

Digby Wellfield Protection Area Municipal Planning Strategy

Municipality of the District of Digby

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Digby Wellfield Protection Area

Municipal Planning Strategy

1. Introduction

1.1 Preamble

The control of development and the use of land is primarily the responsibility of municipal government. The authority for this responsibility, and the means by which it is implemented and administered, is enabled through the Province of Nova Scotia's Municipal Government Act, SNS c. 18, 1998.

A Municipal Planning Strategy and Land Use By-law are the primary vehicles used by a municipal government to establish and implement a planning and development control regime, whether it be for a specific area or an entire municipality. In general the Municipal Planning Strategy details the policy context within which planning and development control guidelines are established. The Land Use By-law contains the specific development control provisions and requirements which translate policy into regulation.

The municipality is responsible for determining the scope and issues addressed within a Municipal Planning Strategy and Land Use By-law. A Strategy and By-law should reflect both the character of the area to which they apply, as well as reflect the specific development goals and aspirations of the area and/or community to which they apply.

1.2 About This Strategy

This document is the Municipal Planning Strategy for the Digby Wellfield Protection Area. The preparation of this Strategy and the accompanying Land Use By-law was a joint undertaking of the Municipality of the District of Digby and the Digby Water Commission.

The sole focus and goal of the Digby Wellfield Protection Area Municipal Planning Strategy and the Digby Wellfield Protection Area Land Use By-law, and the planning process which accompanied the preparation of these documents is:

To protect the quality of the water drawn from the Digby Wellfield Area through control of land use and development within the wellfield catchment and recharge area.

This Strategy and accompanying Land Use By-law are second generation planning documents, the Municipality having adopted the first Digby Wellfield Protection Area MSP and LUB in 2002. The original documents served the community well and in initiating a review of the 2002 Strategy and By-law the intention of the Municipality was to continue and were appropriate strengthen both the approach to groundwater protection through land use control and update the documents to reflect new engineering assessments. A growing awareness within the Municipality of planning, development and land use related issues resulted in the adoption of planning documents for the Conway Area, for the Digby Municipal Airport lands and a municipal wide Strategy and By-law relating to wind turbine development . While this Strategy applies only to the delineated wellfield area, identified on Figure 1, provisions have been adopted within the Conway Area Municipal Planning Strategy and Land Use By-law as well as the Town of Digby's Municipal Planning Strategy and Land Use By-law which adopt similar principles relating to groundwater quality protection through land use control.

This Strategy is a legal document. This Strategy expresses statements of intent and establishes policies of Municipal Council with respect to the control of land use and development within the designated Wellfield Protection Area. The accompanying Land Use By-law is the primary vehicle by which Council's policies are to be implemented. The development control provisions contained in the By-law are enabled through the Strategy. This Municipal Planning Strategy and accompanying Land Use By-law have been prepared pursuant to provisions of the Municipal Government Act.

1.3 Background and the Planning Process

The primary source of the Town of Digby's public water supply is a wellfield located within the adjacent Municipality. The Town does, from time to time, also utilize waters from VanTassel Lake to supplement the wellfield supply. Early in 2001, consulting engineers Hiltz and Seamone Co. Ltd. and consulting geoscientists W.G. Shaw and Associates Ltd. were commissioned by the Digby Water Commission to undertake a technical assessment of the Digby wellfield and prepare a Water Resource Management Plan for the wellfield area. The final report, Digby Wellfield Water Resources Management Plan, is dated July 12, 2001. The preparation of a Municipal Planning Strategy and Land Use By-law for the wellfield area was undertaken in an effort to provide land use and development control provisions which support and promote the recommendations of the Hiltz and Seamone report. The 2001 Hiltz and Seamone report was reviewed and updated in 2009 as the Digby Wellfield Source Water Protection Plan. The 2009 plan forms the technical basis for this current Strategy.

