REPORT ON THE THIRD ROUND OF PUBLIC ENGAGEMENT (APRIL – MAY 2018) FOR THE reVISION PLAN REVIEW

PRESENTED TO MUNICIPAL COUNCIL ON JULY 25, 2018

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INTRODUCTION

This report discusses the activities and results of the third round of planned consultations relating to the reVISION Plan Review process. The reVISION process began in 2014 and involves a comprehensive review of the Chester municipal planning documents. Following the completion of the reVISION process, Council will decide whether or not to adopt a new Municipal Planning Strategy and Land Use By-law.

In 2014, the Citizens Planning Advisory Committee (CPAC) was formed, comprised of members of the public representing each Council district, to oversee the reVISION process. Since 2014, CPAC has worked with Municipal staff to draft the Municipal Planning Strategy and Land Use By-law.

In January 2018, staff presented the draft Planning Strategy and Land Use By-law to Municipal Council. Council gave direction that staff begin the third round of public consultation to provide information on the draft planning documents, and to receive comments and feedback. Council acknowledged that there would likely be changes needed to the draft documents following the public engagement sessions.

Municipal Council approved a schedule and strategy for public engagement which staff then carried out during the months of April and May 2018.

Staff have prepared this report to Council for consideration and discussion. Included in the report are summaries of comments and feedback received during this round of public meetings as well as options to consider changes to the documents. Complete, unaltered (excluding redaction of personal information) comments from meetings, written comment cards, emails and social media conversations are attached to this report as Appendix A, B, C & D respectively.

OVERVIEW OF THIRD ROUND ENGAGEMENT ACTIVITIES

Beginning in 2014, Municipal staff and staff from 3rd Sector Engagement held two rounds of Public Engagement to solicit input and feedback from members of the public. These initial two rounds of engagement focused primarily on visioning, determining what elements residents enjoy about their communities and what, if any, areas of concern or change would they like to see. The format for this engagement consisted of Open House sessions and targeted workshops dealing with topics covered in the Municipal Planning Strategy and Land Use by-law.

Following Council's direction at a January 25, 2018 meeting, staff initiated the third round of Public Engagement activities. The purpose of this round of engagement was to bring the draft Planning Strategy and Land Use By-law to the public for review and comments.

The schedule included 14 public meetings, two in each Council district, to allow ample opportunity for members of the public to attend a session convenient to them. The purpose of the sessions was to allow members of the public to learn about the draft documents and provide comments, feedback and suggestions on how the documents could be improved. Each of the 14 meetings included an Open House from 2:00 p.m. until 4:00 p.m. and again from 6:00 p.m. until 7:00 p.m. as well as a Town Hall style Question and Answer period between 7:00 p.m. and 8:00 p.m.

Throughout the reVISION process, staff have heard that some members of the public did not know about the Plan Review or weren't aware of the meeting dates or other opportunities to participate. Municipal staff and Council made a concerted effort to increase advertising for this third round of engagement.

Newspaper advertising was placed in the Progress Bulletin and Masthead Newspapers. Newsletter advertisements were placed in the New Ross Flyer, Aspotogan Heritage Trust Newsletter (online & print) and the ARA Newsletter. The Municipal website and Social Media sites were updated with information and

an email notice was sent via the reVISION email list. Approximately 70 flyers (posters) were placed around the Municipality at various community hubs, noticeboards, businesses, post offices and community mailboxes. Staff created a new project website, Voices and Choices (voicesandchoices.ca) which was established and advertised as a location for further information, engagement and feedback. Finally, staff created an eight page insert which was distributed in the Municipal Newsletter to every household in the Municipality. This insert included an overview of the reVISION Plan Review, included the upcoming meeting schedule and gave contact information for further information or questions.

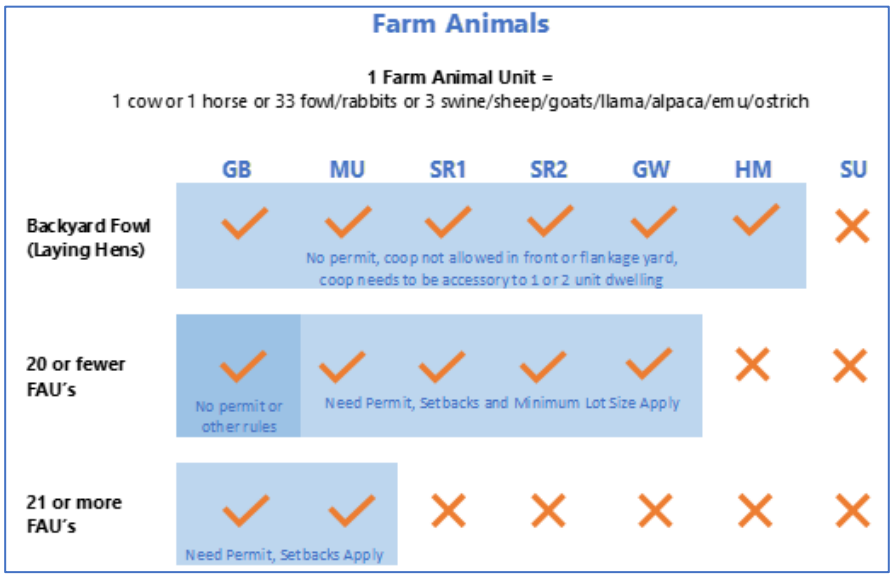
TOPICS & ISSUES: IDENTIFIED DURING PUBLIC ENGAGEMENT

The following topics were identified during the third round of public engagement as requiring further discussion. Comments and feedback have been summarized and grouped into topics for consideration. This section aims to disseminate the information in a clear form and then offers potential options to address the concerns raised. Staff are seeking direction from Council for each topic presented.

Farm Animals –

The Draft Municipal Planning Strategy and Land Use By-law propose to introduce regulations for Farm Animals. Currently, there are very few regulations relating to Farm Animals, which exist only in select zones. The proposed regulations vary depending on the zone. In the Single Unit Residential Zone, Protected Watershed Zone and Conservation Zone, no Farm Animals may be kept on a lot under any circumstances. The Hamlet Zone limits properties to 10 female fowl, while other zones allow up to 20 Farm Animal Units to be kept on a lot (subject to provisions of the Land Use By-law). The Mixed Use Zone and General Basic Zone do not have a limit on the number of animals that can be kept. In the General Basic Zone, regulations for Farm Animals are only proposed for operations that have more than 20 Farm Animal Units.

During the 14 Public Consultation Meetings, staff received a significant amount of feedback and concern expressed about the regulations for Farm Animals. One of the major concerns expressed was in relation to the proposed minimum lot size required to keep Farm Animals. In all zones that permit Farm Animals, except General Basic, a minimum lot area of 4,000 m^2 is required to keep the first Farm Animal Unit, and an additional 2000 m^2 is required for each additional Farm Animal Unit. This concern is especially prevalent in areas proposed to fall under the Mixed Use Zone.



Regulations for Farm Animals in the General Basic Zone do not apply unless the operation is keeping more than 20 Farm Animal Units. There is no minimum lot size for keeping Farm Animals in the General Basic Zone. Operations larger than 20 Farm Animal Units must meet setbacks for barns and manure storage and must fence watercourses so that animals cannot access them. Comments were received that the setback distances from property lines are too great for some narrow lots in the New Ross area. Additionally, some

residents stated they have traditionally used watercourses to water animals and these residents opposed the requirements to fence and keep animals out of watercourses. However, staff also received feedback and comments praising the draft documents in regulating Farm Animals, particularly in relation to watercourse protection.

Comments were made that the Provincial Department of Agriculture already has regulations for farms and regulating at the Municipal level is redundant. Staff heard there should be a more subjective and site-specific complaint mechanism to resolve disputes between farming operations and neighbouring property owners rather than creating blanket rules for the entire Municipality. This is not something that could be considered under a Land Use By-law, but could potentially be addressed through a separate By-law specific to regulating and administering complaints around farming operations.

Several comments were made expressing concern that the proposed regulations would prohibit someone from participating in 4H, due to the requirement to keep farm animals at home. Staff have contacted Nova Scotia 4H and can confirm that there are many alternative project options for members who cannot or do not wish to participate in the Farm Animal projects. 4H offers other projects which do not directly involve Farm Animals, these are generally referred to as Life Skills projects. For example, the HRM 4H Group only offers Life Skills projects to its participants, even though some areas of HRM zoning may allow for Farm Animals. In addition, some of the livestock options involve a rabbit, which may be kept as a pet and may not trigger provisions for Farm Animals. Staff are now comfortable, that living in a zone which does not permit the keeping of Farm Animals or Backyard Fowl, will not prevent someone from participating in 4H.

A final point raised at several meetings is how the By-law considers offspring from Farm Animals. Currently, the draft By-law would consider each individual animal to count toward the total Farm Animal Units, regardless of age. Suggestions were made that the By-law be altered so that offspring do not count toward the total Farm Animal Units until a period of time (ie. 1 year) has elapsed. This will allow farmers, especially in areas with limits to the number of animals or lot size, to remain under their permitted number of animals but also participate in regular breeding activities associated with farming operations.

PROVIDE DIRECTION FOR FARM ANIMALS:

A)	**Keep existing regulations and zones the same**
B)	**Remove all regulations for farm animals**
C)	**Lessen regulations in specific zones (ie. Leave in SR-1 & 2 but remove from MU & GB) AND/OR remove minimum lot size in MU Zone, look at options to consider offspring to not count toward FAU for a period of time**
D)	**Form ad-hoc committee of farmers and citizens to deliberate and present revised regulations to Council**

Recreational Vehicle's –

The topic of Recreational Vehicles is comprised of two components; storage and habitation. Staff have received strong support from residents of the Single Unit Residential Zone to regulate and tighten rules around recreational vehicles, including when and where storage can occur. Additionally, support was expressed to regulate the use of an Recreational Vehicle as a residence (temporary or permanent). The draft Land Use By-law regulates Recreational Vehicles within the Single Unit Residential, Settlement Residential One, Settlement Residential Two and Hamlet Zones. Regulations state that within these zones, storage of a

Recreational Vehicle is only permitted on lots that also contain a main dwelling. Habitation of Recreational Vehicles is permitted up to 14 days with no requirement for a permit, or up to 6 months in a calendar year after receiving a temporary Development Permit. This permit will also limit the property to one Recreational Vehicle per lot.

The draft regulations for Recreational Vehicles were created in response to feedback from residents, however, it became clear at the public meetings that there are many other residents who do not wish to see Recreational Vehicles regulated to this extent. The request to strengthen and regulate Recreational Vehicles was mainly focused on the Single Unit Residential Zone, residents of Marvins Island have submitted over 30 written comment sheets requesting increased regulations for Recreational Vehicles. Staff now believe that strict regulation of Recreational Vehicles is desired only in specific communities, but may not be necessary or even desirable in other zones such as Settlement Residential One and Settlement Residential Two. Staff support maintaining regulations for Recreational Vehicles within both the Single Unit Residential Zone and Hamlet Zone.

PROVIDE DIRECTION FOR RECREATIONAL VEHICLES:

A)	**Keep existing regulations and zones the same**
B)	**Remove all regulations for Recreational Vehicles**
C)	**Remove regulations from SR-1 & SR-2 zone, leave regulations in place (or increase regulations) only within SU & HM Zones**

Yard Sale/Garage Sales –

The draft documents include regulations which limit the frequency of yard and garage sales in all zones except the General Basic Zone.

Staff received comments and feedback that regulation of yard sales is unnecessary and overreaching. Additionally, comments were received stating that many property owners use yard sales as an income supplement, particularly for seniors and low-income residents. The proposed regulations, which limit each property to a maximum of six-yard sales in a calendar year have not been well received. Staff do not oppose removing this provision from all or most zones. It may be worth discussing whether this regulation should remain in place for the Single Unit Residential Zone as this zone is one of very few that does not allow a wide range of commercial uses. Perhaps in the SU zone, limiting properties to 6 yard/garage sales per year is appropriate.

PROVIDE DIRECTION FOR YARD SALES:

A)	**Keep existing regulations and zones the same**
B)	**Remove all regulations for Yard Sales**
C)	**Remove regulations only from specific zones (ie. Mixed Use, SR-1 & SR-2), but leave in place for SU**

Solar Collectors –

The proposed regulations for Solar Collectors have received mixed reactions from the public. Generally, comments have supported encouraging solar collectors and questions have been posed asking why the draft Land Use By-law contains such stringent regulations. Staff have received comments in relation to solar collectors from members of the public, industry representatives, retailers and the Nova Scotia Department of Energy. It is apparent that the level of interest in solar energy production is high and feedback has primarily been in the form of questions asking why some of the regulations exist and whether the By-law over-regulates solar collectors. It should be noted that the comments received relate to Solar Collectors which are not part of a High Capacity Generating Facility, but rather, residential scale installations.

Comments have been received that the By-law should not impose a limit on production capacity, but rather should be related to an overall area covered by panels. This would allow flexibility as efficiency of the panels improves. Comments have also been received questioning whether the plan is supporting fully off-grid homes, or only contemplating allowing homes to come to the level of net-metering offered by Nova Scotia Power. Additionally, for zones limited to 5kW of production capacity, comments were received stating that the by-law would not allow for net-metering which requires somewhere between 8-15kW for an average home.

Staff are generally supportive of relaxing regulations around Solar Collectors. There is a strong argument to be made to remove all regulations for on-building solar panels. The draft Land Use By-law does not control architectural design or building materials, even within the tightly controlled Single Unit Residential Zone. Staff support removing regulations for on-building solar collectors which are attached to a main structure. This will allow for more design flexibly and potentially allow for off-grid development. Staff recommend retaining regulations around off-building solar arrays as these developments should be set back from property lines and regulated as they are more likely to have a visual impact on surrounding properties. The existing capacity limits of 5 kW in Single Unit and Hamlet Zone are likely still appropriate for off-building solar collectors in these zones.

PROVIDE DIRECTION FOR SOLAR COLLECTORS:

A)	**Keep existing regulations and zones the same**
B)	**Change the approach of the By-law to regulate the area covered by solar panels rather than the production output of the panels**
C)	**Remove regulations for on-building solar collectors attached to a main structure, maintain 5kW limit for off-building solar in some zones**

Coastal Protections –

During the 14 Public Engagement Meetings, staff received comments and questions related to environmental protection. The two main topics that arose from these conversations were protection of inland water quality and protection or mitigation along the coastline in response to climate change and sea level rise. The existing inland water protections (ie. Lakefront Overlay and watercourse setback) were generally well received, however, staff heard several times that there is a major gap in the plan by not addressing protection of property along the coastline through a setback or other protective mechanism.

Earlier versions of the draft planning documents did consider implementing a coastal setback, however, this was removed following discussion with Council. There were serious concerns expressed in relation to devaluing oceanfront property and it was decided to refrain from requiring a coastal setback.

Recently the Province of Nova Scotia announced that work is underway on a Coastal Protection Act. While not yet fully detailed, the Province is proposing legislation that will require municipalities to adopt a minimum standard for coastal protection, or alternatively may simply require that each municipality plan for and implement coastal protections, without dictating the regulations.

PROVIDE DIRECTION FOR COASTAL PROTECTIONS:

A)	**Draft provisions to require setbacks from the coast for new developments**
B)	**Do not pursue coastal protection mechanisms, wait for the Provincial Coastal Protection Act to come into effect and revisit at that time to determine whether additional protections are needed**

Chester Islands (Minimum Lot Size) –

Several islands that currently fall within the Chester Village Planning Area will now be administered under the Municipal Planning Strategy and Land Use By-law. This results from the realignment of the Village Planning Area Boundary to match the Chester Village Boundary.

All islands owned by the Municipality of Chester are proposed to be within the Conservation Zone. The remaining islands within the Chester Village Planning Area are currently zoned Estate Residential. The Estate Residential Zone exists within the Chester Village Land Use By-law and requires large yard setbacks in addition to specific provisions regarding the minimum lot size for newly created island lots. Under current regulations, these islands require a minimum lot area of 10 acres for all new lots created. This effectively limits the development potential of the islands and protects the character of Chester Village; however, this minimum lot size has not been carried forward into the new planning documents. The draft documents propose that all privately owned islands fall under the Coastal Island Zone. The minimum lot size is will be determined by Nova Scotia Environment's requirements for installation of an on-site septic system.

Several comments have been submitted requesting that the existing minimum lot size of 10 acres be carried forward into the draft Land Use By-law. Staff support implementing a larger minimum lot size specifically for island properties, but are open to discussion as to whether 10 acres is the appropriate size.

PROVIDE DIRECTION FOR ISLANDS WITHIN THE COASTAL ISALND ZONE:

A)	**Keep existing regulations, minimum lot size determined by NSE for septic. Likely to result in increased development density on islands.**
B)	**Implement a minimum lot size for the Coastal Island Zone that will maintain a total potential density similar to what the current Land Use By-law would permit.**
C)	**Implement a minimum lot size for the Coastal Island Zone which is less than the existing 10 acres, but larger than the standard size required by NSE (ie. Compromise between existing and draft documents)**

D)	**Distinguish between islands currently within the Chester Village Planning Area and those outside, implement the 10 acre minimum lot size only for the islands currently within the Chester Village Planning Area.**

Exit 6 Zoning (Hubbards Gateway Zone)

Staff have received comments and feedback from residents of District 2 that the proposed Gateway Zone for the area around Exit 6 does not fit with the community vision for future development. Currently this area is exclusively residential and there was no expression of interest from community members to encourage or support the wide range of commercial development permitted within the Gateway Zone.

Following discussion and consideration, staff believe that the Settlement Residential Two (SR-2) Zone or the Mixed Use (MU) Zone are likely appropriate replacements for the Gateway Zone in this area. Both the SR-2 and MU Zone allow commercial development, however, the area is currently within the General Basic Zone, which permits virtually all types of commercial and industrial developments. The SR-2 Zone allows commercial development, but imposes size limits and different approval processes for moderate to large commercial developments. The MU Zone, would be more similar to the existing General Basic Zone, except that new developments would require a Development Permit and setbacks from property lines. Similar to today, under the Mixed Use Zone, there would not be a size limit for most commercial or industrial developments.

As there appears to be clear support from residents and the wider community, staff support removing the Gateway Zone around Exit 6 and replacing with either the SR-2 or MU Zone.

PROVIDE DIRECTION FOR EXIT 6 ZONING (HUBBARDS GATEWAY ZONE):

A)	**Keep the existing Gateway Zone in place at Exit 6**
B)	**Replace the Gateway Zone at Exit 6 with the Settlement Residential Two Zone**
C)	**Replace the Gateway Zone at Exit 6 with the Mixed Use Zone**

Settlement Residential Two Zone (Fox Point Lake & Mill Cove)

At both meetings held in District 2, staff heard comments and concerns around the proposed Settlement Residential Two Zone in and around Fox Point Lake and Mill Cove. Comments suggested the SR-2 zone should be removed and left as Mixed Use or General Basic. Most of this area is currently within the General Basic Zone, except for Mill Cove Park, which does currently have comprehensive zoning. Some of the concerns raised were related to the regulations for Recreational Vehicles, as previously mentioned in this report. Other concerns related to how this would affect fishing operations where lobster traps are stored on a residential property. Nothing in the proposed zoning would stop or prevent this land use.

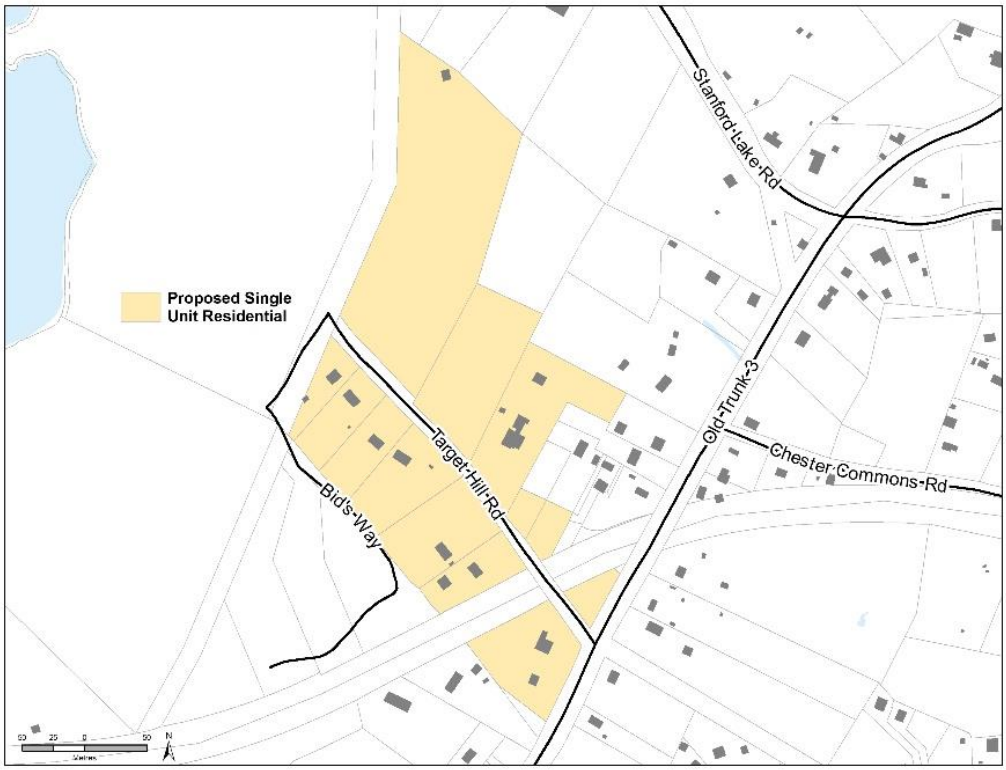
Staff also heard from some residents who support the proposed SR-2 zone in this area. These residents generally appreciated the increased protections that would accompany the zone. Comments in favour of the SR-2 zone, the Lakefront Overlay and the Watercourse Setback were made by residents who have been concerned about water quality in the area as a result of recent development.

PROVIDE DIRECTION FOR SR-2 ZONE (FOX POINT LAKE AND MILL COVE):

A)	**Keep the existing Settlement Residential Two Zone in place**
B)	**Reduce the area covered by the Settlement Residential Two Zone (please specify) and replace with the Mixed Use Zone**
C)	**Completely replace the Settlement Residential Two Zone with Mixed Use Zone**
D)	**Completely replace the Settlement Residential Two Zone with the General Basic Zone**

Target Hill Road Zoning

Staff have heard from a group of residents who own property along Target Hill Road and have concerns related to the proposed zoning. This area is currently within the Chester Village Planning Area Boundary, but will become part of the area covered by the Municipal Land Use By-law when the new documents come into effect. This area is currently zoned Rural (RU), which allows a wide range of uses, including Farm Animals, subject to provisions such as setbacks from property lines. The draft Land Use By-law proposes this area to be zoned Mixed Use. Staff believe this zone most closely mirrors the Rural Zone, which only exists within the Chester Village Land Use By-law.



The group of residents have approached staff and submitted multiple written requests to have their properties changed to be zoned Single Unit (SU) Residential. The narrow layout of the lots has prevented anyone from keeping Farm Animals to date, however, these residents wish to have greater certainty which can be provided by moving to a more regulated zone. With the primary concern of residents being Farm Animals, the Single Unit Residential Zone is the only practical option to replace the proposed Mixed Use Zone. This request is specific to Target Hill Road properties and the owners are not looking for the zoning to be extended widely beyond their properties. The residents are requesting that Council assist them in protecting their property values and the existing neighbourhood character by implementing the Single Unit Residential Zone for properties along Target Hill Road. Staff have not yet conducted a detailed property analysis to determine whether non-conforming uses

will be created as a result of applying the Single Unit Residential Zone. Should Council wish to pursue this option, staff will conduct such a review as part of the detailed changes to the draft documents.

PROVIDE DIRECTION ON ZONING FOR TARGET HILL ROAD:

A)	**Keep the proposed Mixed Use Zone in place for Target Hill Road**
B)	**Replace the Mixed Use Zone with the Single Unit Residential Zone for properties along Target Hill Road**
C)	**Replace the Mixed Use Zone with the Single Unit Residential Zone for properties along Target Hill Road and consider other zoning for adjacent areas of Chester Commons; such as Settlement Residential One or Two**

Home Based Business

The topic of Home Base Business caused some concern and confusion during the public engagement process. Within the draft documents, provisions regulating Home Based Businesses are housed within the General Provisions section. Typically, zoning separates residential and commercial uses to reduce land use conflicts that can occur due to traffic, deliveries, noise and other nuisances. The advantage of operating as a Home Based Business, is that the By-law allows for specific, tightly regulated commercial uses to be operated within a residence. This normally takes place in zones that would not permit a stand-alone commercial business, and Home Based Businesses are usually limited to uses that do not generate traffic or require storage on the site. However, with the exception of the Single Unit Residential Zone, Coastal Island Zone, Kaizer Meadow Industrial Zone, Kaizer Meadow Zone, Protected Watershed Zone and Conservation Zone, all zones within the draft documents allow for stand-alone commercial development. Therefore, allowing Home Based Businesses in zones that allow for commercial uses is redundant and offers no advantage to property owners. In fact, the requirements for Home Based Businesses are more stringent than those applied to commercial uses. This was also a source of confusion as members of the public felt they should be deemed a Home Based Business because they operated a commercial use on the same property as their home.

Staff support removing Home Based Business from the General Provisions Section of the By-law and adding language to the Single Unit Residential Zone and Coastal Island Zone to allow Home Based Businesses only within these zones. All other zones will remain unchanged.

PROVIDE DIRECTION ON HOME BASED BUSINESS:

A)	**Keep existing language for Home Based Business within General Provisions**
B)	**Remove Home Based Business from General Provisions and insert language for Home Based Business into the Single Unit Residential Zone and Coastal Island Zone**

Non-Conforming Uses (MGA 6-Month Period of Discontinuation)

One aspect of the proposed planning documents that was discussed regularly and in detail relates to the permissions and protections offered for Non-Conforming Uses. A Non-Conforming Use is any land use that is legally in existence when a By-law change is made. The use becomes Non-Conforming if the use does not fully comply with the regulations of the new By-law. The Municipal Government Act provides a basic

level of protection for Non-Conforming Uses, stating that they may continue to operate, but cannot be expanded or recommenced if discontinued for a continuous period of six months.

The main concern around Non-Conforming Uses and the 6-month period of discontinuation is related to the keeping of Farm Animals. Staff anticipate that when the draft documents are adopted, there will be relatively few new Non-Conforming Uses within most zones except for those related to Farm Animals.

Members of the public were informed that if they currently have more farm animals than would be permitted under the draft Land Use By-law, they would be able to continue to keep that number of animals and it would be classified as a Non-Conforming Use. The existing animals could be replaced, however, the total number kept on the property could not exceed the amount kept before the change in regulations. This capacity exists so long as the animals are not removed from the property for six consecutive months. If the use (keeping farm animals) stopped for six consecutive months, the non-conforming capacity would be lost and any Farm Animals kept on the property would need to comply with the new regulations. Staff heard numerous calls to extend the 6-month period to 12 or 18 months to allow more flexibility for farming operations. It was noted that specific types of farming operations may regularly have large fluctuations in the number of animals kept on the property over the course of a year. Additionally, scenarios were given where a farmer or other non-conforming use operator was to fall ill and require a sustained period away from work, upon return, if the absence was greater than 6 months, any non-conforming status would be lost.

Staff are seeking direction whether Council wishes to pursue the option of extending the timeframe for Non-Conforming Uses. Staff will first need legal advice as to whether the Municipality has authority to extend this 6-month timeframe. If it is determined that the Municipality does have authority to extend this timeframe, policy within the Municipal Planning Strategy would need to be added to support the extension.

Municipal Council should give consideration to the ramifications of granting this request. The requirements and protections offered to Non-Conforming Uses by the Municipal Government Act are designed to strike a balance between the rights of land owners who have an existing use, and the desire of a community to develop, manage and regulate growth over many years. The existing 6-month provision is designed to allow a degree of flexibility, but ultimately when the use ceases completely, or if stopped for six consecutive months, the Non-Conforming status is lost and the property then reverts to being held to the rules of the day. If Council wishes to extend the 6-month timeframe, this may be viewed as contradictory to the overall goals and objectives of the planning documents.

PROVIDE DIRECTION ON EXTENSION OF 6-MONTH CLAUSE (NON-CONFORMING USES):

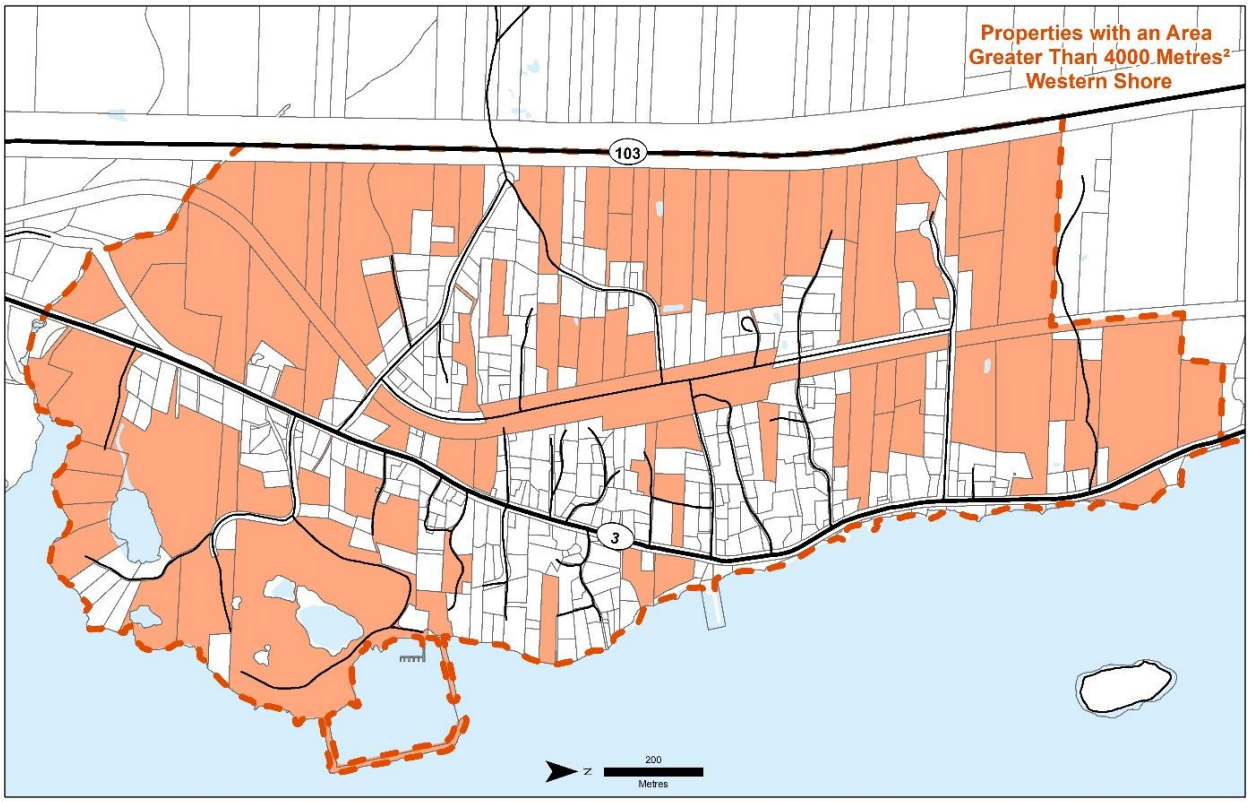
A)	**Use existing language and do not alter 6-month clause**
B)	**Investigate extending 6-month timeframe to 12 or 18 months for all Non-Conforming Uses**
C)	**Investigate extending 6-month timeframe to 12 or 18 months only for Non-Conforming Uses related to the keeping of Farm Animals**

Hamlet Zone Boundaries (New Ross, Western Shore & Chester Basin)

At meetings held in New Ross and Western Shore, multiple comments and suggestions were made that the zone boundaries for the Hamlet Zone should be revised. There was concern expressed that property owners within the Hamlet Zone wish to be able to keep Farm Animals, which is not permitted within the Hamlet

Zone. Comments were received that larger lots, which in other zones, would be permitted to keep Farm Animals, should be excluded from the Hamlet Zone and the boundary lines should be redrawn.

In Western Shore, staff heard that large lots (over 4000m^2) which are currently included in the Hamlet Zone, located toward the northern end of the zone should be removed and changed to the Mixed Use Zone. Staff have used GIS software to produce a map showing all properties within the Western Shore Hamlet which are greater than 4000m^2. While it may not be practical to remove all properties greater than 4000m^2 from the Western Shore Hamlet Zone, staff could review the boundary lines to exclude some of the larger properties located on the periphery of the Hamlet Zone. It may also be that Council wishes to leave the Hamlet Zone boundaries as they are with the understanding that existing larger lots, although not permitted to keep Farm Animals, may be further subdivided or developed as future useable land within the Hamlet Zone and therefore justifies keeping the proposed zoning to allow for growth with each Hamlet.



Comments received in New Ross stated that the existing lumber mill and other larger properties along Gold River should be excluded from the Hamlet Zone. Staff heard that the Hamlet Zone should only encompass the small lots directly in and around the intersection of Trunk 12, Forties Road and Windsor Road. Several maps with mark-up comments were submitted to staff with suggestions for how to alter the Hamlet boundaries. The following image highlights properties larger than 4000m^2 that are currently within the Hamlet Zone.



Staff also heard from one resident on the periphery of the Chester Basin Hamlet who felt the zone boundary should be reduced to exclude their property. Staff have not provided GIS analysis for the Chester Basin Hamlet at this time. Should Council wish to review this Hamlet Zone, GIS analysis can be provided for further discussion.

Should Council wish, staff can review the Hamlet Zones and revise the boundaries based on lot size and/or other considerations such as excluding the lumber mill. GIS analysis has been used to identify larger properties that can potentially be removed from the Hamlet Zone.

PROVIDE DIRECTION ON HAMLET ZONE PROPOSED BOUNDARIES:

A)	**Leave all Hamlet Zone boundaries as proposed**
B)	**Revise Hamlet Zone boundary for Western Shore to exclude larger lots**
C)	**Revise Hamlet Zone boundary for New Ross to exclude larger lots**
D)	**Revise the Hamlet Zone boundary for Chester Basin to exclude larger lots**
E)	**Revise Hamlet Zone boundaries for Western Shore, New Ross & Chester Basin (B,C & D)**

Watercourse, Water Bodies, and Wetlands 20m Setback Requirement

At several meetings, staff received questions and concerns related to the proposed setback from Watercourses, Waterbodies and Wetlands. The draft Land Use By-law states that all uses which require a

Development Permit shall place all buildings at least 20m from the ordinary high water mark of any wetland, watercourse or water body. These setbacks apply to all wetlands, watercourses and water bodies which appear on the Nova Scotia 1:10000 topographic map series. The main concerns raised were related to which watercourses, wetlands and water bodies would require a setback, and whether the 20m setback proposed was too large. Concerns were expressed that if a watercourse ran through a narrow property, the buffer could prevent development on most if not all of the property.

Staff also received contrary comments in favour of the proposed setbacks and praising the initiative of the Municipality for putting a priority on protecting water quality.

Staff believe that the proposed regulations provide a good balance. Upon review of the 1:10000 topographic maps, only larger watercourses, waterbodies and wetlands are visible and therefore require the setback. Additionally, the proposed Land Use By-law does not require Development Permits for all uses within all zones. Any use which does not require a permit is exempt from the setback.

PROVIDE DIRECTION ON WETLAND, WATERCOURSE & WATER BODY 20m SETBACK:

A)	**Leave the existing 20m setback as proposed**
B)	**Reduce the distance of the setback (please specify)**
C)	**Alter when the 20m setback should apply (please specify)**
D)	**Completely remove the Wetland, Watercourse & Water Body Setback (Lakefront Overlay is not affected)**

Outdoor Wood Furnaces

The draft Land Use By-law contains an exemption which states that Small Accessory Structures, whose gross floor area is less than 20 m^2, do not require a Development Permit. However, due to their nature or specific concerns expressed, there are some structures less than 20 m^2 that will still require a permit. Examples include small accessory structures used to house Farm Animals and Outdoor Wood Furnaces, which have specific regulations within the General Provisions Section.

At several public meetings staff heard comments and concerns expressed that the setbacks proposed for Outdoor Wood Furnaces may be too prohibitive and may not address the main concerns with this type of equipment, namely smoke and odour. The current draft of the Land Use By-law requires that Outdoor Wood Furnaces be located a minimum of 45m (approximately 148 ft) from all property lines and 90m (approximately 295 ft) from a dwelling on an adjacent lot. In addition, the chimney height shall not be lower than the eaves of the building which it serves to a minimum height of 5 m and shall be kept locked when unattended.

The main comments heard in relation to Outdoor Wood Furnaces were that the setbacks, in particular, 90m from a dwelling on an adjacent lot was too large. There was acknowledgement that this type of equipment can cause problems and nuisance for neighbours, but it was generally felt that the nuisance factor is primarily influenced by the operation of the wood furnace and even the large setbacks currently proposed would not stop smoke from travelling onto adjacent properties if the owner of the furnace is burning improper materials or wet wood. There was general support for the chimney height provision which attempts to lift the smoke above the window line of nearby dwellings.

PROVIDE DIRECTION ON OUTDOOR WOOD FURNACES:

A)	**Make no changes to existing setback requirements for Outdoor Wood Furnaces**
B)	**Reduce the horizontal setback from adjacent residential dwelling and/or property lines**

Gateway Zone (Reformat and Introduce Maximum Setback)

When originally drafted, the Gateway Zone focused on commercial as-of-right development and included architectural controls for building design and massing. These provisions have been removed due to subsequent discussions with Council, as they were viewed as being too restrictive for areas outside of Chester Village.

With no design criteria, the Gateway Zone is left with little to distinguish it from the Mixed Use Zone. Staff believe the Gateway Zone would benefit from restructuring the listed permitted uses. The many commercial uses listed which are subject to the same setbacks will be removed. Those uses which have listed setbacks other than the standard 1.5m Front, 5m Side, 5m Rear and 15m Maximum Height, will continue to be listed. In addition, language would be added stating "any other commercial/institutional use with a Gross Floor Area less than 1000 m^2" is permitted by Development Permit. Commercial/institutional uses not listed that are above 1000 m^2 would be permitted by Site Plan Approval.

Staff also support the implementation of a Maximum Front Yard Setback within the Gateway Zone. One goal for the Gateway Zone was to limit or prevent strip development, where large paved parking lots front the street and buildings are set back significantly. By implementing a Maximum Front Yard Setback, new developments would be required to keep the building within a specified distance of the street. This will help to ensure parking areas are broken up and located primarily in the side and rear yards of new developments. Staff believe introducing a Maximum Front Yard Setback provides a compromise between the originally envisioned architectural controls and the current format where there is no distinguishable difference in criteria from the Mixed Use Zone.

Another option is to remove the Gateway Zone entirely and replace these areas with the Mixed Use Zone. The Mixed Use Zone is similar to the currently drafted Gateway Zone, but would offer a few less protections from strip development which is part of the intent to originally creating the Gateway Zone.

PROVIDE DIRECTION ON THE GATEWAY ZONE:

A)	**Make no changes to existing regulations within the Gateway Zone**
B)	**Restructure the Gateway Zone, add language for "all other commercial/institutional uses". Do not address architectural controls or site design criteria**
C)	**Restructure the Gateway Zone, add language for "all other commercial/institutional uses", and implement a Maximum Front Yard Setback to address site design concerns**

Signs

Staff have reviewed the signage section of the draft Land Use By-law and are suggesting a number of changes. The intent of this section is to prohibit signage that poses a hazard to public safety and to regulate

all other signage in a manner that does not negatively impact community character. Staff note that some of the existing provisions are overly restrictive and recommend relaxation of specific measures as follows.

The topic of signage did not generate significant discussion or comment during the 14 public engagement meetings, leading staff to conclude that a less restrictive approach to regulating signage is appropriate. In addition, Municipal Council have already directed planning staff to regulate Highway Signage separately through a Highway Signage By-law. The Land Use By-law will regulate signage located on private property which is not within a Provincial Highway Right-of-Way.

The first suggested change involves removing more stringent size limits for signs within the Gateway and Hamlet Zones. Currently the draft Land Use By-law states that signage within the Gateway and Hamlet Zones is limited to 5% of the wall area or awning to which it is affixed. In all other zones, this limit is 10%. Given the lack of architectural control or other design criteria in either the Gateway or Hamlet Zone, staff feel that this change would not negatively impact the Gateway or Hamlet Zones.

The next proposed change would remove Section 10.8 Awning Signs. The existing Land Use By-law views awning signs as a form of wall sign. Given the desire to simplify signage regulations, staff support increasing the allowable coverage for Wall Signs from 10% to 20% and eliminating Section 10.8 Awning Signs, which are permitted to cover 10% of the awning area to which they are affixed. This would result in awning signs being considered and regulated as a Wall Sign and slightly increase the total signage area available to be used by commercial uses.

Staff suggest separating regulations for signs that are associated with a Home Based Business use and housing these separately from other types of signs. This will provide better clarity by grouping all regulations for Home Based Business Signs into one section of the By-law.

Finally, staff suggest removing the limit of one sign per lot throughout all zones in the Land Use By-law. Size limits for each sign and type of sign remain, however, with no current regulations for signage, staff believe that limiting properties to one sign per lot may be overregulating at this point in time. Similarly, staff support removing language from the Land Use By-law that prohibits internally illuminated signs and adding language to clarify that signs which are required to be setback, shall be setback from "property lines" for greater certainty.

PROVIDE DIRECTION ON SIGNAGE REGULATIONS:

A)	**Make no changes to existing regulations for signs**
B)	**Move forward with staff suggested changes to simplify and lessen regulations for signs: remove smaller size limit in GW & HM Zones, consider awnings as wall signs and allow up to 20% wall area covered by signs, separate Home Based Business signs, remove one sign per lot limit, allow internally illuminated signs and clarify that setbacks for signs are from property lines.**
C)	**Move forward with some but not all of the staff suggested changes: list changes that are accepted.**

TOPICS & ISSUES: IDENTIFIED BY STAFF

The following items have been identified by staff as requiring or benefitting from minor changes in wording or layout. While staff are open to direction from Council, staff do not feel that these minor changes will require Council direction.

