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Land Acknowledgment

We respect and truly acknowledge that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People and that this land is governed by the treaties of Peace and Friendship signed in 1726. West Hants Regional Municipality recognizes that we are all treaty people and have responsibilities to this land and each other. West Hants Regional Municipality also recognizes African Nova Scotians are a distinct people whose history, legacies, and contributions have enriched that part of Mi'kma'ki known as Nova Scotia for over 400 years.



1.0 Introduction

West Hants Regional Municipality (WHRM) is undertaking a Municipal Document Review, which has been branded as the "West Hants Plan Review" (WHPR) project. The WHPR will culminate with a Regional Municipal Planning Strategy (MPS), Land Use By-law (LUB), and Subdivision By-law (SBL) that will serve as a road map for WHRM to responsibly manage growth and change over the next 20 years.

1.1 Context

The current, in-force planning documents for West Hants Regional Municipality pre-date the 2015 merger of the former Town of Hantsport with the then Municipality of the District of West Hants and the subsequent 2020 consolidation with the former Town of Windsor, resulting in three (3) distinct sets of documents for West Hants, Hantsport, and Windsor. The existing planning documents for the three former municipal units last underwent comprehensive reviews in 2005, 2008, and 2010, respectively. Since these reviews occurred, the planning documents have undergone several amendments to address evolving community needs and changing circumstances.

Recognizing this complexity, the ongoing West Hants Plan Review initiative aims to synthesize a cohesive approach by developing a unified Regional MPS, LUB and SBL. This comprehensive effort seeks to harmonize and streamline the planning process across the diverse regions of WHRM.

An MPS is a long-term planning policy document that guides growth, development, and overall use of land within the Municipality. It also establishes the goals, objectives, and land use policies to ensure that the future needs of the Municipality and its community are met. Complementing the MPS, the LUB contains the regulations necessary for implementing the policies outlined within the MPS. Additionally, the SBL plays a crucial role in governing the division and addition of land. Together, these planning tools form a coordinated framework to guide and regulate development activities in a manner aligned with WHRM's objectives and community aspirations.

1.2 West Hants Plan Review Work Plan

The WHPR process will be completed across four (4) phases. Figure 1-1 provides an overview of the project timeline, detailing the purpose of each phase as listed below. Each phase of this project is associated with major deliverables and tailored consultation and engagement tactics.

The four (4) phases of the WHPR process are as follows:











Phase 1
Project Start-
Up

Phase 2

Background

Review &

Visioning

Phase 3
Prepare Regional
Planning
Framework

Phase 4
Refinement &
Finalization

Figure 1-1: West Hants Plan Review Process

Phase 1: Project Start Up

• To understand current issues and opportunities in WHRM from Council and Municipal Staff. A Communications and Engagement Strategy will also be prepared to determine the pathway for public engagement throughout the project.

Phase 2: Background Review and Visioning (current phase)

• To introduce the project to the community and undertake a review of relevant background information.

Phase 3: Prepare Regional Planning Framework

 To undertake the technical writing, review, and implementation of the West Hants Plan Review, building upon the work accomplished to-date. Community and stakeholder meetings are being held to obtain feedback on the draft documents.

Phase 4: Refinement and Finalization

• To refine the draft Regional Municipal Planning Strategy, Land Use By-law, and Subdivision By-law and bring through the statutory approval process.

Throughout the four phases of the WHPR, there will continue to be numerous opportunities for public and stakeholder consultation through a series of workshops, surveys, and open houses. Prior to the adoption of the WHRM planning documents (MPS, LUB, and SBL) a Public Hearing, as mandated by the *Municipal Government Act* will be held before WHRM Municipal Council to present the drafted documents, hear from members of the public, and obtain approval from Council.



1.3 Existing Document Review

In 2016, the Council and the Planning and Development Department initiated the process of reviewing the MPS, LUB and SBL for both the former Municipality of the District of West Hants and the former Town of Hantsport. Subsequently, following the consolidation of the Municipality of the District of West Hants and the Town of Windsor the Planning and Development Department incorporated the planning documents from the former Town of Windsor into the ongoing review. As part of this review, over 17 public engagement events were held, and a number of Background Studies were completed in 2018 and later updated in 2020 to include Windsor. The background studies include:

- Population
- Housing
- Land
- Agriculture
- Economic Development

- Infrastructure
- Industry and Resource
- Heritage and Culture
- Community Health and Services

Unfortunately, the West Hants Plan Review had to be suspended due to the COVID-19 pandemic. The progress made during this initiative will be utilized in the ongoing development of the MPS, LUB, and SBL for WHRM.



2.0 Community Profile

West Hants Regional Municipality is a growing Municipality. Located in proximity to Halifax Regional Municipality, the largest municipal unit in Nova Scotia and the major employment and transportation hub in Atlantic Canada. Figure 2-1 illustrates a visual snapshot of the population data from the most recent Census as per Statistics Canada (2021).

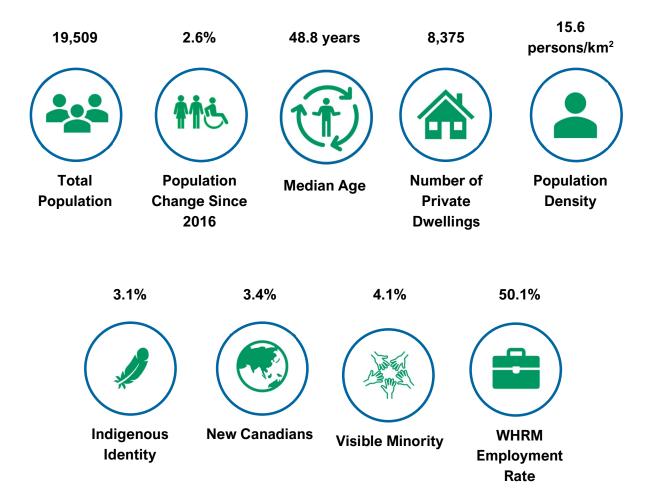


Figure 2-1: WHRM Population Data (Source: Statistics Canada, 2021)

2.1 Population

West Hants Regional Municipality has experienced reasonable growth in population and households over the years. The Statistics Canada 2021 Census lists the population of the WHRM as 19,509 residents. This represents an increase of 2.6% from the previous census in 2016.



The 2021 Census reports the following age distribution in WHRM: 14.5% of residents are 0-14 years; 60.8% are aged 15-64 years; and 24.7% are aged 65 years and older. Of the 24.7% aged 65 years and older, 2.7% are aged 85 years and older. This growing cohort of older adults has specific needs that must be met to ensure that they can continue to fully engage and participate in the community, including the provision of services and infrastructure that cater to all ages and mobilities.

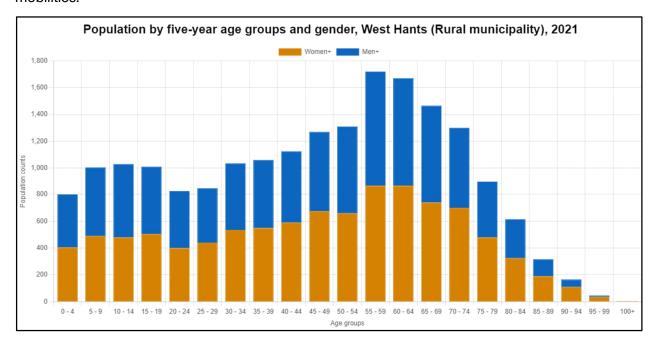


Figure 2-2: Population of WHRM by Age Distribution (Source: Statistics Canada, 2021)

In the 2021 Census, 97.1% (18,715) identified English, 1% (200) identified French, and 1.3% (260) identified a non-official language as their mother tongue. Non-official languages were identified as the mother tongue of 260 residents, and included Arabic, Pilipino, Russian, Polish and other languages.

Approximately, 585 people in WHRM identified as Indigenous in 2021, with 275 residents identifying as First Nations single identify, 250 identifying as Metis single identity and 25 identifying as Inuk single identity. There are 645 residents who identified as being immigrants to Canada.

2.2 Housing

The 2021 Census documented approximately 8,375 households within WHRM. Of these, approximately, 79.7% of these were single detached dwellings (6,675), 14.2% (1190) were attached dwellings (i.e., semi-detached, row house, apartment in a duplex, or apartment in a building that has fewer than five storeys), and 6.1% (510) were movable dwellings. The average household size in WHRM is 2.3 persons.



With respect to tenure, according to the 2021 Census, 79.5% of households in WHRM are homeowners, and 20.5% are rental. Of the 8,375 occupied private dwellings in 2021, only 1,575 dwellings were built in the period from 2001 to 2021, and approximately, 6,800 were constructed prior to 2000.

2.3 Land Use

Development is concentrated in the communities of Windsor and Hantsport with more suburban and rural development taking place in other areas of the Municipality. The majority (71%) of the land in West Hants is zoned General Resource and over one-third (39%) of land in Windsor is designated Agriculture.

Residential development in WHRM is primarily low-rise, single detached, and is based in traditional grid networks of streets. Primarily, the West Hants communities have seen more concentrated growth in Three Mile Plains and Falmouth and more dispersed development in the rural areas.

2.4 Recreation and Community Facilities

There are a variety of recreation opportunities, picnic areas, and green spaces, and play structures, that are owned, or operated and maintained by WHRM, including:

- Armstrong Lake Park
- Avondale Wharf and Waterfront
- Brooklyn Fire Hall Trail
- Burgess Crescent Park & Playground
- Causeway Trail
- Cheverie Salt Marsh Restoration Trail
- Chittick Park
- Dr. Silas Rand Park
- Eldridge Road Recreation Site
- Elmcroft Park
- Falls Lake Municipal Land Trail
- Falmouth Boat Launch



Figure 2-3: West Hants Sports Complex (Source: WSP Canada Inc.)

- Falmouth Mini Park and Causeway Trail
- Foundry Field
- Fundy Centennial Park
- Hobarts Beach
- Irishmans Road Recreation Site
- Kempt Quarry Recreation Site

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- McDade Park
- Riverview Trail
- Rotundus Park
- Shamrock Ball Field
- St. Croix Recreation Site
- Other community facilities include:
 - West Hants Sports Complex
 - Hants Aquatic Centre
 - o Windsor Community Centre

- Tregothic Trail
- Upper Burlington Planters Trail
- Victoria Park
- Windsor Waterfront Skatepark
- Windsor Waterside Park

Public and independent elementary and secondary schools within WHRM include:

- Windsor Elementary School
- Windsor Adult High School
- Avon View High School
- King's-Edgehill School
- Dr. Arthur Hines Elementary School

- Three Mile Plains District School
- Windsor Forks District School
- Falmouth District School
- Hantsport School

2.5 Transportation

Highway 101 is the major, 100-series highway that runs through WHRM. Highway 101 connects WHRM to Halifax to the east, and to Yarmouth to the west, running through the length of the Annapolis Valley and along the Bay of Fundy shore. Highway 101 is the only 100 series highway in WHRM. There are two trunk highways within WHRM; trunk NS-1 runs largely parallel to Highway 101 in an east/west direction from Halifax, though the Annapolis Valley, to Yarmouth. NS-14 runs in a largely south to north direction, commencing in Chester, N.S., traversing through WHRM from Upper Vaughn to Woodville. NS-215 is a secondary highway which commences at Newport Corner and runs along the Noel Shore throughout WHRM to the boundary with East Hants, around the community of Walton. The remaining roads and streets are divided into four types: arterial, collector, local and private, either maintained by WHRM or by Nova Scotia Department of Public Works.

The closest airport is the Halifax Stanfield International Airport located outside of WHRM (approx. 70km) in Goffs, NS. It provides both passenger and freight air services. The closest commercial seaport facilities are in Halifax – the Halifax Atlantic Hub Terminal and the Fairview Cove Terminal. Canadian National operates an intermodal terminal in Halifax as well for passenger and freight rail.

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2.6 Economy

In the 2021 Census, WHRM reported a labour force of 9,100 people, a labour participation rate of 55.9%, an employment rate of 50.1%, and an unemployment rate of 10.3%.

Data from the 2021 Census showed that the employment sectors with the greatest proportion of the labour force include health care and social assistance, construction, and retail trade. These three sectors were the only sectors that employed more than 10% of the labour force in WHRM. Both the health care and construction sectors saw growth between 2016 and 2021. Retail trade saw a slight decline in the percentage of persons employed in the sector during the same time period.



Distribution of the employed labour force aged 15 years and over by industry sectors, West Hants (Rural municipality), 2016 and 2021

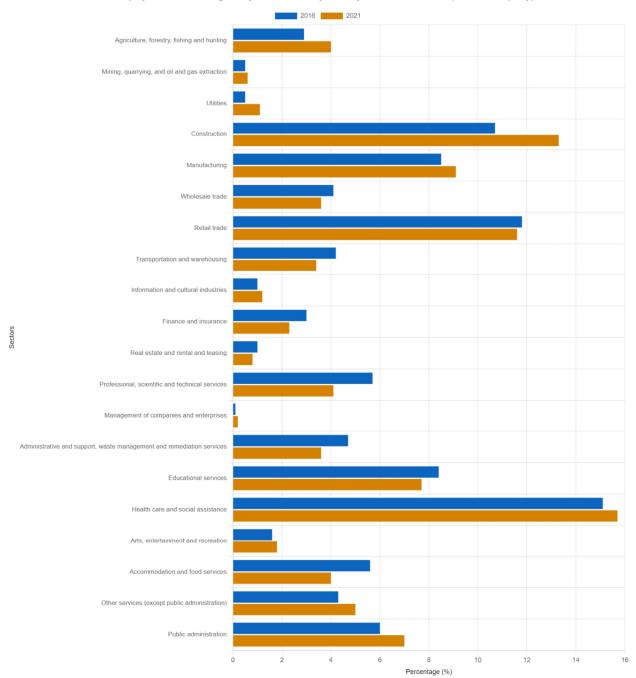


Figure 2-4: Distribution of Employment in WHRM by Sector (Source: Statistics Canada, 2021)



2.7 Cultural Heritage

There are two heritage properties in WHRM that are designated by the Government of Canada as having National heritage significance: Fort Edward and the Hantsport Railway Station. Fort Edward was established in 1750 and played a crucial role in key historical events, including the Acadian Expulsion and the American Revolution. As Canada's oldest surviving military blockhouse, Fort Edward stands as a tangible link to the past, showcasing the region's history and contributing to the understanding of Nova Scotia's cultural evolution. It's architectural features and preserved artifacts make it a vital heritage landmark, enriching the community's narrative and connecting it to broader Canadian History.

The Hantsport Railway Station was built in the late 19th century, the station played a crucial role in facilitating transportation and trade,



Figure 2-5: Fort Edward, WHRM (Source: Parks Canada)



Figure 2-6: Hantsport Railway Station (Source: WSP)

reflecting the economic growth of Hantsport. Its distinctive architecture stands as a reminder of the significance of railroads in shaping local communities, making it a cherished heritage site that offers insights into Nova Scotia's transportation history.



Additionally, there are a number of Municipally and Provincially designated heritage properties throughout WHRM including, Clifton House/Haliburton House, Clockmaker's Inn, Greenwood, Kempt Shore Presbyterian Church, and Windsor Plains Community Hall, among others.

WHRM has enacted a Municipal Heritage Property By-law (2021) aimed at identifying, preserving, and protecting buildings, public-building interiors, streetscapes, cultural landscapes, or areas of historical or cultural significance within the Municipality. The Planning Advisory Committee serves as the Heritage Advisory Committee (PAC/HAC) and is a committee of Council which advises on:

- Inclusion of buildings, public-building interiors, streetscapes, cultural landscapes or areas in the Municipal Registry of Heritage Property;
- Applications to substantially alter or demolish a Municipal Heritage Property; and
- Other heritage matters.

In addition to the Municipal Heritage Property By-law, the Municipality offers a Municipal Heritage Property Conservation Work Grant. This grant offers financial support to owners of Municipal Heritage properties for eligible conservation work to architectural elements to support the designation of the property.

2.8 Recreational, Open Space, and Natural Features

West Hants Regional Municipality is characterised by a beautiful natural coastal environment, particularly along the Avon River, which empties into the Minas Basin, where the world's highest tides rise and fall along approximately 160 kilometres of shoreline and the banks of tidal rivers. In order to protect the shoreline from flooding, there is approximately 6,019 acres of dykelands and 30.5 km of running dykes in West Hants, and approximately 1,000 acres of dykeland in Windsor.



Figure 2:7 – Smileys Provincial Park (Source: Nova Scotia)

The Region features two Provincial Parks, Smileys and Falls Lake, along with two Park Reserves, Cheverie Salt Marsh and St. Croix. Additionally, there are wilderness areas, 12% of lands protected according to Environment Nova Scotia, and Crown Land within WHRM.



3.0 Policy Context

3.1 Municipal Government Act

The *Municipal Government Act* (MGA) is provincial legislation that delegates the roles and responsibilities of municipal units in Nova Scotia; it gives councils broad authority to pass bylaws in respect to their right to govern their Municipality in the way they see fit and appropriate within the jurisdictions divested to them through the act. The MGA outlines the various areas that local governments can and are required to administer in their function. The MGA is also intended to enhance the ability of councils to respond to and address present and future issues in their municipalities. The purpose of a Municipality, as stated in the act, is to provide good governance, services, facilities, and other aspects that in council's opinion are necessary and desirable for all or a portion of the Municipality, and to development and maintain safe and viable communities.

An important aspect of the power of a council in relation to the purpose of a Municipality is the control of planning and development, which guides municipal land use through the development and adoption of a Municipal Planning Strategy, defining the goals, objectives, and policies unique to the Municipality, and the accompanying Land Use By-law, which prescribes the standards upon which the policies contained within the Municipal Planning Strategy are implemented and achieved. In addition, the Subdivision By-law plays a crucial role in regulating the division of land within the Municipality, ensuring orderly development and adherence to zoning regulations.

3.2 Statements of Provincial Interest

The Statements of Provincial Interest are guiding declarations, intended to provide principles upon which development can occur in a sustainable and reasonable manner within Nova Scotia. They are, in part, a recognition of the finite nature of the fundamental resources – land and water – which contribute to the physical, economic, and social fabric of the entire Province. They also serve as pillars around which the future growth and development of the province can be achieved in a fair and equitable means. They are intended to assist Provincial departments, Municipal governments, and individual residents make appropriate, common sense-based choices, required in responsible land use decision making. The creation of policy as it relates to land use should be "reasonably consistent" with the statements. However, they are not explicit, rigid standards; they exist with the understanding that Nova Scotia is a unique and diverse place. The communities within the province have their own distinctive character and conditions. Common sense application and the thoughtful, creative, and innovative application around the statements of provincial interest are paramount to their effective application.



There are five (5) Statements of Provincial Interest, applicable to the Planning Document Review for the West Hants Regional Municipality:

- 1 Statement of Provincial Interest Regarding Drinking Water
- 2 Statement of Provincial Interest Regarding Flood Risk Areas
- 3 Statement of Provincial Interest Regarding Agricultural Lands
- 4 Statement of Provincial Interest Regarding Infrastructure
- 5 Statement of Provincial Interest Regarding Housing

Each statement has its own goal, based on the rationale for the statement's inclusion within the *Municipal Government Act*, along with provisions related to the responsibilities for Municipalities to adhere to within their planning documents as they pertain to each Statement of Provincial Interest.

3.2.1 Statement of Provincial Interest Regarding Drinking Water

Goal

Protection of the quality of drinking water within municipal water supply watersheds

Rationale

- Safe supply of drinking water is a basic requirement for all people.
- Inappropriate development in municipal water supply watersheds may threaten the quality of drinking water.
- Some water supply watersheds are located outside of the boundaries of the Municipality using the water. The Municipality that is reliant on the water supply has no direct means of protecting its supply.

Application

The statement is applicable to all municipal water supply watersheds in Nova Scotia – both surface watersheds and groundwater recharge areas

Provisions

- Planning documents must identify all municipal water supply watersheds within the planning area.
- Planning documents must address protection of drinking water in municipal water supply watersheds. This includes the following considerations.
 - Restriction of permitted uses to those that do not pose a threat to drinking water quality.
 - Balancing the expansion of existing uses against the risk posed to drinking water quality.