The Digby Wellfield Source Water Protection Plan delineates an area of land which, due to hydrologic processes and technical evaluation, is considered to be the lands which support the Digby wellfield. These lands have been determined to make up the Digby Wellfield Area (the "Area"). With the exception of a triangular area of land generally located in the vicinity of Conway Road/Pleasant Street/Highway 217, which

has been included in the previously mentioned Conway Area planning initiative, the same area has been used for the municipal planning process. The Digby Wellfield Source Water Protection Plan provides information concerning the geology of the area, the hydrogeology of the local aquifer, water quality, aquifer recharge, water production and well flows and future well development. The Plan also provides a number of specific land use control recommendations directed at protection of the quality of the groundwater within the Wellfield Area. Assessing these land use recommendations in the context of the municipal planning environment was one of the primary responsibilities of the subsequent planning process.

This Strategy and accompanying By-law were prepared by the Municipality's Planning Advisory Committee with the assistance of representations of the Digby Water Commission as well as Municipal staff and planning consultants. The Committee reviewed the original 2002 Strategy and By-law and the technical information and recommendations contained in the Digby Wellfield Source Water Protection Plan, assessed existing land use and development trends, analyzed opportunities and constraints to the protection of water quality through land use control, oversaw the drafting of the Strategy and By-law and was responsible for collecting public input into the process. Public input was enabled and obtained through representatives on the Planning Advisory Committee, through formal public consultation and through Council's formal public hearing process.

This Strategy affirms the Municipality's commitment to protecting the Digby Wellfield Area and the water resource for the benefit of the broader community. The Strategy has been prepared in compliance with all relevant requirements of the Nova Scotia Environments regulations relating to public water supplies.

1.4 Setting and Community Context

The Digby Wellfield Area is generally located to the west and north of the Town of Digby, as shown in Figure 1. The Area includes communities which have developed along Lighthouse Road, Mt. Pleasant Road, the Digby Neck Road (Highway 217), all of which surround and lead to the Town of Digby. The Area included within the planning study, and to which this Strategy and the accompanying By-law apply, contains approximately 16.7 square kilometers of land including the watershed of VanTassel Lake.

Figure 1



The Area is relatively sparsely developed, with very little active development occurring beyond that which fronts on primary roads. The undeveloped lands support a mixture of softwood trees, open fields and low/wet areas. The Wellfield Area is bisected by two seasonally intermittent watercourses, Handspiker Brook and Budds Brook.

The Area is bounded on the west by a high ridge which extends northeast to southwest parallel with Digby Neck, and is for the most part moderately flat with some undulation and drains from northeast to southwest. Soils within the Area are glacial till generally comprised of gravelly silt, sand and gravel and recent alluvium which overlie sandstone and mudstone bedrock from the Wolfville and Blomidon hydrogeologic units. The sandstone units are the primary source of the water within the aquifer.

The existing development within the Area is characterized primarily by low-density residential construction, a majority of which is serviced with on-site septic systems and domestic wells. This ribbon-type development extends outward from the more built-up areas of the Town and generally diminishes as it gets further from the Town.

Development has taken place on a variety of small and large lot configurations and there has been a very modest amount of “planned” subdivision and construction of new public roads in the Area.

While development along Mt. Pleasant and Lighthouse Roads is primarily residential, development adjacent to that portion of the Digby Neck Road and Warwick Street included in the plan area is predominately non-residential containing a mixture of commercial, institutional and industrial uses. In the Mt. Pleasant Road area non-residential uses include the Digby Pines golf course, active agriculture and pasture, a salvage yard and a church.

2. Land Use Strategies and Development Control Issues

There are really two land use issues which this Strategy addresses: the first deals with managing and mitigating the potential impacts on environmental quality from existing development within the Wellfield Area; and the second is controlling and limiting certain new development within the Wellfield Area to prevent potential future negative impacts on environmental quality. An underlying assumption of this Strategy and the 2009 Hiltz and Seamone Digby Wellfield Source Water Protection Plan is that uncontrolled development, certain land uses and poor management practices all pose a degree of risk to the quality of water within the Wellfield Area. This Strategy does however acknowledge, and to the extent possible accommodate, the traditional development and land use pattern found in the Area. It is understood that if the Strategy is to be successful it must balance the needs and wishes of the Area residents with the development control measures which support the goal of protecting the quality of the water in the Area.

