

**REGION OF QUEENS MUNICIPALITY  
PLANNING ADVISORY COMMITTEE  
FEBRUARY 4, 2019  
7:00 P.M.**

**AGENDA**

---

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES –**
  - DECEMBER 17, 2018**
  - JANUARY 7, 2019**
- 4. ACTION ITEMS AND UPDATES**
- 5. MUNICIPAL PLANNING REVIEW**
  - 5.1 PROGRESS REPORT**
  - 5.2 DRAFT VISION, GOALS AND OBJECTIVES**
- 6. PROPOSED MINIMUM PLANNING STANDARDS**
- 7. OTHER**
- 8. NEXT MEETING – MARCH 4, 2019**
- 9. ADJOURNMENT**

**PLANNING ADVISORY COMMITTEE  
REGULAR MEETING  
DECEMBER 17, 2018 - 7:00 P.M.**

**MINUTES**

---

**Present:** Councillor Heather Kelly, Chair  
Councillor Raymond Fiske  
Robert Ross  
Paul Connolly  
Julie Petrella  
Mary White  
Mike MacLeod, Planner

**Regrets:** Councillor Susan MacLeod  
Don Kimball  
Wendy Connors, Development Officer

**UNAPPROVED**

**1. CALL TO ORDER -**

The meeting was called to order at 7:00 p.m.

**2. APPROVAL OF AGENDA –**

It was **MOVED** by **Mary White** and **SECONDED** by **Paul Connolly** that the Agenda be approved as circulated.

**Motion Carried Unanimously.**

**3. APPROVAL OF MINUTES – NOVEMBER 5, 2018**

It was **MOVED** by **Robert Ross** and **SECONDED** by **Raymond Fiske** that the Minutes of November 5<sup>th</sup>, 2018 be approved as circulated.

**Motion Carried Unanimously.**

**4. ACTION ITEMS AND UPDATES -**

Mike MacLeod updated the Committee on the status of the Eastlink development agreement application. Mike advised that due to an administrative error in the notification process for the public hearing, a new hearing was required to be scheduled to deal with this matter. As per the Region's Land Use Bylaw, notification of the public hearing is to be sent to all property owners within 200 feet of the property subject to the development agreement. This notification did not happen, so in the interest of fairness and to be in compliance with the Land Use Bylaw, a new hearing has been scheduled for January 22, 2019.

## 5. MUNICIPAL PLANNING REVIEW –

The Committee reviewed a list of key items which it had identified earlier as requiring particular attention in the MPS / LUB review process, as well as an internal philosophy document that UPLAND had prepared as a general framework for the review.

Robert Ross suggested that we take a step back and identify what exactly we are trying to achieve. Robert felt that UPLAND's philosophy seemed a little too broad and scattered. Need to identify plan objectives and break project down into a number of categories or headings, ie. land and building development, environment, social/culture. These overarching categories would then be broken down into sub categories reflecting the key issues the planning documents are intended to incorporate. From that, separate policy statements would be developed to address each.

Robert noted that the background reports are critical to the process and need to include policy recommendations to cover all the thing we deem as important that will eventually go into the draft planning documents. Mike concurred, noting that policy is intended to be developed from the background discussion papers. Mike advised that the discussions papers will start to come out shortly, at which time, the Committee will have the opportunity gauge the direction of the project in meeting Committees expectations. Heather Kelley suggested that if there were concerns with the direction that the project was taking, that this needed to be addressed sooner than later. We want to be sure that the project is going down the road that we want it to. Paul Connolly advised that the Committee has yet to receive the background papers and we need to assume that the documents will contain the information that we expect. If they don't, then we have a discussion with UPLAND to clarify expectations.

The Committee reviewed the November Progress Report submitted by UPLAND. Julie Petrella suggested that the monthly progress reports should incorporate dates or timeframes so that the Committee can easily see progression of the various aspects of the project. Mike will discuss this with UPLAND and have them look at reformatting the report. Robert Ross enquired as to the timeframe of submission of discussion papers for Committee review. It appeared from the progress report that they will be submitted all at once. Mike advised that he discussed this with UPLAND and the submission of the documents would be staggered.

Heather Kelley suggested that the website should include copies of the supplementary reports provided to UPLAND at the beginning of the project to provide a little additional background for the public. Mike advised that he would make this request.

Discussion ensued regarding previous development proposals which had come before the Committee. It was felt there was a need for greater control over particular types of development in particular locations to ensure that the necessary services are available of would be provided for. Robert Ross advised that there are a number of tools available for incorporation in the land use bylaw such as siting criteria, design guidelines, servicing criteria.