- *Alterations to Definitions Section* - Staff have identified a number of terms which should be defined in the Land Use By-law for better clarity. The list of additions includes: Front, Rear and Side Yard Setbacks, a correction to a diagram used in the definition of a Yard, define Gross Floor Area and Land Area, make alterations to the definition of a Tourist Accommodation to exclude Air B&B rentals and define the building wall area for signage calculations.
- *List of Prohibited Uses* - The structure of the Land Use By-law outlines each zone and the permitted uses within it. Each zone also includes a list of prohibited uses. Many zones list specific commercial and industrial uses and also have language stating "any commercial/institutional use not listed". This language is intentionally in place to allow flexibility when issuing Development Permits for a type of use or business which may not have been specifically listed or considered at the time the by-law is drafted (ie. Emerging technologies or trends in development). Staff have identified an area of concern that these open-ended clauses could potentially create a loophole for businesses which are not appropriate but receive a development permit. Staff are proposing to carefully review each zone and consider what uses should be specifically listed as prohibited. The prohibited uses list is currently quite small in most zones. Listing uses that are not appropriate offers increased protection against inappropriate developments while allowing flexibility for new types of businesses to operate without requiring an amendment to the Land Use By-law.
- *Alterations to Small Accessory Structures* - Language will be added to Section 14.11.1 c) Accessory Structures. Currently, this section states that Small Accessory Structures do not require a Development Permit except within the Single Unit Residential, Protected Watershed Zone or within the Lakefront Overlay. Staff will add language to further clarify that any Small Accessory Structure used to shelter Farm Animals *does* require a Development Permit.
- *Institutional Uses in the Hamlet Zone* – Most zones in the draft Land Use By-law consider commercial and institutional uses by the same criteria. Under normal circumstances this does not create problems, however, within the Hamlet Zone, Commercial/Institutional uses are limited to a maximum floor area of 500 m^2 (approximately 5300 sq. ft.). This could inadvertently prevent larger institutional uses from locating within the Hamlet Zone, when, Hamlets are generally the areas where institutional uses are most appropriate and central to services and amenities. Staff propose separating Commercial and Institutional uses within the Hamlet Zone to allow for an increased floor area for Institutional Uses.
- *Restructure General Provisions Section* - Staff have noted that interpreting and navigating the Land Use By-law could be improved by restructuring the General Provisions Section. This will be accomplished by alphabetizing this section and grouping some similar topics into subgroups. In addition, staff plan to move some provisions out of the General Provisions Section and directly into the zones for which they relate. Typically, the General Provisions apply to all or most zones equally, staff have identified some General Provisions currently which vary widely by zone, in these cases, it will provide greater clarity by listing the specific provisions in each zone.
- *Wording Changes to Lakefront Overlay* – Staff have identified some minor wording changes that would improve the Lakefront Overlay. These include replacing the term "hard surfaces" with

"impermeable surfaces" for better clarity. Additionally, the wording of Section 4.6.2 will be altered. Currently wording states that main structures within the Lakefront Overlay shall be setback 20m from the Ordinary High Water Mark. This will be adjusted, as the Lakefront Overlay only extends 20m beyond the High Water Mark, in fact, no new Main Structures are permitted *within* the Lakefront Overlay. These changes will not alter the content or administration of the Lakefront Overlay.

APPENDIX A – QUESTION & COMMENTS FROM MEETING NOTES

GENERAL
Castle Rock should be moved to the Conservation Area following the recent acquisition of the land by the Municipality for recreation purposes.
Is it correct there are now restrictions on Yard Sales and Outdoor Wood Furnaces?
Maybe the focus should be on the chimney height rather than imposing setbacks.
Who will police the yard sales, and will it affect sales in the Village at the old Petrocan site?
Does the Municipality have any interest in protection Species at Risk?
Is there any protection for fish farming?
Will this create a tax increase in commercial?
Does this mean the values could go down and not up?
What benefits are there to the proposal?
Suggestion made that things appear to working “If it aint broke don’t fix it”.
Do staff spend a lot of time on neighbor conflicts?
We buy the land, make our homes there and pay our taxes. I don’t understand why other people should be able to tell us what to do with the land, as long as it’s legal.
So, we are changing these laws to suit the other person, the person who complains? Is there one person behind this? Surely, we should live and let live…
What are the specific complaints about? Are there environmental, noise, unsightly, horses particularly?
Everybody appears to be focused on what you can’t do. The new document gives assurance to people by providing guarantees on what they can do by right, and also reduces chances of conflict. This is a work in progress. People do have basic rights, and uses that are currently occurring will be allowed to continue through grandfathered rights.
Are wood burning furnaces permitted in the hamlet area?
People are making their livelihood processing Christmas trees?
What are the permit costs?
Do need a permit now in those zones mentioned above *(GB/SR-1/SR-2/Gateway)*
If a permit is not required now why do we need to change it?
How many of these complaints are in New Ross?
There was a complaint made about my property. I spent two hours of my day because someone needed to come investigate my property and count my pigs?
Now you want to implement more regulations and this complaint is just going to lead to more agencies coming to my property.
We already have to meet building guidelines why do we need more regulations.
If I have a small lot of land I can’t do what I want on it. I have 1.5 acres of land and I should be able to do what I want.
Also, when can I get a copy of the draft documents. It is unfair to ask for people to pay $10 for the fees there are not easy to ready and I’d like to form questions based on what I read.
Will I require a BP?
So this is not enforced *(FARM ANIMAL #S)* and policed and you will not be following-up?
As the new rules means you are going to be requesting more permits, will they take longer to process?
Can you guarantee that this point *(NON-CONFORMING 6MTHS TOO SHORT)* will go forward and be heard?

So will my property taxes change?
Why change something that not broken?
So this is all to dealing with complaints? The very few people that complain are being heard, but the silent majority are not…
If the majority of the people of people say don't fix it, will the status quo be maintained? Our Councillors are elected by the people.
My concern is that its great the comments are being taken down, but will anyone take any notice of them?
You need a permit for them when they are on the land, but not when they are attached to a building, why?
If no one was actively complaining about current zoning, and if permits fix problems that crop up, why go to the expense of this lengthy process for new zoning?
And why not just respond to specific requests or complaints rather than change the whole thing?
I would like to congratulate MODC for the foresight in developing a planning strategy. The twinning of highway 103 could encourage more businesses to look at setting up in MODC. An updated planning strategy helps guide development as new opportunities arise.
What is the cost of development permits? What does the money generated by those fees do for the community? Why charge us?
I am not in favour of user fees. They are a deterrent to development. Council should work to keep the community here, especially young people. Why can't Council choose not to over-tax the community, and just give us permits?
Are there any tax implications for these zoning changes?
Are there restrictions preventing people from burning wood to heat their homes?
I'm a bee farmer, what does this mean for me? Mahone Bay has regulations in place for bee-keeping, are there regulations in the Municipality?
Regarding Yard Sales limited to 6 per year. We are a community, we are average people trying to get by. Some people depend on yard sales to put food on the table. They should not be taxed on their earnings. Take this regulation off the table.
I grew up in the area. My grandfather made barrels and it was a very noisy business. This type of industry is now considered heritage, like shipbuilding. Life was simpler back then. Seems like nowadays everyone has something to complain about, about their neighbour. When do you draw the line? I see things in the community I would like to see changed, and although some zoning changes may make things better, Council should be dealing with more pressing matters.
If some of the reasons for changing are due to complaints, and all the existing stuff will be "grandfathered in" why bother?
Much of the document seems to be open to interpretation, who will be interpreting it? Also, it feels like staff don't know what they are looking it, needing to check back all the time. There seems to be conflicting information about what uses are permitted and what uses are not allowed from section to section and its confusing.
There are too many rules to start with.
Might be in the minority, but would like to commend Staff for the hard work they are doing. I am a planner for Kings County and would liken the documents to the game "whack-a-mole. The documents are linked to each other, if you address one thing in one document, it affects something in the other document.

When people set up business, there is no input from neighbours. People might have to put up with smells and noise with no say. You should be cleaning up the existing messes before creating new rules.
What about Dogs Barking?
I bought my house last year. I am from this area, grew up here. If I knew these rules were coming into effect, I wouldn't have bought here.
With all these changes, how many officers do you have or will you need and how are you going to police it?
What about the straight pipes running in the water in Gold River? You are giving us a bag of rules without addressing real issues. You should be focused on getting these things right first.
You are taking people's rights away.
There being inconsistencies in the documents does not seem like a good excuse for creating new documents. There are lots of concerns being raised that the regulations are too nitpicking.
Where can we get a full copy of the draft documents?
You are giving us these rules, who benefits from them?
How are these rules going to be enforced if you're not going to hire anyone extra?
I have a bias toward small family farm area. I applaud what you are doing and can see you have a challenge on your hands. You are creating laws that will hopefully reduce conflicts. You also have a variance and appeal process, where ultimately Council decides and that's it. There has to be a mechanism in place that implies fairness. People need to feel that their interests are somewhat protected and that people who understand their situation allow them to be heard. The Development Officer seems to be a fair and reasonable person, but what happens when they leave and the next person has to administer and interpret the bylaws. You need a process that is not only well defined, but flexible.
There are two properties in the Forties who do not have their animals properly fenced and their animals are running on other people's properties. Some seniors are having to gate their own property to stop them coming in. Is there anything in the by-law that addresses this?
You say you're complaint driven. Say you get a repeated complaint and you follow it up every time but there's nothing wrong? How do you stop the person from complaining, is there a way you can ticket the person complaining?
I was being harassed over my cattle and the Department of Health were able to prosecute the person who was wasting their time. I understand that you have regulations, but there has to be assurance of a fair and equitable response to these regulations. I had a calf continually escaping, but it was going for deer apples being left out on a neighbor's property. Do you regulate for that?
So people with animals could be in the minority of the decision?
Why is it being fixed in the first place, why didn't we know the rules when this process started in 2014?
Why the changes? Who determined the zone boundaries, we all pay the same property taxes?
Have there been a lot of complaints about the old by-law, or are we just creating more bureaucracy?
You think you won't get any complaints on this new document?
I notice that church bells and fire station alarms are being turned off, when is this going to end? You have an unsightly by-law, but I can't see anything being done with that.
How are these complaints being legitimized and investigated, and how are they quantified? If one person complains about the neighbours and that gets acted on, it's irresponsible.
Does the website show staffing details?
Are there any restrictions on feral cats, who do you complain to?

We really enjoy Wild Rose Park. In the fall, garbage collection stops in the park and it accumulates all winter. With the shorter winters, by early Spring tourists are coming, but the garbage is overflowing. Can anything be done?
Will the new bylaws be enforced by complaints only?
We have to have bylaws. We do we have to have changes. But you should concentrate on Chester. Forget us, we're the ones keeping Chester going. If sewer stuff for Chester is going to be stored out here, they should be paying for it.
The tax rate is the same throughout the municipality?
I have a petition Stop the Zoning if anyone is interested in signing
Staff will be paid to administer these rules that are costing tax payers and there is no real need to be making all these changes that have not been asked for.
Someone made the rule to change this small strip of land.
I support what you are doing. I applaud that where there was no zoning there will be some. I think it is smart to get ahead of the game.
What is your success rate for enforcing complaints?
Can I have a junkyard on my property by a river? There is one on Stanfords lake and I'd like something done about it?
It seems a lot of people want to control what neighbors do and they should work to control their own properties.
Will the new bylaws be enforced by complaints only?
I have a petition Stop the Zoning if anyone is interested in signing
Thank you to the Committee and staff for taking water and environmental safeguards to protect the water ways. This is especially import because of the levels of nitrogen and phosphorus. These changes will help to reduce that.
Are these proposed regulations coming from the Province or Municipality?
Are records kept on the complaints? What is the process if you receive the same complaints over and over?
What is your success rate *(COMPLAINTS)*?

PROCESS
It seems like there has been a lot of work to get to this. What happens if this is all opposed?
How much has this process cost?
The area newly identified as mixed-use, due to its potential for development, is already developed as much as it is likely to be. Where is the development going to be?
Were the general public asked specifically about these decisions when these boundary lines were made?
Does the Municipality *have* to do this plan?
There are 30 pages of General Provisions that apply to all zones. In order to be transparent, handouts should be provided on each of them. We should be doing a better job of summarizing them for people. It is going to be hard for people to understand what is changing and they won't know what questions to ask.
Is it possible to produce a change log, showing what the changes are from the existing document to the new one, highlighting the specific changes made to the zones and the implications?
When do you think this will be approved?
With these planning documents be approved prior to the village proper zoning being reviewed?
Will this document be unchangeable for the next 10-15 years?
Earlier today I asked who required the change to zoning and was told provincial government requested the review. We pay taxes why can someone say when documents have to be reviewed and no taxes will increase.
What are the people saying when they come out? I suspect this has been the largest turnout. In the past the province has said we had a say with school board issues but this has not been the case. Can my say make a difference?
What is the proposed goal for completion?
Are other Municipalities undergoing the same process?
Is there a flow chart to identify requirements and changes?
How did you advertise for feedback from the communities.
How many to say we do not want this?
It was by chance that we found out about this meeting. Where was it advertised?
The poster does not mention livestock specifically, how would people know if the changes mattered to them?
How did CPAC consult with the citizens, I did not receive any phone calls asking for my opinion.
Horses should be considered separately from Livestock, they should be a different category.
There are many changes and far too many to be informed about. Maybe you should consider having multiple meetings about specific things so all proposed changes can be heard.
People don't know if or how these changes are affecting them?
I just became aware of the meetings and don't feel they were advertised well?
It might have been more cost effective to provide a letter to all tax payers in their tax bill.
I have dial up internet and an unable to load the planning documents. I feel it is unfair to request $10 from the public there should be copies available for the public to borrow.
Today is the first day I heard about the proposed changes and tonight's meeting.
I can't read the document because we do not have copies and have to pay for them.
If nothing changes then the zoning stays as is?
What options do we have to let people know we are against the proposed changes?

Can this proposal be refused?
When will this proposed changes take effect?
Debbie Reeves: I've been on the citizens planning review committee and I am pissed off about the documents. This is not what I thought it was going to look like. We have received bits and pieces of the document over the 4 years. The planner retired. We need to have what we wanted, wood processing, bio mass fuel and farming. I'm a bit pissed off. The binder with all this documentation was presented to the Citizens Planning Committee only allowing 2 days for review. New Ross wants to keep its rural life and community. This document has progressed too fast. It was pushed through to council by staff and the Citizens Planning Committee was not ready. This document is not ready for the public.
I only found about this by chance. No one has spoken to me, no one knocked on my door asking for my input. How many of these people were asked their opinion? I don't read the paper, I usually get my news online. People should have been directly contacted. The lack of early engagement, is not because we didn't care, but because we didn't know to be involved. I feel out of the loop.
Will there be 2nd draft?
Did the Committee develop the zone boundaries, or were the lines drawn bases on neighbours complaining?
Will there be anywhere to see public feedback?
The Planner actually laid out the proposed zones and boundaries for the committee to comment on. A map was brought to the committee and approved in principle based on the assumption that the boundaries can be moved. The lines can be moved, it is important for people to give feedback on the boundaries.
Will you post some of the minutes of the meetings?
How many people have to say no before it goes away?
If there are 11 members of the Committee, then if 12 people are opposed to the plan, it should be scrapped.
What is the actual cost of the Review so far?
How many residents came forward to ask for zoning changes?
What if people want to change what's in these new documents?
Look at the advertisement for these public sessions in the paper (paper not specified). Do you think such a small advertisement is enough notice?
Trevor Hume: I live in East Chester and am a volunteer member of the Citizens Planning Advisory Committee (CPAC). I saw an ad calling for volunteer members for the CPAC, and that the work of the Committee will be to work on revising the Municipality's planning documents. So I applied. That was in 2014, and since then I have read thousands of pages and revisions, and the Committee met once a month – I did all that as a volunteer. To say there has not been community consultation is incorrect. We have been looking forward to this public engagement process as we wanted to come and hear the community's feedback. This entire process has been open to the public, and there's been nothing but community input from throughout all districts in the Municipality.
- How many people were told about these sessions?
Mary-Ellen Clancey: I was also on the CPAC, and wanted to say a few words on how the Committee worked. The committee started with paperwork and a group of people from all over the MODC, and we learned about each other and about our municipality. We were trying to plan for 10-20 years down the road – reviewing zoning restrictions to guide the growth of our communities, but also ensuring we are open to new opportunities. The drafts we reviewed and discussed, the open houses, these sessions – we want to share these documents and help people understand them, to ensure you

get all the information you need to provide informed feedback. My experience on the committee is that our review of the many draft documents resulted in draft documents fit to share with you through MODC staff's hard work in listening, responding, and refining the discussion and ideas MODC residents on the Committee generated. You don't like things in the planning documents? That's what this process is all about – getting the feedback from residents! MODC staff are always willing to listen.
Is there a requirement for MODC to do something with these documents, with the zoning? If so, what is it?
How can we stop these zoning changes?
So what's the process now? When will these planning documents come in to effect?
Why are the zoning rules being changed?
We have been told that drafts have already been sent to the Province for pre-approval.
If zoning was only brought in in 1997, was it because the Province said you *had* to do it, was the Municipality a little slack in imposing zoning? Did the province say you had to do it?
I just see this as a lot of restrictions for future generations.
Was the zoning brought in in 1997 forced?
Will we be able to vote to get rid of them?
If we don't have to have zoning, why not have a vote to see what changes people really want to make?
I only just found out about it….
I would commend the Municipality for their efforts. I was involved in the 1997 zoning and understand what they are going through.
What about a 4H member that's in a zone that's not allowed farm animals? Can they be grandfathered in because they're a member? They may not have farm animals when the new regulations come in.
Why did this take 4 years. Why didn't the money get spent on the roads?
Many people have not heard about this and these people were not involved in the first consultation. As it is a community issue, people should be educated. We feel like the process has gone too far before we have had a chance to speak.
What about future amendments, if this all passes, what input do people have over any amendments?
Do any committee members have background in farming?
When these changes get addressed, will we be told?
I appreciate the process you are doing, but the documents do not answer what we're seeing on social media. We're hearing you can't have friends parking in your driveway, you can't have any chickens. You need to put something up on the internet to address these. You need to have a Mythbusters!
Is there an estimate of what this is all going to cost, with time and needing extra people?
Please can you explain how amendments are made to the existing by-law?
I would like to know who represents our district on CPAC? She's now away working, will you be looking for a replacement?
I think we have not been represented for a number of things. Our previous Councillor passed away, the current Councillor is sick and our CPAC member is away.
What was the reason behind making these new changes?
So, a review could result in no action?
Who were the professionals you brought in?
How much has been spent on this zoning to date?

What other costs were associated and future costs expected to be?
What is the feeling the plan will proceed as presented? When will we know?
When will the revision be available to the public? Could we come get copies of the document?
After the revision will there be meeting for public input?
A question was asked before and the answer was not available. Have you been able to confirm how many members on the committee were farmers?
How can you then make informed decisions on farming regulations without a farmer?
To make decisions on farmers one should have been consulted.
Debbie Reeves: I would consider myself a farmer and I was on the committee.
What is the feeling the plan will proceed as presented?
When will we know?
When will the revision be available to the public? Could we come get copies of the document?
After the revision will there be another meeting for public input?

DEVELOPMENT
Why zone areas that are already developed, with not much chance for further development?
How can lots be developed when they don't exist?
What about the existing subdivisions on the Aspotogan, the plan doesn't protect them from further development? Perhaps the Mixed-Use zone should be extended, perhaps District 1 should be zoned the same, as not doing so, may push development into the already more densely populated areas.
The potential zoning should be shown to all residents of the area and they should be asked specifically to agree or disagree with the proposal.
The area newly identified as mixed-use, due to its potential for development, is already developed as much as it is likely to be. Where is the development going to be?
Concern about undeveloped land and potential for quarry. Don't want to see it happen.
Concern re: allowing this use; setbacks are not sufficient; how did Ingramport stop the asphalt plant in their municipality?
Explain the difference between "of right DP" and a "DA"
What happens if a development has an adverse impact on the environment…ie pollution; water course contamination. The concern was around Fox Lake and the impact from the Golf Course.
Who is responsible for remediation *(WATERCOURSE)* when something happens
Concern over impact of development in general on the water table…quality and quantity
Will all buildings in the Mixed Use require permits?
Are development permits required for small accessory buildings, decks and small developments this seems a bit intrusive.
The requirement to provide yard setback in the form a location certificate is a bit excessive. The dev permit process might be difficult and deter development with the request of locations certificates.
If that is the case you should reconsider the wording so on applications so applicates are not deterred by the requirement of a location certificate.
Would my neighbours need to be notified *(THROUGH DP PROCESS)*?
What about Parking *(MULTI-UNIT)*?
Currently if you were to build a garage on your property only a building permit would be required, under the new zoning a development will be require
Currently the set backs are determined by the building code but now they will be determined by development controls as well. If the property is narrow this could restrict building.
If I were to buy a Tim Hortons franchise where could I put it?
Will there be architectural restrictions?
Will there be zoning for buildings on wharves.
Will this *(BUILDING ON WHARVES)* be looked at in the future?
Will you be addressing floating cottages?
What about wharves on lakes?
If I were to apply for a building permit now would I be reviewed under current regulations or proposed regulations?
If an appeal process is two weeks for site plan approval. Notification is sent by regular mail appeal times time could be up before letter is received.
Are you telling my you are going to control my land?
Did you say you are going to control my land. Did I hear you right?

Technically none of us own our land. Our lands are owned by her Majesty the Queen and we have deeded access to this land.
Is signage being reviewed?
Property rights might be limited. However it is a small concession to make ensure slaughter house, and intrusive uses do not become neighbors in residential areas.
Why bother being a home-based business, and adhering to the tighter regulations, when you are able to operate a business freely elsewhere?
Shopping Centres are permitted by Site Plan, does this mean there is no Council discretion, approval and public input?
What is the process for creating multiple unit buildings?
What are the requirements to operate a bed and breakfast?
What if you were to use separate buildings on the same property (for a B&B).
What if I want to change my barn to living space?
Can we establish a bio mass fuel plant?
What about cottages. We have forest land but people on lakes can cut all the trees down.
You stated you can use an existing barn and not have to do any changes to the barn. However my existing barn required substantial changes when I applied to use it again for my BP.
Will existing operations require a development permit?
Fur farming seems to be prohibited everywhere, is this the case?
What about abattoirs? You can't have agriculture without slaughter facilities. Anything you do to restrict these will hurt agriculture in the long run.
It would be beneficial to actually sit down with a group of farmers to hear what they have to say. They would be interested in having some input and bringing their expertise to the table. Water protection is a good thing, but FAU is a foolish measurement. My own sheep are kept fenced and there is no run-off from their manure. You are regulating the different species as one, and there should perhaps be different rules for different animals, there needs to be some variability.
None of the current councillors are, or have been farmers; they do not have the expertise.
Why limit the number of rooms for a Bed and Breakfast to 3?
Set-backs on large properties do not make sense.
How will these zone changes affect home-based businesses?
What industries could move to MODC with the new zoning?
Why the 20 metre set-back from both sides of a body of water?
How do these set-backs around water affect my use of my property with a stream running though it?
What is the amendment process for these zones. If you wanted to challenge a zone, how would you do that?
How does zoning affect vehicles in yards?
What happens if Air BnBs do not meet the proposed set-back rules?
I have 8 acres in the Mixed Use Zone, can I have an abattoir?
I've read through the draft and it looks like Composting facilities are a big no-no.
Looking at the proposals it seems that if I want to put up 24-hr gas station, or shopping mall or big-box store, it would pretty much be wide open where it could be located. This would be quite an intensive use, potentially creating problems for the surrounding community. I wonder what the thinking was behind this? In the GB Zone I can pretty much develop wherever I like, there does not

seem to be any area focused on business development. This seems to be inconsistent with the policies.
Why would I bother with commercial activity, having to go through these regulations?
If I were to locate a Shopping Mall at Exit 9 in the Gateway Zone, it would go through Site Plan Approval. This means the Development Officer would approve this with no public consultation. There would be notification to the neighbours, but no public hearing or Council vote.
Are there any changes to Subdivision rules, minimum lot sizes for example, or the migration of land?
I have a forestry property. As of right now, I can go in and cut what I want. At what point do I become a commercial operation?
Regarding shipping containers, can I have a pod if I'm moving?
Should *(CONTAINERS)* they be limited to commercial use only?
How do you determine which designation you are?
It looks like a home business can take up 25% of the residence, but you can't have a sign advertising your business?
I'm surprised to hear that you are not regulating shipping containers. They are more affordable than building a structure so may become more popular. You're going to allow them everywhere, they'll all be rusting in 5 years?
I hope 10 acres is not lost *(MINIMUM LOT SIZE - ISLANDS*). Extension of this should be considered.
Currently, for structures under 215 square feet a building permit is not required… will development permits be required?
The Golf Course has small accessory structures and a development permit was not received for those.
What are the fees for Development permit.
Will these regulations mean we will be getting town water or sewer?
Will large tree lots and wood processing need to try and operate as sustainable forestry operations?
What about shipping containers?
If that (*PROHIBITED SHIPPING CONTAINERS IN SR)* were to change would you be grandfathered?
I have a horse barn. Currently this barn is used for storage. Should I want horses in a few years would this be permitted?

ZONES
How were the boundaries determined? It does seem a little unfair that neighbours may need to meet different criteria or may have fewer regulations depending on where the boundaries between the zones was placed.
How was the decision made on where the zone boundaries change. For example, on this side of the Aspotogan, the proposed zoning changes at Quarry Road, why there?
Do the zone boundaries follow property lines?
When did the Chester Village Planning Area boundary come into effect?
Why isn't the potential quarry site at Exit 7 included in the Mixed Use Zone?
Question about GW zone…might be more appropriate as a Residential Zone?
Will there be consideration when zoning to the abutting new zoning when doing the review of the village proper?
It appears the permitted height in the gateway zone exceeds the capability of the firefighting equipment of 33'. This should be reconsidered.
Firefighting abilities will be limited.
I have lands on the west side of the 103 hwy that is currently zone Water Shed Protections. I was not aware of this.
Can this land*(PROTECTED WATERSHED)* be sold?
Currently West Chester Village is zoned Single Unit Residential. Are there any changes?
Concerned the zoning regulations are coming from Village requests.
What type of zoning is within the red zone? Can multi units be constructed. For example a four unit complex.
Has the zoning in Marriots Cove changed?
Single Unit Zoning yard setback have been changed. It used to be distances between buildings.
What zone is Simms Settlement in?
Why are there no dedicated areas for commercial activity? Seems that commercial use is permitted in most zones except SR where home based businesses are permitted. The general zones permit commercial and residential uses side-by-side as of right, would it not be better to concentrate commercial activity in one area?
Why does the Gateway Zone appear more restrictive on commercial uses than the Hamlet Zone? There is a list of specific permitted controlled commercial uses in the Gateway Zone and for the Hamlet zone, permits unspecified commercial activity that is controlled by the size of the floor area of the business.
It is a fair statement to say that in this potential Hamlet zone, there are many people who will resist these changes regarding Farm Animals in order to protect their rights as property owners. Could it be possible, that with enough negative feedback, that this Hamlet could instead be a Mixed-Use zone?
Historically much of the land in this area would have been large acreages, operating as farms or woodlots. Should the historic rights associated with these lands not be grandfathered for future generations? How does the Municipality have the right to decide you can't have a farm, if it was farmland originally? How did you decide on the rules to go with the zones?
Older people are perhaps in a position where they need to sell their lands, and are not able to pass on the same rights (farming/forestry), that the land has always had. With these regulations, you are saying that young people are not allowed to farm or forest, and that is not fair. How can they provide for their families?

I have had my property for over 40 years and since purchasing, I now have two farms as neighbours, and suffer from the smells from these farms. When you live in tight quarters, there is a reason to control things like this. I am FOR the Hamlet Zone, but do understand that what is already here, will be staying.
Where is the link between having a vibrant, livable community and the regulations you are proposing?
There are a couple of properties that already have animals, and are large enough to have more. Why have they been included in the Hamlet Zone?
Can you explain the benefits of the hamlet zone?
That seems in place with south canoe what about the other changes *(To GB)*?
Could you read the entire list of changes and setbacks as needed within the General Basic Zone?
In New Ross there will be no heavy industrial?
You guys have it easy. Where I live I have even more restriction. This proposal needs to be squashed or you will be unable to raise an animal on your own land.
Some of this might be good for some districts and not others. Will Council pass the zoning by district? For example, can New Ross have its own district?
I will be in the new SR2 Zone and will not be allowed to carry on my business, selling solar panels, under the new rules, I will not be able to expand or grow, how is that improving our community?
I don't feel this document is reflective of our Community Characters. It does not reflect the history or heritage of farming in the area and greatly limits the future for our children. They don't want to see subdivisions, they want to see tranquil, pastoral settings.
I grew up in a rural area and with the coming twinning of the highway, people may move down here due to the rural nature of the area. We need to start involving real estate people and lawyers to get their input on how the area should develop. We should get this information out in Tourist Centres and see what tourists think about the proposals to change the rural nature of this area.
Do different zones have different set-back requirements?
On the zoning map, what is the strip of orange that goes down to Mill Cove. We want that to be General Basic.
If you have 8 acres in the Mixed-Use Zone, will you need a development permit to have a rooster?
I own two wood lots. With this new zoning, can I cut the trees on those wood lots?
Why are you trying to change this area? I want to stay in a rural area, to show this way of life?
General Basic works the opposite of all other zones in the draft document; all uses are permitted in the GB zone except heavy industrial developments. Some uses, the uses specifically listed, are permitted with some form of development approval, any other uses, no development permit is necessary. In all the other zones, if the use is not listed, it is not permitted, and some specific are expressly prohibited. All the listed uses require some kind of development approval.
What is the Lakefront Overlay? Rivers too?
I like my proposed zone, I like what I see. But do we really need to change things or should we just be enforcing what's there already?
You say the Hamlet Zone is based on smaller lots – I live on one of the biggest lots and you have included my property in the Hamlet Zone. I have chickens, that's why you included me. I complained about chickens being mistreated in this community, but nobody did anything about it, I had to report it to the Department of Agriculture in Truro.
Are boundaries up for review?
I have a small parcel of land and the proposed zoning change will this land to Gateway. What can I do with this land now?

There are three different zones all within that area. Why are there so many different zones in such close proximity? I was comfortable with the way it was.
There is a very small strip of land that will be zoned Gateway. This extends to land on Pig Loop. Gateway is used for high development but this small strip of land cannot be use for large development. In fact, Gateway Zone should be extended further up the road towards East Chester. The proposed Gateway Zone does not even include the current businesses. This zone seems to be targeted to businesses and this could deteriorate property values.

FARMING & FAUs
The Department of Agriculture guidelines were followed when setting the Farm Animal Setbacks, who is enforcing them now?
What about existing uses (e.g. farm animals) that exist prior to the implementation of the plan? How are they impacted?
What about people who buy a property to retire and think they may have a hobby farm in the future, and people with smaller lots, this is taking their current rights away?
The document seems more worried about controlling farm animals and their manure than salvage yards.
Will the number of chickens vary depending on the type of fowl you are keeping – raising meat bird for eggs etc.
For a property owner with a large piece of land, the number of permitted farm animals should be dependent on how far they can be situated from a neighbour -
If you have roosters now are you allowed to continue having roosters?
What's the problem with roosters?
The number of chickens I keep are dependent on the type of bird I am raising. I sometimes raise 20 chickens at a time. Roosters are sometimes needed, depending on if I am raising layers or meat birds. Meat birds are only raised for a short period of time, but there may be a longer gap than 6 months between raising meat birds. I do not wish to cause a conflict, but would like to maintain the property rights I had when I bought this property.
If I currently have more than 10 fowl, can I keep that number, how do I prove what I have?
Are you permitted to have mares and stallions, or males and females of other farm animals? What about the noises they make during mating?
Stallions will make noise if it can see mares.
What about dogs, is barking controlled?
If you don't have 4,000 m2 can you have any animals?
What does that mean for farm animals *(SIMMS SETTLEMENT)* ?
What is the principle behind the noise bylaw, how is noise level determined between animal and machinery?
Why not include animal noise in its own separate by-law, or include barking dogs in the land-use by-law?
Where did the numbers come for the farm animal units and the acreage required for farms?
33 chickens make up one farm animal unit. Three swine being one unit seems reasonable, but 33 chickens seems too small for a farm animal unit. 200 would seem a better number.
If you can train your roosters to crow after 7am, there wouldn't be such an issue. What about shift-workers? The noise by-law doesn't help them by permitting machinery noise during the day.
It is apparent there are many people who don't like animals and many that do. Have you had the similar responses to the Farm Animal controls at the previous meetings?
The Farm Animal Units came from other municipalities? I believe HRM is the only municipality to control animals…
With reference to the smells in the community coming from livestock, I live next door to the treatment plant and am hoping that the current upgrade will improve the smells from it.
Perhaps the numbers making farm animals units should be discussed again.
There is already a problem in Nova Scotia with the number of farms reducing, these documents will not help this problem.

Why should I be restricted to 20 farm animal units?
Are the setback limits for your property? What if multiple members of the family have adjoining land and are operating as one farming unit?
Many generations of farming are collectively working together. Should the setback not apply to the farming operation?
If I have 20 plus farm units I have to pay fees?
What about Econmic Development and safe guards for environmental assessments for farming?
How will the control of farm animal units be enforced?
How will you know if I have 15 farm animal units or 30 farm animal units?
The gentlemen asked a question about farm animal units. Open eye to what is happen. We will be reporting changes to neighbours property.
Horses are different than cattle.
If I have 200 acres and an existing structure and more than 20 farm animal units will I need a DP?
As a farmer you are required to meet provincial guidelines and now you want to impose additional regulations. We have to apply for a building permit for structures why do we need to do more than that.
Are permitted animals determined by the size of the land.
If someone was to buy an old barn and that had 20 farm animal units what would be the regulations?
Why are you telling farmers how to farm? Let farms be farmers.
As a farming community these regulations seem a bit silly.
Is animal control expected to come count animals?
How many farmers are council?
When signing the petition state, we don't want the farming regulated. There should have been more public notice about the farming rules.
Is there a minimum lot size *(FAUs*)?
In Mixed Use Zone above 20 units, what are the requirements then?
Does no set-backs mean you can go right to the property line?
We need roosters for our meat birds, what about them?
Where do the setbacks and FAU numbers come from?
I have an issue with the minimum lot size for horses. I know people with horses which have much smaller lots. Perhaps the Municipality could set time limits for dealing with manure, or to have somewhere in the Municipality where people could take the manure. Is there any restriction on keeping horses on someone else's, your neighbour's land?
We have Oakley Stables and keep everything nice and clean. We adjoin the Millet property and they allow us to put our manure on their surplus lot, which they then use to spread on the fields when it is good a ready. There is nowhere on our property to keep this amount of manure, we feed our horses year-round on hay, so there is no need for grazing and the horses have their own spot and beautiful fencing. How does this affect us?
Have farmed for a number of years and as farming is already under both Provincial and Federal jurisdiction, I feel there is very little place for the Municipality to impose regulations, apart from with set-backs. These regulations frighten people. Thank you for holding these meetings and giving the opportunity for discussion.
Government does not recognize a horse as farm animal. Farmers are able to get deductions for farm animals at co-ops for example, but not horse owners.

Why are you having different farm animal numbers for different areas?
There may be a number of volunteer organizations, 4H for example, who would not be able to meet the minimum lot size requirements and may be impacted by these changes.
Why can't SR2 SR1 and Hamlet Zones have chickens?
I operate a beef farm and am also a herdsman for the Risley Estate, which is Rural 2. Is this still allowed?
I own two parcels of land that are adjoining, does that mean I'm allowed more animals?
I have lived in the same property for 40 years and have had just about every farm animal and no one has ever said anything. Why am I now being told what I can have on my property?
As a farmer, Provincial and Federal engineers and experts help us by creating guidelines that are available to all farmers. We have an number of different publications which tell us how to farm, how to manage water run-off, manure and chemical fertilizers. These guidelines and regulations are already there. Why are the Municipality getting involved? Our rural areas are dying, these zoning laws will put people off coming into the area. Farm land is running out in the Valley, we need to be encouraging people to come here, and show them how we can help them, rather than give them rules and regulations. There doesn't seem to be anything positive in the document to get people to move into the community. If you are going to get together with farmers, I would like to be part of it, I would like to have my name first on the list.
If a resident has 21 farm animal units, what then?
I am a vet and a volunteer for 4H, and so I interact with many farms in the area. I also have kids studying animal science. It takes many years to develop an agricultural breeding stock operation. Limiting animals on a property and opening the door for an applied permit for more animals to be turned down – these are barriers for young people to stay in their area and develop their own breeding stock operation. Do you see how these changes could be economically devastating for farming families?
The concern for people is that this could change in the future. If permit requirements change, the result could be disastrous as people who invest in the development of a livestock operation have no time to alter course. How can you reassure farming families that their investment of time and money won't be suddenly lost due to changing regulations?
Farmers work all day. How are they supposed to attend these meetings?
Can you go over the impact of this new zoning on farm animals on our properties?
How do these regulations affect residents who already have more farm animals than the regulations allow?
There seems to be different answers given at each meeting…in New Ross we were told that you are looking to change the Backyard Fowl rules to include roosters. At Bonny Lea, you said, it was a mistake and wasn't meant to be there. In Blandford we were told that roosters are covered under livestock. People are getting mixed messages.
Is there a minimum acreage for Farm Animals?
There are no regulations for chickens/turkeys on the opposite side of the 103. In the Hamlet you're allowed 10 female birds. When I raise meat birds, I have no control over what sex they're going to be and it only takes 3 months to raise them. In other zones that allow for farm animals, you're allowed roosters. It seems to be either none, or lots.
Why aren't roosters allowed in some areas?
Many years ago we were told there was a complaint about our rooster and we were told to get rid of it.
How is a noisy child any different to a rooster?

- Is the reason why you are having regulations on chickens, roosters, horses because of manure?
This property has been a farm for hundreds of years, why not leave it as it is?
I've had Livestock for 53 years but am a little confused with the draft documents and they are raising lots of questions from lots of normal people, especially about the farm regulations.
When is a farm animal considered a pet, like a horse? Is it treated differently? The Province does not recognize horses as farm animals.
If a rabbit is kept indoors as a pet, would this be allowed?
Are there different rules in different zones for Manure Piles, I'm on Beech Hill Road?
If you have an existing manure pile, you would be allowed to continue using it?
I am a full-time agriculture and forester. You're talking about infrastructure that's already in place. What about if you want to expand? An add-on to your manure pile or addition to your barn?
There are many different options for manure storage. The by-laws should consider these options and maybe controlled in a different way, setting time limits on moving manure for example.
Are farm animals with babies considered one FAU, when they are dependent on their mother for a period of time?
One thing I would like to see, is the ability to pass on farms to our family without any needs for permits.
What about 4H members with show birds, you can't have show birds without a rooster?
What about 4H kids that want a rabbit or a sheep and they live in a restricted zone? Can they have them?
To limit 4H kids to need an acre is unreasonable, they should be allowed to keep animals providing they are able to maintain them.
There are circumstances when animals don't have to graze. They can be kept in a barn and fed on hay. If you wanted to put up a 100x100 barn that could house over 20 FAUs, you should not need to meet a minimum lot size. The documents need to allow for growth and advances in technology.
If the animals are not grazing, can we have more animals on less land?
If you meet the set-back on your property, can you still put the 100x100 barn up, even if you're going to have more animals in it?
I moved to this area from Cape Breton. I have ten chickens. I feel I'm benefited by having both an ocean and chickens. I want to have a small farm at CDS school. I could have done all this before but now the door has been closed. Provided a petition against the zoning.
I have a horse barn. Currently this barn is used for storage. Should I want horses in a few years would this be permitted?
I lived on a farm all my life and I fully support setbacks on manure and potential run off into lakes and watercourses.
I come from 5 generations of farmers and I question the terminology used for farm animal units. If the cows have calves are they still part of the farm animal unit of the original 10?
What about bulls? I see no mention of those.
You need to define cattle/calves. Also, the lots in the forties were created narrow 40 yards. This might give some problems for future expansion of farming considering the required lot setbacks and could stifle future barn expansions. What about selling are there restrictions?
Where do horses fall in the farm animal units? How long do you have to replace a horse?
I want to support a healthy environment and ecology but does all phosphorous and nitrogen come from farm animals or can this be a result of fertilizers as well?
Setbacks and fencing for animals will help with this but fertilizes can also be problematic.

I don’t want animals to be seen as a scapegoat because of environmental and ecological concerns. Farming is a viable operation and proper consideration need to be considered. And these new rules will not prevent nitrogen and phosphorus from entering the water supply, there will still be fertilizer run off.

NON-CONFORMING USE
What if a non-conforming property with farm animals changes hands, can the new owners still keep animals?
Why 6 months, can we change that?
Will existing businesses be grandfathered?
How do we register this *(NON-CONFORMING)*?
There needs to be a longer period of time for replacing animals, 6 months is not long enough.
What happens to the grandfathered rights if a property is sold?
If grandfathered rights are not linked to ownership, then what kind of message is the Municipality sending out? This just creates a feeling in inequality? If a new owner of a property is grandfathered the rights to have a horse, where is the fairness in another owner without grandfathered rights, not being able to have a horse?
But you won't' be able to sell or transfer ownership *(XMAS TREE OPERATIONS)* and still be able to operate?
General Basic zone in New Ross is much less restrictive than my zone in Chester Basin. If I lose an animal I only have 6 months to replace the animal or I can't.
Do I only have 6 months to replace my farm animal?
Often animals are raised during the growing season of May – October. These animals are not replaced within the 6 month period.
If I have 20 horses and I want 2 pigs and 50 chickens from May until they go in October I only have 6 months to replace them?
Are existing barns grandfathered?
20 farm animal units you are a conforming use with no permit needed. However, if you move to 21 farm animal units you will need a permit. Do you start a new process for the additional use? New manure pile, ect. This is something that should be considered.
If I have a farm with 25 animals and pass it on to my son how does this work?
Are you required to meet the new regulations if nothing changes?
Even if you are over the permitted 20 Farm Animal Units (FAU)?
When you are raising livestock to butcher, the number of animals fluctuates, and there may be a longer gap than 6 months before the next time that animal is raised. The gap is too short.
What happens when these farming properties are sold or passed on in a family?
If you have a house that's non-conforming and you leave it for more than 6 months, are you allowed to go back?
I'm in the proposed Hamlet Zone and I want to raise meat birds, but the 6-month rule makes this impossible, and you can't specify the sex of the birds.
What if you have an established existing use on your property, with a manure pile that does not meet new set-back regulations. I understand that we can carry on as the manure pile was in use before the new regulations come in to play. But what happens if someone still complains about that existing use manure pile?
What if you want to use your property for a new non-conforming use in a zone?
The 6-months stopping period is too short for seasonal uses like Air BnBs.
What about a seasonal business? If you stop for 6 months over the winter, you won't be allowed to re-open!
It seems that the 6-month period is a contentious issue. This period is mandated by the Province for non-conforming uses and structures. We run into this problem in Kings often.

At the next UNSM meeting you should lobby them to change the 6-months rule, it's much too short.
It is possible to circumvent the 6-month requirement. Instead of having a non-conforming use, Municipalities are able to have a table of existing uses. This in effect changes them into conforming uses.
Is the 6-month thing in the by-laws right now?
What about if you're over 20 units. Can you still use the structure?
If someone is buying a property in rural areas with an existing barn (not meeting set-back requirement), but no animals, can they start farming and use the barn?
With reference to other zones that are only allowed 10 female fowl. When you raise meat birds you only have them for 3-4 months which doesn't work with the 6-month rule.
Maybe people could get them in the fall when odours would be less?
My one problem with this plan is the 6-month duration regarding animals. You can send cows out to pasture, and keeping chicks and broilers may not meet these requirements.
What is the 6-month provision?
What about seasonal businesses, ploughing driveways for example?
What happens if someone complains that I had chickens in the Hamlet Zone, how do I prove that I had them before the rules came in?
Why are you so arbitrary about the 6-month thing?
The 6-month is a grace period in case your zoning changes. Is this the beginning of many changes to come? What about if the zone changes again?
What if an existing business does not meet the new regulations?
What about seasonal rentals for only 4 months?
Would it not be easier to change to 18 month operation?
Seasonal use could be considered from 6 months to 18 months with a seasonal registration. IF the use isn't registered then new regulations will apply.
What about the new regulations and if an existing business does not meet those regulations.