This part of the Strategy briefly describes the issues which the Strategy policies address and describes some rationale and context for specific policy statements.

2.1 Zones

The 2009 Hiltz and Seamone Digby Wellfield Source Water Protection Plan identifies three (3) distinct “zones” for the purposes of providing a “buffer” between a well and a source of ground contamination. Radiating outward from the wellheads, these zones represent a physical distance from which a contaminant will take a prescribed amount of time (0 to 2 years, 2 to 5 years and 5 to 25 years) to travel through the soil and the water table before reaching the wellhead. The further away from the wellhead, the longer it will take to reach the well. These “zones” have been utilized as the basis for the delineation of the three (3) primary zones contained in the Land Use By-law: the Wellfield Protection Area Zone A (WFP-A), Wellfield Protection Area Zone B (WFP-B) and Wellfield Protection Area Zone C (WFP-C).

In addition to these three zones, the 2001 Digby Wellfield Water Resources Management Plan identified that specific consideration should be granted to lands immediately adjacent to all wellhead, lands included within the VanTassel Lake Watershed and an area which, due to its hydrogeologic character, would likely be the most desirable location for future well development. These areas were provided for in the original Strategy and By-law as the Wellhead Protection (WHP) Zone, the Watershed (WS) Zone and the Wellfield Expansion (WFE) Zone. These three zones have been carried forward from the 2002 Strategy.

Policies LU-1 through LU-9 establishes the overall intent of the Strategy and the manner in which lands within the Area are to be zoned.

2.2 Permitted Uses and Development Standards

The Strategy serves to promote the existing character and nature of development within the Area while at the same time promoting protection of the water resource. To achieve this balance the range of permitted uses in the most sensitive areas, the Wellhead Protection (WHP) Zone, the Wellfield Expansion (WFE) Zone and the Watershed (WS) Zone, will primarily be limited to uses related to the operation of the Digby Water Commission. Consideration will also be provided for the development of wind energy generation facilities within the Watershed (WS) Zone in light of the opportunities presented for this type of development due to the environmental characteristics of the Van Tassel Lake area and the minimal risk presented to water quality degradation by the nature of such undertakings.

In the remaining area, Wellfield Protection Area Zones A, B and C, which makes up a significant majority of the total Wellfield Protection Area, a broad range of residential, commercial, agricultural and industrial uses consistent with the existing community form are permitted. Some uses which pose too high a risk for contamination of the water resource are prohibited entirely from the Area. Policies LU-10 through LU-13 establishes the range of uses permitted and prohibited in the various zones.

In addition to controlling the permitted uses in each zone, the Strategy establishes a framework for detailed development standards for zones and uses. These minimum standards include a requirement for a lot to abut a public or private road or a legal right-of-way, minimum lot frontage and area requirements, the location of buildings on a lot and setbacks from watercourses.

The Strategy also makes specific provisions exempting uses related to the operation of the Digby Water Commission from all minimum development standards which apply to other permitted uses. This degree of flexibility is significant. It is considered appropriate however given the necessity of location of the Commissions physical plant and infrastructure, as well as the fundamental interest which the Council and the Commission share with respect to protection of the Area.

2.3 Municipal Services

Within the Wellfield Protection Area a limited degree of municipal sewer and water services are available. Along Mt. Pleasant Road municipal sewer and water services generally extend from the Town boundary generally to the Digby Pines Golf Course facility. Some properties in this area are fully serviced while other older properties may still have on-site services. The topography along the Mt. Pleasant Road west of the golf course prohibits gravity sewer service and the transmission main for the water system which extends west to VanTassel Lake is not accessible to local hook-up therefore the balance of development on Mt. Pleasant Road utilizes on-site services.