- Limitations on permitted lots to prevent cumulative impact on drinking water consideration needs to be given to lot size and density of development, balanced against the risks posed to drinking water quality and supply.
- Establishing separation distances between new development and watercourses to prevent impacts from run-off.
- Establishing measures to reduce erosion, sedimentation, run-off, and vegetation removal associated with development.
- Different watersheds will be able to support different levels of development in proximity based on unique conditions. The application of appropriate land use controls should be determined by the following factors.
 - Existing land use
 - Location within the Municipality
 - Size of the water supply
 - Soil conditions

It is recognized that in some situations, long-term protection and viability of drinking water supply may not be practical. In these circumstances, the planning document must address the particular reasons why. Municipal planning documents must, in these circumstances, consider the location of an alternate source(s) of drinking water where long-term protective measures can be applied.

The province supports the preparation of watershed management strategies for all municipal water supply watersheds. These strategies should be prepared by the Municipality in conjunction with the water utility and in consultation with impacts parties including landowners.

3.2.2 Statement of Provincial Interest Regarding Flood Risk Areas

Goal

To protect the safety of the public and property as well as to reduce the requirements for flood control works and flood damage restoration in floodplains.

Rationale

Floodplains are naturally occurring storage areas for flood waters. New developments located within floodplains can disrupt this natural occurrence, thereby increasing flood levels and flows. This creates an increase in the threat to existing development both upstream and downstream.

Five floodplains are identified as 'Flood Risk Areas' under the Canada-Nova Scotia Flood Damage Reduction Program; the extent of potential flooding has been scientifically determined. None of the five areas are located within the boundaries of West Hants Regional Municipality. However, the SPI acknowledges and explicitly states that where local knowledge and



information concerning floodplains is prevalent, planning documents should be reflective and respondent to this information and the applicability of this statement.

Provisions

- Planning documents must identify locally known floodplains.
- Planning documents must be reasonably consistent with the following:
 - Within the floodway development must be restricted to uses such as roads, open space, utility and service corridors, parking lots and temporary uses the placement of off-site fill must also be prohibited in order to prevent the expansion of the floodway and impacts both up and downstream.
 - Within the floodway fringe some form of development is permitted, but it must be floodproofed. Further, development intended for vulnerable persons (hospitals, seniors' homes, etc.) and development associated with hazardous uses is not permitted. This is intended to safeguard vulnerable populations and protect natural resources from contamination.
 - Placement of off-site fill is limited to what is required for floodproofing or the management and mitigation of flood risk.
- The expansion of existing uses must be balanced against the risks to human safety, property and the increased risk both up and downstream flooding. Expansion of the floodway must not increase the area of the structure at or below the required floodproof elevation.
- Known floodplains that are not mapped under the Canada-Nova Scotia Flood Damage Reduction Program, at minimum should be reasonably consistent with the provisions of the Floodway Fringe.
- Development contrary to the Flood Risk Areas statement may be permitted but a
 hydrotechnical study, undertaken by a qualified individual, showing that the proposed
 development will not contribute to up or downstream flood or result in a change to
 floodwater flow patterns must be submitted and accepted.

3.2.3 Statement of Provincial Interest Regarding Agricultural Lands

Goal

To protect agricultural lands for the development of a viable and sustainable agriculture and food industry.

Rationale

- Preservation of agricultural land is important to the future of Nova Scotians.
- Agricultural land is being lost to non-agricultural development.
- There are land use conflicts between agricultural and non-agricultural land uses.



Application

The statement applies to all active agricultural land as well as land with agricultural potential in Nova Scotia.

Provisions

- Planning documents must identify agricultural lands within the planning area.
- Planning documents must address the protection of agricultural land. Measures that should be considered include:
 - Prioritization of uses such as agricultural, agricultural related uses, and uses that do not eliminate the possibility of using the land for agricultural purposes in the future. Non-agricultural uses need to be balanced against the need for agricultural land preservation.
 - Limitations on the number of lots. Too many lots encourage non-agricultural development. Minimum lot size and density of development needs to be balanced against the need to preserve agricultural land.
 - Establishment of separations distances between agricultural and new nonagricultural development to reduce land-use conflicts.
 - o Provisions to reduce topsoil removal on lands with the high agricultural value.
- Existing conditions (established land-use patterns, economic conditions, and the location and size of agricultural holdings) prevent all areas from being protected for food production. In these instances, planning documents need to address why these lands cannot be protected for food production. Wherever possible, non-agricultural development should be directed to land with the lowest agricultural value.

3.2.4 Statement of Provincial Interest Regarding Infrastructure

Goal

Efficient use of municipal water supply and municipal wastewater disposal systems.

Rationale

Federal, Provincial, and Municipal governments have made significant investments in providing municipal water supply and wastewater disposal systems. Unplanning and uncoordinated development increases the demand for costly conventional and inefficient infrastructure.

Application

All communities within the province.

Provisions



- Planning documents must promote the efficient use of existing infrastructure and reduction in the need for new municipal infrastructure. This should include the following measures:
 - Encouraging maximum use of existing infrastructure through the enablement of infill development on vacant land and higher density forms of development
 - Discouragement of 'leapfrogging' over areas served by municipal infrastructure to un-serviced areas.
 - Community growth that requires the extension and expansion of infrastructure should be directed to directed to areas where serving costs will be minimized.
 Consider the use of practical alternatives to conventional wastewater disposal systems.
 - Known environmental and health problems related to inadequate infrastructure and the establishment of short and long-term policies to address the problems, including financing considerations, should be included.
- Where on-site disposal system is known to experience problems, alternatives to the
 provisions of conventional wastewater disposal systems should be considered. This
 can include the replacement or repair of malfunctioning on-site systems, the use of
 clustered systems, and the establishment of wastewater management districts.
- Discourage the installation of municipal water systems without municipal wastewater disposal systems.
- Consider intermunicipal solutions to address problems and the provision of required infrastructure.

3.2.5 Statement of Provincial Interest Regarding Housing

Goal

To provide housing opportunities to meet the needs of all Nova Scotians

Rationale

Shelter is a fundamental requirement for all, and a wide range of housing types is necessary to meet the needs of Nova Scotians

Application

All communities of the province.

Provisions

 Planning documents must include housing policies addressing affordable housing, special-needs housing, and rental accommodation. This includes an assessment of the supply and demand of these forms of housing and the development of solutions appropriate to the planning areas. The definition of affordable housing, special needs



housing and rental housing can be left to the individual Municipality to define in the context of their unique characteristics.

- Measures that should be considered in planning documents include enabling high density development forms, reduced lot sizes and reduced yard requirements to encourage a range of housing types.
- Depending on the type of group home, planning documents must address them in their context. Some are more aligned with single-family, low residential characteristics while others that provide for specialized services may need specific locational criteria.
- Provisions for manufactured housing must be provided for in planning documents.

3.3 West Hants Regional Municipality Current Planning Documents

West Hants Regional Municipality is comprised of three former Municipal units. The former Town of Hantsport, the former Town of Windsor, and the former Municipality of the District of West Hants. In 2014, the Town of Hantsport voted to dissolve its municipal incorporation and the former town was dissolved into the Municipality of the District of West Hants the following year. In 2018, the Province of Nova Scotia passed legislation enabling the Town of Windsor and the Municipality of the District of West Hants begin a negotiation process that would ultimately lead to a merger of the two Municipal units. This process was completed and on April 1, 2020, the West Hants Regional Municipality was established.

As a result of the changes to the municipal units that occurred there are currently three separate planning documents are in-force within the West Hants Regional Municipality, from each of the three former Municipalities. This creates a system that can pose challenges to implementing a cohesive planning process and ensuring that planning policies are aligned throughout the entire Municipality. This section will provide an overview of these planning documents to assess the congruencies and provide a means to identify gaps and deficiencies in the current planning documents for WHRM.

3.3.1 Former Town of Hantsport Current Planning Documents

The former Town of Hantsport initiated their MPS plan review in 2008 with a focus on sustainability as a pillar of the Town's planning focus moving forward. The Town developed, as part of the MPS, an Integrated Community Sustainability Plan (ICSP) which revolved around four pillars of sustainability – Environmental, Economic, Social, and Cultural (social and cultural were combined within the MPS document). A set of goals and policies pertaining to each pillar is included in the MPS.

Environmental goals and policies within the MPS speak to the challenges and circumstances posed to the community due to its location along the Minas Basin and the need to address adequate protection from and appropriate adaptation measures from coastal erosion and sea



level rise. It also spoke to the challenges faced by the combined sewer system within the Town and the need to protect the water supply from Davidson Lake within neighboring District of West Hants.

Economic goals and policies pertain to the encouragement of efficient development patterns and the use of existing infrastructure through infilling and providing for housing. They also noted a need to encourage growth within the Town. The MPS identified two areas (southeast of Holmes Hill Road and between Evangeline Drive and Chestnut Avenue) for future growth and housing via subdivision. The policies also spoke to increasing public transit ridership, improved internet access, encouragement of home-based businesses, and the development of economic partnerships throughout the region.

Social and cultural goals and policies pertain to the development of trail systems, additional sidewalk infrastructure, partnerships and support for schools, libraries, police and emergency services, and solid waste collection.

The general policies within the MPS encourage economic development within vacant areas of the Town of Hantsport and call for the establishment of a Comprehensive Development District (CDD). Residential policies allow for the establishment of primarily low-density zones. Commercial policies address the potential for mixed-use (commercial/residential zoning) and industrial policies direct these land uses to areas that are zoned for this use only. Open space policies direct municipally owned areas into lands zoned for recreational open space while environmentally sensitive areas are placed in conservation open space zones.

3.3.2 Former Town of Windsor Current Planning Documents

The former Town of Windsor's planning documents were enacted in 2005 and are the oldest of the three sets of planning documents currently in force within WHRM. Given the town's position as the main service centre in the West Hants region, as well as the primary urban centre between HRM and the Kentville-New Minas area, the focus of the documents differs from that of the other two sets of current planning documents.

The overall objective of the documents is to promote the town as a highly desirable place to reside as well as create a thriving centre for commercial and service opportunities, through the enhancement of the residential and commercial environments. The MPS notes several development principles, this includes:

- Encouragement of compact residential and commercial growth through the application of efficient use of municipal infrastructure.
- Maintaining control over the location, design and built form of new multi-unit residential development.
- Ensuring flexibility in the planning documents to support the growth and opportunities for home-based businesses.



- Permitting a broad range of uses in the Industrial Park.
- Promoting the downtown as a main business district in the town.
- Establishing development standards for roadways entering into the town, including type, location, scale, and built form of new development.
- Promotion of healthy living through access to parks and open spaces such as trails, the waterfront, and other public and private facilities.
- Protection of active farms and agricultural dykeland from the encroachment of incompatible land uses.

3.3.3 Former Municipality of the District of West Hants Current Planning Documents

The former Municipality of the District of West Hants planning documents came into force in 2008. These documents were the first time that planning documents had been established for the entire former Municipality – prior iterations of planning documents were completed in piecemeal format beginning in the growth centre of Falmouth, then spreading to Upper Falmouth, and beyond to areas of the former Municipality centered first around agriculture and then to resource production and protection.

The development of planning documents for the former Municipality of the District of West Hants focused on directing non-rural development patterns to growth centres – Falmouth and Three Miles Plains – one village: Brooklyn, as well as eleven hamlets within the Municipality, typically centered around a community hall or historic place of worship. The intended density of development within each of these levels declines respectively, however all are intended to provide a level of local commercial service.

The intention of this pattern of development is to protect and preserve lands outside of these identified areas and communities for agricultural and resource development as well as protecting natural resources such as freshwater supply. The MPS created two separate resource designations within the areas outside of the identified growth centres, village, and hamlets; these were based upon the natural capabilities of the land and its likely use. The Agriculture designation was comprised of active farm and lands with the highest capability for agricultural uses – class 2 and class 3 soils, as well as historic Acadian dykelands and represent some of the most fertile lands in Nova Scotia.

The intent behind this designation was:

- To prevent intrusive, incompatible, and competitive land uses.
- Discourage fragmentation of lands.
- Provide long term security required for agricultural and resource production.
- Accommodate limited residential and non-agricultural/non-resource uses.



- Establish appropriate separation distances.
- Enable economic diversification by permitting a wider range of uses in areas not intended for residential development.

The Resource designation was intended to encompass land used for resource extraction (mining and forestry) as well as some areas of combined resource use and municipal water supply areas. Lands within these designations also permitted some limited non-resource development. The MPS makes specific note of the importance that Gypsum mining has and continues to play in the economic viability of the Municipality, particularly within the rural areas and the need to reduce land conflicts between mining sites and adjacent land uses. Forestry uses dominate the economic landscape within the southern and northeastern portion of West Hants. Though the MPS also notes the growth of cottages and other recreational opportunities and the importance of protecting wildlife habitat. Finally, the document also notes that the freshwater supply areas for the entire West Hants region lie within the boundaries of the former Municipality of the District of West Hants and highlights the importance of protecting this resource.

3.3.4 Other Documents

Over the past decade, the former Municipalities that now constitute the West Hants Regional Municipality made a concerted effort to develop cohesive plans pertaining to active transportation and active living within the communities that comprise WHRM. These plans include the following:

Avon Region Active Transportation Plan (2015)

This plan was a collaborative effort between the three municipal units at the time to improve safe and efficient non-motorized transportation options and linkages within the Avon River Region. It set a unique approach to a regional active transportation model within the urban and rural areas of what was to become West Hants Regional Municipality. The plan addressed tangible improvements in active transportation infrastructure and the encouragement of a shift towards non-motorized forms of transportation.

Municipality of the District of West Hants Parks and Open Space Plan (2016)

This plan features a ten-year outlook to manage the Municipally owned parkland and open space in order to secure the use of these important lands for the needs of the residents. This plan was developed through extensive community consultation and resulted in the inventory and classification of parkland and open space. Fifteen prioritized management actions were generated as part of this plan for the plan to be implemented over the prescribed lifecycle.

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Background Review and Policy Directions Report - May 2024



Municipal Climate Change Action Plans

As a result of the 2010-2014 Gas Tax Agreement, each of the former Towns of Hantsport (2013), Windsor (2014) and the Municipality of West Hants (2013) completed a Municipal Climate Change Action Plan. These plans encompass a variety of initiatives and policies aimed at reducing greenhouse gas emissions, enhancing resilience to climate impacts, and facilitating a shift towards a more sustainable and low-carbon future. The Plans have provided perspective on the impacts of climate change on Hantsport, Windsor and West Hants and initiated discussions about policy and procedures that could help protect people, properties, special places, and essential municipal services that are susceptible to changing climate conditions. Among the common climate change issues and hazards addressed in each plan are sea level rise, erosion, inland flooding, storm surges, and drought. Additionally, a key focus of the plans involves continually engaging with the community to raise awareness and foster climate action, with each community establishing a Municipal Climate Change Adaptation Plan (MCCAP) Committee. As of January 2023, the MCCAP Committee is known as the Climate Action Committee (CAC).



4.0 Key Issues and Themes

The following section discusses key local issues and opportunities for improvements to the current Municipal Planning Strategies and Land Use By-laws that have been identified, based on background review and initial consultation with WHRM staff. These issues, along with any others that may be identified during the WHPR process, will need to be addressed in preparing the new Regional Municipal Documents.

4.1 Document Format and Structure

In recent Municipal Document Review processes, there has been an increased emphasis placed on ensuring MPS and LUB documents are user-friendly and able to be read and interpreted by a broad audience, including Council, municipal staff, agencies, developers, and residents. As such, the following subsections describes changes and considerations that have been identified for further refinement and implementation in subsequent stages of the project.

4.1.1 A User-Friendly Document

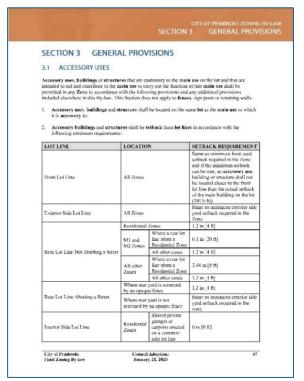
The structure and format of the current Municipal Planning Strategies and Land Use By-laws can be modernized and improved to create a more user-friendly document that is easy to navigate and interpret by residents, developers, and agencies, and to administer by WHRM staff. Formatting considerations for the new Regional Municipal Planning Strategy and Land Use By-law include:

- Maintain the use of digital hyperlinks to sections of the document in the Table of Contents, for ease of navigation when the MPS, LUB and SBL is being viewed in a digital format;
- Introduce colored section dividers and icons to promote easier navigation and wayfinding through the document, as illustrated in Figure 4-1;



Figure 4-1: Use of coloured headers (City of Pembroke Zoning By-law, January 2020)



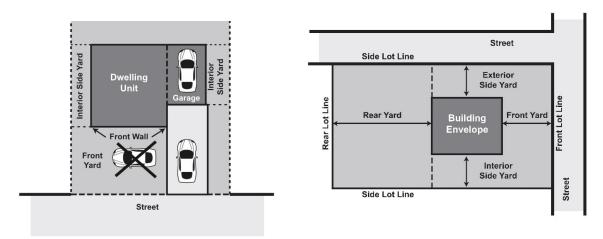


Number provisions consistently throughout the documents. Consideration should be given to renumbering policies/provisions under each section as follows: Section 1; 1. main policy/provision; a) sub-policy/provision; i) secondary sub-policy/provision. This will allow for clear references to the MPS and LUB in other planning documents and development applications, such as "Section 1(1)(a)(i)";

- Limit the number of policies/provisions which require the reader to jump between sections in the document;
- Each land use designation should include a preamble which describes the general purpose and intent of the designation;
- Each Zone should include a preamble which describes the general purpose and intent of the Zone;
- Under each Zone, there is an opportunity to organize performance standards (e.g. minimum setback and yard requirements) in tables which are consistent across all Zones; and
- Adding images and diagrams to illustrate certain definitions and zoning provisions to more clearly communicate requirements. For example, diagrams can be used to illustrate definitions for dwelling types, lot types, required yards, parking space size requirements, driveway requirements, and permitted yard encroachments (see Figure 4-2).



Figure 4-2: Examples of Land Use By-law Illustrations



4.2 Definitions

Each of the current Land Use By-laws establishes defined terms in the following Sections:

- Municipality of the District of West Hants Section 35.0
- Town of Windsor Section 31.0
- Town of Hantsport Part 2

The following changes may be considered to assist in the interpretation of the new Regional Land Use By-law:

- A comprehensive review of all definitions should be completed to ensure that they are contemporary, including deletion or replacement of definitions for uses which are out of date:
- Definitions should also be reviewed to ensure that every permitted use discussed in the general provisions and listed under the individual Zones has a corresponding definition. A definition will also have to be added for any new permitted uses introduced through the preparation of the new Regional Land Use By-law;
- Permitted uses should also be reviewed to identify uses that are similar in nature, and that may be grouped under a broader defined term; and
- As previously mentioned, illustrations of technical definitions (e.g. lot lines, yards) may be added to assist the reader in interpreting the provisions of the Land Use By-law.



4.3 Key Issues/Themes

This section of the Background Review and Policy Directions Report summarizes the planning issues and themes to be addressed through the WHPR as identified by WHRM staff and Council.

4.3.1 Residential Development

WHRM's housing supply is predominantly ground-oriented single detached units although some diversification has been seen in recent housing completions. According to the West Hants Regional Municipality Housing Needs Assessment Report (2023), as of the end of 2022, there was no gap between the demand for housing and the available housing supply in the Municipality, indicating historical completion rates have been sufficient to meet new demand. However, projections indicate a growing need for 560 units by 2027 and 1,115 units by 2032 to accommodate population growth. While current construction trends may cover most of the 2027 demand, a shortfall of 10 units by 2027 and 15 units by 2032 is projected if the pace persists, highlighting the need for proactive measures to address future housing needs. These housing trends and projected deficiencies will be important to monitor going forward given the historically low vacancy rates throughout Nova Scotia and impact of higher housing costs in Halifax Regional Municipality (HRM). These conditions make WHRM an attractive place to develop new housing stock and for homeowners to reside but could potentially increase the pressure on existing housing stock as well as drive up the cost of housing – impacting lowincome residents and creating further strain on the housing market within the Municipality.

