



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information	Recommendation X	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
-------------	------------------	---	--

To: Planning/Heritage Advisory Committee

Submitted by: _____
Madelyn LeMay, Director, Planning and Development

Date: January 13, 2021

Subject: General MPS Policies (First Set)

1.0 LEGISLATIVE AUTHORITY

Municipal Government Act (MGA) Part 8

2.0 BACKGROUND

West Hants Regional Municipality has a separate Municipal Planning Strategy, Land Use By-law and Subdivision By-law for each of Hantsport, West Hants and Windsor. As part of the plan review, planning staff are working on updating the planning documents and combining the nine (9) documents into three (3) documents: one Municipal Planning Strategy, Land Use By-law and Subdivision By-law for the Region. To help ensure a smooth transition, staff are reviewing the general policies of each MPS and developing one consistent policy where possible. The first set of policies from each of the three (3) documents, the recommended policies and comments from the Hantsport and Windsor Area Advisory Committees appear in Attachment A. Further general policies will be brought to the committees as time permits.

4.0 DISCUSSION

The general policies of any MPS are part of the backbone of the document – they are among the most used. Once a determination on the draft MPS policy is made by PAC, staff can draft the resultant LUB section for future review. Each of these will come into play when considering the usual major policy topics such as residential and industrial development, and revisions may be needed at that time.

Comments

- satisfactory for recommendation to PAC/HAC for inclusion in the draft WHRM MPS: *Satisfactory*
- requires a particular change agreed to this evening in order to be recommended to PAC/HAC: *Change to:*
- should not be included in the draft MPS, citing the specific reason: *Remove because*

	Recommended	HAAC Jan 5 2021	WAAC Jan 7, 2021	PAC January 13, 2021
1	<p>Automobile Service Stations To avoid traffic problems and ensure safety, Council will establish requirements for automobile service stations.</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G1 regulate lot access, frontage and similar matters for automobile service stations;</p> <p>Definition: Automobile Service Station means a building, part of a building or a clearly defined space on a lot used for the retail sale of lubricating oils, fuels, automobile accessories and service and minor repairs essential to the operation of motor vehicles and may include accessory uses such as a retail convenience store and an automotive washing establishment</p>	<i>Satisfactory</i>	<p><i>Satisfactory</i> One member asked how gas stations can be kept out of downtown Windsor; it was noted that if Council doesn't want a use in an area the use is not listed as a permitted use in the area.</p>	
2	<p>Development on Municipally owned Land Institutional, community use and public works development on municipally owned lands will be permitted in any zone. For major developments such as a sewage treatment plant or other public or institutional building or facility, Council will consider</p>	<i>Satisfactory</i>	<i>Satisfactory</i>	

	<p>the impact on the surrounding neighbourhood and provide an opportunity for public input. Prior to beginning construction, Council will take into consideration the relevant policies of the MPS that would apply if the development were undertaken on privately-owned land and a development agreement or rezoning would be required.</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G2.1 permit institutional, community use or public works developments with a gross floor area of 2,000 ft² (185.80 square meters) or less on municipally owned land in any zone; and</p> <p>G2.2 permit institutional, community use or public works developments with a gross floor area greater than 2,000 ft² (185.80 square meters) on municipally owned land in any zone which would require a development agreement or rezoning if undertaken on privately-owned land only following:</p> <ul style="list-style-type: none"> (a) receipt of a staff report reviewing the relevant policies of the MPS; and (b) publication of and holding a public meeting to hear comments related to the development. 			
3	<p>(may not need policy)</p> <p>Fences Since extremely high fences or unattractive fences detract from the visual appeal of the community, Council will regulate some aspects of fences.</p>	<p><i>Satisfactory</i></p>	<p>Several members do not want to regulate the height of fences</p>	

