



# Engagement Summary + Policy Direct Report January 2025

This report was prepared by UPLAND Planning + Design Studio for the Municipality of the County of Colchester.

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**UPLAND**

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# Part 1

# Introduction

## 1.1 About Plan It Colchester

In 2022, the Municipality of Colchester launched “Plan It Colchester” - a project to develop a Municipality-Wide Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB). Much of the municipality is unplanned, resulting in an organic form of growth and development over the years. Colchester, like the rest of Nova Scotia, has seen a recent population increase, and with a growing population comes pressure for new development. Without planning in place, communities have no say in where and how their communities grow and change.

Recognizing the changing dynamics of development in Nova Scotia, the Provincial Government passed Bill 58 in 2018, an amendment to the Municipal Government Act that requires every municipality to develop and adopt planning that meets the minimum planning standards. This project will bring Colchester County into compliance with the new provincial regulations while presenting an important and exciting opportunity for residents to help shape the vision for the future of their communities. Plan It Colchester relies heavily on feedback from the community to help shape the vision, guiding principles, and policies that will determine how the Municipality grows and develops.

## 1.2 How This Report Will Be Used

This report summarizes “What We Heard” from the public regarding the draft MPS and LUB. Feedback was collected through engagement sessions and written submissions and grouped into themes. Community members’ comments highlight the potential policy changes the Council should consider before completing the final draft of these planning documents.

Some feedback will inform policy decisions in the final draft of these documents, while others will be passed on to the Municipality of Colchester County for consideration in other parts of its operations. Some topics addressed by residents throughout the consultation process are related to matters outside the scope of planning or the Municipality’s jurisdiction, but they are still included in this report to represent priorities and issues identified by the public accurately.

## 1.3 Engagement Overview

The Plan It Colchester project began in Fall 2022. The first round of engagement started in Spring 2023 and aimed to gather public visions, goals, interests, and concerns around development and growth in Colchester County. Initial engagement sessions included sessions with the Planning Advisory Committee and Municipal Council, stakeholder engagement, agriculture sector engagement, open houses, pop-up events, online group discussions, online interactive mapping activities, a public survey, and abutting municipalities and First Nations engagement. After this initial engagement, a draft of the MPS and LUB were created.

The second engagement phase began in the Fall of 2024 and continued until the Winter of 2025 to collect feedback on the draft documents. Multiple communication channels were used to reach residents across Colchester to ensure broad participation. Information about the consultation was shared through the Municipality's website, social media platforms, project email list, and the municipal newsletter sent to every household in the county. Additionally, an extra postcard was mailed to all residents, and newspaper publications provided further updates and details.

Various engagement activities were offered to collect different perspectives on the draft documents; these included:

- » **Six community meetings** were held across the county to facilitate group conversations and receive direct feedback. Residents in attendance brought forward 128 comments, concerns, and questions about the drafts. These meetings were held at 6:30 pm between November 19th and 28th at various locations, including:
  - The Economy Recreation Centre on Tuesday, November 19th.
  - Knox United Church Hall on Wednesday, November 20th.
  - H. Douglas Boyce Village Hall on Thursday, November 21st.
  - The Grace Arts Centre Theatre on Tuesday, November 26th.
  - Debert Legion Branch 106 on Wednesday, November 27th.
  - Old Barns United Church, on Thursday, November 28th.
- » **An interactive online zoning map** that allowed residents to explore proposed land use changes, which received 99 visits.
- » **A public online form** for submitting thoughts and suggestions on the draft plans received 33 responses.
- » **Direct communication via email or phone with the project team**, providing a personalized way for residents to discuss specific concerns or ideas. The project team received 16 emails and had various personal conversations with residents.
- » **Updates to the project website**, which received 1,991 views between November 13th and January 6th.

- » **Fact Sheets** that summarized five key topics covered in the draft plans, presented in a short, accessible format for easy understanding.
- » **Stakeholder Meetings** with adjacent municipalities and key community interest groups to gather input from organizations and regional partners with a vested interest in the planning process.
- » **A meeting with the Agricultural Community** at the Inn on Prince on January 14th to discuss the approach in the draft documents, provide clarification to farmers and record any additional feedback from that group.

Residents were informed about the project via multiple means, including two mail outs during each phase of consultation that went to all addresses in the Municipality directing residents to the project website and detailing public meeting details. Engagement activities were also advertised on the municipal website and social media channels, as well as the municipal newsletter throughout the project (updates and information about the project have appeared in every municipal newsletter issued since March 2023). Newspaper advertisements were also used to promote the engagements.

## Part 2

# Feedback and Discussion

## 2.1 Introduction

We received a number of thoughtful pieces of feedback on the Draft MPS and LUB. The vast majority of residents who contacted the project team or who attended the community meetings were seeking clarification on the permitted uses on their respective properties, or simply wanted to better understand the planning process and what it can and cannot do. There were some residents who requested changes to their zoning, or amendments to the zones themselves to allow more land uses as-of-right. These will be explored in the following chapter and the final section will deal directly with specific zoning requests. We also heard from some landowners who had concerns about lot standards in Industrial Zones with planned expansion projects and discussions with staff yielded some edits that will be incorporated into the next drafts. Staff comments and suggested edits are not included in this report and will be discussed and incorporated into the next drafts.

We also heard from residents who wished to express their support for the project and the importance of having regulations in place sooner rather than later. They feel uncomfortable with the current lack of regulations and are pleased to see the municipality address the issue of land use planning and better mitigate land use conflicts moving forward.

Some feedback that we received related to topics that are outside the direct scope of the project or are beyond the powers granted to municipalities through the Municipal Government Act. While these items cannot be addressed as part of the current project, the feedback is nonetheless appreciated, and the project team does not want these comments to get lost. These items are captured in Chapter 3 of this report.

The remainder of the feedback related to specific policy directions in the drafts, primarily related to the following topics:

- Process & Transparency
- Impacts of Planning on Development
- Wind Turbine Development
- Agriculture Potential Zone
- Small-scale Livestock
- Environmental Protection & Conservation
- Shoreline Zone
- Residential Density and Land Lease Communities
- Active Transportation
- Inclusivity & Community Health
- Specific Community Approach to Zoning
- Specific Zoning Requests

This chapter of the report outlines the feedback received on each of those topics. Where applicable, this chapter also outlines the related policy in the draft documents and provides potential approaches for modifying them to address the feedback.



## 2.2 Process & Transparency

### *Feedback*

We heard from some residents and stakeholders that their input during the initial phase of consultation was not included in the draft documents and that this was disappointing. They voiced frustration at the fact that their participation in the engagement sessions did not yield the results they wanted in the form of policy and regulations and questioned whether this was by design, or if there was another reason why their feedback was seemingly ignored.

We also heard from a few residents who felt overwhelmed by the size of the documents and did not feel fully able to review or comment effectively on them. We also heard a desire to have more hard copies of the documents available for residents to access so they do not have to read them online. We also heard from a few residents who felt that they were uninformed about the project and felt that the project lacked transparency.

### *Discussion*

Public consultation yields a wide diversity of opinions, perspectives and priorities. It is very important to hear as many of these as possible, and to gain a fulsome understanding of the issues and concerns of the community. The purpose of public consultation is to listen and collect this input and then to determine which tools we have in our toolbox (granted to us by the Municipal Government Act) that can be used to address these issues, and which issues fall outside of our expertise and our scope of work as planners.