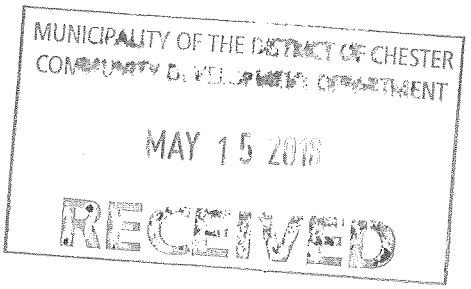
RV'S
Habitation of RV's should be reconsidered. Will tiny homes be considered an RV?
Why can't they *(RVs)* be permitted in GB zone?
What about motor vehicle act. They govern RV's no land use regulations.
I work with the film industry and I have 9 trailers stored on my property.
Is there a definition of RV's? In Yarmouth tiny homes are considered RV's.
What about RV's, boats stored on property?
RV's are controlled under the motor vehicle act. How can you govern what we do with RV's on our property?
What about the limit of parking an RV on a property for a maximum of 14 days, and the need for a temporary permit to use an RV on our own property?
What if you live in a camper on your property? Do you need a permit?
Isn't the distinction between GB and SR2 zone boundaries concerning temporary habitation arbitrary?
Regarding the RV regulations, if Marvin's Island don't want RVs, then let them put a sign on their road and leave the rest of us alone.
Leave RV's alone. Just because someone doesn't like looking at them, doesn't mean we shouldn't be allowed to use them on our own land.
What's the thing about the campers?
Can you explain the regulations for RVs in SR2. My mom lives in a trailer for 6 months of the year, what if she wanted to move that onto my lot?
When I apply for a permit, is there a lot size that would give me a better chance of getting a permit for an RV?
What about RVs. I have friends and family visit over the summer and stay in their RVs, tents and tent-trailers. I appreciate you want to try to control long-term stays, but…

ALTERNATIVE ENERGY
Are there rules around electrical facilities such as windmills?
Would this *(WIND TURBINE)* be permitted on Marvins Island as well?
Are solar panels permitted?
Would this be combined kilowatts or per panel kilowatts?
Does this apply to solar hot water?
Is there a change in General Basic to what is permitted for wind turbines?
I read that Wind turbines are restricted to 5kw?
Why place limits on production capacity? This is exciting technology that is constantly evolving. Maybe in the near future, the same tower/panel may be able to produce more energy, perhaps we shouldn't limit it now.
Solar Collectors are only permitted on lots with main building?
What is the maximum kilowattage allowed for solar panels?

APPENDIX B – COMMENT CARDS

I have lived on Target Hill Road for the past Forty years. During this time there has never been one of the properties undertake any form of livestock farming. This street consists of seven homes with the majority having smaller lots just under one acre in size. Several have lot sizes just over one acre. Under the proposed land use by-law requirements this will see the set back allowances and minimum lot size of 4000 m2, now allow several of these properties to undertake livestock farming, (pigs) specifically being mentioned, if they so desire and we are no longer, under the proposed changes, protected from this happening. Since I have lived on Target Hill Road, it has been a residential street and it's close proximity to the Village of Chester lends itself to this classification. The enclosed attachment outlines my objections to having our classification changed from Rural to Mixed Use, and I strongly feel that Target Hill Road should be classified under Single Use Residential.

W.B. Graves

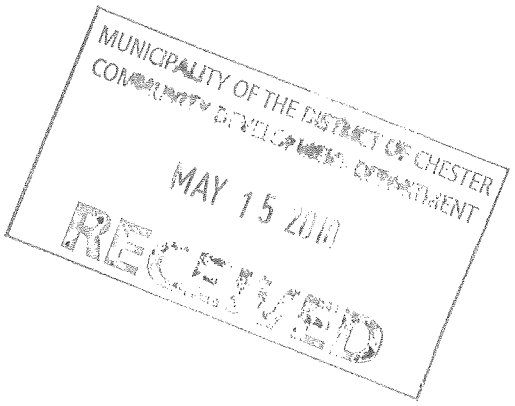


To: Mr. Garth Sturtevant

Development Control/Planning

Community Development Department

Chester, Nova Scotia



From: William Graves

Landowner

[redacted] Target Hill Road

Chester, N.S.

Subject: ***Re-Zoning Of Existing Land Use Boundaries***

Having attended several meetings concerning the proposed changes in the land use boundaries I am finally aware that as a resident of Target Hill Road, my classification is now (MU) formally considered a Rural Zone. Listed below are several reason why I feel that this would be completely detrimental to my property.

1. For the past (41) years that I have lived at this address on Target Hill Road, there has never been any type of livestock farming, (ie . Chickens, cattle, sheep, pigs or horses).
2. Since I have lived here, it has been a residential community, with only a five minute walk from here to schools, grocery stores and the main centre of the Village of Chester.
3. Placing me in this (MU) zone now puts me in the position of having a neighbour undertake a small farming operation, with the raising of pigs a real possibility.
4. Under the new category (MU) you have now made enough changes in the set back distances from property lines to allow someone to under take the raising of farm animals (pigs), and all of these lots are in reality too small and too close together to avoid serious conflict.
5. Undertaking the raising of pigs for example, would have an negative impact on water quality in this area. All of the properties on Target Hill Road receive their water supply from dug wells. In the (41) years that I have lived here none of these houses has ever had their well run dry.

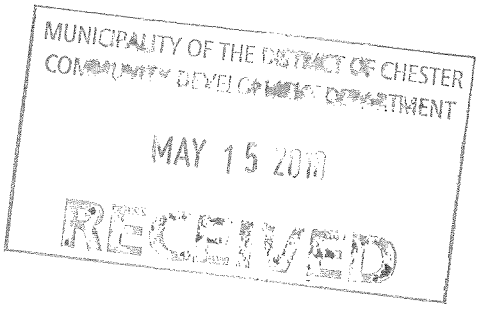
The probability of having our groundwater contaminated by runoff from manure piles is a distinct possibility, as all of these wells have a distinct connected underground water supply. Not only is there a problem with contamination of our water supply, we also have to look at the noxious smell from manure piles, the disease possibilities, several new studies published in the JAMA, Internal Medicine have reported an increase in MRSA infections related to pig manure and also deal with a very unpleasant by-product of raising pigs which is the increase in rat and rodent populations.

6. Over and above water quality and air quality is the impact that even such a small livestock (pig) operation can have on ones property values. In areas where small livestock operations have developed people have been unable to sell their own homes.

7. Finally, it is imperative that our new proposed management zone (MU) be changed to (SU), Single Unit Residential, to preserve and protect both environmentally socially and economically the future of all of the properties located on Target Hill Road.

Yours Sincerely

W.B. Graves



June 18, 2018

Development Control/Planning
Community Development Department
Municipality of the District of Chester
151 King Street, PO Box 369
Chester, NS B0J 1J0

To: Mr. Garth Stunevant

Re: Re-Zoning of [redacted] Target Hill a Road, Chester

This letter is in follow-up to our March meeting with Bill and Dorothy Graves, Edward and Linda Rafuse, and after having attended the May 23, 2018 Public zoning meeting. Although the zoning of our property is not slated to change we have several serious concerns with the remainder of our road changing to Mixed Use (MU), formally a Rural Zone.

We have owned this property for 22 years and have invested over $300,000 worth of improvements in the property which includes the addition of a garage c/w home office, complete renovation of the house and extensive landscaping. The nature of our street is 1 and 1/2 acre lots, residential, primarily with maintained single developing units within a five minute walk to schools, grocery and hardware stores, restaurants and the main centre of the Village of Chester. Our homes are all close to each other with easy visibility between our properties.

With the proposed changes and reduced set-backs the possibility of the creation of a small livestock operation, such as raising pigs, on our street would be a possibility. I have lived in rural areas where pig and chickens were raised on neighbouring properties and issues with smell, rodents and water contamination were evident. Should this happen it would greatly effect our quality of life, which is the primary reason we moved to Chester, and property values.

We are aware that other property owners on our street have the same concerns and are requesting the street be changed to (SU), Single Unit Residential vs the proposed management zone (MU) and agree that this would be more suited to our street. We would also like to request that our property be moved from within the Village of Chester zoning to be the same as the rest of the street for consistency.

Thank you for considering our request which we consider critical to our life-style and financial future. We loving living in Chester and do not want that to change.

David and Kelly Moore
[redacted] Target Hill Road
Chester, NS, B0J 1J0
[redacted]

June 18, 2018

MUNICIPALITY OF THE DISTRICT OF CHESTER
COMMUNITY DEVELOPMENT DEPARTMENT
JUN 20 2018
RECEIVED

Development Control/Planning
Community Development Department
Municipality of the District of Chester
151 King Street, PO Box 369
Chester, NS B0J 1J0

To: Mr. Garth Stunevant

Re: Re-Zoning of [redacted] Target Hill a Road, Chester

This letter is in follow-up to your March meeting with Bill and Dorothy Graves, Edward and Linda Rafuse which I was unable to attend. We have several serious concerns with the remainder of our road changing to Mixed Use (MU), formally a Rural Zone.

We have owned this property for 46 years and have invested over $110,000 worth of improvements in the property in the past 4 years by doing a complete renovation of the house and extensive landscaping. The nature of our street is 1 and 1/2 acre lots, residential, primarily with maintained single developing units within a five minute walk to schools, grocery and hardware stores, restaurants and the main centre of the Village of Chester. Our homes are all close to each other with easy visibility between our properties.

With the proposed changes and reduced set-backs the possibility of the creation of a small livestock operation, such as raising pigs, on our street would be a possibility. I have lived in rural areas where pig and chickens were raised on neighbouring properties and issues with smell, rodents and water contamination were evident. Should this happen it would greatly effect our quality of life, which is the primary reason we moved to Chester, and property values.

We are aware that other property owners on our street have the same concerns and are requesting the street be changed to (SU), Single Unit Residential vs the proposed management zone (MU) and agree that this would be more suited to our street. On our property to the left is a swamp. The run off for this swamp flows across the remainder of our lot to the left and across lot 27 to a man made pond by damming the run off.

The pond was dug out by the first owner, Mr. Larry Saunders. The third owner of the lot, Mr. Bill Ward, was denied permission to fill in the pond. I believe the denial was by the Department of the Environment. In no way would live stock **not** pose a very serious contamination of our water source. There would not be enough area on either side of the run off for live stock not to effect our water supply.

Thank you for considering our request which we consider critical to our life-style and financial future. We loving living in Chester and do not want that to change.

William & Linda Dyer
[redacted] Target Hill Road
Chester, NS, B0J 1J0
[redacted]

reVISION Plan Review

Some Community Assembly Required

Let Us Know What You Think About the New Planning Documents

The Draft Municipal Planning Strategy and Land Use By-law represent over 3 years of research, discussion, meetings and public engagement. Input from community members has been very important throughout the process, and now, more than ever it is vital to let Council and staff know what you think about the draft documents. Whether you completely agree, support some parts but not others (please tell us which!) or if you do not agree with the proposed documents. Please leave any comments in the space below or visit voicesandchoices.ca/revision, to submit comments and feedback online.

Date: MAY 21 2018

Resident's Name: ERROL ZWICKER

Home Community: CHESTER BASIN

Comments:

PLEASE BE ADVISED THAT I, ERROL ZWICKER OF 320 CROFT ROAD, CHESTER BASIN IS STRONGLY AGAINST THIS PLAN REVIEW. HAVING READ THE DRAFT, ALL I SEE IS A DICTATORIAL MONEY GRAB THAT SHOULD NOT HAVE BEEN PRESENTED. IF I WANTED TO BE DICTATED TO I WOULD HAVE SETTLED IN A DIFFERENT MUNICIPALITY. I GUESS ALL THE TAX DOLLARS THAT WE HAVE PAID OVER THE PAST 45 YEARS HAS NO MEANING. I REFUSE TO SUPPORT ANY DOCUMENT/ACTION THAT PROMOTS TURNING NEIGHBOUR AGAINST NEIGHBOUR.

Thank you for your input!

reVISION Plan Review
Some Community Assembly Required

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Date: 16 Jan 2018

Resident's Name: Kordeen

Home Community: Mariners Island

Comments:

Add to Su

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the Su zone.

Thank you for your input!

reVISION Plan Review
Some Community Assembly Required

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Date: 16 Jan 2018

Resident's Name: Dearbeck

Home Community: Marines Island

Comments:

Add to Su Zone

No automobile, truck, bus, coach, streetcar, recreational vehicle, camper or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for storage or shelter of goods of any description

Thank you for your input!

reVISION Plan Review

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Date: 16 Jan 2018

Resident's Name: D Corbett

Home Community: Marine Island

Comments:

For Su zone:

4.14.2 Delete for habitation of recreational vehicle for 'up to 6(six) consecutive months in any calendar year'; and, replace with: "... temporary human habitation for a maximum of 2 weeks in any calendar year"

4.14.2(a) Delete

4.14.2 Add "Recreational vehicles shall not be connected to an on site septic system"

Thank you for your input!

reVISION Plan Review

Some Community Assembly Required

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Date: June 16 2018

Resident's Name: Diane Casey

Home Community: MAHONS ISLAND

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

Thank you for your input!

reVISION Plan Review

Some Community Assembly Required

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Date: June 16 2018

Resident's Name: Diane Casey

Home Community: M.I

Comments:

4.14.1 Add (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

Thank you for your input!

reVISION Plan Review

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Date: June 16 2018

Resident's Name: Dana Carey

Home Community:

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

Thank you for your input!

reVISION Plan Review

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Date: 16/6/18

Resident's Name: SYED M. HUSSAIN

Home Community: HARVEY ISLAND

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

Thank you for your input!

reVISION Plan Review

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Date: 16/6/18

Resident's Name: SYED M. HUSSAIN

Home Community: MARVIN ISLAND

Comments:

4.14.1 ADD (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

Thank you for your input!

reVISION Plan Review

Some Community Assembly Required

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Date: 16/6/18

Resident's Name: SYED M. HUSSAIN

Home Community: MARVIN Island.

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (SIX) Consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

Thank you for your input!

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Date: June 16/18

Resident's Name: Dan Mills

Home Community: Mushamish Island

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

Thank you for your input!

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Date: June 16/18

Resident's Name: Dan Mills

Home Community: Mahone Island

Comments:

4.14.1 Add (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

Thank you for your input!

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Date: June 16/18

Resident's Name: Dan Mills

Home Community: Whitehorse Island

Comments:

4.14.2 For Su zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

Thank you for your input!

reVISION Plan Review

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Date: June 16, 2018

Resident's Name: Sheila McVey

Home Community: ~~Markham~~ / Marvin's Island, N.S.

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

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Date: June 16, 2018

Resident's Name: Sheila Mulloy

Home Community: Marvin Island, N.S

Comments:

4.14.1 ADD (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

Thank you for your input!

reVISION Plan Review

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Date: June 16, 2018

Resident's Name: Sheila McVey

Home Community: Marvin Island, N.S.

Comments:

4.14.2 For Su zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

Thank you for your input!

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Date: June 16, 2018

Resident's Name: Mary Stevenson

Home Community: Marvin's Island

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for "up to 6 (six) consecutive months in any calendar year and replace with:

"... temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

Thank you for your input!

reVISION Plan Review

Some Community Assembly Required

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Date: June 16, 2018

Resident's Name: Mary Stevenson

Home Community: Marvin Island

Comments:

4.14) ADD (from Village of Chester planning doc)

No automobile, truck, bus, coach, street car, camper or other motor vehicle of part thereof, with or without wheels shall be used for human habitation within the SU zone.

Thank you for your input!

reVISION Plan Review

Some Community Assembly Required

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Date: June 16, 2018

Resident's Name: Mary Stevenson

Home Community: Marvin's Island

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreation vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, containers shall be used for the storage or shelter of goods of any description.

Thank you for your input!

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Date: June 16 2018

Resident's Name: MARTHA PAUL + NICK PAUL

Martha Paul

Home Community: MARVINS ISLAND

Comments:

4.14.1 Add. for S.U.

No automobile, truck, bus, coach, streetcar, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

Thank you for your input!

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Date: JUNE 16 2018

Resident's Name: MARINA PAUL + NICK PAUL

Home Community: M.I Island.

Marina Paul

Comments:

4.141 Add (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, compressor other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone.

Thank you for your input!

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Date: June 16 2018

Resident's Name: MARTHA + NICK PAUL

Home Community: Mavins Island

Martha Paul

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

Thank you for your input!

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Date: June 16/18

Resident's Name: Joanne Cleyle

Home Community: Marvin's Island, Chester Basin, NS.

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

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Date: June 16/18

Resident's Name: Joanne Cleyle

Home Community: Marvin's Island
Chester Basin, NS.

Comments:

4.14.1 ADD (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

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Date: June 16/18

Resident's Name: Joanne Cleyle

Home Community: Marvin's Island Chester Basin N.S.

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

Thank you for your input!

reVISION Plan Review
Some Community Assembly Required

Let Us Know What You Think About the New Planning Documents

The Draft Municipal Planning Strategy and Land Use By-law represent over 3 years of research, discussion, meetings and public engagement. Input from community members has been very important throughout the process, and now, more than ever it is vital to let Council and staff know what you think about the draft documents. Whether you completely agree, support some parts but not others (please tell us which!) or if you do not agree with the proposed documents. Please leave any comments in the space below or visit voicesandchoices.ca/revision, to submit comments and feedback online.

Date: June 16th 2018

Resident's Name: Quentin E. Lamoille

Home Community: Marvins Island. ([redacted] BLUE HERON DR.)

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

Thank you for your input!

reVISION Plan Review

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Date: June 16th 2018

Resident's Name: Quentin E. Lemsille

Home Community: Marvins Island ([redacted] BLUE HERON DR.)

Comments:

4.14.1 ADD (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

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Date: June 16th 2018

Resident's Name: Quentin E. Langille

Home Community: Marvins Island ([redacted] Blue Heron Dr.)

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

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Date: June 16

Resident's Name: Earle Harvey.

Home Community: Mavillette Island

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

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Date: June 16

Resident's Name: Earle Harvey.

Home Community: Mersey Island

Comments:

4.14.1 ADD (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

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Date: June 16

Resident's Name: Earle Harvey.

Home Community: Marvin Island

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

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Date: June 16, 2018

Resident's Name: Nikolaus Froehlich

Home Community: (Halifax) Maroon's Island

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

Thank you for your input!

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Date: _____

Resident's Name: _____

Home Community: _____

Comments:

4.14.1 ADD (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

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Date: _____

Resident's Name: _____

Home Community: _____

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

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Date: 2018-06-16

Resident's Name: Jill Green

Home Community: Marvins Island.

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

Thank you for your input!

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Date: 2018-06-18

Resident's Name: Jill Green

Home Community: Marvin's Island

Comments:

4.14.1 ADD (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

Thank you for your input!

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Date: 2018-06-16

Resident's Name: Jill Green

Home Community: Marriott's Island.

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (SIX) Consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

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Date: June 16/18

Resident's Name: Christina Mott

Home Community: [redacted] Islandview Mavillette Island

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

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Date: June 16/18

Resident's Name: Christina Mills

Home Community: [redacted] Island view, Mahone Island

Comments:

4.14.1 ADD (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

Thank you for your input!

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Date: June 16/18

Resident's Name: Christian Mats

Home Community: [redacted] Islandview Rd. Marriots Cove

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) Consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

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Date: 2018-6-16

Resident's Name: Eddie MacDonald

Home Community [redacted] ISLANDVIEW DRIVE CHESTER BASIN NS

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

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Date: 2016.6.16

Resident's Name: EDDIE MacDONALD

Home Community: [redacted] ISLANDVIEW DRIVE
CHESTER BASIN, NS

Comments:

4.14.1 ADD (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

Thank you for your input!

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Date: 2016.6.16

Resident's Name: EDDIE MACDONALD

Home Community: [redacted] ISLANDVIEW DRIVE
CHESTER BASIN, NS

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

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Date: JUNE 16 / 18

Resident's Name: BRENDA PHILLIPS B Phillips

Home Community: MARINS ISLAND

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

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Date: JUNE 16/18

Resident's Name: BRENDA PHILLIPS B Phillips

Home Community: MARVIN'S ISLAND

Comments:

4.14.1 ADD (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

Thank you for your input!

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Date: JUNE 16/18

Resident's Name: BRENDA PHILLIPS B Phillips

Home Community: MARINS ISLAND

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (SIX) Consecutive months in any calendar year' and replace with:

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Delete 4.14.2(a)

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Date: June 15/18

Resident's Name: Linda Cleyle

Home Community: Marvin's Island Cherhead Basin, NS

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

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Date: June 15/18

Resident's Name: LINDA Cleyle

Home Community: Marvin's Island
Chester Basin, N.S.

Comments:

4.14.1 ADD (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

Thank you for your input!

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Date: June 15/18

Resident's Name: LINDA Cleyle

Home Community: Marvin's Island
Chester Basin, NS

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

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Date: June 16 / 18

Resident's Name: DAVID McVAY

Home Community: MARVINS ISLAND

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

David McVay

Thank you for your input!

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Date: June 16, 18

Resident's Name: David McVay

Home Community: Marvins Island

Comments:

4.14.1 Add (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

David McVay

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Date: June 16, 2018

Resident's Name: David McVay

Home Community: Marvins Island

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

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Date: June 16, 2018

Resident's Name: CAROLE COOLEY CCooley

Home Community: MARVIN'S ISLAND

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description.

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Date: June 16, 2018

Resident's Name: CAROLE COOLEY Cooley

Home Community: MARVIN'S ISLAND

Comments:

4.14.1 ADD (from village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SL zone.

Thank you for your input!

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Date: June 16, 2018

Resident's Name: CAROLE COOLEY Mooley

Home Community: MARVIN'S ISLAND.

Comments:

4.14.2 for SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year, and replace with:

"... temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2 (a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

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Date: June 16, 2018

Resident's Name: John Sewster

Home Community: MARVINS ISLAND

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, sheet can, recreational vehicle, camper, or other motor vehicle, or part thereof, with without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description.

Thank you for your input!

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Some Community Assembly Required

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The Draft Municipal Planning Strategy and Land Use By-law represent over 3 years of research, discussion, meetings and public engagement. Input from community members has been very important throughout the process, and now, more than ever it is vital to let Council and staff know what you think about the draft documents. Whether you completely agree, support some parts but not others (please tell us which!) or if you do not agree with the proposed documents. Please leave any comments in the space below or visit voicesandchoices.ca/revision, to submit comments and feedback online.

Date: June 16, 2018

Resident's Name: [redacted]

Home Community: MARVIN'S ISLAND

Comments:

4.A.1 ADD (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SL zone.

Thank you for your input!

reVISION Plan Review

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Date: June 16, 2018

Resident's Name: John Sawatsky

Home Community: MARVIN'S ISLAND

Comments:

4.14.2 for SU zone delete for habitation of recreational vehicles for 'up-to 6(six) consecutive months in any calendar year and replace with:

"... temporary human habitation for a maximum of 2 weeks in any calendar year."

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system."

Thank you for your input!

reVISION Plan Review

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Date: JUNE 14, 2018

Resident's Name: JOHN SNOW

Home Community: MARVINS ISLAND

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

Thank you for your input!

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Date: June 16, 2018

Resident's Name: John Snow

Home Community: Marvins Island

Comments:

4.14.1 Add (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

Thank you for your input!

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Date: June 16, 2018

Resident's Name: JOHN SNOW

Home Community: MARVINS ISLAND

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

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Date: 16/06/2018

Resident's Name: S. Chaddy

Home Community: Marine Island

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

Thank you for your input!

reVISION Plan Review

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Date: 16/06/2018

Resident's Name: A. Charley

Home Community: Marion's Island

Comments:

4.14.1 ADD (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

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Date: ~~S. Charkley~~ (sc) 16/06/2018

Resident's Name: S. Charkley

Home Community: Marines Island

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.142(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

Thank you for your input!

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Date: June 16/2018

Resident's Name: [illegible]

Home Community: Mawiomi Island

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

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Date: June 16/2018

Resident's Name: [illegible]

Home Community: Mavillette Island

Comments:

4.14.1 ADD (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

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Date: June 16/2018

Resident's Name: D W Crowley

Home Community: Marvin Island

Comments:

4.14.2 For SU zone delete ~~for~~ habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.142(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

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Date: June 16, 2018

Resident's Name: Ron McDonald

Home Community: Marvins Island

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

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Date: June 16, 2018

Resident's Name: Ron McDonald

Home Community: Mahone Island

Comments:

4.14.1 Add (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

Thank you for your input!

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Date: June 16, 2018

Resident's Name: Ron McDonald

Home Community: Morris Island

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

Thank you for your input!

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Date: June 16 2018

Resident's Name: Elizabeth Mills

Home Community: Chester Basin - Marvins Island

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

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Date: June 16, 2018

Resident's Name: Elizabeth Mills

Home Community: Marvin's Island - Chester Basin

Comments:

4.14.1 ADD (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

Thank you for your input!

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Date: June 16 2018

Resident's Name: Elizabeth Mills

Home Community: Marvin's Island - Chester Basin

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

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Date: 16 June 2018

Resident's Name: CAROLYN BIRD

Home Community: Chester Basin, NS

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

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Date: 16 June 2018

Resident's Name: Carolyn Bird CAROLYN BIRD

Home Community: Chester Basin, NS

Comments:

4.14.1 ADD (from Village of Chester planning document)

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Thank you for your input!

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Date: 16 June 2018

Resident's Name: Carolyn Bird CAROLYN BIRD

Home Community: Chester Basin, NS

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.142(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

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Date: June 16 / 2018

Resident's Name: Sherry Langille

Home Community: Marvins Island, ([redacted] Blue Heron Dr.)

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

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Date: June 16 / 18

Resident's Name: Sherry Langille

Home Community: Marvins Isl. ([redacted] Blue Heron Dr)

Comments:

4.14.1 ADD (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

Thank you for your input!

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Date: June 16/18

Resident's Name: Sherry Langille

Home Community: Marvins Isl. ([redacted] Blue Heron Dr.)

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

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Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

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Date: June 14, 2018

Resident's Name: Cathy Snow

Home Community: Chester Basin - Marvin Island

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

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Date: June 14, 2018

Resident's Name: Cathy Snow

Home Community: Marvin Island

Comments:

4.14.1 ADD (from Village of Chester planning document)

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Date: June 16, 2018

Resident's Name: J Cathy Snow

Home Community: Mavers Island

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

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Date: June 16 / 18

Resident's Name: Lynn Ross

Home Community: Marion's Island

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

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Date: June 16 | 18

Resident's Name: Lynn Ross

Home Community: Marvin's Island

Comments:

4.14.1 ADD (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

Thank you for your input!

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Date: June 16 | 18

Resident's Name: Lynn Ross

Home Community: Marvin's Island

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

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Date: June 16, 2018

Resident's Name: Joan M'Donald

Home Community: Marvin's Island

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

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Date: June 16/18

Resident's Name: Joan McDonald

Home Community: Marvin's Island

Comments:

4.14.1 Add for SU (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

Thank you for your input!

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Date: June 16/18

Resident's Name: Joan McDonald

Home Community: Marvin's Island

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

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The Draft Municipal Planning Strategy and Land Use By-law represent over 3 years of research, discussion, meetings and public engagement. Input from community members has been very important throughout the process, and now, more than ever it is vital to let Council and staff know what you think about the draft documents. Whether you completely agree, support some parts but not others (please tell us which!) or if you do not agree with the proposed documents. Please leave any comments in the space below or visit voicesandchoices.ca/revision, to submit comments and feedback online.

Date: JUNE 16.2018

Resident's Name: SERGE J. TANGUAY

Home Community: CHESTER BASIN (MARINE ISLAND)

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

Thank you for your input!

reVISION Plan Review

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Date: JUNE 16, 2018

Resident's Name: SERGE J. TANGUAY

Home Community: CHESTER BASIN
MARVIN'S ISLAND

Comments:

4.14.1 ADD (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

Thank you for your input!

reVISION Plan Review

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Date: JUNE 16, 2018

Resident's Name: SERGE J. TANGUAY

Home Community: CHESTER BASIN
MARINS ISLAND

Comments:

4.14.2 For SU zone delete for habitation of recreational vehicle for 'up to 6 (SIX) Consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.14.2(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

Thank you for your input!

reVISION Plan Review
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Date: June 16/18

Resident's Name: Shelley BURKE Shelley Burke

Home Community: Chester BASIN (MARTIN'S ISLAND)

Comments:

4.14.1 Add for SU

No automobile, truck, bus, coach, street car, recreational vehicle, camper, or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description

Thank you for your input!

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Date: June 16/18

Resident's Name: Shelley Burke

Home Community: Chester Basin (Marvin's Island)

Comments:

4.14.1 Add (from Village of Chester planning document)

No automobile, truck, bus, coach, street car, camper or other motor vehicle or part thereof, with or without wheels shall be used for human habitation within the SU zone

Thank you for your input!

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Date: June 16/18

Resident's Name: Shelley Burke Shelley Burke

Home Community: Chester Basin (Marvin's Island)

Comments:

4.14.2 For Su zone delete for habitation of recreational vehicle for 'up to 6 (six) consecutive months in any calendar year' and replace with:

"...temporary human habitation for a maximum of 2 weeks in any calendar year"

Delete 4.142(a)

Add to 4.14.2 "Recreational vehicles shall not be connected to an on site septic system"

Thank you for your input!

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Date: April 9, 2018

Resident's Name: Winton Cook & Duaine Cook

Home Community: East River

Comments:

We are in general Basic Zone But our proposed zone is Mixed Use.
We support it & we are in favor of the additional controls.
We would also be in support of SR-2 & tighter controls. especially for kennels (dog); salvage yards; landscaping companies.
We support controls over community character by prohibiting uses & requiring set Backs, fencing, etc.

Thank you for your input!

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Date: _____

Resident's Name: Chris Wilson

Home Community: East River

Comments:

Farm animal requirement is too restrictive. ~~Shed~~ 1 acre is too large, should be allowed to have ~~the~~ smaller animals on smaller lots

Thank you for your input!

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Date: April 9/2018

Resident's Name: Nick Hiettle

Home Community: East River.

Comments:

I think the animal thing is Redículous, Me myself i Raise animals for my food, so if this goes threw and ff I don't have the "Land" to do this Im being told I can't raise animals to feed myself and my family. That is completley redículous I think the Mixed Use should be moved to Hwy 3 In East River.

Thank you for your input!

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Date: April 9/18

Resident's Name: Brian Hunt

Home Community: East River

Comments:

No concerns with change from General Basic to mixed use.

Thank you for your input!

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Date: Apr 9 / 18

Resident's Name: Alfred GATES

Home Community: Blandford

Comments:

I'm happy with the out come for my home.

The Staff was very helpful.

Thank you for your input!

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Date: April 9, 2018

Resident's Name: John O'Meara

Home Community: East River

Comments:

Very informative & well presented

Thank you for your input!

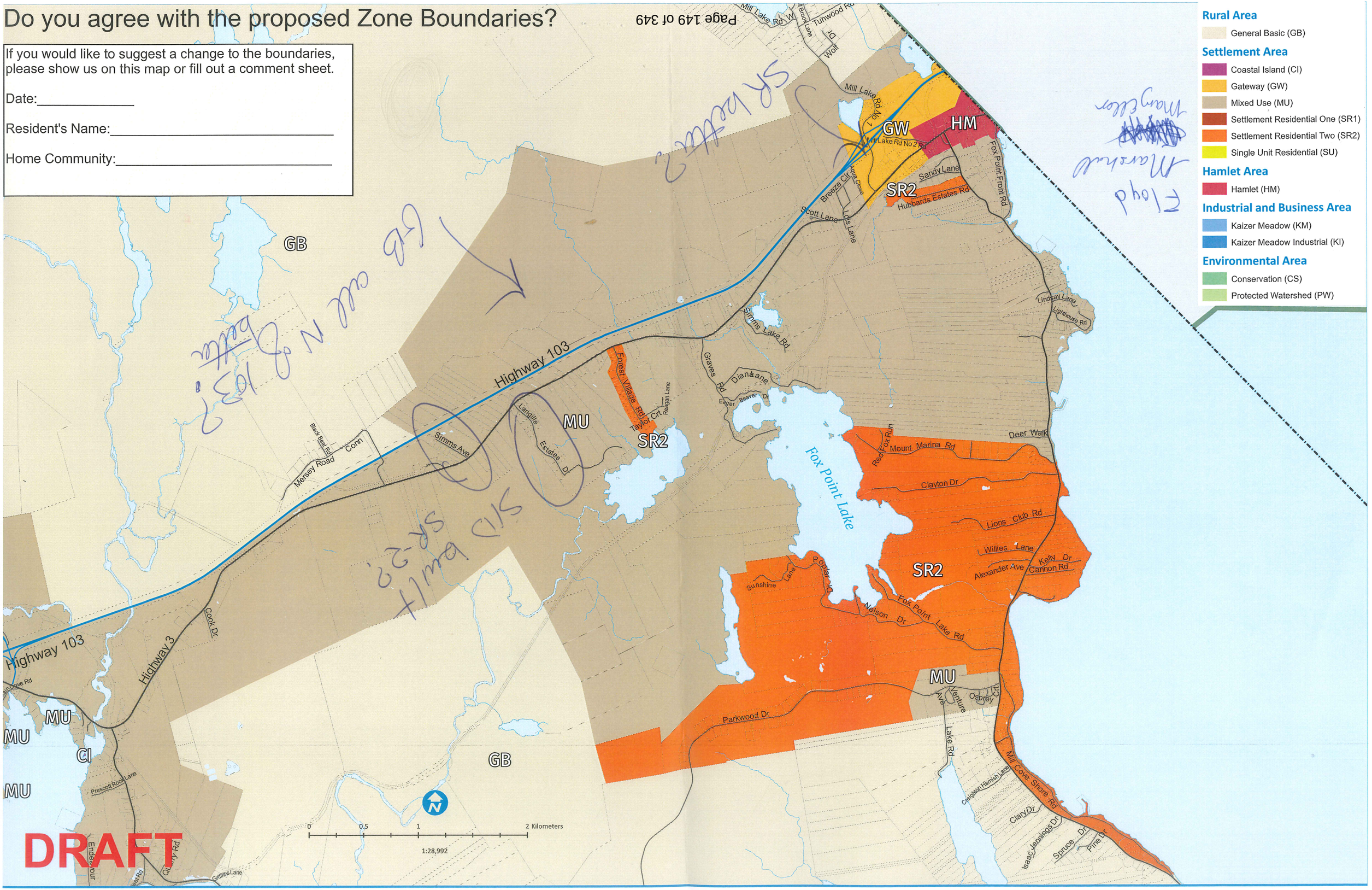
Do you agree with the proposed Zone Boundaries?

If you would like to suggest a change to the boundaries, please show us on this map or fill out a comment sheet.

Date:_____

Resident's Name:_____

Home Community:_____



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Date: April 12, 2018

Resident's Name: Elizabeth Publicover

Home Community: Blandford (residence in Sackville)

Comments:

I own seven acres in Blandford (family land since 1805 - part of four Hundred acres purchased by my g+g+g+g+grandfather) composed mostly of wetlands (2) containing much biodiversity. A count done by DNR revealed 128 separate species on one acre. Counting of the remaining six acres was stopped when the tick appeared. I have not been on my land for five years. I am very unhappy that the tick stopped my going on my land. Wetlands are the best places on the planet for education and

PTO

Thank you for your input!

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Date: APRIL 12/ 2013

Resident's Name: PAUL HANDLEY

Home Community: MILL COVE

Comments:

LIKE TO HAVE 60 METRES
NOT 20 METRES FOR
BUFFER ZONE

Thank you for your input!

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Date: 16 APR 2017

Resident's Name: DIANE CROWTHER

Home Community: MARRIOTTS COVE

Comments:

Signage Section 10.4.1 allows for a very large sign in the Marriotts Cove Rd zone. Conversely the size in Hamlet zone in Hubbards is half the size and somewhat restrictive for the commercial use in that area.

Thank you for your input!

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Date: 17 April

Resident's Name: Martha Scott + Brian Murphy

Home Community: Chester Basin

[redacted]

Comments:

- Please expand Hamlet designation along Coastal lands on all sides of the Basin.
- Also, please bear in mind where fresh water meets salt is where heritage is located - same along whole coast
- PLEASE - better walking in Chester basin - slower traffic - sidewalk on Chester side and "BLIND PERSON CROSSING SIGN" for our neighbour who is blind and likely to be killed soon! (This request has been declined in the past by Warden Webb, why???

Thank you for your input!

DO YOU AGREE WITH THE PROPOSED ZONE BOUNDARIES?

If you would like to suggest a change to the boundaries, please show us on this map or fill out a comment sheet.

Date: _____

Name: _____

Home Community: _____

- Civics

Rural Area
- General Basic (GB)

Settlement Area
- Coastal Island (CI)
- Gateway (GW)
- Mixed Use (MU)
- Settlement Residential One (SR1)
- Settlement Residential Two (SR2)
- Single Unit Residential (SU)

Hamlet Area
- Hamlet (HM)

Industrial and Business Area
- Kaizer Meadow (KM)
- Kaizer Meadow Industrial (KI)

Environmental Area
- Conservation (CS)
- Protected Watershed (PW)

GB
GW
MU
HM
CI
SU
SR2
Highway 103
Countway Rd
Hillcrest Rd
Angus Hiltz Rd
Valerie Ave
Lacey Mines Rd
Ocean View Dr
Highway 12
Corkum Dr
Collins Dr
Croft Rd
Corn Hill Rd
North Star Rd
Cooper Lane
Bayview Dr
Bayview Crt
Eidridge Rd
Clayton Eisnor
Skipper Hill Dr
Arthur Hatt Rd
Demille Rd
Backman Rd
Cove Ridge Rd
Parkview Dr
Evergreen Lane
Lower Grant Rd
Resby Lane
Lantz Dr
Middle River Rd
Rocky Rd
Marina Rd
Lupin Lane
Marine Dr
Old Bridge Rd
Borgels
Peters Dr
Point Rd
Ryans Lane
Riverview Hts
Osprey Cove Dr
Orchid Dr
Sellars Cove Rd
Borgels Shore Dr
Borgels Dr
Shaw Island Rd
Bond Rd
Gold River Rd
Ainslie
Madeline
Adelia
Bordon
Thomas Hatt
Johns
Erbin
Essen

DRAFT

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Date: April 17, 2018

Resident's Name: E.D. (Buzz) Smith

Home Community: Mavums Island (SU)

Comments:

- 4.14.2 For SU zone delete habitation of recreational vehicle for 'up to 6(six) consecutive months in any calendar year' and add/replace "... temporary human habitation for a maximum of 2 weeks in any calendar year"
- Delete 4.14.2(a)
- Add to 4.14.2 "Recreational vehicles shall not be connected to an on-site septic system"

Thank you for your input!

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Date: April 17, 2018

Resident's Name: E.D. (Buzz) Smith

Home Community: Marvins Island. (SU)

Comments:

4.14.1 Add: (from Village of Chester planning document)

"No automobile, truck, bus, coach, street car, recreational vehicle, camper or other motor vehicle or part thereof, with or without wheels, no mobile home, container shall be used for the storage or shelter of goods of any description" in SU zone.

Thank you for your input!

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Date: April 17, 2018

Resident's Name: Wayne Hennigar

Home Community: Chester Basin, NS

Comments:

I agree with our need for Economic Development & Environmental Safeguards & applaud what's going on @ Kaizer Meadows.

Since I moved back home - 20 yrs ago - my community has continued to shrink, with business after business closing down in the "Basin". I am concerned about the lack of growth in this area and the deplorable condition of our secondary highways in this area.

Thank you for your input!

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Date: April 17 2021

Resident's Name: Bernie Duff

Home Community: Mahone Bay

Comments:

I am OK as is

Thank you for your input!

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Date: April 17/2018

Resident's Name: JASON COLLINS

Home Community: Chester Basin

Comments:

THIS IS A preemptive ATTACK AGAINST the people.

I AM AGAINST ALL OF THIS.

Thank you for your input!

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Date: April 17/2018

Resident's Name: Calvin Armstrong

Home Community: Mahone Bay

Comments:

I do not want this to go through. Please leave things as they are

Thank you for your input!

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Date: April 17/18

Resident's Name: Philip Stevens

Home Community: [redacted] HWY 3 Marriott's Cove.

Comments:

"If Its Not Broken Dont Fix It" When Asked At The Presentation Hoes Many Residents Asked For Change Nobody Could Say, The Majority Of Residents In The Municipality Have'nt Spoken For Change. Leave The "Village" In Their Own World And Leave The Rest Of The "Rural" Municipality To Survive Without Paying More "Permit" Fees, Living Under Government Control That's Not Required, And Let Us Live As Our Forfathers Intended "Free Of Government Supression". Put The Government Of The Municipality on A "ProActive" mission To Bring More Positive Results For The People To Live By Instead Of Being "Reactive" To The Wishes Of "The Chosen Few" Who Can Afford To Run The Locals Out!

Thank you for your input!

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Date: April 23

Resident's Name: Carissa Mattson

Home Community: Western Shore

Comments:

Enforce the unsightly premisis by-law and the (I know its spelled wrong:)
farm animal issue will solve itself! Good for rats too!

Thank you for your input!

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Date: April 23/2018

Resident's Name: ANNE BEAULAC

Home Community: Chester Basin

Comments:

I came with questions re my horses. Tara answered my questions with ease and reassurance that my horses and where and how they live are absolutely fine. She gave me and explained all the information that I needed.

Thank-you!

Anne Beaulac

Thank you for your input!

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Date: april 23/2018

Resident's Name: William Rafuse

Home Community: Bridgeview Dr. Gold River

Comments:

what you are telling me what I can do or not do on my property, that is telling me that you are thinking on the way of commonism plain & simple. There is no other word for it.

Thank you for your input!

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Date: Monday, April 23/18

Resident's Name: RONALD & PEGGY BARKHOUSE

Home Community: WESTERN SHORE N.S.

[redacted] SAWLER LANE

Comments: WE Agree with the proposed documents. My concerns are the farm animals. I am bordered on 2 sides by 2 small farms. Needless to say, we have a lot of smells, all year. We don't own any animals and I'm hoping that the municipal will bring in some zoning laws that will at least keep the 2 properties with the small farms at the smaller level and not be able to grow any bigger. Also, with new rules, this will help other residents, whose neighbors decide that want a hobby farm close to a neighbor's property to have rules to go by and maybe they'll think twice.

Thank you for your input!

DO YOU AGREE WITH THE PROPOSED ZONE BOUNDARIES?

If you would like to suggest a change to the boundaries, please show us on this map or fill out a comment sheet.

