



Presentation of Draft Municipal Planning Strategy and Land Use By-law Documents

WSP Canada Inc.

Municipality of the District of Argyle

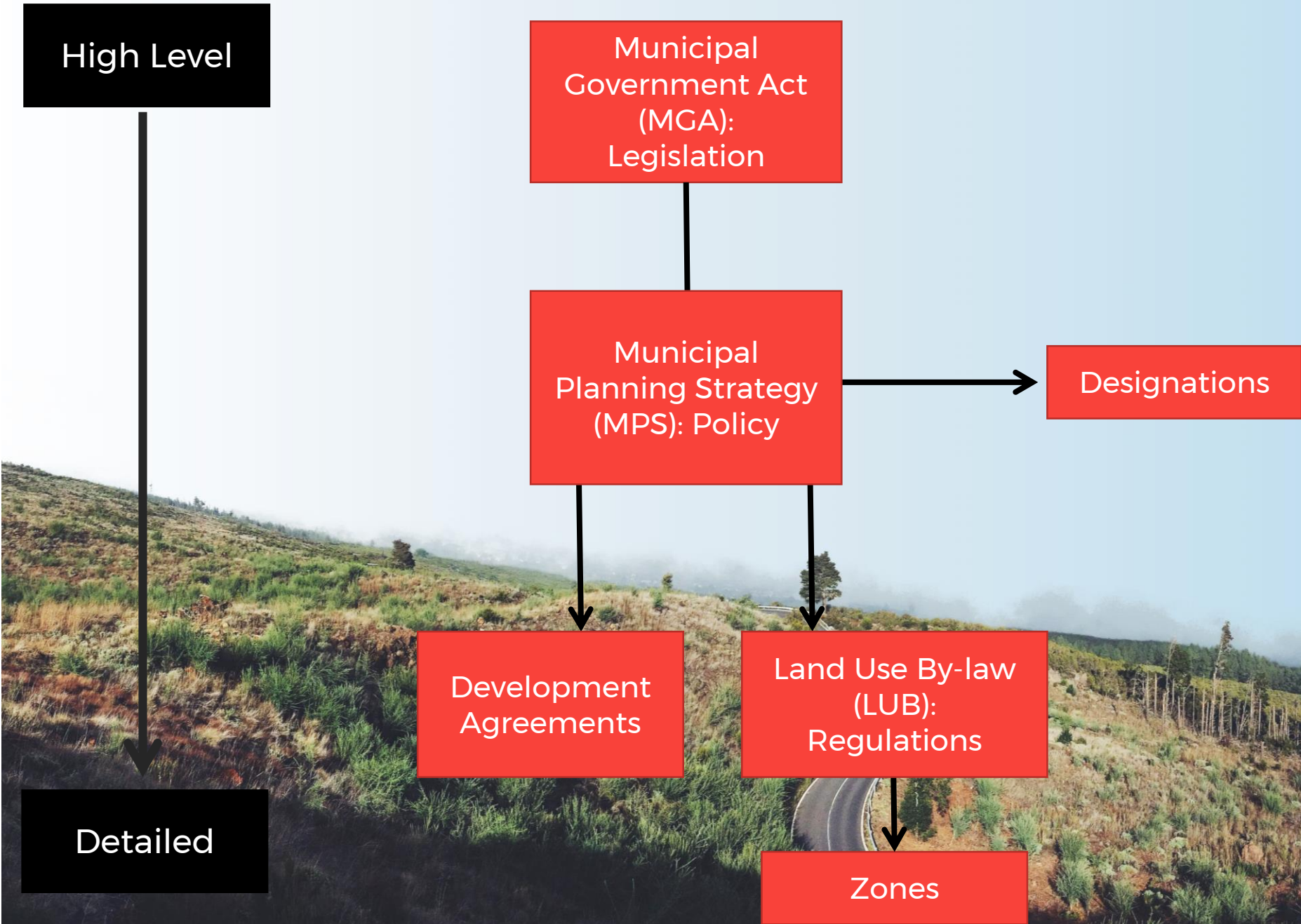
March 10, 2020



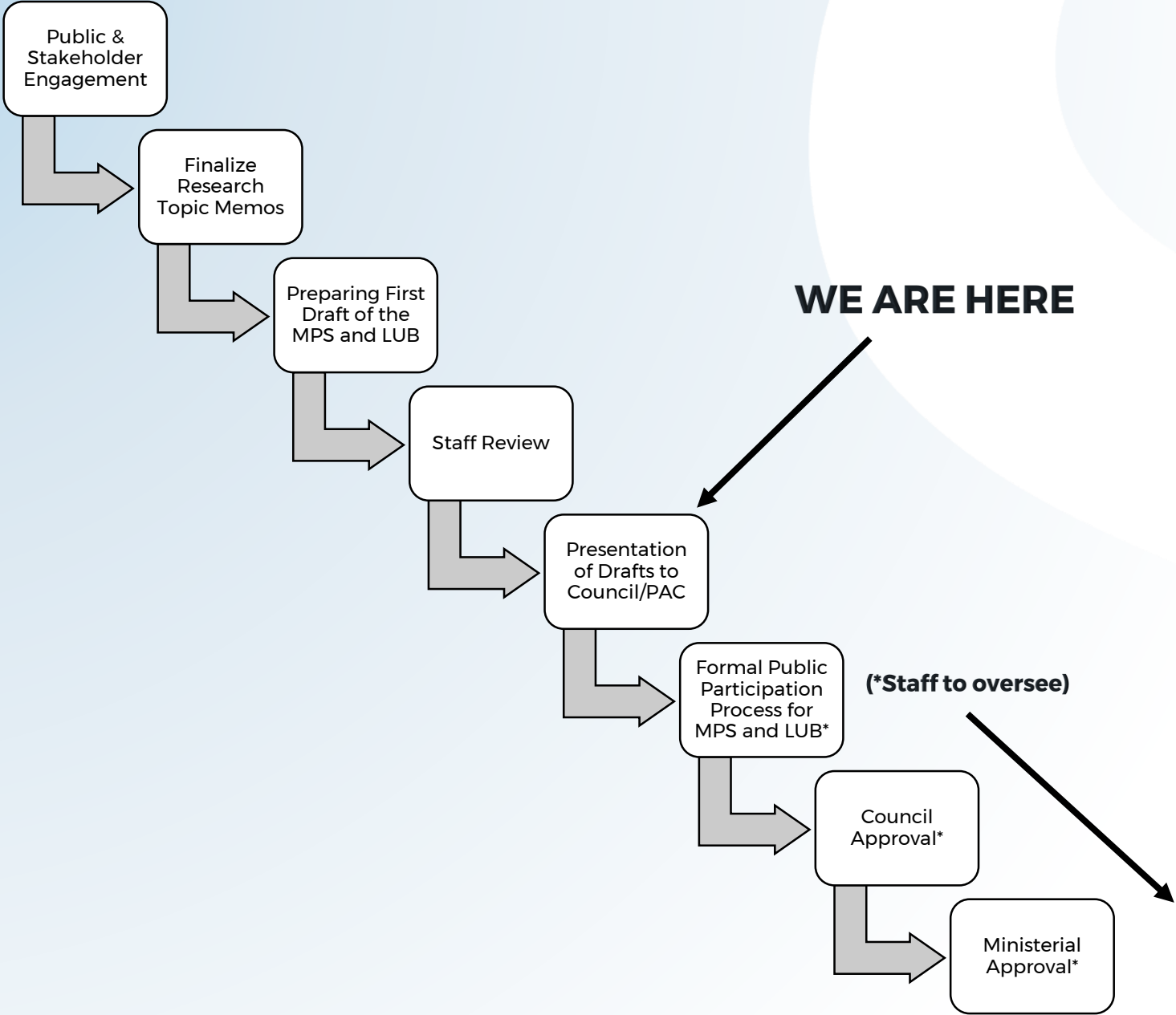
Intent of Tonight's Presentation

- Present project overview and outcomes.
- Collect input and feedback from Council and PAC on the draft documents.
- Discuss and provide insight on draft documents prior to formal public participation and Council adoption process.

Planning Framework Overview



How did we get here?



Who did we talk to?

15

Municipal Staff

6+

Stakeholder Groups

100+

Community (in person)

114

Community (online survey)

At a glance

Project Objective:

Providing
Clarity and
Consistency in
Argyle's Plan
and Zoning



Providing Clarity and Consistency

- Increases consistency in administration of documents.
- Makes the process simpler, more fair, and consistent.
- Provides for 'predictable' development patterns.
- Builds resiliency for future/unknown events.
- Gives the municipality the tools and flexibility to respond to a changing economy, housing market, population, and natural environment.