We often hear a significant amount of feedback during our public engagement sessions that falls outside of the scope of our practice and our projects. These can be issues that are the responsibility of other jurisdictions, for example the provision of housing which falls under the jurisdiction of the Province, or the protection of habitat for a species at risk which could be Provincial or Federal depending on the species in question. We record this feedback, even if it is outside of our purview and ensure it is captured for the Municipality's benefit. This does, however, mean that some feedback we receive does not end up directly in the planning documents. We do our best to include the spirit of these comments, such as the importance of habitat protection, the health of watersheds and the importance of measures to combat climate change, within the vision for the Municipality and in the high level policies in the Municipal Planning Strategy. We are, however, limited to what we can regulate in the Land Use Bylaw.

It is also important to note that what is important to one person may not be of importance to another, and we have to balance the perspectives we receive and use our professional expertise to make decisions. This means that some perspectives and priorities do not make it into the draft planning documents. In some instances, residents did not want any regulations at all, which we are unable to oblige due to the mandate of the provincial government through Bill 58. Plan It Colchester represents the introduction of planning regulations to many parts of the Municipality for the first time, and it is important that regulations are approached with a light-touch to begin with and that they, at the very least, meet the minimum planning standards established by the Province. The planning documents will undergo periodic review and if a regulation or policy is not working, or ceases to be effective, then it should be updated at that time, if not sooner through

an amendment. Planning documents are not static, they are “living documents” and are meant to change as the needs and priorities of the community evolve over time.

We understand that some residents felt uninformed about the project. The project team sent two mail outs, one during each phase of engagement, to every household in the municipality to inform residents about the project, the public meeting schedule and the ways they could ask questions or share feedback with the project team. This is the most direct, accessible and effective way we can inform residents, but we understand if sometimes these materials end up unread or confused for junk mail. In addition, information about the project has appeared in every municipal newsletter since March 2023 and has been promoted on the municipal website as well as the municipality’s social media channels.

We are appreciative of every individual who has taken the time to engage with this project and share their feedback with us. We heard a lot of passionate, thoughtful input from residents and have done our best to incorporate that feedback with the tools we have available to us as planners and with the understanding that we avoid heavy-handed regulation as a first step to introducing planning regulations to the Municipality of the County of Colchester.

## 2.3 Impact of Planning on Development

### *Feedback*

We heard from a few residents and developers about their concerns regarding the introduction of planning regulations in the municipality and the burden in both time and cost that this could place on those looking to build. Some argue that planning regulations will cause a downturn in construction as residents and developers navigate the new rules. They cite fears of economic impacts for the local construction industry if developers choose not to develop in Colchester because of red tape. They are concerned that this could exacerbate the housing crisis in the municipality.

One developer suggested revising the policies in the “Residential Development” section of the MPS (Pg. 63) to simplify the process for residential development. They also advocated for more flexibility for flag lots and reduced road frontage requirements in rural areas to support housing development.

### *Discussion*

We recognize the trepidation that comes along with the introduction of regulations for the first time and the desire to have a regulatory environment that enables development. Due to the provincial government mandate to enact planning regulations in all municipalities in Nova Scotia, it is not possible to “pause” or stop the development of regulations. The Plan It Colchester project seeks to take a light-touch approach to the areas in the municipality that are introducing planning for the first time. The provincial government’s mandate through Bill 58 has made this a necessary step for the Municipality, but that goes for all other municipalities as well (there will no longer be any parts of the province where “anything goes”), meaning the regulatory environment will be similar across the Province with varying levels of restrictions depending on the Municipality. There are some topics elsewhere in this report that offer approaches to relaxing or tweaking various approaches to reduce potential burdens on landowners and applicants. However, regardless of the outcome of these tweaks we do not believe Colchester will be at a disadvantage compared to

other places, because everyone will have planning regulations that meet the minimum planning standards. In our experience working with municipalities around the province, Colchester's current administrative processes and timelines for approving development in currently-planned areas appear to be reasonable and appropriate, without being overly onerous. We acknowledge the concerns about red tape and have forwarded them to the Municipality to consider possible ways to make the development process easier for those wishing to build.

There is also an argument to be made that some development does not occur because of a lack of planning regulations. There is risk in developing in an area where there are no planning regulations in place, because there is no control over what happens on adjacent lands, which makes for a risky investment for individuals and businesses. We heard many examples during both phases of engagement about incompatible development in communities resulting in land use conflicts and reduction in quality of life. This project seeks to minimize that moving forward and to make the rules clear for developers.

### ***Potential Policy Direction***

Council could direct UPLAND to:

1. Maintain the current draft approach to planning, except as modified by other discussion topics in this report.
2. Modify specific aspects of the draft documents not covered by other discussion topics in this report, with an emphasis on reducing restrictions.

## **2.4 Wind Turbine Development**

### ***Current Draft Approach***

The current draft documents integrate the provisions of the Municipality's existing Wind Turbine Development By-law. Some minor changes were made to accommodate the differences in how the Land Use Bylaw is structured compared to standalone bylaws, and slightly different powers for land use bylaws under the Municipal Government Act. However, the current draft intent was to not substantively change the approach to wind turbine development.

Some of the key elements of the current Wind Turbine Development By-law (and thus the draft planning documents), include:

- » Setback of 1x turbine height for large-scale turbines from property lines and roads
- » Minimum separation distance from dwellings of:
  - 1,000 metres for turbines under 100 metres in height;
  - 2,000 metres for turbines 100-200 metres in height; and
  - an additional 7.5 metres for each 1.0 metre of height above 200 metres.
- » A maximum ambient noise degradation of 36 dB(A) at existing dwellings
- » An ability to reduce the separation distance and ambient noise degradation from dwellings owned by landowners who provide written consent.
- » Controls on turbine design and lighting.
- » Public engagement requirements.

The full provisions can be found in Part 8 of the draft Land Use Bylaw.

## **Feedback**

We heard a significant amount of feedback about wind turbine development in Colchester. The majority of the comments we received were concerns about the environmental and quality of life impacts of this type of development, as well as the potential impact on wildlife, and the desire to see more stringent oversight for these projects. We also heard that the documents are not clear on which zones permit wind turbine development and would like to see this more clearly stated in the next draft. Some are concerned by the description in section 8.1 of the Land Use Bylaw that permits wind turbines in all zones.

We also had a request to change the setback distance listed in section 8.2.1(c) ii be increased from 2,000 metres to 2,500 metres to remain consistent with the recent bylaw provisions in West Hants (which were cited multiple times as a desired approach). The resident cited this distance as appropriate for mitigating issues such as sound, shadowing and flicker. In contrast, we also heard that 2,000 metres was an appropriate buffer distance to mitigate any impacts.

One of the most common pieces of feedback we received was that large industrial turbine projects should only be approved by Council through a development agreement. There is a strong sentiment that this type of development should always have to go through a more rigorous approval process in order to mitigate the impacts on the surrounding communities. We also heard a call to remove sections 8.2.2 and 8.2.3 of the Land Use Bylaw. The residents who made this request cite concerns around the reduction in standards at the discretion of the Development Officer and feel that a set of rules should be established with no flexibility for reductions.

We also heard a call to add an additional application requirement for large and small wind turbine developments under section 4.5.3 of the Land Use Bylaw (Pg. 9). The resident requests that a signed Community Impact Agreement between Council and the proponent be required. They argue that this would provide transparency to the wind turbine application process and provide an opportunity for public input.