	<p>Policy As a result, it shall be the policy of Council to:</p> <p>G3 regulate the height, style and location of fences (4.5.1)</p>			
4	<p>Exterior Lighting In order to reduce the impact of lighting on nearby properties, Council will require any exterior lighting to minimize light spilling over into areas where it is not wanted from the property where the lighting fixture is installed (light trespass).</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G4 regulate outdoor lighting to prevent conflict between nearby uses, minimize energy waste and reduce the amount of unnecessary brightening of the night sky.</p>	<p><i>Satisfactory</i> It was noted that lighting can be regulated in the Land Use By-law (LUB) for both public and private installations</p>	<p><i>Satisfactory</i></p>	
5	<p>Buildings The location, size and number of buildings on a lot can have a significant impact on neighbouring properties and the character of an area.</p> <p>Policy As a result, it shall be the policy of Council to</p> <p>G5 establish requirements regarding the location of buildings on a lot, the number of main buildings on a lot, the placement of buildings on a lot, and the size of buildings, in order to control the impact of uses and implement the intent of each specific zone.</p>	<p><i>Satisfactory</i></p>	<p><i>Satisfactory</i></p>	
6	<p>Outdoor Storage and Display</p>	<p><i>Satisfactory</i></p>	<p><i>Satisfactory</i></p>	

	<p>The outdoor storage and display of goods and materials, such as vehicles and building supplies, is often a necessary part of a business. It can, however, be unattractive and may have a negative impact on nearby properties. Council will regulate outdoor storage and display to minimize potential land use conflicts, especially between commercial or industrial areas and residential neighbourhoods.</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G6.1 regulate the amount, location and required screening of outdoor storage and display associated with any use in a manner that is consistent with the intent of each specific zone in order to minimize potential land use conflict; and</p> <p>G6.2 prohibit open storage in zones where there is potential for land use conflict.</p>			
7	<p>Signs Council will regulate signs to address structural and traffic safety and accessibility and to encourage advertising compatible with neighbouring land uses.</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G7.1 regulate the size, location, height, illumination and placement of signs to minimize hazards and nuisances and to control the visual impact of signs;</p>	<p><i>Satisfactory</i> One member noted that G7.3 seems overly restrictive and has caused a business owner difficulty in the past; it would be preferable to have ground signs in these areas regulated in the LUB.</p>	<p>WAAC agreed with removing policy G.7.3 new ground signs in the Town Centre (TC) Zone and the Pesaquid Comprehensive Development Area (Pesaquid CDA) would then be permitted but regulated through the LUB as in any other areas.</p>	

	<p>G7.2 prohibit types of signs which are considered to pose potential safety hazards, negatively affect traffic flow, or are affixed to natural features; and</p> <p>G7.3 prohibit new ground signs in the Town Centre (TC) Zone and the Pesaquid Comprehensive Development Area (Pesaquid CDA).</p>			
<p>8</p>	<p>Temporary and Special Uses and Structures Temporary uses and structures include those associated with construction such as sheds for tools and materials, site offices and signs located on a construction site. Temporary uses and structures also include yard sales. Special uses and structures include events such as elections or festivals and may involve signs, display booths and other structures.</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G8.1 permit, with no requirement for a development permit, for a time period to be established in the Land Use By-law, temporary uses associated with a construction site, a special occasion, or a holiday;</p> <p>G8.2 permit, with no requirement for a development permit, for a time period to be regulated in the Land Use By-law, yard sales or auctions of personal possessions on the same lot as a dwelling; and</p>	<p><i>Satisfactory</i></p>	<p><i>Satisfactory</i></p>	

	<p>G8.3 permit, with no requirement for a development permit, for a time period to be regulated in the Land Use By-law, temporary or occasional outdoor markets in areas zoned for uses other than primarily residential uses.</p>			
<p>9</p>	<p>Utilities The infrastructure required for supplying efficient utility services, whether public or private may involve small buildings for equipment and servicing. Council will not restrict the location of these small buildings, but will require larger buildings, including office space or other uses to locate in an appropriate zone.</p> <p>Policy As a result, it shall be the policy of Council to:</p>	<p><i>Satisfactory</i> It was noted that the size has not seemed to be a difficulty for utilities in the past.</p>	<p><i>Satisfactory</i></p>	
<p>10</p>	<p>G9 permit utility buildings and uses under 100 square feet (9.29 square meters) in floor area in any zone. (4.22.1)</p> <p>Telecommunication Towers Since towers can create a strong visual impact, Council wishes to direct the location of wireless telecommunication towers to industrial, resource or agricultural lands. Industry Canada regulates telecommunication facilities, but the proponent is required to consult with municipal land use authorities before approving a new installation. In most instances, telecommunications companies are willing to work with municipal staff to reduce the</p>	<p><i>Satisfactory</i></p>	<p><i>Satisfactory</i></p>	

