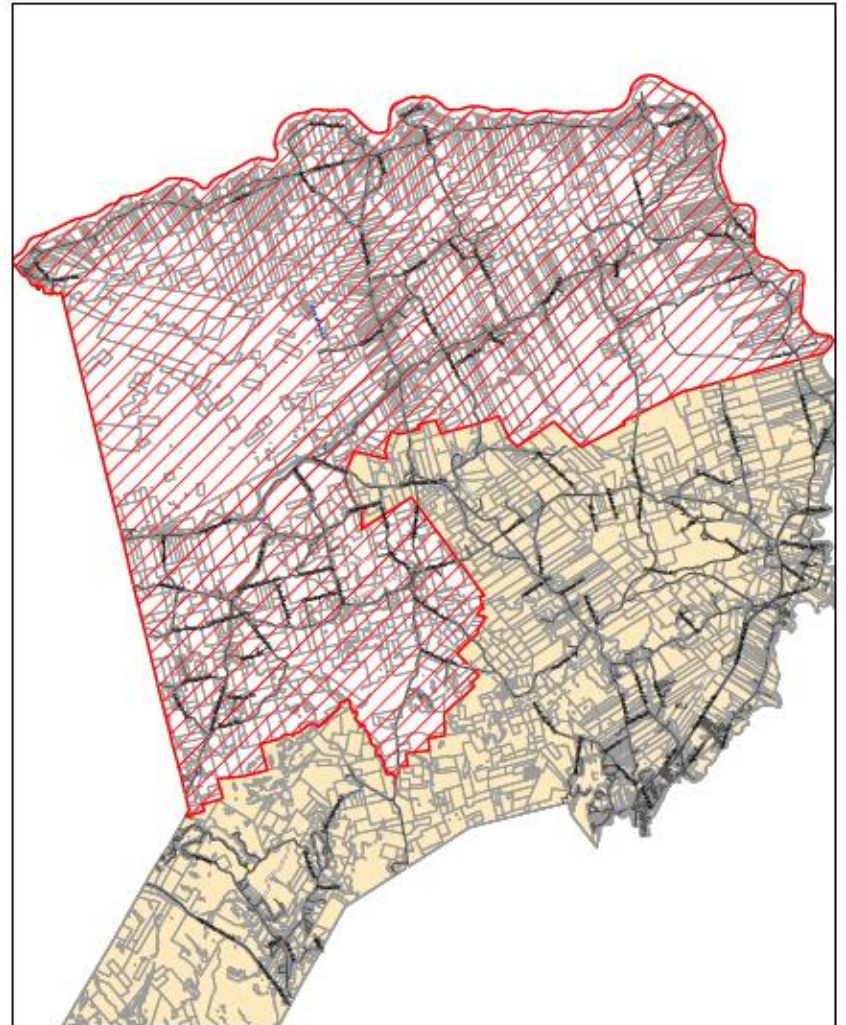
East Hants Official Community Plan

- Goals in Municipal Planning Strategy (MPS)
 - Growth Management
 - Preservation of agricultural lands
 - Reinforce village centres as focal points
 - Development restrictions on Floodlands
 - Preservation of watersheds & aquifers
 - Provide a variety of housing & greater certainty to residents and developers
 - Increased opportunity for business and employment
- Land Use By-law and Subdivision By-law implement broad policy direction of MPS



East Hants Official Community Plan

- Historically only the southern portion of Municipality had comprehensive planning.
- Northern areas had no zoning but did have policies covering wind energy and large scale events.
- Province brought in requirement that all municipalities plan their entire area.
- As a result East Hants undertook a planning process which concluded in Sept 2023 with the approval of an updated plan for the entire Municipality.
- Most of the northern area is now covered by a new general rural zone, the Rural Use North (RU-2) Zone.





Role of Staff

- Staff provide professional land use advice to PAC and Council
- Process Plan amendments and rezoning/DA applications
- Provide necessary research
- Administer as-of-right development (permits, subdivision approval)
- Educate public, developers re processes
- Represent Municipality in appeal processes
- Prepare an annual work program

Role of PAC

- All planning matters go before the Planning Advisory Committee (PAC) prior to Council
- PAC then provides a recommendation to Council
- PAC is composed of all Councillors and there are also two appointed citizen member positions
- Recommends the holding of Public Information Meetings (PIMs) regarding plan changes and significant developments.