The Goals of Argyle's Municipal Planning Strategy



The Goals



Increase the Diversity and Resiliency of the Local Economy



Increase the Diversity of Housing Options Across the Municipality



Foster an Active and Accessible Community for All Ages and Abilities



Protect and Enhance the Natural, Cultural, and Built Heritage



Foster Resilient, Sustainable, and Distinct Communities



1. Increase the Diversity and Resilience of the Local Economy

- Recognize and support **local commercial hubs**.
- Introducing regulations for **new industries** such as aquaculture, cannabis production.
- Introducing **new gastro-tourism opportunities** such as patio uses, breweries, distilleries, etc.
- Directing **industrial uses to industrial locations** to meet building code requirements.



2. Increase the Diversity of Housing Options across the Municipality

- Gave **clarity on lot requirements and permitted uses** for multi-unit dwellings.
- Gave permission for **more diverse housing forms**, like Group Dwellings, Townhomes.

New Housing Types

Group Dwelling Uses



Townhouses





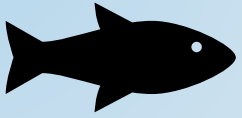
2. Increase the Diversity of Housing Options across the Municipality (cont'd)

- Permit 4-unit dwellings **in all residential zones**.
- Introduce clear **policies for development agreements** for larger multi-unit dwellings.
- Introduce **accessory dwelling unit permissions** in all residential zones.
- Introduce **dwellings as an accessory use** to other uses (i.e. commercial, industrial).
- Providing policy and direction to **encourage new housing nearby to amenities and services**.



3. Foster an Active and Accessible Community for All Ages and Abilities

- Introduced policies to **support and encourage the use of Active Transportation** throughout the community.
- Recommended future projects to **investigate community-based ride sharing**.
- Recommended adoption of **Provincial accessibility standards**.
- **Emphasized accessibility and age-friendly needs** in the transportation network and public places.



4. Protect and Enhance Natural, Cultural, and Built Heritage

- Implemented **lighting standards** to maintain **Dark Skies designation**.
- Create and **maintain collaborative partnerships** with neighbouring Municipalities and volunteer organizations to provide **open spaces, trails, and recreational areas**.
- Introduced a policy to **complete a Subdivision By-law**.



4. Protect and Enhance Natural, Cultural, and Built Heritage (cont'd)

- Continue to **support natural, built, and cultural heritage** through the support of facilities, collections, and programs of local museums, archives, and historical societies.
- Recognize and promote the use of **bi-lingual services** within the community.
- Introduced tourism uses and museums in the Marine Industrial zone to **highlight and share the traditional working waterfront landscapes** in Argyle.



5. Foster Resilient, Sustainable, and Distinct Communities

- Introducing **floodplain protections** to restrict certain types of development and require a floodplain study to acquire permits.
- **Updated coastal wetland zone** to reflect current Provincial forestry and wetland information.
- Introduced/maintained permissions for **renewable energy uses**.



5. Foster Resilient, Sustainable, and Distinct Communities (cont'd)

- Introduced **riparian buffer areas** to limit development impacts to watercourses.
- Encourage **a diversity of multiple unit dwellings around local commercial hubs** where there are existing shops and services.
- Establishing the **importance of local commercial hubs** to the region.

Enabling Individual Requests

1. 8522 Highway 3, Tusket (PID 90085556): rezoned **Mixed Use to Light Industrial**.
 - *To enable a micro-cannabis production facility.*
 - *Included in current draft because adjacent property is Light Industrial.*
2. Morris Island Road (PID 90037391): rezoned from **Coastal Communities to Coastal Community Industrial**
 - *To allow for a boat shop.*
 - *Included in current draft because it is a large lot and in an uninhabited area.*
3. 2062 Highway 335, Lower West Pubnico (PID 90082868): currently in **Mixed Use**
 - *Request to allow for a micro-cannabis production facility (currently no permit)*
 - *Recommending adding a site-specific in-text amendment in approved document.*
4. d'Entremont Road, Lower West Pubnico (PID 90080946): requested to be rezoned from **Mixed Use to Marine Industrial**.
 - *To enable a lobster holding facility.*
 - *Proposing this should be a separate application and have more consideration.*

Feedback: What We've Heard So Far...