Mike MacLeod reminded the Committee of the meeting with UPLAND on January 7<sup>th</sup>, to discuss the status of the project. Committee suggested that perhaps it would be better for UPLAND to have the workshop during the daytime, instead of the evening. Mike will check with UPLAND to see what time works best for them.

**6. OTHER - /**

Robert Ross noted that he was going to be away for a couple of meetings, but requested that agenda packages be sent to him so that he could review and prepare comments for Committee consideration.

**7. NEXT MEETING**

The next meeting is scheduled for January 7<sup>th</sup>, 2019. Mike advised that he would consult with UPLAND to determine what time of day would be best for them to meet and would advise Committee accordingly.

**8. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:10 p.m.

---

Date

**PLANNING ADVISORY COMMITTEE  
REGULAR MEETING  
JANUARY 7, 2019 - 7:00 P.M.**

**MINUTES**

---

**Present:** Councillor Heather Kelly, Chair  
Councillor Susan MacLeod  
Councillor Raymond Fiske  
Paul Connolly  
Julie Petrella  
Mary White  
Mike MacLeod, Planner  
Wendy Connors, Development Officer

**UNAPPROVED**

**Regrets:** Don Kimball  
Robert Ross

---

**1. CALL TO ORDER -**

The meeting was called to order at 7:00 p.m.

**2. APPROVAL OF AGENDA –**

It was **MOVED** by **Raymond Fiske** and **SECONDED** by **Julie Petrella** that the Agenda be approved as circulated.

**Motion Carried Unanimously.**

**3. MUNICIPAL PLANNING REVIEW - UPLAND PRESENTATION**

Ian Watson from UPLAND was in attendance to update PAC on the Municipal Planning Strategy / Land Use Bylaw review. Ian spoke about the work complete to date, what will happen in the next few months and engagement of the project with the government, stakeholders and the public. Ian answered questions about the discussion papers on Residential Development & Environment. A draft of the projects Vision, Goals and Objectives was distributed to members of the committee for comparison with current ones. Ian suggested any comments or changes be sent to Mike MacLeod. A copy of UPLAND's presentation is attached to the minutes.

**4. OTHER - /**

**5. NEXT MEETING**

The next meeting is scheduled for February 4<sup>th</sup>, 2019.

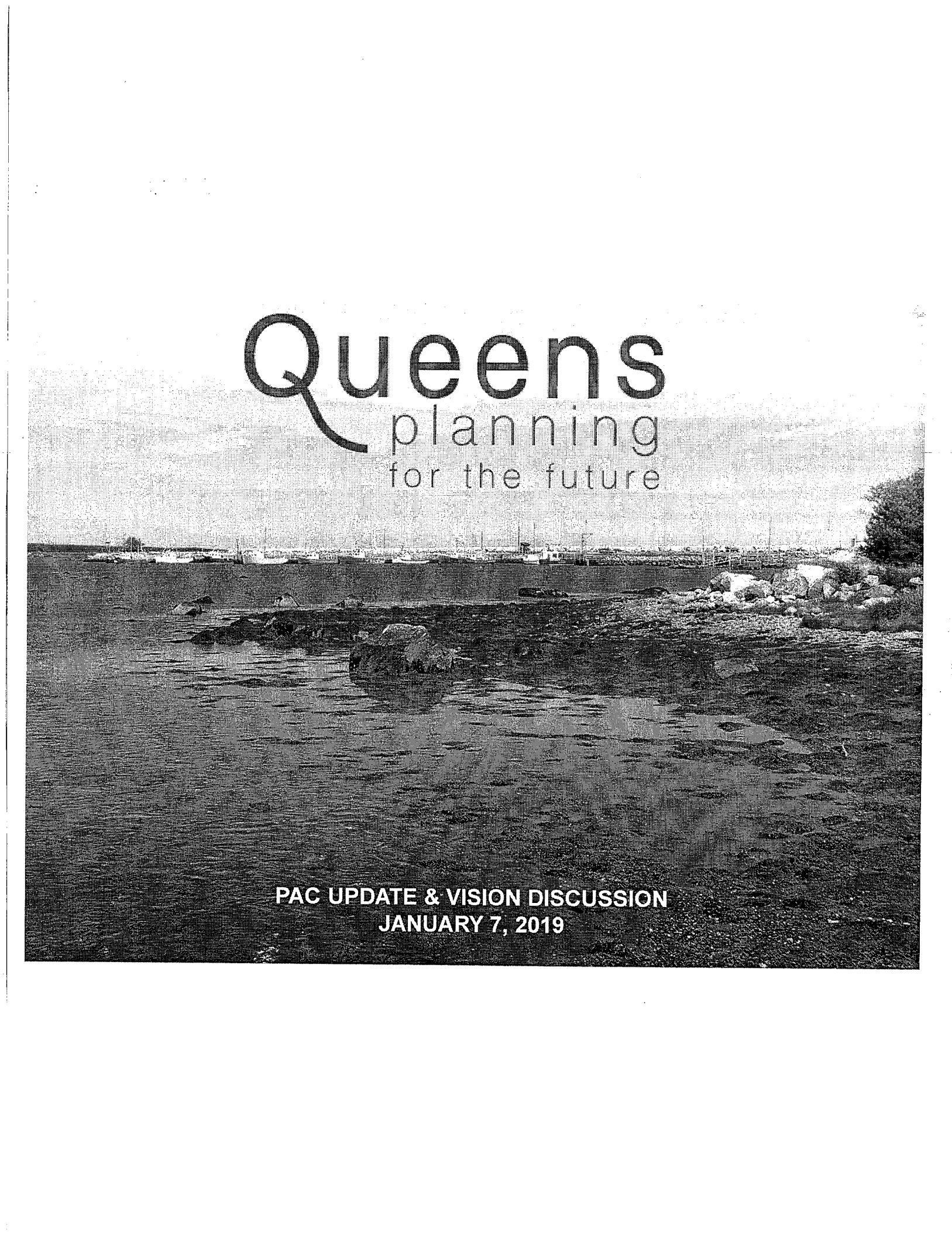
**6. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:20 p.m.