	<p>impact of such structures on the community. Council will provide a standard for companies to meet or exceed by establishing requirements for fencing and landscaping.</p> <p>Council encourages service providers to work together to locate on a single tower rather than building several structures close together.</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G10.1encourage the location of wireless telecommunication towers in Industrial, Resource and Agricultural designations;</p> <p>G10.2encourage service providers to work together to locate on a single tower rather than building several structures close together; and</p> <p>G10.3regulate fencing and landscaping of wireless telecommunication towers and related buildings.</p>			
11	<p>Watercourses Human activity and development adjacent to watercourses can destroy wildlife habitat and affect water quality. Residents value the many lakes and streams in the Region for both passive and active recreation, and it is important that future generations have access to this resource.</p>	<i>Satisfactory</i>	<i>Satisfactory</i> One member mentioned that Tregothic Creek seems to require remediation, particularly behind the mall.	

	<p>Council will establish minimum setback requirements from watercourses to reduce or eliminate negative impacts of construction, such as siltation.</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G11.1 regulate the separation distance setback of any development from wetlands, watercourses and areas of steep slopes adjacent to watercourses, including establishing increased setbacks for uses that may create a higher risk of contamination; and</p> <p>G11.2 maintain public access to lakes and rivers in the Region by accepting waterfront land under the parkland dedication provisions of the Subdivision By-law and when possible by purchasing waterfront lands with the cash-in-lieu contributions.</p>			
<p>12</p>	<p>Parking & Access Parking areas and driveway access are needed to accommodate motor vehicles associated with many uses. Council also recognizes that too much land used for parking consumes land unnecessarily, contributes to storm water runoff issues, and can place a financial burden on property owners. Within more developed areas, residences, shops, and other businesses tend to be clustered close enough together to allow people to reach them by walking or bicycling. Areas which are more developed also tend to have sidewalks, bicycle lanes, and other infrastructure that supports active transportation. This can help reduce the need for</p>	<p><i>Satisfactory</i> Madelyn noted that the word access should be removed throughout this section since there are no policies regarding access.</p>	<p><i>Satisfactory</i> There was discussion regarding provision of parking – one members hears complaints that there is not enough parking available in downtown Windsor and that the 2 hour limit is insufficient and that people want to park immediately in front of businesses. In general it was felt that there needs to be a</p>	<p><i>Mad:</i> Parking is a policy decision related to economic development; social equity; physical activity</p> <p>requirements often exceed use;</p> <p>infill developments can be disadvantaged</p> <p>large developers more easily able to meet requirements</p> <p>requirments should not apply to existing structures</p>

<p>parking. An oversupply of parking can decrease function in more developed areas since unnecessarily large parking areas push land uses apart and make the provision of sidewalks and bicycle lanes more expensive and less viable. The number of on-site parking spaces Council will require is intended to minimize the amount of space taken up by parking lots, provide for a reasonable amount of access by personal vehicles, and reduce the spillover of parking onto roads and neighbouring properties.</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G12.1 establish requirements for the minimum number and size of parking spaces related to uses and the location, landscaping and screening of parking lots, ensuring that the regulations reflect Council’s intention to give priority to uses over parking;</p> <p>G12.2 establish requirements for cash in lieu of on-site parking within the Town Centre designation for use to enhance public parking in the Town Centre; and</p> <p>G12.3 require off-street parking to be provided on the same lot as the use; or consider parking on a lot separate from the use by development agreement. In considering such development agreements Council shall be satisfied that:</p>		<p>balance in downtown Windsor between parking and encouraging an active community</p>	
---	--	--	--

	<p>(a) the lot is within 300 ft. (91.44 m.) of the lot for which the parking is required;</p> <p>(b) the two lots are in the same ownership;</p> <p>(c) the agreement ensures the parking is provided for a specific use on a separate lot; and</p> <p>(d) the proposal meets the general development agreement criteria set out in section xx <i>Land Use Bylaw Amendments and Development Agreements..</i></p>			
<p>13</p>	<p>Variances There are situations related to development that cannot be predicted. In order to ensure that undue hardship is not caused by requirements for developments, the ability to vary requirements enabled in the <i>Municipal Government Act (MGA)</i> will be used.</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G13 enable the Development Officer to vary the following LUB requirements or terms in a development agreement, if provided for in the development agreement:</p> <p>(a) the percentage of land that may be built on;</p> <p>(b) the size or other requirements relating to yards, lot frontage or lot area;</p> <p>(c) the number of parking and loading spaces required;</p> <p>(d) the ground area and height of a structure;</p>	<p><i>Satisfactory</i></p>	<p><i>Satisfactory</i></p>	