Date: April 23, 2018

Name: Haylee Swinimer

Home Community: Gold River

Rural Area
- General Basic (GB)

Settlement Area
- Coastal Island (CI)
- Gateway (GW)
- Mixed Use (MU)
- Settlement Residential One (SR1)
- Settlement Residential Two (SR2)
- Single Unit Residential (SU)

Hamlet Area
- Hamlet (HM)

Industrial and Business Area
- Kaizer Meadow (KM)
- Kaizer Meadow Industrial (KI)

Environmental Area
- Conservation (CS)
- Protected Watershed (PW)

DRAFT

CI

Everything that's circled should not be hamlet zone

Bordon
Thomas Hatt
Johns
Erbin
Essen
Burt Rd
Delbert
Rd
MU
oning Map A-2
Kaizer
Rd
Frank
Swinamer
Rd
Swinimer
Fred
Young
Station
Exten
Road
Jacks
Herbert
Sawler
Mosher Rd
Station
Summit
Hill
Adams
Charles
Bobs
Willow
Hiltz
Lawrence Hatt
Moss
Douglas
Maple
George
Vaughan
Treasure Drive
Rd
Vaughan Lake
Little
Seaview
Dr
GB
HM
MU
CI
CI
Boehner Rd
Francis Rd
Oak Island Dr
MU
MU
MU

Cute! You got the wind farm in before rezoning. Now you don't any more of us to succeed.

+ I had to put up with all that construction Noise, delays etc.

No Ditch Tax in New Ross

New Ross ~~PS Mills~~ has a lot of dialup internet copies of draft should be available for loan or no charge

If you want to regulate people who live in the city go ahead. Leave people in the country - who live out here to farm - alone

What we had for the wind farm is still good for this district

Scan of New Ross Apr. 26 Sticky note Comments.

There are only 2 Cities in N.S All other areas are Rural!

Need to implement septic system inspections

outlaw STRAIGHT Pipes into waterways

Great!!

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Some Community Assembly Required

Let Us Know What You Think About the New Planning Documents

The Draft Municipal Planning Strategy and Land Use By-law represent over 3 years of research, discussion, meetings and public engagement. Input from community members has been very important throughout the process, and now, more than ever it is vital to let Council and staff know what you think about the draft documents. Whether you completely agree, support some parts but not others (please tell us which!) or if you do not agree with the proposed documents. Please leave any comments in the space below or visit voicesandchoices.ca/revision, to submit comments and feedback online.

Date: April 25/18

Resident's Name: Debbie Meister-Cook

Home Community: New Ross

Comments:

We really need to Keep our rural area rural, this is what attracts \$ people to come to our area, to be able to have animals and live off the land. (the very thing govt keeps promoting .... well verbalizing). Zoning in New Ross does not need to be putting stipulations on farming & rural life.

Thank you for your input!

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Date: April 25/18

Resident's Name: R. Jeffers

Home Community: New Ross

Comments:

Heavy industrial should not be limited to Kaizer Meadows. This limits our ability to economically develop our Community. To restrict all of this for New Ross!

Thank you for your input!

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Date: Apr. 1 25

Resident's Name: Michele Brooms

Home Community: New Ross

Comments:

General Basic needs to remain the same so we as a community have a voice as how we develop.
The information is lacking, example Voicesandchoices.ca is a very difficult site to navigate
This is a ~~tax~~ revenue generating scheme that permits.
Why is the location of development park so secret?

Thank you for your input!

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Date: April 25/18

Resident's Name: Brad Crossley

Home Community: New Ross

Comments:

Would like to see efforts to encourage commercial developement in specific areas. Developement in an area may encourage more ~~that~~

Thank you for your input!

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Date: Apr. 25/18

Resident's Name: Megan Millett

Home Community: Chester Grant

Comments:

I do NOT agree with the livestock limits in anyway, shape or form. We chose to live in the rural area to farm and be away from all the foolishness and formalities of urban areas. We live off of our land, grow our own food and meat and enjoy our horses, dogs and children - out in the woods - where we belong. No summer resident or city loving person should be allowed to dictate what we do and basically it seems these are the people who have issue with animals as it is certainly NOT our fellow farmers,

Thank you for your input!

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Date: April 25/2018

Resident's Name: Ruth Vernotte

Home Community: New Ross

Comments:

The FAU & set backs - only make sense if you have a small amt of land bldg lot. If d person has land they shouldn't need a development permit to have a small farm operation > 20 FAU.

I live in dial up land for ~~internet~~ internet, copies of plan should be available to be borrowed or at NO CHARGE

Many people do not have adequate education to file ~~dat~~ development plans.

Thank you for your input!

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Date: April 25/ 2018

Resident's Name: [redacted]

Home Community: ~~[redacted]~~ District 6

Comments:

Leave as is. Was good enough when the mini farm zone is. & is still good enough for district 6. Rural living is what needs to stay ~~[redacted]~~ for the so called Hamlet zones. General basics (as was when the mini farm came) is all District 6 needs. If changes ~~[redacted]~~ are required we will take care of getting the ~~[redacted]~~ changs done.

thanks

The hamlet zone is not needed for District 6!

Thank you for your input!

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Date: 25 April 2018

Resident's Name: Susan Mill

Home Community: FORTIES

Comments:

IT is not broken — don't fix it.
On the other hand the roads (Fraxvill in particular) are broke. FIX THEM.

Thank you for your input!

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Date: April 25/18

Resident's Name: Adrian & Megen Millett

Home Community: Chester Grant.

Comments:

Farming: animal limits should not be enforced in rural areas meant for farming - limits isn't long enough. Animal amounts fluctuate constently with birthing seasons, slaughter seasons etc. It is unreasonable to limit this. If you really wanted to keep young people in the community forcing out young farmers with growing families is a poor way to do so and essentially this is what limiting/regulating farmers does. Don't forget your food comes from farms... it bites the hands that generally work 2 jobs plus the extensive work of farming, to feed you.

Thank you for your input!

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Date: APRIL 25/18.

Resident's Name: LIONEL LEOPOLD

Home Community: NEW ROSS

Comments:

Unnecessary - Problems should be put to over councillor, brought to council and solved

Thank you for your input!

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Date: April 25, 2018

Resident's Name: Ruth Venatte

Home Community: New Ross

Comments:

— Planing Dept tells us Bio Mass or Propel/Cellufuel will be heavy industrial & go to Kaiser Meadow — Why would this be taken from New Ross. The 20 FAU should have acreage assignments. What ~~work~~ works for a bldg lot & 20 acres are 2 different things. New Ross is not CHESTER

Thank you for your input!

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Date: April 25/18

Resident's Name: Bart + Monica Lausanne [redacted]

Home Community: Lefferville

Comments:

We love our animals. It is scary to think of changes. Our animals get us up early every single day. We love it and enjoy it immensely. Why change anything. We are raising a few animals so our family will have local pork, chicken and eggs etc. It makes us feel good to help our family in that way. I can't imagine not doing it.

Thank you for your input!

Complaint Based only puts onus on neighbors to report & This can lead to problems. Drunk drivers for example should be watched for by citizens AND the police or in this case bylaw officers.

If businesses are directed to an industrial park outside of District 6, then tax revenue should be dispersed to ALL municipal units (like ~~eaton~~. South Canoe is now)

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Date: April 25/18

Resident's Name: Bushey & Graves

Home Community: Lakeridge S/D Hariston

Comments:

We are very concerned about the land use in our S/D by the property developers.
We the residents were sold a model of what the S/D was to look like i.e. residential development - when they couldn't sell other lots they put in trailer pads & lease the land to campers. Many issues arouse from this.

We homeowners have invested highly in our properties and were devasted to see this happen.

Thank you for your input!

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Date: _____

Resident's Name: _____

Home Community: _____

Comments:

People who are farming in a meaningful way need protection from those moving in who don't like to smell that goes with farming. New Ross has only a handful of people keeping 15 - 38 + head of cattle mostly Beef operations. We come under environment and Dept of Agricultural guidelines

Thank you for your input!

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Date: 4 May 2018

Resident's Name: Carolann Broome

Home Community: Blandford

Comments:

Section 5.2

I think you need to consider what is around the proposed development and implement a reasonable setback. For example: if someone were to propose an abattoir, recycling depot, salvage yard or simtlarly disruptive activity between or adjacent homes to a residential community then the setback needs to be more than 7.5m. In cases like a dev permit request in an established neighbourhood then the neighbouring property owners should have some say in whether it goes ahead.

Thank you for your input!

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Date: 4 May 2018

Resident's Name: Carolann Broome

Home Community: Blandford

Comments:

Section 4.2.3

The minimum distance from any residence needs to be 1km. because of the air and water pollution. Dust from crushers travels a long way and blasting can cause structural damage to properties.

Thank you for your input!

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Date: 6 May 2018

Resident's Name: Carolann Broome

Home Community: Blandford

Comments:

Section 3.11.3.1 should that say ... agreement and a site plan approval?

Sections 3.11.3 and 3.11.4 are looser than 3.11.1 I am taking this to mean that a developer whose project doesn't fit with the Land Use Bylaw can request a change to the bylaw so their project can proceed. If that is the intent, then I think any such changes would require public input especially from those affected and a change should be the rare exception rather than the norm.

Thank you for your input!

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Date: 6 May 2018

Resident's Name: Carolann Broome

Home Community: Blandford

Comments:

Section 3.17.1 please remove "at the discretion of council" People should not be blindsided by a nasty development.
3.20 - Consider sections 3.17, 3.18 and 3.19 for cost recovery
4.3 Technology is advancing in this area. Turbines and solar collectors that generate 5KW today will be smaller in the future than they are now. If your goal is to limit size then it would be better to state sizes. If your goal is to limit the size of a business then the KW limits would apply.
4.5.2 should that say... boarding of pets... ?

Thank you for your input!

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Date: 6 May 2018

Resident's Name: Carolann Broome

Home Community: Blandford

Comments:

4.9 I dont see a definition for "moderate density residential"
Regarding "vegetated buffer" - good idea. lighting should be minimized and shine only down. Natural or restored to natural environment please. Section 4.11.1 Would a grannie flat be allowed? More people are looking after aged parents now and the apartment-size detatched building is common for this purpose. 4.11.2 a boundary fence in a residential area that had to be 5 feet from the line could be a big problem for small lots. In the city the setback is 4 inches. In fact-why give up 5 feet of land on any boundary fence - except the vegetated bordus?

Thank you for your input!

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Date: April 30, 2018

Resident's Name: R & J Mitchell

Home Community: Wake-Up Hill.

Comments:

The SR1/SR2 Zoning is just what is needed to protect current residents & encourage orderly development in the future. We strongly agree with what is being proposed.

Thank you for your input!

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Date: April 30/18

Resident's Name: Debbie Greene

Home Community:

Comments:

Policy G-2 Page 31
General Land Use Policies
Forestry is in accordance with "Nova Scotia forest management guidelines" this needs to be removed
The Guide and its guidelines are only that, they are not required on private land and ~~should~~ this in the policy would be an infringement on private landowners rights. This guide ~~only~~ was only issued in February 2018 so the committee would not have agreed this policy through the policy detail of our phase 1 of the strategy work

Thank you for your input!

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Date: Apr 30 / 2018

Resident's Name: Tony Eisnor

Home Community: Chester Basin

Comments:

- newcomers should have option to have more than 20 chickens / male or female - anywhere (200)
- province includes poultry with sheep horses cows, in definition agr; cultural operation, should not be more restricted for poultry.
- meat birds timeline does not make sense with 6 months Same with sheep and any other animal with gestation increase #'s, sales increase in spring, anytime must be allowed.
- why so much space required for animals when we don't need that space to pasture animals that are hay fed (4)
- can municipality offer place for manure storage.
- need more abbatoirs - small ones or large not less.

Thank you for your input!

Committee Needs to sit down with farmers.

- Must be able to pass down my property to my children without needing permit to keep animals - if we stop when we're 80 can't need to restart within 6 months
- Make NO limit on family grandfathered properties

over

Document
- Not reflective of community character ⇒ past or future
  doesn't think about future
  ⇒ heritage uses + limiting.
  ⇒ future generations - children
  - volunteer organizations like 4H or recruitment affected - reduce volunteer membership in community work.

- Not broke, don't fix it.

~~long time to educate for committee to be~~

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Date: _____

Resident's Name: George Collicutt

Home Community: Canaan

Comments:

- Animal restriction thown out No time limits or number of animals
- A family buys and moves in a area with farm animals and complains. They moved in so they need to move again or live with the community No say at all
- Summer homes / cottages have no say on what goes on in the community They dont live here 365 days a year. Or they can sell and move
- light on next property needs to go. Or shut off the street lights in Chester
- No fee for permits

Thank you for your input!

- Fencing of water ways for animals need to go

Summer Homes

Buy and move in

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Date: April 30/2018

Resident's Name: Corinne Eisnor

Home Community: Chester Basin

Comments:

Please please reconsider restrictions on farm animals including backyard fowl especially in Mixed Use Zone. We have a farm in the Basin with animals existing since 1860's, promote heritage conservation of rare breeds of chicken, waterfowl & are very active in 4H. With our current registered farm & small business we suggest a number of birds that is either unrestricted or at least 300. 4H is damaged as a community support organization if children are not able to get birds/animals for their projects. Small business is squashed by the current proposed documents and farming & heritage & traditional community character severely, negatively impacted.

Thank you for your input!

What about chicks that hatch – part of the process?

People don't come here to see subdivisions, they come to see pastoral rural lifestyle.

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Date: _____

Resident's Name: Fred Watts

Home Community: Deep Cove

Comments:

Keep up the good work.

Thank you for your input!

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Date: May 3/18

Resident's Name: Joanne / Quentin Herritt

Home Community: Fox Point

Comments:

Recreational Vehicles — 14 days per year without permit.

SHOULD BE - WITHOUT WHEELS

If vehicle still has wheels, is driveable / towable, does not apply.

Thank you for your input!

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Date: May 3/2018

Resident's Name: Rachel Watts

Home Community: Deep Cove

Comments:

New at this, new to area.
A lot of food for thought.
Felt maybe too much time
spent on the issue of farm
animals.
You've done a lot
of good work.

Thank you for your input!

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Date: May 3, 2018

Resident's Name: PETER & BRIGITTE DEAN

Home Community: BLANDFORD

Comments:

We have a concern re: Recycling Depots, small salvage yards (up to 2500 m²) section of the General Basic Zone.
It appears that associated property owners do not have any input whether this type of land use is placed next to a person's property. The possibility of contamination of wells, property depreciation as well as unsightly and/or dangerous materials present does not appear to be addressed before installation of this type business. It is our belief that this is a weakness in the new land use and should be addressed before acceptance of the plan

P & B Dean

Thank you for your input!

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Date: May 7th 2019

Resident's Name: George Collicutt

Home Community: Canaan

Comments:

For the ones in CLT in the Hamlet areas will be limited. The kids start off with a rabbit or chicken then they grow up and want a sheep, goat or cow maybe a horse. they are not allowed to do this. Then we have Provincial government permoting farming / CLT. This is wrong to the kids in any hamlet area.

Thank you for your input!

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Date: May 7, 2018 Monday

Resident's Name: Derrick Rennie

Home Community: Forest Village Rd. (SR2)

Comments:

The fourteen day limit on staying in an RV on your property should be scapped. what a person does in their RV on their property is their own business.

Thank you.

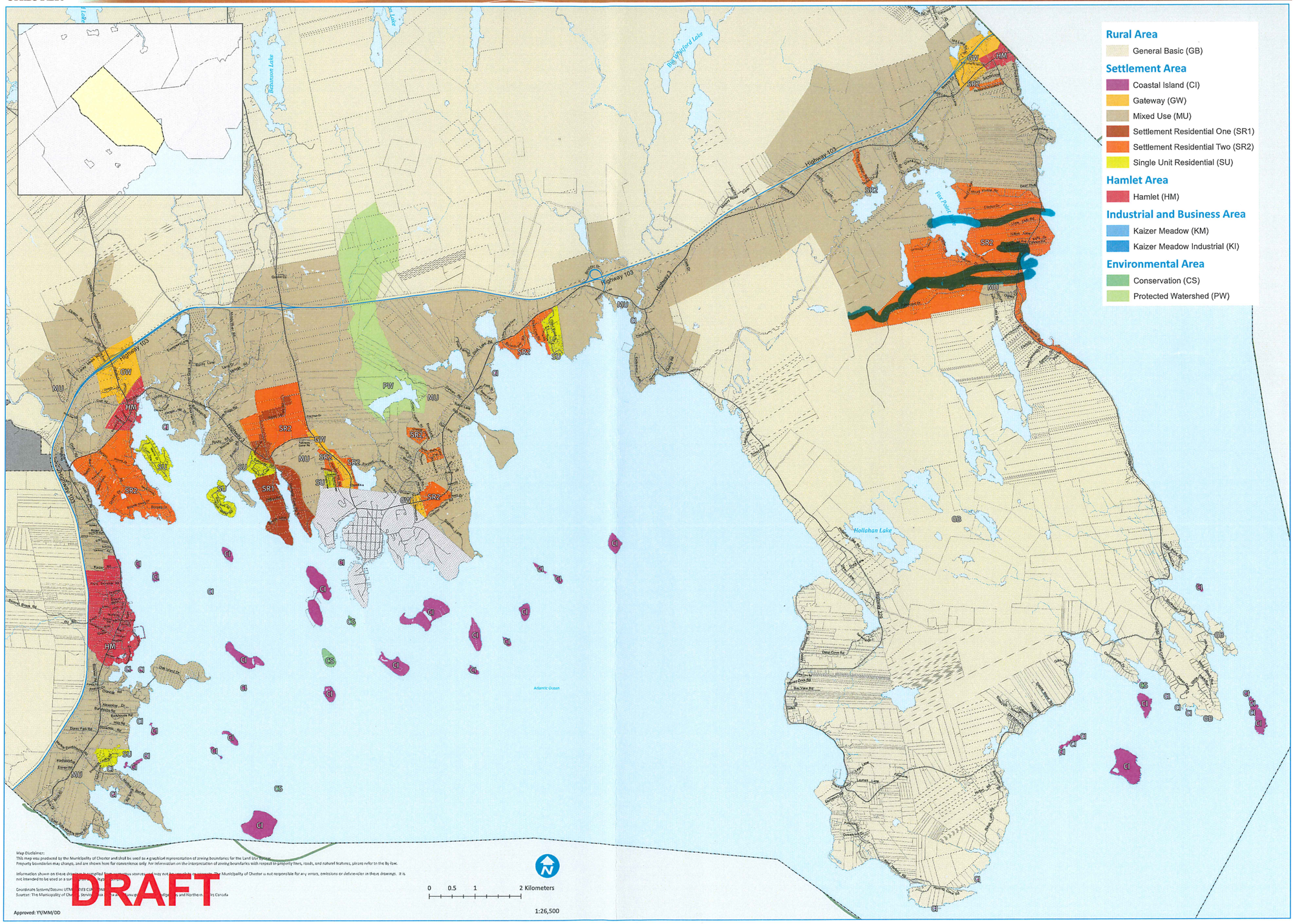
Thank you for your input!

For solar panels

625 Amps
Total
150 kw

THE MUNICIPALITY OF CHESTER

Zoning Map A-2



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Some Community Assembly Required

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Date: 9 May 2018

Resident's Name: ARTHUR STEVENS.

Home Community: Chester Basin

Comments:

① RV Motor Homes etc is mobile personal property and should be left alone as far as Zoning is concerned. If they must be included, large boats should also be included. Nothing is any more ugly than a large boat wrapped in tarps of all colors sitting in a front yard.

② Farm animals should be left alone unless they already affect water sources lakes, streams wells.

③ Visitors with R.V. etc should not need permits to stay more than 2 weeks. A boat owner can anchor in our harbors all summer if they want. This is just a money grab and makes us look small as a community.

OVER

④ Yard sales should not be restricted to just one family & friends and neighbours want to get together and have one large sale. What is the harm? Some of our residents are into crafts of some kind and have it out for sale all the time. What is the harm of this. Stupid regulation.

⑤ During these days of Concerns of our Atmosphere and mother earth, It sounds Stupid to me to limit severly other sources of energy. It certainly is a Step backwards.

⑥ Zoning should protect all residents of our municapility for their Safety and comfort. This document is an extreme overkill of what is needed. It was mentioned at the last meeting that this is being pushed by Marvin's island and other wealthy residental areas. May be our councillors should listen to all residents not just a few.

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Date: May 9/18

Resident's Name: Cheryl Hamm

Home Community: Chester Grant

Comments:

Re: RV Rule - Ridiculous - tell Marvin's Island to post a sign on their Road - Shabby + not Appropriate

Re: Yard / Garage Sales - My yard - my business - many seniors + low income rely because of yard sales - Do not punish children + seniors !!! This is crossing lines in my opinion.

Thank you for your input!

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Date: _____

Resident's Name: _____

Home Community: Chester Basin.

Comments:

MU - development permit for "1" dwelling unit doesn't make sense

All salvage ~~use~~ yards should have restrictions due to the environment. Ex: fluid removal.

outdoor wood should be rated on grams per hour.

Thank you for your input!

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Date: May 9, 2018

Resident's Name: Frank Egpell

Home Community: Chester Basin

Comments:

(1) Major issue is likelihood of strip development. This needs to be addressed as plan extends for a long time.

(2) attention to deliberate Town Planning should be outlined. What should be provided to enable a real sense of community?

(3) Traffic & Transit. Location of new roads. Encouragement of ~~of~~ public transit. Road widening, stops?

Thank you for your input!

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Date: May 14 / 18

Resident's Name: George Collicutt

Home Community: Canaan

Comments:

- Farm animals like pigs, sheep, goats, cows have babies. So a mother and babies need to be counted as 1 unit. For at least 1 year after birth. One can not control the number of baby pigs per litter
- People that grow their own chicken or turkey need to be allowed to continue. For the most part 3 to 4 months of age is all they need. Even in the limited areas of 10 foul need to eat to.
- We need to protect and ~~encurage~~ younger generations to continue to farm. Protect our farm land. land listed as ~~Farm~~ Farmland needs to be kept farm land. ~~Can~~ to encourage people to stay and live the life they want to.

Thank you for your input!

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Date: May 14/18

Resident's Name: George Collicutt

Home Community: Canaan

Comments:

- 4H is for kids to teach farming. We need to support 4H and the new generation. let them grow as they grow. lets say a 6 year old has a rabbit or chicken something small. as they get older they might want to trade up to a goat, sheep, cow maybe a horse. You need to let them grow so let them trade up as they grow. 4H has a good program. Don't destroy our children. This is for the limited areas to be able to grow

Thank you for your input!

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Date: May 14 / 18

Resident's Name: George Collicutt

Home Community: Canaan

Comments:

- Not everyone will get along and some look for things to complain about over and over. If complaints keep going to a person and they are doing nothing wrong. The one's complaining are waisting every ones time. Put a limit on complaint calls that are doing nothing wrong and fine the one that makes the complaint call when there is nothing wrong.

Thank you for your input!

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Date: May 17, 2018

Resident's Name: Eugene & Natalie Corkum

Home Community: Western Shore

Comments:

We live at 68 Frank Swimmer Road have a small hobbie farm and a considerable size lot, we feel we should not be included in the hamlet zone.

Good job by presenters and we do understand the need for some changes.

Thank you for in advance for consideration to our request.

Thank you for your input!

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Date: May 17, 2018

Resident's Name: Melissa Bond

Home Community: Chester Basin

Comments:

* Get rid of six month rule
* Have different rules for meat animals
* Do more research on farming
* yard sale rule is a joke
* Hamlet zone should be moved / made smaller
* I should not be forced to move to feed my family in the future

Thank you for your input!

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Date: May 17, 2018

Resident's Name: Melissa Bond

Home Community: Chester Basin.

Comments:

I think this ~~good~~ new strategey plan will force people away from small communities not make them better or grow. This is not a city, its the country, young people will not want to stay here if they can not to country things on the properties.

Thank you for your input!

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Date: May 17, 2018

Resident's Name: Melissa Bond

Home Community: Chester Basin.

Comments:

Do more research on farming issues
The should be different rules for
meat purposes and for pets/eggs
with birds especially.
If someone gets meat birds to raise
to eat a number like 10 or 20
is NO GOOD, plus you can't ask for
female only. The numbers should
be higher and no sex rules when
people are raising meat.

Thank you for your input!

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Date: May 17, 2018

Resident's Name: Melissa Band

Home Community: Chester Basin

Comments:

The yard sale rule, → this should be changed some older people in the community are on fixed incomes. They should be allowed to sell things on the side of the road anytime, to make extra money.

Thank you for your input!

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Date: May 17, 2018

Resident's Name: Melissa Bond

Home Community: Chester Basin

Comments:

The municipality knows that I have farm animals, I don't think its a accident that the hamlet zone stops just past my mothers property, the hamlet zone should be moved closer to petro canada or the other side of the fire hall

Thank you for your input!

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Date: May 17, 2018

Resident's Name: Melissa Bond

Home Community: Chester Basin

Comments:

* Municipal Planing Strategy..... ..... Shape the way our communities grow ove the next 20 years.
* Comment - these rules will not help the community grow because young families/smart people who want to feed their growing families organic can no longer to that. With the farming rules I am not allowed to raise meat for my family on the property. so in the future I will be forced to move and not support the community in order to feed my son.

Thank you for your input!

turn over

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Date: May 17, 2018

Resident's Name: Melissa Bond

Home Community: Chester Basin

Comments:

with these farming rules you are forcing families to buy food/meat at grocery stores, I will pay extra and/or raise a pig an shoot it to feed my son before I buy meat from big grocery stores or places like walmart, Those animals are raised in their own feces a washed with bleech, I DONOT WANT TO FEED MY SON GARBAGE FROM BIG COMPANIES

Thank you for your input!

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Date: May 17, 2018

Resident's Name: Melissa Bond

Home Community: Chester Basin

Comments:

I think the Hamlet Zone should be moved to other ~~side~~ side of the fire hall. I should not be forced to move to feed my family in the future, My animals are pets and also for meat purposes to feed my family. I should be allowed to raise animals to feed my son.

Thank you for your input!

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Date: May 17, 2013

Resident's Name: Melissa Bond

Home Community: Chester Basin

Comments:

Do more research on farming
6 month rule is NO GOOD
for Anybody.

Get rid of the 6 month rule.

Thank you for your input!

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Date: May 23/16

Resident's Name: Syd Dumaresq

Home Community: Chester

Comments:

The following islands should be conservation areas

- QUAKER - NCC owned
- LYNCH - NCC "
- SNAKE - NCC "
- SQUID - PNS from MICA
- GRAVES - PNS.

Also conservation easements such as Goat Lake Farm Little Gooseberry Part of Big Gooseberry.

Thanks Syd.

Thank you for your input!

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Date: _____

Resident's Name: _____

Home Community: _____

Comments:

Credibility - unsightly

special Licence.

Seasonal Licence

containers brought under same by laws as out buildings (storage) 10 x 20 = 200 sq ft. 10 x 40 = 400 sq ft.

Thank you for your input!

farmers - provincial farm code

To: Mr. Garth Sturtevant

Development Control/ Planning

Heather Archibald

Development Officer.

Danielle Barkhouse

Area Councillor.

Municipality of Chester.

From: Edward H Rafuse

Linda L Rafuse [redacted]

Landowners

Chester. N.S.

Subject: Re-Zoning of Existing Land Use Boundaries.

Over the past several months we have been informed on several meetings that there was possibly going to be a new zone created for our properties, moving us from Rural Zone to a Mixed Use Zone. That, in and of itself may not be of concern to most residents in a mixed use zone but when one considers how landowners may use their properties, possibly in a negative way, it could be a huge concern to existing neighbouring properties.

I/ We since 1974 have spent 44 years acquiring portions of land in our immediate surroundings and building/renovating and beautifying our home and surroundings into something that we take great pride in and value. During those past 44 years we have spent aprox $350,000 on renovations and building and acquiring land around us to mitigate people getting too close and having a negative impact on our property. We hold a combined assessment of $390,000. I have no doubt in my mind that if the rules are relaxed around the size of lots and set backs under the new Mixed Use Zoning that there will be a huge price to pay by owners who have spent a lot of money improving our properties over long periods of time. I see assessed values going down on the higher end properties like ours on Target Hill Road and quite possibly making it impossible to sell our most valuable asset.

Target Hill Road is considered to be a coveted address. It is on the near fringe of the Village of Chester and in fact the Village Planning area intersects the beginning of Target Hill Road to just after the Chester Connection Trail and is in the Village Planning Area. Target Hill Road is close to both schools, grocery, hardware, medical and the list goes on. It is a short twenty minute walk to the Village centre and bank and post office and churches etc. In effect a very desirable location. Properties here on Target Hill Road do not go on the market very often either for this reason and when they do they don't stay on the market very long. This could change negatively under the new zoning proposed for Target Hill Road to a Mixed Use. (MU)

If we understand the new zoning correctly, the new set back distances from property lines will allow someone the leeway to raise various kinds of farm animals. We feel that most of the existing lots here on Target Hill Road are in reality too small and too close together to avoid a serious conflict among the neighbours. I have to ask, why in the world would you even consider this change and making the distances far less than they were previously under the Rural designation? It makes no sense at all in an area that is and has been considered residential for a very long time even through it's Rural zone designation.

Raising of farm animals on these small lots will have a serious and negative impact on the groundwater supply in the immediate area. We are all on wells either dug or drilled. We also have to consider the smell of manure and urine as it relates to farm animals especially during the warmer months when we are outside enjoying our properties and maintaining them to lovely standards.

There is of course the issue of rodents! We know that mice and rats are attracted to feed sources. Even in a well controlled environment animal feed will never be completely consumed leaving enough for the undesirable rodent population. Once here, they will inhabit all of the surrounding properties searching for the next free meal. I know this because there was a problem some years ago when my Uncle raised cattle on an adjacent property. While it would qualify for all of the present setbacks, rodents know no bounds. It has taken a long time to get this element under control in this area and we certainly don't want to revisit that issue.

On behalf of myself and wife Linda, I want to ask you to please consider your proposed change to the zoning for Target Hill Road. We would really like to see you continue with the Village Planning area to the end of Target Hill Road but NOT to include Mr. Bob Youden's parcel of land which he already uses as a hobby farm. Please refer to my map and new proposed diagram. If not the Village Planning Area then what about the SR2 Settlement Residential two zone for Target Hill Road? Of course you could also just leave the old setbacks in place which would most likely satisfy the various setbacks and property lines as they are now.

In reality, it is not a real stretch to envision that the Village Planning area be extended to everything on the South side of Stanford Lake Road. A good part of the lake already has considerable and valuable homes also mostly on smaller lots. While it may not be an issue today it would certainly save future issues for those property owners.

We thank You for considering this issue and really hope that you can see the merit in our request, and our point of view as long standing property owners at this location.

Sincerely Yours,

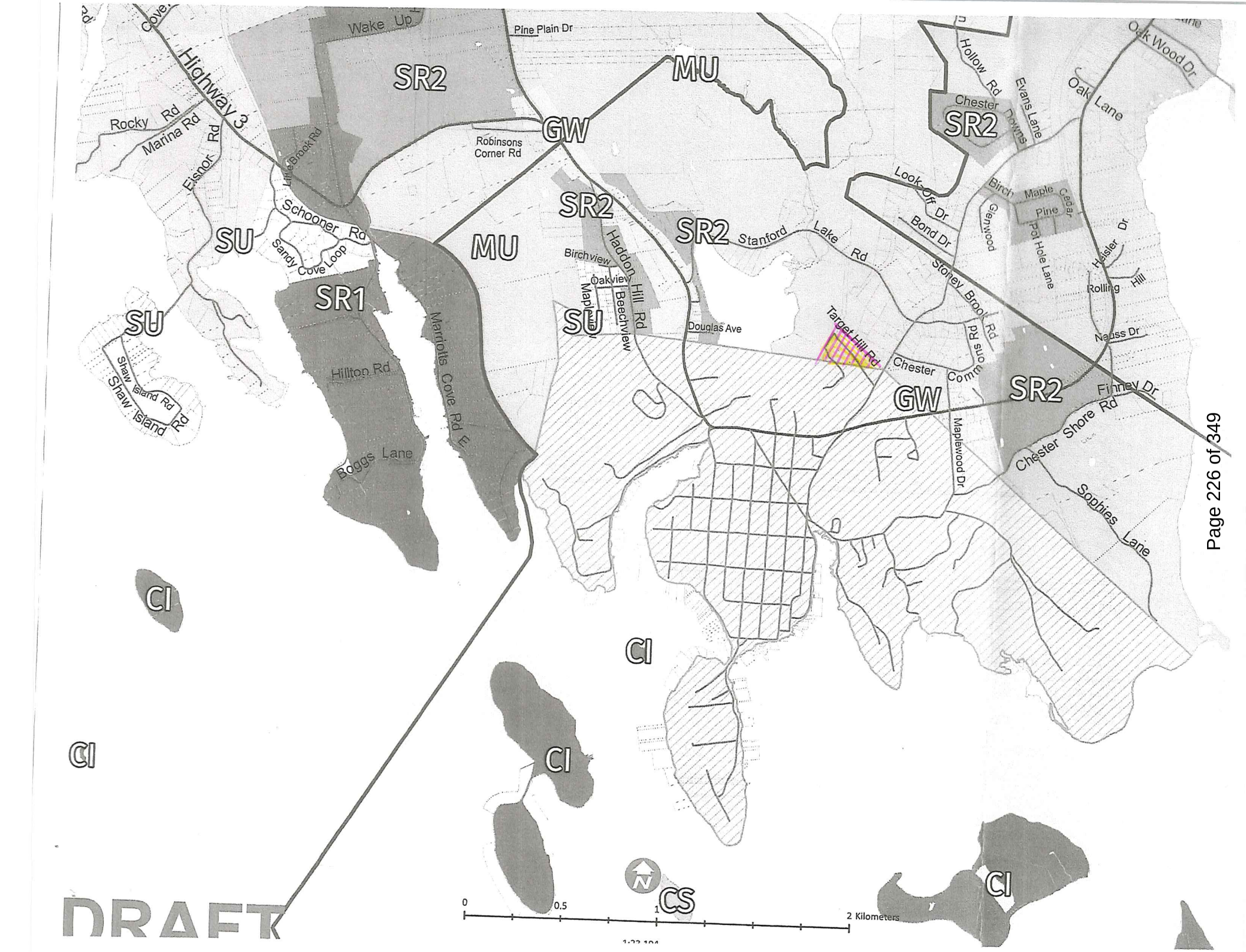
Edward H Rafuse

Linda L Rafuse

[redacted] Target Hill Road

Chester. N.S.

[redacted]


Wake Up
Pine Plain Dr
SR2
MU
GW
Highway 3
Rocky Rd
Marina Rd
Eisnor Rd
Little Brook Rd
Robinsons Corner Rd
Schooner Rd
Sandy Cove Loop
SU
SR1
Hillton Rd
Marriotts Cove Rd E
Boggs Lane
Shaw Island Rd
Shaw Island Rd
CI
CS
Haddon Hill Rd
Birchview
Oakview
Maplewood
Beechview
Douglas Ave
Stanford Lake Rd
Target Hill Rd
Chester Comm Rd
Stoney Brook Rd
Look Off Dr
Bond Dr
Hollow Rd
Chester Downs
Evans Lane
Oak Lane
Oak Wood Dr
Birch
Maple
Cedar
Pine
Glenwood
Pot Hole Lane
Heisler Dr
Rolling Hill
Nauss Dr
Finney Dr
Chester Shore Rd
Maplewood Dr
Sophies Lane
0
0.5
1
2 Kilometers
DRAFT

Please sign this petition. The Municipality of Chester is trying to create "ZONING" laws that will change the diversity of our community. It will interfere with families that are interested in living in a rural community and having a small-scale farm on their property. I am one of those people. Please

	NAME	ADDRESS/Phone (optional)
1	Wendy Sawler	[redacted]
2	Melanie MacFarlane	
3	Crystal Thorburne	
4	Emily Evans	
5	Alison Kramer	
6	Jill Levy	
7	Andrea Dennis	
8	Alicia Loveth	
9	Nicole Lanigan	
10	Sheila Ashe	
11	Dawn Curry	
12	Melanie Cowpins	
13	Jen Hatt	
14	Dale Rhodenizer	
15	Patrick Rhodenizer	
16	Sherri Rhodenizer	
17	Josh Rhodenizer	
18	Sam Rhodenizer	
19	Patrick Johnston	
20	Abi Johnston	

Please sign this petition. The Municipality of Chester is trying to create "ZONING" laws that will change the diversity of our community. It will interfere with families that are interested in living in a rural community and having a small-scale farm on their property. I am one of those people. Please

	NAME	ADDRESS/Phone (optional)
1	Charlotte Russell	Chester Grant.
2	Candace [illegible]	Marriott's Cove
3	Lindsay Carroll	Chester
4	Jackie Russell-Bond	Chester Grant
5	Nicole Lohnes	Blue Rocks
6	Melinda Strum	M. Strum
7	Teresa Bergen	Chester
8	Christopher Luedecke	Chester
9	Heather Chaldecott	Borgel's Point.
10	Mallary Myra	Chester Basin
11	Crystal Fraughton	of Marriott's Cove
12	Alexa Camp.	Chester Basin. Borgel's Point
13	[illegible]	East Chester
14	April Stevens	marriotts Cove
15	Katrina Johnston	Chester, NS. 902-277-0746
16	Colin Johnston	Chester
17	Cynthia Myers	Chester
18	Tom Myers	Chester
19	Kelly Mosher Crooks	Chester
20	Brent Crooks	Chester

Please sign this petition. The Municipality of Chester is trying to create "ZONING" laws that will change the diversity of our community. It will interfere with families that are interested in living in a rural community and having a small-scale farm on their property. I am one of those people. Please

	NAME	ADDRESS/Phone (optional)
1	Nicole Rafuse	Chester Basin
2	Ben Rafuse	Chester Basin
3	Gloria Graham	Chester Basin
4	Jennifer Haley	Chester Grant
5	Teena Bonel	Chester
6	Karen P. Snair	Chester Basin
7	Sheena Hamster	Chester
8	Becky Read	Chester.
9	Duncan Bates	Duncan Bates Chester
10	Shelly Demerchant	[redacted]
11	Christine Raeburn	Chester Basin
12	Josh Raeburn	Chester Basin
13	Anthony Cousins	Chester
14	Sue LeBlanc	Mahone Cove
15	Corrinne Eisnor	Chester Basin
16	Tony Eisnor	Chester Basin
17	Jason Pagley	Chester Basin
18	Lesley Pagley	Chester Basin
19	Wendy LeBlanc	Chester
20	Melanie Cousins	Chester

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Date: MAY 28/18.

Resident's Name: Allyson Simmie

Home Community: Blandford

Comments:

THANK YOU for THE INFORMATION & OPPORTUNITY — I appreciated it!.

Thank you for your input!

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Date: MAY 28, 2018

Resident's Name: SAID DUARTE SQ

Home Community: CHESTER VILLAGE

Comments: - OVERALL - I fully support your efforts towards good planning.
- SALT WATER - there should be minimum standards for salt water frontage at least as strict as lake front, perhaps stricter due to sea level rise, erosion, etc.

Thank you for your input!

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Some Community Assembly Required

Let Us Know What You Think About the New Planning Documents

The Draft Municipal Planning Strategy and Land Use By-law represent over 3 years of research, discussion, meetings and public engagement. Input from community members has been very important throughout the process, and now, more than ever it is vital to let Council and staff know what you think about the draft documents. Whether you completely agree, support some parts but not others (please tell us which!) or if you do not agree with the proposed documents. Please leave any comments in the space below or visit voicesandchoices.ca/revision, to submit comments and feedback online.

Date: MAY 28/18

Resident's Name: _____

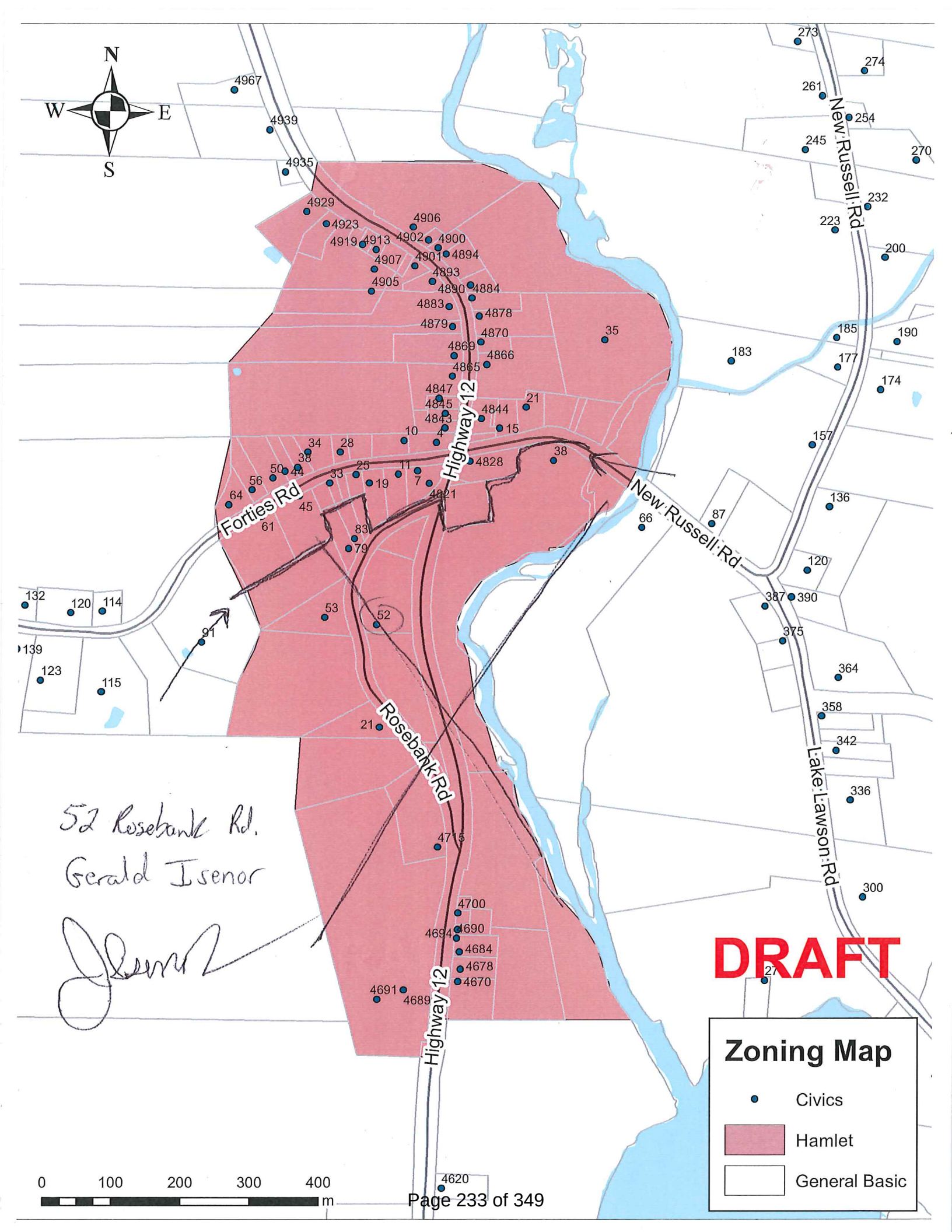
Home Community: NEW ROSS

Comments:

DISCUSSION / FEEDBACK RECEIVED FROM A NO. RESIDENTS INDICATE:

- HAMLET SHOULD NOT BE AS EXTENSIVE AS NOW BEING PROPOSED;
- TIGHTEN UP / MORE TO THE "DOWNTOWN" OR CORE AS A SUGGESTION.