---

---

Date



# Queens

planning  
for the future

**PAC UPDATE & VISION DISCUSSION  
JANUARY 7, 2019**

# AGENDA


## Agenda

- **Project Update**
- **Engagement Review**
- **Vision, Goals, and Objectives**


# WORK TO-DATE

- **Project brand and website**
- **Pop-up events**
- **Seven public open houses**
- **Four stakeholder meetings**
- **Stakeholder calls**
- **On-line surveys**
- **Internal drafts of discussion papers**

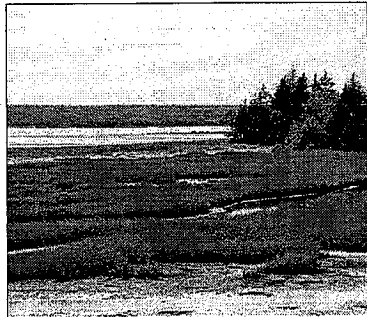
# NEXT STEPS




Queens  
planning  
for the future




DISCUSSION PAPER 1  
POPULATION & DEMOGRAPHICS  
2018.10.11




Queens  
planning  
for the future



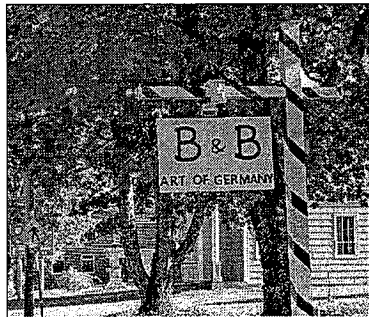
DISCUSSION PAPER 2  
ENVIRONMENT  
2018.10.11




Queens  
planning  
for the future




DISCUSSION PAPER 3  
RESIDENTIAL DEVELOPMENT  
2018.10.11




Queens  
planning  
for the future



DISCUSSION PAPER 4  
ECONOMY  
2018.10.11



Queens  
planning  
for the future



DISCUSSION PAPER 5  
INFRASTRUCTURE  
2018.10.11

Queens  
planning  
for the future

**NEXT STEPS**

# **COMMUNITY VISION**

**Queens**  
planning  
for the future

# PROJECT TIMELINE

	2018						2019											
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	
<b>2 Citizen and Stakeholder Engagement</b>																		
2.1 Communications																		
2.2 Stakeholder Engagement																		
2.3 Staff Engagement																		
2.4 Public Survey																		
2.5 Open House Meetings																		
2.6 Creative Tactics																		
2.7 Community Vision																		
2.8 Metric Reporting																		
2.9 What We Heard Report																		
<b>3 Analysis and Discussion Papers</b>																		
3.1 Population and Demographics Discussion Paper																		
3.2 Environment Discussion Paper																		
3.3 Residential Development Discussion Paper																		
3.4 Economic Discussion Paper																		
3.5 Infrastructure Discussion Paper																		
3.6 General Policy Discussion Paper																		
<b>4 Project Findings and Recommendations</b>																		
4.1 Policy Report																		
4.2 Issues Workshop with Planning Advisory Committee																		

# ENGAGEMENT

## Metrics

- **Open Houses: ~70 participants**
- **Pop-ups: ~50 participants**
- **Website: 780 unique visitors**
- **General survey: 227 respondents**
- **Business survey: 29 respondents**