	<p>(e) the floor area occupied by a home-based business; and</p> <p>(f) the height and area of a sign.</p>			
14	<p>(Note: although policy can be placed in MPS, there is no ability to regulate in the LUB)</p> <p>Police The Region is served by a detachment of the Royal Canadian Mounted Police.</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G14 continue to provide a high level of police protection throughout the Region.</p>	<i>Satisfactory – keep in</i>	<i>Satisfactory– keep in</i>	

15	<p><i>(Note: although policy can be placed in MPS, there is no ability to regulate in the LUB, and if PAC/HAC wants to keep this policy, policy regarding Fire Services and EHS should be added)</i></p> <p>Emergency Services The Region is served by a Regional Emergency Measures Organization (REMO) which has the responsibility for the safety, health and welfare of residents should a threat arise from any emergency or disaster. Any effective emergency response requires a regional plan to fully integrate the use of all available public and private resources and capabilities and provide for the coordination of these elements.</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G15 continue to be an active member in REMO in order to provide an effective response to emergencies.</p>	Satisfactory – keep in HAAC did not discuss additional policy	Satisfactory– keep in <i>Draft policy for Fire Services and EHS</i> Fire Services	
	Fire Services			As a result, it shall be the policy of Council to: <i>G15A.1 continue to support fire departments in WHRM by providing funding in the annual budget.</i>

	<p>Emergency Health Services</p>			<p>Council is not directly involved in the provision of health services. However, the Emergency Health Service (EHS) is supported by the Provincial 911 system which includes the Nova Scotia Civic Addressing System. Council helps ensure that EHS can reach residents by maintaining a comprehensive civic address base.</p> <p>As a result, it shall be the policy of Council to:</p> <p>G15B.1 continue to maintain and support a Civic Addressing By-law.</p>
16	<p>Existing Buildings Exceeding the Floor Area Limit in Hamlet and Resource Designations</p> <p>The area certain commercial uses in the Hamlet and Resource designations can occupy will be restricted to ensure that larger scale, non-resource commercial and industrial development is directed to the Growth Centres. Hamlets and resource areas are intended to provide small-scale, local services.</p> <p>Council does not want to prevent the redevelopment of existing non-residential buildings in the Hamlet and Resource designations which exceed the floor area limit, but wants to have some control over their development and the impact on neighbouring properties. Council will consider a wide range of uses in these buildings by development agreement.</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G16 consider only by development agreement proposals for commercial or industrial uses which exceed the commercial floor area limit</p>	Satisfactory	Satisfactory	

	<p>in non-residential buildings constructed before May 13, 2008, the date of first land use regulation throughout West Hants, and use the full extent of their floor area in the Hamlet and Resource designations. In considering such development agreements, Council shall be satisfied that:</p> <ul style="list-style-type: none"> (a) the proposed use or uses are permitted in the Local Commercial (LC), Hamlet Industrial (M-2) or Rural Commercial (RC) zone; (b) the proposed use or uses are not considered obnoxious by reason of noise, odours, dust, fumes, or other emissions; (c) adequate landscaping and screening, especially of open storage and parking, is provided; (d) the use or uses are compatible with adjacent land uses with respect to traffic generation, hours of operation and other matters; and (f) the proposal meets the general development agreement criteria set out in section xx <i>Land Use Bylaw Amendments and Development Agreements</i>. 			
17	<p>Indoor Storage Facility The agricultural areas of West Hants are facing economic pressure similar to other agricultural areas in Nova Scotia. Property owners are looking to diversify uses on lots used primarily for agricultural purposes to make it financially viable to continue agricultural operations. Buildings on lots</p>	<p><i>Satisfactory</i></p> <p>In reading the background material it became apparent that the word</p>	<p><i>Satisfactory</i></p>	

