

# Engagement Summary + Policy Direction Report *Report Summary*



The *Engagement Summary + Policy Direction Report* outlines the public engagement process for Colchester's draft Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB), summarizes feedback, identifies key themes, and proposes policy directions to refine the documents and reflect community priorities.



## ENGAGEMENT METHODS

Draft document public engagement took place from **November 13th 2024 to January 13th 2025** using the following methods:

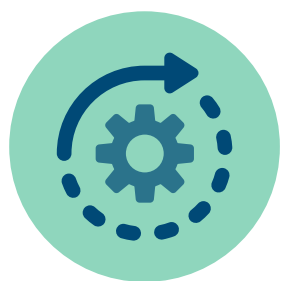
- Six community meetings
- Online zoning map
- Online feedback form
- Direct communication:
- Website updates
- Fact sheets summarized five key draft topics.
- Stakeholder meetings with municipalities and community groups.
- Agricultural session

## DISCUSSION TOPICS

1. Process & Transparency
2. Impacts of Planning on Development
3. Wind Turbine Development
4. Agriculture Potential Zone
5. Small-Scale Livestock
6. Environmental Protection & Conservation
7. Shoreline Zone
8. Residential Density and Land Lease Communities
9. Active Transportation
10. Inclusivity & Community Health
11. Specific Community Zoning
12. Specific Zoning Requests



# Feedback & Policy Direction



## 1. Process & Transparency

### DISCUSSION

- Concerns that input from initial engagement wasn't reflected in drafts.
- Frustration over large document size and limited access to hard copies.
- Perception of inadequate project transparency.

### POTENTIAL DIRECTION

1. Maintain current engagement practices but enhance accessibility (e.g., more hard copies, clearer communication).
2. Address public feedback better and clarify the limits of municipal authority.



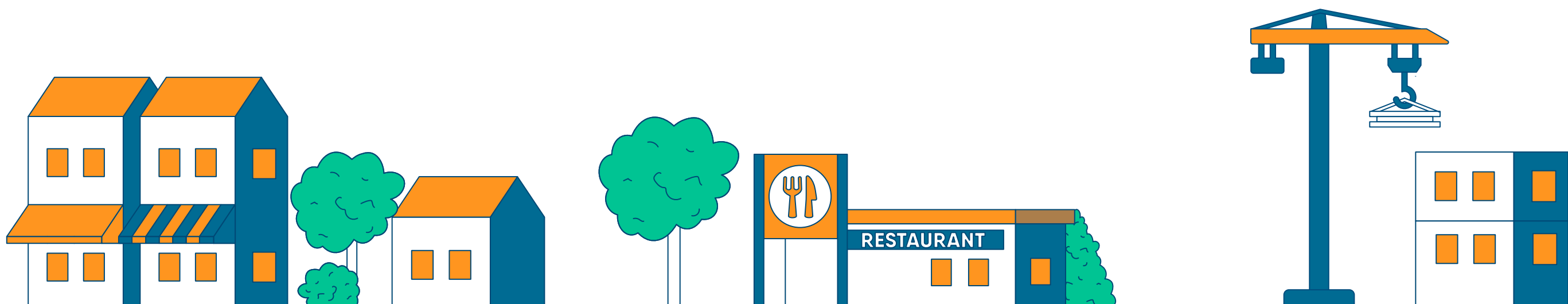
## 2. Impacts of Planning on Development

### DISCUSSION

- Concerns about planning regulations increasing costs, slowing development, and discouraging investment.
- Some fear housing and economic impacts, while others support regulations to minimize land-use conflicts.

### POTENTIAL POLICY DIRECTION

1. Maintain the current draft planning approach, incorporating changes from other topics in the report.
2. Modify specific parts of the draft not addressed in the report, focusing on reducing restrictions.



# Feedback & Policy Direction



## 3. Wind Turbine Development DISCUSSION

- Concerns about environmental and quality-of-life impacts (e.g., noise, wildlife disturbance).
- Calls for larger setbacks, stricter oversight, and clearer zoning for turbines.
- Support for wind energy as a climate solution with adequate safeguards.

### POTENTIAL POLICY DIRECTION

1. Maintain the current wind turbine policies with minor corrections.
2. Make corrective edits and introduce a "large-scale wind turbine restricted overlay" along Highway 4.
3. Revisit the Municipality's approach to wind turbines.

