THE MUNICIPALITY OF CHESTER

reVISION Plan Review

**For More Information or to provide comments and feedback, please contact us:**

| Call us! | Email Us! | Visit Us! | Check our Website! |
|---|---|---|---|
| 902-275-2599 | revision@chester.ca | 186 Central Street, Chester | voicesandchoices.ca/revision |

# COMMUNITY CHARACTER AREAS

The Municipality of Chester is made up of many different communities, the Municipal Planning Strategy seeks to recognize and enhance the unique character of each community. Communities are grouped together into Character Areas based on their physical and cultural features. There are four Community Character Areas: Rural, Settlement, Hamlet and Village. Each Character Area describes how the community is laid out. The Character Area also describes desired changes, enhancements or developments for that area in the future. Each Character Area has policies that describe what type and intensity of land use and development is appropriate, this is further broken down into zones as detailed in the Municipal Land Use By-law.

## Let Us Know What You Think!

Now that you have had a chance to learn more about the draft Planning Strategy and Land Use By-law and what changes to expect for your community, Council wants to hear from you!

Post your thoughts and ideas in the space below on a sticky note, fill out a comment sheet or discuss you ideas with a member of staff.

PLEASE POST YOU THOUGHTS, COMMENTS AND OPINIONS HERE USING THE STICKY NOTES PROVIDED

**RURAL AREA:**

The Rural Area includes a mix of wilderness, resource lands and rural communities. A low population density, made up mostly by single unit homes is part of the areas character. Resource industries, such are forestry, fishing, agriculture and natural resource processing also form an important part of the Rural Character Area. Based on this history of mixed use with a low level of regulation, the Rural Area allowed a wide range of land uses and buildings.

**Rural Area Zones:**

The only zone within the Rural Area of the Municipal Planning Strategy is the GENERAL BASIC (GB) ZONE.

**SETTLEMENT AREA:**

The Settlement Area covers most areas between Highway 103 and the Atlantic Ocean. While still having a rural feel, higher density and steady growth is anticipated in this area. The purpose of the Settlement Area is to encourage and prepare for development that is compatible with each communities' character. Well-designed communities that support future residential growth and may include business, institutions and light industry is envisioned for these areas.

**Settlement Area Zones:**

The Settlement Area has a unique mix of communities and residents, some of whom prefer a more suburban lifestyle and community design, while others wish to maintain the traditional rural mix of uses and lower level of regulation. The result is five zones, which vary significantly in the types of development and level of control in each. The zones included in the Settlement Area are: SINGLE UNIT RESIDENTIAL (SU) ZONE, SETTLEMENT RESIDENTIAL ONE & TWO (SR-1 & SR-2) ZONES, MIXED-USE (MU) ZONE, COASTAL ISLAND (CI) ZONE and GATEWAY (GW) ZONE.



*For more detailed information on the new zones, please review the handout materials for each zone or ask a staff member for help*