# ENGAGEMENT

## Stakeholders

- Kejimikujik
- Medway Community Forest Coop
- Mersey Tobeatic Research Institute
- Southwest Nova Biosphere Reserve
- North Queens Business Hub
- Privateers Farmers Market
- North Queens Board of Trade
- South Queens Chamber of Commerce
- South Shore Tourism Cooperative
- South Shore Opportunities
- Queens Care Society - age friendly communities project
- Housing Nova Scotia
- South Shore Housing Action Coop
- Regional Library
- 6 local contractors/developers
- Port Medway Grocer
- Ann Thompson Realty
- Medway Area Community Association
- Harrison Lewis Coastal Discovery Centre
- Port Mouton Island owners
- Quarter Deck
- White Point

# ENGAGEMENT

## **Needed Stakeholder Information**

- **DTIR**
- **Harbour Authorities**
  - **Brooklyn**
  - **East Port**
  - **Hunts Point**
  - **Moose Harbour**
- **Youth engagement?**

# WHAT WE ARE HEARING

## Coastal Issues

- Defining aspect of Queens
- Public access
- Erosion
- Sea level rise
- Development impacts
- Beaches

# WHAT WE ARE HEARING

## Lakes and Rivers

- Another defining aspect of Queens
- Impact of development and resource activities
- Riparian areas

# WHAT WE ARE HEARING

## Housing

- Affordable
- Quality
- Need for diverse options
- Seasonal workers
- Seniors housing
- Neighbourhood character

# WHAT WE ARE HEARING

## **Infrastructure and Amenities**

- Rural internet
- Transportation
- Recreation
- Arts and culture
- Downtowns
- Waterfront

# WHAT WE ARE HEARING

## **Seasonal Residents**

- **Converting seasonal residents to full-time**
- **Services and amenities**

# WHAT WE ARE HEARING

## **Economy**

- **Need to support diverse businesses**
- **Land use conflicts**
- **Encouraging reinvestment in downtowns**
- **Clear, rational regulations**

# WHAT WE ARE HEARING

## **Population Retention**

- **Retirees (particularly seasonal residents)**
- **Young families**
- **Welcoming attitude**

# WHAT WE ARE HEARING

## **General Planning**

- **Reduced red tape**
- **Improved communications between government and residents**
- **Mixed uses**

# WHAT WE ARE HEARING

## **Business Survey**

- **Primarily from smaller, long-term (5+ years) businesses**
- **31% plan to expand in next 2 years**
- **E-business is a common factor in expansion**
- **Good availability of commercial space**
- **Generally happy with municipal process**
- **Poor internet**
- **Smaller population / market**
- **More communication / promotion**

# High-level Direction?

- Plan for climate change and respect the power of the natural environment
- Efficient and sustainable infrastructure
- Use a light touch for regulation
- Enable and support businesses of all types
- Leave room for innovation
- Recognize the value of resource-based industries
- Provide diverse housing options, close to services
- Protect sensitive natural environments

# VISION

The Region of Queens Municipality will be a place that thrives on its interconnection with, and respect for, the natural environment; where residents can find suitable housing and meaningful employment; where communities find purpose in their unique qualities and strength in their shared vision; and where visitors and seasonal residents feel welcome

# GOALS

1. provide opportunities for a wide range of housing options in the Region, including diverse price points, locations, sizes, types, and forms of tenure
2. support economic development by developing a community where business owners and employees want to live and by providing enough appropriately-zoned land to enable a range of commercial and industrial activities, including encouragement of home-based business

# GOALS

3. protect and enhance the quality of the natural environment
4. develop the Region in a manner that minimizes our contribution to climate change and provides resiliency against the effects of climate change

# GOALS

5. promote recreational opportunities of both an active and passive nature within the Region as a major contributor to a high quality of life for both residents and visitors alike

# GOALS

6. recognize and accommodate institutional uses such as churches, schools, and hospitals as integral parts of our communities that contribute greatly toward a higher quality of life
7. promote innovative institutional uses, such as business hubs, land trusts, housing co-operatives, and community centres

# GOALS

8. recognize and support the unique culture and character of each individual community in the Region while promoting unity and shared responsibility for developing a positive and progressive future for Queens and all of its residents
9. support the preservation, enhancement, interpretation, and communication of the Region's historical buildings and landscapes

# GOALS

- IO. utilize and properly manage the Region's transportation infrastructure, with consideration for all modes including active transportation
  
- II. promote development that takes advantage of existing infrastructure and services or, where necessary, leads to the provision of new infrastructure and services in locations and of a form that is financially- and environmentally-sustainable

# GOALS

I2. implement this Municipal Planning Strategy through the use of clear, consistent, and defensible regulations and through municipal programs and infrastructure investments that are consistent with the Community Vision

