

Town of North Rustico

Municipal Plan and Zoning By-law Review / File No. 160401878

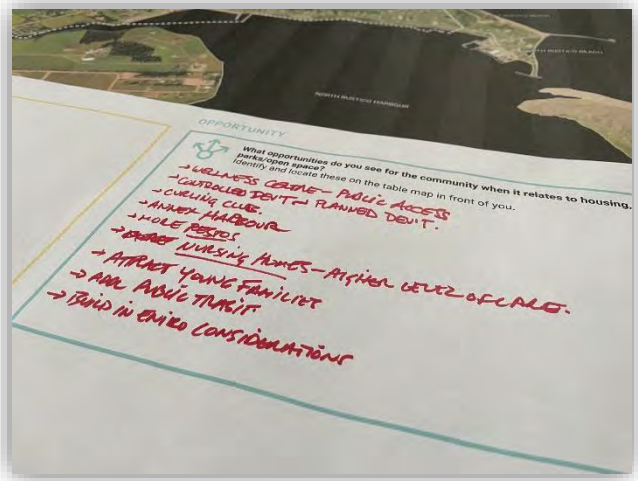
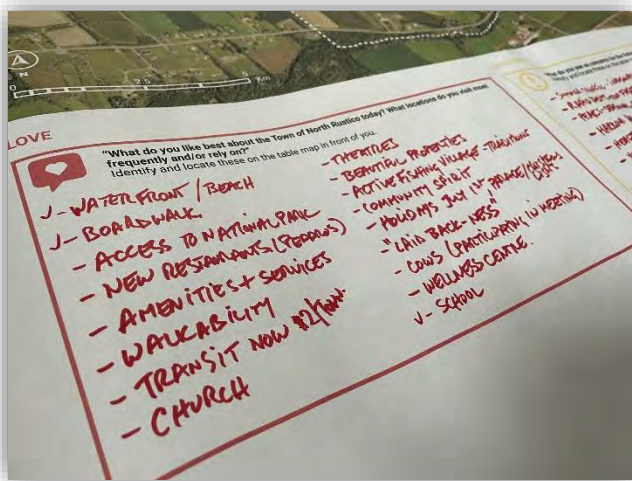
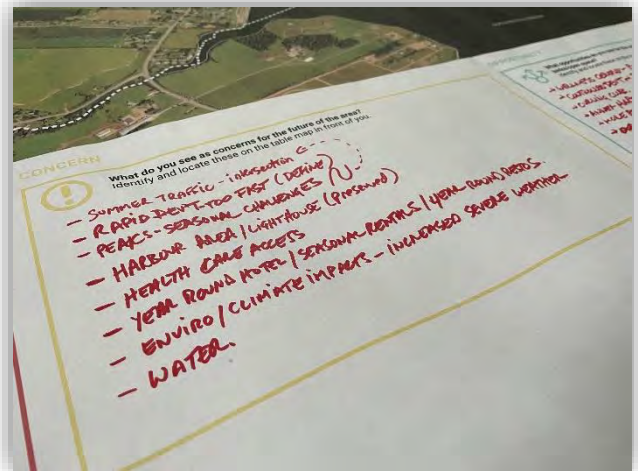
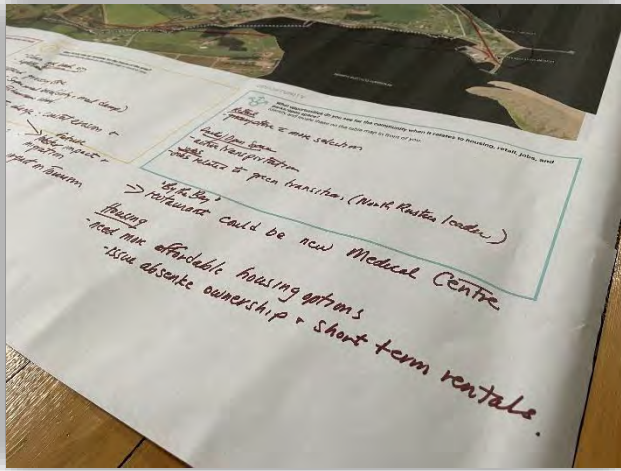
Kick-Off Event**Tuesday, August 22, 2023 – Public Workshop**

Stantec facilitated a public workshop which included a project introduction, background information on an Official Plan and Zoning By-law, along with a brief presentation on some preliminary statistical information on population, housing, and jobs. The presentation provided is shown in Appendix 1. Approximately 35 people attended the 7 pm session, which was held at the North Rustico Lions Club.

Participants were divided into smaller groups and worked through a series of questions aimed at revisiting the existing Official Plan for North Rustico, and specifically its vision, identified potential issues and opportunities facing the community, including what residents and visitors love about the town. Participants also looked critically at the type of community that North Rustico wants to be in the future, mainly from a residential density perspective, and looked at what locations within the community would be most appropriate to accommodate new growth. Each table was provided with a map and participants were encouraged to capture their comments on the map. After each 20 to 30-minute session, groups appointed a spokesperson, who provided an overview of the table discussion to the entire audience.