Municipal water and sewer services are also available on the Lighthouse Road as far north as the Town limits. Sewer has been extended out the Lighthouse Road beyond the Wellfield Protection Area boundary.

Similarly, municipal water and sewer are available along portions of the Digby Neck Road. To the extent possible, development in these areas should be required to connect to municipal systems rather than rely on on-site services.

This is especially significant in the Digby Neck Road area in light of the commercial and industrial activities located here.

The ability to tie into municipal sewer and water services significantly reduces any potential impacts of development in this area on the groundwater resource and is therefore encouraged through Policies LU-15, LU-16 and LU-16 of this Strategy. Regulatory provisions of Policy LU-16 relating to the subdivision of land will be implemented through the Municipality's Subdivision By-law and requirements for connection to central sewer and water services contained in Policy LU-17 will be implemented through the Municipality's Sewer By-law.

2.4 Amendments to the Strategy and By-law

The Strategy and By-law cannot foresee all land use or development options which may be considered for lands within the Wellfield Protection Area. Therefore provision is made in the Strategy to consider uses not permitted as-of-right in the Wellfield Protection A, B and C Zones and the Wellfield Expansion (WFE) Zone through the development agreement process. This process requires that before a proposal can be approved, detailed information must be provided concerning the proposal. The Development Agreement process allows for a proposal be assessed against a range of criteria established to ensure that the proposal does not present undue risks of contamination or degradation of the quality of the water resource within the Area. The proposed development is described and is enabled through a legal agreement between the property owner and the Municipality. The legal agreement runs with the land and is binding upon subsequent owners. The agreement can also address a number of issues not otherwise possible within the context of minimum development standards set forth in the Land Use By-law. Policies LU-19 through LU-21 establishes the types of applications which may be considered by development agreement and the criteria to be used in the evaluation of a proposal.

During the review process concern was expressed about the potential impact on the Wellfield Area resulting from commercial forestry and tree harvesting activities, and in particular the practice of clear cutting. It is recognized that the MGA does not enable the Municipality to control forestry activity and practices through the Municipal Planning Strategy and Land Use By-law, as they are not considered either a “development” or a “land use” in the context of the Act or these planning documents. Similarly concern was also expressed about the potential impact of quarry and mining activity on hydrologic processes and structures. These activities are also not considered land uses in the context of the Strategy and By-law and therefore they cannot be directly regulated. The Strategy and By-law do however control uses normally associated with quarry and mining including any processing or storage of excavated materials.

The Environment Act establishes a process whereby a water supply area can be designated as a Protected Water Area (PWA). The designation affords a higher level of protection than is enabled through the municipal planning process and the Municipal Government Act. The PWA allows for the control of any activity within the Water Supply Area which may “impair” the quality of the water resource. Within the context of a broadly based water supply management strategy, the designation is intended to work with a variety of regulatory tools including the Municipal Planning Strategy and Land Use By-law. At the time this Strategy was prepared the Joint Planning Advisory Committee did not feel that designation of the water supply area pursuant to the Environment Act was necessary.

The Planning Advisory Committee did consider it important to indicate that the management practices of landowners, while not being matters which can be directly addressed in a Municipal Planning Strategy or Land Use By-law, are very important to the goals and objectives of this Strategy. In particular the management practices of government, large properties such as the Digby Pines golf course and the active agriculture operations within the Area were considered significant.

It was also acknowledged that the Municipality has the ability to affect control over land use related practices within the Area through other municipal by-laws and regulations including the use of pesticides and solid waste management.

3. Land Use and Development Control Policies

The policy statements contained in this Strategy are statements of intent, and while Council is not necessarily obliged to implement and/or carry out any particular activity or undertaking, it is assumed that Council will not act in a manner contrary to a stated policy or policy intent.