# ITEM 4

## Planning Advisory Committee -

### Action Plan



Region of Queens Municipality

Action	Date	Responsibility	Status
Mersey Seafoods Rezoning	March 5, 2018	Mike	Completed
17 School Street, Milton rezoning	March 5, 2018	Mike	Completed
Lewis MacLachlan Development Agreement in Caledonia for automobile repair	April 9, 2018	Mike	Completed
Rezoning Municipal lands on Payzant and Brunswick Streets in Liverpool		Mike	Completed
Devan Smith Development Agreement in Harmony – automobile repair	May 7, 2018	Mike	Completed
Eastlink Development Agreement	October 10, 2018	Mike	Public Hearing held on January 22, 2019. Council to discuss at its February 12, 2019 meeting.
MPS / LUB Review RFP		Mike	Ongoing

**UPLAND**

Urban Planning + Design Studio

52 King Street  
Dartmouth, Nova Scotia B2Y 2R7  
+1 (902) 423-0648  
info@uplandstudio.ca**Progress  
Report****Project:**

Region of Queens Plan Review

**Reporting Period:**

January 2019

Dear Mr. MacLeod and the Queens Planning Advisory Committee,

Please find attached a progress report for the work completed during the month of January, 2019. Through this phase of the project we have focused primarily on the discussion papers. Looking ahead to next month, we will wrap up the discussion papers, including submission of the second half of each paper, which will focus on policy implications of the data presented in the analysis. Once these have been reviewed by PAC we will release them for public review.

In an effort to improve transparency and communication with PAC we have updated the format of these reports to more detail on estimated timelines for project tasks. We welcome any feedback on the new format and are always looking for ways we can improve project management.

If you have any questions or seek further clarification, please don't hesitate to contact me.

Sincerely,



Ian Watson, MCIP

Complete

**Phase 1:  
Project Initiation and Continuous Management**

<b>Task</b>	<b>Estimated Task Progress</b>	<b>Predicted Completion Date</b>
<i>Task 1.1: Start Up Meeting + Site Visit</i>	Complete	-
<i>Task 1.2: Data Collection</i>	Complete	-
<i>Task 1.3: Document Review</i>	Complete	-
<i>Task 1.4: Project Brand</i>	Complete	-
<i>Task 1.5: Engagement Plan</i>	Complete	-
<i>Task 1.6: Project Web Presence</i> This phase we posted the final background information to the project website. The website will continue to receive ongoing updates as the project progresses; however, this will be considered as part of the applicable task (e.g. uploading the discussion papers once they are complete)	Complete	-
<i>Task 1.7: Monthly Progress Reports</i>	Ongoing	Last day of each month

Ongoing

**Phase 2:  
Citizen and Stakeholder Engagement**

<b>Task</b>	<b>Estimated Task Progress</b>	<b>Predicted Completion Date</b>
<i>Task 2.1: Communications</i> This coming period we will develop communications materials to advertise the release of the discussion papers.	50%	Communications will occur on schedule with other engagement tasks
<i>Task 2.2: Stakeholder Engagement</i> This period we continued phone interviews with stakeholders. A few stakeholders are outstanding. We will continue to call stakeholders this period. Stakeholders will also be notified of the discussion paper release.	85%	February 15th for phone calls. Notification to stakeholders along with public release of discussion papers
<i>Task 2.3: Staff Engagement</i>	Pending	March to allow benefit of complete discussion paper set and to coincide with PAC issues workshop

<i>Task 2.4: Survey</i>	Complete	-
<i>Task 2.5: Open House Meetings</i>	50%	September
<i>Task 2.6: Creative Tactics</i> As per PAC discussion, outstanding creative engagement events will be moved to the end of summer to benefit from the draft planning documents.	30%	September
<i>Task 2.7: Community Vision</i> This period we presented an initial draft of the Vision, Goals, and Objectives to PAC. We have received feedback from some PAC members. We welcome any further feedback, routed through Mike. We will collate these and update the draft for the PAC workshop and inclusion in the draft planning documents.	75%	Updated draft submitted to PAC one week before workshop.  Final draft included in draft MPS.
<i>Task 2.8: Metric Reporting</i> This period we presented engagement records to-date to PAC.	50%	Updates after public feedback on discussion papers and after next round of open houses
<i>Task 2.9: What We Heard Report</i> We have continued to collect engagement results into a formal report.	35%	September, following the second round of open houses.

Ongoing

**Phase 3:  
Analysis and Discussion Papers**

Over the past period we have been focusing our efforts on continuing the analysis side of the "Analysis and Discussion Papers". We have submitted the Demographics, Environment, and Residential papers for review. We have received the required data for the Economy paper and it will be submitted next, followed by Infrastructure. Finally, all papers will be resubmitted with edits to the analysis half and the inclusion of a second half focusing on policy implications.

