BE IT ENACTED by the Council of the Municipality of the County of Cumberland that the Municipality of the County of Cumberland Municipal Planning Strategy is hereby amended as follows:

1. Policy 4-45 is deleted and replaced with the following policy, as shown in bold:

   Policy 4-45A: Council shall, through the Land Use By-law, prohibit coastal development within the following vertical elevations relative to the Canadian Geodetic Vertical Datum of 2013 (CGVD2013), with the exception of low-value development and development that is required to be at the water:

   (a) 2.6 metres along the Northumberland coast.
   (b) 8.7 metres along Chignecto Bay.
   (c) 7.1 metres along the Minas Basin.

2. Subsection 4.8.4, Policy 4-66, and Policy 4-67 are deleted and replaced with the following subsection and policies, as shown in bold:

   4.8.4A Commercial Recreation
   Commercial recreation operations—golf course, campgrounds, RV parks, tracks, paintball fields, and other similar uses—serve as recreation options for residents, and as a tourism draw for visitors. Indoor uses are often similar to other commercial uses and are appropriate for commercial areas. However, Council recognizes that residents can have concerns when a large outdoor recreation use is proposed, and that these uses can often have special considerations in terms of servicing and design. Council, therefore, will require a rezoning to permit outdoor commercial recreation operations.

   Some of the larger outdoor commercial recreation uses, such as golf course and ski hills, will typically have a wide range of accessory uses, such as restaurants or sporting equipment sales. These accessory uses will be permitted. Some limited residential development may also be necessary to provide housing for staff. However, there are also other uses—airports and large residential development in particular—that may be desirable in creating a "resort" environment for the outdoor commercial recreation use, but that have planning considerations and land use impacts that make them difficult to consider as mere accessory uses. These uses will only be considered by development agreement in the Commercial Recreation Zone.

   Policy 4-66A: Council shall, in the Land Use By-law, create the Commercial Recreation Zone, intended to permit outdoor commercial recreation uses, such as campgrounds, RV parks, golf course, and driving ranges. Permitted uses shall include outdoor commercial recreation operations, limited residential development, and a limited range of supportive commercial uses. Zone standards shall be in keeping with the large area of land these uses require for the activity, parking, and on-site services.

   Policy 4-67A: Council shall consider approval of larger residential developments, residential development that does not meet zone standards, and airports in the Commercial Recreation Zone by development agreement, subject to the following requirements:
   - **(a) the dwellings and/or airport shall be integrated with, and subordinate to, an outdoor commercial recreation use by means of building orientation, location, shared access points, architectural design, and landscaping;**
   - **(b) appropriate visual and noise screening shall be provided between the use and neighbouring dwellings; and**
   - **(c) he proposal shall meet the policies for development agreements outlined in Section 6.3.**

3. Section 5.2 is amended by adding the following subsection and policy after Subsection 5.2.4, as shown in bold:

5.2.5 Commercial Uses

With careful consideration, limited commercial uses can responsibly be integrated into residential neighbourhoods. There are also many cases of former institutional buildings (such as former churches) located within Cumberland's residential neighbourhoods, that could be restored and converted to different uses. Council wishes to support reinvestment in these buildings. As a result, Council will consider commercial uses in the Lower Density Residential Zone and Multi-unit Residential Zone by development agreement.

Policy 5-9A: Council shall consider proposals to establish commercial uses in the Lower Density Residential Zone and Multi-unit Residential Zone by development agreement, subject to the following criteria:

- **(a) the proposal shall be located in a conversion of an existing building and/or new construction that meets the scale and character of the surrounding neighbourhood;**
- **(b) any potential nuisance on the surrounding neighbourhood shall be limited by the nature of the use and/or restrictions placed on the use, such as screening, building design, and limits on hours of operation; and**
- **(c) the proposal shall meet the development agreement policies of Section 6.3.**

4. Policy 5-24 is amended by adding the following clause after clause (h), as shown in bold:

(h.1) Recreational Residential Zone

5. Policy 5-34 is amended by adding the word "agreement" after the word "development" in clause (c), as shown in bold:

(c) the proposal shall meet the development **agreement** policies of Section 6.3.