Role of Council

- Establish and review policies (MPS is planning policy of Council)
- Approval or refusal of rezoning, development agreement and MPS amendment applications
- Appeal body for administrative functions such as site plan approval, variance applications, Order to remedy dangerous and Unsightly Premises

Annual Work Program

- Staff prepare an annual work program of projects/major applications to be undertaken
- Update posted for committee each month

2016/17 Work Program - Planning & Development Department												
	Q1			Q2			Q3			Q4		
	April	May	June	July	August	Sept	Oct	Nov	Dec	January	Feb	March
Sprinkler Requirements - JW - Complete												
Treasurers Report - PBD - JW - Complete												
VE Community Benefits - DU - Complete												
EMO Bylaw Review - KA - Complete												
Signage on poles Bylaw - DU												
Abruzzi HSHARB Appeal - JW												
Dog Registration - Agent sales - KA												
Plan East Hants - Complete												
Parks Masterplan Mapping - TS - Complete												
Provincial Open Data Project - JW												
2016 Election - MJ/EB/PA - Complete												
Permit Data Exchange Project - KA												
Dog Bylaw Enforcement Project - KA												
Dev app fact sheet - JD - Complete												
EMO Standup Exercise - KA - Complete												
Website Upgrades - RG												
EMO Emergency Response Plan - KA												
Tax Boundaries - EB												
Document Management - JW/PA												
Maitland Heritage District Plan Review - RG												
Union Church Deregistrat - RG - Complete												
EMC Position Review - JW - Complete												
RVC Property DA Application - DU												
Hev Pool Support - RG												
Cottage Country DA Amendment - DU												
To-Insulte Enforcement Module - KA												
EMO Comfort Centre Plan - KA												
Heritage Prop Bylaw Review - RG Complete												
Open Data Expansion - EB - moved to 17/18												
Snides Lake Land Use - JW - on hold												
Process Documentation - RG												
Fire Inspection Policy Review - Complete												
Civic Addressing By-law Review - TS												
Fiscal Impact analysis Tool - DU												
Private Road Standards - RG												
Wilson's DA Application - DU - Complete												
1705 Hwy 2 Rezoning - DU												
AAC & PAC Recruitment - RG												
Shaw Brick Plant Expansion - JW												
Heritage Property Owners Workshop - RG												
Council & PAC Orientation - JW												
DA Discharge Project - DU												
Dog By-law Review - RG												
Census Update - DU												
Agricultural land consultation - JW												
Customer Service Survey - JW												
Illegal 2 nd Suites - Enforcement - KA												
Floodplain Education & Mitigation - DU												
Brochures & Web Info - RG												
Development Community Consult - JW												
Plan Review - Follow up - JW												
Bldg Bylaw Review - DU - moved to 17/18												
EMO Bus Cont Plan - KA - moved to 17/18												
EMO Tabletop Exercise - moved to 17/18												
Unassigned Project												
Unassigned Application												
Unassigned Application												

JW - John Woodford
 KA - Katty Kati
 RG - Rachel Gilbert
 DU - Debbie Urish
 EB - Edm Bell
 TS - Tappy Scott

November 2016

Resources

- Planning Staff available to discuss all planning issues.
- A number of online resources are available.
- Ask if there is something specific you are looking for.

The Secrets of Successful Communities
 Read ULI analyst Ed McMahon's [seven part series](#).

Basics of Putting Together a Comprehensive Plan
 Take a look at this [excellent series of articles](#) by Jim Segedy & Lisa Hollingsworth-Segedy.

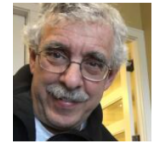
Planner & Commissioner
 Our [5-part series](#) on the relationship between staff planners and planning board members.

An Introduction to Form-Based Codes
 Joel Russell & Mary Madden of the [Form Based Codes Institute](#)

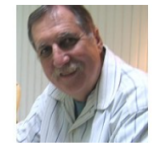
What's New



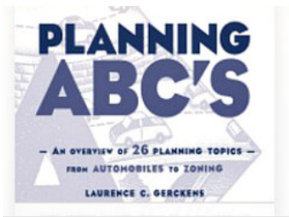
Proposed High-Rise Tower Requires Demolition of Historic Hotel
 Follow on our companion BricklynVT.com web site the application of Dunk Them Donuts to build an 11 story mixed-use tower featuring a 5 story high revolving donut-shaped restaurant anchored to the building's roof. Construction of the tower will also require ... [Continued](#)



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Where Am I? The Power of Uniqueness
 What's the value of uniqueness and community identity? That's the question ULI analyst — and long-time Planning Commissioners Journal columnist — Ed McMahon addresses in his dynamic 17-minute TED Talk.



The late Professor Laurence Gerckens' delightful and informative Planning ABC's can be [viewed online](#).

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