	<p>used for agricultural purposes are commonly constructed for storage of agriculture-related supplies and products such as fertilizers, harvest totes, hay, animals and equipment. These large buildings may not be fully utilized all year round. To encourage and support the continuation of agricultural operations by providing the opportunity to earn additional income, Council will permit the use of buildings which are erected and regularly used as part of a main agricultural use as indoor storage facilities. Indoor storage facilities will mean include indoor storage of a wide range of items. To ensure agricultural activities remain the dominant land use, indoor storage facilities will have to meet specific requirements.</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G17 permit indoor storage facilities as an accessory use to agricultural uses. (Note: Indoor Storage Uses will be added to other zones where they are appropriate but may not be related to agricultural uses)</p>	<p>"mean" should be "include".</p>		
<p>18</p>	<p>Home-based Businesses Home-based businesses are small businesses carried on in a dwelling by a resident of the dwelling. They provide flexible employment opportunities, allow individuals to determine the viability of a new business and reduce transportation and child-care needs. There is often no outward sign of the commercial activity. Home-based businesses are compatible with residential uses.</p>	<p><i>Satisfactory</i> It was noted that:</p> <ul style="list-style-type: none"> • there could be some parking issues with some types of uses with some forms of housing 	<p><i>Satisfactory</i> Discussion of how to regulate in different housing forms can occur at the LUB stage, particularly related to parking</p>	

	<p>Policy As a result, it shall be the policy of Council to:</p> <p>G18.1 permit home-based businesses within any dwelling, -subject to specific requirements regarding type of use and related traffic, floor area, signs, outdoor storage and display and parking which are intended to minimize the effect on nearby uses; and</p> <p>G18.2 prohibit home-based businesses which may be considered obnoxious by reason of sound, odour, dust, fumes, smoke or other emission, refuse material or water-carried waste.</p>	<p>such as apartments</p> <ul style="list-style-type: none"> • there may be ways to overcome or offset these issues • people who don't have or cannot afford a single unit dwelling should not be penalized or prevented from having small businesses <p>(Note: apartment building owners may impose more regulations than the LUB)</p>		
<p>19</p>	<p>Parks and Playgrounds Encouraging and supporting the development of parks and playgrounds is consistent with Council's goal of promoting healthy and active living.</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G19 permit parks and playgrounds in any zone, provided any accessory buildings are small</p>	<p><i>Satisfactory</i></p>	<p><i>Satisfactory</i> If Council wishes to regulate the location of skateparks, skatepark needs to be defined (a purpose-built recreational environment made for skateboarding, BMX, scooter, wheelchair, and aggressive inline skating).</p>	

	<p>scale and signs on private property or not erected by a public entity meet the requirements of the zone in which they are located.</p>		<p>Council can then decide where to list it as a permitted use. Otherwise, parks and playgrounds are permitted in all zones by this general policy.</p>	
<p>20</p>	<p>Kennels The establishment of kennels or animal boarding facilities close to residential uses can be a source of annoyance to neighbours subjected to noise and late-night barking.</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G20 regulate all both hobby and commercial kennels by including soundproofing requirements and limiting the hours during which animals are permitted to occupy outdoor runs.</p> <p>Definitions: <u>Kennel</u> means a lot, building or structure on or within which domesticated animals are housed, groomed, bred, boarded, trained or sold for monetary gain: <u>Commercial Kennel</u> means a kennel which may provide overnight accommodations for eight (8) or more domesticated animals; <u>Hobby Kennel</u> means a kennel accessory to a residential use which may provide overnight</p>	<p><i>Satisfactory</i> (Note: we are now recommending that the definition and term <u>commercial kennel</u> be removed and the definition of kennel be modified to</p> <p><i><u>Kennel</u> means a lot, building or structure on or within which domesticated animals may be housed, groomed, bred, boarded overnight, trained or sold for monetary gain:</i></p>	<p><i>Satisfactory to use the two revised definitions</i></p>	

	accommodations for fewer than eight (8) domesticated animals;			
21	<p>Landscaping and Buffers Landscaping is important for erosion control and the appearance and character of communities. Non-residential development will be required to provide buffer areas on their lots to reduce conflict with residential uses.</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G21.1 require non-residential uses to provide a buffer strip along any lot line which abuts a residential use in order to minimize conflicts. Requirements established in the LUB for buffer strips may vary depending on the zone and may include landscaping, planting strips and fences.</p>	not covered by HAAC	<i>Satisfactory</i>	
22	<p>Wind Turbines Council will encourage the use of technologies that reduce dependence on non-renewable resources and do not contribute to greenhouse gas emissions. Wind energy systems are a clean, renewable source of electric power. Residential-scale wind turbines will be permitted in most zones. Utility-scale wind turbines have a rated production capacity greater than 100 kW. Much larger than residential-scale turbines, utility-scale turbines may have towers ranging from 165 to 400 feet (50 to 120 meters) high. These large wind turbines may be located in wind farms, where a number of turbines feed electricity directly into the utility grid, or as stand-alone installations.</p>	<i>Satisfactory</i>	<i>Satisfactory</i> WAAC requested that policies also be developed for solar panels, particularly solar "farms"	