Some residents were surprised to see some aspects of the current Wind Turbine Bylaw omitted from the Land Use Bylaw - particularly the section on enforcement and penalties. They note that the current draft documents only reference the standard penalty provisions per the Municipal Government Act. There is a request to add this section from the existing Bylaw to provide the same protection.

We also heard from numerous residents that they would like to see the setbacks for turbines be changed from 2.5 kilometres from a dwelling to 2.5 kilometres from the property line. They feel that due to large lot sizes in some rural parts of the municipality, that this regulation is not restrictive enough to protect residents' quiet enjoyment of their property. One resident pointed out that having the setback from a dwelling instead of a property line may impact a resident's ability to safely build additional dwellings on their lot and feel that this needs to be addressed citing the current housing crisis as a strong consideration as to why.

Another common comment we received from residents had to do with decommissioning bonds for wind turbine development. Residents we heard from on this topic want to see the draft documents include language that these bonds "must be required" for all turbine developments.

Residents are also wanting to see the addition of language requiring radar on/off safety lights for turbines and for noise to be kept at a reasonable level. One resident suggested that the decibel level for turbines be kept at 36 with no exceptions. In terms of lighting, there is a desire to see lights that are activated by the presence of air traffic, in order to reduce the impact of lighting at night in the predominantly rural areas where these projects occur.

Residents wish to see a “Citizen Monitoring Committee” established and referenced in the planning documents. They feel that this is an important step to including residents in decisions that impact their communities. They wish to see a description of the role of the committee, along with its responsibilities included in the draft documents.

We also heard from some residents that they would like to see the Restricted Wind Turbine Overlay used in Cumberland County extended into Colchester County to protect the tourism and recreation character of the area and keep the consistency with the neighbouring municipality. The request is to have the overlay extend along Highway 4 from the border of Colchester County to Base Line Road.

In the same vein of protecting recreational access in Colchester, we heard some criticism of the provision to have turbine developments protected from unauthorized access through the installation of fencing and a lockable gate. There was some concern that this does not align with the commitments of proponents to not limit access to recreational areas.

We also heard feedback in support of wind turbine development that urged a critical lens be applied when evaluating the claims around the harms of wind energy projects. They argue that wind energy projects are a key tool for addressing the climate crisis and provide opportunities for economic growth in Colchester. They ask that Council use an evidence-based approach to decision-making when it comes to wind energy projects. They suggested that these projects can peacefully co-exist with wildlife, recreation and residential uses when proper environmental safeguards are put in place.

One resident also suggested adding provisions for Battery Energy Storage Systems (BESS) in the draft planning documents. They argue that with the increase in renewable energy projects in the Province that BESS will play a larger role in enhancing grid stability and reliability in the future and that proactively addressing them in the draft documents would help to manage and support the growing renewable energy industry in the Province.

We also heard a call to not accept wind applications for hydrogen exports with the resident arguing that this does not align with the Municipality’s climate goals.

## ***Discussion***

Wind energy has been a high-profile topic in Colchester for many years, and the announcement of large-scale projects in the municipality has kept this topic front of my mind for some residents and stakeholders. Concurrent with the initial phase of consultation for the Plan It Colchester project, the Municipality undertook a fulsome review of its Wind Turbine Development By-law as a separate project and arrived at a set of rules and regulations that Council agreed was an appropriate approach.

As evidenced by the volume and breadth of feedback received on this topic, regulation of wind turbines is a complex issue with a lot of public interest. (Re)consideration of wind turbine standards should be founded on the basis of extensive topic-specific engagement and research. In the context of the larger Plan It Colchester project and the timelines necessary to meet the Bill 58 mandate, the topic-specific focus required simply was not appropriate or feasible. The Municipality has also very recently reviewed this topic as a standalone project. As such, we do not feel it is appropriate to make substantive changes to the Municipality's approach to wind turbines as part of Plan It Colchester.

That being said, participants did note a number of instances where elements of the current Wind Turbine Development By-law had been muddled or lost in translation when carried over to the draft Land Use Bylaw. We will correct these issues in the next draft.

Many of the elements of the wind turbine regulations are interrelated, and consistent with our recommendation to not make substantive changes to the approach, we are generally of the opinion that the potential changes received from public feedback should not be considered on a piecemeal basis. However, one public suggestion was the extension of the "wind turbine restriction overlay" that Cumberland County uses in its planning documents. A change of this nature is somewhat independent of other aspects of the Municipality's approach to wind turbines, and if Council wishes to explore this we do not believe it would be a substantive change in direction for the Municipality.

## ***Potential Policy Direction***

Council could direct UPLAND to:

1. Maintain the current approach to Wind Energy in the draft documents, with edits to correct omissions in the transition from the standalone bylaw to the Land Use Bylaw.
2. Make the corrective edits as proposed in Option 1, and also add a "large-scale wind turbine exclusion overlay" along Highway 4.
3. Substantively revisit the Municipality's approach to wind turbines.

UPLAND recommends Option 1. UPLAND strongly recommends against Option 3.

## 2.5 Agriculture Potential (AP) Zone

### *Current Draft Approach*

The current draft MPS and LUB introduce a new Agriculture Potential (AP) Zone for the rural areas of the municipality. The MPS policy for this zone is as follows:

**Policy 4-19:** Council shall, through the Land Use Bylaw, establish the Agriculture Potential Zone (AP). This land use zone is intended to prioritize agricultural development on good agricultural soils as well as well-established agricultural areas even if they are not located on good agricultural soils.

**Policy 4-20:** The Agriculture Potential Zone shall permit agricultural, fishery, and forestry uses; agricultural industry, such as feed mills, heavy equipment repair, and animal processing; a limited range of residential, institutional, recreational, and community uses; and commercial uses that are similar to those in the Rural General Zone; however, uses that could create a long-term impact on soils, such as service stations, shall not be permitted.

**Policy 4-21:** The Agriculture Potential Zone shall generally be applied on the zoning map of the Land Use Bylaw to Class 2, Class 3, and active Class 4 soils in the municipality as identified in the Canada Land Inventory, as well as well-established agricultural areas that are not located on good soils. Exceptions shall be made where such application would conflict with the existing provision of municipal services, where existing development patterns have significantly limited the potential for commercial agriculture, or where areas of good soils are under one hectare in size.

**Policy 4-22:** Council shall, through the Land Use Bylaw, reduce the fragmentation of agricultural lands by limiting the number of lots that can be subdivided on private roads created after [adoption date] within the Agriculture Potential Zone.

Recognizing the somewhat general nature of the Canada Land Inventory mapping on which this zone is based, the MPS also allows (Policy 4-23) rezoning out of this zone, with specific criteria enabling Council to consider the potential impact on agricultural soils and operations.

#### Feedback

The Agriculture Potential (AP) Zone has generally received support as an overall concept, with some specific concerns about the implementation. Overall, the majority of participants were pleased to see agricultural lands have greater protections, while others feel the AP Zone is too restrictive and has been too widely applied in the municipality. Some questioned the accuracy of the Canada Land Inventory map used to create the AP Zone and felt that their property did not merit the designation. These requests for changes to individual property zonings are captured in the last section of this chapter.

We also heard some confusion around the rules for private roads and subdivisions in the AP Zone. There is a desire to see greater clarity on this issue as it has the potential to limit the development potential of lots in the AP Zone.