Policy LU-1

It shall be the intention of Council to protect the quality of ground water within the Digby Wellfield Protection Area through the control of land use and development within the Wellfield Protection Area as set forth in this Strategy.

Policy LU-2

It shall be the intention of Council to designate all lands, with the exception of certain lands proposed to be included within the Conway Area Municipal Planning Strategy and Land Use By-law, identified in the 2009 Hiltz and Seamone Digby Wellfield Source Water Protection Plan as being within the Digby Wellfield catchment and recharge area, as **Wellfield Protection Area**. The **Wellfield Protection Area** is shown on Map 1, Digby Wellfield Protection Area. Only those lands within the **Wellfield Protection Area** shall be subject to this Strategy and the accompanying Land Use By-law.

Policy LU-3

It shall be the intention of Council to develop a public information and education program for the Digby Wellfield Protection Area which will promote awareness of the issues surrounding protection, management and conservation of the water resource. The program will include but not be limited to signage, public notification, technical information and “best practices” statements focused on impacts from land uses on water quality.

The program will also address operation and maintenance procedures for government undertakings within the area including but not limited to seasonal road maintenance,

pesticide use, forestry practices, fencing and protective measures for wellhead area including property acquisition where appropriate and/or feasible and enforcement of existing municipal and provincial regulations relating to environmental controls.

Policy LU-4

It shall be the intention of Council to establish in the Land Use By-law six (6) zones, the **Wellhead Protection (WHP) Zone**, the **Wellfield Protection Zone A (WFP-A)**, the **Wellfield Protection Zone B (WFP-B)**, the **Wellfield Protection Zone C (WFP-C)**, the **Watershed (WS) Zone** and the **Wellfield Expansion (WFE) Zone**.

Policy LU-5

It shall be the intention of Council that, within the Wellfield Protection Area, all lands located within a 76.2 meter (250 feet) radius of a wellhead shall be zoned **Wellhead Protection (WHP)**.

Policy LU-6

It shall be the intention of Council that, within the Wellfield Protection Area, all lands with a contaminant transmissivity delay rating to the wellheads of between 0 and two (2) years, as identified in the Hiltz and Seamone Digby Wellfield Source Water Protection Plan , shall be zoned **Wellfield Protection Zone A (WFP-A)**.

Policy LU-7

It shall be the intention of Council that, within the Wellfield Protection Area, all lands with a contaminant transmissivity delay rating to the wellheads of between two (2) and five (5) years, as identified in the Hiltz and Seamone Digby Wellfield Source Water Protection Plan , shall be zoned **Wellfield Protection Zone B (WFP-B)**.

Policy LU-8

It shall be the intention of Council that, within the Wellfield Protection Area, all lands with a contaminant transmissivity delay rating to the wellheads of between five (5) and twenty-five (25) years, as identified in the Hiltz and Seamone Digby Wellfield Source Water Protection Plan , shall be zoned **Wellfield Protection Zone C (WFP-C)**.

Policy LU-9

It shall be the intention of Council that, within the Wellfield Protection Area, all lands located within the VanTassel Lake Watershed, as identified in the Hiltz and Seamone 2001 Digby Wellfield Water Resource Management Plan, shall be zoned **Watershed (WS)**.

Policy LU-10

It shall be the intention of Council that, within the Wellfield Protection Area, lands being suitable by means of their soil and geologic characteristics for future well development, as identified in the Hiltz and Seamone 2001 Digby Wellfield Water Resource Management Plan, shall be zoned **Wellfield Expansion (WFE)**.

Policy LU-11

It shall be the intention of Council to limit the range of permitted land uses within the **Wellhead Protection (WHP) Zone**, the **Wellfield Expansion (WFE) Zone** and the **Watershed (WS) Zone** primarily to all activities relating to the operation of the Digby Water Commission and in addition that wind energy generation facilities shall also be permitted in the **Watershed (WS) Zone**.