The information shared by participants will help inform the revised Official Plan and updated Zoning Law. There was great discussion, lots of strategic thinking, and frank conversations about the challenges that come with growing communities, increased housing prices, an aging population, and a seasonal destination like North Rustico. Below are some highlights of the table maps and comments captured during the session.



TOWN OF NORTH RUSTICO **WHAT TYPE OF COMMUNITY DOES NORTH RUSTICO WANT TO BE?** Stantec
AUGUST 2020

WHAT TYPE OF DEVELOPMENT DO YOU PREFER AND WHERE? WHY DID YOU FAVOR THIS OPTION?
 Please put your comments on post-it notes in the space below. Locate development in the map above.

Seniors Housing & duplexes in couples
Turple
Green Space
Blue
Distance between houses/units
Line red
Multiplexes
Orange
Patient Medical Home
Red

TOWN OF NORTH RUSTICO **WHAT TYPE OF COMMUNITY DOES NORTH RUSTICO WANT TO BE?** Stantec
AUGUST 2020

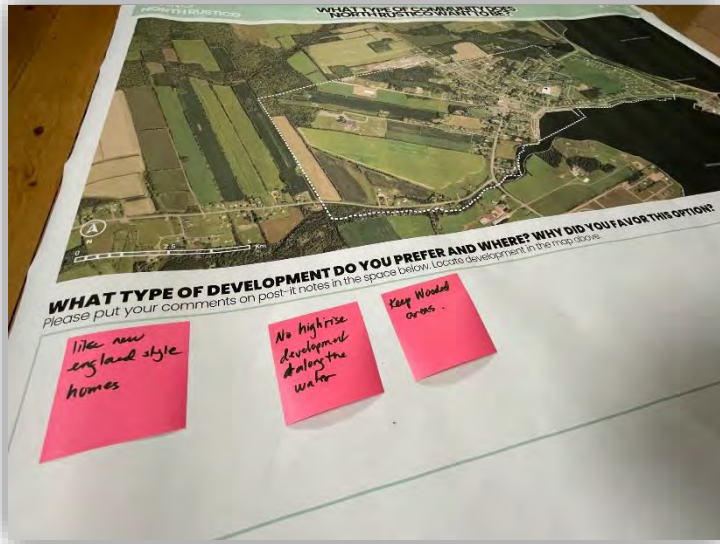
WHAT TYPE OF DEVELOPMENT DO YOU PREFER AND WHERE? WHY DID YOU FAVOR THIS OPTION?
 Please put your comments on post-it notes in the space below. Locate development in the map above.

NO HIGH RISE DEVELOPMENT
Choose WALK & 2 STORES

Single family house - looks better
 NO major apartments
 more commercial development
 more grocery store up big liquor store (make it into one plaza)
 town is safer than townhomes
 expensive to live compared to rural areas
 Residents are a happy community created with great number of the Village medical center

WHAT PARTS WOULD YOU CHANGE? WHAT PARTS WOULD YOU ADD?

ADD: MAINTAIN ALL THE PASTORAL/AGRICULTURAL/COMMUNITY ASPECTS THAT CONTRIBUTE TO THE AMBIANCE OF THE TOWN.



WHAT PARTS OF THIS STATEMENT WOULD YOU KEEP?

All Points VALID

WHAT PARTS OF THIS STATEMENT WOULD YOU KEEP?

- may want to include most but update terms - "servicing" to a more active population terms. - "provide" to often etc. make residents to active actors rather than being done to.

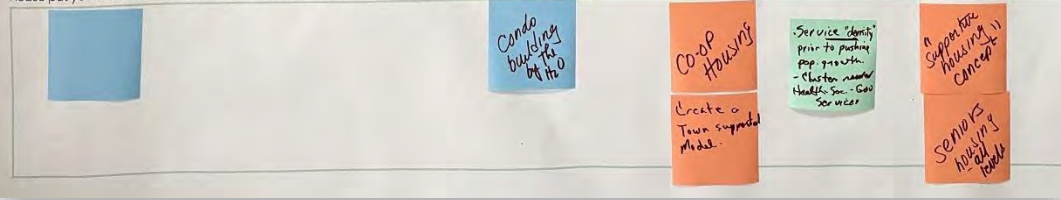
WHAT PARTS WOULD YOU CHANGE? WHAT PARTS WOULD YOU ADD?

- additional statement about climate adaptation.
- separate out regional centre as stand alone ^{and} make good place to live and work as a stand alone statement.
- include concept of building resilience - community resilience
- update terms + vocabulary to more community development terms - perhaps -
- increase support diversity

WHAT PARTS WOULD YOU CHANGE? WHAT PARTS WOULD YOU ADD?

- 1) - change from "good place to live" to "affordable ^{and coming} and desirable place to live"
- 2) - add "equitable" and "sustainability" "sustainable" development (in addition to "high standards" and "quality")
- 3) - add "community" and "social" to "opportunities"
- 5) - add "natural" to "environment"
- 5) - ~~change~~ change from "health and well-being of the residents" to "individual and community health and well-being"
- 6) - add a point about supporting determinants of health & well-being

WHAT TYPE OF DEVELOPMENT DO YOU PREFER AND WHERE? WHY DID YOU FAVOR THIS OPTION?
Please put your comments on post-it notes in the space below. Locate development in the map above.