Some would like to see land banking programs explored for the preservation of agricultural land and one resident suggested the approach in British Columbia as something to look into. Some farmers are concerned about the potential diminished value of their land if they are not able to sell it for residential development and want to see options explored that balance the need for agricultural land to be preserved, while ensuring farmers are not unfairly penalized.

A few participants at the agricultural session raised concerns about the impacts that encroachment from residential development can have on agricultural operations, especially related to separation distances farmers must maintain between their operations and water wells.

One resident who objected to the wide application of the AP Zone suggested having a size threshold over which land would be considered as having resource potential (they suggested 25-50 acres, or where several smaller lots are managed as a group).

## ***Discussion***

Municipalities in Nova Scotia are, by way of the Statements of Provincial Interest in the Municipal Government Act, required to identify and protect agricultural lands. Agricultural lands are defined as:

“active farmland and land with agricultural potential as defined by the Canada Land Inventory as Class 2, 3 and Class 4 land in active agricultural areas, specialty crop lands and dyke lands suitable for commercial agricultural operations as identified by the Department of Agriculture.”

The expected approach to protection is somewhat flexible, but it is expected that municipalities will protect these lands in some way.

We do appreciate and sympathize with the comments regarding the accuracy of soils mapping, but note that the Statement of Provincial Interest is very prescriptive in this matter. Recognizing this, the AP Zone as proposed is intended to be more on the flexible end of the scale, and the ability to rezone out of this zone is also included in the drafts. The Statement of Provincial Interest does also allow some areas of agricultural land to be excluded from protection when such protection would conflict with other Statements of Provincial (e.g. efficient use of sewer and water infrastructure). The current drafts use this flexibility to exclude some areas where existing development patterns are focused on non-agricultural development. Further potential areas are explored in this report below.

In terms of the approach to protection taken in the draft documents, the AP Zone is intended to balance protection of agricultural operations with the need for other types of development, especially as this is in areas that have previously been unplanned. For this reason the extent of the AP Zone already excludes agricultural lands under 1 hectare in size. That being said, agricultural land protection is not just about the specific piece of land where something gets built, but also the impact of that development on lands around it - as evidenced by the participant comments about setbacks from wells. The Agriculture Potential Zone is not just about identifying existing agricultural operations, but managing the impact of development around those operations.

On the balance, we believe the approach offered by the Agriculture Potential Zone meets the Municipality’s obligations under the Act and provides a measure of security to the many farms in the area, while also avoiding being overly-onerous.



## ***Potential Policy Direction***

Council could direct UPLAND to:

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

In general, UPLAND recommends Option 1. However, if Council is interested in adjusting the approach one potential change to explore would be stipulations on the location of new wells to avoid such wells placing operational restrictions on existing farms.

## **2.6 Small-scale Livestock**

### ***Draft Approach***

The draft LUB contains a new “moderate livestock operation” use. This use is limited to 50 square metres of animal housing and does not include male chickens. This use is permitted in the Double Dwelling Zone, Commercial Recreation Zone, Rural General Zone, Rural Residential Zone, Agriculture Potential Zone, and Rural Industrial Zone.

The draft also carries forward provisions from the existing Central Area Plan that allow up to four rabbits, ducks, or female chickens on any lot in any zone.

### ***Feedback***

We heard from a few residents about regulations regarding chickens and roosters. One resident who would like to see a reconsideration of the exclusion of roosters from the Moderate Livestock use in Rural Residential (RR) zone. They argue that roosters serve an important role in protecting small flocks from predators and suggest that it might be more appropriate to restrict the number of roosters based on lot size, or allow a limited number of them. They argue that this is a normal part of rural life and most people in these communities understand that. Another resident requested that residents should be able to have at least 10 chickens. They argue that this is a suitable number to feed a family of 5 and that they want to have more sovereignty over producing their own food.

### ***Discussion***

The restriction on male chickens in moderate livestock operations is primarily related to this use being permitted in the Double Dwelling (R-2) Zone, which is used in denser, serviced communities. This is a carry over from the existing Central Area Plan documents. This restriction seems appropriate in that context, given the potential for impact on neighbours. However, rural areas may be different.

For chickens, we note that it is possible to have more than four under the moderate and intensive livestock operation uses. Because the four chickens exemption is for all zones, expanding this number may not be appropriate due to the potential for impact e.g. in denser serviced areas.

### ***Potential Policy Direction – Roosters in Moderate Livestock Operations***

Council could direct UPLAND to:

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 R-2 Zone.
3. Permit roosters in the Moderate Livestock Operation use, except in the R-2.

UPLAND recommends Option 3.

### ***Potential Policy Direction – Chickens***

Council could direct UPLAND to:

1. Maintain the current limit of four rabbits, ducks, or chickens as a permit-exempt use in all zones.
2. Increase the number of rabbits, ducks, or chickens to 10 (or a different number) as a permit-exempt use in all zones.
3. Increase the number Increase the number of rabbits, ducks, or chickens to 10 (or a different number) as a permit-exempt use in rural zones, but maintain the limit of 4 in “urban” zones.

UPLAND recommends Option 3.

## **2.7 Environmental Protection & Conservation**

### ***Current Draft Approach***

The current draft documents do not include a “conservation zone” specifically, but they do establish a Parks and Recreation (P-1) Zone that allows the following uses (LUB, Pg. 103):

24.1.1 The following main uses shall be permitted in the Parks and Recreation (P-1) Zone subject to the requirements of this Bylaw:

- (a) Agricultural Uses – Existing
- (b) Cemeteries
- (c) Commercial Recreation – Outdoor
- (d) Community Hall
- (e) Conservation
- (f) Farmers’ Markets
- (g) Marinas and Boat Clubs
- (h) Parks and Open Spaces
- (i) Public Recreation
- (j) Restaurant – Take-out – Max. 25 m<sup>2</sup> Gross Floor Area
- (k) Walkways and Trails
- (l) Water Access

This zone has specifically been applied to Municipal and Village parks, Provincial parks, and designated Provincial Wilderness Areas. There are some Municipal and Village lands that were missed in the initial draft, and this will be corrected. There are also some private recreation lands (golf courses etc.) that are currently erroneously included in this zone; these lands will be moved to the Commercial Recreation (P-2) Zone in the next draft.

## ***Feedback***

Environmental protection and conservation were top of mind for many residents who submitted feedback. We heard from multiple residents that they would like to see more land zoned for conservation purposes, such as the preservation and protection of old growth forest and other important habitats. It was noted that conserving large tracts of land is an important factor in mitigating the impacts of climate change, for the health of biodiversity and for habitat connectivity.

We also heard from one resident who was pleased to see Thomas Cove zoned as Parks and Recreation (P-1). On the other hand, we heard from numerous residents about their wish to see the Parks and Recreation Zone expanded in some key areas, including Hart's Lake, Folly Lake, Folly Mountain, and Londonderry.

We heard from a number of residents about the desire to see the "Moose Recovery Plan" recommendations implemented through the planning documents and for lands (both public and private) to be zoned in a manner that would mitigate habitat fragmentation. We had a request from a stakeholder group to increase the area of land zoned Parks and Recreation in the Folly Mountain area from what is currently proposed to the Base Line Road, bordered by Highway 4. They suggest that on the other side of Highway 4 that the Parks and Recreation Zone be applied to the County border (back about 5 kilometres).

