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

ENVIRONMENTAL SAFEGUARDS

The Municipality is aiming to improve and maintain a healthy natural environment which protects and preserves both natural features and amenities, while also protecting or mitigating residents and property owners from the negative impacts associated with environmental degradation and/or climate change.

Stormwater Management

Any form of development has the potential to change the pattern of water runoff . Hard surfaces such as buildings and pavement do not absorb or retain water and cause water to flow quickly onto neighbouring properties . This can lead to problems with pollution , flooding and replenishing of ground water (aquifers). Large residential, commercial, institutional, and industrial developments will be subject to stormwater management requirements.

Watercourse, Waterbody & Wetland Setbacks & Vegetated Buffers

This Planning Strategy introduces setbacks and vegetated buffers as tools to help to protect water quality by limiting, filtering or slowing down runoff and pollutants entering the waterway. The setback, required for projects which require a development permit., maintains a minimum distance between new development and the water's edge. A Vegetated Buffer, is an area next to a watercourse which is left undisturbed with natural vegetation remaining. Any development requiring Site Plan Approval (generally moderate to large residential, commercial, industrial uses) is required to maintain a Vegetated buffer .

Lakefront Overlay

The Lakefront Overlay is created to regulate development around lakes, help protect water quality and prevent overdevelopment. The overlay is applied to all properties surrounding a lake as shown on Schedule B of the Land Use By-law. Within the overlay, all uses permitted within the underlying zone are allowed, however, all developments except small accessory structures, require a development permit.

ENVIRONMENTAL PROTECTION AREA

The Environmental Protection Area has been created to address two types of land which require varying levels of protection. These uses are sources of potential drinking water and lands

Environmental Protection Area Zones

- The PROTECTED WATERSHED (PW) ZONE is used to prevent the contamination of water sources that have been identified as a potential source for Municipal drinking water. The only areas currently zoned PW surround Spectacle Lake.
- The CONSERVATION (CS) ZONE is created to safeguard the ecological integrity of lands placed in trust or those donated to the Municipality for the purpose of conservation. Regulations in this zone prevent the construction of any permanent structures.

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

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