

Highlights

This new land use bylaw is largely broken down into **three area types**;

Urban/Suburban built up areas, these have residential, commercial, mixed and industrial zones which reflect the urban/rural nature of the areas where the zones are applied.

Rural including zones for Agriculture, rural resource, rural industrial, commercial recreation (golf courses, ski-hills, campgrounds etc.) and recreational residential (cottage country)

Wellfield. Maintained protection for Amherst, Oxford and Parrsboro wellfields and added protection for Pugwash and Springhill water supplies and reduced unnecessary differences.

OTHER IMPORTANT ASPECTS INCLUDE:

Promoting Economic development has been a key issue in the plan.

- A mixed-use commercial zone has been added to help promote a more natural growth of commercial areas in the built-up areas.
- A Highway Commercial zone has been added around Trans-Canada highway interchanges.
- A special Commercial Recreation zone has been created to address such unique developments as Fox Harbour, campgrounds, ski-hills and golf-courses.
- A broad range of home based businesses will be permitted in more areas with more flexibility.

This plan emphasises the Efficient use of existing Infrastructure

Areas of the municipality with municipal services now have detailed zoning, promoting controlled development and the efficient use of infrastructure.

Protection of Agricultural land:

Most areas of the municipality with class two and three soils and therefore more agricultural potential include measures to both protect that limited resource and to promote agriculture and agricultural related businesses.

Promotion of renewable energy

wind energy regulations remain largely unchanged

Solar energy projects are promoted in the Rural resource zone and permitted as an accessory use in all other zones.

There were concerns raised in Wentworth regarding the potential of a particular development on Higgins Mountain. The nature of that development is such that tweaks to the wind turbine regulations wouldn't be adequate to alleviate local concerns and would only serve to hurt the industry as a whole.

Instead what we have proposed is **possible** future restriction. But only upon the development of a comprehensive tourism strategy for the area.

Policy 4-53: Council may consider amending the Wind Turbine Restricted Overlay to add locations where a local tourism plan concludes that small- and large-scale wind turbines are not compatible with the goals of the tourism plan.

Climate change adaptation

- Some areas more susceptible to flooding and storm surges have been identified and greater protection has been incorporated to help reduce risks to the public or infrastructure.
- Minimum elevation increased to 3.2m from 2.5m along Northumberland coast

Protection wilderness corridors

This plan is unique in that it recognises the unique position Cumberland as the gateway between New Brunswick and Nova Scotia for wildlife, and the importance of wildlife corridors in maintaining healthy wildlife populations, particularly for the mainland Moose.

There are no zone restrictions as such but discretionary actions such as rezonings, amendments or development agreements would need to consider these corridors.