We also heard from a resident who wished to express their concern that coastal erosion was not more prominently discussed in the draft documents and noted the importance of this topic to communities in Colchester, such as Economy. They were curious why this topic was seemingly left out of the documents.

We also heard a request to have the Tatamagouche/French River Watershed included in the planning maps. The resident believes that this would be useful information for anyone who owns land within that zone or has plans to acquire some.

## ***Discussion***

The project team had a strong appreciation for the advocacy of residents for environmental protection and conservation. It was made very clear that these are very important issues for residents in Colchester.

Identifying watersheds on planning maps will be done in the next drafts, as well as a more fulsome discussion of coastal erosion.

However, zoning private land for conservation is challenging because by definition this eliminates or significantly limits the development opportunities (and the rights of the landowner) and could be seen as zoning such land for public purposes (amounting to a regulatory "taking"). The Municipal

Government Act s.222 has specific provisions related to zoning that limits a municipality's leeway in substantially restricting development rights on a property. Section 220(5)(p) does include some situations where municipalities can fully restrict development, but these are related to hazards (marshy lands, steep slopes, environmental contamination, etc.) and not conservation purposes. As such, we cannot recommend or even suggest as a meaningful option applying the Parks and Recreation (P-1) Zone to private lands.

The legislative risks of zoning non-designated provincial land as Parks and Recreation (P-1) is not significant like it is for private land. However, we have concerns about the optics risks of this approach. Zoning provincially owned land that is not already a designated park or protected area as Parks and Recreation (P-1) has very little impact on its protection for conservation, as the Province has the ability to override municipal land use regulations and use their lands as they deem appropriate. Applying the Parks and Recreation Zone to un-designated Crown lands would be in name only and not protect those lands from uses such as forestry, mining or other natural resource extraction, or other uses that could potentially fragment habitat.

Species at Risk legislation falls under both Provincial and Federal jurisdictions and exists to support and conserve vulnerable and threatened species across the Province and Country. Municipal land use planning does not employ zoning related to species at risk, as this is not within their jurisdiction. The draft Municipal Planning Strategy does include "impacts on known habitat for species at risk" as an evaluation criterion for Council when considering zoning amendments or development agreements (Policy 6-27), but this is not intended to enter the Municipality into the position of having authority or responsibility for Species at Risk. Rather, this criterion is a potential tool to avoid approving applications that on the face of them plainly have little to no chance of later complying with Provincial or Federal requirements.

Private landowners do have options for more stringent conservation measures on their property if they so choose, by either donating land to a conservation land trust, or entering into a conservation easement with a registered conservation body to ensure their preservation in perpetuity. These measures, however, are the choice of individual landowners and not of the Municipality.

It is important to note that regardless of the approach taken, any existing land uses currently in operation in areas with the proposed Parks and Recreation (P-1) zone are able to continue as a legally nonconforming use.

### ***Potential Policy Direction***

Council could direct UPLAND to:

1. Maintain the current extent of the Parks and Recreation Zone (with adjustments to correct identified errors).
2. Include Provincial parcels Parks and Recreation Zone.

UPLAND strongly recommends Option 1.

## 2.8 Shoreline Zone

### *Current Draft Approach*

The draft planning documents contain a new Shoreline (SL) Zone. The following policies for the Shoreline (SL) Zone are located in the MPS (pg. 23):

**Policy 4-24:** Council shall, through the Land Use Bylaw, establish the Shoreline Zone. This land use zone is intended to enable waterfront development with thoughtful development standards intended to protect the integrity of aquatic and riparian ecosystems.

**Policy 4-25:** The Shoreline Zone shall permit limited residential uses and a limited range of other uses typically found in rural areas. Complimentary uses including, but not limited to, accommodations, marinas, and parks and open spaces uses shall also be permitted.

**Policy 4-26:** The Shoreline Zone shall initially be applied on the zoning map of the Land Use Bylaw for approximately 300 metres (984.2 feet) around lakes with existing development, and lakes located in areas where near-term development might be possible, such as lakes in close proximity to roads.

### *Feedback*

We heard some feedback about the new Shoreline Zone (SL). One resident requested to see forestry added as a permitted use in this zone, as they operate a sustainable woodlot in this proposed zone.

Public Health recommends adding to Policy 4-26 to include the statement: “In the future, Council shall apply the Shoreline Zone along rivers and the coast.” They feel that the coast should be included in the Shoreline Zone.

### *Discussion*

The actual resource extraction aspect of forestry, such as logging and portable sawmills, is not regulated by municipal planning documents. Such matters are regulated under various acts and regulations within the jurisdiction of Nova Scotia Natural Resources and Renewables. As such, the Shoreline Zone should not interfere with the woodlot aspect of the resident’s operation.

The draft Land Use Bylaw does regulate “forestry-related uses” such as tree nurseries and permanent sawmills. We suggest such “forestry-related uses” should be discouraged in the areas the Shoreline Zone is applied as one of the primary goals of the zone is to protect the integrity of aquatic and riparian ecosystems. We acknowledge that the resident who made the request practices sustainable forestry; and note that any portions of their operation that meet the definition of forestry-related uses would be protected under the Municipal Government Act as a non-conforming use.

Regarding the suggestion to expand the intent of the Shoreline Zone, we believe this would be appropriate. The zone as originally conceptualized was called the “Lakeshore Zone”, but this was changed through the drafting process to potentially expand its use to the coast and rivers in the future. Explicitly stating this in policy is reasonable.

## ***Potential Policy Direction***

Council could direct UPLAND to:

1. Maintain the current approach to the Shoreline (SL) Zone; or
2. Add forestry-related uses as a permitted use in the Shoreline (SL) Zone; and/or
3. Expand the policy intent for where the Shoreline Zone could be applied.

UPLAND recommends Option 3.

## **2.9 Residential Density and Land Lease Communities**

### ***Current Draft Approach***

The current draft documents enable a range of residential densities. In “urban” areas this ranges from as-of-right permission for 1 unit on a lot in the Single Dwelling Unit (R-1) Zone to 16 units on a lot in the Residential High Density (R-4) Zone, with the ability to consider more via the development agreement process. In rural areas permitted densities range from 2 units on a lot in the Shoreline (SL), Agriculture Potential (AP), and Rural Residential (RR) Zones, to 4 units on a lot in the Rural General (RG) Zone, or more with larger lots. A full list can be found in Table 11-1 (p. 59) of the draft Land Use Bylaw. The drafts also enable some minor intensification through accessory dwelling units and some reductions in minimum lot size and lot frontage for residential zones.

In order to recognize existing neighbourhoods while encouraging housing diversity, the draft Municipal Planning Strategy continues the Single Dwelling Unit (R-1) Zone on areas that had that zone, but limits its expansion to minor rounding out of zone boundaries (Policy 4-31).

The draft documents were also drafted with the intent to discharge the Municipality’s existing Land Lease Development Bylaw. The drafts enable Council to consider new land lease communities via development agreement in the Rural General (RG), Commercial Recreation (P-2), Residential Medium Density (R-3), and Residential High Density (R-4) Zones.

### ***Feedback***

We heard a mix of feedback relating to residential density in the municipality. Some expressed concern over the impacts of density on their community and cited examples of incompatible residential developments in their mainly rural areas that have had quality of life implications. One resident spoke of the scale of new development adjacent to their home in the Masstown area (with little to no landscaping) that has resulted in a significant loss of privacy on their property, stormwater management issues and a nuisance-level amount of traffic on the dirt road behind their house servicing the new development. They are eager for the new regulations to come into effect to prevent incompatible developments like this in the future.