WHAT PARTS WOULD YOU CHANGE? WHAT PARTS WOULD YOU ADD?

We don't want to become so big that we lose the friendliness and small town feeling by becoming too important.

Major Themes

During the workshop and key stakeholder interviews, several key themes emerged. These include:

- Housing is very expensive in North Rustico and there are very few housing options.
- Servicing is very important, including expanding the existing sewer and water lines to service more residents who are on septic systems and wells.
- Some areas outside the municipal boundary should be part of North Rustico, including the harbour.
- The main intersection can be improved.
- Short-term rentals create positive and negative impacts on the community.
- There needs to be better active transportation options in North Rustico,
- The character of the community needs to be preserved.
- The town is walkable but needs more sidewalks.
- The town has great amenities and services for its size.
- The town has an excellent quality of life.
- Attracting young families to North Rustic is important.
- Access and views of the water must be preserved.
- There needs to be more housing options, particularly for seniors and young people.
- Increased residential density is needed, but it must be strategic and fit with the community.
- Climate change must be front and center of any future planning.
- It's important that the town be financially sustainable.



Next Steps

With the project launched and our first engagement session now completed, Stantec will conduct a demographic analysis of the Town of North Rustico in an effort to gain a complete understanding of how the community has changed and is expected to change in the coming years. We will also be reviewing any existing reports and provincial data to help inform our understanding of the community and create up to date base maps describing the current situation of the Town.

At the same time, we will also start to commence key stakeholder interviews with key individuals and groups within the town. These interviews will take place virtually. We will also be releasing an online survey to engage the community and hear from residents on the future of North Rustico.

Once our background research and key stakeholder interviews are complete and having the benefit of meeting with the community in August and the results of the online survey, we will start to consider the appropriate updates to the Official Plan and Development Regulations.

Our team will be back in North Rustico in 2024 to present an overview of our background research, discuss what we heard from the community, and present suggested updates to the Town's planning documents. Future updates, including the link to the online survey, will be shared via the Town's Facebook page in the coming weeks.





NORTH RUSTICO

WORKSHOP

2023.08.22

INTRODUCTION

OUR TEAM

MANDATE

WHAT IS AN OFFICIAL PLAN?

WHAT IS A ZONING BYLAW?

COMMUNITY SCAN

POPULATION

HOUSING

JOBS

CURRENT CONTEXT

PUBLIC ENGAGEMENT ACTIVITIES

POTENTIALS / CHALLENGES

WHAT VISION FOR NORTH RUSTICO ?

WHAT TYPE OF COMMUNITY DOES NORTH RUSTICO WANT TO BE ?

01.

INTRODUCTION

OUR TEAM



JAMIE BURKE / PROJECT DIRECTOR



ANDRÉ FRENETTE / ASSISTANT PROJECT MANAGER

STANTEC - DESIGN WITH COMMUNITY IN MIND

1954 Foundation	400+ Offices around the world
900+ Awards	25 000+ Employees
4,7G\$ Turnover (2020)	22+ Net-Zero Building



Stantec in Quebec - Atlantic

25+ Awards	1 350+ Employees
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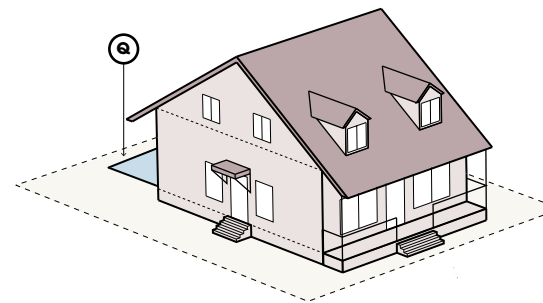
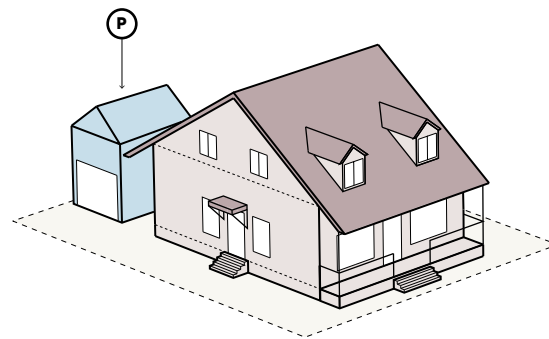
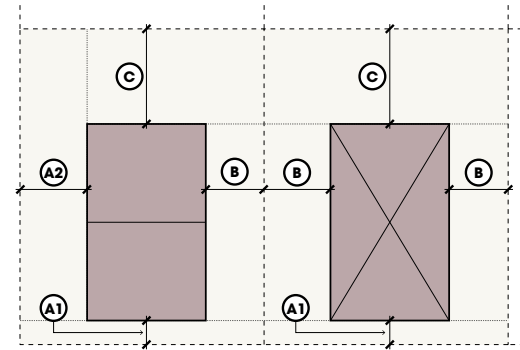


MANDATE

The Town of North Rustico seeks to review and update its current Official Plan and Zoning and Subdivision (Development) Bylaw, initially adopted in 2014, per provincial policies that require not only their adoption but also their review on a 5-year basis.