<b>Task</b>	<b>Estimated Task Progress</b>	<b>Predicted Completion Date</b>
<i>Task 2.1: Population and Demographics Paper</i>	75%	Analysis submitted. February 8th for policy discussion.
<i>Task 2.2: Environment Paper</i>	75%	Analysis submitted. February 8th for policy discussion.
<i>Task 2.3: Residential Development Paper</i>	75%	Analysis submitted. February 8th for policy discussion.

<i>Task 2.4: Economic Paper</i>	50%	February 4th for analysis. February 15 for policy discussion.
<i>Task 2.5: Infrastructure Paper</i>	50%	February 15th for analysis and policy discussion.
<i>Task 3.6: General Policy Paper</i>	50%	February 15th for policy discussion. (Due to the "catchall" nature of this report focusing on smaller, individual issues, it will not require an analysis chapter.)

Pending

**Phase 4:  
Project Findings and Recommendations**

<b>Task</b>	<b>Estimated Task Progress</b>	<b>Predicted Completion Date</b>
<i>Task 4.1: Policy Report</i>	Pending	February 28th
<i>Task 4.2: Issues Workshop with PAC</i>	Pending	March

Pending

**Phase 5:  
Drafting / Policy Development**

<b>Task</b>	<b>Estimated Task Progress</b>	<b>Predicted Completion Date</b>
<i>Task 5.1: Prepare Draft MPS</i>	Pending	July
<i>Task 5.2: Prepare Draft LUB</i>	Pending	July
<i>Task 5.3: Prepare Mapping</i>	Pending	July
<i>Task 5.4: Submit Draft MPS &amp; LUB</i>	Pending	July
<i>Task 5.5: Draft Plan Presentation</i>	Pending	July
<i>Task 5.6: Community Consultation</i>	Pending	September

Pending

**Phase 6:  
Final Presentation and Approvals**

<b>Task</b>	<b>Estimated Task Progress</b>	<b>Predicted Completion Date</b>
<i>Task 6.1: Community Input Summary</i>	Pending	September
<i>Task 6.2: Final Revisions</i>	Pending	October
<i>Task 6.3: Formal MPS and LUB Adoption</i>	Pending	November
<i>Task 6.4: Project Wrap-Up</i>	Pending	November

**List of Outputs and Deliverables to Date**

- Start up meeting
- Final project brand
- www.queensplan.com
- Engagement Plan
- Internal document review
- Project launch communications
- Project business cards
- Two pop-up events
- Seven public open houses
- Four stakeholder meetings
- PAC communication materials
- General survey in online and paper format
- Business survey in online format
- Advertising materials
- Council project update and workshop
- Internal drafts of Demographics, Environment, and Residential Development papers
- Meeting with PAC to update on project and discuss Community Vision

**Next Month Steps**

- Continue stakeholder interviews
- Finalize discussion papers
- Policy report
- Logistics for PAC and staff workshops
- Communications for release of discussion papers

# Region of Queens Vision, Goals, & Objectives

Draft for PAC – January 7, 2019

## Vision

Existing	Proposed
The Region of Queens Municipality will be a place where communities respect the natural environment, possess strong character, enjoy access to a variety of recreational opportunities and continue to develop an economy that builds on the assets of the Region as a whole	The Region of Queens Municipality will be a place that thrives on its interconnection with, and respect for, the natural environment; where residents can find suitable housing and meaningful employment; where communities find purpose in their unique qualities and strength in their shared vision; and where visitors and seasonal residents feel welcome

## Goals

Existing	Proposed
promote a wide range of housing options throughout the Region to meet the needs of all residents of Queens, including new affordable housing units, high-end condominium development and senior's housing	provide opportunities for a wide range of housing options in the Region, including diverse price points, locations, sizes, types, and forms of tenure
encourage economic development by building on the Region's strengths, recognising the importance of improved infrastructure and identifying the potential of undeveloped lands for new, or expansion of, commercial and industrial related operations	support economic development by developing a community where business owners and employees want to live and by providing enough appropriately-zoned land to enable a range of commercial and industrial activities, including encouragement of home-based business
encourage land development within the Region of Queens Municipality that protects the quality of the natural environment and the safety of all residents, through such means as sewage collection and treatment, maintaining safe drinking water supplies, establishing development setbacks from water courses, and recognition and protection of environmentally sensitive areas	<ul style="list-style-type: none"> <li>• protect and enhance the quality of the natural environment</li> <li>• develop the Region in a manner that minimizes our contribution to climate change and provides resiliency against the effects of climate change</li> </ul>