We also heard support for the limiting of the Single Dwelling Unit Zone (R-1) and the approach that the draft documents take to encourage varying forms of appropriate density in the

municipality. There was support for the approach to adding “gentle” density in rural and suburban areas and the positive impact that this can have on multi-generational living options for families, as well as income generation for property owners to help offset their housing costs and keep homeownership within reach for more residents. We also heard strong support for densification in serviced communities to make use of municipal infrastructure and promote more sustainable lifestyle options for residents, such as not wanting to own a vehicle.

We heard some concerns from residents in more urbanized communities about increased residential density and the potential impacts this could have on adjacent landowners. One resident in Truro Heights expressed concern over possible impacts from taller development on their ability to grow food on their property. They are concerned that investments in long-term agricultural pursuits on their property (such as food bearing trees) could be lost if their property loses its access to sunlight for a portion of the day.

Finally, we heard confusion from developers of land lease communities about where this style of development was permitted and the densities of development that would be considered. We also heard concern from these developers that the Agriculture Potential (AP) Zone, which covers a substantial portion of the rural areas of the municipality, does not allow new land lease communities.

## ***Discussion***

A consistent theme in initial public engagements was the need to promote housing opportunities and diversity, and many of the residential provisions in the draft documents are intended to respond to this need. However, we do appreciate the trepidation around increased density in growth centres and the potential for land use conflicts and impacts on infrastructure. Conversely, most of the rural areas of the municipality are currently unplanned so any regulation will be more restrictive than what currently exists, and we understand the concern that this could be limiting to residential development.

At the same time, we did hear significant support for intensification in the urban areas, as well as controls to prevent conflicts in the rural areas. On the balance, we believe the general approach taken in the drafts is appropriate in the context of what we heard from residents. However, if Council wishes to tweak specific aspects of housing density in rural and/or urban areas that is certainly possible.

One area where there is clear need for consideration is around land lease communities. Over the years with the growth of manufactured housing the line between this form of development and other types of development where multiple units are located on one lot (bare land condominiums, “grouped dwellings”, etc.) has become blurred. This creates confusion and inconsistencies about permitted density. For example, four mini homes on a lot could simply be considered “dwellings” and permitted in the Rural General (RG) Zone, but if they were to have the administrative elements of a land lease community (land rented to owner of the dwellings) the same four units would require a development agreement. Given this inconsistency, we recommend removing land lease communities as a separate land use and instead treating them the same as other dwellings of the same density. The consequence of this is that smaller communities would be permitted, while larger ones would require a development agreement just like an apartment building would (with the threshold dependent on the zone).

## *Possible Policy Direction – Overarching Approach to Residential Density*

Council could direct UPLAND to:

1. Maintain the current approach to residential density in the drafts.
2. Tweak aspects of residential density, such as the number of units permitted on a lot or the minimum lot size and frontage.

UPLAND recommends Option 1.

## *Possible Policy Direction – Land Lease Communities*

Council could direct UPLAND to:

1. Continue to treat land lease communities separately from other dwellings, with minor tweaks as necessary to respond to concerns about unclear regulations.
2. Remove land lease communities as a separate land use category and treat them the same as other dwellings of a similar density.

UPLAND recommends Option 2.

## 2.10 Active Transportation

### *Current Policy Approach*

The current draft documents have the following policies related to sidewalks and active transportation (MPS, Pg. 69):

**Policy 5-28:** Council may, through the Subdivision Bylaw, require sidewalks on new public roads in the Growth Centres.

**Policy 5-29:** Council shall, through the Land Use Bylaw, permit trails as a land use in all zones.

**Policy 5-30:** Council shall, through the Land Use Bylaw, require pedestrian connections to adjacent active transportation networks for developments approved via the site plan approval process.

**Policy 5-31:** Council shall, through the Land Use Bylaw, enable a reduction in required automobile parking spaces in certain zones if the developer provides bicycle parking spaces meeting standards established in the Land Use Bylaw.

**Policy 5-32:** Council shall work to implement the active transportation network identified in the Municipality's Active Transportation Strategy.

The Municipality would like to note that they are committed to updating the Active Transportation Strategy in the future.



## ***Feedback***

We heard from residents in the communities just outside of the Town of Truro that a more connected network of active transportation trails between their communities and the Town could encourage more people to travel to work/school or run errands using modes of active transportation. One resident from Valley was concerned about the lack of sidewalks in their community and although they praised the recent addition of sidewalks on Old Courthouse Branch, they would like to see that extended to the busy stretch between Weston Drive and Regency Point Drive. Many in these suburban communities feel that a more well-connected, safe network would help to achieve some of the Municipality's goals of becoming more sustainable and carbon-friendly.

We also heard from Public Health about active transportation. They suggest including language to directly make the connection between access to safe active transportation options and improved access to employment opportunities, services, retail outlets, recreational facilities, community connectedness, and civic opportunities for improved health outcomes.

## ***Potential Policy Direction***

Council could direct UPLAND to:

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

## **2.11 Inclusivity & Community Health**

### ***Current Draft Approach***

Discussions of the impacts of land use planning on community health are found throughout the Municipal Planning Strategy.

## ***Feedback***

We heard a few important suggestions from Public Health. They would like to see a more detailed statement on how climate change affects health, particularly focusing on the impact of heat waves on elderly populations and those living with cardiovascular and respiratory diseases.

Public Health also suggests broadening the scope of MPS Policy 4-80, which allows dwellings via development agreement in the Institutional Zone. They suggest expanding the land uses to include other types of care facilities, such as:

- Residential care facilities
- Adult rehabilitation centers
- Group homes
- Developmental residences
- Special care facilities

This recommendation is made in recognition of the variety of care needs within Colchester County. Public Health recommends exploring the distribution of park space and open space zones

across the Municipality, with a focus on identifying areas with inequitable access to recreational amenities, particularly in racialized and marginalized communities. They suggest developing policies to address the inequitable distribution of parks and open spaces, particularly in areas where there is a lack of recreational amenities.

Public Health also recommended that the Municipality of Colchester adopt several strategies to enhance food security and accessibility. These include requiring space for food production in amenity areas and incorporating edible landscaping, ensuring large land holdings and master-planning applications address the food system's impact, and increasing opportunities for food-related activities such as production, processing, and retail. The Municipality should evaluate food-resource mapping to identify barriers and opportunities for accessing food, and incorporate food system considerations into significant land-use bylaws and long-term planning. Public Health also advocates for collaboration with provincial, federal, and Indigenous governments to create a resilient and equitable regional food system. Additionally, Public Health suggests reviewing the JustFOOD Action Plan with flexibility, adapting its recommendations to fit the specific needs of Colchester County.

Public Health suggests making a stronger link between housing and health, emphasizing the impact of lack of access to core housing on health. They also recommend an amendment to Policy 5-12 (Affordable housing tools): changing "may" to "shall" in the policy to create stronger language and promote decisive action in increasing housing diversity and affordability.