The project's main objectives are to create:

- **An Official Plan** with a long-term vision for the Town of North Rustico, which takes into account current trends and the changing nature of the development, and draws from best practices in urban and community planning;
- **A Zoning and Subdivision Control (Development) Bylaw** that helps achieve the vision in the Official Plan and that includes user-friendly and visually expressed regulations that address land use issues.
- Create a document using **colour code and illustrations** to facilitate the reading and interpretation of staff and citizens.



PLANNING ACT

The Planning Act contains the overall framework, authority, powers and processes according to which a municipality provides land use planning services.

Under the Planning Act, and before a municipality takes on responsibility for land use planning, it develops an official plan and land use bylaw that are approved by the provincial government.

Both the official plan and the zoning bylaw must be reviewed on a 5-year basis

WHAT IS AN OFFICIAL PLAN ?

- › Creates the vision for the use of the land in the municipality;
- › Directs the use of land in the future based on specific considerations;
- › Addresses environmental and resource land protection, housing location, need for essential services, transportation, etc.

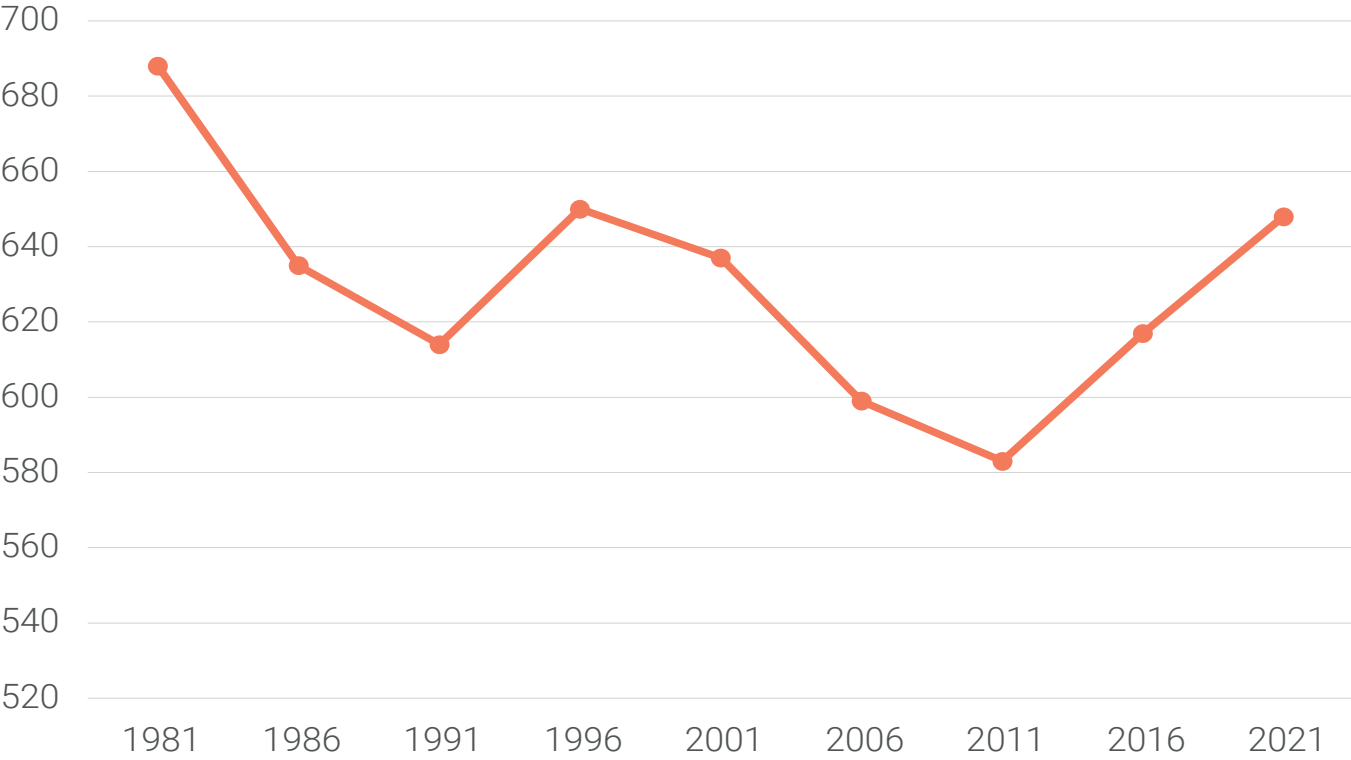
WHAT IS A ZONING BYLAW ?