<p>promote recreational opportunities of both an active and passive nature within the Region as a major contributor to a high quality of life for both residents and visitors alike</p>	<p>Keep existing</p>
<p>recognize institutional uses such as churches, schools and hospitals as integral parts of our communities that contribute greatly toward a higher quality of life</p>	<ul style="list-style-type: none"> <li>• recognize and accommodate institutional uses such as churches, schools, and hospitals as integral parts of our communities that contribute greatly toward a higher quality of life</li> <li>• promote innovative institutional uses, such as business hubs, land trusts, housing co-operatives, and community centres</li> </ul>
<p>recognize the importance of the Region's culture and heritage and encourage the protection of historically significant properties and promoting the historic character of all communities</p>	<ul style="list-style-type: none"> <li>• recognize and support the unique culture and character of each individual community in the Region while promoting unity and shared responsibility for developing a positive and progressive future for Queens and all of its residents</li> <li>• support the preservation, enhancement, interpretation, and communication of the Region's historical buildings and landscapes</li> </ul>
<p>utilize and properly manage the Region's transportation infrastructure, with consideration for all modes including active transportation</p>	<p>Keep existing</p>
<p>grow our communities through new road, sewer and water infrastructure thereby enabling new economic growth and improving the health and welfare of our residents, while at the same time achieving a balance in maintaining existing infrastructure assets and seizing every opportunity to repair or replace deteriorating systems</p>	<p>promote development that takes advantage of existing infrastructure and services or, where necessary, leads to the provision of new infrastructure and services in locations and of a form that is financially- and environmentally-sustainable</p>

establish clear rules for implementing a Region wide strategy, which reflects community concerns and is acceptable to the people of the Region.	implement this Municipal Planning Strategy through the use of clear, consistent, and defensible regulations and through municipal programs and infrastructure investments that are consistent with the Community Vision
---	---

## Objectives

### Residential Development

Existing	Proposed
Promote orderly and sustainable residential growth within the Region.	Keep existing
Protect the character and integrity of existing communities and residential areas.	Guide the evolution of communities and residential areas in a manner that is respectful of, and complementary to, the existing context and character of those communities
Encourage residential infilling on serviced lands within the Urban Development Area.	Keep existing
Identify vacant lands which have the potential for future residential development through extension of municipal infrastructure.	Identify vacant lands that have the potential for future residential development through the sustainable and efficient extension of municipal infrastructure.
Encourage a variety of housing alternatives.	<ul style="list-style-type: none"> <li>• Increase the Region's supply of rental housing.</li> <li>• Diversify the available housing stock beyond the traditional dominance of single-detached homes.</li> <li>• Enable and promote reinvestment in older, larger homes for reuse as housing that meets current demographic trends.</li> </ul>

## Economic Development

Existing	Proposed
Establish zoning that will allow for a variety of scales of business and industry within the Region.	Establish zoning that that allow for a variety of scales of business and industry within the Region, including home-based businesses.
Encourage new commercial and industrial growth to locate in areas that will not place undue strain on existing municipal facilities, infrastructure and financial resources.	Keep existing
Establish policy to reduce the impact of commercial businesses and industries on other land uses.	Keep existing
Build upon the strong connection between the Region's natural environment and a vibrant tourism industry.	Keep existing
Investigate new value-added opportunities that can build upon the Region's well-established, resource-based industries.	Keep existing
	<ul style="list-style-type: none"> <li>• Encourage traditional downtown main street commercial development, as well as villages, settlements, and cross-roads as hubs of commercial activity.</li> <li>• Enable and encourage commercial uses that provide supplies and services on a local scale, particularly in areas outside of Liverpool.</li> </ul>

## Recreation and Open Space

Existing	Proposed
Promote a healthy lifestyle for all residents of the Region.	Keep existing

Establish policy to provide direction for future recreational land development within the Region.	Establish criteria for future recreational land acquisition and development with the Region.
Assess the suitability of land owned by the Region for recreational purposes.	Delete
Identify public right of ways in the Region in order to facilitate the public's ability to access a diversity of recreational areas.	<ul style="list-style-type: none"> <li>• Continue to develop and maintain the multi-use trail network.</li> <li>• Protect public access to freshwater and coastal shorelines.</li> <li>• Provide diverse recreational facilities that meet the needs of residents of all ages and abilities.</li> </ul>

### **Institutional**

<b>Existing</b>	<b>Proposed</b>
To provide for the establishment of future institutional uses throughout Queens.	Keep existing

### **Natural Environment**

<b>Existing</b>	<b>Proposed</b>
Utilize the MPS and LUB to encourages sustainability of our natural resources.	Delete
Regulate development in areas that may put people, property and the environment at risk.	Keep existing
Establish rules for development to protect environmentally sensitive and / or significant areas.	Keep existing