Currently, the respective MPS's and accompanying LUB's of the former municipal units are limiting in the ability to permit residential development beyond one-unit and two-unit dwellings, without requiring discretionary planning approvals beyond required permitting such as development permits and building permits. WHRM has expressed interest in increasing the number of permitted units as-of-right in the LUB, in an effort to encourage and attract development to the community. Currently, innovative housing forms that appeal to a wide cross-section of residents of varying means and abilities are permitted. However, many are only permitted via a Development Agreement or other discretionary planning approval process. As households become increasingly diverse in composition – single occupants, non-familial cohabitation, multi-generational families, etc., there is a need for housing options and diversity to become increasingly flexible.

The WHPR is an opportunity to develop appropriate provisions for residential development to better reflect the current and anticipated housing needs, intensification in appropriate areas based on existing and planned infrastructure as well as current and anticipated transportation demands to manage growth through reasonable regulations while ensuring efficient standards are implemented. This can be done through criterions such as reducing setbacks, maximum parking requirements, increased permitted height and density requirements (both as-of-right



and through discretionary planning processes when and where applicable), and providing for a wider-range of housing options, types, and built forms. In addition, the creation of specific zoning categories and standards will be developed and implemented for the areas within the WHRM that have existing infrastructure capabilities such as water/wastewater and road networks to adequately support appropriate increases in residential growth and development.

4.3.2 Extreme Weather Protection

In Spring and Summer of 2023, wildfires that occurred in HRM and on the South Shore of Nova Scotia, along with localized flooding in WHRM and HRM, brought concerns around protection from extreme weather events into sharp focus for communities within the province. With WHRM being one of the Municipalities directly impacted by the extreme weather events that occurred in 2023, WHRM recognizes the need for the new planning documents to address how land use planning – policies and regulations – can better prepare and safeguard communities from extreme weather events tied to climate impacts, which are occurring more frequently and with greater ferocity throughout Nova Scotia.

4.3.2.1 Wildfires

Following the wildfires in Spring 2023, and the severe impact they had on residential communities within HRM – with over 150 homes lost due to fire - the acute need for enhanced regulations pertaining to land use that could aid in the prevention of widespread damage became apparent. The residential communities that were impacted by the wildfires, Hammonds Plains, Upper Hammonds Plains, Stillwater Lake, and Tantallon, share many characteristics similar to residential communities, villages, and subdivisions found throughout WHRM. Similarities include unserviced lots, predominantly residential uses, reliance on emergency services with longer-wait times than custom to urban areas, dense vegetation throughout the community particularly between residential units, and often a single access point throughout a subdivision. These characteristics – though common throughout many suburban and rural residential areas throughout Nova Scotia – can create potentially dangerous conditions for wildfire to spread in a rapid and uncontrollable manner.

Unfortunately, weather and climate conditions are more frequently becoming prevalent for the generation of conditions associated with enhanced risk of wildfires. These conditions include less accumulated snowfall and warmer days on average throughout the winter months, leading to less snowmelt and moisture being released into the ground and water systems during the spring. In addition, Nova Scotia has faced extended periods of reduced rainfall, resulting in lower accumulated precipitation levels throughout the year. Throughout the spring and summer months, days with higher-than-average temperature normally recorded are becoming increasingly prevalent. While it would be optimal to have weather patterns and climate conditions revert to forms traditionally seen in Nova Scotia, this will not occur during the lifespan of the new planning documents. Therefore, the new planning documents for WHRM must

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address the threat of wildfires on communities within the Municipality and offer policies and regulations that can promote protection and limit threats.

The new planning documents can help address concerns and conditions associated with wildfires. This includes policies within the MPS that encourage development patterns in a compact and efficient manner, concentrating growth in strategic locations that make use of existing infrastructure to enable better and enhanced protections of existing and new development. Policies regarding development further from the urban cores found within the Municipality – Windsor and Hantsport – can be tailored to encourage growth patterns to appropriately space future development in a manner that can help prevent and deter the most prevalent impacts of extreme weather, such as wildfires. Additionally, policies mandating the creation of secondary, or emergency access roads, in new developments outside of the serviced area. Emergency access roads may not necessarily need to adhere to the same standards as conventional roadways. Access restrictions can be implemented when not in use, but they remain available for emergency access or swift evacuation if necessary. Policy requiring the implementation of site plan approval for development in rural areas susceptible to the threat of wildfire may also be appropriate. Through this process, development would be required to show where vegetation in proximity to new development is removed in order to create a buffer around a dwelling and prevent wildfires from damaging or destroying said dwelling. Potential regulations within the new SBL may also be considered. This could include "fire breaks" between a certain number of lots, greater separation distances between dwellings to prevent and limit fire "jump" from one dwelling to another.

4.3.2.2 Flooding

Flooding occurs naturally in various locations throughout WHRM. This is due to the relative low level of much of the landmass in WHRM and its proximity to the Minas Basin, as well as the three (3) main rivers – Avon, St. Croix, and Kennetcook, draining into the Minas Basin and then flowing into the Bay of Fundy. However, the development patterns within WHRM, owing to the establishment of dykelands by Acadian settlers, have resulted in a significant portion of the most developed areas in WHRM being in proximity to areas most susceptible to risks of flooding.

Today, dykelands make up approximately 7,000 acres of total area within WHRM and nearly half the land within the boundaries of the former Town of Windsor. These areas are best suited for agricultural uses and limited development. However, it is important to be cognizant of the desire and, at times, need to locate housing and other more intensive forms of land uses in proximity to services and amenities sought by residents on a daily or regular basis. Further, with the push to densify housing and development in central locations – both as a means to ensure efficient use of existing infrastructure and to limit sprawl and development from central locations to peripheral and beyond, conflict in land use can occur between permitting new or expanded development in areas identified as prone to flooding.



The current planning documents identify flood-prone areas and feature an overlay. This restricts the uses permitted to the underlying zone but limits further development, restricting development to that which is as-of-right or development that includes recreational uses such as golf courses or recreational trails. Policies do permit additional forms of development but require that a surveyed plan demonstrates the development will occur above the established highwater mark of the dykeland. This is similar to the requirements found in the Provincial Statement of Interests and should be carried forward to ensure the documents reasonably comply. Special provisions to ensure that lands in the former Town of Windsor are permitted to be developed in an appropriate manner may have to be considered given the sheer percentage of land within the former Town that is classified as dykelands and the need to encourage density and housing options within the largest community in WHRM. Policies and regulations within the new planning documents can facilitate the prudent development of the community while ensuring that areas prone to flooding are not jeopardized by haphazard land uses and intensification beyond what the dykelands can manage.

4.3.3 Coastal Protection

Given the rise in extreme weather events and the development pressures associated with Coastal development, there is a recognized need in WHRM to regulate in an appropriate manner the necessary balance between development along the coastline of WHRM and protect existing and future development while ensuring that access to the coastline is afforded in a fair and equitable manner. Many municipalities within Nova Scotia, including WHRM, were awaiting the proclamation of the *Coastal Protection Act* by the Province of Nova Scotia. However, in February 2024 the government of Nova Scotia announced it was no longer considering bringing this act into force. In its place the government of Nova Scotia has released *The Future of Nova Scotia's Coastline: A plan to protect people, homes, and nature from climate change.* This brief document provides fifteen actions to be implemented over a three-year span to help inform individual property owners about the risks associated with coastal development. It also calls upon municipalities to develop their own specific land use policies and regulations regarding coastal development to create climate-resilient communities.

WHRM has acted in a proactive manner in this regard; amendments to the in-force MPS for both the former Municipality and the former Town of Windsor were written to ensure that when the *Coastal Protection Act* was proclaimed the Coastal Protection Zone will automatically be in place, restricting future non-exempt development from occurring within 30 metres of the highwater mark. The former Town of Hantsport already had a measure in place matching this requirement, owing to the threat of coastal erosion and the identified need for coastal projection within the community based on its proximity to the Minas Basin. Given the recent announcement that the *Coastal Protection Act* will not be proclaimed, it will fall to the WHRM to develop a plan that is appropriate for the Municipality. The application of a Coastal Protection Zone is intended to restrict and regulate future development, but not necessarily outright prohibit development

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from occurring. Rather, to obtain a building permit within this zone, a report prepared by a qualified professional outlining the level of risk stemming from coastal impacts is required.

In the development of the new planning documents, regulations outlining the permitted types of development without an assessment, the permitted types of development with an assessment prepared by a qualified professional, and conditions and extent of renovations under which development can occur without an assessment will need to be considered. However, it is important to note that, given the impact extreme weather events and coastal erosion and degradation are having within WHRM and Nova Scotia as a whole, it will be important to develop regulations that will ensure the protection of properties and the ability to continue to provide access to coastlines where appropriate and applicable.

4.3.4 Economic Development

The economic development of WHRM is tied in many ways, to its proximity to HRM and the Annapolis Valley. Given its proximity to both of these areas, it can create challenges to developing the appropriate conditions for many economic sectors since services and businesses are within a reasonable distance for commuting as well as accessing goods and services. However, these conditions can also enable a greater diversity of businesses. This can create the necessary conditions for robust and resilient economic development, which in turn can benefit the Municipality overall. Further, a diverse cross-section of economic development can protect the WHRM economy during periods of economic downturn when they arise due to external factors beyond the scope of local conditions. The new planning documents for WHRM can provide important contributions to the creation of appropriate conditions for greater economic development. Policies and regulations can encourage conditions conducive to promoting a greater diversity of businesses and enable entrepreneurship within the community. They can also be used to direct commercial growth to areas identified through the plan review as appropriate for particular types of business. Land use planning policies and regulations can also control inappropriate and incompatible forms of development, which in turn can be used to protect and promote areas in WHRM that are unique. These can act as a draw for economic activity by creating a destination for consumers that isn't found elsewhere.

One of the largest employment sectors in WHRM is the retail sector. However, WHRM lacks a significant footprint of 'big box retailers' and 'power centres' – commercial nodes where these retail formats are clustered together. There are some larger retail outlets in the Windsor area, such as Kent Building Supplies, Atlantic Superstore, and Sobeys. However, owing to the proximity of WHRM to New Minas, in neighbouring Municipality of the County of Kings, and Bayers Lake, Dartmouth Crossing, and Bedford Commons in HRM, as well as the comparatively small population of WHRM versus that of the neighbouring municipalities, large-format retailers have not established themselves to the degree that they have in other municipalities in Nova Scotia. This means that participants in the warehousing and retail sector of the local economy

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are more likely to be employed by smaller-scale business that serve a local clientele or offer specialized products and services. This is an important distinction for the economic fabric of WHRM. The new planning documents for the WHRM can potentially contain policies and regulations that are supportive of smaller-scale business and help direct these businesses to traditional commercial areas, such as "main streets" of communities to promote them as destinations for both residents within WHRM or those who would travel to WHRM from Halifax and other neighbouring municipalities. This can generate economic spin-offs through the hospitality and tourism industry.

WHRM has a robust tourism and hospitality sector, owing its location to many of the main transportation hubs for the province, its proximity to HRM, the historic and traditional characteristics of communities such as Windsor and Falmouth, the rich agricultural components that form much of the rural landscape and the idyllic location as the gateway to the Annapolis Valley. Entrepreneurs have and will continue to capitalize on the characteristics that make WHRM an attractive destination for visitors from both near and afar. While HRM captures the largest portion of tourism revenues to Nova Scotia, the Annapolis Valley and Fundy Shores - of which WHRM is a part of - ranks second. Policies and regulations in the planning documents can help to promote this key industry by enabling a diversity of business opportunities for rural and town locations. This can include "agri-tourism" operations as an accessory business to an existing operation – allowing visitors to experience and take part in traditional, small scale agricultural operations. It enables small-scale, family-oriented business to diversify their operations, thereby creating more resilient and healthy enterprises. The natural landscape and varied topography cater to activities appealing to WHRM residents and draw people from HRM and neighbouring municipalities. Ski Martock, On-Tree Adventure Park, multiple golf courses, mountain biking, and recreational boating opportunities act as a magnet to the region and promote economic growth and development.

The previous ten (10) years have seen a significant growth in the opportunities for home-based businesses to become a more viable and primary source of income generation for entrepreneurs. The proliferation of high-speed internet availability, coupled with the abundance of online retail platforms and the influence of the COVID-19 pandemic, has catalyzed a growing demand for online shopping, prompting an expansion in this economic sphere. The development of new land use planning documents can assist in the creation of flexible regulations to permit the establishment and expansion of home base businesses and policies to encourage growth in this sector. This is critical to creating stronger economic resiliency in WHRM, as the single largest percentage of businesses operate with five (5) or fewer employees and often have a home-based component or entire business operation. It is also critical given that the type of employment has shifted away from full-time employment opportunities towards part-time and flexible employment. While this is reflective of overall trends in employment on a wider provincial and national scale, it also results in the need for more opportunities to develop alternative income streams and opportunities.



However, it is important to note that home-based businesses are not exclusively relegated to the online presence or operations. Many rurally located home-based businesses operate on properties that have a residential and commercial or industrial component. It is important that land use policy and regulations are cognizant of these conditions. Updated land use planning documents must be developed and adopted in a manner that strikes the appropriate balance and degree of flexibility in permitting incompatible land uses via appropriate separation distances, buffering, and site planning.

4.3.5 Renewable Energy

Recognizing the tangible daily impacts of climate change, WHRM understands the need to rapidly transition from non-renewable fossil fuels to renewable energy sources. This shift aims to mitigate the adverse effects on climate, including rising temperatures, alterations in weather patterns, and heightened frequency of extreme weather events. At the provincial level, the government of Nova Scotia has also recognized this need and set a target of 80% of energy consumed in Nova Scotia stemming from renewable sources by the end of this decade, and meeting net-zero targets (no-emissions produced through energy generation) by 2050.

At the same time, WHRM is cognizant of the concerns that have been raised through public consultation and engagement regarding the impacts that Renewable Energy – particularly the infrastructure associated with renewable energy projects – can have on communities. These concerns often revolve around noise, shadow flicker, aesthetics, property values, and impact on natural habitat for plants, animals, and birds. Municipalities, including WHRM, need to be sensitive to the concerns pertaining to the impact renewable energy sources can have on the natural environment and residents residing in proximity to these facilities and infrastructure. The benefit of robust land use policies and regulations pertaining to renewable energy infrastructure is that it clearly outlines when, where, and under what conditions renewable energy can be developed; this provides assurances to residents of how these facilities will be developed, operated, maintained, and decommissioned throughout their lifecycle.

Policies within the existing documents for the former Municipality of the District of West Hants enable Council to consider residential and utility-scale wind turbines. Residential wind turbines are for personal use; examination of the level of permissiveness that residents are comfortable with enabling within the new planning documents will need to be considered and addressed. Small-scale, personal wind turbines can provide opportunities for residents to generate clean, renewable, off-grid energy. However, the potential for adverse, conflicting land-use exists. Current planning policy does not permit wind turbines of any size or energy output within the boundaries of the former Town of Windsor. Policies for the former Town of Hantsport permit personal-grade turbines throughout the boundaries of the former town. However, utility-grade turbines are prohibited.



Utility-grade, medium- and large-scale wind turbines are a more intensive land-use and can have the potential for a wider impact in both a perceived positive and negative manner. Turbines and wind farms (multiple turbines developed and maintained by a public or private enterprise) that produce more than two (2) megawatts of energy are subject to Provincial and, dependent on the specific conditions. Federal Environmental Assessments, Given the authority for these facets of turbine development are at higher levels of government, their authority supersedes that of the Municipality. However, municipalities can still set regulations regarding separation distance, maintenance plans, and safety considerations, in additional to standard requirements regarding discretionary planning approvals. Current policies permit utility-grade turbines and wind farms on lands outside of Growth Centres, Villages, and Hamlets. Two (2) wind farms are currently in operation – Ellershouse and Martock Ridge. Given the emphasis from the Province of Nova Scotia to make a rapid transition to renewable forms of energy, and the proliferation of wind farms in other municipalities in Nova Scotia, it is prudent for WHRM as part of the plan review, to examine and evaluate land-use regulations surrounding wind energy. Regardless of a person or persons stance on wind turbines and the associated infrastructure, it is pertinent to address these concerns and regulations around land use in order to ensure this form of renewable energy can be developed in a manner that is consistent with protecting and preserving natural resources.

Hydro-electric power stations have been a longstanding energy fixture within WHRM. Both the St. Croix hydroelectric system and the Avon River hydroelectric system have been generating electrical supply for decades as some of the first hydro-electric systems Nova Scotia. However, it is unlikely there will be an expansion of hydro-electric systems in WHRM, given the high cost of developing the infrastructure in relation to the amount of energy generated and the increasing demand for energy. Other potential sources of energy include solar farms, which can be placed on strategically located properties. Policies and regulations within the new planning documents can be considered in order to facilitate the growth of this form of renewable energy. However, it is also important to ensure that land used for large-scale solar projects can be returned to its previous state. This is particularly important if the land has high agricultural value and productivity.

4.3.6 Agriculture Land Stewardship

Agriculture is a critical aspect of the fabric of the WHRM. Agriculture – both the land use component and the economic opportunity – are of vital importance to the WHRM. Land with high potential for agricultural use has been identified using the Canada Land Inventory (C.L.I.) Land Capability for Agriculture classification system. Under this system, Class 1 applies to the best agricultural land, while Class 7 refers to land with no agricultural value. There is no Class 1 land in Nova Scotia, but there are significant areas of high capability Class 2 and 3 land in the central and northern parts of WHRM particularly around the Avon, Kennetcook, Cogmagun and St. Croix rivers. In all, approximately 91,000 acres in WHRM is rated as C.L.I. Class 2 and 3.



In alignment with the Statement of Provincial Interest, to protect the viable agricultural land and active farms for future generations the agricultural areas of WHRM are designated and zoned for agricultural uses and Council has established policies to restrict non-agricultural development. Further, policies within the existing planning documents also speak to appropriate separation distances between agricultural and non-agricultural uses, in order to reduce conflict between incongruent land uses. Policy within the existing planning documents also prohibit new roads to be developed within the Agricultural designation without rezoning or a discretionary planning approval process; this is to prevent the fragmentation of farmland. Policy provision also exists to prevent the removal of topsoil except with necessary for a permitted use or incidental to a permitted use.

There are three (3) distinct zones within the Agricultural designation of the current planning documents for WHRM:

Table 4-1: Agricultural Designations from Current WHRM Planning Documents

Zone	Land Classification	Purpose	Permitted Uses
Prime Agricultural (P/Ag)	Improved Class 2 and 3 lands	Primarily reserved for long-term agricultural production. Land has the most restrictions on non-agricultural uses/development.	Agricultural uses Forestry and forestry-related uses Single unit dwelling accessory to ongoing agricultural operations Existing dwellings, churches, and community centres
Agricultural Priority Two (AR-2)	Improved and unimproved Class 2 and 3 lands	Reserved for agricultural production with limited non-agricultural uses/development.	Agricultural uses Agricultural support uses Single- and Two-Unit Dwellings Manufactured homes Forestry and forestry-related uses Churches, Community Centres, and Fire Halls
Agricultural Priority Three (AR- 3)	Class 4 and active agricultural land in Growth Centres,	Controlled non-agricultural development is permitted.	Agricultural uses Agricultural support uses Single- and Two-Unit Dwellings Manufactured homes

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Village, and Hamlets	Forestry and forestry-related uses
	Churches, Community Centres, and Fire Halls

However, despite the emphasis on agricultural, forestry, and other limited uses within zones in the Agricultural designation, certain policies exist that permit non-farm residential dwellings to be developed as a main use on Agricultural Priority zoned lands. Lots with a total area of six (6) acres or less, in existence on the date of the adoption of the former Upper Falmouth MPS and LUB (April 11, 1989) are permitted to have non-farm residential dwellings. Lands located within this agricultural priority zone may undergo rezoning to the Rural Residential (R-4) zone under certain conditions. These conditions include being either a former resource extraction site or being confirmed by a professional agrologist's report to possess soils classified as CLI class 4 or lower in agricultural quality, or topographical conditions are present that prevent the land from being uses for agricultural purposes.

Lands within the Agricultural Priority Two Zone (AR-2) are permitted a wider range in on-farm businesses via development agreement – this includes agri-tourism uses such as farm-stays, restaurants, and museums, as well as farm markets in excess of the as-of-right provisions and home-based businesses. Provisions for the creation of new non-resource rural commercial, recreational commercial, resource industrial, and open spaces use(s) via development agreement are also permitted. Controls permit the subdivision of non-farming lots for the purpose of residential development but limit the creation of these lots to two (2) per calendar year. Rezoning of lands to Rural Residential (R-4) is also permitted, subject to the same conditions as lands within the Prime Agricultural zone.

