



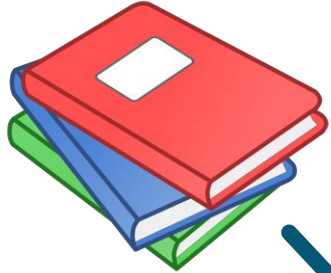
**Resource or Residential:
What do Vaughan residents want
it to be?**

October 14, 2020

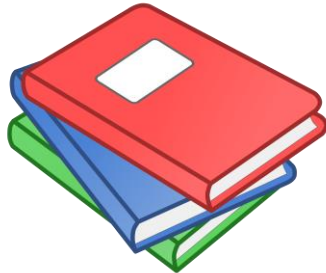
Regional Planning Documents

- ▶ Planning documents set out what Council intends for development and creates the rules to achieve those goals

Hantsport
MPS, LUB, SUB



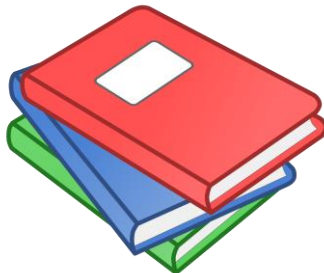
West Hants
MPS, LUB, SUB



Windsor
MPS, LUB, SUB

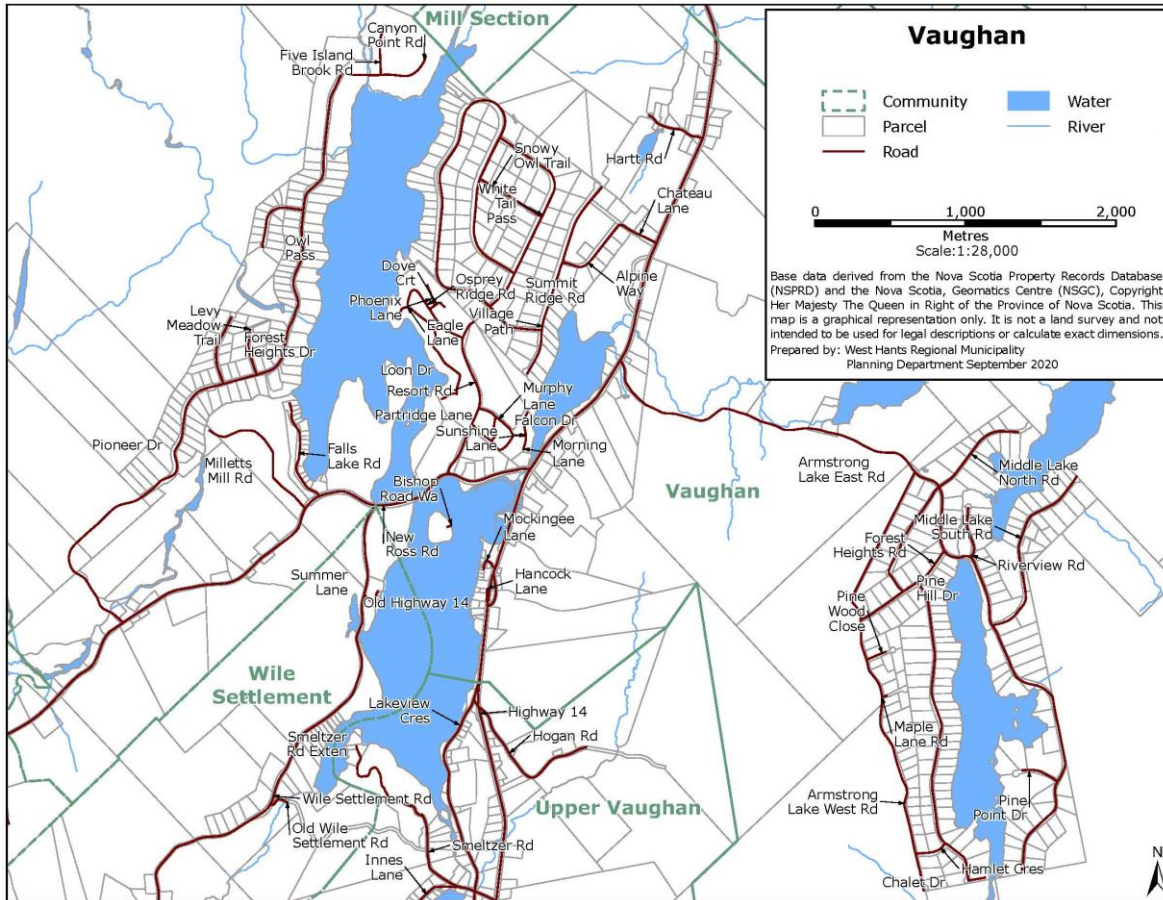


West Hants Regional
MPS, LUB, SUB



MPS: Municipal Planning Strategy
LUB: Land Use By-Law
SUB: Subdivision By-law

Why?



- ▶ Staff held a meeting in Vaughan on November 5th 2019 for the Plan Review
- ▶ In the current planning documents, Vaughan is considered a resource area prioritizing forestry and other resource land uses
- ▶ Many residents at the meeting felt that Vaughan is now more of a cottage and residential area than resource

What?

**Do you think Vaughan should
continue to be considered a resource
area or should it mainly be considered
a cottage/ residential area?**

How?

- ▶ The priority for an area for the next 20+ years is established through designations in the Municipal Planning Strategy
- ▶ All of the rules and regulations for development should align with the designation for the area
- ▶ Staff are considering three (3) designation options for Vaughan

1. Resource (Current)



2. Hamlet (Existing Designation in West Hants, New for Vaughan)



3. Cottage (New)





1. Resource

(Current)

- ▶ Most properties are zoned General Resource (GR) which allows a variety of residential, forestry, retail, and agricultural uses
- ▶ Council's intent for this designation is to treat resource uses with greater priority and to try to minimize potential conflicts

2. Hamlet*

- ▶ Hamlets are small rural areas with mostly residential development and a few key community services such as a church, school, community hall, and small businesses
- ▶ Hamlets are primarily zoned Rural Residential (R-4). This zone is significantly more restrictive than General Resource (GR) by only allowing existing non-residential development and low-density housing
- ▶ Commercial and Industrial uses are permitted in the Hamlet designation by rezoning, but the size of commercial development is limited.

* The name “Hamlet” may change in the final planning documents

3. Cottage* (New)

- ▶ This would be a new designation in the planning documents that prioritizes cottage and residential development in rural areas.
- ▶ New cottage and residential development would be permitted in addition to existing industrial, resource, and commercial businesses
- ▶ New industrial, resource, or commercial development could be restricted or prohibited

* The name “Cottage” may change in the final planning documents



We need your input!

1. What do you think should be the main type of development in Vaughan in the next 20+ years?
2. Based on the three (3) designation options provided (Resource, Hamlet and Cottage) do you have a preference? Why?
3. Any additional comments, thoughts, or concerns?

How to submit your feedback?

- ▶ Feedback can be submitted:

Online at <https://www.westhants.ca/west-hants-plan-review.html>

Or

By calling Planners Saira Shah or Sara Poirier at
(902) 798-8391 ext. 190

- ▶ Please send in all feedback by November 18th