

# Fact Sheet 1

## Introduction



### Colchester Plan Review

Plan-It Colchester is a project to develop a Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) for all parts of the Municipality of the County of Colchester that currently have no land use planning documents, and review the planning in areas of the municipality that are currently planned (Tatamagouche and Central Colchester). In 2018, the Provincial Government passed new legislation that requires every municipality to adopt land use rules that meet newly established minimum planning standards. This project will bring Colchester County into compliance with this provincial mandate while also presenting an important and exciting opportunity for residents to help shape the vision for the future of their communities.

### What is planning?

Planning is the process by which communities guide change and development in their physical environment. Planning seeks to balance the needs of people, the economy, and the environment by determining where, at what intensity, and in what form certain land uses should take place. It plays a significant role in keeping communities safe and healthy and allocates growth through proactive (or deliberate) transportation and infrastructure planning, making it easier and more efficient for people to get around.

### Statements of Provincial Interest

Nova Scotia's land and water resources are crucial to the health and wellbeing of our communities. Recognizing this, the Municipal Government Act specifies five "Statements of Provincial Interest" that all municipal planning documents must address through policy: drinking water, flood risk areas, infrastructure, housing and agricultural land.

### Planning matters because...



It helps us prepare for change such as environmental change, like sea level rise, or social change, like an aging population.



It protects special and sensitive environments by preventing or limiting development in these areas.



It helps to maintain a healthy, sustainable economy by ensuring there is a good balance and proximity between places of work and places to live.



Planning helps to enable different types and densities of housing to make sure there are lots of options for residents to call home.



It supports our community's character and culture by promoting good urban design, a quality public realm, and by keeping development consistent and complementary.



It helps to protect people from developing in areas where the natural environment presents a high risk.



Plan It  
Colchester

# Project Timeline



## Frequently Asked Questions

- ▶ **How will this affect me and my property?**  
The new planning documents, once adopted, will apply to anything you may want to build or develop on your property in the future. Existing land uses and associated structures (that were legally constructed) are protected under the Municipal Government Act as a “non conforming use” and are not required to comply with the new LUB unless they are enlarged or the use is discontinued.
- ▶ **How do I find out what zone my property is in?**  
You can access the online mapping platform that will allow you to search by civic address, or by the eight-digit Parcel Identification Number (PID). Simply enter your address or PID and you can view the proposed zoning for your property. To learn more about the permitted uses in that zone (or any other zone), you can consult the zone description in the online map, or, for a more in-depth description, the Draft Land Use By-law itself, both available on the project website. If you do not have access to the internet and would like to speak to a member of the project team, you can call the UPLAND office at (902) 423-0649.
- ▶ **Will the introduction of zoning have any impact on my property taxes?**  
No. Property taxes are calculated based on what’s actually happening on the property, not by the zoning. For example, if your property is a residence that now has commercial zoning on the property, your taxes will still continue to be calculated based on the residential tax assessment. This would only change if you - for example - build a store or hotel on your property.
- ▶ **Are these documents set in stone?**  
These documents are currently drafts. Even once final versions are adopted, planning documents are dynamic and change over time to adapt to changing demographics and trends. Your elected municipal Council has the power to make changes to planning documents at any time. Smaller amendments are made whenever needed. A full review of documents takes lots of time and community input, so that typically happens every 5-10 years.
- ▶ **What if I want to change the zoning on my property in the future?**  
If you wish to have your property “rezoned” in the future, you can apply for rezoning to the Municipality of Colchester County Planning & Development Office.

### What is zoning?

Zoning is a way for communities to organize **how land can be used in different areas.**

It designates specific areas, or “zones,” for different types of development and land uses such as residential, commercial, industrial, or agricultural.

Zoning helps communities **avoid land use conflict** and maintain efficient **development patterns.**