LAND USE BY-LAW

4.23 NATURAL SHORELINE PROTECTION – RIPARIAN BUFFERS

In all zones where development is undertaken on a lot which borders a watercourse an undisturbed buffer of 7.6 m (25 ft) is required to be maintained between the ordinary high water mark on either side of a watercourse and any structure or developed portion of the lot. Infilling or removal of material is not permitted within the buffer except for minimal disturbance incidental to a permitted undertaking. In the watercourse buffer area the natural flora and fauna is to remain substantially undisturbed except for penetrations for wharves and boat launches. Moderate thinning of tree cover in the buffer area to enable views is permitted and good ecological practices designed to minimize disturbance of natural shoreline areas are encouraged when undertaking all activities and developments within the buffer and all developments on properties abutting watercourses in the Municipality. On any lot subject to these requirements, the required buffer supersedes any minimum yard requirement which may be less than the required buffer.

What We've Heard So Far:

Cannabis Production/Processing Facilities

Industrial (Heavy)	MU	LI	HI	RP	BP	WF	CC	CCI	V	FP	RD	MI	CW	WP
Cannabis production and/or processing facility, Micro	DA	•	•				DA	•			•			
Cannabis production and/or processing facility, Standard			DA				DA	DA			DA			

Cannabis Production (Standard)



Cannabis Production 'Delta 9' Pods



Other areas for comment?

Next Steps for Argyle

1. Receive feedback from Council and make edits to documents.
2. Engagement process commences.
 - *Any additional Public Participation begins (if motioned by Council).*
 - *Documents provided to neighbouring municipalities' CAO's.*
3. First Reading of Documents by Council.
4. Notices of Public Hearing (2 consecutive weekly notices).
 - *NOTE: After first notice, documents are legally binding along with old document**
5. Public Hearing and Second Reading by Council.
6. Documents submitted for Ministerial Approval (if approved by Council at Second Reading).
 - *Minister has 90-day review period.*
7. Formal Notice of Approval published in newspaper.

Thank you!

Anne Winters, MCIP, LPP
Anne.Winters@wsp.com

wsp.com



Document Alterations:

MPS – Page 62

12.4 Conservation and Stewardship Policies

~~12.4.1 To establish the Coastal Wetlands (CW) designation on the Generalized Future Land Use Maps.~~

~~12.4.2 To establish a Coastal Wetlands (CW) Zone in the Land Use By-law for all lands located within the Coastal Wetlands designation.~~

12.4.1 To establish a Coastal Wetlands (CW) Zone in the Land Use By-law in any Generalized Future Land Use designation for lands corresponding to coastal habitat area classifications under the provincial forest inventory.

Document Alterations:

MPS Designation and Zone Table (Page 15)

2.5 PLAN DESIGNATION AND ZONES

GFLUM Designation	Zones	Symbol	Colour
Coastal Communities Designation	Coastal Community	CC	
	Coastal Community Industrial	CCI	
	Coastal Wetlands	CW	
Rural Centres Designation	Mixed Use	MU	
	Light Industrial	LI	
	Heavy Industrial	HI	
	Marine Industrial	MI	
	Residential Park	RP	
	Pubnico Point Wind Farm	WF	
Rural Development Designation	Rural Development	RD	
	Wellhead Protection	WP	
	Marine Industrial	MI	
Village Designation	Village	V	
	Floodplain	FP	
Business Park Designation	Business Park	BP	

2.5 PLAN DESIGNATION AND ZONES

GFLUM Designation	Zones	Symbol	Colour
Coastal Communities Designation	Coastal Community	CC	
	Coastal Community Industrial	CCI	
	Marine Industrial	MI	
Rural Centre Designation	Mixed Use	MU	
	Light Industrial	LI	
	Heavy Industrial	HI	
	Marine Industrial	MI	
	Residential Park	RP	
	Pubnico Point Wind Farm	WF	
Rural Development Designation	Rural Development	RD	
	Wellhead Protection	WP	
Village Designation	Village	V	
	Floodplain	FP	
Business Park Designation	Business Park	BP	
N/A (Zones allowed in any designation above)	Coastal Wetlands	CW	