Thank you for your input!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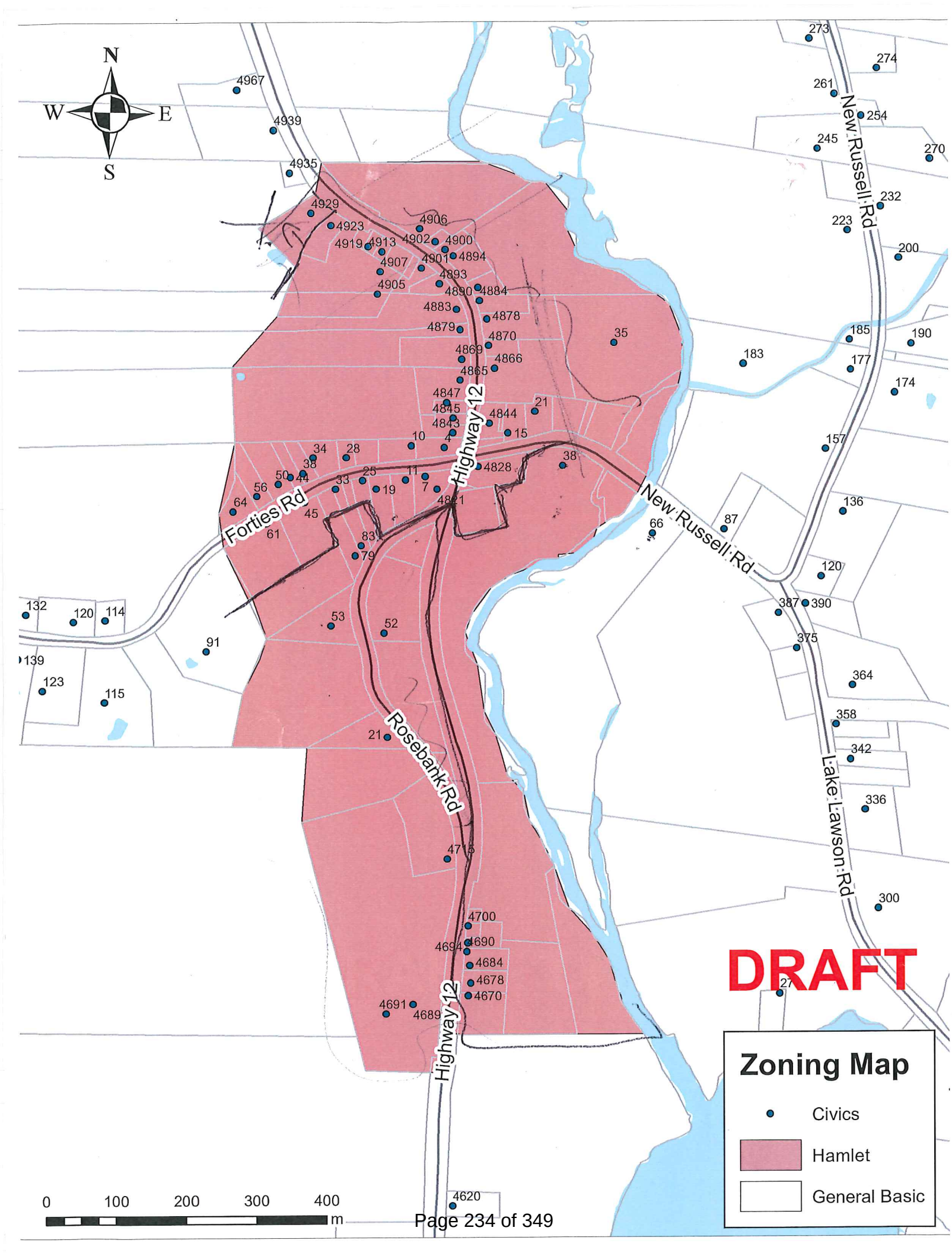
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New Ross Community Food Project, Community Group
PO Box 106
4691 Highway 12, New Ross, N.S.
B0J 2M0
[redacted]

Municipality of the District of Chester
186 Central Street
PO Box 369, Chester
Nova Scotia
B0J 1J0

May 24, 2018

> *"**Food security** exists when all community residents can obtain a safe, culturally acceptable, nutritionally adequate diet through a sustainable food system that maximizes self-reliance and social justice. "*

Dear Municipality of the District of Chester,

We are writing this letter on behalf of the New Ross Community Food Project Group and partners to provide input into the Draft MODC Planning Strategy and Bi-laws.

> *"More and more, food has become the means to promote health, build strong and diverse communities, protect the environment and strengthen the economy."*

We are asking the MODC to add a **Food security policy** to the Municipal Planning Strategy, and look through this lens when developing by-laws, policies and programs. This will benefit our communities in becoming more self-sufficient and resilient, supporting our Municipal vision, goals, local priorities, and provincial, national and international goals.

> *UN Report, "Farming in rich and poor nations alike should shift from monoculture towards greater varieties of crops...greater support for small-scale farmers, and more locally focused production and consumption of food"*

Building food security includes building a stronger economy, with increased incomes for lower income households, protecting our water supply, supporting small-scale farming and a just, sustainable food system.

How can the MODC support food security?

- Develop a Food Security policy that applies to all by-laws, policies and programs. Support small scale farming and a healthy, just sustainable food system (growing, catching, harvesting, processing, transporting, distributing, retailing, accessing, preparing food and waste management)
- Place the farming by-laws on hold. Engage the farming and food system community to create further understanding and engagement in the process
- Establish a Food Security Coalition and develop a Food Charter with food system partners
- Examine protecting a portion of farmland

We have some examples of specific concerns with the current proposed farming by-laws; however, we feel a more comprehensive re-look at the by-laws through a food security lens is needed to ensure that we build stronger, more food secure communities.

Halifax Regional Municipality has a Food Policy Alliance, and is developing a Food Charter, which can be learned from: https://halifaxfoodpolicy.ca . A Best practices report on Local Foods was prepared for Ontario Municipalities at: https://www.amo.on.ca/AMO-PDFs/Reports/2013/2013BestPracticesinLocalFoodAGuideforMunicipalitie.aspx

Please consider us a partner in this ReVISION process. We are willing to participate in further conversations, share resources, and answer questions in contributing to the MODC moving towards the goal of greater food security. We appreciate the collaborative approach of the MODC and value our partnership, as the MODC has been a supportive member of the New Ross Community Food Project since its beginning. Thank you again for your support for the advancement of food security in our region! Feel free to contact us at 902-689-2414; nrfrcleanne@gmail.com.

Sincerely,

Leanne Webb, Registered Dietitian, BScAHN
New Ross Community Food Project Chair
New Ross Family Resource Centre

Diane Webber, ECE
New Ross Family Resource Centre, Coordinator

Lisa Wolfe
Ross Farm Museum

Scott Hamlin, NRRDS Chair
New Ross Regional Development Society

David O'Quinn, Principal
New Ross Consolidated School

Carol Millet
Rural Roots Market

Layne Fancy
New Ross Bulk Buying Club

Cc: Tina Conners, Municipal Councillor

Notes to Municipal Planning Strategy and By Laws as presented March 27, 2018

Specifically regarding District 6 the Community of New Ross submitted by Debbie Reeves, CPAC member

First to be clear the term “New Ross” is used to designate the entire area of District 6. The proposed Hamlet would be the area known as “Charing Cross”.

References to strategy and bylaws

1.3 Character and Land Use

Paragraph 2 - community character is different in various parts of the municipality.

“New Ross has not only been able to retain its traditional character but the “New Ross Strategic Plan” outlines how this traditional character and way of live will be fostered in the future and rather then it having to accommodate people and businesses who move in, people are moving in because of our human character and the general philosophy of the community. (September 23, 2015 New Ross consultation notes “we want positive guidelines to achieve our community’s vision”) As our community has grown over the last 5 years and new and younger people have moved into the community they are coming for what we have to offer and the fabric of our community not to change us and are contributing to our future development.

Once the By Laws were added to the strategy it seems we have strayed from the original goal of respecting character. I understand that the planning staff and possibly Council would like to have consistency across the municipality but it is important that individual community’s character is respected as we will be the ones to encourage new opportunities, new residents and welcome new and innovative businesses to our areas based on how the each community sees how they want their own growth to develop. Comments from people focus on rather than putting in new policies and bylaws to appease people who complain these should follow the old strategy of minimal restrictions other than those to address environmental protection of waterways and be designed to encourage positive growth. Again in the notes from September 2015 it was noted that it was not appropriate to have too restrictive regulations to reduce conflicts.

Therefore it appears that either wording of policies needs to change to facilitate what and how New Ross wants to be or create a separate zone with limited bylaws written to cover how New Ross sees itself and its development. A separate hamlet for the Charing Cross area may not be in step with the overall goals of the community as per attached map for changes to remove properties that owners have requested be taken out of the hamlet zone and others still within the boundary of the attached map have also questioned the need for a hamlet at all.

Page 7 Policy V – 1 Land and communities in the municipality shall be designated with a community character area that expresses that community’s desired character. Since New Ross defined its own character in its own community strategy the policies and bylaws need to reflect this.

Policy V – 10 This should favor the existing patterns and be the priority and conflicts (complaints) be handled to reflect the existing pattern not change bylaws to accommodate complaints which therefore ends up changing existing patterns of land use. I feel that the people of New Ross were very clear that the existing patterns of settlement and land uses are ok with them and they want to see growth based on traditional uses such as farming and forestry and businesses developed that support these uses including innovative technologies.

Part of the community character of New Ross is its rolling landscape with its various sized farms and barns and with various sized wood processing yards, mills and other crafters. It is larger businesses, farms and their buildings and forestry operators with their buildings and machinery alongside very small operators doing the same thing. Especially the barns are of different colors, sizes and their positioning on the properties. Much of the bylaws around barn set backs

and farm animal units does not take this into account. The housing of farm animals has little if anything to do with lot size as farm animals are housed in barns and fed and watered in the barn. When animals are put out to pasture this can be in a variety of ways in various places and on various properties; whether owned, leased, rented or general permission to use the land by the owner of the animals. The agricultural guideline calls for one acre of pasture per beef animal but that does not mean it is necessarily where the barn is and with the use of pasture rotation you can feed more animals on less land than was once possible especially if you fertilize during the pasturing season. The size of the barn permitted will govern how many animals will be housed. Many people in New Ross make nhay and pasture animals outside New Ross including in other communities and other counties.

Since the original lots were laid out long and narrow the setbacks for buildings especially barns does not work. There should be no set back from buildings on neighbouring properties. The set back from a boundary line should be the 5 meters as used by other guidelines. Setbacks from roads should be minimal and will be controlled by TIR where new driveways have to be put in. There was agreement that setbacks from waterways was appropriate but 20 meter should be acceptable as it is the provincial guide for most things and farms building bigger barns with more manure storage should be directed by staff to the programs that have been developed to assist with Environmental Farm Plans which many of the larger farms in New Ross already participate in so any of them building additional barns would be under these programs already.

The forestry sector is still a backbone of the community of New Ross and we are working on bringing new and innovative wood processing businesses here. We have a history of being progressive thinkers and innovators being the birthplace of the barrel making industry. As we worked through the definitions the “primary wood processing” one was changed with the understanding it could include processing facilities for such products as green diesel, fuel additives, pharmaceuticals, and food additives to name a few. When we got to the bylaws and their interruption by the development officer the processing of wood for fuel at least would not be allowed. As these types of opportunities are vital to communities like New Ross and more appropriately placed in the rural zone we ask that changes be made as needed to allow this type of processing for clean energy be allowed in the rural zone as was the intent approved by CPAC and just in the hevy industrial zone.

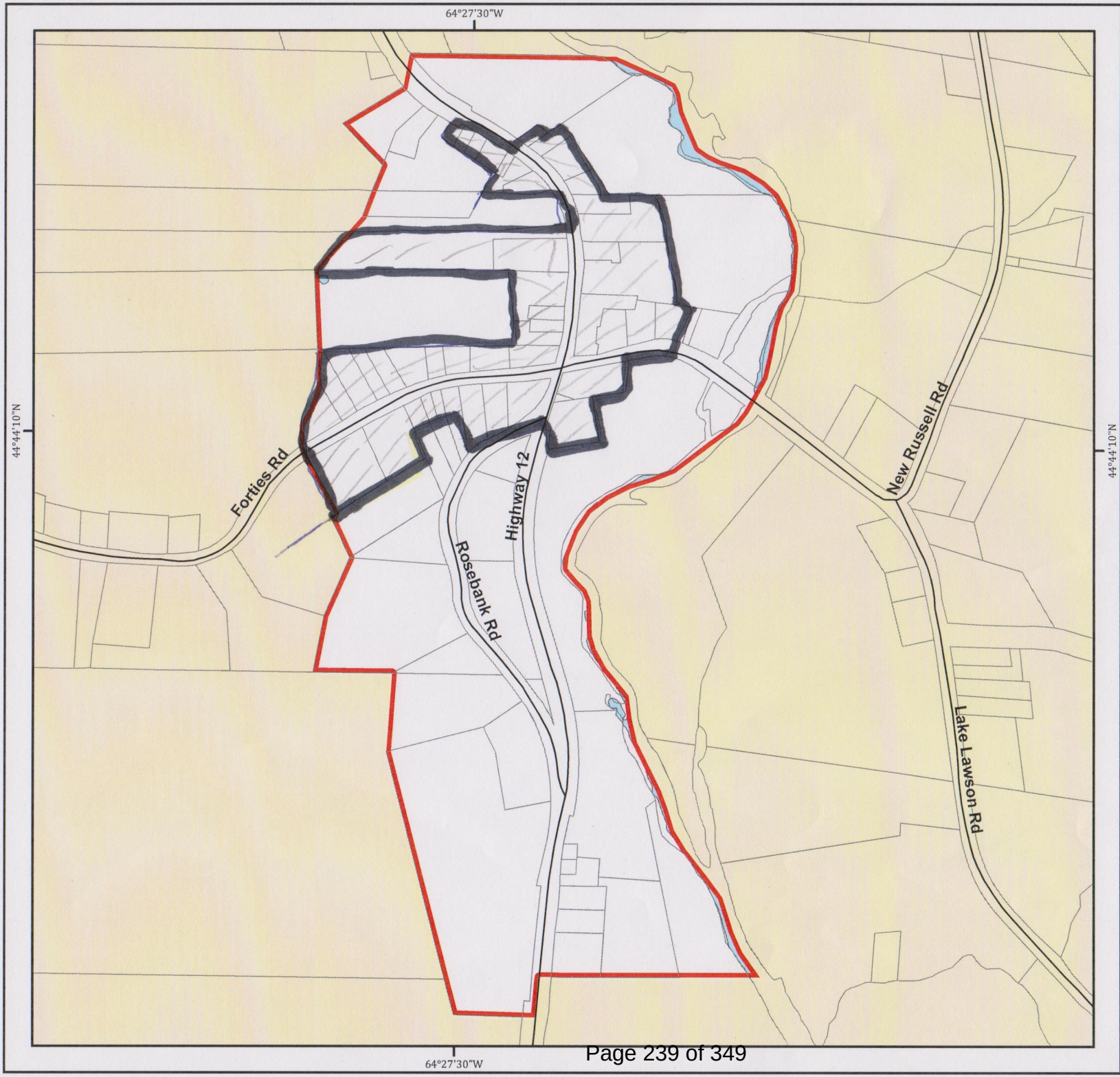
Due to the layout of the community and people living on and operating farms and facilities on multiple lots as one unit we ask that Council and staff consider ways to accommodate the construction of buildings on these lots without amalgamation of lots (perhaps such options as no setbacks from boundary lines if the adjacent properties are owned by the same individual or entity).

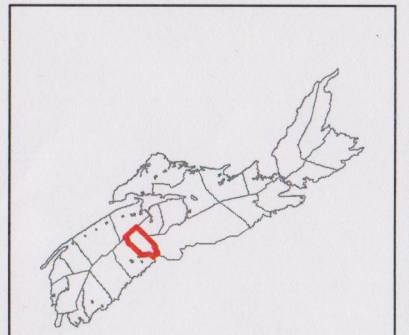
As in the previous strategy farming and forestry should be by right in the rural zone for New Ross. Sizes for facilities should be large enough to allow a 3000 square meter building with only a building permit. Larger could be by site plan.

The zone for New Ross needs to be based on what people that live here expect to be able to do and how they are working to progress.

The system of land planning strategy and by laws should not be based on complaints. This only fosters conflict as people feel they can move into a community and immediately complain and thereby get things changed to how they want the community to be. In rural areas such as New Ross we work outside so we get up early and go to work early especially in the heat of summer and may work late in the day as well racing to get hay in before a rain or finish getting an order of firewood or lumber ready or just doing jobs around the yard after a full day of working doing something else.

I hope that planning and development office staff and council can look at the big picture and allow New Ross to continue on the path of revitalization and business growth we have been working on for ourselves. There are opportunities in farming and forestry and the growing and processing of these sectors’ products that we are well locate to take advantage of in the future.





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Roads
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Zoning
Rural Area
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Hamlet Area
Hamlet (HM)
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Blackline is revised hamlet

Rev.:	Description:	Date:
0	Brief Description	YY/MM/DD

MUNICIPALITY OF THE DISTRICT OF CHESTER

Enter Name of Map Here

From Date: YY/MM/DD
To Date: YY/MM/DD
Date Printed: 18/05/31

Status: Exists/Withdrawn/Planned
Project ID:
Classification #: 05400-55

Digital Folders and File Name:
"Map Library Folder/Project Folder"

Sources:
Digital Base Map Data from Service Nova Scotia and Municipal Relations

Prepared by the Municipality of the District of Chester

Coordinate System/Datum: UTM NAD83 CSRS ZONE 20N

Map Disclaimer:
Information shown on these drawings is compiled from numerous sources and may not be complete or accurate. The Municipality of the District of Chester is not responsible for any errors, omissions or deficiences in these drawings.

Actual Map Size: w 11" x h 8.5"

APPENDIX C – EMAIL SUBMISSIONS

Sandra Challis

From: Garth Sturtevant, MCIP, LPP
Sent: May 28, 2018 8:38 AM
To: 'Leanne Webb'
Subject: RE: New Ross Community Food Project & Partners Letter

Hi Leanne,

Thank you for the email and the heads up that the letter will be presented at the meeting tonight. That is great and I look forward to seeing you there this evening.

All the best,
Garth

From: Leanne Webb [redacted]
Sent: Friday, May 25, 2018 12:22 PM
To: Garth Sturtevant, MCIP, LPP <gsturtevant@chester.ca>
Subject: New Ross Community Food Project & Partners Letter

Hello Garth, Thank you for all of the helpful information and discussions we've had over the past few weeks. We have a draft letter on behalf of the New Ross Community Food Project and partners, and are waiting for final sign-offs, which won't take place until Mon. evening just before the meeting. We plan to bring the letter to the meeting.

Myself, and Dietetic Intern Jenna Nagle, plan to attend the meeting Mon. night, but will be a little late, as we have our Resource Centre AGM just before.

Just to give you a heads up, our two main asks are that the Municipality develop a Food Security Policy, and re-look at the by-laws with this lens, to ensure they support community Food Security, and secondly to put the farming by-laws on hold until further engagement with the farming and food system community.

We appreciate the opportunity to provide input and look forward to providing you with our completed letter.

Thank you,

Leanne
--
Leanne Webb, Registered Dietitian
Nutritionist/Program Coordinator
[redacted]

[redacted]

Sandra Challis

From: Tara Maguire
Sent: May 30, 2018 7:13 AM
To: Garth Sturtevant, MCIP, LPP; Sandra Challis; Heather Archibald
Subject: Fwd: ReVision comments

TARA MAGUIRE
Director of Community Development
T: 902-275-3555 ext. 1606
M: 902-277-2273

Begin forwarded message:

From: Laura Barkhouse [redacted]
Date: May 29, 2018 at 12:12:54 PM ADT
To: tmaguire@chester.ca
Subject: ReVision comments

Thank you for the information that you gave me in our conversation yesterday. I had an opportunity to review the proposals in the ReVision document online and I am really pleased with the result.

As a resident of Martin's Point, I certainly support the efforts of the Municipality with the proposed changes and upgrades to the previous land use document. I feel it is balanced and considerate, and will provide clear guidelines in future.

Please let me know if I can add anything further.

Laura Barkhouse

Sandra Challis

From: Garth Sturtevant, MCIP, LPP
Sent: May 31, 2018 1:19 PM
To: Janet Webber
Subject: RE: Proposed Land Use By-law

Hi Janet,

Thank you for the suggested changes. I will include this email with the rest of the written comments we have received for consideration by Council and the Citizens Planning Advisory Committee.

All the best,
Garth

From: Janet Webber [redacted]
Sent: Thursday, May 31, 2018 12:12 PM
To: Garth Sturtevant, MCIP, LPP <gsturtevant@chester.ca>
Subject: Re: Proposed Land Use By-law

Hi Garth: As per our conversation I would like to add my comment to the discussion with regards to the **Mixed Use Zone** and **Settlement Residential 1 Zone.** I believe that the minimum lot area of 4000m2 for the first Farm Animal Unit and 2000m2 for each additional Farm Animal Unit is too large.

I believe you can have a responsible and humain hobby farm (or part thereof) with less acreage that what has been proposed. And... that doesn't impact neighbouring properties negatively.

Thanks for submitting my response.

Warmest, Janet

Janet D Webber

[redacted]

[redacted]

Miracles happen when we go beyond our theories of what we think we deserve.

~ Robert Holden

On Wed, May 2, 2018 at 9:41 AM, Garth Sturtevant, MCIP, LPP <gsturtevant@chester.ca> wrote:

Hi Janet,

As discussed on the phone, I have attached the complete draft Land Use By-law for your review. Specifically relating to our conversation, I would suggest you review Section 6.4 Settlement Residential Two Zone (pg. 53) and Section 6.5 Mixed Use Zone (pg. 55) for information on the two zones and what developments are permitted in each area.

In relation to Farm Animals, I would suggest reviewing the definition for a Farm Animal Unit (pg. 7) as well as Section 4.4 Farm Animals (pg. 29). It sounds like the level of operation you are considering would be below the 20 Farm Animal Unit limit, therefore, the regulations of 4.4.2 would apply in terms of setbacks for new buildings etc.

Once you have had a chance to review, if you have any other questions, don't hesitate to contact me. Similarly, if you would like to submit comments or feedback on any of the proposed regulations, you can email them to me, or post them online at www.voicesandchoices.ca.

Sincerely,

Garth Sturtevant

THE MUNICIPALITY OF CHESTER

Garth Sturtevant, MCIP, LPP
Planner
Community Development

Municipality of Chester
PO Box 369
186 Central Street, Chester, NS, B0J 1J0

Tel: 902-275-2599
Fax: 902-275-2598
Web: www.chester.ca



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Sandra Challis

From: William DeGrace
Sent: December 7, 2017 2:25 PM
To: 'Emily W'
Cc: Marshal Hector
Subject: RE: Proposed zoning-East River

Hello, Emily,

Thank you for your comments regarding East River. Please be assured that we take all comments seriously and we will include your email (your address redacted) in the folder that goes to the Citizens Planning Advisory Committee, which is overseeing the Plan Review process. Committee members are aware of concerns in the East River area.

The formal public consultation process is expected within the coming months, and you will have a further opportunity to convey your views at that time. Please watch for announcements. In the meantime, all proposed zones and their boundaries remain in draft only.

Regards,

Bill DeGrace

-----Original Message-----
From: Emily W [redacted]
Sent: Wednesday, December 6, 2017 5:09 PM
To: William DeGrace <wdegrace@chester.ca>
Cc: Marshal Hector <mhector@chester.ca>
Subject: Proposed zoning-East River

Hello,

I have been made aware of the proposed rezoning of East River. I believe the area should remain zone general basic. I disagree with all aspects of the proposed changes for this area. I currently live in East River and am planning to purchase property in the next few years and the proposed changes would cause me to purchase land elsewhere away from friends and family. The changes would eliminate the uses I have planned for the future property.

East River is a beautiful area and I believe that these changes would take away from our small community. The character of the area is reflected in the general basic zoning and will be negatively impacted by the proposed changes. It would be a shame to try and turn this lovely community into an area zone similar to that of a subdivision. The people who choose to live in this area do so because of the freedom the zoning provides. People looking for more restrictions on land use have many opportunities to do so in nearby areas such as Otter point and Endeavour avenue or similar subdivisions/developments. As none of these developments/subdivisions have fully sold all available lots I believe there is already ample opportunities for people who are looking to live in areas with such restrictions. To create zoning similar to these developments is not fair to the people who choose to live here because of the freedoms provided by the current zone.

I would hope that you would take my input into consideration and update the proposed zoning in our area to remain general basic.

Thank you,

Sandra Challis

From: William DeGrace
Sent: December 7, 2017 2:26 PM
To: 'Graham, Sara'
Subject: RE: East River Property Rezoning and Changes to Land Use By-Law

Hello, Sara,

Thank you for your comments regarding East River and particularly with regard to your concerns on land use and farm animals. Please be assured that we take all comments seriously and we will include your email (your address redacted) in the folder that goes to the Citizens Planning Advisory Committee, which is overseeing the Plan Review process. Committee members are aware of concerns in the East River area.

The formal public consultation process is expected within the coming months, and you will have a further opportunity to convey your views at that time. Please watch for announcements. In the meantime, all proposed zones and their boundaries remain in draft only.

Regards,

Bill DeGrace

From: Graham, Sara [redacted]
Sent: Wednesday, December 6, 2017 5:20 PM
To: William DeGrace <wdegrace@chester.ca>
Cc: Marshal Hector <mhector@chester.ca>
Subject: East River Property Rezoning and Changes to Land Use By-Law

Hello Bill and Marshall,

I have again reviewed the new draft of the Land Use By-Law and again, I do NOT support the changes to the land use in the East River area. I fail to see how these changes will improve the area, and as a private land owner, feel that the use of my property is only being limited by the changes. My reasons for purchasing land in this area was due to the flexibility the General Basic zoning allowed for, and the enjoyment of my land will be significantly reduces if these limitations are put into effect.

The East River area has been and continues to be a rural area. Preventing more major industrial development and clearcutting for housing subdivisions is extremely important to me so that the area maintains the charm it has developed over the course of time, however limiting the amount of livestock I am allowed to raise on my property or dictating if I am able to erect particular structures is not going to enhance the community. Again, if the council is concerned about attracting new residents to the area, there are other more important issues, such as industrial activities, which I feel require attention.

I feel very strongly that the properties along Highway 3 in East River should remain GENERAL BASIC, and not be re-zoned to Settlement Area – Mixed Use.

I would ask that you please do not publically share my name or contact information.

Sara Graham



Sandra Challis

From: Chris W [redacted]
Sent: December 8, 2017 4:22 PM
To: William DeGrace
Cc: Marshal Hector
Subject: RE: Zoning East River

Thanks Bill

Yes I disagree and believe a reasonable balance would be to allow it to scale down as well as it addresses the issue

Get Outlook for Android

From: William DeGrace <wdegrace@chester.ca>
Sent: Friday, December 8, 2017 4:12:56 PM
To: Chris W
Cc: Marshal Hector
Subject: RE: Zoning East River

Hi, Chris,

The way the proposed livestock operations are worded in the draft is that they scale up, not down. If you disagree with that, tell us during public consultation, and/or via email any time.

E-mails received between the CPAC of November 6th and December 4th were included in the package for CPAC and noted in the staff report. This included your suggestion about lots less than one acre. CPAC can make recommendations based on what they read, but they did not discuss that particular item at the meeting. By all means it can be revisited during public consultation.

CPAC minutes are available once they have been approved by the Committee.

The CI zoning is for a small island and, yes, that is the correct PID. Property Online shows this island's owner as "unknown." This is the case for many of the smallest islands, meaning the deed, if there is one, is unlikely to have been registered.

CPAC continues to function until it is dissolved by Council. Unless I'm instructed otherwise, the intent is to take the final draft of both documents to Council, early in the new year, and request that we move to public consultation. Council can approve or refuse the request, can require changes or conditions, and can direct how the consultation will be carried out. All Council meetings are open to the public, but they are not public hearings. After the documents have been through public consultation, they are resubmitted to Council with any recommended changes based on public feedback. Council can decide whether to approve or refuse approval. If approved, Council sets the date for a formal public hearing.

Your point on the "every ten years", along with the rest of your email, will appear in the next CPAC package and I will forward this email to Heather and Brent regarding your final paragraph on "built to code".

Regards,

Bill

THE MUNICIPALITY OF
CHESTER

Bill DeGrace
Senior Planner
Community Development

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Web: www.chester.ca

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From: Chris W [redacted]
Sent: Friday, December 8, 2017 8:35 AM
To: William DeGrace <wdegrace@chester.ca>
Cc: Marshal Hector <mhector@chester.ca>
Subject: Re: Zoning East River

HI Bill,

Around farm animals I never really got any answer. Is it proposed that 1 acre is required as a base for 1 farm animal unit and does that scale both up and down? I had suggested < 1 animal unit be discussed for lots under 1 acre in MU but never did hear back. If the intent truly is to limit uses vs. eliminate the use that approach does just that and to me that would be providing balance and fairness. What that suggestion brought before CPAC/staff and discussed?

I was also asked could someone consider one of the smaller farm animals a pet which really it is in some cases and be allowed to lawfully keep that animal on a lot <1ace? If not I ask how is it any different that someone with a large dog?

When will the minutes from the last CPAC meetings be made available as no additional meetings are scheduled?

It looks like a CI zoning near Sunny point lane, is that for PID "60619814" and is the property currently owned privately?

At what point in the process is the CPAC role concluded and the proposal put before council for review? Do you have an timeline for that?

I understand the planning role is long term but as its reviewed every 10yrs... I think it should reflect what's actually likely to happen in the next 10yrs. Significant development at Exit 7 is quite unlikely and controls can be put in that do not strip rights away from landowners on property already developed and subdivided. I do not think you have a balance at all along the #3 & 103 I think you have a general vision and are applying that to all properties leaving none of the character and diversity that the current GB zoning provides along the # 3 and 103.

The Built to code request is more for one to note that on the website and secondly to add some helpful info on what folks need to do to meet the requirement in terms folks can understand. I called the office a couple years back and was told as I am in a GB zone no setbacks/restrictions apply for single story buildings under 215 and no permit was required. When I asked what involvement/requirements the departments had they responded "none". Really that info is a bit misleading in following up with both Heather and Brent. I do not think folks for the most part knowing attempt to violate any law or code it's more of a lack of information or misinformation.

From: William DeGrace <wdegrace@chester.ca>
Sent: December 7, 2017 2:55 PM
To: Chris W
Cc: Marshal Hector
Subject: RE: Zoning East River

Hi, Chris,

That's correct. The Committee doesn't have a next meeting scheduled and we will move toward getting both draft planning documents, Municipal Planning Strategy and Land Use By-law, and other materials (posters, newsletter, etc.), ready for public consultation. Unless instructed otherwise, we will make only the necessary

minor changes to the draft documents, for example if we find an unintended error in a development standard.

We'll continue to accept comments, and they will be acknowledged. All correspondence received is included in public feedback provided to the Committee and is on the public record.

When we have dates, times, and locations for public consultation meetings, which we expect will be in the coming few months, they will be advertised.

I'll forward your email to Heather as she might have some thoughts on wording in our web site on building permits and "built to code".

Referencing the email received from you at 12:34 today, those are all points worth considering, going forward, so I appreciate your comments. I can't really give a "list" of reasons for proposing a change in zoning. Basically, the approach is to think long term – what will be the development trends in the coming 25 years, will there be impacts from twinning the 103 in terms of development, and how can we best allow a broad range of uses while reducing land use conflicts and preserving the character of neighbourhoods. No matter where they live, some people want more controls, and some people don't. It's a matter of striking a balance. Areas near the 103 and the 3 might be more susceptible to impacts, so perhaps applying new zoning standards in these areas was our approach. The view was shared by the Committee. But in going to the public, if it's not accepted, we'll hear it, the Committee will hear it too, and Council will make the final decision.

Regards,

Bill

THE MUNICIPALITY OF CHESTER

Bill DeGrace
Senior Planner
Community Development

Municipality of Chester
PO Box 369
186 Central Street, Chester, NS, B0J 1J0

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contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.

From: Chris W [redacted]
Sent: Thursday, December 7, 2017 10:43 AM
To: William DeGrace <wdegrace@chester.ca>
Cc: Marshal Hector <mhector@chester.ca>; Tara Maguire <tmaguire@chester.ca>
Subject: Re: Zoning East River

Thanks Bill,

Would I be correct to assume no additional updates will be made to the current draft regardless of any input received prior to public consultation?

Folks have asked me if there is any value in emailing you or not at this point.

Do you have the planned timelines for public consultation and when will folks know what zoning will be applied to what areas. Land purchases will be dictated by zoning and I know several folks looking to purchase and recommended they hold off until zoning is in the final stages.

Also thanks for the email from Heather its gives me a better understanding of the different roles. I followed up with the Brent to discuss the building code regulations as well and he was able to answer my questions around code requirements. It may be of a benefit to incorporate some general info to help folks understand what "Built to code" means. HRM for example has sample deck plans and span tables on their website. If there are other common code issues staff are seeing when a permit is not triggered maybe some info could be posted on the website to help guide folks in the right direction.

From: William DeGrace <wdegrace@chester.ca>
Sent: December 6, 2017 4:01 PM
To: Chris W

Cc: Marshal Hector; Tara Maguire
Subject: RE: Zoning East River

Hi, Chris,

I took your issue back to CPAC at the last meeting. The situation with Marriott's Cove was that a neighbourhood association wanted their tougher rules restored. CPAC instructed staff to make an adjustment to the proposed Settlement Residential zone (the zone they would be in) because it still follows the overall direction they want to go. For East River, CPAC didn't instruct us to make a change back to General Basic, at this time. A recommendation after upcoming public consultation and a decision at the Council level is therefore expected. For now, the zoning boundaries and the documents remain in draft.

To your other questions as I go back through previous correspondence:

- How many from East River requested rezoning: No one anywhere in the Municipality requested rezoning. During the 2015-16 meetings, we were hearing from some property owners a desire for more regulation, and from others no regulations, and so we suggested areas where we think it's appropriate and areas that we would leave alone. And we created the proposed new zones, mostly around Highway 3 and 103. But we know opinion was split (and yes, it's true there wasn't a meeting in your immediate area). So if we didn't get it right, we'll hear about it at public consultation.

- I respect the fact that the proposed farm animal changes don't address your concerns. I haven't forgotten that you would like us to reconsider the farm animals units and required acreage. We look forward to hearing suggestions and perhaps getting input about 4H at the same time.

- Accessory structure setbacks – here's a reply from Heather that I should have forwarded sooner (apologies):

  We require setbacks to alleviate land use conflicts, the building code deals with life safety measures. They are apples and oranges in this regard.

  If it is felt that accessory structures of ~215 sq ft or less have little to no impact on a neighbourhood character or abutting neighbours or cause no conflict regardless of number or location then it is reasonable to say let's not require a permit. If it is felt that they will impact or could as an over-all – on mass have an impact then they should have restrictions.

  Additionally, if we go the route of no development permits required for small accessory structures we will need to require development permits for them on vacant lots in zones where we require a development permit for a main building as they are the main building until something else is built.

  I will also point out that even the small accessory structures of 215 or less under the building code are required to be built to the code even though they are not impacted nor require a permit.

  HEATHER ARCHIBALD
  Development Officer
  T: 902-275-3555 ext. 1605
  M: 902-275-2223

- On how the plan review process is being presented: "Plan Review" is something Municipalities in Nova Scotia periodically do to update their documents to reflect any changes in local conditions. It's mandated under the Municipal Government Act and our current policy is to do it every ten years. Not

every Plan Review process will result in proposed new zones or zoning changes. In our case it did and we'll be up-front about that.

Regards,

Bill

THE MUNICIPALITY OF CHESTER

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From: Chris W [redacted]
Sent: Tuesday, December 5, 2017 11:52 PM
To: William DeGrace <wdegrace@chester.ca>
Cc: Marshal Hector <mhector@chester.ca>
Subject: Re: Zoning East River

Hi Bill,

The concern is why the zoning needs to be in the draft in the 1st place given the feedback and awareness to CPAC from this area. There was a full front page article in the Municipal Insight asking for input so adjustments could be made.... yet no adjustment. Map A5 needs to be adjusted based on feedback and then

if during public consultation there is a majority asking for additional zoning it should be considered. A draft document that does not change based on input sends a message there is no intention to change the document regardless of input.

I asked numerous other questions in the previous emails. I never received answers could you please review and provide answers to the questions based on your last meeting and discussions with staff.

From: William DeGrace <wdegrace@chester.ca>
Sent: December 5, 2017 12:42 PM
To: Chris W
Cc: Marshal Hector
Subject: RE: Zoning East River

Hi, Chris,

I brought your comments from yesterday to the Committee last evening. They have been aware of concerns coming from East River. They reminded me (as I've often said myself) that proposed zones themselves remain in "draft" and that there will be opportunity to discuss proposed rezoning in the upcoming public meetings. East River and surrounding areas, they expect, will surely be among those areas that will generate a lot of discussion about the zones, provisions and their boundaries.

We do intend to have a youth engagement component as part of our public consultation, so perhaps this is one way to get feedback on 4H, and the impacts of proposed rules on that aspect of keeping farm animals.

Regards,

Bill

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CHESTER

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From: Chris W [redacted]
Sent: Tuesday, December 5, 2017 7:54 AM
To: William DeGrace <wdegrace@chester.ca>
Cc: Marshal Hector <mhector@chester.ca>
Subject: Re: Zoning East River

HI Bill,

CPAC held no meetings in our area and has heard from no one living in the area requesting rezoning for East River. There is one CPAC representative for our district that lives in a development that is already heavily restricted in land use and not representative of our district as a whole. I own multiple properties and have a household of 5. I have spoke to many residents in addition to the one who emailed you opposing the rezoning. That does not = 2 people. Marshal actually held a meeting in East River which my family attended as well as additional residents who opposed the rezoning. Yet no changes to the proposed zoning in East River... however other areas(Wake up Hill/ Marriotts Cove) complain and they have proposed amendments in place. It seems logical that unless you have a majority asking for a zoning change one would not be proposed... not the other way around.

I have given numerous reasons why not to rezone our area but have yet to receive any response as to what reasoning is behind the rezoning in the first place. There needs to be a well backed case to put in the

proposed changes that remove existing rights of property owners together with an overwhelming support for the changes. CPAC meets regularly where the public is unable to engage them at the meetings so I am asking you to engage them to provide a fact list of why they wish to rezone the East River area. Residents have a right to that information and a say into if they support the change or if they do not support the changes.

I know of at least one person who has backed out of a property purchase in light of proposed changes for our area. I know others who are looking to move to the area but will not given the proposed rezoning.

Perhaps to get a good understanding of the 4H program you/CPAC could invite/engage some 4H members to discuss the program with staff/CPAC. 4H members could explain how the proposed changes relating to farm animals affects them and the 4H program. (http://novascotia4h.ca/)

Thank you for following up and responding to my email.

From: William DeGrace <wdegrace@chester.ca>
Sent: December 4, 2017 11:15 AM
To: Chris W
Cc: Marshal Hector
Subject: RE: Zoning East River

Hi, Chris,

If I missed adding any emails from you or others, I apologize. I thought we had put everything received into our folder of submissions, but I will go back and see if anything received did not make it in, and fix that.

I have heard from yourself and one other resident to date via email. I'm quite certain, as we move to the public meetings in your area, that we will hear from more residents and property owners.

In the meantime, I'll add this to the folder for the Committee and make them aware of your concern regarding rezoning, farm animals and the question about 4H.

Regards,

Bill

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CHESTER

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Community Development

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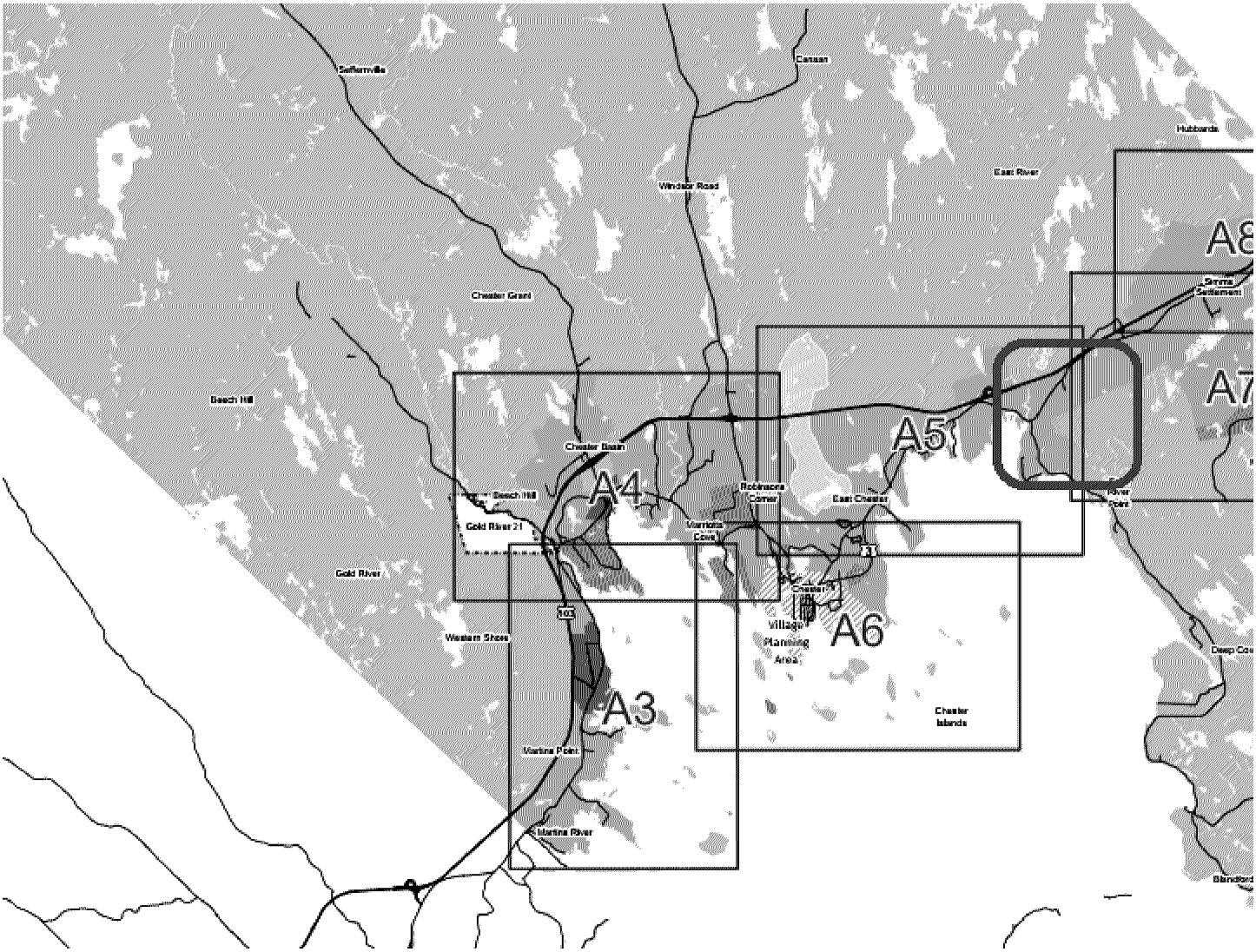
From: Chris W [redacted]
Sent: Saturday, December 2, 2017 7:44 AM
To: William DeGrace <wdegrace@chester.ca>; Marshal Hector <mhector@chester.ca>
Subject: Zoning East River

HI Bill,

I reviewed the latest document you prepared (Nov 29 2017) and noted that residents of Marriotts Cove/ Wake Up Hill complained about the changes to zoning in their area. They now have new sections proposed in the LUB to create special zones to address their concerns.