- › Provides for the day-to-day implementation of the official plan;
- › Contains the requirements that must be met for land use and development;
- › Addresses types of land use and development permitted in certain locations, standards that apply to each land use and development, criteria to consider, and the processes and requirements according to which applications are processed

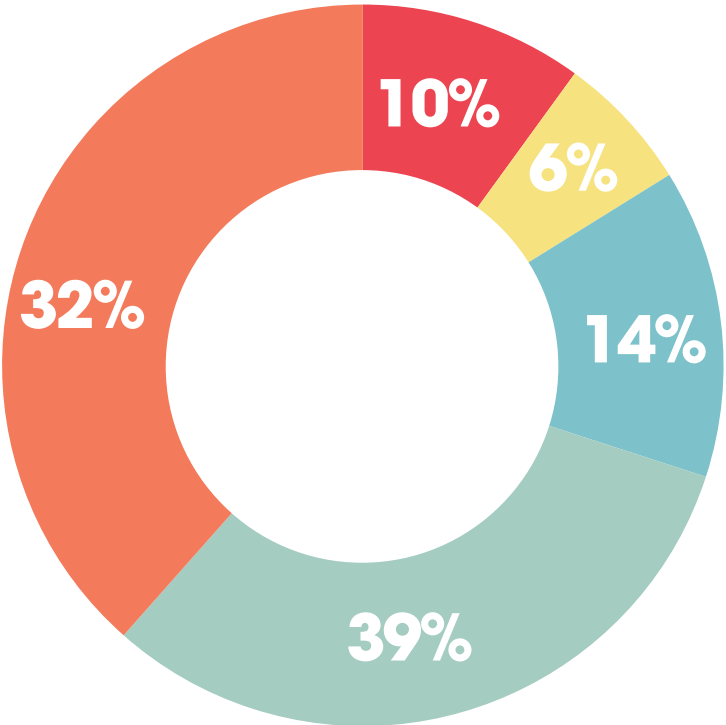
02.

COMMUNITY SCAN

POPULATION



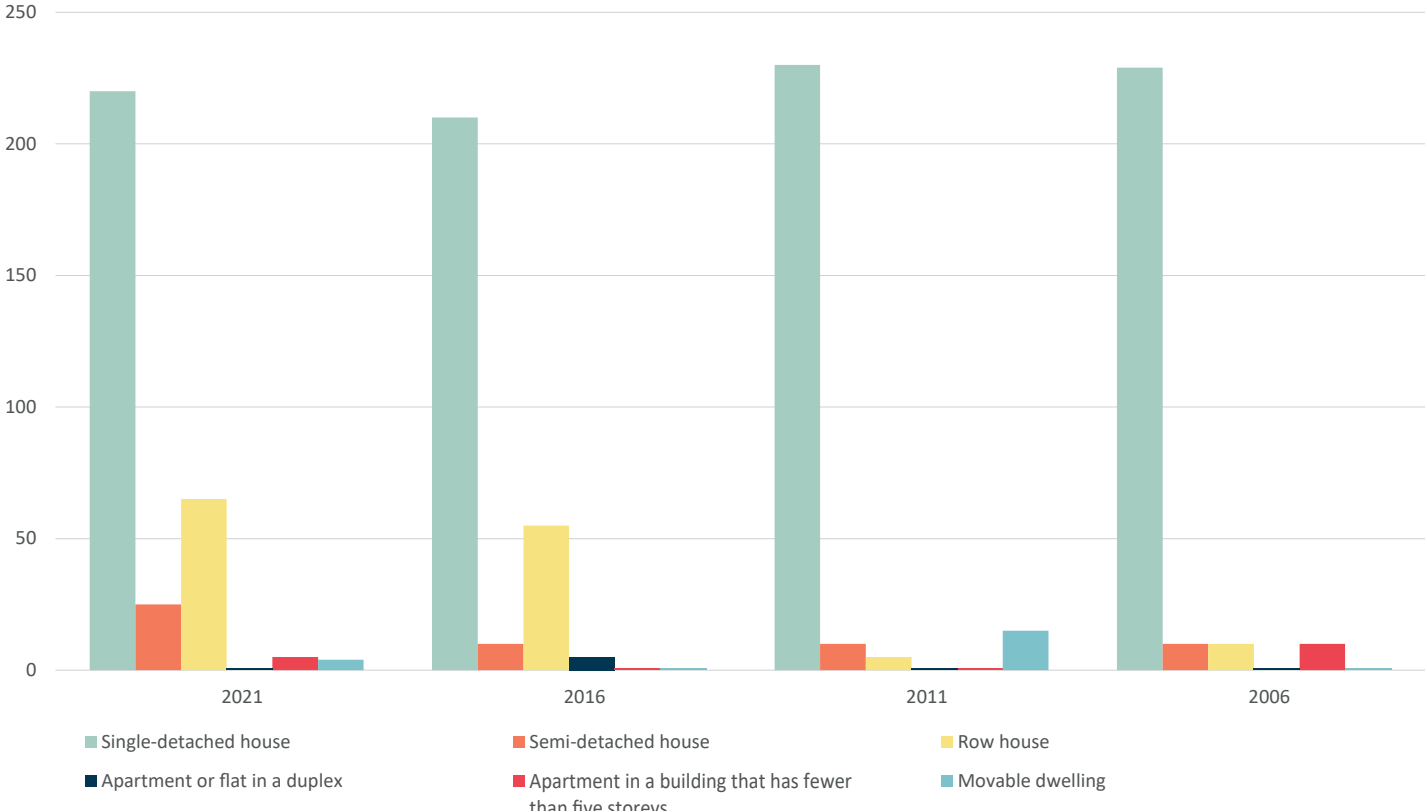
POPULATION GROWTH
Source: Statistics Canada