Controls on lands within the Agricultural Priority Three Zone (AR-3) are the most permissible and more closely resemble a mixed-use versus an agricultural zone, though agricultural uses still take priority over not. There are no limits on the number of non-agricultural, residential lots that can be created via subdivision with frontage onto an existing public road. AR-3 lands within the boundaries of Growth Centres, Village, or Hamlets can be considered for non-agricultural development without rezoning or a discretionary approval process, provided they do not have an impact on the agricultural uses. Lands outside of the growth centres can be rezoned to Rural Residential (R-4), but this is limited to a maximum area of 25 acres.

Within the context of Agricultural Land Stewardship, and the evolving nature of agricultural land uses, there are several considerations to address. There is clear direction from the Provincial government via the Statements of Provincial Interest that the use of land use planning controls as a means of protecting and preserving viable and productive agricultural land is paramount. The current policies within the existing planning documents largely support this interest, however opportunities currently exist that can enable the potential for agriculturally productive land and soils to be rezoned for non-agricultural uses. There are also limits to regarding



opportunities to permit on-farm business, either via prohibition within the P/Ag zone or via development agreement in the AR-2 and AR-3 zone which could be reconsidered to enable small-scale, family operated farms to generate additional, supportive income without impacting the viability of their farming operations or the productivity of their lands.

4.3.7 Culturally & Historically Significant Places

WHRM is a Municipality and community rich in culturally and historically significant places. Mi'kmaq campsites and burying grounds were located in and around the St. Croix, Avon, and Kennetcook rivers, due to the abundance of resources and the use of the natural waterways as transportation linkages. For millennia the Mi'kmaq have been, and remain, stewards of lands and watersheds throughout WHRM.

Upon the arrival of Acadian settlers in the mid Seventeenth century, a robust agricultural industry began to be developed through the construction of dykelands, low lying marshlands that were protected by dykes that were otherwise subject to flooding at high tides. These lands became some of the most fertile land for farming and agricultural land uses within WHRM and remain so to this day. Acadians, prior to the expulsion in 1755, farmed the lands in West Hants during the Seventeenth and first half of the Eighteenth centuries. These culturally important pieces of agrarian lands remain significant parts of the fabric of the West Hants community and Nova Scotia.

Fort Edward was established by the British in 1750 and the Town of Windsor followed in 1758. Fort Edward was the site of conflict between the British and allied French and Mi'kmaq militia during the Seven Years War and served as a Military prison in the 1760s. Following the expulsion of the Acadians, New England Planters (during the 1760s) and subsequently Loyalists (during and following the American Revolution) arrived in communities in WHRM such as Avondale and Newport Landing. These settlers began to develop roads, communities, and other infrastructure, some of which remains today. Fort Edward reprised its role as a Military prison during the American Revolution and remained an active fortification until 1858. During World War I it was utilized as a training depot. Fort Edward was designated a National Historic Site of Canada in 1920 and remains one of the most significant historical sites in Nova Scotia.

During the Nineteenth Century, Hantsport, originally established as in the late-1700s, became a hub of shipbuilding throughout Nova Scotia owing to the ample supply of timber from the West Hants area. The Windsor and Annapolis Railway, established in the 1860s in the area, further solidified Hantsport and the wider region as a centre of manufacturing and industry in Nova Scotia, along with agricultural production. Further railway development in the 1890s enabled travel, commercial enterprise, and connectivity between the communities in WHRM and the wider Nova Scotia region and beyond. The Town of Windsor was officially incorporated in 1878 and the Municipality of the District of West Hants was incorporated the following year. Further industrial development occurred in the early Twentieth Century – such as the establishment of



the Fundy Gypsum Company in 1924 and the Minas Basin Pulp and Power Company in 1927. These notable resource extraction enterprises diversified the economy within current day WHRM and contributed to the economic and communal fabric throughout the Twentieth Century.

It is also important consider the role and presence of persons of African descent throughout the communities that make up WHRM. For over 400 years, persons of African descent have resided in WHRM. Many of the first persons of African descent were brought to WHRM against their will as part of the slave trade. Both English and French colonial linkages between Europe, Africa, North America, and the West Indies connected the region – including present day Nova Scotia. During and following the American Revolution and the War of 1812, freed slaves and refugees arrived in the region, with many settling in the historic African-Nova Scotian community of Three Mile Plains. It is important that the new planning documents acknowledge and respect the role and contributions that the African-Nova Scotia communities within WHRM have contributed – and continue to contribute – to the development and enhancement of the WHRM community.

Within WHRM, there are several sites and property of historic significance and have received designation and registration at either the municipal, provincial, or federal level – or a combination thereof. This includes:

Municipally Registered Properties

- All Saints Anglican Church, Leminster
- Dimock House, Scotch Village
- Greenwood, Falmouth
- Kempt Shore Presbyterian Church, Kempt Shore
- Upper Vaughn Community Hall, Upper Vaughn
- Lawson House, Windsor
- Thorton House, Windsor
- Christ Church, Windsor
- Third Church, Windsor
- Old Parish Burying Ground, Windsor
- Windsor Plains Community Hall (Five Mile Plains School), Three Mile Plains
- Sainte-Famille Cemetery, Falmouth
- The Manning House, Falmouth

Provincially Registered Properties

- Sainte-Famille Cemetery, Falmouth
- Windsor Plains Community Hall (Five Mile Plains School), Three Mile Plains

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- Hantsport Railway Station, Hantsport
- Sangster Inn, Falmouth
- Clockmaker's Inn, Windsor
- Convocation Hall, Windsor
- Clifton House (Halliburton House), Windsor
- Richmond Hill Farm, Windsor
- Saint John the Evangelist Roman Catholic Church, Windsor

National Historic Sites of Canada

- Fort Edward, Windsor
- Hantsport Railway Station, Hantsport

Given the rich history and cultural significant and diversity of sites throughout WHRM, the planning documents will need to be actively cognizant of the need to be sensitive to how these sites are identified throughout the process and what types of land uses are permitted to occur in proximity to historically and culturally significant places. There is a need for the documents to instill a sense of "place keeping" for sites within WHRM that are of historical and cultural significance. This could include, but it not necessarily limited to, ensuring public access to these sites when appropriate, protecting view planes, controlling alterations to municipally registered heritage properties through discretionary planning approvals processes, and providing recognition and acknowledgement to those who developed the communities that today make up WHRM. The development and implementation of the new planning documents offer a unique opportunity to contribute to the enhancement of historically and culturally significant locations in the West Hants community.

4.3.8 Protection and Access to Fresh Water Resources

WHRM encompasses three (3) watersheds that supply water to the residents within serviced areas of the Municipality. The watersheds are Davidson Lake, French Mill Brook and Mills Lake. To provide adequate protection of the watershed, each watershed is zoned Water Supply (W) and has a separate Watershed Advisory Committee which is in the process of adopting Best Management Practices. Although this zone is in place and the Municipality owns some of the land within these watersheds, much of the land remains in private ownership. This necessitates the need to work in tandem with existing landowners to ensure the stability and safety of the municipal water supply.

Within the lands zoned Water Supply (W), the policies and regulations of the current planning documents limit and control the permitted land uses that may occur. These regulations are important for the continued protection of the water supply; they address and controls recreational activities within the watersheds including swimming, boating, fishing, and



snowmobiling, prohibiting the erection of permanent structures and, in the case of Mill Lake, limiting these activities to landowners within the protected watersheds. It also restricts resource and industrial based activities such as forestry, mining, and agriculture activities, excluding processing structures, livestock, cannabis production, and greenhouses. In essence, any commercial activities must be completed in a manner that is only temporary and does not result in the development of permanent structures. Much of the land surrounding French Mill Brook and Mills Lake is forested and remains in large tracts. Subdivision is controlled through large lot size requirements (10 acre minimum) as well as road frontage requirements. Further subdivision controls are also maintained through water frontage requirements. This is important as minimum setbacks of 65 metres from waterfrontage and land level alteration controls on slopes greater than 15%, restrict further development on camp sites and seasonal dwellings. Options exist for development of permitted land uses within the minimum frontage and alteration of slopes, but specific studies, prepared by qualified professionals, demonstrating that a proposed development would not have an undue negative impact on the water supply are required. The purpose is to not prohibit outright development for landowners to utilize their property for recreational purposes, but to safeguard water supplies for the WHRM through the application of technical studies.

Both the French Mill Brook and Mills Lake watersheds are designated as Protected Water Areas under the *Environment Act*. The requirements under the *Environment Act* are in addition to those within the current planning documents and can further restrict land uses that could threaten the water supply for WHRM. The Davidson Lake water supply is not protected under the *Environment Act*. However, much of the land surrounding the lake is owned by the Municipality vs. private ownership and provides a level of security in the land uses that could occur in proximity to this water supply.

Prior to the consolidation of the three former municipal units, each watershed provided a water supply to an individual former Municipality, though all were located within the boundaries of what was, at the time, the Municipality of the District of West Hants. This fostered a necessity of cooperation between the three former municipalities and strengthened their interconnection with one another. Currently, as one municipal unit, there is an opportunity to create efficiencies in the way water supply for the entire Municipality is managed.

Access to freshwater resources is also an important consideration regarding the new planning documents of the Municipality. Land with water access is increasingly more controlled, higher in value, and harder to obtain through purchase. However, it is important from an equity lens that residents are able to access freshwater resources for recreation and health purposes. The new planning documents will look to ensure through policy and regulatory means there are opportunities for all to be able to have access to fresh water to promote a healthy and active lifestyle.



5.0 Policy Recommendations and Strategic Directions

5.1 Vision Statement, Goals and Objectives

Overall Vision Statement

The overall vision statement is a holistic declaration that captures the goals and objectives of the entire community of WHRM. It promotes the strengths and resiliency of the community and the intended and expected outcomes at the heart of the new planning documents for WHRM. The draft vision statement is a starting point – it provides a basis for the overall goal and scope of the new planning documents. However, it is intended and expected that through extensive consultation and active engagement with the residents of the WHRM community the overall vision statement and accompanying goals and objectives as they pertain to each key issue and themes identified as priorities for the development of the new planning documents for WHRM will evolve and be refined to truly reflect the will of the people who make WHRM a thriving, open, friendly, equitable and successful Municipality.

"West Hants Regional Municipality envisions a future where inclusivity, innovation, and resilience converge to foster a welcoming and vibrant community. There is harmonious balance of urban and rural lifestyles, celebrating the rich history, culture, and diversity of local communities. WHRM is committed to preserving natural landscapes and agricultural heritage through sustainable development and economic prosperity. The Municipality is a dynamic and inviting destination for tourists and residents alike, prioritizing the preservation of its rural character. WHRM is a thriving and connected Municipality that offers a high quality of life for all residents, emphasizing a commitment to preserving its unique identity. Together, we embrace our shared spirit of pride and collaboration as we shape a promising future for WHRM."

5.2 Theme Based Vision Statements and Principles

The theme-based vision statements provide further refinements to the overall vision statement to be reflective of the goals and objectives tied to addressing the issues identified in the key themes discussion. They help build on the objective of creating a set of planning documents that are applicable for the entire WHRM community, are strong, resilient, and adaptable to a rapidly changing and modernizing community within Nova Scotia.



5.2.1 Residential Development

Windsor, Falmouth, Hantsport, and Three Mile Plains are all centrally and strategically located communities in WHRM that were either former towns, or growth centres under the previous plans of the communities that comprise WHRM. These communities are characterized by ongoing and increasing development, a range of housing types, densities, and built form. In addition to the housing options available, each community has an appropriate range and diversity of commercial and professional services, recreational, and institutional land uses based on the population both within and on the periphery of the communities, as well as the necessary transportation and active transportation infrastructure.

Residential Development Principles

- Designate Windsor, Falmouth, Hantsport, and Three Mile Plains as communities of residential interest (growth centres) – identified and strategic communities in WHRM that are appropriate for further residential development relative to the respective levels of municipal infrastructure accessible to the areas.
- Acknowledge and recognize that WHRM is a prime location in proximity to HRM to act as a bedroom community and take advantage of this opportunity to grow and develop WHRM in this regard.
- Encourage, through modern policy and regulation, the concentration of residential development, including mixed uses where appropriate, within the communities of residential interest that comprise WHRM.
- Promote housing that WHRM is secure, affordable, accessible, sustainable, and safe for residents of various income levels and means.
- Modernize the as-of-right permitted housing for residential development throughout WHRM and, where appropriate, permit an increase in height and density through a uniform site-plan approvals process to create an efficient development regulatory system.
- Implement appropriate transition zones between areas identified and appropriate for high-density housing forms and to low-density residential uses closer to the periphery of growth centres and established residential areas.
- Develop and implement clearly defined boundaries for growth within the identified communities to limit sprawl, minimize risks from extreme weather events, and protect agricultural and resource lands.
- Consider the implementation of tools such as incentive or bonus zoning to permit
 development beyond the as-of-right permissions in exchange for affordable housing
 units, or other benefits to the wider community.



5.2.2 Extreme Weather Protection

WHRM recognizes the impact that rapidly changing climate and its increasingly negative and destructive impacts are having on a regular and consistent basis throughout the Municipality and its communities. As extreme weather events become a regular occurrence, appropriate controls and limits on areas identified as "at-risk" as well as regulatory measures for new development and education provisions for existing property-owners can help in mitigating these threats.

Extreme Weather Protection Principles

- Identify areas throughout WHRM that are particularly prone to the impacts of extreme weather events such as flooding and wildfires.
- Discourage and control, through policy and regulatory measures, extensive growth, and development in identified areas and encourage appropriate land uses in these areas that will not result in loss of infrastructure.
- Implement controls and regulations for new development throughout WHRM, regardless of location, that ensures and prioritizes safety of residents in the event of extreme weather.
- Develop and maintain nature-based control management methods to protect infrastructure and development throughout the Municipality.
- Promote education for residents of WHRM on small-scale projects which can be undertaken to help mitigate the threats of extreme weather on property within WHRM.

5.2.3 Coastal Protection

WRHM understands that many residents and businesses have a desire or need to be located on the coastline of the Municipality. However, the impact of a changing climate facilitates the need to develop robust policies and regulations to ensure that coastal development proceeds in a manner that ensures dwellings, structures, and other infrastructure is safeguarded in a reasonable manner to prevent damage and destruction from storm surge, extreme weather, predicted sea level rise, and erosion. With the recent announcement by the government of Nova Scotia to abandon the proclamation of the *Coastal Protection Act*, WHRM recognises the necessity to develop and implement land use policies and regulations that are tailored for the Municipality and its residents.

Coastal Protection Principles

 Review existing policy and regulations and provide necessary enhancements for future development along the coastline to protect dwellings and infrastructure from shoreline erosion and weather.



- Development and implement appropriate setbacks from coastline to protect new future development and preserve natural shoreline.
- Educate property owners on impacts of shoreline manipulation and alteration.
- Ensure equitable access to shoreline for all residents through policy and regulations.

5.2.4 Economic Development

WHRM's economy is founded upon traditional and longstanding industries that helped to shape the communities within West Hants. Some of these industries have subsided as sectors have declined while others remain key facets of the economy overall. Economic development within WHRM is contingent on the further diversification and modernization of economic opportunities within the area. WHRM is committed to fostering a robust and supportive economic environment through the adoption of land use policies and regulations that promote the entrepreneurial aspirations of residents and sustains local businesses, made-in WHRM products and services, and not-for-profit organizations that benefit the community.

Economic Development Principles

- Sustain a diverse mixture of traditional and modern economic sectors throughout WHRM through policy implementation and business-supportive regulations in land use.
- Support innovation and investment within WHRM in emerging and developing economic sectors.
- Encourage entrepreneurial spirit through policies that support a "buy-local" movement throughout WHRM and the wider region.
- Promote WHRM as a destination through its unique characteristics as a historic community in Nova Scotia, as well as the abundance of natural amenities that appeal to a broad range of both visitors to, and residents of, the community.
- Make advantages of the strategic location of WHRM triangulated between HRM, the Annapolis Valley, and the Halifax Stanfield International Airport.

5.2.5 Renewable Energy

As the need to transition from a carbon-based energy system to one that is predominantly reliant on renewable energy sources by 2030 and net-zero by 2050, WHRM recognizes the need to promote the growth and development of these forms of energy. Further, through the promotion of renewable energy sources, a new avenue of economic development can be generated and sustained, providing opportunities for the residents of the communities and infrastructure development.



Renewable Energy Principles

- Develop and implement land use policies and regulations that encourage the development of sources of renewable energy in a sustainable manner.
- Implement appropriate land use controls regarding the location of renewable energy infrastructure to respect communities within WHRM and ensure the safety and wellbeing of residents.
- Encourage energy conservation by residents, businesses, and industries within WHRM through education and training.
- Advance innovative energy technologies and solutions as they become available and practical to implement.

5.2.6 Agricultural Land Stewardship

There is an abundance of fertile, agriculturally rich land throughout WHRM. Much of the character and development of the Municipality is tied to the history and traditions of agricultural activities that permeate through WHRM – this is enhanced though the innovation and diversification that exists amongst the agricultural practitioners who promote sustainable practices in their industry. The agricultural industry of WHRM is robust, sustainable and a key pillar of the Municipality, characterized by its viability and the adherences to best practices regarding stewardship of the agricultural lands.

Agricultural Land Stewardship Principles

- Identify and protect agriculturally productive lands from fragmentation and non-agricultural and agriculturally supportive land uses.
- Encourage through land use policy and regulation the prevention of non-compatible land use from intruding into agricultural areas.
- Develop a diversity in agriculturally related land uses that are appropriate for agricultural areas.
- Support farming and agriculture of various sizes, scales, compositions, types, and level of establishment to create and maintain a multiplicity in the sector.
- Promote the innovation of sustainable and modern best practices in farming.
- Encourage a better understanding of the importance of agriculture throughout WHRM through access to locally produced produce, dairy, poultry, and meats.
- Diversity agriculture spinoffs for farms to ensure a sustainable and resilient economic sector.



5.2.7 Culturally and Historically Significant Places

WHRM has diverse range of places which hold cultural and historical significance to the Municipality and the wider region. Further, WHRM is acutely aware of the role it plays in the place-keeping of the cultural and historical locations that are woven into the heritage and fabric of the community. Respecting and celebrating culturally and historically significant places instill a sense of pride and importance amongst residents and promotes diversity in the varied backgrounds and shared experiences throughout the communities that make up WRHM.

Culturally and Historically Significant Places Principles

- Identify, acknowledge, catalogue, respect and celebrate places of cultural and historical significance throughout WHRM.
- Encourage the promotion of diversity amongst residents of WHRM by actively promoting the unique characteristics of various cultural and historical places in the community.
- Focus on places that hold significant value for communities that have been traditionally excluded or underrepresented from the historical and social fabric of the wider community.
- Protect culturally and historically significant places through appropriate land use policies and regulations that encourages access to communally important places.
- Promote the preservation of buildings, landmarks, and landscapes that represent cultural and historical significance to the WHRM community.

5.2.8 Protection and Access to Fresh Water Resources

The three (3) watersheds within WHRM which provide fresh water supply to the residents of the Municipality are of vital importance. Protection of these resources is a paramount responsibility of the Municipality – one which the government of WHRM is acutely aware of. The existing planning documents provide protections for these water supplies. However, the new planning documents are an opportunity to review and evaluate if the current planning policy and regulations regarding the protection of fresh water supply are appropriate and adequate in the context of a rapidly changing climate, consumption of freshwater resources, and a greater need to ensure equable access to fresh water for the purpose of promoting an active and healthy lifestyle for residents.

Protection and Access to Fresh Water Resources Principles

• Evaluate the adequacy of fresh water drinking supplies based on the projected volume required throughout the life cycle of the new planning documents.

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- Review the current policies and regulations pertaining to the designation and zoning for the land surrounding the watersheds that provide water supply to residents of WHRM.
- Within the climate lens, determine the potential impact of changing weather conditions on the water supply for WHRM and adjust the policy and regulatory framework accordingly.
- Ensure that equitable access to freshwater resources in the context of promoting an active and healthy lifestyle for all residents of WHRM is maintained and supported.