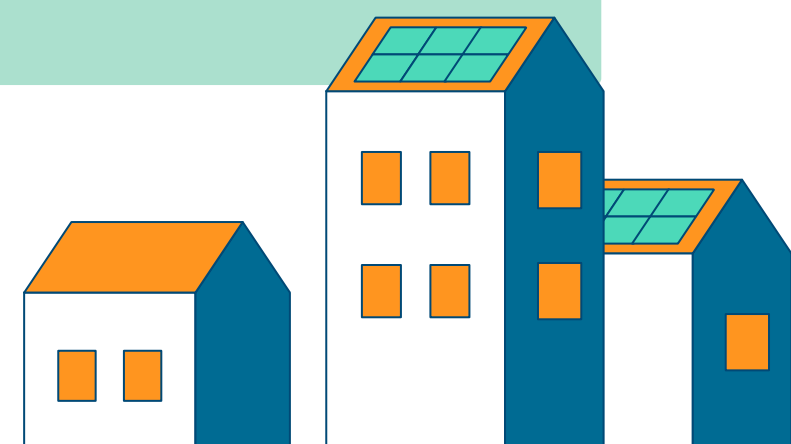
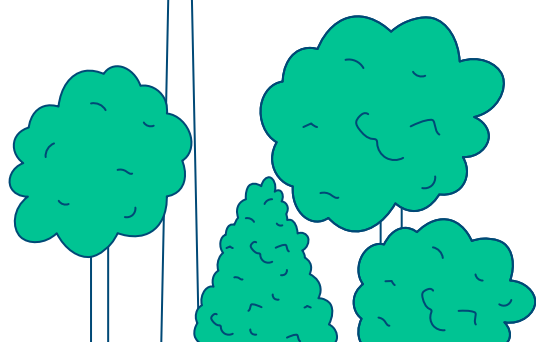
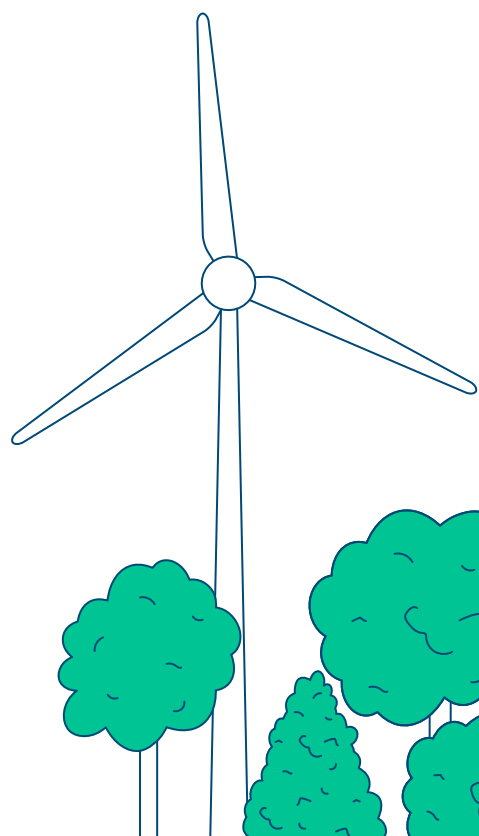


## 4. Agriculture Potential (AP) Zone DISCUSSION

- Support for protecting agricultural land but concerns about overly broad application.
- Requests to rezone specific properties due to inaccurate soil classifications.
- Interest in balancing development flexibility with land conservation.

### POTENTIAL POLICY DIRECTION

1. Maintain the current approach to the Agriculture Potential (AP) Zone (with any changes to the extent of the zone as discussed later in this report).
2. Adjust specific aspects of the Agriculture Potential (AP) Zone.



# Feedback & Policy Direction



## 5. Small-Scale Livestock DISCUSSION

- Requests to allow roosters in rural areas and increase the number of chickens allowed in all zones.
- Arguments for more flexibility in rural settings for small-scale farming.