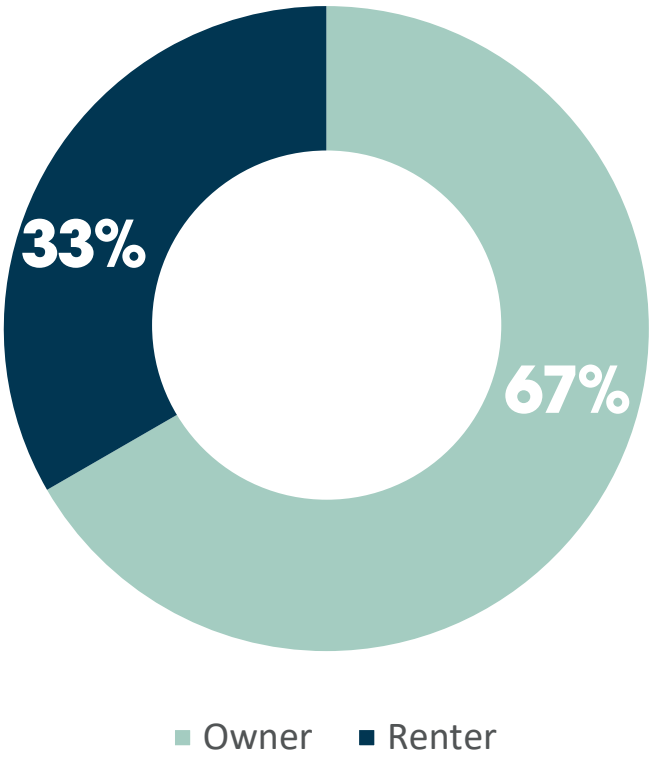
0 - 14 yrs 15 - 24 yrs 25 - 44 yrs 45 - 64 yrs 65 yrs & more

