



Tantramar Rural Plan Open House

Questions? Contact Tracey Wade at the TPDC at 364-4701
or tracey.wade@tantramarplanning.ca

Why are we here?

Members of the rural communities (LSDs) asked the Minister of Environment for a Rural Plan to be developed for the Tantramar region. The Minister made a formal request to the Tantramar Planning District Commission and now we are here to discuss a proposed Rural Plan for the region with you.

The Process

1. Collect background information on the region.
2. Meet with interest groups and talk to community members about issues.
3. Develop draft policies.
- 4. Meet with communities to review draft Rural Plan* where we are now**
5. Bring back formal draft to the communities for review
6. Hold public hearing under the *Community Planning Act*.
7. Plan sent to Department of Environment
8. Ministerial approval
9. Rural Plan is registered at Registry Office and becomes law.

Background Study

- Community profile (population, employment, services, current land use, etc.)
- Survey of Rural Tantramar Residents (fall 2008)
- Additional research: heritage, endangered species, coastal issues
- Consultations with a wide range of key interest groups

Draft Vision for Rural Tantramar – based on information collected from key interest groups and from Rural Land Owner surveys

The communities of Rural Tantramar, each with its own unique character, are connected through common interests in:

- *ensuring land can continue to be used for a range of uses, as in the past, including agriculture, forestry, and rural residential;*
- *enhancing the rural economy;*
- *moving towards a sustainable development model to address the issue of climate change;*
- *maintaining and improving quality of life of Tantramar families; and*
- *creating healthy & safe communities in which Tantramar families can thrive.*

PROPOSED POLICIES

The following policies and regulations are based on our research, feedback from community members, and experience with rural areas. These are our recommendations, but points are open for discussion.

1) Residential

- Allowed in all zones except for Conservation
- Public access to beaches.
- Minimum setback starts 30m from highwater mark for residential development (*new lots only*)

2) Commercial

- Resource-related commercial uses within the Rural Use zone.
- Broad range of commercial activities in Mixed Use Zone.
- All existing commercial activities to continue and expand.
- Range of home-based businesses throughout the planning area.

3) Industrial

- Existing uses to continue
- No industries in Conservation zone
- Industrial uses permitted subject to conditions: *emissions, setbacks from residential uses, public consultation prior to approval, provincially-approved water and sewer system, and solid waste approval plan in place.*

4) Institutional

- Allowed in all zones, except Conservation Zone.
- Institutional uses in Conservation zone based on conditions such as: *activity is related to environment or tourism, approval by government agencies and sufficient space for on-site water, sewage and parking.*

5) Recreational Facilities and Open Spaces

- Trails, sports fields, and other outdoor recreation facilities permitted in all zones.
- Other recreation facilities permitted subject to zoning regulations

6) Natural Resources

- All resource uses (agriculture, fisheries, and forestry) in all zones.
- All resource-related activities allowed in all zones except Conservation
- Existing pits and quarries to continue.
- New pits and quarries must meet certain requirements (water study, and zoning regulations)

7) Protection of Water Supplies

- Wellfield Protection Areas will be zoned within zoning regulations.
- Water studies required for all new industrial uses.

8) Heritage Buildings and Sites of Historic or Archaeological Interest

- Policy to promote heritage preservation within the Tantramar Planning Area
- *Proposal – That TPDC work with relevant interest groups and government agencies to develop a strategy for heritage resource protection*

9) Conservation and Environment

- Environmentally sensitive land (including wetlands and floodplains) zoned Conservation

- Fisheries-related activities permitted in Coastal zone (not required to meet setbacks)
- DOE regulation to restrict development within 30m of a waterway.
- DOE policy on coastline requires a minimum 30m setback from high water mark (*does not apply to existing lots, buildings or structures*)
- Promote renewable energy sources throughout region.
- Permit wind turbines for individual residents and resource activities subject to setback regulations
- All renewable energy-based utilities permitted subject to EIA.
- **Proposal** – TPDC to work with government agencies to develop long-term policies and regulations related to Climate Change based on scientific evidence.

10) Transportation and Utilities

- Areas located adjacent to controlled access highways (Hwy 15 and 16) are zoned Limited Access.
- A wide range of uses allowed within this zone with existing approved access.
- Any new development will be conditional upon approval by DOT

RELATED ZONING REGULATIONS (PROPOSED)

Zoning regulations set out the purposes for which land, buildings and structures in any zone may be used and set out standards to which land use and the placement, erection, alteration and use of buildings and structures must conform. Lot size is dependent upon Department of Health regulations, and access determined by Department of Transportation regulations.

The Zoning Map is drawn as to what exists now in rural areas. All uses in existence prior to the enactment of this regulation will continue and be allowed to expand, with the exception of some in the Conservation Zone. Industrial uses will be zoned appropriately.

Mixed Use (MU) Zone

Intention: To provide a mix of commercial and residential areas within existing communities.

Types of Use: Resource use, resource-related activities, pits and quarries, residential; home occupations; institutional; and nursing and special care homes

Rural Use (RU) Zone

Intention: To allow for the continuation of resource use as well as continuation of residential development.

Types of Use: Agriculture, forestry, fisheries, resource-related activities, pits and quarries, residential; home occupations; institutional; and nursing and special care homes

Conservation (CON) Zone

Intention: To protect watercourse, wetlands, and other significant areas.

Regulation: 30m buffer on these areas, subject to Department of Environment Regulations

Coastal (COA) Zone

Intention: To protect vulnerable areas of the shoreline, and protect people from rising sea levels and erosion.

Types of Use: Development on existing lots, fishery-related activities on new lots

Limited Access (LA) Zone

Intention: To give a quick view of areas of allowed access by DOT.

Types of Use: With approved access, wide range of activities allowed; all new uses subject to an approved access by the Department of Transportation

Industrial (IND) Zone

Intention: To control industrial developments in the Rural Region.

Regulations: any existing industrial use to continue; any resource-related activity requiring an EIA to be considered Industrial use.

General Provisions

General regulations will be included on swimming pool fencing, signage, lot sizes (based on Department of Health regulations), building set backs , and pits and quarries

Renewable Energy

Regulations for setbacks will be based on height, noise, separation distances and outputs (pollutants); Large scale renewable energy systems will be subject to EIA

Summary

The Goal of the Rural Plan is to deal with key issues of the region. The Zones on the map represent what exists at present. The policies and regulations allow flexibility. Once approved, changes can be made by application.

With a Rural Plan in place, rural residents will be better informed about proposed developments.