5.2.9 Transportation

WHRM faces challenges with regard to transportation both within and outside the Municipality. Windsor, Falmouth, Three Mile Plans, and Hantsport do not have a public transportation system. Although all four communities are within proximity to each other, and have a steady or growing population base, there is no means to travel to and from each community without access to a private vehicle. A public transportation system may not be viable based on the total population base, funding, and other infrastructure components. However, there are other possibilities regarding enhanced connectivity between the communities in WHRM.

Transportation Principles

- Identify current and future transportation linkages within WHRM with close consideration to those in the largest communities of Windsor, Hantsport, Falmouth, and Three Mile Plains
- Encourage alternative modes of transportation such as active transportation or ridesharing and community automobile services.
- Examine potential partnerships for expanded public transportation services with neighbouring municipalities or with provincial agencies.



6.0 Growth Centres and Secondary Planning Strategies

One important facet of the new planning documents will be to explore and identify areas within WHRM that are suitable for further planning, refined and tailored to the unique needs of the specific community. The identification of Growth Centres and the potential for Secondary Planning exercises for these communities will be important in the continued development of WHRM. Though areas identified for potential secondary plans may not undergo a formal planning process until such conditions within the identified area warrant them, it is nevertheless important that these areas are recognized for future planning potential.

The former Towns of Hantsport and Windsor will become Growth Centres with their own Secondary Planning Strategies. While there will be common elements, each Secondary Planning Strategy will establish policies that are tailored to reflect how land and resources are currently used and how they will be allocated for the future. Hantsport's development pattern reflects its industrial history with gypsum, Minas Basin Pulp & Power, and the current operation of CKF Inc., a paper products maker. The working waterfront and its nearby housing for employees represent a development pattern illustrative of the legacy of shipbuilding and gypsum export, which was via ship and later by rail. Windsor has a long history of settlement, first colonized by the Acadians in the late sixteen hundreds. By the time Windsor was incorporated in 1878, it had an established town centre, which was supported by shipbuilding and shipping activities on the river. Today, there is still a defined commercial downtown core with residential development on the periphery. Secondary Planning Strategies for each former town will be tailored to reflect the uniqueness of each community.

6.1 Growth Centres

Growth Centres are communities with defined planning boundaries. Although land use planning in Growth Centres falls under the umbrella of the overarching policies of the Municipal Planning Strategy, Growth Centres have their own unique set of policies and regulations called Secondary Planning Strategies. Secondary Planning Strategies are uniquely tailored to the planning context of each community. Growth Centres are called Secondary Plan Areas. Currently, Falmouth and Three Mile Plains are Growth Centres with Secondary Planning Strategies.

Growth Centres are communities characterized by denser urban-style development. They are serviced by municipal water and sanitary sewer services. Lots are generally smaller, with homes and businesses closer together. Growth Centres are often historical communities, strategically located at key intersections, in proximity to highway interchanges, or close to an established service centre such as at the periphery of the former Town of Windsor. Growth Centres may offer a different shopping experience or other unique services. A Growth Centre is a more compact community with areas of residential and commercial development. They have



amenities such as a library, park, school, fire department, or community centre. Growth Centres provide opportunities for future commercial and residential growth. Directing new development to Growth Centres ensures that the Regional Municipality makes the most efficient use of existing services and protects current and future investments in infrastructure. Concentrating new development in Growth Centres reduces urban sprawl.

6.2 Current Growth Centres

Falmouth and Three Mile Plains are Growth Centres. Both have municipal water and sanitary sewer services as well as a range of other services to meet the needs of an increasing population. Directing new development to Growth Centres reduces pressure on and competition for valuable resource lands. With the Growth Centre model, costly construction of new municipal services in rural areas is avoided. There is a choice; those who value more urban style living can locate in Growth Centres, while those who value rural living can locate in rural areas or hamlets. The separation of Growth Centres from the Regional Municipality's rural planning areas reduces land use and value-based conflict.

Council policy must support new growth being directed to Growth Centres. There are to be clear criteria for growth centre expansion in order to meet the Municipal Planning Strategy's intention for urban and rural areas. Existing and new land use policy must address purposeful limitations on municipal service extension into rural areas. Calls for new serviced areas must be considered in the context of the Municipal Planning Strategy.

6.2.1 Falmouth Growth Centre

Falmouth is a primarily residential Growth Centre, with lands available for additional residential opportunities. Falmouth is able to accommodate residential growth as there are vacant lands that can be serviced. Falmouth has a more rural feel and aesthetic than the adjacent former Town of Windsor. The commercial area runs along Highway 1 from the Highway 101 access road to the east boundary at the bridge over the Avon River. Falmouth is located to the west of the Avon River, across from the former Town of Windsor. To the south and north are lands in the agricultural designation, with resource lands to the west.

6.2.2 Three Mile Plains Growth Centre

Three Mile Plains has a distinctive commercial core area with portions in the Commercial Development Districts. However, several single unit dwellings are within the commercial core area, which will trigger an examination of the area boundaries so that it may best reflect aspirations for future land use. There are commercial growth opportunities given the location and population, existing commercial base, and provision of municipal services. Much of the lands are designated for residential development, which can include appropriate higher-density



development. Three Mile Plains Growth Centre is bordered by the former Town of Windsor to the west and rural resource and agriculture designations and the Newport Station Hamlet.

6.3 Expansion of Growth Centres

Three Mile Plains is located to the east of the former Town of Windsor. This proximity allows it to share services and amenities easily, providing a greater range of development opportunities and amenities. Three Mile Plains has direct access to Highway 101. Three Mile Plains is in the commuter shed to Halifax Regional Municipality as well as to Annapolis Valley's other larger communities between Wolfville and Greenwood along the Highway 1 corridor. Three Mile Plains is a logical choice for future expansion to accommodate projected growth. New policy would enable expansion and the criteria, such as confirmation of servicing and watershed capacity, under which Council may consider an expansion.

Brooklyn is a rural planning area. Brooklyn should not be considered for conversion to a Growth Centre at this time. Although Brooklyn has seen some residential growth, commercial uses, and somewhat concentrated development, it lacks municipal water and sanitary sewer. It is more rural in nature and should remain so.

6.4 Proposed Growth Centres

Growth Centres are serviced with municipal water and sanitary sewer and have urban settlement patterns. The former Towns of Hantsport and Windsor meet these conditions. These communities have established commercial cores, areas of residential development, and a variety of commercial opportunities and amenities to attract and support future growth.

6.4.1 Hantsport

In 2015, the Nova Scotia Utility and Review Board approved the dissolution of the Town of Hantsport. The financial burden through taxation was deemed too great for residents. The Town dissolved to become part of the Municipality of the District of West Hants. Two of its three major industries, Fundy Gypsum and Minas Basin Pulp and Paper, are now closed. Hantsport has several amenities such as a school, library, food bank, fire department, and community centre with recreation grounds. As a former town, Hantsport has its own MPS, LUB, and SBL. These planning documents need to be updated and brought into strategic alignment with the regional approach of the new planning documents. Hantsport will be a Growth Centre (i.e., a Secondary Plan Area) with its own unique set of policies in a Secondary Planning Strategy and regulations to best reflect Hantsport and its vision for the future.



6.4.2 Windsor

On 1 April 2020, the Town of Windsor amalgamated with the District of West Hants to become the West Hants Regional Municipality. Windsor is located at the confluence of the Avon and St. Croix Rivers. Windsor is the largest community in the Regional Municipality. Windsor is home to several amenities such as the Hants Community Hospital, Fort Edward National Historic Site, Mermaid Theatre, King's Edgehill School, a museum, and has an established commercial core. Windsor's current Municipal Planning Strategy and Land Use By-law were first adopted in 2005. These planning documents need to be updated and brought into strategic alignment with the approach of the new region-wide planning documents. Windsor will be a Growth Centre (i.e., a Secondary Plan Area) with its own unique set of policies related to residential, commercial, transportation and infrastructure in a Secondary Planning Strategy and regulation to best reflect Windsor and its vision for the future.

6.5 Secondary Planning Strategies

The Municipal Planning Strategy is the overarching policy document with individual Secondary Planning Strategies providing detailed planning for each Growth Centre. Communities are unique, so their Secondary Planning Strategies' policies and regulations must be specifically tailored to the Growth Centre's context. Both in terms of the urban design, appropriate scale and transition to established areas as well as its residents' hopes, aspirations, and vision for the future. The creation of a Growth Centre's Secondary Planning Strategy provides an opportunity for more detailed land use planning, and stakeholders have direct input into the policies that will shape decisions about their collective future. The foundation for a Secondary Planning Strategy is its vision for the future. From this vision comes the goals and objectives that shape land use policies and regulations.



7.0 What We Heard

A key factor in the success of any project is feedback received from both the public and stakeholders. The following section presents a summary of "What We Heard" from the community through the first Consultation Cluster conducted as part of the community engagement program for the West Hants Plan Review process. The following engagement tactics were used for Consultation Cluster #1:

- Hybrid Public Open House
- PAC/HAC Visioning Workshop

- Stakeholder Workshop
- Visioning Survey

7.1 Hybrid Public Open House #1

A Public Open House was held at the Falmouth Community Centre on March 27th from 6:00-8:00 pm. The Public Open House was livestreamed onto WHRM's Facebook page, and a recording of the presentation was posted to <u>WHRM's municipal website</u>. The purpose of the Public Open House was to:

- Provide an introduction and overview of the Municipal Planning Strategy, Land use Bylaw and Subdivision By-law Review project to the community;
- Introduce the Draft Background Review and Policy Directions Report;
- Identify other issues or themes that the community would like to be considered; and
- Launch the Visioning Survey.

7.1.1 Participants and Approach

The notice of Public Open House #1 was posted on WHRM's municipal website and advertised through WHRM's Facebook page.

The agenda for the Public Open House included:

- A presentation by the WHRM's consultant, WSP, which included: project team introductions; an overview of the West Hants Plan Review project, study process and timeline, the community engagement process and milestones to date; and an overview of the Draft Background Review and Policy Directions Report.
- An open question and answer period where participants could ask questions and provide comments directly to the project team.
- An interactive display where participants were invited to provide their input on a vision statement for the New Municipal Planning Strategy and mapping exercises.



All presentation materials were made available in English. 12 people attended the Open House. Following the event, the presentation materials were posted to WHRM's project webpage at https://www.westhants.ca/west-hants-plan-review.html:

- Presentation (included under Appendix A of this Report)
- Display Boards

7.2 PAC/HAC Visioning Workshop

A PAC/HAC Visioning Workshop was held on March 18th at Council Chambers from 6:00-8:00 pm. The purpose of the Visioning Workshop was to introduce the West Hants Plan Review project, engage in discussions around the identified key themes, and collaborate in developing a Vision for WHRM.

The Project Team presented high level information summarizing the project background, timeline, and work completed to-date. The workshop was conducted in person, and utilized Mural, an online interactive whiteboard tool, to facilitate discussions on the key themes. An excerpt from the Mural can be found in **Appendix B**.

7.3 Visioning Survey

A Visioning Survey was available from March 28th to April 17th, 2024. The Survey was hosted through Survey Monkey and provided an opportunity for the community to provide input as part of Phase 2 of the project.

A total of 279 responses to the Survey were received. This section provides a summary analysis of responses received, and the detailed responses are provided in **Appendix C**.

The Survey responses will help inform the draft vision statement for the New Regional Municipal Planning Strategy and future policy and zoning recommendations for the New Regional Municipal Planning Strategy, Land Use By-law, and Subdivision By-law.



7.3.1 A Vision for West Hants Regional Municipality

Survey respondents were asked to provide one (1) to two (2) words regarding their current perception of the community of WHRM. A word cloud has been generated to reflect the input received, as shown in **Figure 7-1** below.



Figure 7-1: Survey responses to describe WHRM today

Survey respondents were asked to provide in two sentences or less, how they would envision the future of WHRM over the next 25 years and beyond. Feedback received is summarized below:

- A harmonious balance between new infrastructure and the preservation of natural heritage participants indicated the preservation of greenspaces is extremely important to the community. The future of WHRM should explore innovative ways to balance new developments and infrastructure while maintaining and preserving the exiting greenspaces and farmland.
- Additional housing options to accommodate the current and future population, including multi-units, mid-rise buildings and affordable housing options.
- A well-developed rural region, that acts as a destination for living, working, playing and visiting complimented by urban services. Through encouraging intentional residential, commercial and industrial developments in a well-thought-out manner that remains rural in nature but can support the future growth. The small, rural atmosphere and knit community is important to residents.
- A strong Downtown Development Plan that fosters growth in appropriate areas and enhances the downtown area as an active and vibrant hub for innovation, entrepreneurship, and diversity.
- **Improved walkability in WHRM** by providing more trails, sidewalks, safe walking paths, biking/walking trails and public transportation options.



Proposed Vision

As no vision updated statement was prepared following amalgamation, the current vision statements are no longer reflective of the needs of a growing and changing WHRM. Considering the results and findings presented in this report, a refreshed vision statement has been prepared. It aims to reflect what was heard from the community, aligns with WHRM priorities, and provides an aspirational statement for WHRM until 2050. When crafting a new vision statement, it is important to consider if the statement is in fact reflective of a specific community and not just broadly reflective of good planning principles.

Two draft vision statements were presented to Survey respondents, they were then asked which of the two vision statements align with what they envision for the future of WHRM.

Vision Statement Option 1
Vision Statement Option 2
Neither

Based on the feedback received from the Consultation Cluster

#1, a new vision statement has been developed to reflect the fundamental values of the community. Such feedback has been summarized below:

- Include land stewardship, rich culture, stewards of the land upon which it is located.
- A vision statement should be unique to WHRM.
- Touch on the history and culture of WHRM.
- There should be a focus on growth and growth management.
- Include the pride in the WHRM community, there is a desire to preserve and enhance the rural, close-knit community.
- Enhance the downtown area to invite more tourists and create a stronger and more inviting destination.
- Enhance the transportation system, including more connections that encourage active travel options for residents and visitors.
- Recognizing and planning for the protection and mitigation from the impacts of natural disasters.
- The importance of additional and affordable housing, through efforts that prioritize development to support growth.
- Protection of the existing natural heritage resources and agricultural lands.

West Hants Regional Municipality





Through the inclusion of the feedback, the New West Hants Regional Municipality Vision is the following:

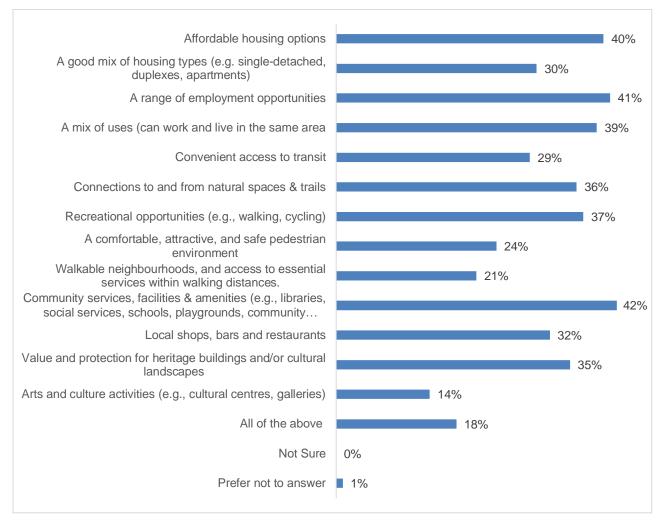
"West Hants Regional Municipality envisions a future where inclusivity, innovation, and resilience converge to foster a welcoming and vibrant community. There is harmonious balance of urban and rural lifestyles, celebrating the rich history, culture, and diversity of local communities. WHRM is committed to preserving natural landscapes and agricultural heritage through sustainable development and economic prosperity. The Municipality is a dynamic and inviting destination for tourists and residents alike, prioritizing the preservation of its rural character. WHRM is a thriving and connected Municipality that offers a high quality of life for all residents, emphasizing a commitment to preserving its unique identity. Together, we embrace our shared spirit of pride and collaboration as we shape a promising future for WHRM."

Housing & Growth Management

Much like many other municipalities across Nova Scotia and Canada, the population of WHRM is growing, leading to concerns in managing this growth. In preparing for the future of WHRM, it is important to not only prioritize the development of additional infrastructure but also to enhance the concept of complete communities, supporting the quality of life for WHRM residents. The Visioning Survey asked participants to provide their top attributes in considering complete communities. Participants' top choices included community services, facilities and amenities (41%), employment opportunities (41%) and affordable housing options (40%), as shown in **Figure 7-2.**



Figure 7-2: Survey responses regarding top attributes for complete communities



The approach to managing the growth of WHRM offers an opportunity to incentivize affordable housing options through tools such as bonus zoning and inclusionary zoning. The Survey indicated that 56% of participants agree/strongly agree that affordable housing developments should be incentivised in WHRM. Additionally, there is a desire to direct population and employment growth to specific areas with existing servicing (56% agree/strongly agree) and invest in a future business park for commercial and light industrial uses (59% agree/strongly agree).

Other responses related to Land Use and Urban Design included:

Maintaining the historic streetscape of Downtown Windsor and Hantsport 67% of participants indicated that they agree/ strongly agree with the importance of preserving the historic streetscapes.



- A need for greater community sustainability through initiatives such as community gardens, green infrastructure, sustainable design practices, local food production, with 82% of participants stating they agree/strongly agree.
- A desire for a greater mix of uses in neighbourhoods, including small cafés, retail shops and essential services, with 51% of participants indicating they would like to see a greater mix of uses in WHRM.
- Enforcing a viewplane to protect Fort Edward sightlines, with 51% of participants either agreeing or strongly agreeing that a viewplane to protect Fort Edward should be implemented.

Currently in WHRM, planning documents impose a restriction on the height of developments to three (3) storeys in low-density residential neighbourhoods. Participants were asked to provide feedback on heights they would like to see. As shown in **Figure 7-3**, the majority of participants would like to maintain the three (3) storey development restrictions. Additional comments regarding the height restrictions included:

- Height restrictions should be assessed based upon the location of the development.
- There is a desire to prioritize building up, rather than out to reduce urban sprawl.

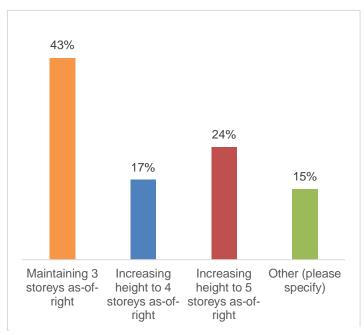


Figure 7-3: Survey responses regarding height restrictions.

- There should be a prioritization of the construction of more residential developments to provide housing options as fast as possible, some respondents advocate for the removal of height restrictions.
- The most desired location to allow developments exceeding 4-storeys are in proximity to Highway 101 and within growth centres.

Natural Environment

The preservation of the natural environment stands as a cornerstone in shaping WHRM's future. Through engagement activities, it is evident that residents highly prioritize preserving the existing natural features amidst its growth management strategies. The Visioning Survey asked residents what environmental features and areas within WHRM they feel should be preserved and/or enhanced. The feedback received on environmental features that should be preserved/enhanced include:



- Lakes and Rivers, specifically, the Avon River and Lake Pisiquid;
- Dyke lands and marshes;
- Walking trails specifically, the causeway trail, and Riverview trail;
- Waterfront lands and access to the ocean;
- Parks and Outdoor activity spaces specifically, Smileys Park, basketball court and park in Hantsport;
- Forested and Agricultural lands; and
- Historic parks, specifically Haliburton, Fort Edward, and the Waterfront.

In the Visioning Survey, over half of respondents agreed or strongly agreed that WHRM should consider increasing the amount, quality and the location of parks and open space. Furthermore, the Survey asked which types of parks and open spaces are most often used by residents. The most frequently used parks and open spaces, as indicated by Survey respondents were walking paths/hiking trails (73%) and natural areas (59%). Other responses are shown in

and included below:

- Garden spaces;
- Dog parks;
- Cycling and multi-use trails (including ATV trails); and
- Lakes.

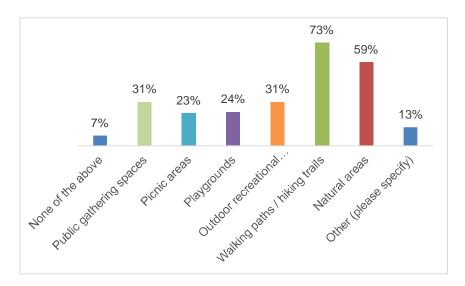


Figure 7-4: Survey responses regarding frequently used parks and open spaces.