You have received multiple emails from residents in East River stating they do not support the rezoning in our area yet we remain rezoned against our wishes. My latest reiteration of this point did not even make the summary section of your latest document attached. I have not spoke to a single resident of East River that supports the rezoning and I have spoke to many residents that actually live in East River.

Zoning Map A5 needs to be updated to reflect the concerns of residents in East River... there needs to be some areas left along the #3 zoned GB and this is one of them. I have highlighted a section on the map:



How many <u>residents of East River</u> have you heard from that asked to be rezoned?

How many residents do you need to hear from to reinstate the GB zoning that we currently have?

What are the reasons for the rezoning of East River and who made that decsion?

The proposed changes to farm animals does not address my concerns.

Does the current proposed changes allow anyone with a lot <1 acre to have any farm animals? If not how can any of those individuals participate in 4H?

Section from your recent document."

PUBLIC SUBMISSIONS SINCE PREVIOUS MEETING Several submissions were received in the period following the meeting of November 6, 2017. These provide comments that cover matters including:

♣Backyard fowl;

♣Setbacks from water courses and water bodies in the General Basic Zone, as applied to farm animals;

♣Provisions for the new zone for Marriott's Cove/Wake Up Hill;

♣Asphalt plants;

♣Mobile homes, shipping containers and recreational vehicles in the Single Unit Residential Zone;

♣Concerns regarding setbacks for accessory structures, farm animal requirements and how we are presenting the exercise in public media. The submissions are attached to this memo. "

Sandra Challis

From: William DeGrace
Sent: December 13, 2017 11:10 AM
To: 'Tessa Williams'
Subject: RE: CPAC Meeting Outcome

Hi, Tessa,

Yes, that's correct. We went to Council with our draft plan; they are requesting more sessions in each district, and we are looking to a late winter/early spring 2018 timetable at present, with document publication and newsletter distribution ahead of that.

Nothing is fixed right now; we need to first go to Council (January) and request taking final drafts to the public. If you are on the mailing list, you'll likely receive a heads-up once dates and locations are firmed up.

Regards,

Bill

From: Tessa Williams [redacted]
Sent: Wednesday, December 13, 2017 9:27 AM
To: William DeGrace <wdegrace@chester.ca>
Subject: Re: CPAC Meeting Outcome

Hello Bill,

Thanks for the helpful information.
I am already subscribed to the Plan review mailing list, but may I ask if there are in-progress plans for public engagement in Winter 2018?

Kind regards,

Tessa Williams
Planner, Candidate Member: LPPANS, API, CIP

[redacted]

On Dec 13, 2017, at 9:02 AM, William DeGrace <wdegrace@chester.ca> wrote:

Hi, Tessa,

The Committee did not have any comments on the proposed amendments. At this point I believe they are prepared to see what happens with public consultation.

Regards,

Bill

Bill DeGrace
Senior Planner
Community Development

Municipality of Chester
PO Box 369
186 Central Street, Chester, NS, B0J 1J0

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From: Tessa Williams [mailto:tessa@rmpconsulting.ca]
Sent: Wednesday, December 13, 2017 8:50 AM
To: William DeGrace <wdegrace@chester.ca>
Subject: CPAC Meeting Outcome

Hello Bill,

I am writing to touch base about the CPAC meeting last week.
Since the minutes have yet to be released, could you please give me a sense of how the proposed amendments were received?

Thanks,

Tessa Williams
Planner, Candidate Member: LPPANS, API, CIP

RMP Development Consulting Ltd.
100 Venture Run, Suite 103
Dartmouth, NS B3B 0H9

Tel: 902.403.5475
tessa@rmpconsulting.ca
www.rmpconsulting.ca

Sandra Challis

From: Tara Maguire
Sent: February 28, 2018 1:15 PM
To: Sandra Challis; Garth Sturtevant, MCIP, LPP
Subject: FW: Public Engagement Schedule - Plan Review

Sandra
Could you please file this in correspondence for the plan review.
Thanks

TARA MAGUIRE
Director of Community Development
T: 902-275-3555 ext. 1606
M: 902-277-2273

From: Tara Maguire
Sent: Wednesday, February 28, 2018 1:14 PM
To: 'Colin Finlay' [redacted]
Cc: Allen Webber <awebber@chester.ca>; Sharon Church <schurch@chester.ca>; Tammy Wilson, MURP, MCIP <twilson@chester.ca>
Subject: RE: Public Engagement Schedule - Plan Review

Good Afternoon Mr. Finlay,

Thank you for your email. I have reviewed the report again and did notice that it contained an error but your interpretation is correct. We plan to send the newsletter in the same fashion as the "Municipal Insights" newsletter which is via admail to every household in the municipality. This does mean that you are correct that there are property owners (taxpayers) who may not receive a copy of the newsletter. The alternative to this approach is individually addressed correspondence to each property owner at their mailing address, similar to the way send tax bills. The cost of this is at the regular mailing rates, which for our last tax billing was $0.84 to Canada, $1.19 to the US and $2.42 international. I will be sure that we do discuss this with council tomorrow, but it currently would be beyond the budget outlined in staff report.

We will also be putting a copy of the newsletter online and promoting through social media.

I appreciate your feedback and I will see that council gets a copy of your comments tomorrow.

Regards
Tara

From: Colin Finlay [redacted]
Sent: Wednesday, February 28, 2018 11:24 AM
To: Tara Maguire <tmaguire@chester.ca>
Cc: Allen Webber <awebber@chester.ca>; Sharon Church <schurch@chester.ca>
Subject: Public Engagement Schedule - Plan Review

Good Morning Tammy;

I have been reviewing the Agenda and Attachments for the COW March 1st meeting and particularly the Memorandum from Garth Sturtevant approved by you for the Public Engagement Sessions. I note it is planned to mail the Newsletter advertising the process to every mailing address in the Municipality but not to every Tax Payer. Residents may or may not have a vested interest in the reVision process but every Tax Payer certainly does. Should not the Tax Payers be given the same opportunity the participate as Residents?

Thanks;

Colin Finlay
Treasurer Marriott's Cove Association
[redacted]

Sent from Mail for Windows 10

Sandra Challis

From: Tina Connors
Sent: April 10, 2018 9:14 PM
To: Chris W
Cc: Tara Maguire; Garth Sturtevant, MCIP, LPP; Heather Archibald; Sandra Challis; William DeGrace; Marshal Hector; Danielle Barkhouse; Allen Webber
Subject: Re: General Provisions - Bullet list for open houses "Information Sheet" REQUIRED

Good evening,

Thank you for attending the Plan Review Session, and for the feedback, Chris.

Glad to have met you & Meagan, Tina C.

TINA CONNORS
District #6 New Ross
T: 902-679-4461
M: 902-277-1095

On Apr 10, 2018, at 11:11 AM, Chris W [redacted] wrote:

> Hi All,
>
> I wanted to thank you for hosting the meeting in our area
>
> Following up from last night meeting at the East River Union Hall:
>
> A simple bullet list one page Information sheet is needed to highlight the General Provisions section of the LUB. Its a key piece that is missing and its unreasonable for citizens to be required to dig into the Full LUB to pull out such important points.
>
> If citizens do not know what is changing how can they ask how it affects them?.
>
> The sheet should act as a way to highlight what citizens might need to discuss with staff in more detail... if they do not read the LUB and just look at the current info sheets or publications to date they are being misled on what the impacts to them actually are.
>
> The bullet items could be as simple as:
>
> - Building Heights
> - Mobile vending
> - Signs
> - Swimming Pools
> - Aggregate processing (Quarry)
> - Farm Animals
> - Yard Sales

- Water Set backs
- Sheds (accessory structures)
- Lot size
- Set Back from Property lines
- Fences
- Out Door Wood Stoves
- etc...

Just grab the bullets from the Contents listed in Section 4.
<image.png>
<image.png>
ie. The table of contents for the General Provisions section of the LUB shown above.

*Update the Farm Animals Info sheet to note how existing Farm Animal/Use is impacted by these proposed new changes.... reference the "Non-conforming Structures Information Sheet".

BTW - Well written and explained "Non-conforming Structures Information Sheet." The 6 months needs to be increased or removed but at least its forthcoming in relation to the MGA

https://www.voicesandchoices.ca is looking good but the comment section should not be biased . It should read "What do you like **or dislike** about our plan" vs "What do you like about our plan"

<image.png>

I will send specific concerns in relation to the proposed changes in a separate mailing but thought these changes could be pushed forward to better facilitate the upcoming meetings/publications

Sandra Challis

From: Chris W [redacted]
Sent: April 10, 2018 11:04 AM
To: Tara Maguire; Garth Sturtevant, MCIP, LPP; Heather Archibald; Sandra Challis; William DeGrace
Cc: Marshal Hector; Danielle Barkhouse; Tina Connors; Allen Webber
Subject: General Provisions - Bullet list for open houses "Information Sheet" REQUIRED

Follow Up Flag: Follow up
Flag Status: Flagged

Hi All,

I wanted to thank you for hosting the meeting in our area

Following up from last night meeting at the East River Union Hall:

A simple bullet list one page Information sheet is needed to highlight the General Provisions section of the LUB. Its a key piece that is missing and its unreasonable for citizens to be required to dig into the Full LUB to pull out such important points.

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The bullet items could be as simple as:

- Building Heights
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- Yard Sales
- Water Set backs
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- Lot size
- Set Back from Property lines
- Fences
- Out Door Wood Stoves
- etc...

Just grab the bullets from the Contents listed in Section 4.

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4.1.1 Application of General Provisions 27
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4.9 Site Plan Approval 33
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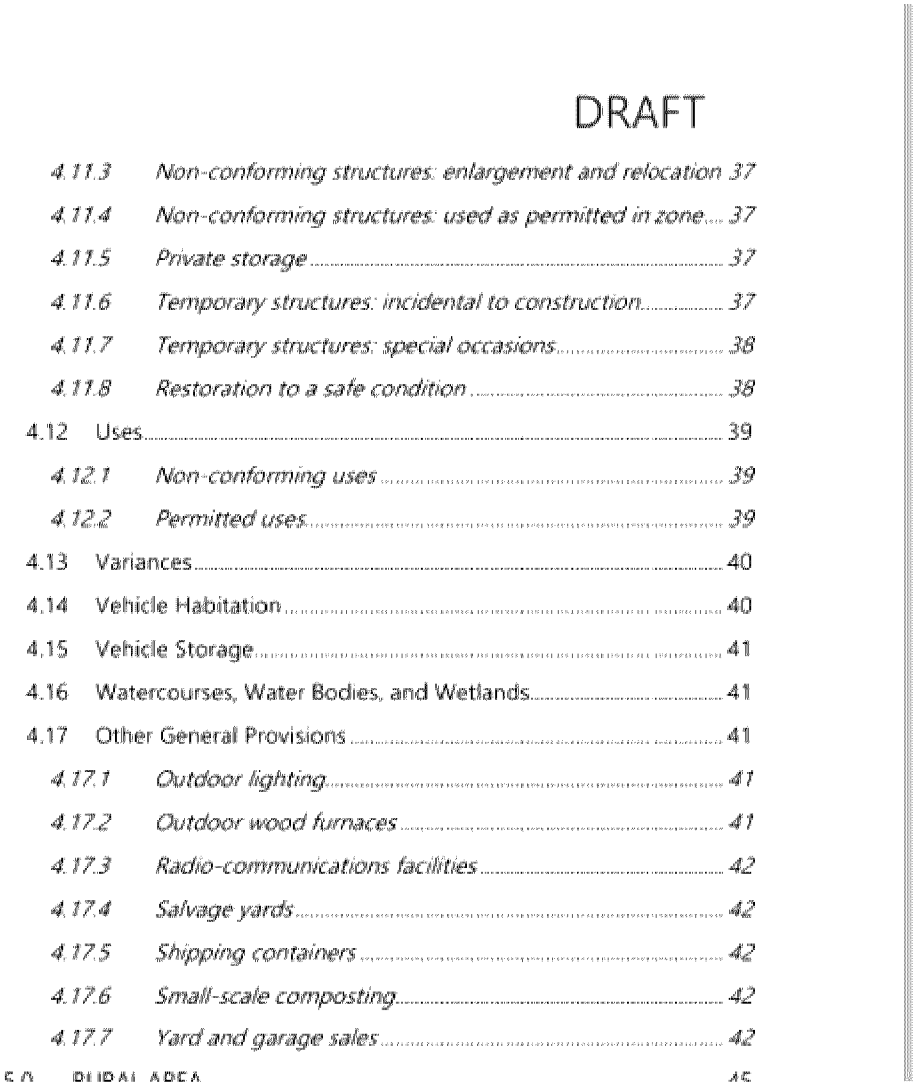

ie. The table of contents for the General Provisions section of the LUB shown above.

*Update the Farm Animals Info sheet to note how existing Farm Animal/Use is impacted by these proposed new changes.... reference the "Non-conforming Structures Information Sheet".

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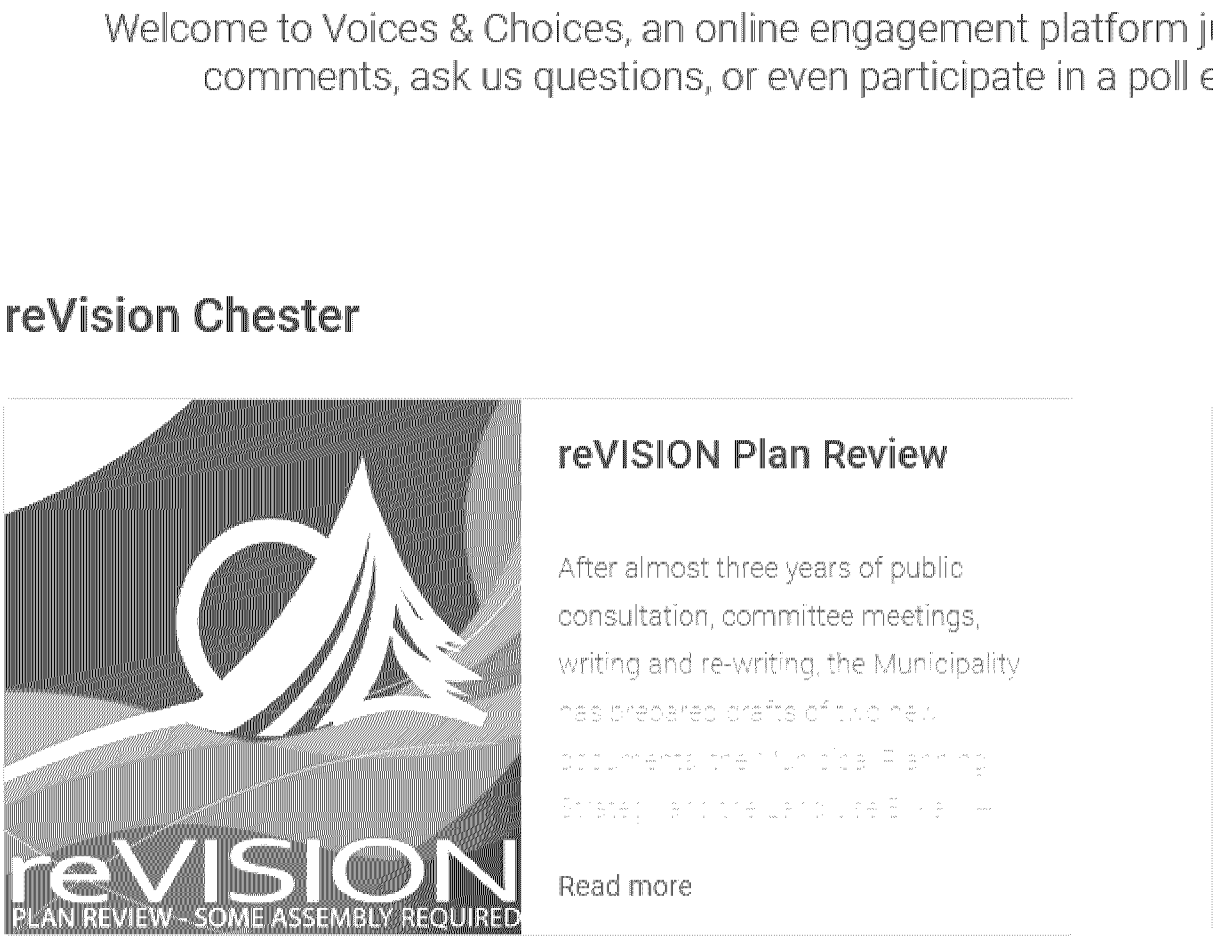


I will send specific concerns in relation to the proposed changes in a separate mailing but thought these changes could be pushed forward to better facilitate the upcoming meetings/publications

Sandra Challis

From: Chris W [redacted]
Sent: April 12, 2018 11:25 AM
To: Garth Sturtevant, MCIP, LPP; Tara Maguire
Cc: Marshal Hector; Tina Connors; Danielle Barkhouse; Heather Archibald
Subject: Re: LUB Feed Back

Hi Garth,

You are very welcome and thank you for your time and feed back. I may not agree with whats being proposed but I do appreciate and understand the time and effort that goes into the process.

The General Provisions handout looks great as do all the others. Together they give enough information for folks to then ask for more details on areas of concern. The General Provisions was a missing piece that is now addressed.

Having things centralized on the new Website is also great for those who can access it. I am guessing the New General Provisions handout will also be made available there. The feedback update looks great.

The name tags will help everyone and in areas where you expect a larger showing or perhaps a bit of resistance... I would suggest a Moderator help you with the Town Hall portion of the meeting.

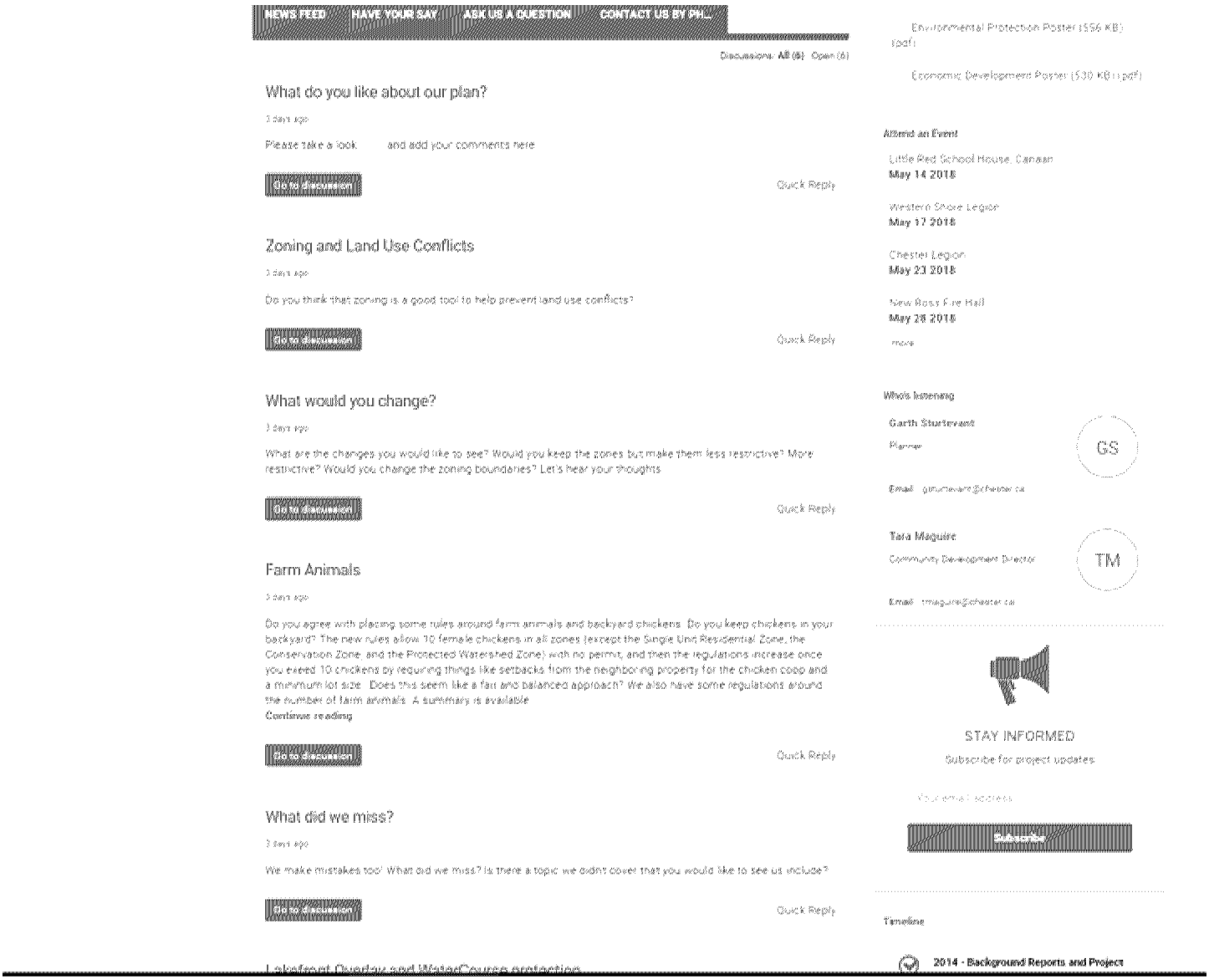
Having 2 meetings per district is a great idea, money well spent and I think things will progress well with each meeting.

Cheers

From: Garth Sturtevant, MCIP, LPP <gsturtevant@chester.ca>
Sent: April 12, 2018 10:27 AM
To: Chris W; Tara Maguire
Cc: Marshal Hector; Tina Connors; Danielle Barkhouse; Heather Archibald
Subject: RE: LUB Feed Back

Good Morning Chris,

Thank you for your comments and suggestions this morning as well as the previous email which we discussed on the phone. I have taken your suggestion and prepared a bullet list of the General Provisions to highlight all of these items so that they are not missed when reading only the zone handouts (see attached). In addition, we will be making a change to the voicesandchoices site, the "What do you like about the plan" link is being changed to instead read "Have your say" and will now link to the existing Have Your Say tab as shown below. This change will be taking place shortly and is with our IT staff to implement.



In addition, your comment on name tags is a good suggestion which we will use going forward.

Your detailed comments and suggestions for changes to the LUB have been added to the file I have for feedback and comments which will be considered by the Citizens Planning Advisory Committee and Council following the completion of the scheduled meetings.

If you have any other questions or comments, don't hesitate to contact me.

All the best,
Garth

THE MUNICIPALITY OF CHESTER

Garth Sturtevant, MCIP, LPP
Planner
Community Development

Municipality of Chester
PO Box 369
186 Central Street, Chester, NS, B0J 1J0

Tel: 902-275-2599
Fax: 902-275-2598
Web: www.chester.ca

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From: Chris W [redacted]
Sent: Thursday, April 12, 2018 9:16 AM
To: Garth Sturtevant, MCIP, LPP <gsturtevant@chester.ca>; Tara Maguire <tmaguire@chester.ca>; Heather Archibald <harchibald@chester.ca>
Cc: Marshal Hector <mhector@chester.ca>; Tina Connors <tconnors@chester.ca>; Danielle Barkhouse <dbarkhouse@chester.ca>
Subject: LUB Feed Back

Staff, Committee members and Councilors should have have name tags worn during the Open houses.

Publications - Addressed mailing needs to be sent reaching more residents.
- Current mailings are not reaching citizens as many have a "no junk mail" condition on their mail boxes and therefore do not receive unaddressed mail. A lot who do receive the Municipal News Letter/paper discard it with other junk mail without reading it.
- Many citizens have limited access to Internet and those channels are ineffective.

Non-Conforming use - 6 month time period is insufficient.
- Careers and unexpected medical situations often extend well past 6 months which would strip citizens of their existing land use rights.
- Propose significantly extending this time period or eliminate it all together.
- If the MODC wants to grandfather existing uses and is telling residents it will... then it should put that in its by-law without conditions.
- *Consider if a by-law is creating numerous non-conforming situations in a particular area that perhaps the problem is not the existing uses its the proposed by-law for that area.

Farm Animals - Proposed restrictions are too restrictive in proposed GB & MU zones

Request the following change: <1 FAU (less than one farm animal unit) in MU & GB
- 4.2.2 should not apply as it does not make sense for the smaller animals and only acts as a method to prevent the use.
- Smaller animals can be compared to Pets ie. Dogs which do not require a minimum lost size nor 50 foot set back for a dog house.
- Would allow as it is today keeping of smaller farm animals for participation in programs such as 4H
- Would allow raising sufficient #'s of "Meat Birds" as 10 fowl is insufficient. Meat birds are purchased as day old chicks and are mixed male and female re section 4.1.1
- Would allow other small farm animals to be raised for meat or other purposes.
- Would address a large number of properties that would otherwise become non conforming

Zoning - MU boundary too broad, some GB zoning should remain around #3 HWY, some of the current character should be kept
- Area around LP Can Excel is a area of consideration considering existing land uses, lack of land for future development, proximity of exiting LP Can Excel Plant.

Yard Sales - To restrictive and should not apply to MU or GB Zones, perhaps have a set back from the road if that is the area of concern.

Outdoor wood furnaces - Set backs are too restrictive thus eliminating the use

Sandra Challis

From: Barry Baker [redacted]
Sent: April 17, 2018 9:30 PM
To: Planning
Subject: Zoning in Chester Basin

Hi, I attended tonight zoning meeting at the CB fire hall and i would lie to thank municipal staff for their effort and work on these proposed changes.

As a resident of Chester Basin I am in favour of changing the Chester Basin zoning to 'Hamlet'.

Thank you and kind regards,

Barry Baker

[redacted]

You're receiving this message because you're a member of the Planning group.

Sandra Challis

From: Randy Hume [redacted]
Sent: April 18, 2018 3:14 PM
To: Revision
Subject: SR2 - East Chester

I don't think the SR2s should be permitting research facilities. Or drug dealers for that matter. Thanks.
Randy Hume 2761 Highway 3 East Chester

Electronically yours , Randy Hume [redacted]

Sandra Challis

From: Garth Sturtevant, MCIP, LPP
Sent: April 20, 2018 11:50 AM
To: [redacted]
Subject: Info and Links to Draft Land Use By-law
Attachments: Mixed Use Zone - Proposed.pdf; General Provisions_TOC List.pdf; General Provisions_Non-conforming Structures.pdf; General Provisions_Farm Animals.pdf; General Provisions_Lakefront Overlay.pdf; Meeting Schedule.pdf

Hi Chris,

I have attached several documents which give a bit more information on some of the topics we had discussed (Mixed Use Zone, Farm Animals, etc). These sheets are intended to give an overview of the new regulations, but if you would like to view the complete Land Use By-law, visit www.voicesandchoices.ca/revision. On this site you can view the complete documents, post questions and comments which will be answered and included in the final report that goes to Council. There is also a link on this site to an Interactive Online Map which shows the new zoning and what areas are proposed to be which zone. A direct link to the mapping is:https://modc.maps.arcgis.com/apps/webappviewer/index.html?id=c4fe9ff1aad34937a27665db7d12043a

Once you have had a chance to review the materials, if you have any other questions, please let me know. You can provide comments on the website, on paper at one of the public meetings or by emailing me, either way all these comments are being collected.

The other attachment is the schedule of upcoming meetings. As mentioned, the next meeting at the Chester Basin Fire Hall will be May 9, 2018, but you are welcome to attend any of the sessions.

All the best,
Garth

Sandra Challis

From: Tara Maguire
Sent: April 23, 2018 11:34 AM
To: Deborah Trask
Cc: Garth Sturtevant, MCIP, LPP
Subject: RE: aquifers

Hi Deborah
You are correct that the Draft Municipal Planning Strategy and Land Use By-law, do not specifically address water supply issues, excluding stormwater in some instances. The By-law does contain some criteria for larger developments (be they residential or commercial/industrial) that the developer provide information to confirm that adequate water supply exists to serve the proposed development. In general, this type of data or information is not something that the Municipality has access to, and I am not aware of any information that exists in a complied format. There is some general information on bedrock which would have an impact on water quality but in terms of water quantity and ground water supply that is something we would look at on a project by project basis and would need a hydrogeologist to complete detailed studies. It isn't something that we have done as part of the plan review process. Similarly, if someone is experiencing changes that they believe are caused by surrounding property owners, it would be considered a civil matter between owners and data would likely need to be collected by a professional to try and determine a cause and effect relationship before moving forward with civil action. We would advise individuals to seek legal advice to determine the best way forward if you are looking to take action against the named development
I hope that helps.
Regards
Tara

TARA MAGUIRE
Director of Community Development
T: 902-275-3555 ext. 1606
M: 902-277-2273

From: Deborah Trask [redacted]
Sent: Friday, April 20, 2018 11:03 AM
To: Tara Maguire <tmaguire@chester.ca>
Subject: aquifers

Hi Tara – it was nice to see you the other night, and to get more information on zoning changes. I noticed in the material that I picked up that there is no information on the water supply in the municipality. Because most of us depend on wells for our water, I'm wondering about how increased density affects the water supply. Do you have data on this? I'm asking because I had to install a new pump in my drilled well last year and I started wondering if the new houses on Skipper Hill might be tapping into the same aquifer. I'm at 38 Eldridge Rd. which is a private road off the Clayton Eisnor Road, so close to Skipper Hill that I could hear every tree going down. Just wondering if the hydrogeology is considered in development discussions.

Thanks for your attention!

Deborah Trask

Sandra Challis

From: Revision
Sent: May 2, 2018 10:17 AM
To: 'Darrell Gray'
Subject: RE: New zoning

Good Morning,

Yes, we have a project website setup to provide information on the draft Planning Strategy and Land Use By-law. If you visit www.voicesandchoices.ca, you can download a copy of the "Draft Documents" (on the right hand side of the screen) to view the complete Land Use By-law. In addition, we have some summary pages for the proposed zones.

There is also a link to an "interactive map" where you can search by civic address to find out what zone is proposed for your area. Without knowing your civic I cannot say for certain, but I believe that in Seffernsville, you will be keeping the same zone that is currently in place which is called the General Basic Zone. There are a few changes to this zone, however, it does remain as the least restrictive zone in the Municipality and almost anything except Heavy Industrial developments are allowed.

Once you have a chance to look at the website or the new documents, if you have any specific questions, please let me know.

Sincerely,
Garth Sturtevant

-----Original Message-----
From: Darrell Gray [redacted]
Sent: Thursday, April 26, 2018 10:08 AM
To: Revision <revision@chester.ca>
Subject: New zoning

Hi I was wondering if there is a website that I am able to look at the new zoning changes that's going to be going on in the Chester area I am from seffervville and I am wondering what will be affected in my area as well as when things will be taking place and I'm very concerned we are in the mids of getting our home ready to sell in Halifax and building new up there but now I would like to know what's going to change Sent from my iPad

Sandra Challis

From: Revision
Sent: May 2, 2018 2:36 PM
To: [redacted]
Subject: RE: darlene.mackay completed Contact Us by phone or email

Hi Darlene,

I just wanted to confirm that your comments have been received and will be included with all of the feedback we receive.

Thank you for taking the time to let us know what you think and suggest changes to the plan.

Sincerely,
Garth Sturtevant

From: Voices and Choices Team [mailto:notifications@engagementhq.com]
Sent: Thursday, April 26, 2018 2:48 PM
To: Revision <revision@chester.ca>
Subject: darlene.mackay completed Contact Us by phone or email

darlene.mackay just submitted the survey 'Contact Us by phone or email' with the responses below.

Your email here

[redacted]

Please add your message here:

Further to my phone inquiry on April 3, 2018 and proposed zone changes for Western Shore I would like to express my concern with upcoming proposed boundary changes. I reside at 6664 Highway 3 (my property boarders the sewer treatment plant) in Western Shore and I have two cemeteries behind me and a corner house lot beside me that borders Vaughan Road and Highway #3 (house # 6656). Across from my house is a rock/ gravel quarry on Seaview Drive operated by Monty Dorey's excavation business with noisy dump trucks, heavy machinery and gravel slinger . I live outside of Western Shore central area and there are NO vacant land lots that anyone can move into or purchase for animals. Honestly very few people would want to live next to sewer treatment plant . My municipal taxes are capped due to location and environmental issues including smell in humid weather, excess rodent animals, large vehicle traffic to plant causing noise, etc. The property across from sewer treatment plant on Highway 3 #6689 has been vacant for over 2 years. I live outside street light area for Western Shore and was told population was too sparse in my location for community street lights when I inquired. As part of new upcoming proposed boundary revision, I was told everything from Vaughan River toward Western Shore was included in new "hamlet zone" density area. I strongly oppose this boundary relocation and believe I am more appropriate for MU (multi-use) . I don't have the benefits shared by Western Shore such as community street lights. I think it would be more appropriate to look at "hamlet" area boundary starting at New Hope Pentecostal Church where street lights begin. I was also advised of 6 month animal vacancy rule which applies in hamlet zone. I lost my first horse (which I owned less than a year) in Nov 2015 due to EEE virus spread by mosquitoes likely hatching from swamp area around treatment plant and was devastated. I do not believe that a 6 month rule can be applied in case of animal death. It takes time to grieve loss of beloved pet similar to losing a loved one and the process is different time frame for everyone. Some may grieve for months and others it may take a year or

more. Placing a required time limit is taking the human aspect away from emotion ! How can we be so insensitive?! What happens in case of house fire and loss of property or buildings requiring rebuild time? Do you again only allow 6 months? Everyone knows construction and contractors take time, so how can you limit it to only 6 months! I truly hope this never happens to anyone but it is possible!!! I submit this in hopes you will do what is humanly right! You cannot take away the humanity in each and every one of us including yourselves. How would you feel if it was you?

Sandra Challis

From: Angela Kitching [redacted]
Sent: April 26, 2018 10:59 AM
To: Revision
Subject: RE: Zoning meeting

Thank you for the reply. With both of us working that day 7 to 8pm will be what we can attend.

Aporeciate it!
Angela

Sent from Yahoo Mail on Android

On Thu, Apr 26, 2018 at 9:13 AM, Revision <revision@chester.ca> wrote:

Good Morning Angela,

My apologies for the delay in replying to your inquiry. Yes, the meeting in Blandford on May 3rd will run as an Open House (Drop in) from 2:00pm-4:00pm and from 6:00pm-7:00pm. From 7:00pm-8:00pm is the Group Question and Answer session where we will have seating setup and anyone from the public can ask a question or make a comment in a group setting.

I personally find that the Open House portion is often preferable. During the Open House, staff will be available and can walk you through the proposed plan and answer any specific questions you might have about your property or any other matters that you are interested in. However, we know that some people prefer to listen to the group Q&A which may help them think of a question or answer a question they didn't know they wanted to ask. It really depends what format you prefer.

If you have any other questions, please let me know.

Sincerely,

Garth Sturtevant

From: Angela Kitching [redacted]
Sent: Saturday, April 14, 2018 9:54 PM
To: Revision <revision@chester.ca>
Subject: Zoning meeting

Hello,

The meeting for the zoning changes in Blandford on May 3rd..is that to be all 3 parts (2 to 4, 6 to 7 and 7 to 8) or just the evening 7 to 8pm? What are the benefits to either of the 3 parts?

Thank you,

Angela Kitching

Sent from Yahoo Mail on Android

Sandra Challis

From: Revision
Sent: May 2, 2018 10:00 AM
To: [redacted]
Subject: RE: Zoning Changes

Hi Stephanie,

The Open House Sessions in the afternoon and from 6-7pm are the same. Essentially, they are an opportunity to drop-in and have some one-on-one time with a member of staff. We can walk you through the process that we have gone through and explain any parts of the plan that you are interested in as well as respond to your questions. We also have handout materials and maps to view or take home. The "Town Hall" Q&A session from 7-8pm will begin with brief introductions from staff and a very quick overview of the process. We then open the floor to questions or comments from the audience.

You are certainly welcome to attend as much of the session as you like, depending on your schedule and interest level.

Thanks for your interest and don't hesitate to reach out with any other questions.

All the best,
Garth Sturtevant

From: [redacted]
Sent: Thursday, April 26, 2018 11:27 AM
To: Revision <revision@chester.ca>
Subject: Re: Zoning Changes

Hi Garth,

Thank you for taking the time to respond to my email. I did go to the website and read through the material. I think you guys have done a great job in trying to inform people about this issue and soliciting their feedback. I am planning on attending the May 7th meeting at the Hubbards Fire Hall. I do have a question about the meeting notice in the reVISION Plan Review. What is the difference between the Open Houses from 2:00-4:00 and from 6:00-7:00 and the Town Hall style public meeting?

Thanks again, Stephanie

From: Revision
Sent: Thursday, April 26, 2018 9:23 AM
To: [redacted]
Subject: RE: Zoning Changes

Good Morning Stephanie,

First off, I would like to apologize for the delay in replying to your inquiry. The meeting in Hubbards on April 12 was one of 14 meetings we are hosting over April and May to provide information and answer questions related to the Draft Municipal Planning Strategy and Land Use By-law. Council has given staff approval to bring the draft planning documents to the public for comments and feedback. The meeting on April 12 had a decent attendance and there were a variety of

questions and discussion topics relating to the new planning documents. However, there were no decisions or results so to speak, other than the feedback and comments that staff collected.

I have attached the schedule of meetings, with the hopes that you might be able to attend one of the remaining 8 meetings. You are welcome to attend any meeting and it does not have to be in your home community. With that being said, we will be back to the Hubbards Fire Hall on May 7th to host a second meeting.

If you have any questions or would like to discuss any aspect of the new plan, I am happy to do so outside of the scheduled meetings. We can chat over the phone or setup a time for you to come into the Municipal Office if you would prefer. Any options are open and we are trying to engage as many members of the public as possible through a variety of means.

A final note, we have setup a project website (www.voicesandchoices.ca), from this site you can download the entire new documents, view summary pages, maps and see other information and even ask a question or leave comments directly through the site.

Thank you for your interest and don't hesitate to reach out if you are looking for any specific information.

Sincerely,
Garth Sturtevant

From: [redacted]
Sent: Friday, April 13, 2018 8:22 AM
To: Revision <revision@chester.ca>
Subject: Zoning Changes

Hello,

I live in Hubbards and am very interested in the proposed changes to our zoning. I have just returned from being away and read the Masthead news this morning. I noticed there was a zoning meeting at the Fire Hall last night. I am sorry I missed it and would like to know how I can find out the results of the meeting.

Thank you,

Stephanie Guglielmone
[redacted]

This email has been checked for viruses by Avast antivirus software.
www.avast.com

Sandra Challis

From: Garth Sturtevant, MCIP, LPP
Sent: April 26, 2018 2:01 PM
To: [redacted]
Subject: Draft Municipal Planning Strategy & Land Use By-law
Attachments: 2018-03-12_Municipal_MPS_Draft_PUBLIC ENGAGEMENT ROUND 3_VERSION.PDF; 2018-03-12_Municipal_LUB_Draft_PUBLIC ENGAGEMENT ROUND 3_VERSION.PDF; Poster to Advertise Engagement Sessions.pdf

HI Shelley,

As discussed on the phone, I have attached the draft versions of the Municipal Planning Strategy & Land Use By-law. I think you will be mainly interested in the Land Use By-law, as that is what spells out the different zones and the rules within each zone. The Planning Strategy is more of the policies, goals and objectives of the plan, which the zones and rules actually enforce and carry out.

In particular, you will want to look at Section 5.2 General Basic Zone (pgs 46 &47), these are the proposed rules for development in your zone. Anything not listed in this table is permitted with no permit or planning approval, except those uses listed in 5.2.3 Prohibited Uses & Developments.

You will see that Livestock Operations over 20 farm animal units require a Development Permit, however, anything under 20 Farm Animal Units is allowed with no permits or regulations. The Definition Section for Farm Animal Units (pg 7) shows the calculation for what type of animals make up a Farm Animal Unit. In addition, Section 4.4.2 Livestock Operations gives some more detail on the requirements for those operations below and above 20 Farm Animal Units.

In the General Basic Zone, if you wish to have more than 20 Farm Animal Units, a Development Permit is required and any new structures (barn) to house animals or manure storage must be set back according to Section 4.4.2 (b).

Hopefully this is useful information, if you wish, there is more information at www.voicesandchoices.ca, where you can view the proposed mapping, draft documents as well as post questions or comments. As you start to review the attached, please don't hesitate to get in touch with any additional questions.

Yours truly,
Garth Sturtevant

Sandra Challis

From: Revision
Sent: May 2, 2018 10:07 AM
To: [redacted]
Cc: info@hughmackay.ca; Marshall Hector
Subject: RE: Zoning

Good Morning Ron,

My apologies for the delay in responding. I wanted to confirm that I have received your submitted comments and they will be included with all of the feedback and comments we receive during April and May. This feedback will be presented to the Citizens Planning Advisory Committee who then will have an opportunity to make any changes to the plan based on feedback and comments received.

I would like to thank you for preparing such thoughtful comments, if you have any other questions or should more comments come to mind, please do not hesitate to contact me.

Sincerely,
Garth Sturtevant

From: Ron Wilcox [redacted]
Sent: Friday, April 27, 2018 2:36 PM
To: Revision <revision@chester.ca>; info@hughmackay.ca; Marshall Hector <mh.hector@hotmail.ca>
Subject: Zoning

The Municipality of Chester
P.O. Box 369
151 King Street
Chester, NS.,
B0J 1J0

Subject: Zoning Consultation.

As my wife and I will be unable to attend these meetings, I would like to offer some observations for consideration.

First: We think Zoning is good for the Municipality. It should clarify what is and is not permitted, as well as allow for organized, future, planning.

Second: When zoning is considered, both existing and future conditions/land/property must be kept in mind.

For example, when property is purchased alongside/near an existing enterprise, it would be unfair to then expect that enterprise to change. Buyer beware comes to mind.

Likewise, when property is purchased with a specific use in mind and then an enterprise locates adjacent to or near, negatively effecting that property, it too is unfair. I use this example as it has happened in my case. We built our dream home only to have an enterprise locate nearby, resulting in constant litter on our property, increasing our maintenance requirements and possibly a loss in property value.

Third: On another topic: There should be no regulation that isn't enforced. I'm assuming here that there are regulations pertaining to garbage disposal and littering. Where is the enforcement? For example I offer the property at 5550 – Hwy 329 Blandford. There have been two mattresses in the ditch there for a couple of months now, recently joined by discarded furniture. Both sides of the highway are also littered with kitchen garbage.

It is difficult the sell our neighbourhoods as a tourist destinations, or as a good place to settle, indeed , to have pride in, when conditions like this are ignored by the municipality.