POPULATION BY AGE
Source: Statistics Canada

HOUSING

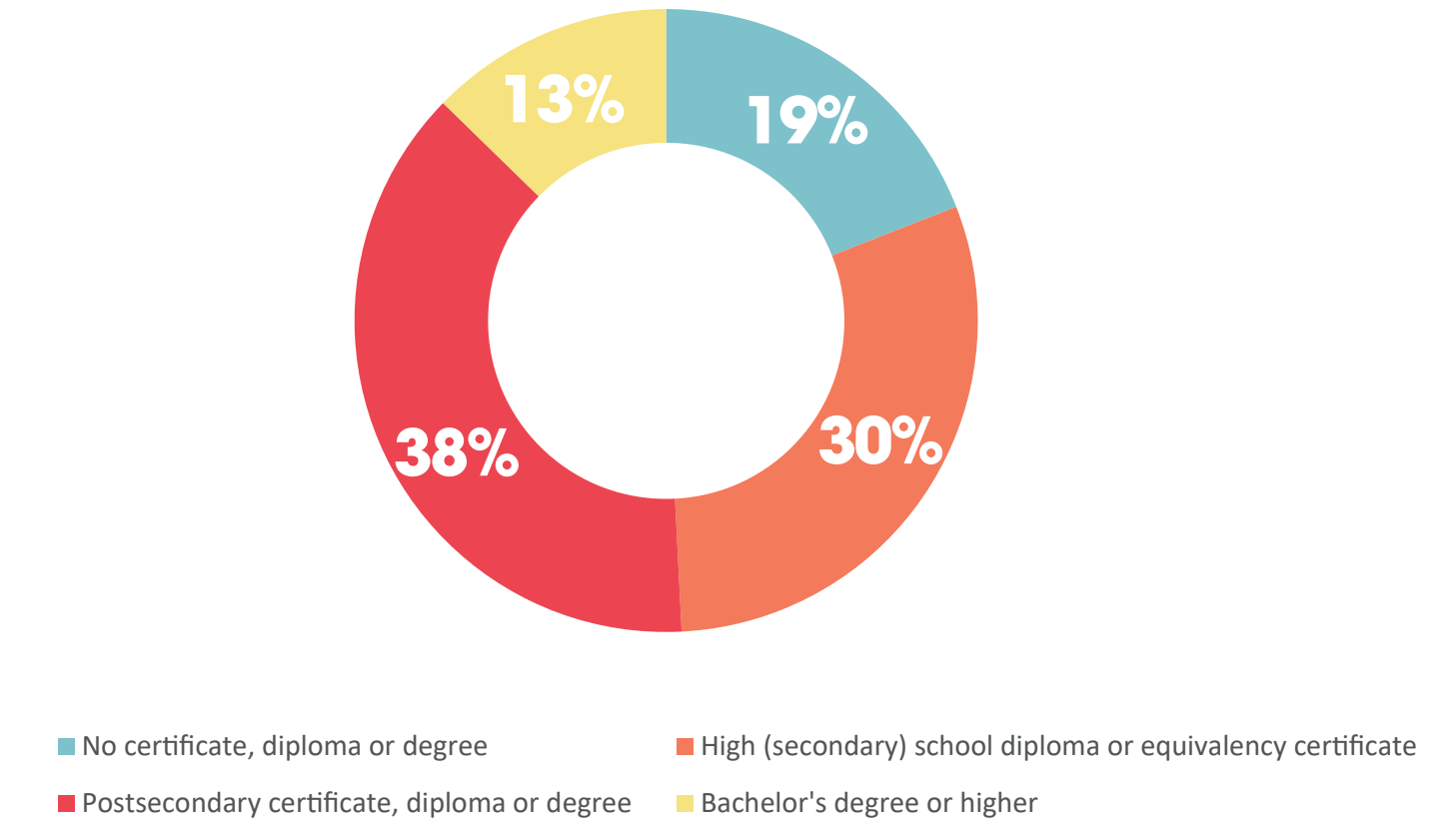
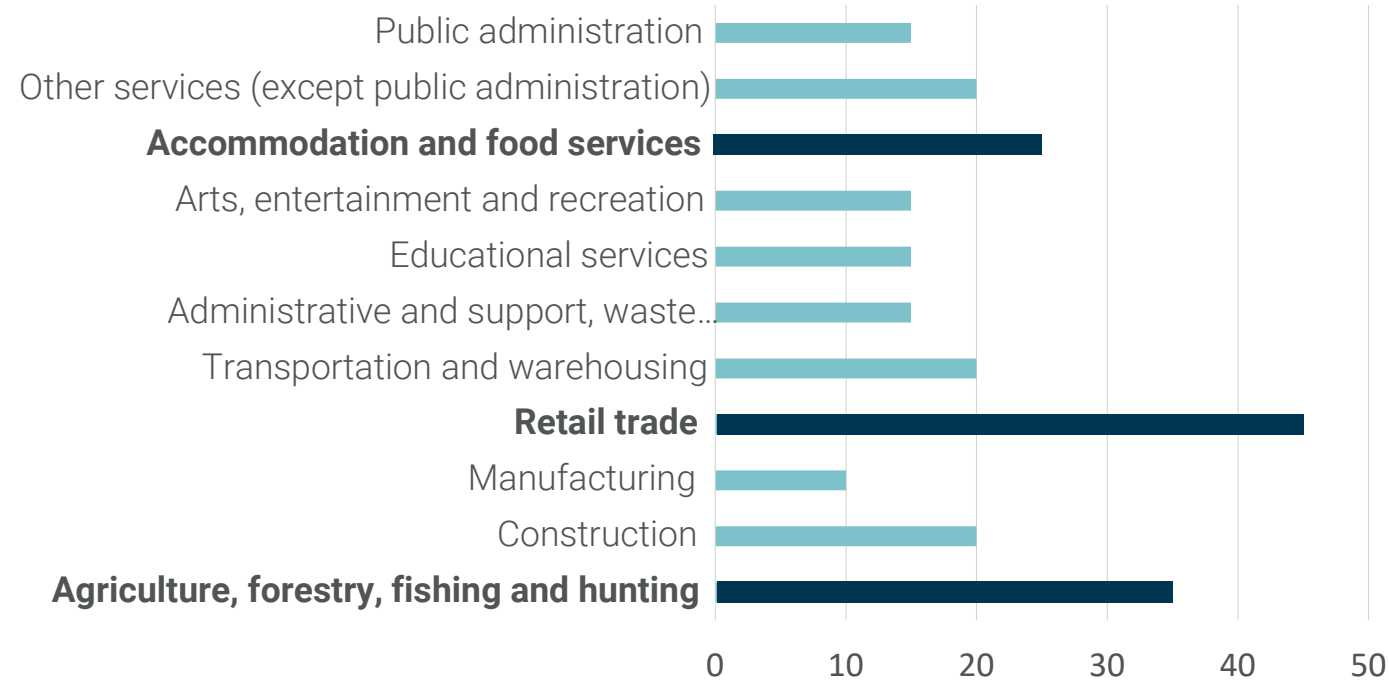