Policy LU-12

It shall be the intention of Council to establish in the Land Use By-law a range of permitted uses in the **Wellfield Protection Zone A (WFP-A)**, **Wellfield Protection Zone B (WFP-B)** and **Wellfield Protection Zone C (WFP-C)** which promote the existing rural low-density character of the area and which do not pose a significant risk to maintaining the quality of the water resource.

Permitted uses will generally include, but not be restricted to residential dwellings, business and commercial uses, activities relating to the operation of the Digby Water Commission, industrial uses excluding uses prohibited pursuant to Policy LU-13, agricultural uses excluding intensive livestock activities and forestry uses excluding processing of wood fiber.

Policy LU-13

It shall be the intention of Council that, notwithstanding Policy LU-12 (Permitted uses in the Wellfield Protection Zone A (WFP-A), Wellfield Protection Zone B (WFP-B) and Wellfield Protection Zone C (WFP-C)), certain uses by their nature pose too great a risk to the quality of the Wellfield Protection Area water resource and therefore shall be prohibited in any zone. These uses include: automobile services stations; laundry and dry cleaning establishments; bulk oil and fuel storage facilities; ready mix concrete and asphalt paving plants; intensive livestock operations; storage and processing of any materials extracted from gravel pits, quarries and any related extractive activity; auto repair shops; and scrap and salvage yards or any like use which has associated with it the use and/or storage of toxic materials or substances.

Policy LU-14

It shall be the intention of Council that in the **Wellfield Protection Zone A (WFP-A), Wellfield Protection Zone B (WFP-B) and Wellfield Protection Zone C (WFP-C)** that minimum development standards shall be established which serve to protect the rural character of the area and the hydrogeologic processes within the Wellfield Protection Area. Minimum standards shall include, but not be restricted to: large minimum lot size and lot frontage; minimum yard set backs; minimum set backs from watercourses; and restrictions on the keeping of livestock and animals.

Policy LU-15

It shall be the intention of Council that, with the exception of all uses and activities relating to the operation of the Digby Water Commission, all development within the Wellfield Protection Area shall abut a public road, a private road or a registered right-of-way.

Policy LU-16

It shall be the intention of Council to regulate the rate of development within the unserved portions of the Wellfield Protection Area which require on-site septic and domestic wells by limiting the total number of lots to be approved within a single subdivision to ten (10) on an annual basis. Subdivision serviced with municipal water and sewer shall be exempt from this restriction. This provision shall be implemented through the Subdivision By-law

Policy LU-17

It shall be the intention of Council to require all new development located on a lot located within 91.4 metres (300 feet) of the municipal sewer and/or the municipal water system to connect to the system. This provision shall be implemented through the Sewer By-law.

Policy LU-18

It shall be the intention of Council to exempt activities relating to the operation of the Digby Water Commission from all minimum development standards as set forth in the Land Use By-law.

Policy LU-19

It shall be the intention of Council to consider development proposals for: uses not permitted as-of-right within the **Wellfield Protection Zone A (WFP-A), Wellfield Protection Zone B (WFP-B) and Wellfield Protection Zone C (WFP-C)** other than those prohibited in any zone pursuant to Policy LU-13; and the keeping of a type and/or number of animal units within the beyond the limits established in the Land Use By-law only by Development Agreement and subject to the provisions contained in Policy LU-20.

Policy LU-20

It shall be the intention of Council, notwithstanding Policy LU-12, Policy LU-13 and Policy LU-19, to consider amendments to the text of the Land Use By-law and in considering a proposed amendment Council shall generally consider whether or not the proposed amendment conforms with the intent of this Strategy, and specifically consider whether or not the proposal conforms with the provisions contained in Policy LU-21 B through H inclusive.

Policy LU-21

It shall be the intention of Council when evaluating a proposal pursuant to Policy LU-18 and Policy LU-20 to consider the following criteria:

- A. the submission of a site plan showing the following:
 - i. Physical characteristics of the proposed site including lot dimensions, topography, contours, elevations, natural drainage features, existing watercourses and shorelines, existing vegetation and any existing structures;
 - ii. Adjacent roads and rights-of-way;
 - iii. Proposed location and use of all buildings or structures;
 - iv. Proposed roads, rights-of-way, driveways, parking areas, loading areas or outdoor facilities.