R. J. Wilcox
[redacted]

CC: Marshal Hector, Counsellor
Hugh MacKay, MLA

Sandra Challis

From: Heather Archibald
Sent: April 27, 2018 1:53 PM
To: Tara Maguire; Garth Sturtevant, MCIP, LPP
Subject: FW: Zoning Comments Western Shore/April 23, 2018
Attachments: Zoning Meeting Western Shore Legion April 23.docx

Mr. Rafuse comments

HEATHER ARCHIBALD
Development Officer
T: 902-275-3555 ext. 1605
M: 902-275-2223

From: Terry A Rafuse [redacted]
Sent: Tuesday, April 24, 2018 8:03 AM
To: Heather Archibald <harchibald@chester.ca>
Subject: Zoning Comments Western Shore/April 23, 2018

Hi Heather,

Hope you do not mind me forward my thoughts and comments to you. I would rather you review these than have them on a website if that's ok. Please feel free to submit these to the Committee if you find them acceptable. Also, please note, that the two that had the most to say are the same that seem to be the least knowledgeable of the community as well seems to like to influence others in going against the entire proposal. They are usually at every meeting in support of those that are against area improvement ideas. Somehow we end up with all the Dandies.

The meeting was ran very well, but I was not expecting a lesson on mating rituals of the horse and rooster. :0)

Best Regards,

Terry

[redacted]

By Law Meeting Western Shore Legion,

April 23/2018

After speaking with some of the representatives at this meeting and reviewing the proposed changes put forth in the documents, I find the proposed changes very much in line for the protection of both people and property in the Western Shore area.

I am not sure of the last time that zoning was introduced, but since that time I have seen property values destroyed because of no limits, lack of regulations or no regulations such as what is being proposed.

As I am sure you are well aware, the Community of Western Shore is mostly consisted of properties that have been inherited, subdivided and passed on by generations who at that time had no deeds, records, registrations which were actually recorded to show proper titles. Thus, the small parcels of land became smaller homes, by relatives, sons, daughters and family and passed on through the generations. With the implementation of a sewer system which was a welcome addition to eliminate disease caused from sewage running in their neighbour's wells due to the size of the lots that people inherited and their close proximities.

There are those that have larger parcels and those that rarely have complaints about noise, animals and others such as noise, stench, unsightly property, and view obstructions. Although I know it is hard to limit the votes to only those that own land and pay taxes on those lands, I also find it unfair that rent payers, and non-property owners can stand up and mislead those that are.

My thoughts on restricting lot size to determine animal types is truly in line. My thoughts on restricting what can be built in close proximities to neighbouring dwellings and water reserves such as wells is another concern and again should be restricted by lot size. This would also help regulate the type of commercial business which would be allowed to be established in close proximities to non-commercial property.

Western Shore is known for forming groups that are not even ratepayers to sway votes or even vote in order to obtain their purpose. This should be regulated at the final vote on this zoning issue. As I had gathered at this meeting, most of the complaints were generated under the animal areas. It was quite evident on the comment of one that they have no respect for their area or neighbours or how the value of theirs or their neighbour's property is valued. This should be dealt with and explained to all rate payers that the zoning is not just focusing on animals, but other areas to make our community a better place to live.

In closing I give my support to these zoning by laws to become a part of our community in order to provide us the ratepayers and their families from remaining in a future of uncertainty of what is going to end up being built or housed in your back yard. My hats go off to all those that worked on this project and contributed their time and devotion to it. If you land meets the size, than restrictions would be waived. If not, follow the zoning, or prove that you animals is your main source of income.

Terry Rafuse

Western Shore

Sandra Challis

From: Tina Connors
Sent: April 30, 2018 6:41 PM
To: marlenehiltz
Cc: Tara Maguire; Garth Sturtevant, MCIP, LPP; Heather Archibald
Subject: Re: MODC Municipal Plan Review

Hi,

Marlene, sorry to hear that you were not able to open the email. I am guessing you got the email itself, just weren't able to get on the website then? Correct? I want to be sure you got the info in the email body, e.g. all Community Sessions open to everyone, all encouraged to attend; the contact tel no. & email of the Community Dev Dept.

In terms of 'related to your specific farm or land/ property', that's where I could absolutely send you the 1 pager on Farm Animals, and point to the specific pages in the documents, but I feel that individual property questions, as I am not a Development Officer or Planner, to be answered with accuracy and completeness should be addressed by the professionals! I realized this awhile back, and whether it be a general question (like "a swimming pool in a zone") or a specific question (like "here is where I am with this much land and this is what I am doing now with such proposed plans, how will I be impacted"). I could offer feedback but I don't wish to mislead you one iota.

I am of the position it is best not to venture what could be an answer that is better provided by the staff who know this (inside and out). One question quite often has a follow-up question, and that is where getting down 'in the weeds' can only lead to mistakes/ wrong or incomplete answers being provided (by me!).

I will end with the same line as last night... it is only good news when we hear people are taking a sincere interest. I am happy to know you are interested Marlene!

Tina C.

TINA CONNORS
District #6 New Ross
T: 902-679-4461
M: 902-277-1095

On Apr 30, 2018, at 8:05 AM, marlenehiltz [redacted] wrote:

> Tina,
> Good morning.I can not get the email to open.Sounds like my luck.
> So can you give me a heads up on the part the directly affects our Farm,please.
>
> Thanks,
> Marlene
>
> -------- Original message --------
> From: Tina Connors <tconnors@chester.ca>
> Date: 2018-04-29 10:24 PM (GMT-04:00)
> To: [redacted]

Cc: Tara Maguire <tmaguire@chester.ca>
Subject: MODC Municipal Plan Review

Hi Marlene,
c.c. Tara

Thanks again for understanding my preference to email vs. sending msgs back-&-forth through facebook. Don't get me wrong, all becomes matter of public record, but I am of the thinking that lengthy replies, including at times attachments, might not work with fb(?).

I must first acknowledge your last couple of lines to me that referenced friends (from the neighbouring municipality) coming to the Community Session(s), also. This is great. I think the biggest thing anyone can do is educate themselves, so very forward-thinking of your friends in Lapland.

Second, to your wondering on the Municipality and their thinking or position on farmers/ farming... absolutely, of course the Municipality sees this as being an important piece of who we are, our past, present and future.

To be clear, what is being discussed - by way of Open Houses; Town Hall Style Q&A Public Meetings - is **the Draft documents**. All is up for discussion, for making changes. Some people like what's there; some want it thrown out (and all I would wish for in this whole multi-year process is that people make educated comments; people who state facts should know them to be in fact, facts). If people don't like something, what don't they like. If they are stating no to everything, what are they basing those statements on.

As I don't know for certain if you have checked out the website, or made contact to the office, that being the Community Development Dept, Municipality of Chester, I will share that contact info here:
phone: 902-275-2599;
office: 186 Central Street, Chester;
email: revision@chester.ca;
website: voicesandchoices.ca/revision.

We can easily get to you directly, specifically what is being proposed for you/ your Dad; that is not a problem. At the Community Sessions, there are specific pages put together, on say for example, General Basic Zone Proposed; New Ross Hamlet Zone Proposed; Farm Animals Proposed; Recreational Vehicles Proposed; etc, etc, etc.

Going forward, it is important for everyone to have their say and share their thoughts in whatever manner or format they prefer (writing, in person, phone call, etc.). Everyone's opinion matters, is respected, and will be considered, as part of the review process.

It is only good news when we hear people are taking a sincere interest. I am happy to know you are interested Marlene!

Please email me, call me if you want. Email the Community Development Dept, call one of the very knowledgeable staff!

Thank you, Tina C.

Sandra Challis

From: Charles Langille [redacted]
Sent: April 30, 2018 12:06 PM
To: Garth Sturtevant, MCIP, LPP
Subject: RE: Mixed Use Zone, Copy of Land Use By-law & Permit Fee Question

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Garth

Since it seems the working assumption is that the existing staff will be able to absorb the incremental work load – predicted permit volumes must be known. If you take the average cost of a permit – then couldn't you extrapolate that? (# incremental Permits * avg permit cost = new additional revenue.

The argument for any costs to these new permits is simple – Why is there a permit cost if the staffing impact cost is neutral. I think this is where you get the rhetoric about this being a cash grab from.

Thanks for your time this morning helping me better understand what the impacts are to me.

Charles Langille

From: Garth Sturtevant, MCIP, LPP [mailto:gsturtevant@chester.ca]
Sent: April-30-18 11:18 AM
To: [redacted]
Cc: Tara Maguire
Subject: Mixed Use Zone, Copy of Land Use By-law & Permit Fee Question

Hi Charles,

As discussed on the phone, please find attached some information on the proposed Mixed Use (MU) Zone, which your property at 65 Simms Ave. falls under.

The first attachment is a summary sheet for the Mixed Use Zone, the second is a list of the General Provisions, which affect all zones. Finally I have attached the complete Land Use By-law. In particular, you may want to look at Section 4.3 (pg 28) for info on Electrical Generation Facilities. The Mixed Use Zone is found at Section 6.5 (pg 55).

I also had a chance to quickly speak with my Director about your question on the permit fees and what is planned for the potential increase. Currently permit fees are allocated to General Revenue and are used to cover operating costs. At the moment there is no change proposed so the fees will continue to be used to cover operating costs. With that being said, as we discussed, if there turns out to be a substantial increase in this revenue, Council could have a discussion on where to allocate those funds or whether to alter the fee policy. At this time, none of those discussions have taken place, and depending what changes are made to the draft Land Use By-law, the increase in permits may or may not be significant.

If you have suggestions or proposals for how any increase in funds should be used (solar incentive?), feel free to send them to me or through our other feedback forums.

One last item I will mention, is that we have setup a project website for the reVISION Plan Review project (www.voicesandchoices.ca). On this site you can download copies of all of the handout materials, the complete documents as well as ask questions and leave comments.

If you have any other questions once you have a chance to review the documents, don't hesitate to get in touch.

Sincerely,
Garth Sturtevant

THE MUNICIPALITY OF CHESTER

Garth Sturtevant, MCIP, LPP
Planner
Community Development

Municipality of Chester
PO Box 369
186 Central Street, Chester, NS, B0J 1J0

Tel: 902-275-2599
Fax: 902-275-2598
Web: www.chester.ca

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Sandra Challis

From: Sandra Challis
Sent: April 30, 2018 9:40 AM
To: Garth Sturtevant, MCIP, LPP; Heather Archibald; Tara Maguire
Subject: FW: Chester Municipal Land Use By-Law - Public Consultation

SANDRA CHALLIS
Administrative Assistant
T: 902-275-2599

From: rdouglas@naturalforces.ca [redacted]
Sent: April 30, 2018 9:37 AM
To: Planning <planning@chester.ca>
Subject: Chester Municipal Land Use By-Law - Public Consultation

Hello Chester Planning Committee,

I have received expressions of interest from a few residents of the Chester Village for residential solar photovoltaic systems for their roofs. So, I recently read the 2017-11-06 CPAC Associated Documents for the Land Use By Laws, in particular section 4.10.22 regarding Solar Collectors.

I'm interested in understanding the spirit of this section of the by-law, in particular why imposing a 5 kW maximum system size on residential solar systems is being considered.

I'm going to be in Chester on Thursday and Friday of this week and would be happy to sit down and discuss this Land Use By Law section then, if someone from the Community Development Department is available.

Warm regards,

Roby Douglas EIT
[redacted]
website: www.naturalforces.ca

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Sandra Challis

From: Tina Connors
Sent: May 1, 2018 8:15 AM
To: [redacted]
Cc: Tara Maguire; Garth Sturtevant, MCIP, LPP; Heather Archibald
Subject: Re: MODC Municipal Plan Review
Attachments: General Provisions_Farm Animals.pdf; ATT00001.htm

Good Morning Marlene,

Not a problem at all... see attached. There are a lot of questions around the Farm Animal (part) of this Review, proposed new 'stuff'.

At each of the 7 Community Sessions to date, there were a lot of questions from people, during the Open House portion &/or during the Pubic Q&A. And this was certainly the case last evening, too.

Even reading the 1-pager here, with it in hand, people want a little clarification... and that makes sense!

Please continue to email me (or call anytime), and if you would like we could connect in person, with me coming up to sit down with your Dad and you? I am in Chester too for meetings, etc, and you and your Dad (and me, or not me) could set a time to go in and meet with one of the staff. Just puttin' it out there!

Take care, TC.

TINA CONNORS
District #6 New Ross
T: 902-679-4461
M: 902-277-1095

Sandra Challis

From: Garth Sturtevant, MCIP, LPP
Sent: May 1, 2018 4:38 PM
To: 'Charles Langille'
Cc: Tara Maguire
Subject: RE: Mixed Use Zone, Copy of Land Use By-law & Permit Fee Question

Hi Charles,

The meeting at Bonny Lea Farms was well attended as most of the first seven meetings have been. We heard some similar concerns relating primarily to the proposed regulations for Farm Animals in the Mixed Use and General Basic Zones. Some suggestions were made on ways to correct or improve the proposed regulations and these comments and questions were captured through note taking and comment sheets. This feedback will be consolidated and presented along with a report on the public engagement process to the Citizens Planning Advisory Committee which is tasked with overseeing the Plan Review.

With that being said, I will try to answer your questions as best I can:

1) In short no, while I completely agree that the Municipal Planning Strategy and Land Use By-law are large and complex documents, the nature of this kind of long term planning often necessitates a large document. While the Municipality can and does have some single issue By-laws (ie. Dog By-law), the Land Use By-law covers a wide range of topics and areas which all fall under the authority given to Municipalities under Section 8 & 9 of the Municipal Government Act. While we have tried to reduce the amount of references and page flipping required to read the documents, there is some referencing of other sections that is all but impossible to eliminate. This is another reason that the document is being presented as, and will be voted on as a whole. This is traditionally how new Planning Documents are adopted in other municipalities as well. With all of the foregoing, your point is duly noted and that is a part of the reason that we are promoting the Open House segment of the meetings or to directly contact staff. A few minutes discussion of one-on-one time often allows us to walk someone through any questions and to find the information relevant to them. Additionally, our handouts that we have prepared and have available online or at the public meetings are intended to condense sections of the By-law and allow for a snapshot of the regulations for a particular property.
2) Yes, we do track complaints of all types. The complaints are then categorized, and Land Use violations are separated out and the Development Officer is responsible for enforcing the Land Use By-law. We do have other staff who handle complaints outside of the Land Use By-law.
3) The best that I could come up with on short notice is for the 2017/2018 fiscal year is that, as of Nov 30th 2017 the actual revenue for planning approvals collected is $9,960. The amount budgeted for 2017/2018 is $12,790. PLEASE NOTE, this includes all planning approvals, which includes Site Plan Approval and Development Agreements, which have a substantially higher application fees. Development permits are $40 if the construction value is below $5000 or $60 if the construction value is above $5000. Site Plan Approvals require a $75 application fee and Development Agreements require a $500 application fee.
4) Certainly, the intent is NOT to prohibit off building solar panels, whether or not there is a main building on the lot (that is to say, you are permitted to have off-building solar, whether or not there is a building on the lot). We have heard that this section is causing some confusion, so we will be bringing this forward to the Committee to clarify the language. The intent is that on-building solar panels will not require a Development Permit while off-building solar arrays are allowed but do require a development permit. The reasoning being that off-building arrays are similar to any other accessory structure and therefore are subject to yard setback etc.
5) The approval process for adopting the Municipal Planning Strategy and Land Use By-law is by a Council vote at a duly advertised Public Hearing. Once we finish this round of 14 public meetings, we will be preparing a report and attaching all of the written submissions we have received. The report will go to the Citizens Planning

Advisory Committee which was formed to oversee this process and they will have an opportunity to make changes to the documents based on the public comments. Once the Committee is satisfied, the documents with any changes will go to Council. If Council is satisfied, they can give the documents 1st reading at a regular Council meeting. Council at this time would also set a date for the Public Hearing. The Public Hearing is advertised in the newspaper and anyone may appear and will have time to speak or present to Council, before Council votes to adopt the documents.

6) In response to your question on renewable energy initiatives, two that come to mind are the Kaizer Meadow wind turbine. This is owned by the Municipality and was constructed through the Community Feed In Tariff program, offered by the Provincial government. Currently the Municipality is working on a project called the PACE By-law. When put into effect this will offer low interest loans to residents which can be paid back through tax bills to provide assistance and incentive to install energy upgrades. If you would like more information on this project, I would suggest contacting Jonathan Meakin, Strategic Initiatives Coordinator, by phone 902-275-3554 or email: jmeakin@chester.ca

Hopefully that helps to provide some clarity, but if you have any follow-up questions don't hesitate to let me know.

All the best,
Garth

From: Charles Langille [redacted]
Sent: Tuesday, May 1, 2018 11:19 AM
To: Garth Sturtevant, MCIP, LPP <gsturtevant@chester.ca>
Subject: RE: Mixed Use Zone, Copy of Land Use By-law & Permit Fee Question

Hi Garth
How'd the meeting go yesterday.

1) That main document is huge – Have you guys considered a phased in approach to these changes – rather than a waterfall implementation?

2) Do you guys track complaints wrt land-use issues currently?

3) What is the current revenue from the permits?(maybe you don't track this as you said it was going into a general revenues.

4) Can you clarify 4.3.2 d;
It seems to say that OFF building solar collectors would not be allowed on my property – since I have a main building.

5) What is the approval process - Do we get to vote on this at the individual meeting or is our elected councillors who have decision rights on this?
6) In the past 15 years has there any renewable energy initiatives that were targeted towards the individual rate payers. I am asking this because other districts other than HRM (to my knowledge) are starting to incent & promote the Solar City concepts that HRM have in place. I doubt that the incremental permit revenue would fund any serious initiative Chester may put forward.

Charles

From: Garth Sturtevant, MCIP, LPP [mailto:gsturtevant@chester.ca]
Sent: April-30-18 11:18 AM
To: [redacted]

Cc: Tara Maguire
Subject: Mixed Use Zone, Copy of Land Use By-law & Permit Fee Question

Hi Charles,

As discussed on the phone, please find attached some information on the proposed Mixed Use (MU) Zone, which your property at 65 Simms Ave. falls under.

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If you have any other questions once you have a chance to review the documents, don't hesitate to get in touch.

Sincerely,
Garth Sturtevant

THE MUNICIPALITY OF CHESTER

Garth Sturtevant, MCIP, LPP
Planner
Community Development

Municipality of Chester
PO Box 369
186 Central Street, Chester, NS, B0J 1J0

Tel: 902-275-2599
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Sandra Challis

From: Garth Sturtevant, MCIP, LPP
Sent: May 2, 2018 11:04 AM
To: 'Chris W'; Tara Maguire
Cc: Tina Connors; Marshal Hector
Subject: RE: DOA docs & MGA 6month

Hi Chris,

In relation to the Farm Animal regulations that are proposed I can offer the following, the setback distances for manure storage and for restricting access to watercourses are based on the Nova Scotia Dept. of Agriculture Manure Management Guidelines (https://novascotia.ca/thinkfarm/documents/manureguide_2006lowres.pdf) and the Environmental Regulations Handbook for Nova Scotia Agriculture (http://nsfa-fane.ca/wp-content/uploads/2011/06/env_handbk.pdf). With that being said, the actual numbers in terms of Farm Animal Units and the lot size requirements resulted from staff research into other Municipal Units for best practices as well as substantial discussion at the Citizens Planning Advisory Committee meetings. Farm Animals were discussed on numerous occasions and various regulations were debated and reviewed until the current proposed regulations were settled on. With that said, we have heard a lot of feedback, particularly in the Mixed Use Zone and relating to the lot size requirements to keep the first couple of FAU's.

In response to your second question, we have not yet done research into our ability to extend the 6 month timeframe for non-conforming uses. When we set out to complete the 14 public meetings, the intent was to present the same Draft documents at each meeting to gather feedback and comments. It would not be possible to make changes on the fly, between meetings (due to the need to consult with CPAC) and would also cause members of the public to miss out if they attended an early meeting and were not aware that changes had been made by the time of the next meeting. With that being said, we are slightly altering our opening remarks at each meeting to include some of the topics or suggestions that we have heard and which will be presented back to CPAC for consideration at the end of this round of engagement (including FAU's, the lot size limits and the 6 month clause). Once we complete the meeting schedule we will be doing the research into this topic as well as any others that require it in order to bring that information to the Committee for discussion.

The decision to not include a table of "Existing Uses" was made in part because the Municipality does not currently have an inventory or listing of land uses taking place across the entire Municipality. Where currently, many uses are not regulated or do not require any Municipal approval, we have no way of tracking or determining what use is taking place where. Short of having staff visit every property in the Municipality to document the use as of a specific date (even this would miss some things, ie. The cows were pastured on another property the day staff visited the site), we felt that any attempt to document every existing use would fall well short of capturing a substantial number of existing uses. Therefore, the decision to remove the table of existing uses was made and the CPAC committee with staff attempted to provide a low cost and relatively low effort method to prove non-conforming status through either existing municipal records or by a sworn affidavit. This was seen as being more equitable and proving existing status would only be required should the use wish to expand or as part of an investigation to respond to a land use complaint.

I hope this helps somewhat, and do rest assured that the topics I wasn't able to respond directly too are not forgotten, rather we just haven't reached the time when we will be investigating those further. As always if you have any other questions or comments, please let me know.

Sincerely,
Garth Sturtevant

From: Chris W [redacted]
Sent: Tuesday, May 1, 2018 8:39 AM
To: Garth Sturtevant, MCIP, LPP <gsturtevant@chester.ca>; Tara Maguire <tmaguire@chester.ca>
Cc: Tina Connors <tconnors@chester.ca>; Marshal Hector <mhector@chester.ca>
Subject: DOA docs & MGA 6month

Hi Garth, Tara

I am still waiting to receive the documentation you used to determine the proposed farm animal regulations. I can not find anything that aligns with what is being proposed and is targeting the small scale operations sometimes called hobby farms.

You need to focus on large scale farm operations that may have an impact and may require regulation. You do not need to focus on taking away families rights to grow their own food. HRM is moving to allow Chickens in all zones, Mahone Bay revised their by-laws to allow Chickens... and MDOC a rural municipality is proposing this? The Backyard Fowl rule might be a better fit for the Village of Chester.

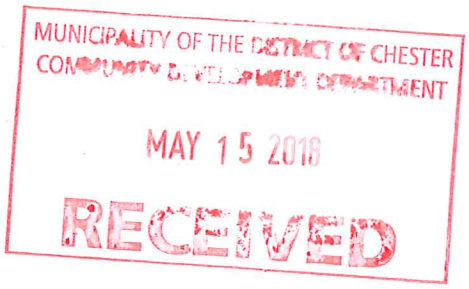
What were your findings on extending the 6 months re MGA? Its my understanding you are able to do this if you so choose in preparing these documents. Also why was the option to have a listing that would exclude and truly grandfather existing uses removed from the draft documents. It was in earlier versions referred to as a Scheduled A or an Appendix of existing uses and was a fair approach taken by other municipalities as I understand.

Please provide clarity and the information requested above.

Thanks

I have lived on Target Hill Road for the past Forty years. During this time there has never been one of the properties undertake any form of livestock farming. This street consists of seven homes with the majority having smaller lots just under one acre in size. Several have lot sizes just over one acre. Under the proposed land use by-law requirements this will see the set back allowances and minimum lot size of 4000 m2, now allow several of these properties to undertake livestock farming, (pigs) specifically being mentioned, if they so desire and we are no longer, under the proposed changes, protected from this happening. Since I have lived on Target Hill Road, it has been a residential street and it's close proximity to the Village of Chester lends itself to this classification. The enclosed attachment outlines my objections to having our classification changed from Rural to Mixed Use, and I strongly feel that Target Hill Road should be classified under Single Use Residential.

W.B. Graves



To: Mr. Garth Sturtevant

Development Control/Planning

Community Development Department

Chester, Nova Scotia



From: William Graves

Landowner

47 Target Hill Road

Chester, N.S.

Subject: ***Re-Zoning Of Existing Land Use Boundaries***

Having attended several meetings concerning the proposed changes in the land use boundaries I am finally aware that as a resident of Target Hill Road, my classification is now (MU) formally considered a Rural Zone. Listed below are several reason why I feel that this would be completely detrimental to my property.

1. For the past (41) years that I have lived at this address on Target Hill Road, there has never been any type of livestock farming, (ie . Chickens, cattle, sheep, pigs or horses).
2. Since I have lived here, it has been a residential community, with only a five minute walk from here to schools, grocery stores and the main centre of the Village of Chester.
3. Placing me in this (MU) zone now puts me in the position of having a neighbour undertake a small farming operation, with the raising of pigs a real possibility.
4. Under the new category (MU) you have now made enough changes in the set back distances from property lines to allow someone to under take the raising of farm animals (pigs), and all of these lots are in reality too small and too close together to avoid serious conflict.
5. Undertaking the raising of pigs for example, would have an negative impact on water quality in this area. All of the properties on Target Hill Road receive their water supply from dug wells. In the (41) years that I have lived here none of these houses has ever had their well run dry.

The probability of having our groundwater contaminated by runoff from manure piles is a distinct possibility, as all of these wells have a distinct connected underground water supply. Not only is there a problem with contamination of our water supply, we also have to look at the noxious smell from manure piles, the disease possibilities, several new studies published in the JAMA, Internal Medicine have reported an increase in MRSA infections related to pig manure and also deal with a very unpleasant by-product of raising pigs which is the increase in rat and rodent populations.

6. Over and above water quality and air quality is the impact that even such a small livestock (pig) operation can have on ones property values. In areas where small livestock operations have developed people have been unable to sell their own homes.

7. Finally, it is imperative that our new proposed management zone (MU) be changed to (SU), Single Unit Residential, to preserve and protect both environmentally socially and economically the future of all of the properties located on Target Hill Road.

Yours Sincerely

W.B. Graves

MUNICIPALITY OF THE DISTRICT OF CHESTER
COMMUNITY DEVELOPMENT DEPARTMENT
MAY 15 2018
RECEIVED

Sandra Challis

From: Syd Dumaresq [redacted]
Sent: May 25, 2018 6:41 PM
To: Garth Sturtevant, MCIP, LPP
Cc: spda99@gmail.com; Allen Webber; Danielle Barkhouse
Subject: Re: MODC new zoning

Thanks Garth!!
Syd

Syd Dumaresq
[redacted]

On May 25, 2018, at 1:03 PM, Garth Sturtevant, MCIP, LPP <gsturtevant@chester.ca> wrote:

> Hi Syd,
>
> Thank you for your comments and suggestions in relation to the development potential for island properties. I appreciate the written comments and suggestions and these will be presented to the Citizens Planning Advisory Committee for their consideration and discussion. Your point is duly noted, and the example provided highlights that this change could substantially alter the existing character of the islands and that is certainly worthy of discussion and consideration by the Committee.
>
> All the best,
> Garth Sturtevant

Garth Sturtevant, MCIP, LPP
Planner
Community Development

Municipality of Chester
PO Box 369
186 Central Street, Chester, NS, B0J 1J0

Tel: 902-275-2599
Fax: 902-275-2598
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From: Syd Dumaresq [redacted]
Sent: Thursday, May 24, 2018 3:44 PM
To: Garth Sturtevant, MCIP, LPP <gsturtevant@chester.ca>
Cc: [redacted] Allen Webber <awebber@chester.ca>; 'Danielle Barkhouse' <dbarkhouse76@gmail.com>
Subject: MODC new zoning

Hi Garth:

I applaud the Municipality's initiative in extending good planning throughout the entire Municipality.

However, further to the public presentation on the new zoning last night, I am extremely concerned about the perhaps un-intended reduction of lot sizes for the islands currently within the Chester Village area.

We fought long and hard to increase the minimum lot size on these islands to 10 acres, and it has been accepted by the island owners and the public. Our rationale was that a fifty acre island like Big Gooseberry could have been developed with 50 houses under the old zoning. This would serve to completely change the character of the island to the detriment of wildlife, the environment generally, and the natural beauty of the bay itself. This natural beauty is loved by all and is one of the character defining elements our beautiful Municipality.

I understand from the comments last night that these island are to be moved outside the village zone to a new zone and in doing so will be down-graded to a zoning requiring only a one acre minimum lot size. Surely this step backwards in time is not the intention of the Municipality.

If these beautiful islands are to be moved to a new zoning I strongly recommend that the current minimum lot size of 10 acres be grandfathered for these islands.

Even better, the 10 acre minimum should be extended to all the other islands. As it would only apply to future subdivisions on a few islands, it may not even be an issue with most island owners.

Best regards
Syd

Syd Dumaresq FRAIC
[redacted]

Sandra Challis

From: Andrew [redacted]
Sent: May 27, 2018 10:31 PM
To: Garth Sturtevant, MCIP, LPP
Subject: Re: zoning

Thank-you so very much, Garth. Sincerely, Louise Blackie.

On May 22, 2018, at 12:56 PM, Garth Sturtevant, MCIP, LPP <gsturtevant@chester.ca> wrote:

Hello Louise,

Thank you for providing your written comments and suggestions in relation to the Draft Planning Strategy and Land Use By-law, specifically as they relate to Backman Cove Road as well as your other properties in Chester Basin. Be assured, your email will be included with all of the written comments and feedback received and will be presented to the Citizens Planning Advisory Committee for their consideration.

It has been a pleasure discussing the draft zoning with you over the phone, and please don't hesitate to reach out if you have any additional questions or comments.

Best Regards,
Garth Sturtevant

Garth Sturtevant, MCIP, LPP
Planner
Community Development

Municipality of Chester
PO Box 369
186 Central Street, Chester, NS, B0J 1J0

Tel: 902-275-2599
Fax: 902-275-2598
Web: www.chester.ca

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-----Original Message-----
From: Andrew [mailto:andrew.blackie@ns.sympatico.ca]
Sent: Sunday, May 20, 2018 11:40 PM
To: Garth Sturtevant, MCIP, LPP <gsturtevant@chester.ca>
Subject: zoning

Hi, Garth.

I have sent you this email in regards to the proposed zoning of the lands on which I reside. As you know, I live on the Backman Cove Road, house [redacted] (PID- 00171786), Chester Basin. Presently there are only 3 houses on this road, one of which is ours. Up to now, our property has been quiet and peaceful, and the traffic, of course, is minimal, which is wonderful. It would be so nice to keep this side of the harbour, a residential only zone, untouched by industry or commercialization. I have not spoken to our neighbours regarding this, it is only my feelings regarding this matter.
The Backman Cove Road is an unpaved, private road.
The other side of the Chester Basin harbour, contains a pharmacy, a large storage warehouse, restaurant, large wharf and septic system, and is in a proposed Hamlet zone. I understand the reasoning and need for Hamlet zones, but I would like to see our side of the harbour continue to be a picturesque, residential zone. Many tourists take pictures of the harbour- they, as well as we, see the beauty, of both the harbour and properties surrounding it. I actually have "Chester Basin" postcards left to me, by my late aunt and uncle, who previously lived here, with a picture of our side of the Basin, that someone had printed over 14 years ago- the picture of the property looks basically the same as it does today. The property on which I live, is family property which has been passed down for many generations. It is my hope that you will be able to protect our side of the Chester Basin harbour, from industries and commercialization and keep our property, quiet and beautiful for future generations, as well as all who decide to live and raise their families here, in our beautiful community. I have difficulty deciding between Single Residential only and SR 1 and 2. I do like SR 1 development permit, but not the development agreement associated with it.
I also was hoping that the woodlands that I own, which has also been handed down for many generations, could be considered an SR 2 zone, please, - they are presently in a proposed mixed zone. Their PID #'s are 00171646 which has a small camp (no electricity or running water), abuts the proposed Gateway zone, and PID # 00171727, which is purely woodland, which abuts the proposed Hamlet zone. Also, PID # 00171697, containing my parents home, is in a proposed 'mixed use' zone. Would you consider making this area SR 2? I personally feel that it would take away from the beauty of these areas to have any salvage yards- I do realize that such a yard is depending on a site plan approval.
Please phone me, regarding your thoughts [redacted]

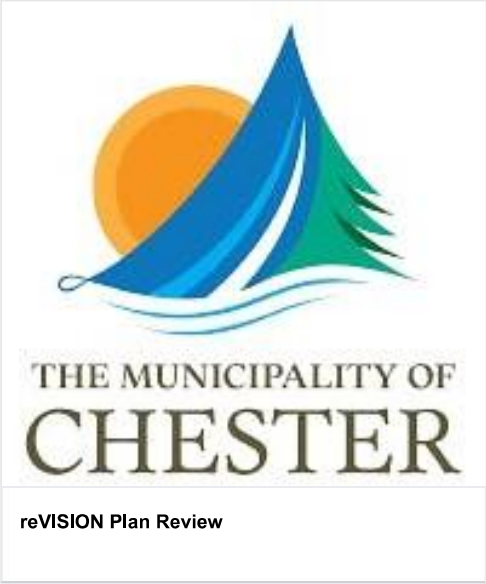
Sincerely, Louise Blackie.

APPENDIX D – SOCIAL MEDIA SUBMISSIONS

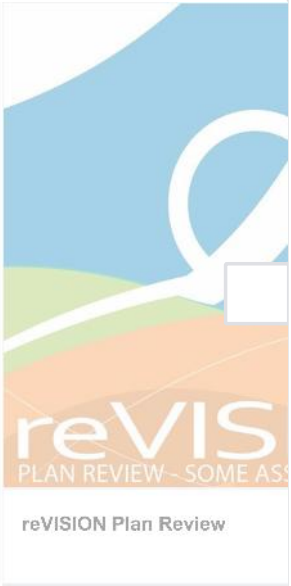
Post Details

Municipality of Chester Like Page
Published by Jennifer Webber · April 17 ·

Join us today at the Chester Basin Fire Hall to discuss what our new planning documents mean for you. Open House from 2-4pm and 6-7pm followed by a town hall meeting from 7-8pm. Can't come today? We have ten other sessions to choose from. Details here:
https://www.voicesandchoices.ca/revision



reVISION Plan Review



reVISION Plan Review

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947 people reached Boost Post

Kelly Fulsom, Hugh MacKay and Tina Connors 3 Comments 5 Shares

Like Comment Share

Oldest

Stephen Bond Wasn't able to make the meeting today.

What sparked the need for these zoning changes?

Will there be a vote on these changes?

If no vote, how much of a disapproval rate would trigger a decision to not make changes towards more restrictive zoning?

Like · Reply · Message · 5w

Municipality of Chester Some of the zoning isn't so restrictive. It depends where you live. We used to have the General Basic Zone that covered pretty much the whole Municipality outside of Chester anyway. If you feel strongly, I'd encourage you to either come to an open house, a meeting or call Garth (our Planner) at 902-275-2599. You can see where the zones are, what they mean and talk to someone about it. The proposed plans are also on our website. This is the last public engagement we'll do before moving on in the approval/disapproval process.

Performance for Your Post

947 People Reached

25 Likes, Comments & Shares

10 Likes	**4** On Post	**6** On Shares
10 Comments	**9** On Post	**1** On Shares
5 Shares	**5** On Post	**0** On Shares

130 Post Clicks

1 Photo Views	**35** Link Clicks	**94** Other Clicks

NEGATIVE FEEDBACK

2 Hide Post	**0** Hide All Posts
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There's still opportunity to change the documents at this point.

Like · Reply · Commented on by Chester Municipality · 5w

Dwight Backman First I heard of this meeting ??????

Like · Reply · Message · 5w

Stephen Bond First I heard of it too, seems the public consultations haven't been very public.

Admittedly I've also been very busy.

Like · Reply · Message · 5w

Write a reply...

David Backman If you look at their website they're coming back to the Chester Basin fire hall May 9th... Or they're going up Western shore on April 23rd 🙂

Like · Reply · Message · 5w

Municipality of Chester Anyone can go to any of the meetings anywhere. They aren't community specific. Also, if you can't attend any, you can also email us or drop us a line!

Like · Reply · Commented on by Chester Municipality · 5w

David Backman Municipality of Chester that was my point

Like · Reply · Message · 5w

Lee Harnish If the new zoning plan is passed and I hope not...and you are not in compliance under the new rules..are you grandfathered in? Or are you required to change you way of life to suit the municipality?

1

Like · Reply · Message · 5w

Municipality of Chester Lee Harnish It's not passed, which is why we're having public meetings and asking for input. I guess it depends on what you are supposed to be compliant in. For example, if a community only wants buildings to have a certain type of roof, everyone doesn... See More

Like · Reply · Commented on by Jennifer Webber · 5w

Write a reply...

Write a comment...

Dwight Backman
Unassigned

Move to Inbox

APR 18TH, 6:28AM

First I heard of this meeting ??????

reVISION Plan Review

voicesandchoices.ca

APR 19TH, 5:43AM

There are others as well. You can attend any of the meetings in any district. The proposed planning documents are also online and you can call the Community Development Department or email revision@chester.ca too.

Search



Susan Carolyn Mill
Municipality of Chester
Yesterday at 6:54 PM ·

how do i get to see the zoning map with proposed changes

Like Comment Share

Be the first person to like this.

Write a comment... GIF

Sandra Challis

From: Jennifer Webber
Sent: April 20, 2018 10:06 AM
To: Garth Sturtevant, MCIP, LPP
Subject: RE: Facebook question

Thanks Garth!

JENNIFER WEBBER
Communications Officer
T: 902-275-3555 ext. 1202
M: 902-277-1169

From: Garth Sturtevant, MCIP, LPP
Sent: Friday, April 20, 2018 8:59 AM
To: Jennifer Webber <jwebber@chester.ca>
Cc: Tara Maguire <tmaguire@chester.ca>
Subject: RE: Facebook question

Hey Jen,

The best place to direct to the online mapping would be https://www.voicesandchoices.ca/revision on this page there is a link to the Interactive Online Mapping. We could also reply with a direct link to the web mapping https://modc.maps.arcgis.com/apps/webappviewer/index.html?id=c4fe9ff1aad34937a27665db7d12043a but I would want to ensure this works on an outside/off network device.

I think it is important to mention voicesandchoices.ca but if you think it best to mention that and include the direct link, I think that would be fine.

Thanks!
Garth

From: Jennifer Webber
Sent: Friday, April 20, 2018 8:27 AM
To: Garth Sturtevant, MCIP, LPP <gsturtevant@chester.ca>
Subject: Facebook question

Hey Garth,

Can you answer this? I'll post it.

Jen

JENNIFER WEBBER
Communications Officer
T: 902-275-3555 ext. 1202
M: 902-277-1169

Post Details

Municipality of Chester Like Page
Published by Jennifer Webber · April 23 ·

Today, we are at the Royal Canadian Legion in Western Shore to discuss what our new planning documents mean for you. Open House is from 2-4pm and 6-7pm followed by a town hall meeting from 7-8pm. Can't come today? We have nine other sessions from now until May 28 to choose from. Details here: https://www.voicesandchoices.ca/revision



VOICESANDCHOICES.CA
reVISION Plan Review
After almost three years of public consultation, committee meetings, writi…

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861 people reached Boost Post

Hugh MacKay, Angela Hiltz and Tina Connors 6 Comments 2 Shares

Like Comment Share

Oldest

Tina Connors See you there! 1
Like · Reply · Message · 5w

Lee Harnish General Basic Zoning is working fine, we are still in a rural community not a town or city. This new zoning is only going to cause more conflict. Why should I no longer have the right to have a rooster, some live stock, a campground, RV park or a tourist accommodation...to name a few. Oh and I expect I can't cut and sell fire wood or use a portable mill because that will be classed as forest processing. Many people in the Municipality of Chester are still unaware of this new reVision plan and the Municipality should make sure that all are aware of the proposed changes.Most will not take the time to read the two plans one is 143 pages and the other is 90 or so...Is the community meetings enough if people don't know about them or the reason why they should attend? 3
Like · Reply · Message · 5w

Municipality of Chester The General Basic zone has very little restriction on land use, which is fine if your neighbour is considerate. However, that isn't always the case, and that is why we have heard from residents

Performance for Your Post

861 People Reached

35 Likes, Comments & Shares

3 Likes	**3** On Post	**0** On Shares
30 Comments	**28** On Post	**2** On Shares
2 Shares	**2** On Post	**0** On Shares

280 Post Clicks

0 Photo Views	**39** Link Clicks	**241** Other Clicks

NEGATIVE FEEDBACK

0 Hide Post	**1** Hide All Posts
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interested in having a Land Use By-Law that is more specific when it comes to what impacts their properties. For example, most people don't mind if their neighbour has a few chickens on their lot, but many people would mind if a chicken processing plant was on the same lot. Especially if they felt their well water could potentially be contaminated. We aren't looking to restrict land use so that residents can no longer enjoy their property, but we are trying to define what the community feels is okay.

The intention of the plan review since public engagement began three years ago, is to capture what our residents find acceptable and unacceptable. We took that input gathered over many months and incorporated it in these two documents. Yes, they are huge, but there are also a lot of things to consider. There are summaries available so that you only have to absorb what applies to you. Different zones have different regulations because of geography, density, conservation, and what residents wanted.

Like · Reply · Commented on by Jennifer Webber · 4w



Lee Harnish Dear MODC, Many people live in areas where their closest neighbour is 100m or more away. There will alway be conflicts and complaints but this draft is only causing more. Some resident are saying they never though about leaving the area but now they are thinking about it if this is passed.. We have a decline in population now and this will likely make it worse. No one I spoke with know anything about the previous public engagement that was started 3 years ago. A past Municipal official sent me the following; "This was being considered for 25 years,, mostly ALL due to the rich bedroom dwellers from outside of here wanting to come for "THEIR" 2 weeks of Chester AS IT ALWAYS WAS AND ENSURE IT WILL BE,, just for THEM because,,, They are rich,, and pay a lot of taxes to the village to KEEP it "THEIR WAY,,!"

This isn't a battle between the residents of Chester, save a few, it's a battle between the Bedroom Dwellers of summer, you know, the estate tourists who come and think they own us all, and everything, and "US" who sadly depend on the enployment "THEY" generate.!!

Bottom line is people trying to control others activities so as to not upset "THEIR" way of life that THEY are paying property taxes to protect, and using,, "Influencing",, elected officials as the scape goats to the benifit of the loudest mouths and most money. We all know who those are, and who it is not! It's a controll trip for "THEM", and one that must be silenced for the good of all. Councilors need to recognize the rights of all, and NOT lean to the pressures of greed & money from high taxes paid by,, and I'll add here,, not only the rich,,!

Council tossed out all the attempts for zoning when I was working there for 10 years,, and so they should continue. This is NO different than all these refuges coming here and demanding things "THEIR" way,,!!"

1

Like · Reply · Message · 4w



Lee Harnish Not the nicest words but this is what the people are thinking. So can you tell me what GB zoning cannot do and what the new zoning will? Other then cause more conflict with neighbors.

Like · Reply · Message · 4w



Municipality of Chester Yes, I read Nelson's posts on your facebook page. We won't participate in an "us vs them" discussion, nor will we acknowledge negative posts against refugees or other residents. Having said that, we are completely open to discussion about zoning itself. But before that, residents can view their property on our interactive map to see which zone was proposed for it. The map is here:

https://modc.maps.arcgis.com/apps/webappviewer/index.html... A description of the zones is on voicesandchoices.ca and the descriptions will say what is proposed in terms of regulations. We want as many people as possible to read about this and give us their thoughts on what they like and don't like. All regulations don't apply to all areas, which is why it's important to see which proposed zone you're in.