Agriculture

Across all engagement activities, there was a strong emphasis on the importance of protecting the agriculture lands within WHRM. WHRM's agriculture heritages thrive on abundant fertile land, shaped by tradition and innovation. The current Municipal Planning Strategies set out agriculture policies aimed to protect prime agricultural areas, promoting sustainable farming practices and preserving land for future generations. On the Visioning Survey, half (50%) of Survey respondents agreed that designating specific areas for growth in WHRM can help protect agricultural land.

Feedback received on this theme has been summarized below:

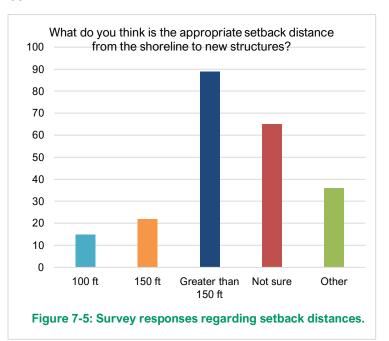
- Protect, enhance, and support the agricultural sector implement policies and incentives
 that protect and prioritize the maintenance of viable agricultural lands for sustaining food
 production, preserving rural landscapes, and supporting local economies.
- Find a balance between new developments and agricultural lands implement policies and land designations that can support development growth while protecting the agricultural lands.

Extreme Weather

With extreme weather events becoming increasingly prevalent, there is a pressing need for the integration of appropriate regulations and restrictions into the new planning documents to mitigate these threats effectively. The majority of Survey respondents (71%) agreed that the new planning documents should adopt more restrictive or prohibitive measures concerning the locations for new dwellings and structures.

Coastal Protection

Due to the rise in extreme weather events, there is a necessity to regulate development along the coastline of WHRM to protect existing and future development in an appropriate manner. The Visioning Survey solicited participant input on setback distances from the shoreline to new structures. Participants expressed a preference for setbacks of 150 feet or greater. Feedback regarding these setbacks is summarized below:





 Each development should undergo individual assessment, with property and development requiring site-specific evaluations based on factors such as area, elevation, topography and rate of erosion. Furthermore, the size and height of the proposed development should be assessed to determine the necessary setback requirements.

Renewable Energy

With the increasing demand for renewable energy sources, the Visioning Survey asked respondents if renewable energy projects (wind, solar, geothermal) should be encouraged within WHRM. Of the Survey respondents, over half (58%) either agreed or strongly agreed that such projects should be encouraged, while just under one-quarter (24%) either disagreed or strongly disagreed. Additionally, over three-quarters of Survey respondents either strongly agreed or agreed that these types of projects should be appropriately sited to ensure sustainable land practices.

Transportation

As detailed in Section 5.2.9 of this report, WHRM faces transportation challenges primarily due to its reliance on private vehicles among residents. Currently, the Municipality lacks a public transportation system, and there are limited sidewalks beyond Windsor. Active modes of transportation offer numerous benefits for the environment, health and the transportation system. Walking, rolling, and cycling reduces road congestion and greenhouse gas emissions while promoting physical activity. Just under half (47%) of the Survey respondents expressed that the availability of additional trails for connecting communities would motivate them to utilize more active transportation. Additionally, 44% mentioned that the presence of paved shoulders, and 36% noted that the availability of a transit service in WHRM would have a similar encouraging effect.

Comments related to transportation and active transportation in WHRM are summarized to highlight:

- **Encourage the use of active transportation** throughout WHRM, while recognizing that rural areas may rely more heavily on private vehicles. Further emphasizing the importance of wide, paved shoulders to enhance safety.
- **Build on current network** leverage existing infrastructure, expertise, and resources to enhance mobility, safety and accessibility for residents. Expand and improve the existing networks within WHRM to address the growing demand, while also improving connections to accommodate the evolving transportation needs of residents.
- Explore the opportunity to implement a public transportation system that facilitates connections to other transit networks. Such a system can foster a more integrated economy, allowing residents to access employment, education, healthcare, and recreational



opportunities across different municipalities, thereby enhancing overall quality of life and economic vitality.

7.4 Stakeholder Workshop

The Stakeholder Workshop was held in-person at the Falmouth Community Centre from 5:00-7:00 pm on March 25, 2024. A total of 23 people representing key stakeholder groups across WHRM attended the workshop. The workshop focused on results-based actions to address issues impacting communities across WHRM. As part of the WHRM Planning Document Engagement Strategy, participants worked collaboratively in diverse groups to provide their thoughts and views on issues and options for actions across key theme areas. For convenience, the themes were consolidated into six topic areas. The topic areas included:

- Housing
- Climate/Environment
- Economy and Employment
- Transportation

- Agricultural Land Stewardship
- Culturally and Historically Significant Places

Participants discussed various issues uncovered through research and previous discussions, as well as new ones emerged during group talks. They then prioritized and ranked action options to tackle these issues, guided by focused questions to ensure practicality. The top three actions were noted for each group. These actions, along with their corresponding issues' significance, will shape future policy decisions in planning documents.

Focusing questions guided participants to delve into the significance and feasibility of proposed options. For instance, one group suggested increasing flexibility in housing options, such as enabling ageing in place. They highlighted its importance for seniors to access various housing types, while also noting its affordability benefits for youth and future housing needs for children. This flexibility is crucial for supporting both workers and employers and could be implemented through regulatory adjustments and process streamlining. Collaboration across jurisdictions could enhance flexibility further. The option would benefit various stakeholders, including children, workers, employers, families, and seniors, but might not appeal to adjacent landowners seeking to maintain the status quo or those affected by potential shadowing from taller buildings. Additionally, this option is linked to the topic areas of employment, economy, and agricultural land stewardship. Focused questions provoked critical thinking, facilitated discussions, and ensured that the resulting actions were capable of being implemented.

Housing

The housing crisis across Canada is a pressing issue, with infrastructure being costly to build and maintain. It's crucial for WHRM to optimize the use of existing resources. Denser development could leverage current infrastructure to provide additional housing. Within WHRM,



there's a growing demand for increased height in multi-unit developments and a streamlined approval process (e.g. meeting zoning provisions then receive a permit, rather than going through an appealable and lengthy development agreement process). There's also a recognized need for more flexibility in construction possibilities.

Rank	Percentage (%)	Option (action)
1	24	Participate in /support non-market housing projects (Additional comment: including affordable housing)
2	18	Change regulations to allow for higher buildings and more dense development (more urban form than what we typically have in West Hants) (Additional comment: but not on Gerrish St. or town centre)
2	18	Allow for more units as-of-right (permit only) (Additional comment: six units or less)
3	10	More flexibility across the housing spectrum, including aging in place
3	10	Encourage infilling with no service area expansion
3	10	Allow more housing options (types) such as tiny homes, co-op housing, shared housing.
3	10	There should be meaningful consultation with residents should a Growth Centre expansion be considered

Other comments included:

- The need for more senior and care (assisted & non-assisted) housing.
- Where single and two units are permitted now, we could allow for four units as of right.
- There is a need for multi-jurisdictional planning for people that are unhoused (e.g. pallet housing).

Climate/Environment

Multiple issues emerged concerning extreme weather protection, coastal preservation, and renewable energy in WHRM. There's a shared urgency to decrease reliance on non-renewable energy sources. Planning exercises must integrate strategies for extreme weather protection and flood risk mitigation. In the past, WHRM have not addressed the threat of large-scale wildfires. After the wildfires in 2023, examination of secondary accesses, fire fighting & water capacity, etc., is necessary in new land use policies and regulations. Coastal erosion demands



attention, especially given the provincial decision not to regulate coastal setbacks under the *Coastal Protection Act*, WHRM may need to provide more stringent regulations. Renewable energy, including solar, biomass, and wind power, is crucial, despite challenges like the controversy surrounding wind farm development. Balancing support for wind farms with rural residents' concerns is essential, while also addressing worries about fossil fuel use and greenhouse gas emissions. Swift adaptation and response to climate emergencies are imperative.

Rank	Percentage (%)	Option (action)
1	20	Encourage/Policies to allow for renewables such as solar, biomass, hydro (Additional comment: This is most important over the long term. It should also include district energy.)
2	11	Implement affordable programs for residential properties (small scale), such as solar (Note: current programs are not accessible because of the high cost to residents for participation— non-municipal program)
2	11	Marshland preservation as opposed to marshland development
2	11	Difficult – limit wind farm development, mindful of the concerns surrounding use of fossil fuels, GHG emissions
2	11	Separate sanitary and storm sewers
3	8	More stringent regulation of coastal setbacks (recently announced that the Province will not regulate under the <i>Coastal Protection Act</i>).
3	8	Difficult – support wind farm development, mindful of the concerns of residents in "cottage country" (rural areas) (Additional comment: support but limit)
3	8	Have a municipal energy code so that we will use less energy and build more efficiently.
3	8	Public transportation
-	4	Plan for /require EV in new developments and support retrofitting. Partnerships for EV charging stations. (Additional comment: Also support retrofitting for houses)



Additional comments included:

- Not agreeing with wind turbine development
- WHRM must adapt to climate change.
- EV is not practical for rural Nova Scotia as there is a lack of infrastructure.

Economy & Employment

The issues surrounding the economy and employment are complex. Since the pandemic, retailers have shifted their priorities from investment in brick-and-mortar stores toward digital solutions in the form of online stores, home shipping, and free returns. In addition, Canada's national downtown office vacancy rate hit a record high of 19.4 per cent to the end of 2023, according to data from commercial real estate and investment firm CBRE. As such, there has been less demand for commercial spaces in downtowns. Given these circumstances, housing emerges as a high priority for WHRM, leading to potential conversion pressures for commercial spaces into residential units. Looking ahead, WHRM faces the question of whether to maintain a stock of serviced commercial and industrial lands to meet future needs. In addition, tourism is a significant component of Nova Scotia's and WHRM's economies, and it should be investigated on how it could be better promoted as more investment in tourism could bolster the local economy. Additionally, resource-based industries, such as forestry, agriculture, and gypsum, hold significant economic importance, especially in rural areas.

Rank	Percentage (%)	Option (action)
1	50	Support increasing the supply of housing
2	34	Support different types (forms) of housing so there will be housing and choice for employees. (Additional comment: Should include affordable and supportive housing as well).
3	8	Incentives for employment generating development (e.g. lower tax rates, pre-serviced industrial lands)
3	8	Let the market decide – facilitate transitions from commercial to residential. Housing is better than having empty storefronts.

Additional comments included:

- Concern for protecting commercial districts in Windsor and Hantsport from conversion to residential.
- Protecting the town centre commercial as it is also tied to tourism.



Transportation

Issues surrounding connectivity are important, especially in Growth Centres. There is a mix of road ownership across the WHRM, with Provincial, Municipal, and Private road ownership. Highway 101 supports the commuter shed to HRM and easy access to Wolfville–Greenwood corridor. Historically, there has been minimal access to transit resulting in a heavy reliance on private vehicles, with supplementary transit needs being met by West Hants Dial-A-Ride and Maritime Bus. With large amounts of vehicles on the roads, and, perhaps, insufficient pedestrian facilities, safety concerns have arisen due to high-speed traffic and the lack of paved shoulders, highlighting the importance of initiatives like the Avondale Trail, which is supported by the West Hants Trail Association.

Rank	Percentage (%)	Option (action)
1	50	Support for sidewalks and trails as part of new developments, encouraging connectivity
2	22	Share responsibility for safety for pedestrians and cyclists—sidewalks/bike lanes, work with Province on AT features (e.g. separate AT lanes)
3	17	Public transportation
-	11	Bike lanes along rail bed

There was an additional comment that expressed a desire to preserve ATV trails.

Agricultural Land Stewardship

The new planning documents will need to address agricultural land protection as the goal of the Provincial Statement of Interest Regarding Agriculture is to protect agricultural land for the development of a viable and sustainable agriculture and food industry. WHRM will continue to balance the needs of agriculture/agribusiness, rural nature and way of life, housing, and culture. WHRM faces issues with the development pressure on agricultural lands, especially in light of the need for housing and development opportunities face restrictions, due to soil capability mapping. WHRM's agriculture as well as other resource-based businesses have a significant impact on local economy, not just in terms of business opportunities but also for tourism and attracting new residents, therefore maintaining these lands remains critical. Additionally, food security remains a pressing concern.

Rank Percentage (%)	Option (action)
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1	35	Prioritize agricultural protection, which would include issues of food security. (Additional comments: Protect farm that are not in an agricultural zone (such as those legacy farms in the traditional Black communities). Protect all active agricultural lands.)
2	30	Limit development /uses in the following ways follow Kings County's lead (meaning protection of agricultural lands where the goal is to "identify lands where agricultural and related land uses are encouraged, promoted and prioritized over other land uses.")
3	17	The framework is successful. Maintain the status quo.
-	12	Allow more flexibility for local, accessible, and affordable farm markets
-	6	Education for agriculture (how to farm, opportunities), protection of farmland, local food.

Additional comments included:

- A desire to have no development restricted areas and that there should be encouragement and support for farmland preservation to help farmers grow more food (food security).
- Agricultural lands should be zoned for agriculture even if they are in a growth centre or currently designated for residential development.
- Concern regarding farmland conversion through a rezoning process.

Culturally & Historically Significant Places

Culturally and historically significant places can have a positive impact on the tourism-based economy. Fort Edward (Blockhouse) is in a strategic location, with opportunities for destination development. Communities, such as Three Mile Plains (Black Loyalist and Afro-Metis community), are significant places with opportunities for cultural tourism as well. It has been identified that there is a need to tell the stories of WHRM and celebrating the changing culture. Heritage protection and preservation of built form are important ways to celebrate heritage properties. Designated properties (e.g. Upper Vaughan Community Hall, municipal designation) could benefit from funding to support their preservation.

Rank	Percentage (%)	Option (action)
1	46	Create a heritage strategy for WHRM.



2	31	Support / continue to support intangible cultural heritage - e.g. Hants County Exhibition events
3	15	Expand identification of cultural resources. It should include, but not be limited to, indigenous communities, black communities. (Additional comment: education camps should be included as a means to strengthen, share, and celebrate our cultural heritage).
-	8	Additional funding and continued participation heritage groups

7.4.1 Summary

There were several options (actions) identified for the Housing topic area, which indicates strong interest in issues related to housing. Stakeholders expressed a desire for increased participation and support for non-market housing projects to alleviate the housing crisis. Additionally, there was consensus for regulatory changes allowing denser development, taller buildings, and more units to be constructed as-of-right. With respect to the Climate and Environment topic area, the most popular option (action) was to encourage and have policies to allow for renewables energy. However, opinions on wind farm development varied, with 11% advocating for limitations and 8% supporting development. For those supporting wind farm development, emphasis was placed on ensuring their appropriate siting to uphold sustainable land practices. In the Economy and Employment topic, half of the participants endorsed increasing housing supply, while 34% supported actions diversifying housing options. Supporting and encouraging connectivity was the most important transportation option (action). With respect to Agricultural Land Stewardship, responses prioritize agricultural protection and limiting development and uses.



8.0 Conclusion

This Background Review and Policy Directions Report has been prepared based on preliminary background review and initial consultations with WHRM staff and Council. The Report is intended to identify key issues and provide recommendations on various policy, land use designations and mapping. This report will be used to inform the preparation of the New Regional Municipal Planning Strategy, Land Use By-law and Subdivision By-law for the West Hants Regional Municipality.

The next steps for the West Hants Plan Review include:

- Drafting of the Regional Municipal Planning Strategy, Land Use By-law, and Subdivision By-law;
- Consultation and engagement on the Draft Regional Municipal Planning Strategy, Land Use By-law, and Subdivision By-law, including a Statutory Public Meeting; and
- Council approval and adoption of the Regional Municipal Planning Strategy, Land Use By-law, and Subdivision By-law.



Appendix A

Public Open House #1 Presentation (March 27, 2024)



Land Acknowledgment

We respect and truly acknowledge that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People and that this land is governed by the treaties of Peace and Friendship signed in 1726. West Hants Regional Municipality also recognizes that we are all treaty people and have responsibilities to this land and each other. West Hants Regional Municipality also recognizes African Nova Scotians are a distinct people whose history, legacies, and contributions have enriched that part of Mi'kma'ki known as Nova Scotia for over 400 years.





Presentation Overview

1. Project Team Introductions

2. Project Overview

- 1. What is a Municipal Planning Strategy and Land Use By-law?
- 2. Need for New Municipal Planning Strategy and Comprehensive Land Use By-law
- 3. Project Timeline
- 4. Community Engagement Program
- 3. Key Policy Topics and Visioning
- 4. Next Steps





The Project Team



West Hants Regional Municipality



WSP

(Lead Consultant)



Brighter Community Planning & Consulting

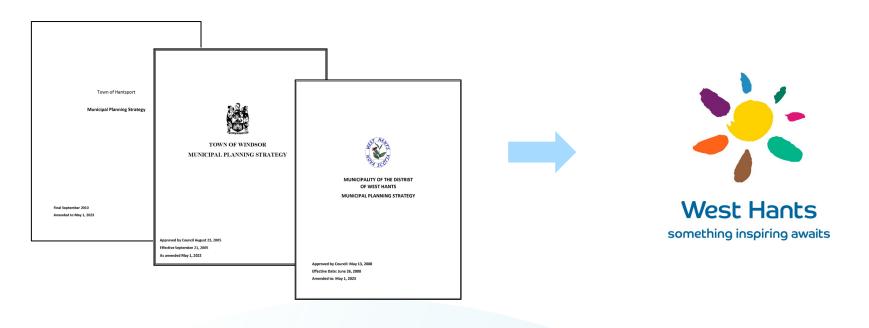
(Sub-Consultant)





Vision

West Hants Regional Municipality is creating a vision for the next 20 years...





Vision









Land Use Policies





Why does WHRM need these planning documents?

 The Municipal Planning Strategy is a strategic land use planning policy document that contains a series of goals, objectives, and policies that work to shape development and guide land use planning decisions. It addresses a range of topics, including, but not limited to:



- The Land Use By-law contains the regulations used to implement the policies within the MPS and the Subdivision By-law controls the division and addition of land.
- The Municipal Government Act requires that all Municipalities in Nova Scotia have land use planning documents and they be reasonably consistent with the Statements of Provincial Interest





Current Planning Documents



Municipality of the District of West Hants

Municipal Planning Strategy (2008) Land Use By-law (2008) Subdivision By-law (2008)



Town of Windsor

Municipal Planning Strategy (2005) Land Use By-law (2005) Subdivision By-law (2012)



Town of Hantsport

Municipal Planning Strategy (2010) Land Use By-law (2012) Subdivision By-law (2010)



Municipal Planning Strategy Land Use By-law Subdivision By-law





What is a Municipal Planning Strategy?









A Municipal Planning Strategy is a planning policy document that:

- Vision for growth and development
- Details strategic objectives to implement the vision
- Guides where land uses (e.g. residential, retail, office, industrial, parks) should be located
- Directs what natural and cultural heritage features should be protected and/or enhanced
- Identifies future roads and new infrastructure
- Reflects Provincial and local interests and values

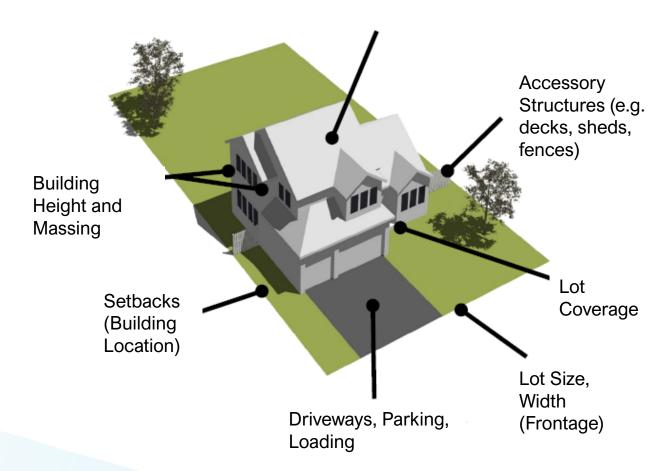




What is a Land Use By-law?