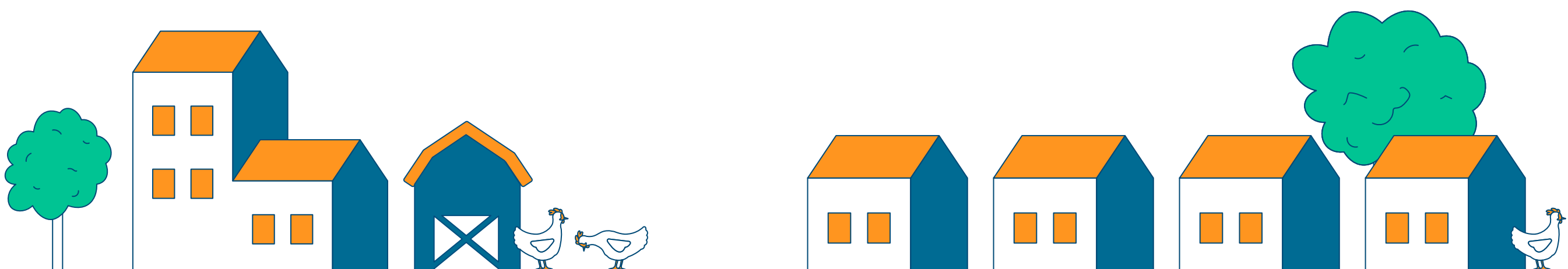
### POTENTIAL POLICY DIRECTION

#### Roosters:

1. Maintain the current approach to exclude roosters from the Moderate Livestock Operation use.
2. Permit roosters in the Moderate Livestock Operation use, including in the Double Dwelling Unit (R-2) Zone.
3. Permit roosters in the Moderate Livestock Operation use, except in the Double Dwelling Unit (R-2) Zone.

#### Chickens:

1. Keep the current limit of 4 rabbits, ducks, or chickens as a permit-exempt use in all zones.
2. Increase the number to 10 (or a different number) as a permit-exempt use in all zones.
3. Increase the number to 10 (or a different number) as a permit-exempt use in rural zones, but keep it at 4 in urban zones.





# Feedback & Policy Direction



## 6. Environmental Protection & Conservation DISCUSSION

- Support for expanding conservation zones to protect habitats and mitigate climate change.
- Requests to include more areas (e.g., Folly Mountain, coastal erosion zones) and reflect watershed boundaries.

### POTENTIAL POLICY DIRECTION

1. Maintain current Parks and Recreation (P-1) Zone with minor corrections.
2. Include all Provincial owned land in Parks and Recreation (P-1) Zone.

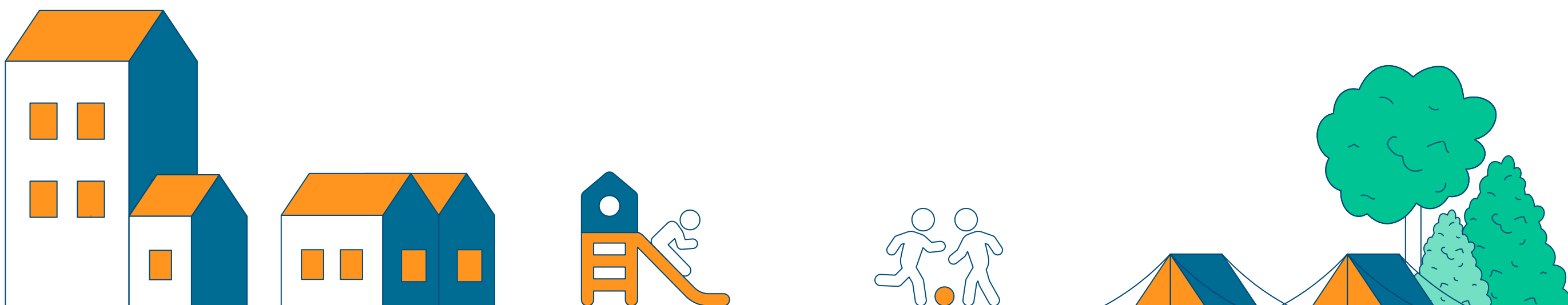


## 7. Shoreline Zone DISCUSSION

- Interest in applying shoreline zoning to rivers and coastlines, not just lakes.
- Requests to allow forestry-related uses in Shoreline Zones.

### POTENTIAL POLICY DIRECTION

1. Maintain current Shoreline (SL) Zone.
2. Allow forestry-related uses in the Shoreline (SL) Zone
3. Expand where the Shoreline (SL) Zone could be applied.



# Feedback & Policy Direction



## 8. Residential Density and Land Lease Communities DISCUSSION

- Concerns about density impacts in rural and urban areas (e.g., loss of privacy, traffic).
- Support for gentle density and affordable housing options.
- Confusion about land lease community rules and zoning.