<p>As Council wishes to facilitate the development of wind energy systems, the installation of exploration or test turbines will be treated as a temporary use and permitted as-of-right outside the more urban areas. Requirements for removal within specified time limits will be established since a derelict turbine would have a negative impact on the surrounding area.</p> <p>More permanent installations, including the establishment of wind farms, will be considered only by development agreement.</p> <p>Where these facilities have a production rating of two megawatts or more, they are also subject to the Nova Scotia Environmental Assessment Regulations as a Class I Undertaking. Most wind farms also require a federal Environmental Assessment under the Canadian Environmental Assessment Act (CEAA).</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G22.1 permit small wind turbines for residential or small business use, which are intended primarily to reduce on-site consumption of utility power, and regulate the minimum lot size, yard requirements and maximum height of the turbines to ensure public safety and minimize the potential for land use conflict;</p> <p>G22.2 permit the establishment of temporary large wind turbines with a production capacity greater than 100 kW for exploration or test purposes outside the Growth Centres and</p>			
--	--	--	--

	<p>Hamlet designations and the communities of Windsor, Hantsport and Brooklyn, subject to a requirement for removal within specified time limits.</p> <p>G.22.3 consider only by development agreement permanent or long-term installations of large wind turbines or wind farms outside the Growth Centre, Village and Hamlet designations. In considering such development agreements, Council shall be satisfied that:</p> <ul style="list-style-type: none"> (a) any required provincial and/or federal government environmental assessment processes have been completed; (b) adequate separation distances are maintained from adjacent land uses to minimize the impact of noise and shadow and to ensure public safety; (c) the development is not visually intrusive in the landscape, taking into account the location and distance from which it is visible, and the significance and sensitivity of the landscape, topography, vegetation and built form in the surrounding area; (d) the proposal meets the general development agreement criteria set out in section xx <i>Land Use Bylaw Amendments and Development Agreements..</i> 			
23	Existing Undersized Lots	<i>Satisfactory</i>	WAAC agreed with the newly drafted background;	

	<p>Council will not prevent development on lots legally created prior to the introduction of planning regulations.</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G23 permit development on undersized lots that existed on the effective date of the first land use regulations in the Region as follow: (i) in the former Town of Hantsport, on January 27, 1977; (ii) in the former Town of Windsor, on January 27, 1976; (iii) in the area covered by the Area 1 MDP and Zoning By-law, on February 6, 1982; (iv) in the area covered by the Area 2 and 3 MPS and LUB, on November 23, 1994; (v) in the area covered by the Falmouth MPS and LUB, on December 22, 1986; (vi) in the area covered by the upper Falmouth MPS and LUB, on April 11, 1989; and (vii) in the remainder of West Hants Regional Municipality, on June 26, 2008.</p>	<p>One member noted that the phrase “not prevent” conveyed too broad a meaning.</p> <p>(Note: the sentence could be replaced with: “Council will permit development on lots legally created prior to the introduction of planning regulations and will regulate development in accordance with the zone in which the lot is located.”)</p>	<p>there was no change to the policy</p>	
24	<p>(may not need policy)</p> <p>Height Restrictions The height of structures is regulated to help provide a coherent pattern of development, ensure density does not exceed the capacity of existing services and allow for solar exposure. Exemptions will be provided for structures such as chimneys, flag poles, and utilities, which have less impact on neighbouring</p>	<p><i>Satisfactory</i></p>	<p><i>Satisfactory</i></p>	

<p>properties and require additional height in order to function.</p> <p>Policy As a result, it shall be the policy of Council to:</p> <p>G24 regulate the maximum height of structures and provide for specific exemptions consistent with the intent of this MPS.</p> <p>Definition: Structure means anything that is erected, built, or constructed, or parts joined together or any such erection, fixed to or supported by the soil or any other structure, including buildings, walls, signs and fences exceeding six feet (1.82 m) in height;</p>			
---	--	--	--