



THE MUNICIPALITY OF THE COUNTY OF KINGS

REPORT TO UNESCO ADVISORY BOARD

Subject: Grand Pré & Area Community Plan Update

From: Dawn Sutherland, Planner, Community Development Services

Date: 14 January 2010

The Nomination Grand Pré project and the municipal land use (community) planning process are two important and interrelated complex processes. In an effort to keep the lines of communication open between the Advisory Board and the Community Plan Committee, the Community Plan Committee has invited the citizen members of the Advisory Board, Hanspeter Stutz and Barb Kaiser, to attend Community Plan Committee meetings. The Plan Committee now has a standing agenda item entitled "Advisory Board Update & Information Sharing" where information from both the Advisory Board and the Plan Committee is shared. The citizen members of the Advisory Board also receive the agenda packages. This initiative is working quite well to date.

The Community Plan Committee has made much progress. There were two major issues that had to be dealt with before the Plan could move forward. The first issue was the determination of the Community Plan boundary line. The second issue was the nature of opportunities for commercial development in the area of the Exit 10 ramp, near Just Us! Coffee Roasters.

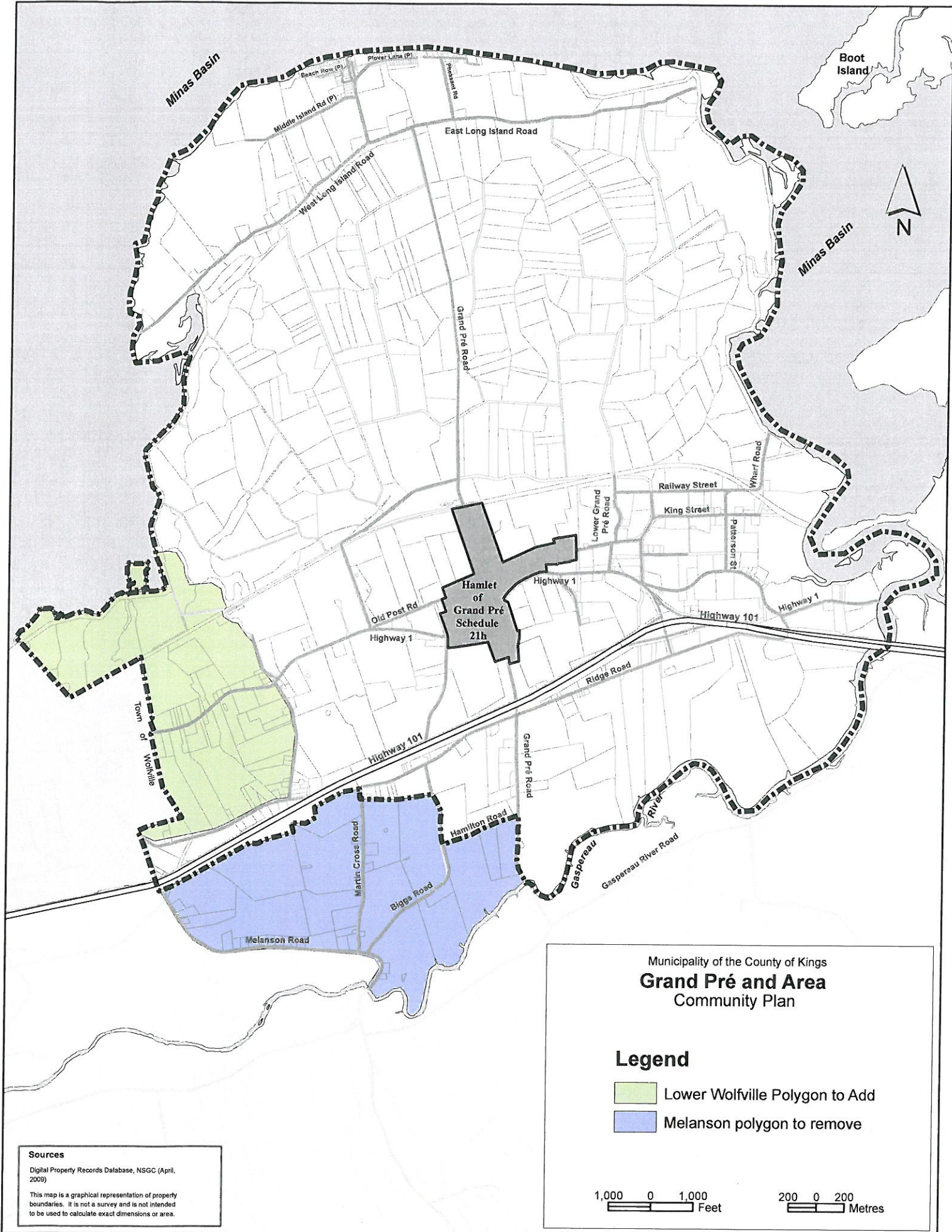
The former Plan boundary had divided the community of Lower Wolfville. The revised boundary now includes all of Lower Wolfville. The Plan boundary now extends to the Town of Wolfville. There are 932 properties and roughly 6350 acres affected by this change. The second change in the boundary is in the area of Melanson. The former Plan boundary divided the community of Melanson. The portion of Melanson that was included in the Plan boundary has been removed. For the Melanson portion being removed, there are 44 properties and roughly 550 acres affected. Affected property owners will be notified after the next Community Plan Committee meeting.

While the new Plan boundary aligns with neither the Rural Historic District nor the proposed UNESCO designation boundary, it was felt that it does more accurately reflect community boundaries and will lead to a stronger Community Plan.

The Community Plan Committee had recognized that there will be increasing pressure for commercial development in the area of the Exit 10 ramp. These lands are currently in the Agricultural District with Agricultural zoning. For west bound travelers, the area is the entrance to reach Grand Pré and the surrounding communities, the National Historic Site, Wolfville and Acadia University, and, potentially, a UNESCO World Heritage Site. The

Committee gave serious consideration to and critically evaluated a number of land use planning options. The Committee chose to proceed in a manner which reaffirms the Municipal Planning Strategy policies that are aimed at protecting agricultural lands.

The next meeting of the Community Plan Committee will be on Wednesday, 27 January. At that time, I hope to have a draft or at least a major portion of the plan for review by the Committee. We will be reviewing and incorporating changes to draft for the next few meetings. Should all go well, the draft Community Plan will go out to the public for consultation in the spring. After the initial consultation, there may need to be changes and those changes will be incorporated and brought back to the Committee. When the Committee is comfortable with the draft Community Plan, they will recommend it to the Municipal Planning Advisory Committee and it will go through the municipal planning documents adoption process as legislated under the *Municipal Government Act* and as set out in our Public Participation policies.



Municipality of the County of Kings
Grand Pré and Area
 Community Plan

Legend

- Lower Wolfville Polygon to Add
- Melanson polygon to remove

1,000 0 1,000
 Feet

200 0 200
 Metres

Sources

Digital Property Records Database, NSGC (April, 2009)

This map is a graphical representation of property boundaries. It is not a survey and is not intended to be used to calculate exact dimensions or area.