- A legal document that regulates the use of land and built form.
- Implements the land use objectives and policies of a community's Municipal Planning Strategy and helps manage potential conflicts between land uses.
- Provides detailed standards for how a property may be developed.

Permitted uses







Planning Document Work Program Overview

Q1 2024



Phase 1
Project Start-up

Q2 2024



Phase 2
Background & Visioning



Q3 & Q4 2024



Phase 3
Prepare Regional
Planning Framework

Q1 2025



Phase 4
Refinement &
Finalization





Community Engagement Program

Provide Specific Feedback

Council Meetings and Updates

Public Open Houses, Survey & Public Meetings



Communications & each community's preferred level of engagement

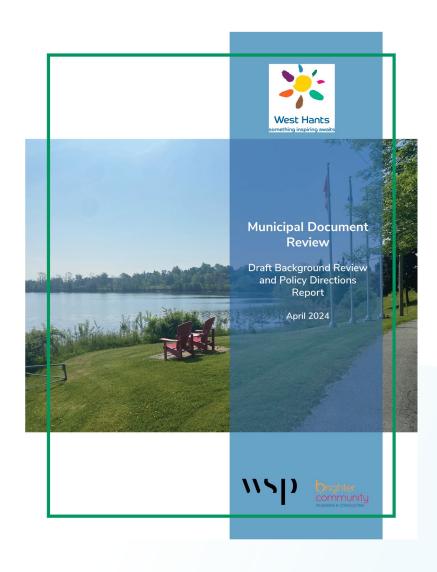
Meetings & Workshops

Project Check-ins





Draft Background Review and Policy Directions Report



Key Topics:

- 1. Community Context
- 2. Planning Framework and Context (Provincial and Municipal)
- 3. Community Engagement
- 4. Key Issues and Themes in WHRM
- 5. Policy Recommendation & Strategic Directions





Developing A Vision for WHRM

Currently, West Hants, Windsor, and Hantsport each have their own Municipal Planning Strategy vision statements, but the new Regional Municipal Planning Strategy will incorporate a unified vision statement for the entire WHRM region.



Consider how you see WHRM, today and in the future...

Complete the Visioning Survey online at: https://www.surveymonkey.com/r/WHRM-planreview







Key Issues / Themes



Residential Development



Renewable Energy



Extreme Weather Protection



Agricultural Land Development



Coastal Protection



Culturally & Historically Significant Places



Economic Development



Protection and Access to Freshwater Resources





Next Steps

- Final Background Review and Policy Direction Report (April/May 2024)
- Summarize Community Consultation Cluster #1 findings into a What We Heard Report (April/May 2024)
- Draft Regional Municipal Planning Documents (Fall 2024)
 - Municipal Planning Strategy
 - Land Use By-law
 - Subdivision By-law







Your Feedback Matters!

Your input is crucial to shaping WHRM's Municipal Planning Documents.

Explore the Poster Boards:

Take a look at the various displays and leave your feedback!

Engage with WHRM Staff and WSP:

Have questions or comments? Chat with a member of our team to share your thoughts.

All feedback collected will be documented in the What We Heard Report following the completion of Consultation Cluster #1.











Questions?

Thank you!

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Appendix B

PAC/HAC Visioning Workshop – Mural Activity



Municipal Document Review

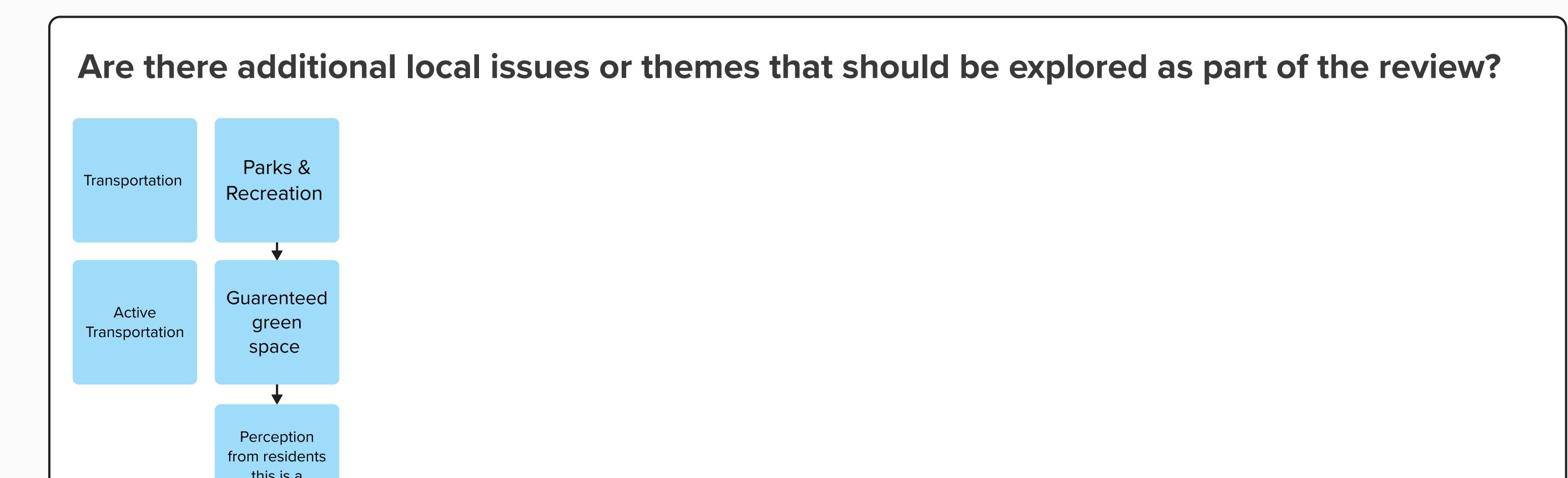
PAC/HAC
Workshop

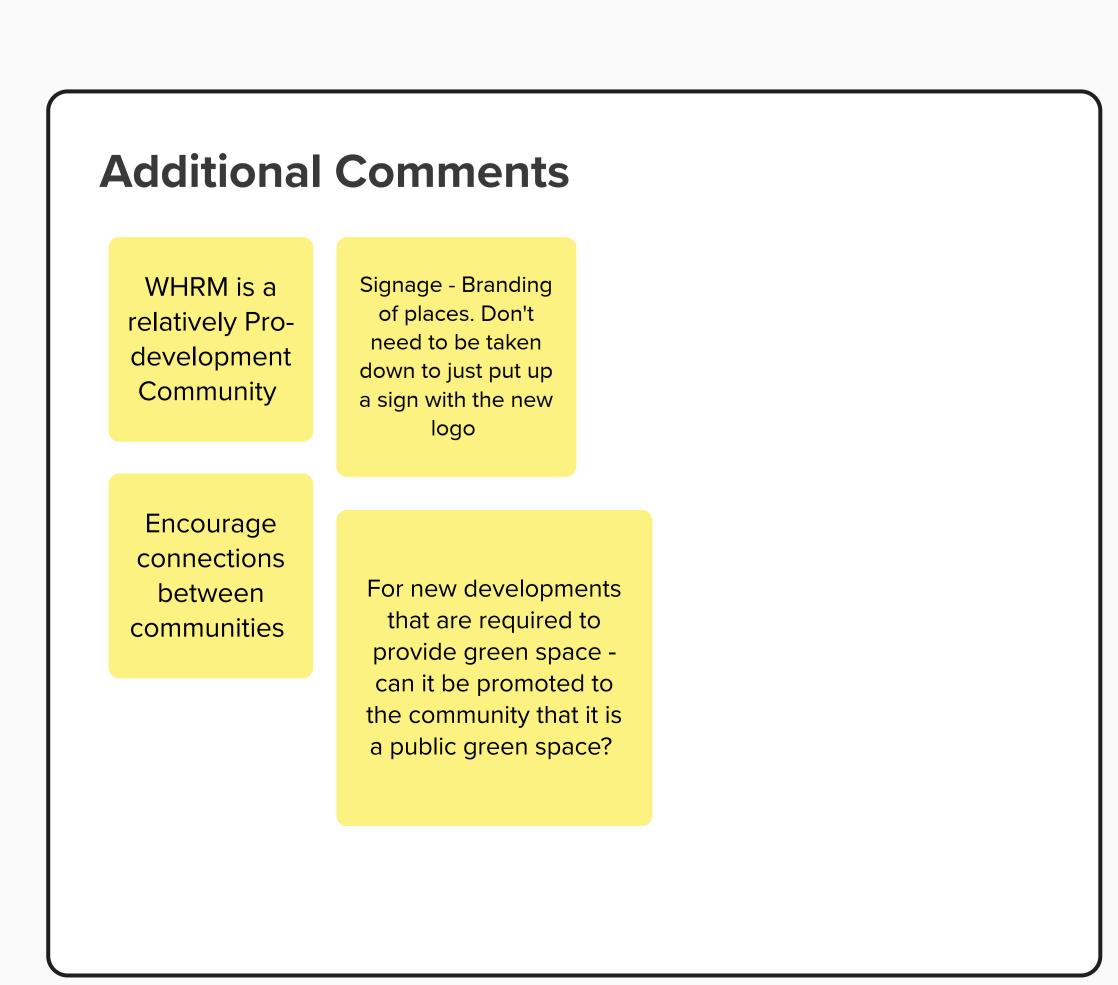
Activity 1: Key Issues / Themes & Guiding Principles

Residential Development Residential Development Extreme Weather Protection Coastal Protection Coastal Protection Coastal Protection Economic Development Protection and Access to Freshwater Resources

Draft Guiding Principles

Key Theme / Issue	Draft Guiding Principles	Comments from PAC/ HAC
Residential Development	 Principles Designate Windsor, Falmouth, Hantsport, and Three Mile Plains as growth centers. Recognize WHRM's prime location near HRM. Concentrate residential development within WHRM's designated communities. Promote secure, affordable, accessible, sustainable, and safe housing for residents of all income levels. Modernize the as-of-right permitted housing Increase height and density through a streamlined site-plan approvals process. Establish clear growth boundaries within designated communities. Utilize incentive or bonus zoning tools 	Prefer the low-rise approach Recognizing that the documents will be merged but the different communities will require specific policies. Hesitant about height/density increa se se se se se with DA's Hantsport - issues with DA's Voices needs to be heard from the different communities. There needs to be caution and care about the upcoming change. Residents are resistant to change There needs to be attended to be deducation surrounding what is a Growth centre / Population Centre Education surrounding what is a Growth Centre / Population Centre is required. Residents are unaware exactly what GC or PC means exactly. Should there be attended to be education surrounding what is a Growth Centre / Population Centre is required. Residents are unaware exactly what GC or PC means exactly.
Extreme Weather Protection	 Principles Identify areas vulnerable to extreme weather impacts like flooding and wildfires Develop policy and regulations to manage growth in identified areas Encourage appropriate land uses in these areas that will not result in loss of infrastructure (e.g. dwellings) Implement safety-focused controls and regulations for new development Utilize nature-based control management approaches to protect infrastructure Educate residents on small-scale projects to mitigate extreme weather threats to property. 	Built Areas - GFLUM needs to capture areas that we should be recognizing as flood zones, etc. Need to identify potential development sites of areas that prone to flooding for parks, recreation, etc. Recognizing that some of the roads / bridges will present challenges in the future due to climate change Recognizing that some of the roads / bridges will present challenges in the future due to climate change If residents cannot access some of the bridges/roads, it will limit access to services Smart but Flood Smart Education is key don't allow developers to do 'non-permanence'. Its hard to enforce and ensure compliance in the future
Coastal Protection	 Principles Develop appropriate policy and regulations for future development along the coastline to protect from shoreline erosion and weather Educate property owners on impacts of shoreline manipulation and alteration Ensure equitable access to shoreline through policy and regulations 	How involved will the province be as a result of recent changes? (e.g., no Coastal Development Act) What about the areas where people already live? Province completed in April Province completed in April Residents want to be able to access the coastline, but there needs to be a commitment from WHRM for municipal access. Such as, public washrooms, garbage cans, picnic tables, etc. There are places in WHRM that need public washrooms, etc. Investment into the access
Economic Development Signature 1	 Principles Implement land use regulations that support a diverse blend of traditional and modern economic sectors. Foster innovation and investment in emerging industries within WHRM. Promote a "buy-local" movement across WHRM and its surrounding area. Highlight WHRM as a destination, leveraging its historic charm and natural attractions. Utilize WHRM's strategic location between HRM, the Annapolis Valley, and Halifax Stanfield International Airport to its advantage. 	In previous documents, some areas have the commercial designation, however, they are not an area where commercial should be located. Need to start investing in our services & marketing our industrial lands Tax Increment Fund needs to be carried forward & promoted/marketed properly so people are aware of the program. Areas identified on previous documents (preamalgamation), may need to be revised. Be forward thinking - how are the commercial areas going to in the future? Language is key - Business Park rather than Industrial Park Lots of home-based business in Hantsport How can we support local through the documents?
Renewable Energy	 Principles Implement policies and regulations supporting sustainable renewable energy sources. Enforce appropriate land use controls for renewable energy infrastructure. Promote energy conservation through education and training for residents, businesses, and industries in WHRM. Advance adoption of innovative energy technologies as they become viable. 	Promote incentives for residents, businesses, industries Policies for encouragement to implement renewable energy energy Many individuals are hesitant to have a windmill or windfarm in their vicinity. However, offering incentives or benefits, such as a % reduction on energy bills, could make them more receptive to the idea.
Agricultural Land Stewardship	 Principles Diversify agriculture spinoffs for farm resilience and economic sustainability Protect agriculturally productive lands from fragmentation and nonagricultural uses. Enforce policies to prevent incompatible land uses encroaching into agricultural areas. Promote diverse agriculturally related land uses. Support farms of various sizes, scales, compositions, and types to foster sector diversity. Encourage sustainable farming practices and innovation. Increase awareness of agriculture's importance through access to local produce, dairy, poultry, and meats. 	Need to be forward thinking for Ag. lands Agricultural land trust A mechanism needs to be established to enable farmers to sell their land and retire while simultaneously protecting agriculture lands Some farmland needs to be protected from flooding more than development
Culturally & Historically Significant Places	 Principles Identify, acknowledge, and celebrate culturally and historically significant sites in WHRM. Promote diversity by highlighting unique cultural and historical places. Prioritize places of significance to traditionally excluded or underrepresented communities. Protect these places through land use policies fostering community access. Preserve buildings, landmarks, and landscapes holding cultural and historical importance in WHRM. 	Viewplanes from significant places (e.g., Fort Edward) Some of the smaller communities don't necessarily have "built heritage" but have significant places or areas Need to promote these places - more accessible information Quispamsis has an app that is age-friendly and similar to 'geo-caching' for significant places to promote tourism
Protection and Access to Freshwater Resources	 Principles Evaluate the adequacy of fresh water drinking supplies based on the projected volume required throughout the life cycle of the new planning documents. Review policies and regulations concerning land use around watersheds supplying WHRM's water. Evaluate potential climate-related impacts on water supply and adjust policies accordingly. Maintain equitable access to fresh water resources to support active, healthy lifestyles for all WHRM residents. 	Education is important - for all ages. LEED principles low impact development principles







Appendix C

Detailed Summary of Responses – Visioning Survey

Q1 What are 1 or 2 words that you would use to describe WHRM today?

Answered: 263 Skipped: 16

#	RESPONSES	DATE
1	Beautiful people and scenic but lacking clear vision and leadership - still finding its way	4/17/2024 11:12 PM
2	Apathetic	4/17/2024 10:38 PM
3	A mess	4/17/2024 10:16 PM
4	On the cusp	4/17/2024 10:13 PM
5	antiquated, backward thinking	4/17/2024 9:53 PM
6	Verge of great.	4/17/2024 9:53 PM
7	Revitalizing	4/17/2024 9:52 PM
8	potential lack of planning	4/17/2024 9:47 PM
9	Vibrant/ growing	4/17/2024 8:15 PM
10	Windsor ns	4/17/2024 7:32 PM
11	Garbage everywhere	4/17/2024 7:25 PM
12	Country life	4/17/2024 6:52 PM
13	Growing and now suburb of hrm	4/17/2024 6:50 PM
14	Windsor municipality?	4/17/2024 6:38 PM
15	Tired	4/17/2024 6:36 PM
16	Growing thriving	4/17/2024 6:35 PM
17	ideal location	4/17/2024 6:32 PM
18	Meh	4/17/2024 6:18 PM
19	Growing town	4/17/2024 6:15 PM
20	very boring	4/17/2024 6:11 PM
21	All property is equal when it comes to property taxes, but not services or land usage.	4/17/2024 6:09 PM
22	beautiful. changing.	4/17/2024 5:56 PM
23	Bursting with opportunity	4/17/2024 5:47 PM
24	Original WH not happy	4/17/2024 5:46 PM
25	Potential	4/17/2024 5:24 PM
26	Potential	4/17/2024 5:16 PM
27	Quint	4/17/2024 5:11 PM
28	Out of control	4/17/2024 4:49 PM
29	Growing.	4/17/2024 4:20 PM
30	Growing	4/17/2024 4:16 PM
31	Lacking	4/17/2024 4:05 PM
32	Peaceful, Home	4/17/2024 3:46 PM
33	Under serviced by doctors and home care	4/17/2024 3:38 PM

34	Unfocused, Disjointed	4/17/2024 3:37 PM
35	Fishing Amalgamation	4/17/2024 3:12 PM
36	Growing	4/17/2024 3:04 PM
37	Expensive, hardworking	4/17/2024 3:01 PM
38	Decaying	4/17/2024 2:54 PM
39	Growing	4/17/2024 2:53 PM
40	Lacking infrastructure	4/17/2024 2:22 PM
41	Derelict	4/17/2024 2:19 PM
42	Hopeless	4/17/2024 2:10 PM
43	Divided	4/17/2024 2:01 PM
44	Growing	4/17/2024 1:42 PM
45	Growing	4/17/2024 12:29 PM
46	Expensive and unattractive	4/17/2024 12:07 PM
47	Not interested in what constituents truly want. They need to remember who they work for. It's not the mayor, it's the community who they must answer too.	4/17/2024 12:06 PM
48	Growing	4/17/2024 12:05 PM
49	Water	4/17/2024 11:58 AM
50	Home	4/17/2024 11:29 AM
51	Repair roads	4/17/2024 11:24 AM
52	growing	4/17/2024 11:20 AM
53	bad decisions and changes happenig	4/17/2024 11:07 AM
54	Very busy	4/17/2024 10:53 AM
55	fragmented, hodgepodge	4/17/2024 10:41 AM
56	Small town	4/17/2024 10:35 AM
57	Growing/ welfare	4/17/2024 10:31 AM
58	Just ok	4/17/2024 10:25 AM
59	Unconnected	4/17/2024 10:21 AM
60	ok	4/17/2024 10:20 AM
61	Growing; friendly	4/17/2024 10:14 AM
62	Progressing	4/17/2024 9:36 AM
63	Too much goverment	4/17/2024 9:19 AM
64	Outdated	4/17/2024 9:05 AM
65	Growing community	4/17/2024 8:47 AM
66	Welcoming and friendly	4/17/2024 8:30 AM
67	Grim, deplorable	4/17/2024 8:16 AM
68	Na	4/17/2024 8:14 AM
69	Need change	4/17/2024 8:11 AM
70	resistant to change	4/17/2024 8:04 AM