- B. that the proposal complies with the minimum lot size, minimum set backs from watercourses and minimum vegetative buffers from watercourses as established in the Land Use By-law;
- C. that the proposal conforms with the intent and terms of this Strategy and other applicable Municipal by-laws and regulations;
- D. the financial ability of the Municipality to absorb any cost related to the development;
- E. that the proposed development would not have a negative impact or effect on any watercourse or other natural feature through erosion and sedimentation;
- F. the suitability of the proposed site in terms of topography, soils, drainage, geological condition and other physical characteristics;
- G. the adequacy of adjacent or proposed roads to manage traffic into, departing from and within the site;
- H. that the proposal will not, by way of emission of odour, dust toxic substances, smoke or noise or vibration disrupt or detrimentally affect abutting or near by land uses;
- I. be a use characterized by producing wastes that can contaminate soils, watercourses or water bodies.

Policy LU-22

It shall be the intention of Council that a development agreement prepared pursuant to Policy LU-19 shall contain some or all of the following terms and conditions as Council may deem appropriate:

- A. the specific use of land and/or use, size and location of the structure or structures to be constructed if new or to be used or expanded if existing;
- B. provisions for adequate buffering to screen the development from any abutting conflicting land uses;
- C. time limits for the initiation of construction;
- D. permitted hours of operation;
- E. the conditions upon which the agreement may be discharged;
- F. all other matters enabled by the Municipal Government Act.

4. Implementation and Administration Provisions

This section of the Strategy identifies the structures and processes which will guide the ongoing administration of the Digby Wellfield Protection Area Municipal Planning Strategy and Land Use By-law. These policies are established to conform with legislative requirement, to support the legal framework of the Strategy and By-law, to address a number of general issues not included in the land use and development control provisions of the Strategy and to provide for consistent administration of the Strategy and By-law.

Implementation and Administration Policies

Policy I-1

It shall be the intention of Council that all the sections of this Strategy, all appendices and all maps attached here to constitute the Digby Wellfield Protection Area Municipal Planning Strategy and that it shall be the primary policy document providing the framework for the control of land use and development within the designated Wellfield Protection Area.

Policy I-2

It shall be the intention of Council that the land use and development control provisions of this Strategy shall be implemented through the Digby Wellfield Protection Area Land Use By-law and that all sections, appendices and maps contained in the By-law shall constitute the Digby Wellfield Protection Area Land Use By-law.

Policy I-3

It shall be the intention of Council to designate a Development Officer to administer the Digby Wellfield Protection Area Land Use By-law and the Development Officer shall be responsible to issue or deny applications for development permits in accordance with the terms of the Strategy and By-law.

Policy I-4

It shall be the intention of Council that its Planning Advisory Committee assist in ongoing monitoring and planning processes as may be deemed necessary by Council from time to time.

Policy I-5

It shall be the intention of Council that an amendment to this Strategy shall be required where any policy is to be changed or where necessary to avoid conflict with any Statements of Provincial Interest or any other relevant Provincial statute or regulation.