We heard from Nova Scotia Public Health that they would like to see a few changes to the documents to promote inclusivity. These suggestions include:

Changing all references to "pedestrian" to "walking and rolling" or "walkability and rollability"  
Changing sidewalks to "sidewalk, trail, or similar pathway" or "walk and roll pathway"

They applauded the equitable approach taken with regard to the Mi'kmaw Lands Zone, but also recommended further engagement with other marginalized groups such as the African Nova Scotian community, the 2SLGBTQIA+ community and persons with disabilities to ensure their perspectives are included in the draft documents.

## ***Discussion***

Many of the suggestions above are minor expansions to the Municipal Planning Strategy contextual text or are minor differences in form of language. We take these as good suggestions and will seek to include them as language in the updated draft. Some of the other suggestions, such as adopting other strategies, are not necessarily content for the planning documents but are included above as advisement to the Municipality.

However, there are two items that would materially change the documents.

The first is residential facilities in the Institutional Zone. As drafted, these would actually be permitted as dwellings since the draft documents treat residential facilities the same as a dwelling of a similar size (though this may not be clear to readers and will be clarified). However, we actually suggest that such facilities should be permitted as-of-right (i.e. without a development

agreement) in the Institutional Zone and this was somewhat of an oversight.

The other item is the wording of Policy 5-12:

“Council **may** explore and implement municipal tools for increasing the diversity and affordability of housing, including—but not limited to—tax or development fee incentives, divestiture of municipal lands for housing purposes, and municipal support for affordable housing providers. “

Typically we take the approach of using “may” for future programs or projects, since there is no specific implementation pathway beyond Council’s own initiative. However, Council may wish to change this to “shall” to more strongly communicate an intent to undertake this work.

### ***Possible Policy Direction – Residential Facilities***

Council could direct UPLAND to:

1. Maintain the current approach of requiring a development agreement for residential facilities in the Institutional Zone (with clarifications of the language to communicate that this is indeed enabled by policy).
2. Permit residential facilities as-of-right in the Institutional Zone.

UPLAND recommends Option 2.

### ***Possible Policy Direction – Housing Tools Policy***

Council could direct UPLAND to:

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

UPLAND has no specific recommendation on this item.

## **2.12 Specific Community Approach to Zoning**

### ***Current Draft Approach***

#### **Little Dyke**

The current proposed zoning in Little Dyke is a mixture of Agriculture Potential (AP) and Rural General (RG), with the Shoreline Zone (SL) applied in the subdivision around Little Dyke Lake and two large parcels zoned Rural Industrial (RM) where there is a gravel/sand operation.

#### **Economy**

In the current drafts, the majority of the lands in Economy, Economy Point, and Upper Economy are in the Agriculture Potential (AP) Zone and nearly all land fronting Highway 2 falls in this zone. The remainder of the land is zoned Rural General (RG) with a few parcels zoned Institutional (I) or Parks & Recreation (P-1).

## Feedback

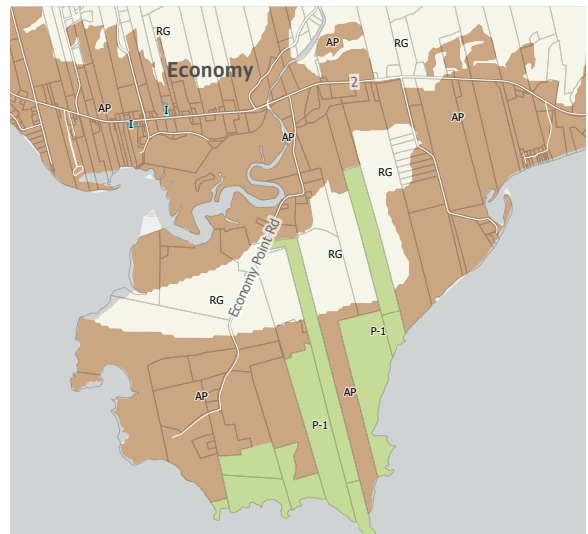
We heard from a few residents who would like to see the overall zoning approach in their communities reevaluated.

### Little Dyke

One resident from Little Dyke believes that the current draft approach to the zoning of the community is not reflective of the evolution and unique character of the area. They expressed concern about the Rural Industrial (RM) Zone that covers a large area to the northeast of the community. They are concerned about continued land use conflicts with the sand and gravel operations in the area and the impact that this has on community cohesion, road safety, air and water quality, and overall quality of life.

### Economy

We heard from a resident in Economy that the current draft approach to zoning in Central Economy (including Economy Point) does not align with the reality on the ground. They argue that the community should be zoned to promote growth in the community and feel the current Agriculture Potential Zone is not appropriate, nor does it reflect the uses in the community or the quality of the soils in the area. The resident argues for Economy to be zoned Rural General along Highway 2, similar to the zoning approach in the Great Village area. In addition, we heard from multiple property owners in Economy who requested zoning changes. These specific requests are listed in the next section and can be approached on a case by case basis if Council chooses not to change the zoning at the community level.



## Discussion

In general the draft documents take the approach of identifying existing rural industrial activities in the Rural Industrial (RM) Zone. It is possible to zone these uses something differently, thus making the existing use non-conforming. Provisions under the Municipal Government Act protect non-conforming uses and allow them to continue; however, this does limit their ability to expand. That being said, it is important to note that recent court cases have confirmed that municipalities do not have the authority to regulate pits and quarries, nor any of the processing operations directly related to the extraction of raw materials. A different zone would potentially prevent other industrial uses at this location, including aggregate-related uses (such as a concrete plant), but would not provide relief from the quarrying activity.

The Economy area has been zoned Agriculture Potential due to its soil classification under the Canada Lands Inventory, as required by the Statement of Potential Interest on Agriculture. However, we are aware of some of the inaccuracies in this mapping, and the Statement also

enables some adjustments to the extent of agricultural protection when there are other mitigating factors at play. In the case of the Economy area, we believe the on-the-ground context and the role this area plays as a local service centre are appropriate mitigating factors.

### ***Possible Policy Direction - Little Dyke***

Council could direct UPLAND to:

1. Maintain the existing zoning in the current draft documents.
2. Adjust the Zoning in Little Dyke to remove the Rural Industrial (RM) Zone.

Due to the above-discussed limitations, UPLAND recommends Option 1. However, Option 2 is reasonable provided all parties are aware of the limitations of this approach.

### ***Possible Policy Direction - Economy***

Council could direct UPLAND to:

1. Maintain the existing zoning in the current draft documents.
2. Adjust the Zoning in Economy to include Rural General (RG) along the Highway 2 corridor.

UPLAND recommends Option 2.

## **2.13 Specific Zoning Requests**

We received a number of specific zoning requests. With any project where planning is being introduced for the first time, the first draft had some properties that were inaccurately zoned, or could reasonably qualify for a different zone to be applied. The following section will outline each individual request, the possible policy direction that can be taken to address the request and UPLAND's recommendation.

### **PIDs 20212775 & 20452538, PID 20168571, PID 20169207**

#### ***Current Draft Approach***

PIDs 20212775 and 20452538 are currently zoned Shoreline (SL) Zone in the current drafts. PID 20168571 is zoned Industrial (M) and PID 20169207 is zoned Rural General (RG). They also have a number of properties that fall in the Agriculture Potential (AP) Zone, that they did not list.

#### ***Feedback***

We heard from the landowner, a local lumber company, that they are confused by the zoning on their properties and why there is such variation. They are concerned that some of the zoning

could impact their current operations and future projects/developments. They want to see the appropriate land use zone applied prior to the approval of the draft documents to ensure their business is not impacted by the introduction of the new regulations.