HOUSING UNIT GROWTH
Source: Statistics Canada



OWNER VS. RENTER
Source: Statistics Canada

JOBS



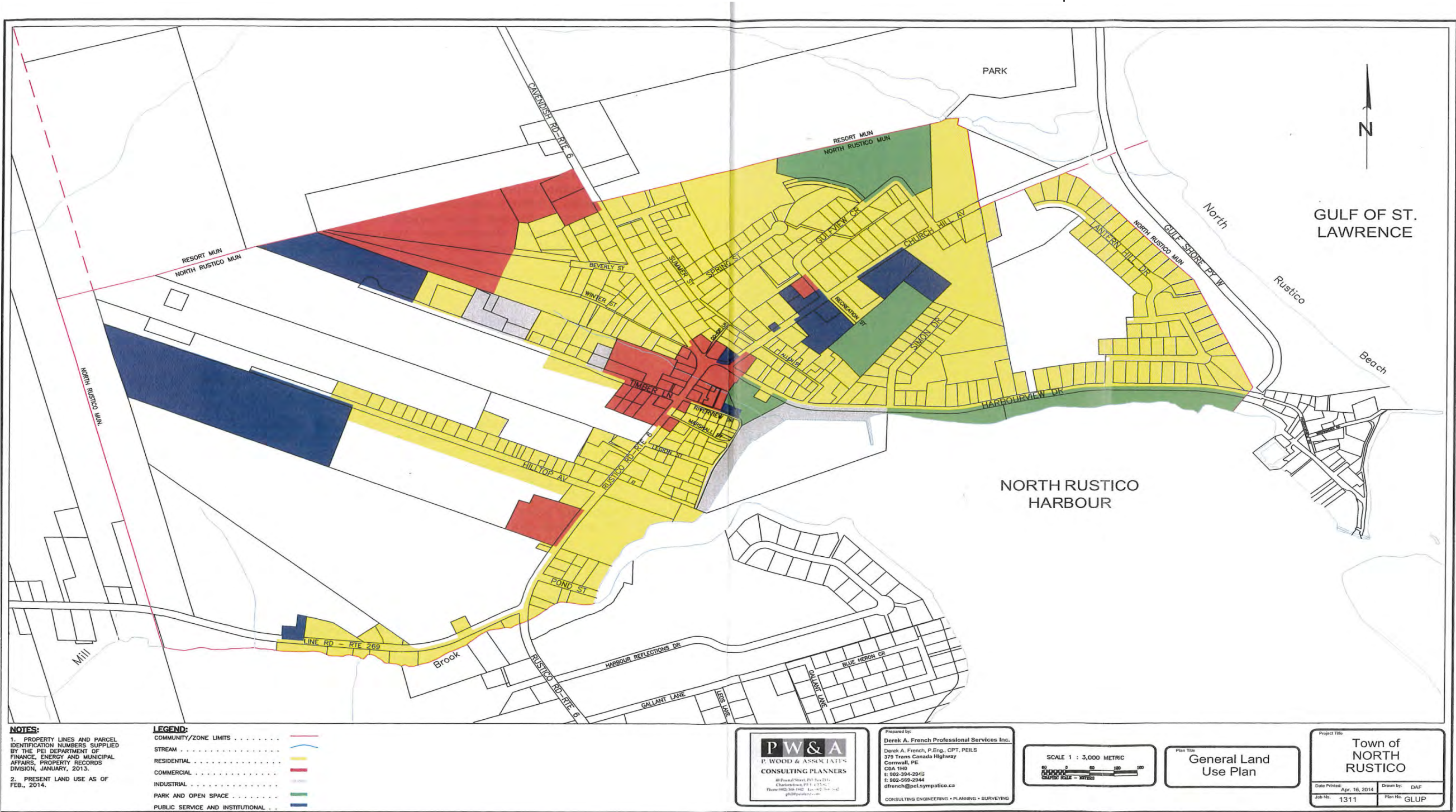
EDUCATION
Source: Statistics Canada

JOB INDUSTRIES

Source: Statistics Canada

81,000\$
MEDIAN HOUSEHOLD INCOME
IN 2020

CURRENT CONTEXT



PUBLIC ENGAGEMENT ACTIVITIES

WORKSHOP GOALS

- › Providing the community with an opportunity to learn more about the project
- › Raising awareness about planning efforts in the Town among the community
- › Understanding Community main priorities
- › Collecting input that will inform the Official Plan and Zoning bylaw update

GROUND RULES

Participation with intention

Everyone's input is equally valued.

Everyone's input is respected.

OVERVIEW OF ACTIVITIES

Issues and Potential Identification (20 minutes)

A group exercise.

- › Participants in every group could discuss what they love, issues, and potentials of the community.

What vision for North Rustico (15 minutes)

Individual exercise

- › Every participant will create a vision for the town in the Vision Sheet they are provided with

Existing vision (20 minutes)

Individual exercise

- › What type of community does North Rustico want to be ?

03.

POTENTIALS / CHALLENGES

04.

WHAT VISION FOR NORTH RUSTICO ?

WHAT VISION FOR NORTH RUSTICO ?

The Town of North Rustico is a special place. All residents of North Rustico cherish its unique identity and strong sense of community. As we move forward and attempt to grow, we must not lose sight of the underlying qualities that have caused people to want to call North Rustico home. This means:

- To enhance and promote North Rustico as a **regional centre** and a good place to live and work;
- maintain high standards of **quality development**;
- increase residential and economic **opportunities**;
- provide the residents with an acceptable level of **servicing**;
- provide a social, physical and economic environment that contributes to the **health and well-being** of the residents.

WHAT PARTS OF THIS STATEMENT WOULD YOU KEEP?

WHAT PARTS WOULD YOU CHANGE? WHAT PARTS WOULD YOU ADD?

05.

**WHAT TYPE OF COMMUNITY DOES
NORTH RUSTICO WANT TO BE ?**

WHAT TYPE OF COMMUNITY DOES NORTH RUSTICO WANT TO BE?



A CARVE OUT CONVERSION



D DUPLEX



G TOWNHOUSE



H MULTIPLEX



B ADDITION



E TRIPLEX



G TOWNHOUSE



H MULTIPLEX



C ADDITION - CONVERSION GARAGE



F FOURPLEX

THANK YOU !!