Policy I-6

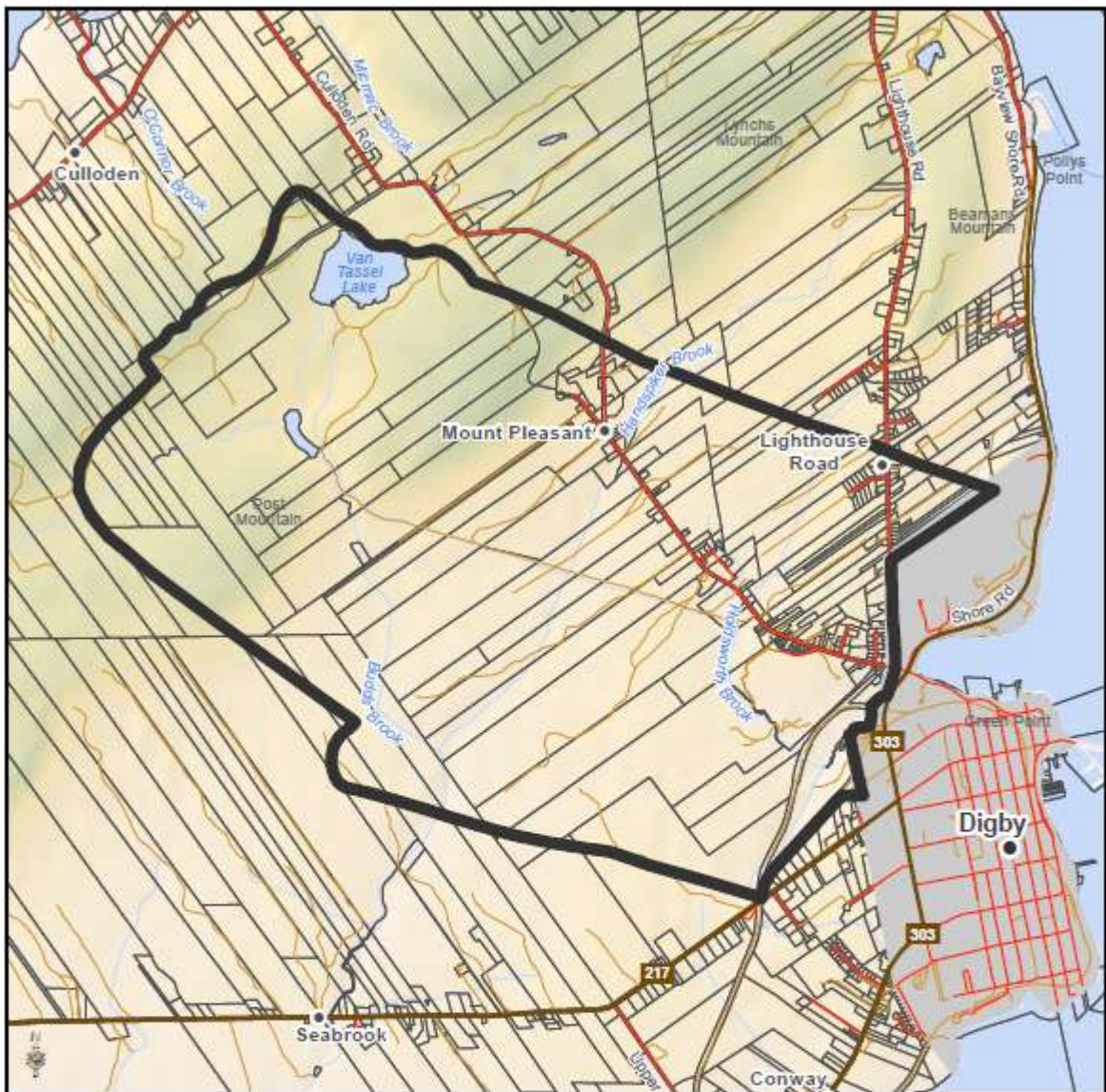
It shall be the intention of Council to administer the provisions of the Provincial Subdivision Regulations as the Subdivision By-law for the Municipality.

Policy I-7

It shall be the intention of Council to administer provisions for the regulation of Variance pursuant to Sections 235(1), 236 and 237 of the Municipal Government Act.

Policy I-8

It shall be the intention of Council to administer the provisions for the regulation of Nonconforming structures or use of land pursuant to Sections 238, 239, and 240 of the Municipal Government Act.



Digby Well Field Protection Area Plan Area Map 1

- Well Field Protection Area Boundary
- Town of Digby
- Ferry Route
- Resource Road
- Property Boundary
- Collector Highway
- Local Road