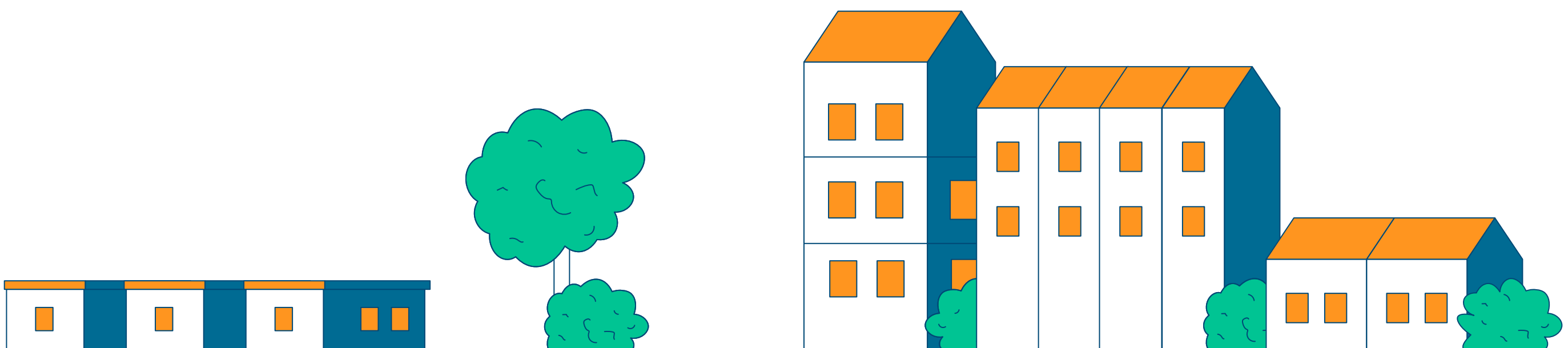
### POTENTIAL POLICY DIRECTION

#### Residential Density

1. Maintain current residential density policies.
2. Tweaks aspects such as the number of units on a lot or the minimum lot size and frontage

#### Land Lease Communities

3. Continue to treat land lease communities separately from other dwellings, with minor tweaks as necessary to respond to concerns about unclear regulations.
4. Treat them the same as other dwellings of a similar density.



# Feedback & Policy Direction



## 9. Active Transportation DISCUSSION

- Requests for more sidewalks and better trail connectivity, especially in suburban areas.
- Advocacy for emphasizing health, sustainability, and access benefits of active transportation.

### POTENTIAL POLICY DIRECTION

1. Maintain current policies promoting active transportation.
2. Expand language and policy related to active transportation.



## 10 Inclusivity & Community Health DISCUSSION

- Suggestions to address climate-health links (e.g., heatwaves).
- Calls for better park access in marginalized communities and more support for housing diversity and affordability.
- Requests for more inclusive language (e.g., “walking and rolling” instead of “pedestrian”).

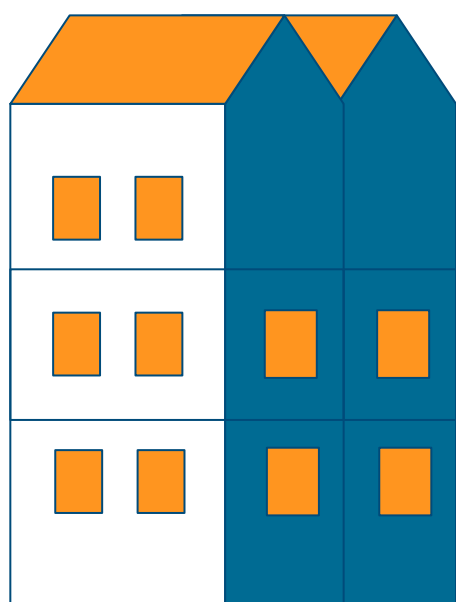
### POTENTIAL POLICY DIRECTION

#### Residential Facilities:

1. Maintain the current approach of requiring a development agreement for residential facilities in the Institutional (I) Zone.
2. Permit residential facilities as-of-right in the Institutional (I) Zone.

#### Housing Tools:

3. Maintain the current “may” wording regarding future exploration of tools to support housing.
4. Change the wording to “shall”.



# Feedback & Policy Direction



## 11. Specific Community Approach to Zoning DISCUSSION

- **Little Dyke:** Concerns about Rural Industrial zoning and its impact on community cohesion and quality of life.
- **Economy:** Requests to rezone from Agriculture Potential to Rural General, reflecting local realities and supporting development.

### POTENTIAL POLICY DIRECTION

#### Little Dyke:

1. Maintain the proposed zoning.
2. Adjust the zoning to remove the Rural Industrial (RM) Zone.

#### Economy:

3. Maintain the proposed zoning.
4. Adjust the zoning to include the Rural General (RG) Zone along the Highway 2 corridor.



## 12. Specific Zoning Requests DISCUSSION

- Various requests to rezone specific properties, often due to perceived mismatches between zoning and actual land use or soil quality.

### POTENTIAL POLICY DIRECTION

1. Reassess individual zoning requests on a case-by-case basis.
2. Meet with landowners to align zoning with their needs and local realities.