### ***Potential Policy Direction***

Council could direct UPLAND to:

1. Maintain the existing zoning in the current draft documents.
2. Meet with the landowner to determine appropriate zoning for their properties.

### **PID 20141529**

#### ***Current Draft Approach***

PID 20141529 is currently split zoned Agriculture Potential (AP) and Rural General (RG) Zone.

#### ***Feedback***

We heard from the landowner in Economy who wanted to see the split zoning removed from their property and to have the full property zoned Rural General.



### ***Potential Policy Direction***

\*If Council directed UPLAND to reevaluate the AP Zone in Economy to Rural General, then this would satisfy the request.

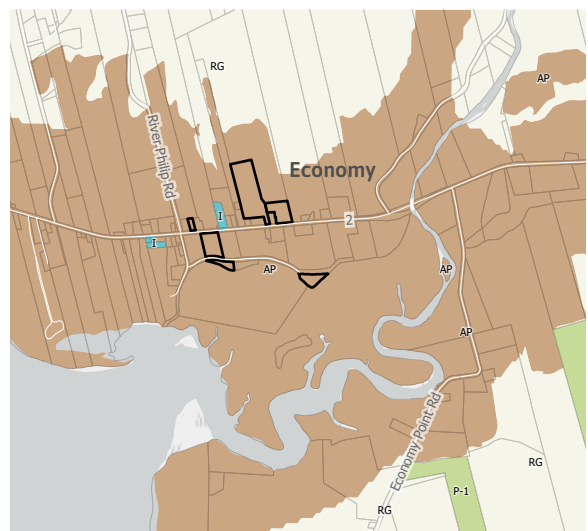
If Council directed not to undertake rezoning in Economy, Council could direct UPLAND to:

1. Maintain the existing split zoning on PID 20141529.
2. Change the zoning on PID 20141529 to Rural General.

### **PIDs 20141230, 20401790, 20141222, 21780834, 20141610, 20141644 & 20141271**

#### ***Current Draft Approach***

PIDs 20141230, 20401790, 20141222, 21780834, 20141610, 20141644 & 20141271 are currently zoned Agriculture Potential (AP).



## ***Feedback***

We heard from a landowner in Economy who requested that their properties be zoned Rural General.

## ***Potential Policy Direction***

\*If Council directed UPLAND to reevaluate the AP Zone in Economy to Rural General, then this would satisfy the request.

If Council directed not to undertake rezoning in Economy, Council could direct UPLAND to:

1. Maintain the existing zoning on these PIDs.
2. Change the zoning on PIDs 20141230, 20401790, 20141222, 21780834, 20141610, 20141644 & 20141271 to Rural General.

## **PIDs 20226411 & 20226429**

### ***Current Draft Approach***

PIDs 20226411 and 20226429 are currently zoned Agriculture Potential (AP).

## ***Feedback***

We heard from another landowner in Economy who requested that their properties be zoned Rural General. They argue that their properties have low potential for agriculture (they have tested their fields and have low viability for cropping) and are immediately adjacent to a cottage community and

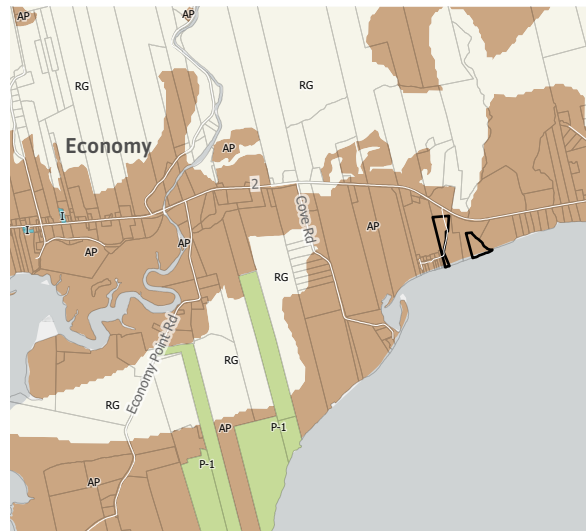
have much greater potential for residential development.

## ***Potential Policy Direction***

\*If Council directed UPLAND to reevaluate the AP Zone in Economy to Rural General, then this would satisfy the request.

If Council directed not to undertake rezoning in Economy, Council could direct UPLAND to:

1. Maintain the existing zoning on these PIDs.
2. Change the zoning on PIDs 20226411 & 20226429 to Rural General.



## **PID 20202214**

### ***Current Draft Approach***

PID 20202214 is currently zoned Agriculture Potential (AP).

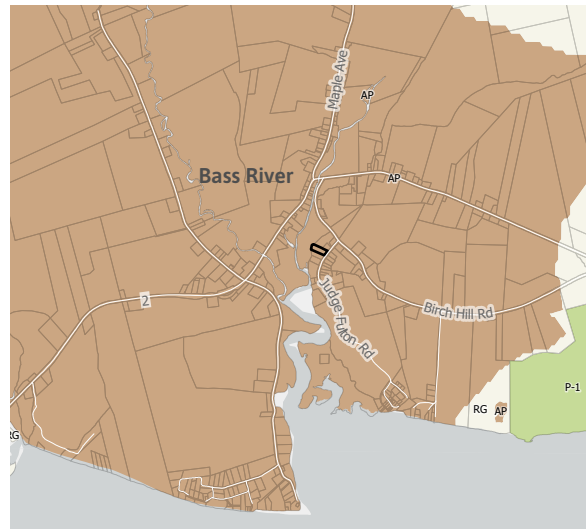
### ***Feedback***

We heard from the landowner in Bass River who wanted to see their property zoned as Rural General. They argue that their soil quality is poor and questioned the methodology for the AP Zone application.

### ***Potential Policy Direction***

Council could direct UPLAND to:

1. Maintain the Agriculture Potential zoning on PID 20202214.
2. Change the zoning on PID 20202214 to Rural General.





## Part 3

# Additional Feedback

This section provides a summary of the feedback that the project team received related to topics that are outside the specific scope of this project, outside the scope of land use planning documents in Nova Scotia, or are beyond the powers granted to municipalities through the Municipal Government Act. While these items cannot be directly addressed as part of the planning documents, the feedback is still appreciated and important and is included here as a reference for the Municipality in instances where other municipal tools are available to address these comments.

### **Development Process Efficiency**

We heard some concerns about the possible slow down of permitting and other operational challenges for the Municipality that will come from having increased regulations and a greater administrative burden.

### **Industrial Land Reclamation**

We heard a request for more industrial land reclamation and that these lands could possibly become parks, trails or other recreational assets. The resident also wanted to see better oversight of Industrial land uses through the strengthening of the Community Liaison Committee.

### **Quarries**

We heard concerns about the impacts of quarries and other such forms of resource extraction on surrounding communities and the local environment.

### **Water Pressure and Traffic in Bible Hill**

We heard a couple of concerns about water pressure and traffic in Bible Hill and whether or not existing infrastructure has enough capacity to service higher densities of dwellings.

### **Taxes**

We heard a few concerns about changes in taxes as a result of the new zoning. Taxes are determined by the use of the land (agriculture, residential, commercial, etc.), not the zoning, so taxes should not change as a result of the new planning documents coming into effect.

Part 4

# Appendix – Raw Engagement Data



