

Fact Sheet 5

Recreation & Tourism



The information on this Fact Sheet comes from the Background Report and the What We Heard Report. To view these documents, [please click here.](#)

What We Heard

There are many beautiful trails and parks in Colchester County, and residents speak highly of them. Although there is ample space to recreate outdoors, residents feel there is a need for more recreation programming and facilities such as swimming pools and gymnasiums.

*“In 10 years I want Colchester to be able to provide **increased access to recreational facilities**, available to all age groups. Especially recreation opportunities for seniors.”*

-Colchester resident

In Colchester, the self-reported physical activity rate among adults is lower than that of youth. The activity rate of youth in Colchester is higher than the national and provincial averages.

Self-reported physical activity rate of adults

Canada	Province	Northern NS
56%	54%	50%

Self-reported physical activity rate of youth

Canada	Province	Northern NS
57%	57%	64%

Some residents feel that there should be more **support for recreation** in the area

Reducing barriers to recreation participation

Creating welcoming public spaces

Introducing diverse recreation programs

What is Being Proposed

- ▶ Wide permission for parks uses
- ▶ Policy support for Park and AT infrastructure
- ▶ New Commercial Recreation Zone
- ▶ Permit accommodations in rural and commercial zones



Plan It
Colchester

Proposed Changes to the Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB)

The **MPS** is the primary planning document for the Municipality, it establishes the vision, goals, and policies for growth and development in the near future.

The **LUB** is the companion document to the MPS, and puts the vision, goals, and policies into action through specific regulations that have to do with development activities, such as zoning.

Creation of a New “Commercial Recreation Zone”

MPS Policy 4-104: Council shall, through the Land Use Bylaw, establish the Commercial Recreation Zone (P-2), which is initially to be applied to existing commercial recreation sites, such as golf courses and campgrounds.

Within the draft documents, many public recreational spaces are zoned Parks and Open Space (P-1). Commercial recreation uses—such as golf courses, tennis clubs, and ski hills—can complement these public parks and open spaces in meeting the recreational needs of residents.

However, it is also common for these uses to go beyond the direct recreational activity and offer related amenities, such as restaurants, small retail sales (e.g. gear shops), and accommodations. Sometimes such recreation uses are also integrated with residential development, such as golf course neighbourhoods.

The proposed Commercial Recreation (P-2) Zone recognizes these additional, complementary uses, and also the potential for land use conflict that can come with these uses.

Policy Support for Park and AT Infrastructure

The MPS and LUB do not directly result in the creation of new active transportation (AT) infrastructure. However, the draft MPS includes policy support for:

- ▶ Requiring public parkland dedications in new subdivisions.
- ▶ Requiring sidewalks on new public roads
- ▶ Implementing the active transportation network identified in the Municipality’s Active Transportation Strategy.

Wide Permission for Parks Uses

The drafts include the Parks and Open Space (P-1) Zone to identify public parks; however, requiring a “rezoning” to that zone to accommodate new parks could be a barrier to expanding recreation opportunities in the municipality. Parks, open spaces, and trails are therefore widely permitted in most zones.

Accommodations in Rural and Commercial Zones

Accommodations are an important part of the tourism economy in Colchester. This can take the form of hotels and motels, typically in commercial areas, but also smaller-scale rural accommodations like tourist cabins, domes, yurts, and other such structures. The drafts propose to permit accommodations in both rural areas and in commercial zones within the serviced areas.