## Heritage and Culture

Existing	Proposed
Build on and promote scenic drives in the Region, which relate to our rich history and culture.	Delete
Encourage the preservation of important historic buildings in the Region.	<ul style="list-style-type: none"> <li>• Designate important heritage buildings and landscapes, and encourage their preservation and enhancement.</li> <li>• Provide tools and incentives for reinvestment in historic buildings.</li> </ul>
Educate the public on the importance of heritage preservation.	Delete

## Transportation

Existing	Proposed
Improve the quality and effectiveness of transportation networks within the Region.	Keep existing
Promote development in areas that utilize existing transportation infrastructure.	Keep existing
Improve active transportation networks within the Region.	Keep existing

## Municipal Services and Infrastructure

Existing	Proposed
To explore new means and methods for improved delivery of municipal services.	Delete
To encourage new development that utilizes existing infrastructure.	Keep existing
To protect quality drinking water within the Municipal Water Supply Watershed.	Keep existing

To establish a long-range plan for the extension of municipal services within the Urban Development Area.	To establish a long-range plan for the efficient extension of municipal services within the Urban Development Area.
	Maintain or upgrade existing serviced areas, including sewer and water services, street lighting, sidewalks, and streetscaping.

**Statements of policy in planning strategy**

214 (1) A municipal planning strategy may include statements of policy with respect to any or all of the following:

- (a) the goals and objectives of the municipality for its future;
- (b) the physical, economic and social environment of the municipality;
- (c) the protection, use and development of lands within the municipality, including the identification, protection, use and development of lands subject to flooding, steep slopes, lands susceptible to subsidence, erosion or other geological hazards, swamps, marshes or other environmentally sensitive areas;
- (d) stormwater management and erosion control;
- (e) in connection with a development, the excavation or filling in of land, the placement of fill or the removal of soil, unless these matters are subject to another enactment of the Province;
- (f) in connection with a development, retention of trees and vegetation for the purposes of landscaping, buffering, sedimentation or erosion control;
- (g) studies to be carried out prior to undertaking specified developments or developments in specified areas;
- (h) the staging of development;
- (i) the provision of municipal services and facilities;
- (j) municipal investment for public and private development and the coordination of public programs relating to the economic, social and physical development of the municipality;
- (k) non-conforming uses and structures;
- (l) the subdivision of land;
- (m) the use and conservation of energy, including the height and siting of developments;
- (n) measures for informing, or securing, the views of the public regarding contemplated planning policies and actions or bylaws arising from such policies;
- (o) policies governing
  - (i) land-use by-law matters,
  - (ii) amendment of the land-use by-law,
  - (iii) the acceptance and use of cash-in-lieu of required parking,
  - (iv) the use of development agreements,
  - (v) the establishment of comprehensive development districts,

- (vi) the use of site-plan approval areas, including whether notice must be given to owners and tenants of property that is thirty metres or more from the applicant's property,
- (vii) the establishment of transportation reserves,
- (viii) the use of infrastructure charges,
- (ix) the eligibility criteria for the establishment of a commercial development district including, without limiting the generality of the foregoing, the percentage increase in the taxable assessed value of the eligible properties, as defined in subsection 71C(1), within the proposed commercial development district and the period over which the increase in the taxable assessed value of the properties occurs;
- (p) the regulation or prohibition of development in areas near airports with a noise exposure forecast or noise exposure projections in excess of thirty, as set out on maps produced by an airport authority, as revised from time to time, and reviewed by the Department of Transport (Canada);
- (q) any other matter relating to the physical, social or economic environment of the municipality.

(2) A council shall include policies in the municipal planning strategy on how it intends to review the municipal planning strategy and land-use by-law. 1998, c. 18, s. 214; 2003, c. 9, s. 57; 2014, c. 16, s. 12; 2016, c. 13, s. 2.

The following is a potential minimum contents list for a **Municipal Planning Strategy**. Regulations would be laid out to ask municipalities to demonstrate that they have covered the following topics:

- Background and Context Information
- Significant Features Map (optional)
- Vision Statement
  - What your municipality wants to be like in 20 or 30 years
- Land Use Concept Map
- Topics and Policies
  - One or more goals connecting a topic to the vision
  - Policies that will move the municipality towards those goals
  - This section should address the Statements of Provincial Interest
  - This section should address engagement with neighbouring municipalities
- Implementation

We envision that municipalities that have comprehensive Municipal Planning Strategies will have to amend their Municipal Planning Strategies to add policy on:

1. How they are addressing the Statements of Provincial Interest;
2. How they are consulting with their neighbouring municipalities; and
3. (maybe) have they made changes to the Provincial Subdivision Regulations and if so, what are they.

The following is a potential minimum contents list for a **Land Use Bylaw**. Regulations would be laid out to ask municipalities to demonstrate that they have covered the following topics:

- Division of the municipality into zones
  - Permitted uses
  - Regulations / Development Standards
  - Map showing the location of the zones
- Implementation