Like · Reply · Commented on by Jennifer Webber · 4w

Lee Harnish I understand, but if there is an issue that needs to be addressed, why not bring that item only forward instead of throwing a 350 page document containing hundreds of new rules at the citizens. Is it because, then removing a few small items that gets the most complaints and the land owners will feel good. Landowners have to give up too much with this zoning. I feel the general zoning works fine and the Municipal Gov has enough power to change any major issue that may occur. What is the new zoning going to do for us...other then help a complaining neighbor? and will this new zoning plan help....no it will just make bad neighbours worse.

Like · Reply · Message · 4w 2

Wendy Anne Feader Lee Harnish well said

Like · Reply · Message · 3w

Write a reply...

Belinda Swim How are these meetings going? Is the majority of the people for the new zoning plan?

Like · Reply · Message · 5w

Municipality of Chester Hi Belinda! The meetings are going great! Lots of turnout, which is what we want. It's too early to say one way or another, but most people are happy with the documents overall. A few tweaks have been suggested, and for right now, we are gathering all of the feedback for consideration.

Like · Reply · Commented on by Jennifer Webber · 4w

Bethany Hine I haven't heard of one person yet in favour of this new zoning and I have asked well over 100 people. Only 12 even knew what I was talking about!

Like · Reply · Message · 3w 3

Belinda Swim That's my main issue, not many people even know about this. I'm sure more could have been done to bring this to our attention. It's very upsetting. The majority of the people love living here and don't want ALL these changes.

Like · Reply · Message · 3w 1

Belinda Swim I went to 2 meetings since I asked how the meetings were going and I have yet to talk to 1 person at the meetings that was 'Happy with the document.' I feel like I was lied to.

Like · Reply · Message · 3w

Municipality of Chester Belinda Swim No one lied, Belinda. You asked how the meetings were going and we responded that they were going well, which they are. Compared to attendance of other public meetings, it is a significant increase. We want input. We are getting it. When you posed your question, it was early in our engagement. I think it's important to recognize that being unhappy with specific points in the plan is not the same as being unhappy period. We have received support and positive feedback resulting in productive discussion about what residents

agree with and don't agree with. That's the point of public engagement.

Like · Reply · Commented on by Jennifer Webber · 3w

Belinda Swim I am talking about when you said "Most people are happy with the documents overall." I went to the last 2 meetings with my husband. My husband likes to talk with people, I'm a little more shy and sit in the background watching and listening to people. What I have seen and heard is most people are not happy with the document. Even tho you tell me I wasn't lied to I still feel like I was and you can turn it around and try to make it seem like it wasn't a lie but it was. If most people are happy about it then why are most people signing the petition to stop the zoning. Why are people calling us and asking us for copy's of the petition?I know you do a count of the people in the room at the meetings, after the meetings you may want to ask my husband or I how many people signed and you will see that most people are NOT happy. You must not be attending the same meetings that I have been going to. You read the comments on your facebook post, I don't see where most people are happy.

Like · Reply · Message · 3w

Gene Seaboyer Municipality of Chester why is this happening and who is pushing this and why ? No one wants it that I talk with , leave things alone or do you just want to hire more people to. Spend our money on , if you want to spend money spend it on supplying water in Chester

Like · Reply · Message · 3w 1

Write a reply...

Cindy Dianne Pearl Swinimer Why break something when it's working I agreed to leave the zoning alone and the way we are living as is

Like · Reply · Message · 4w 1

Toni Gallagher how about focusing on the paving. it's disgusting.

Like · Reply · Message · 4w 2

Municipality of Chester Hi Toni, agreed on the roads. We aren't responsible for them though, the Dept of Transportation is. I'd send an email off to our MLA to see if he might have an update.

Like · Reply · Commented on by Jennifer Webber · 4w

Vicki Levy And the MLA has posted that the Municipality has asked to have the paving extended for another year

Like · Reply · Message · 3w 1

Toni Gallagher OMG,thats terrible. I see their patching again.

Like · Reply · Message · 3w

Gene Seaboyer Municipality of Chester then why did you change which section gets paved first , the Chester end should be done first but Council changed it to the basin end first according to Danielle ?

Like · Reply · Message · 3w

Write a reply...

Jenn Haley I live in Chester Grant and was planning on letting my parents park their camper in my backyard for part of the year. I

suppose this will no longer be an acceptable use of MY LAND once this crap passes, right?

Like · Reply · Message · 3w

1

Municipality of Chester It's not passed. You can call 902-275-2599 and give them the personal details, or you can pm us. The intention isn't to prevent you from using your land.

Like · Reply · Commented on by Jennifer Webber · 3w

Jenn Haley Municipality of Chester your intention seems to be exactly that, in all honesty. If I need to have a permit to set up ONE camper in MY OWN YARD you cannot expect me to believe different.

Like · Reply · Message · 3w

1

Municipality of Chester Jenn Haley Many would agree. If there are things in the draft plan that some feel are unreasonable, we want to know. This is the whole purpose of feedback because it can still be changed. Should we remove the permit requirement or the whole camper thin... See More

Like · Reply · Commented on by Jennifer Webber · 2w

1

Jenn Haley Municipality of Chester I messaged you privately

Like · Reply · Message · 2w

Write a reply...

Write a comment...

Belinda Swim
Unassigned

Move to Inbox

APR 24TH, 8:12AM

I have a question about the new zoning plan.I live in Chester Basin and I have more then 10 hens. Will I be grandfathered in and be able to keep my flock?

APR 24TH, 9:37AM

Just waiting for a call back from the Senior Planner. As soon as he calls, I'll let you know!

Thank you.

Sent by Jennifer Webber

Hey Belinda! Two things. First, if you live in an area where livestock is specifically being zoned, you are allowed to keep the number of chickens you have right now and not add to the flock. If you don't have chickens for six consecutive months, then you fall out of the "grandfather clause". Second, depending where you live, this might not even affect you at all. You could live in a zone where chickens and livestock aren't prohibited. There are three zones in Chester Basin. Whereabouts do you live?

Jennifer

Create Appointment

Hi Jennifer, I live on Borgels Point Road

Sent by Jennifer Webber

Perfect! You live in a zone where you can keep farm animals. The maximum number is 20 "farm animal units", but 33 chickens are equal to one "farm animal unit". You need to have enough space to keep them (one acre for first "animal unit" and a half an acre for every "animal unit" after that). So if you have one acre of land, you can have 33 chickens. If you have 2 acres of land, you can have 99 chickens, etc. There could also be some rules around manure storage, such as proximity to property lines so it doesn't infringe on your neighbours as well as proximity to water sources, but that' would be common sense.
Jennifer

Ok. Thank you very much for your info and your time.

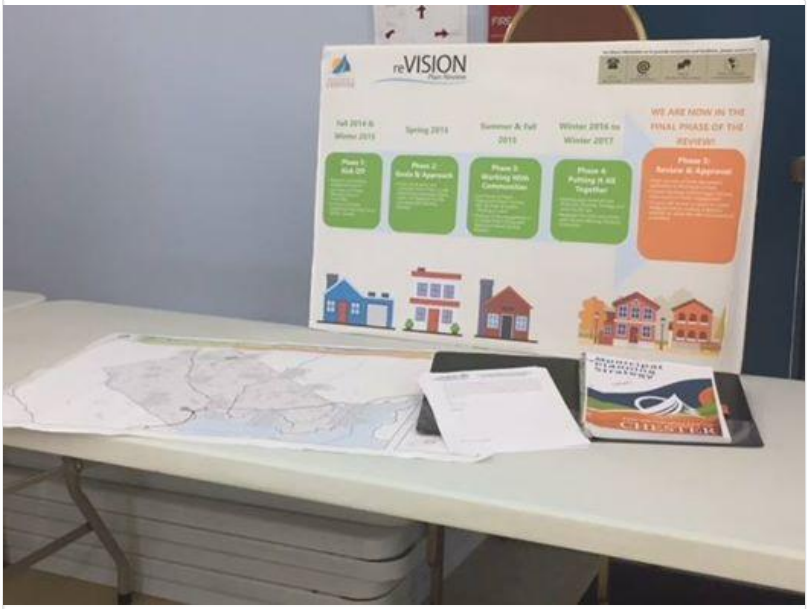
Sent by Jennifer Webber

Anytime!

Post Details

Municipality of Chester Like Page
Published by Chester Municipality · April 24 ·

Staff will be at the New Ross Fire Hall on Wednesday, April 25 to answer your questions and listen to your comments about our new planning documents. Find out what they mean for you. Open House is from 2-4pm and 6-7pm followed by a town hall meeting from 7-8pm. Already made other plans? We have eight other sessions from now until May 28 to choose from. Details here: https://www.voicesandchoices.ca/revision



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Tina Connors 2 Comments 12 Shares

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Oldest

Tina Connors See you there!
Like · Reply · Message · 4w

Monique Harvie Tomorrow night ?
Like · Reply · Message · 4w

Municipality of Chester Oh my...yes!! Tomorrow night! Let me fix that post. Sorry!!
Like · Reply · Commented on by Chester Municipality · 4w 1

Tina Connors Yes, tomorrow April 25, in New Ross. Afternoon (2:00 - 4:00 p.m.) and early evening (6:00 - 7:00 p.m.) Open House, followed by Q&A Town Hall Style Public Meeting (7:00 - 8:00 p.m.).
Like · Reply · Message · 4w

Performance for Your Post

0 People Reached

17 Likes, Comments & Shares

1 Likes	**1** On Post	**0** On Shares
4 Comments	**4** On Post	**0** On Shares
12 Shares	**12** On Post	**0** On Shares

0 Post Clicks

0 Photo Views	**0** Link Clicks	**0** Other Clicks

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Write a comment...

Municipality of Chester | Chester | Home | Find Friends | 1 | 94

Page | **Inbox** | Notifications | Insights | Publishing Tools | Promotions | Settings | Help

Lee Harnish
Unassigned

Mark as done

APR 30TH, 1:02PM

Dear MODC, Maybe it would be helpful if you could post the upcoming Zoning Draft meetings each day, so the general public will become more aware of this very important issue. Thank you

APR 30TH, 3:55PM

Hi Mr. Harnish, you can call me Jennifer so you know who you are talking to. I agree, which is why I also point them to www.voicesandchoices.ca when I had posted previously. I do that so when days like today happen with multiple deadlines, people have a resource to fall back on. I just finished facilitating a session and posted today's session along with the link.

Create Appointment

Voices and Choices Chester

voicesandchoices.ca

Sent by Jennifer Webber

Thank you Jennifer and please call me Lee.

You're welcome, Lee.

Sent by Jennifer Webber

APR 30TH, 10:05PM

http://www.eastcoastmum.ca/halifax-council-votes-establish-pet-exchange-program-residents/

Write a reply...

Want to start conversations with more customers?

Create Promotion



Lee Harnish
View Profile

About

Works at NS Off Grid, Renewable Energy

Studied at LRVS-Community College

From Chester, Nova Scotia

Labels Manage Labels

Labels help you keep track of your conversations. Only admins can see labels.

Add Label

Your Notes Add Note

Notes help you keep track of your conversations. Only admins can see notes.

Post Details

Municipality of Chester Like Page
Published by Jennifer Webber · April 30 at 3:47pm ·

Today and this evening, Municipal Staff will be at Bonny Lea on Windsor Road to answer your questions and listen to your comments about our new planning documents. Find out what they mean for you. There is lan Open House from 6 to 7pm followed by a town hall meeting from 7-8pm. If you cannot join us today, we have other sessions happening around the Municipality. Available on site is an interactive map where you can see in which zone you are located and what that zone means. All of that information is found at: https://www.voicesandchoices.ca/revision



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785 people reached Boost Post

Tina Connors, Jonathan Meakin and Sarah MacKelvie 1 Comment 8 Shares

Like Comment Share

Oldest

Lorna Rushton Maclean Thanks for sharing 2
Like · Reply · Message · 3w

Write a comment...

Performance for Your Post

0 People Reached

12 Likes, Comments & Shares

3 Likes	**3** On Post	**0** On Shares
1 Comments	**1** On Post	**0** On Shares
8 Shares	**8** On Post	**0** On Shares

0 Post Clicks

0 Photo Views	**0** Link Clicks	**0** Other Clicks

NEGATIVE FEEDBACK

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Reported stats may be delayed from what appears on posts

Post Details

Municipality of Chester Like Page
Published by Chester Municipality · May 2 at 1:16pm ·

READ THIS POST IF
1) you have heard conflicting information about the Plan Review and zoning
2) you're unsure if you agree with zoning in general
3) you feel that zoning should restrict undesirable development, but preserve healthy use of property

Lately we have been seeing and hearing information circulating around the Municipality that is either just plain untrue or true, but out of context.

First, zoning means putting controls on property. There are no two ways about it. The intention isn't to prevent residents and small business from using their land though. The intention is to preserve the environment, protect landowners who could be infringed upon, and try to predict and prevent developments that could harm instead of help our Municipality.

Second, because communities and their needs are different, measures applied to one zone are not applied to all zones. These are not blanket measures. Check your zone to see what applies to your property. Visit www.voicesandchoices.ca/revision to see the interactive map and see what applies to you specifically.

Third, we put together documents that we feel captured what we heard from residents from the beginning. Maybe things have changed; maybe there are second thoughts; maybe we didn't understand what was said. Whatever the case, this isn't the be all and end all of zoning in MODC. There's always room for improvement, just tell us what to improve. We already have a list of things to review and suit them to our residents better. There are plenty of positive things in this document. We can separate specifics without trashing the whole thing.

Come to one of our meetings to let us know what you like, what you don't like and what you have questions about. The next meeting is tomorrow (May 3) at the Blandford Community Centre. Open Houses from 2-4pm and 6-7pm, Town Hall meeting 7-8pm.

VOICESANDCHOICES.CA
www.voicesandchoices.ca

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Boost this post for $4 to reach up to 1,300 people.

1,995 people reached Boost Post

Danielle Barkhouse, Trudy Carey and 3 others 11 Comments 15 Shares

Like Comment Share

Oldest

Lee Harnish Dear MODC, You failed to seek out input from the Citizens of our community. This was required to be done at the initial planning stage of these documents. Please scrap this draft as most people can not understand most of its contents. If you feel some items are actually good for the people, please propose these few only. If you raised awareness in 2014 you would have found that the majority of the citizens in this municipality does not want this new zoning and our tax dollars wouldn't have been wasted.

5

Performance for Your Post

0 People Reached

62 Likes, Comments & Shares

5 Likes	**5** On Post	**0** On Shares
42 Comments	**42** On Post	**0** On Shares
15 Shares	**15** On Post	**0** On Shares

0 Post Clicks

0 Photo Views	**0** Link Clicks	**0** Other Clicks

NEGATIVE FEEDBACK

0 Hide Post **0** Hide All Posts
0 Report as Spam **0** Unlike Page

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Like · Reply · Message · 3w

Hugh Harper no, a citizens committee put these together and meetings at council chambers about each draft we're open to the public. I attended, why didn't you??

Like · Reply · Message · 3w 1

Lee Harnish Hugh Harper Correct I didn't attend meeting in previous years, neither did the majority of the citizen....why? Because a small ads in the bottom of the local paper stating community assembly required didn't peek most people's attention....but now it has and I attended two meeting so far and plan to attend many more 🙂 So why didn't the municipaliy seek more people attention?

Like · Reply · Message · 3w 2

Hugh Harper the process has been going on for a few years and many opportunities to voice concern. Why don't you get on the municipality email list and you will get agendas for all council meetings. The Facebook page has all kinds of information. Sorry don't buy the excuse about small ads. Talk with your councilor.

Like · Reply · Message · 3w 1

Lee Harnish Sorry, but the community is becoming aware. 🙂

Like · Reply · Message · 3w 2

Write a reply...

Hugh Harper I am quite happy and supportive of the plan review and zoning. If anything, I would appreciate stricter measures to protect our waterways. The fact that land uses for farming, forestry and septic systems have contributed to damaging the quality of our waterways. we are not alone with this problem. It's happening all over north america. Many communities are way ahead of us on taking measures to protect their waterways.

Like · Reply · Message · 3w 1

Hide 15 Replies

Lee Harnish Great, the municipality is taking your advice, but should other 10000+ people have a say?

Like · Reply · Message · 3w 1

Hugh Harper Lee Harnish everyone had a chance to voice their concerns as the document went thru numerous drafts. Why didn't you voice your concerns then. This process has been going on for a few years and now you are concerned?

Like · Reply · Message · 3w 1

Lee Harnish I completely agree, we should have been informed 4 years ago!

Like · Reply · Message · 3w

Hugh Harper no you should have voiced your concerns 4 years ago, 3 years ago, 2 years ago 1 year ago and more recently on December 4

Like · Reply · Message · 3w 1

Lee Harnish Hugh Harper As stated, people are now voicing their concerns...because now they know 🙂

Like · Reply · Message · 3w

Hugh Harper i have a property in Tina Connors district, get her news letter and chat with her about issues. I live in Chester but don't get info from Danielle as often. If you live in Chester, why don't you challenge her about that?

Like · Reply · Message · 3w

Hugh Harper i have a property in Tina Connors district, get her news letter and chat with her about issues. I live in Chester but don't get info from Danielle as often. If you live in Chester, why don't you challenge her about that?

1

Like · Reply · Message · 3w

Lee Harnish Thank you, and all councillors are well aware of the issue, maybe you should go to a meeting. I am sure you will agree ...a few more people will be in attendance compared to the meetings in the previous years. Then you can see what the majority of the people thinks about this new zoning draft.

Like · Reply · Message · 3w

Hugh Harper i go to some of the meetings. Attendance hasn't been good in past, maybe it will improve.

Like · Reply · Message · 3w

Hugh Harper i go to some of the meetings. Attendance hasn't been good in past, maybe it will improve.

Like · Reply · Message · 3w

Hugh Harper i go to some of the meetings. Attendance hasn't been good in past, maybe it will improve.

Like · Reply · Message · 3w

Danielle Barkhouse Hugh Harper Lee does not live in my District, this zoning does not involve my District.
However my District is next!
Yes, Tina's District does put out a news letter and Tina does take advantage of that with a write up, if you can find community people to start doing a community newsletter then I would be more than happy to do updates, until then, I chose being out with the public daily, Facebook and the newspaper MODC puts out.

Like · Reply · Message · 3w

1

Write a reply...

Angela Taylor The link isn't working

2

Like · Reply · Message · 3w

Belinda Swim Protecting our waterways, isn't that up to the department of environment? I may be wrong but I'm sure they have rules and regulations that need to be followed. Why would the Municipality of Chester need to get involved in that? Just my opinion. I've been trying to read the draft off and on for the last 2 weeks, guess I haven't gotten to the part yet that say's about protecting our waterway.

Like · Reply · Message · 3w

1

Melanie Cousins I moved to Chester 10 years ago because of the diversity here. Small scale farming, million dollar houses, small garden houses by the ocean, heritage homes...making big changes to this system seems to limit that diversity. I have 10 chickens on my property. I found out about the meeting this week by chance. I instantly thought of small farms around me that will be hurt by this zoning plan. I think the voices being considered are not the ones that need to be heard. This plan is discouraging and it will turn families away from Chester.

11

Like · Reply · Message · 3w

Sandra Moss Demont Melanie Cousins I agree farming as been here since the beginning of time an no one should be aloud to tell us how many animals we can have .....we pay taxes to live on our land an if this happens what are we paying taxes for....if there gonna tell us what we can an can not have ..we shouldn't have to pay any taxes if that's the case.

Like · Reply · Message · 3w 1

Lee Harnish Please join our group; https://www.facebook.com/Voice-of-the-people-in-Chester.../

Like · Reply · Message · 3w

Lee Harnish https://www.facebook.com/Voice-of-the-people-in-Chester.../

Voice of the people - in Chester Municipality
Community
110 people like this
Like as Your Page

Like · Reply · Message · Remove Preview · 3w

Write a reply...

Gail Dominey They are trying to implement urban policies in a rural area. And the municipality were trying to push it through without anyone noticing. Please do NOT vote for any councillors that have voted for this. We need to STOP them. They are suppose to be following what their constituants want. I wonder what their hidden agenda is. I am sure it is just another money grab because gawd forbid the government comes up with a sensible plan to increase their funds instead of more ways to rob us blind and limit our use of OUR land, not theirs.

Like · Reply · Message · 3w 4

Lee Harnish please join our group; https://www.facebook.com/Voice-of-the-people-in-Chester.../

Like · Reply · Message · 3w

Lee Harnish https://www.facebook.com/Voice-of-the-people-in-Chester.../

Voice of the people - in Chester Municipality
Community
110 people like this
Like as Your Page

Like · Reply · Message · Remove Preview · 3w

Write a reply...

Gene Seaboyer This whole thing is a bunch of crap and just another way for the municipality to spend our hard earned tax dollars so they can hire more people and buy more 4 wheel drive trucks for them to drive . Leave the things the way they are and lower our taxes . I know we are the richest municipal area in Nova Scotia so lower our taxes and forget all this foolish idea .

Like · Reply · Message · 3w 4

Lee Harnish please join our group; https://www.facebook.com/Voice-of-the-people-in-Chester.../

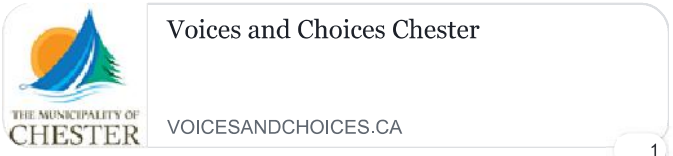
Like · Reply · Message · 3w

Write a reply...

Belinda Swim CKBW South Shore Radio Please read the above comments

Like · Reply · Message · 3w 1

Municipality of Chester We have encouraged public participation from the start of this review. We have visited each district, held open meetings, called for resident representation on a Citizens Planning Advisory Committee and Municipal Planning Advisory Committee who discussed this and other planning issues for several years. There is nothing hidden. All of the minutes are available 24/7 on our website, meetings are public, information has been circulated to residents' mailboxes via multiple municipal newsletters, information sent to local media, even a video. "Meetings in a box" were also developed so residents could discuss the plan review on their own if they felt more comfortable. Council insisted on double the number of public meetings during this last phase so there would be two meetings per district. Councillors have formally and informally spoken with resident both in their districts and in other districts. Again, we encourage residents to visit www.voicesandchoices.ca to view the interactive map, determine what proposed zone they are in and what measures are given to that zone, and either contact us or attend one of the meetings being held throughout the Municipality. The next meeting is tonight at the Blandford Community Centre. The Open House is from 2-4pm and 6-7pm where you can discuss any or all of the planning document with municipal staff. The town hall-style meeting is from 6-7pm where you can ask questions and notes are kept. Please consider attending or contacting us.



Like · Reply · Remove Preview · Commented on by Jennifer Webber 3w 1

Belinda Swim I don't want to get in a big argument with you about this but it is so upsetting to me. If you did everything you could to bring this to our attention then WHY is it that so many people do NOT know about it? I have been telling everyone I know and they are saying to me that they did not know, even people that work with the public in our community. You may want to relook the way you advertising these meetings. We should have been a part of this from the start (3-4 years ago) and you may say that we were but if we were why were little to no people at the meetings. Wouldn't that have told you that you need to do more to get people to partake in this draft. I am very glad that you have been having these open house meetings and I am also doing my best to get the word out but there still is not enough people attending because they think that it does not affect them.

Like · Reply · Message · 3w 1

Hugh Harper Belinda Swim why is voter participation always so low? Too many people just don't care until it affects them in some way...often too late then.

Like · Reply · Message · 3w

Lee Harnish It is not that the people don't care...it is that they were not made aware of the proposed changes.

Like · Reply · Message · 3w 3

Bethany Hine I am sorry. From everything I have been reading up until the last week or so, it is all 'planning documents'
Well I for one did NOT link that to Zoning changes!
This was as clear as mud! If I had been aware it was zoning changes I would have been there from DAY 1!
This was done and worded in a way to cover their butts down the line, but really was clear as mud. I am very disappointed in the way this has been advertised.
Hugh, as someone attending the meetings from the beginning you also did not inform your neighbours of what was going on. As soon as I found out on Monday I started telling people. Over 100 people and less than 10% knew, and those only found out recently.
The past is gone , and we are raising our voices NOW!!!!!

Like · Reply · Message · 3w · Edited 5

Melanie Cousins Bethany Hine thank you!!!

Like · Reply · Message · 3w

Write a reply...

Sheila Macleod Yes, Not all property owners live there. Many keep their family homes, pay taxes there but do not live there.

Like · Reply · Message · 3w 2

Lee Harnish Sorry for my ignorance but I find some differences in the answers at each meeting I go to..

For example; Backyard Fowl

New Ross meeting: the people were told "we are looking at changing female fowl to include roosters as this was a concern brought up several times".

Boney Lea Meeting: "this was a mistake and rooster were to be included in backyard fowl".

Blandford meeting: "female fowl only for backyard fowl....Rooster are classified under livestock".

If I am mistaken and you understood differently at any of these meeting please let me know.
The Staff does a great job of informing us and making it sound great for the people in the room but what is the truth.

Also in the General Basic handout it states;

" PLEASE NOTE* Uses not listed above, which are not listed as prohibited in the Land Use By-Law, are permitted and Do Not Require a Development Permit or any other Planning Approval"

Then read policy G-1 which states " Unless otherwise indicated as a permitted use in a zone within the land use By-Law, the use shall be prohibited in the zone specified.

I am sure..... I took this out of context somehow and Council and Staff will tell us the truth.

How can the people believe that our elected Council and the Municipality is doing what is right for the people....or is their vision of the rural areas outside Chester more important then the people who live there and elect them?

One meeting they will say each community was involved since the start of this 4 years ago....another meeting they will say...we didn't have a draft to bring to the public until now...so now we want your input.....although the original draft has already been sent to the provincial government for pre-review!

What was required by the Municipality ,... they were to go to each community and see if the people wanted or needed new zoning laws. I am sure the staff will have answers to all my concers, please send you answers to the following this is an open group for all concerns citizens; https://www.facebook.com/Voice-of-the-people-in-Chester.../

Like · Reply · Message · 3w

Write a comment...

Post Details

Municipality of Chester Like Page
Published by Jennifer Webber · May 2 at 1:54pm ·

Feel like you should learn more about the Plan Review documents? You can check out copies of the full planning documents for the Municipality of Chester at various locations, download your own copy at voicesandchoices.ca/revision, or stop in to our office at 186 Central Street.

Document locations are The Deck in Blandford; Aspotogan Heritage Trust in Hubbards; Bookmobile (schedule can be found at https://www.southshorepubliclibraries.ca/locations-hours…/…/); Petro Canada in Chester Basin; Richardson's Garage in Western Shore; New Ross Family Resource Centre in New Ross; and Bonny Lea on Windsor Road.



VOICESANDCHOICES.CA
reVISION Plan Review
After almost three years of public consultation, committee meetings, writi…

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Boost this post for $4 to reach up to 1,300 people.

492 people reached Boost Post

Nancy Green, Danielle Barkhouse and 2 others 1 Share

Like Comment Share

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0 People Reached

5 Likes, Comments & Shares

4 Likes	**4** On Post	**0** On Shares
0 Comments	**0** On Post	**0** On Shares
1 Shares	**1** On Post	**0** On Shares

0 Post Clicks

0 Photo Views	**0** Link Clicks	**0** Other Clicks

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Sandra Challis

From: Jen Veinotte <jenveinotte@hotmail.com>
Sent: May 4, 2018 9:41 AM
To: Tara Maguire; Garth Sturtevant, MCIP, LPP
Subject: Fwd: Shawn Stevens commented on Municipality of Chester's link.

Deleted this post, but not sure if you wanted to capture it or not.

Also, I'm out Monday and Tuesday but available. I'll try and come in this afternoon.

Jen

Begin forwarded message:

From: "Facebook" <update+og6ief=e@facebookmail.com>
Date: May 4, 2018 at 8:17:01 AM ADT
To: Jennifer Webber <jenveinotte@hotmail.com>
Subject: Shawn Stevens commented on Municipality of Chester's link.
Reply-To: Reply to Comment
<e+1mrf7hv000000ax662p00gbnytszcri0000000000000000000000003qx1i@reply.facebook.com>

Facebook

Shawn Stevens commented on Municipality of Chester's link.

Shawn Stevens
May 4 at 8:17am

Lol at allllll the BS going on in Canada right now. A PM that is trying his best to screw each and every one if us while giving hundreds of millions to foreigners. Now our small community is trying to tell me what I can and can't do with MY land ?? F#$k you Chester Municipality.

Like Comment

View on Facebook

Reply to this email to comment on this post.

This message was sent to jenveinotte@hotmail.com. If you don't want to receive these emails from Facebook in the future, please unsubscribe.
Facebook, Inc., Attention: Community Support, 1 Facebook Way, Menlo Park, CA 94025



Post Details

Municipality of Chester Like Page
Published by Jennifer Webber · May 7 at 2:44pm ·

We are back on the road in District 2 looking for feedback on the Municipal Plan Review. Join us at the Hubbards Fire Hall until 4:00 p.m. and again from 6:00 to 7:00 p.m. followed by a town hall meeting from 7:00 to 8:00 p.m. If you are unable to attend, please visit www.voicesandchoices.ca/revision or come to one of our remaining meetings.



Get More Likes, Comments and Shares
Boost this post for $4 to reach up to 1,300 people.

1,058 people reached Boost Post

Tina Connors 2 Comments 6 Shares

Like Comment Share

Oldest

Tina Connors See you in Hubbards!
Like · Reply · Message · 3w

Lee Harnish Dear MODC, Why are you asking the citizen what they don't like? Why not asks them what they like like in these two drafts? This may help alleviate some of the tension in the community and would give you insight on what the people want.
2
Like · Reply · Message · 3w

Municipality of Chester Mr. Harnish, We are asking citizens for their feedback in instances where they agree as well as instances where they disagree. We have put that out there multiple times. So, in essence, we already have done what you are suggesting. And, people are doing exactly what they should - reaching out, attending meetings, learning about their own zone and telling us what they think. We are not opposed to hearing what people dislike because if what is in the proposed plan doesn't fit with the community, it should be changed. We receive feedback in all sorts of ways and it isn't restricted

Performance for Your Post

0 People Reached

11 Likes, Comments & Shares

1 Likes	**1** On Post	**0** On Shares
4 Comments	**4** On Post	**0** On Shares
6 Shares	**6** On Post	**0** On Shares

0 Post Clicks

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to speaking at a meeting. Some are uncomfortable speaking in front of a crowd and look to give their input in a less intimidating setting. We capture all of the productive feedback given to us. What we see building tension is the spread of misinformation.

Like · Reply · Commented on by Jennifer Webber · 2w

Lee Harnish Thank you for the reply, and I agree we are getting misinformation but from whom? I am thankful more people are becoming aware, because if they didn't this would have been law in a couple of months....All the information I am sending out is right out of the zoning draft..who will interpret the new by-laws if they do get passed? ...You have yet to answer the following.... I find some differences in the answers at each meeting I go to..

For example; Backyard Fowl

New Ross meeting: the people were told "we are looking at changing female fowl to include roosters as this was a concern brought up several times".

Boney Lea Meeting: "this was a mistake and rooster were to be included in backyard fowl".

Blandford meeting: "female fowl only for backyard fowl....Rooster are classified under livestock".

If I am mistaken and you understood differently at any of these meeting please let me know.
The Staff does a great job of informing us and making it sound great for the people in the room but what is the truth.

Also in the General Basic handout it states;

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Then read policy G-1 which states " Unless otherwise indicated as a permitted use in a zone within the land use By-Law, the use shall be prohibited in the zone specified.

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One meeting they will say each community was involved since the start of this 4 years ago....another meeting they will say...we didn't have a draft to bring to the public until now...so now we want your input.....although the original draft has already been sent to the provincial government for pre-review!

What was required by the Municipality? ,... they were to go to each community and see if the people wanted or needed new zoning laws. Is this correct?

Like · Reply · Message · 2w

Write a reply...

Write a comment...

Jenn Haley
Unassigned

Mark as done

MAY 9TH, 3:00PM

I do believe some things need to be regulated. I'm actually for a lot of the changes concerning livestock.
As for my situation my parents aren't going to hook up to our sewer or water. They are just going to use our house for that. So I don't see it as any different than having houseguests. It probably won't be a problem out here in the Grant anyway. If applying for a free permit needs to happen that will be fine but I should not have to pay to have houseguests.

In your situation, it's not any different than having house guests at all. What you're saying is completely reasonable. Completely. Those aren't the kinds of situations that we want to regulate, and I'll make sure that your comments are in the feedback that the Community Development Department is collecting.

Sent by Jennifer Webber

thanks, I am sure you are getting put through the ringer!! Kudo's for keeping your comments professional even when people are swearing and being rude

You're welcome, and we are, but it's okay. There's a lot of information going around and some of it isn't true, or is true but only applies to a small area. And some things people just don't want at all, which is okay because those are the things we should change. Thanks for your message 😊

Jennifer

Sent by Jennifer Webber

Write a reply...

Want to start conversations with more customers?

Create Promotion



Jenn Haley
View Profile

About

No public information available

Labels Manage Labels

Labels help you keep track of your conversations. Only admins can see labels.

Add Label

Your Notes Add Note

Notes help you keep track of your conversations. Only admins can see notes.

Post Details

Municipality of Chester Like Page
Published by Jennifer Webber · May 9 at 2:50pm ·

If you're in the neighbourhood, drop by the Chester Basin Fire Hall to chat about the proposed planning documents for the Municipality. Find out what it means for you, ask questions, and give us your feedback. We are here until 4:00pm and then back from 6-7pm. Stay afterward for a town hall meeting from 7-8pm. Can't join us? Visit www.voicesandchoices.ca/revision for other meeting dates or to leave comments.



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After almost three years of public consultation, committee meetings, writi…

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Boost this post for $4 to reach up to 1,300 people.

299 people reached Boost Post

Tina Connors 3 Comments 1 Share

Like Comment Share

Oldest

Tina Connors See you there!
Like · Reply · Message · 2w

George Collicutt https://www.youtube.com/watch?v=7UBj4Rbq3Zl
click on this link and listen. we need to grow farming not limit it!!
Like · Reply · Message · 2w · Edited 2

George Collicutt post this link on your facebook page.
Like · Reply · Message · 2w

Write a comment...

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3 Comments	**3** On Post	**0** On Shares
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Post Details

Municipality of Chester
Published by Jennifer Webber · May 14 at 12:54pm ·

Like Page

Where are we today? Our Plan Review Crew is setting up shop at the Little Red School in Canaan. Join us for an open house to discuss potential zoning in your community from 2-4pm and again from 6-7pm. Following that, we will have a town hall style public meeting from 7-8pm. If you are unable to join us, we will have three more public session or, visit us online at www.voicesandchoices.ca



VOICESANDCHOICES.CA
Voices and Choices Chester

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390 people reached

Boost Post

Tina Connors 1 Comment 1 Share

Like Comment Share

Oldest



Tina Connors See you in Canaan!
Like · Reply · Message · 2w

Write a comment...

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0 People Reached

3 Likes, Comments & Shares

1 Likes	**1** On Post	**0** On Shares
1 Comments	**1** On Post	**0** On Shares
1 Shares	**1** On Post	**0** On Shares

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Post Details

Municipality of Chester Like Page
Published by Jennifer Webber · May 17 at 9:44am ·

Looking forward to a big crowd at today's plan review open houses and public meeting at Western Shore Legion. Look up your property and proposed zone on our interactive map and talk to staff about what it means for you. Open houses are from 2-4pm and from 6-7pm, followed by a public meeting from 7-8pm where you can share and listen to the productive feedback of your neighbours. These are opportunities for you to tell us what you think will work and what you think won't work. If you can't join us, please visit www.voicesandchoices.ca to view documents, our map, and leave comments.



VOICESANDCHOICES.CA
Voices and Choices Chester

Get More Likes, Comments and Shares
Boost this post for $4 to reach up to 1,300 people.

335 people reached Boost Post

Tina Connors 1 Comment 2 Shares

Like Comment Share

Oldest



Tina Connors See you there!
Like · Reply · Message · 1w

Write a comment...

Performance for Your Post

0 People Reached

4 Likes, Comments & Shares

1 Likes	**1** On Post	**0** On Shares
1 Comments	**1** On Post	**0** On Shares
2 Shares	**2** On Post	**0** On Shares

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Post Details

Municipality of Chester Like Page
Published by Jennifer Webber · May 23 at 12:51pm ·

Today and this evening, Municipal Staff will be at the Chester Legion to answer your questions and listen to your comments about our new municipal planning documents. These documents are of the Municipality, not Village of Chester. Find out what they mean for you. There is an Open House from 2 to 4pm and from 6 to 7pm followed by a town hall meeting from 7-8pm. If you cannot join us today, we will be at teh New Ross Fire Hall on Monday, May 28. Available on site is an interactive map where you can see in which zone you are located and what that zone means. All of that information is found at: https://www.voicesandchoices.ca/revision



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After almost three years of public consultation, committee meetings, writi…

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699 people reached Boost Post

Nelson Lantz and Tina Connors 4 Comments 5 Shares

Like Comment Share

Oldest

Lee Harnish Interesting meeting at the Chester Legion tonight..... I was surprised, a gentleman praised the staff for doing a fine job on this draft...but he lives in the village of Chester (possible a summer resident) and this meeting was not for the Village Zoning???

Like · Reply · Message · 5d

Municipality of Chester Review of the Village planning documents will follow this review. The Municipal documents confirm a change to the boundary of the Village.

Like · Reply · Commented on by Chester Municipality · 5d

Lee Harnish Correct, last evenings meeting doesn't effect anyone presently living in the village.....So hearing someone from the village praising the Draft that doesn't

Performance for Your Post

0 People Reached

20 Reactions, Comments & Shares

1 Like	**1** On Post	**0** On Shares
1 Angry	**1** On Post	**0** On Shares
13 Comments	**13** On Post	**0** On Shares
5 Shares	**5** On Post	**0** On Shares

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effect them is confirming some rumors people are saying...When the village zoning meeting is held, how many people living outside the new village zone will be attending? Likely none....because it doesn't effect them.

Like · Reply · Message · 5d

Municipality of Chester Lee Harnish I don't know how many because it hasn't happened yet. And it does affect some Village residents, especially if they live on that boundary. Since we're speculating, perhaps they own property outside the Village. Perhaps their family members live outside the Village. Perhaps they have a business outside the Village but live in the Village. Maybe, like you, some don't live in the Village at all, but attended the meeting. We chose to hold two public meetings per district because it's a fair distribution and because it affects residents from ALL districts.

Like · Reply · Commented on by Chester Municipality · 5d

Lee Harnish Or Perhaps the rumors are true?

Like · Reply · Message · 5d

Municipality of Chester Lee Harnish You didn't allude to what those rumours are exactly, but if you want to share, perhaps we can can either confirm it or clear it up.

Like · Reply · Commented on by Chester Municipality · 5d

Lee Harnish It is a shame as it was brought up at some meetings, look through some comments on this page and hopefully you will figure it out Voice of the people - in Chester Municipality

Like · Reply · Message · 5d

Write a reply...

Lee Harnish Friend and neighbors, Unless you know every new by-law in the 350 pages documents then you need to be AGAINST this new draft. Yes there are a few by-laws in the draft that makes sense..... but these should be the only thing in the zoning draft..... With the 350 pages of new by-laws the Municipality will have full control over what you many want to do in the future. You won't even know that it is prohibited in you zone until it is too late....So please be fully informed by reading the full drafts. If you don't speak up....the new zoning will get passed and this will be sad day for the people of the Municipality.

Like · Reply · Message · 5d

Municipality of Chester We 100% agree with residents being informed. We encourage residents to meet with us, discuss, give YOUR input. Then decide if you're for, against, or provide alternate solutions to what will work for YOU.

Like · Reply · Commented on by Chester Municipality · 5d

Lee Harnish Yes the citizens should read the full documents and if they do not completely understand any of the new by-laws they should take it to their lawyer for interruption. The explanation need to be unbiased, which it is not from the Municipal Staff. If there are any doubts the residents needs to be AGAINST this new draft!

Like · Reply · Message · 5d

Hugh Harper what are those few things?

Like · Reply · Message · 3d

Write a reply...



Nelson Lantz I don't need to attend,, having worked as By-Law enforcement 10 years in this field,,,, all I can say is STOP IT NOW,,!!!!

Like · Reply · Message · 4d



Nelson Lantz I will guaranty you,, BARK NOW,,, or suffer the Bite later,,!!

Like · Reply · Message · 4d



Write a comment...

Post Details

Municipality of Chester Like Page
Published by Jennifer Webber · Yesterday at 1:11pm ·

Join municipal staff this afternoon for the final meeting in our public engagement series on the Plan Review. We are at the New Ross Fire Hall for open houses from 2:00 to 4:00 p.m. and 6:00 to 7:00 p.m., followed by a public town hall style meeting from 7:00 to 8:00 p.m. If you are unable to join us, please give us your feedback or visit www.voicesandchoices.ca for more information or to ask questions.



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Voices and Choices Chester

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373 people reached Boost Post

Brady Hennigar and Tina Connors 2 Comments 1 Share

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Oldest

Tina Connors See you in New Ross!
Like · Reply · Message · 1d

Lee Harnish They call it voices and choices....how many voices are needed to allow us to keep our choices? Please attend and help stop the new zoning!
Like · Reply · Message · 20h

Write a comment...

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2 Comments	**2** On Post	**0** On Shares
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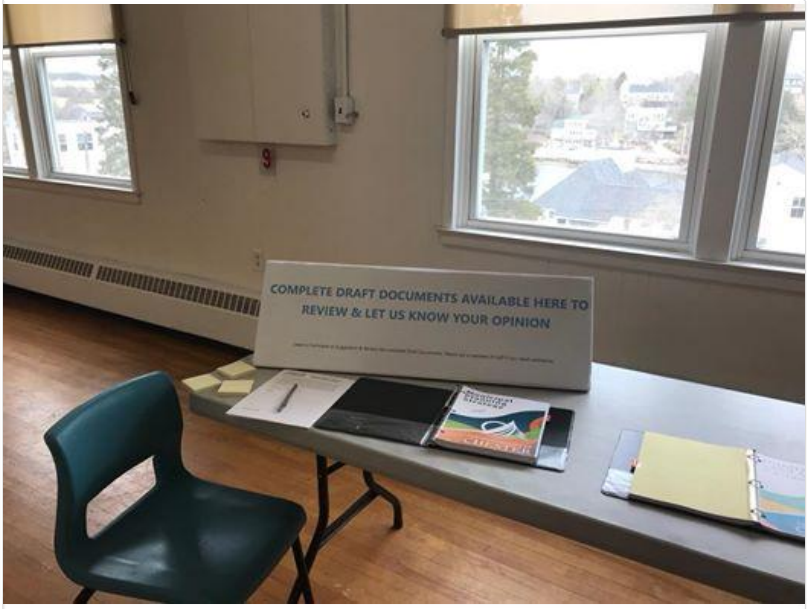
Post Details

Municipality of Chester Like Page
Published by Chester Municipality · April 16 ·

This chair has your name all over it! Join our staff at the Chester Legion to discuss zoning changes in the Municipality. Open house from 2-4 and 6-7pm followed by town hall from 7-8pm. #planreview



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Tina Connors, Hugh MacKay and 2 others

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