71	Promising and potential	4/17/2024 7:58 AM
72	Aging and lacking	4/17/2024 7:49 AM
73	growing, evolving	4/17/2024 7:32 AM
74	Shady	4/17/2024 6:55 AM
75	Beautiful but not affordable	4/17/2024 6:33 AM
76	Expensive property tax	4/17/2024 6:32 AM
77	Potential	4/17/2024 6:27 AM
78	Growing	4/17/2024 6:25 AM
79	Growing	4/17/2024 6:00 AM
80	Too Expensive	4/16/2024 10:41 PM
81	Growing too quickly	4/16/2024 7:47 PM
82	transitioning	4/16/2024 5:36 PM
83	Shitty	4/16/2024 5:29 PM
84	Rural and historic	4/16/2024 2:42 PM
85	Growing fast	4/16/2024 2:05 PM
86	Friends of the Outdoors	4/16/2024 1:51 PM
87	Growing	4/16/2024 12:11 PM
88	Changing and growing	4/16/2024 10:54 AM
89	growing haphazardly	4/16/2024 10:26 AM
90	Bedroom Community	4/16/2024 10:19 AM
91	Growing Nature	4/16/2024 8:58 AM
92	confusing	4/16/2024 7:49 AM
93	Rural, quaint	4/16/2024 7:12 AM
94	Boring, uneventful	4/16/2024 3:41 AM
95	pregnant with possibilities (let's do it right though)	4/15/2024 10:10 PM
96	pot holes	4/15/2024 9:14 PM
97	Growing	4/15/2024 9:11 PM
98	Patchwork	4/15/2024 9:10 PM
99	Barely functioning	4/15/2024 9:03 PM
100	Growing	4/15/2024 8:59 PM
101	revitalizIng	4/15/2024 8:17 PM
102	in transition	4/15/2024 7:24 PM
103	ecologically friendly	4/15/2024 5:00 PM
104	growing	4/15/2024 4:24 PM
105	Broken	4/15/2024 3:25 PM
106	Unorganized. Uneventful	4/15/2024 3:21 PM
107	Inviting	4/15/2024 3:11 PM
108	opportunity, stubborn	4/15/2024 2:58 PM

109	Growing Changing	4/15/2024 9:46 AM
110	Lacking	4/15/2024 9:38 AM
111	Peaceful, quiet.	4/15/2024 8:11 AM
112	Peaceful, quiet.	4/15/2024 8:09 AM
113	Poorly Planned	4/14/2024 10:32 PM
114	home town	4/14/2024 9:28 PM
115	Friendly, helpful	4/14/2024 8:09 PM
116	Windsor verus County	4/14/2024 7:06 PM
117	Expanding	4/14/2024 6:57 PM
118	Archaic	4/14/2024 6:08 PM
119	Beautiful	4/14/2024 5:11 PM
120	Ecologically unfriendly	4/14/2024 4:14 PM
121	Doing okay	4/14/2024 3:15 PM
122	Uninspiring & Mismanaged	4/14/2024 2:33 PM
123	Growing.	4/14/2024 2:33 PM
124	Expensive taxes	4/14/2024 2:17 PM
125	Growing	4/14/2024 1:12 PM
126	Damaged	4/14/2024 12:58 PM
127	Windsor prioritized	4/14/2024 12:16 PM
128	Growing	4/14/2024 12:10 PM
129	SO SO	4/14/2024 11:54 AM
130	Tired and dirty looking	4/14/2024 11:47 AM
131	divided	4/14/2024 11:22 AM
132	Depressing	4/14/2024 11:04 AM
133	Lagging behind	4/14/2024 10:53 AM
134	All about windsor.	4/14/2024 10:11 AM
135	Disappointing, mis-managed.	4/14/2024 10:00 AM
136	Quiet, peaceful	4/14/2024 8:43 AM
137	Growing	4/14/2024 7:10 AM
138	Growing , beautiful	4/14/2024 6:42 AM
139	Growing up	4/14/2024 6:21 AM
140	Peaceful	4/14/2024 5:58 AM
141	Half good	4/13/2024 11:15 PM
142	Growing	4/13/2024 11:02 PM
143	Growing improving	4/13/2024 10:49 PM
144	Decent	4/13/2024 10:45 PM
145	Lack luster	4/13/2024 9:35 PM
146	Developing piece by piece	4/13/2024 9:04 PM

147	At a crossroad	4/13/2024 9:01 PM
148	Growing	4/13/2024 8:52 PM
149	Home, quiet	4/13/2024 8:28 PM
150	Bedroom community	4/13/2024 8:26 PM
151	Housing-less	4/13/2024 8:19 PM
152	growing; rural	4/13/2024 7:56 PM
153	Run down	4/13/2024 7:09 PM
154	Growing and vibrant	4/13/2024 6:47 PM
155	Invested	4/13/2024 5:45 PM
156	Verge of great	4/13/2024 3:30 PM
157	Windfarms	4/13/2024 12:46 PM
158	Out of Control . Without direction	4/13/2024 12:08 PM
159	Down to earth	4/13/2024 10:57 AM
160	Town depleted	4/13/2024 9:37 AM
161	Windmill dump	4/13/2024 9:03 AM
162	Disorganized	4/13/2024 8:16 AM
163	Stagnant cautious	4/13/2024 6:47 AM
164	Stressful, caters to the rich and disrespects culture and inclusiveness	4/13/2024 3:38 AM
165	Stressful a place that caters to the rich and does whatever the rich want	4/13/2024 3:23 AM
166	Inaccessible	4/13/2024 1:48 AM
167	To listen to the people when big company come in and what to ruin our land.	4/12/2024 11:11 PM
168	Beautiful	4/12/2024 10:56 PM
169	Quaint	4/12/2024 9:32 PM
170	Beautiful	4/12/2024 9:18 PM
171	Growing and divided	4/12/2024 8:45 PM
172	Rural Paradise!	4/12/2024 8:37 PM
173	Exciting growth	4/12/2024 7:42 PM
174	Tub ji	4/12/2024 7:40 PM
175	not sure	4/12/2024 7:19 PM
176	A great place to live and raise a family	4/12/2024 6:54 PM
177	Not good	4/12/2024 6:52 PM
178	Up and coming	4/12/2024 6:23 PM
179	Sheep	4/12/2024 6:19 PM
180	Friendly neighbourhoods	4/12/2024 6:17 PM
181	Community	4/12/2024 6:12 PM
182	Disconnect whitewashing	4/12/2024 6:11 PM
183	Rural	4/12/2024 5:59 PM

185	Ever changing	4/12/2024 5:32 PM
186	Over developed	4/12/2024 9:38 AM
187	Conflicted and seperated	4/12/2024 8:54 AM
188	Growing , Amalgamated	4/11/2024 4:25 PM
189	Growing	4/10/2024 7:10 PM
190	Town and country. Not city.	4/10/2024 6:19 PM
191	Unappreciated and Abused	4/10/2024 3:19 PM
192	Concerning	4/10/2024 9:45 AM
193	Agriculture rural	4/10/2024 9:13 AM
194	Farming quiet	4/10/2024 8:36 AM
195	A mixture of old housing stock in poor repair and newer communities/developments in the suburbs along with farms.	4/10/2024 4:26 AM
196	Divided	4/9/2024 11:58 PM
197	Growing Pains	4/9/2024 9:22 PM
198	Small hometown	4/9/2024 9:13 PM
199	Concerning	4/9/2024 9:07 PM
200	Unwelcoming and unfriendly	4/9/2024 8:59 PM
201	Absolutey awesome	4/9/2024 8:49 PM
202	Too expensive	4/9/2024 8:27 PM
203	Drug town	4/9/2024 8:22 PM
204	Uncertain	4/9/2024 8:12 PM
205	Quaint and mismanaged	4/9/2024 7:36 PM
206	Wasteful	4/9/2024 7:31 PM
207	Perfect	4/9/2024 7:29 PM
208	Growth	4/9/2024 6:58 PM
209	Kind	4/9/2024 6:19 PM
210	Optimistic	4/9/2024 6:16 PM
211	Fast growing	4/9/2024 6:06 PM
212	Stagnant	4/9/2024 5:58 PM
213	Accommodating	4/9/2024 5:31 PM
214	Slowly progressing	4/9/2024 5:30 PM
215	nice town	4/9/2024 4:08 PM
216	Lazy	4/9/2024 3:15 PM
217	Dumping ground	4/9/2024 3:11 PM
218	Lacking intention/strategy, disconnected	4/8/2024 10:19 AM
219	inspiring	4/8/2024 9:55 AM
220	Growing too quickly	4/7/2024 2:43 PM
221	Growing quickly	4/7/2024 11:11 AM
222	Growing	4/7/2024 10:48 AM

223	illogical/unaware	4/6/2024 5:51 PM
224	Lack of affordable housing for seniors	4/6/2024 4:21 PM
225	Sad decrepit	4/6/2024 3:53 PM
226	In need of development	4/6/2024 3:52 PM
227	Inequitable, insular, closed minded.	4/6/2024 3:08 PM
228	Ancient	4/6/2024 2:15 PM
229	Beginning of growth	4/6/2024 2:03 PM
230	Unrealized potential	4/6/2024 9:51 AM
231	fragmented	4/5/2024 10:06 AM
232	High-potential + Rural-but-dense	4/5/2024 9:54 AM
233	Growing	4/5/2024 9:34 AM
234	Developing vitality community	4/5/2024 7:39 AM
235	Disorganized	4/4/2024 10:13 PM
236	Human scaled living. Community oriented .	4/4/2024 10:11 PM
237	Expanding	4/4/2024 10:09 PM
238	Friendly and low stress	4/4/2024 9:38 PM
239	growing	4/4/2024 2:36 PM
240	Growth.	4/4/2024 12:56 PM
241	Growing, supportive	4/4/2024 8:32 AM
242	Stagnant , needing major retail	4/3/2024 8:46 PM
243	potential	4/3/2024 7:21 PM
244	Regressive.	4/3/2024 4:58 PM
245	Growing	4/3/2024 3:41 PM
246	Growing	4/3/2024 3:13 PM
247	Cashcow.	4/3/2024 2:27 PM
248	Expanding	4/3/2024 1:32 PM
249	A mess	4/3/2024 1:29 PM
250	Disgrace.	4/3/2024 1:27 PM
251	Growing strong	4/3/2024 1:18 PM
252	Agricultural community	4/3/2024 12:51 PM
253	Quaint, cozy	4/3/2024 12:37 PM
254	Confused	4/3/2024 12:35 PM
255	Up and coming	4/3/2024 12:12 PM
256	Disconnected	4/3/2024 12:04 PM
257	Inefficient	4/3/2024 11:57 AM
258	Still fighting to grow out of a bedroom community	4/3/2024 11:49 AM
259	Becoming suburbia	4/3/2024 11:41 AM
260	Rural, quiet	4/3/2024 11:15 AM

261	Exciting growth	4/3/2024 11:06 AM
262	Growing	4/3/2024 10:45 AM
263	Evolving, vibrant	3/28/2024 2:50 PM

Q2 In two sentences or less, how do you envision the future of WHRM in 25+ years?

Answered: 263 Skipped: 16

#	RESPONSES	DATE
1	A beautifully developed rural region that has grown to become a destination (not simply because of where it is located but because of what it will become) for living, working, playing and visiting complimented by urban services that enhance the experience of West Hants.	4/17/2024 11:12 PM
2	The need to balance infrastructure, fresh water protection along with natural habitats.	4/17/2024 10:38 PM
3	Hopefully affordable housing. Not more of the crossing	4/17/2024 10:16 PM
4	A centre for creative and innovative entrepreneurs who bring vibrancy and aliveness to this place. This new wave of residents together with our traditional population base create a place where diversity flourishes and a true sense of place is created and celebrated.	4/17/2024 10:13 PM
5	Not going anywhere Set in old ways	4/17/2024 9:53 PM
6	A bustling, vibrant, and diverse community with a compelling revival story where residents are proud of their community.	4/17/2024 9:53 PM
7	Progressing on the path the present Mayor and councillors are taking.	4/17/2024 9:52 PM
8	The area is on the cusp of rapid growth but the lack of infrastructure maintenance and investment will hinder future growth. The lack of a downtown development plan will hinder a flourishing downtown district.	4/17/2024 9:47 PM
9	Resilient, strong, vibrant	4/17/2024 8:15 PM
10	Hopefully without a causeway	4/17/2024 7:32 PM
11	Higher taxes for less	4/17/2024 7:25 PM
12	Overcrowded	4/17/2024 6:52 PM
13	Growth, still a community of loving people and not losing our roots to money or development	4/17/2024 6:50 PM
14	Not good for West Hants!	4/17/2024 6:38 PM
15	Hopefully more business and more affordable housing.	4/17/2024 6:36 PM
16	A vibrant sustainable community. With community togetherness and public transportation	4/17/2024 6:35 PM
17	part of the valley destination	4/17/2024 6:32 PM
18	To continue to keep our rural land under the individuals control. To support the local communities and not force them into any agendas that would be detrimental to us.	4/17/2024 6:15 PM
19	gone	4/17/2024 6:11 PM
20	Hopefully the natural surroundings are protected by our elected officials (no more wind farms), and the downtown core continues to attract unique businesses.	4/17/2024 6:09 PM
21	The natural beauty is well integrated with small industries that provide a living for residents. People enjoy being within their communities, living with animals, birds, native flora.	4/17/2024 5:56 PM
22	More heavily populated yet able to sustain rural roots by allowing small livestock on small acreages	4/17/2024 5:47 PM
23	Windsor flooded under water	4/17/2024 5:46 PM
24	Hopefully to see windsor build up to be more of a center point over going to bedford/sackville	4/17/2024 5:24 PM
25	Preservation of green spaces and farmland while finding innovative ways to provide the	4/17/2024 5:16 PM

infrastructure necessary for a growing population.

	infrastructure necessary for a growing population.	
26	Thriving communities	4/17/2024 5:11 PM
27	I can not see any great things coming into the out lying area. The township of Windsor seems to take priority. The rural areas have not improved with the amalgamation.	4/17/2024 4:49 PM
28	Active place for young families to thrive with plentiful activities and athletics for children to do on off time from school.	4/17/2024 4:20 PM
29	Focus growth in the right areas, active and virbrant downtowns and beautiful rural areas that are protected and maintained	4/17/2024 4:16 PM
30	I suspect it will have a lot of business growth.	4/17/2024 4:05 PM
31	WHRM should remain a peaceful, mostly rural municipality.	4/17/2024 3:46 PM
32	A larger town	4/17/2024 3:38 PM
33	Vibrant, well planned, and walkable urban centre, made up of thoughtful, and intentional residential and commercial development. This centre is surrounded by rural communities focused on sustainable development prioritizing protection of water ways, forests, and agricultural lands.	4/17/2024 3:37 PM
34	Mixed Commercial and Residential uses to allow for more work in home community. Trails available to all, animals and people alike.	4/17/2024 3:12 PM
35	I envision a prosperous community which supports climate change,coastal waters,wildlife and have the lands fixed so no more flooding.	4/17/2024 3:04 PM
36	Still expensive but hopefully improving on that. Continuing to bring more business into the community	4/17/2024 3:01 PM
37	Attract big box stores	4/17/2024 2:54 PM
38	Growth with more services in WHRM	4/17/2024 2:53 PM
39	Safer infrastructure	4/17/2024 2:22 PM
40	Booming with increase in population	4/17/2024 2:19 PM
41	Lack of housing and poor economy	4/17/2024 2:10 PM
42	I hope to see it grow but still a place I want my grandchildren to live.	4/17/2024 2:01 PM
43	Bedroom of the city. Vibrant communities	4/17/2024 1:42 PM
44	I see in 25+ years a Municipality that engages more with the needs of the individuals living in it's communities. A Municipality that listens, hears and act solely on behalf of the people that its serves to ensure a happy and healthier environment for all that live here.	4/17/2024 12:58 PM
45	Hopefully we don't loss too much of our farmland to housing.	4/17/2024 12:29 PM
46	The same.	4/17/2024 12:07 PM
47	Honestly, I envision a built up and well developed community, however, which is very welcome, however, with nowhere near enough services/supports nor the infrastructure needed for success. Lack of schools, health care, nor proper ground water infrastructure.	4/17/2024 12:06 PM
48	Continue to grow	4/17/2024 12:05 PM
49	Respectful for each other's cultures and choices, growing our own food, respect the land & water and how we interact with it. We live together, people, land and animals.	4/17/2024 11:58 AM
50	Economic growth while respecting and maintaining our rural communities.	4/17/2024 11:29 AM
51	Better infrastructure	4/17/2024 11:24 AM
52	I think little shops are getting more confidence to move into our mainstreet, hopefully we see this as an even more hussling tourist town. I think larger sustainable future forward infastructure, like the previous plans we seen in the textile area will benefit the town and bring more people and jobs. People would think it runs the risk of smaller businesses going out but i	4/17/2024 11:20 AM

	think that's much the opposite, i believe it would attract a wider population to windsor in general.	
53	I'd like to envision it as small communities surrounded by beautiful agricultural land and natural habitats (healthy forests, rivers and waterways full of wildlife. A unique place that values quality of life and appreciates the connection to community and our natural world. A community that is not overtaken by money-driven development and expansion and a rush to have more people, development and infrastructure that is destroying the quality of life here.	4/17/2024 11:07 AM
54	- Lots of green spaces and safe walking paths Housing that doesn't take away from natural spaces.	4/17/2024 10:53 AM
55	A welcoming midsize community that takes pride in and preserves its past (buildings etc). A downtown core that supports a variety of small businesses that are not impacted by large devlopment ideas	4/17/2024 10:41 AM
56	Small town	4/17/2024 10:35 AM
57	I would like WHRM to continue growing, but remain a small quaint town. We need to help address appropriate housing (lots of low-income housing doesn't look so good).	4/17/2024 10:31 AM
58	Hopefully it will be prosperous for its people that live here	4/17/2024 10:25 AM
59	Joined and working to improve all areas. Leading the way in green living, creating a community we are proud of	4/17/2024 10:21 AM
60	i wont be alive	4/17/2024 10:20 AM
61	Losing much of its small-town community charm due to allowing giant, modern-looking buildings that dwarf everything around them.	4/17/2024 10:14 AM
62	Vibrant, self sufficient community	4/17/2024 9:36 AM
63	Less goverment	4/17/2024 9:19 AM
64	It will always be the same.	4/17/2024 9:05 AM
65	A thriving community with a vastly increased population, a vibrant downtown core that has a great mix of locally owned and operated businesses in mixed use (commercial + residential) higher density buildings that offer both low and higher income units. There will be a focus on greenspaces, walking/biking trails, and public transportation that encourages the diverse population of residents from both the urban and rural areas to get outside and take advantage of the park like setting of the community, shop at local businesses, and actively participate in community events.	4/17/2024 8:47 AM
66	I envision it to keep its small rural feel. We just moved here in November and we were attracted by the homey small rural feel	4/17/2024 8:30 AM
67	Considering how the town has become so much less then 25 years ago, my hope isn't bright for WHRM future. Current government is a laughing stock.	4/17/2024 8:16 AM
68	Na	4/17/2024 8:14 AM
69	Increased population and many more multi unit homes.	4/17/2024 8:11 AM
70	Progressive, modern, with far more consideration for pedestrians and less emphasis on a carcentric culture.	4/17/2024 8:04 AM
71	I would like to see WHRM become a more of a place people want to stop, stay and spend their \$. We are better than before but there is still room for improvement.	4/17/2024 7:58 AM
72	Growing families, affordable living, amenities for families, rich with agriculture resources	4/17/2024 7:49 AM
73	WHRM needs to evolve to meet the demand of the coming crush of population increase. It needs to do so in a progressive, forward-thinking mannerdemand better solutions!	4/17/2024 7:32 AM
74	Corrupt	4/17/2024 6:55 AM
75	We need more affordable housing or no young people will be able to live here. Also no more windmills!!!	4/17/2024 6:33 AM
76	Remaining as a progressing town that still has small town feel.	4/17/2024 6:32 AM

77	Having an appeal that extends from wolfville and surrounding areas. Long walking trails, public gardens, historic buildings and parks, dynamic local culture and businesses, with excellent public transit (ex train) connecting WHRM to HRM, and throughout the valley.	4/17/2024 6:27 AM
78	Bustling	4/17/2024 6:25 AM
79	Disaster	4/17/2024 6:00 AM
80	There will be no WHRM	4/16/2024 10:41 PM
81	Population boom and losing our small township, rural community feel.	4/16/2024 7:47 PM
82	WHRM is an attractive, vibrant region where the health, security, and well-being of all its residents are a high priority. This diverse community is recognized for its stewardship of the land and its celebration of its cultural heritage.	4/16/2024 5:36 PM
83	I have water and pollution concerns.	4/16/2024 5:29 PM
84	I wish to see less windfarms in Vaughan, Upper Vaughan, Millsection/ Upper Falmouth. I would like a detailed forest mapping plan to prevent deforestation and clear cutting. I would also really like to see more historical signage indicating the areas in which significant historic events took place. Specifically in Vaughan. We have a deep history of forestry, farming and mills. Thank you Steve Hart	4/16/2024 2:42 PM
85	WHRM will be a bedroom community of HRM without an identity of its own. The pace of growth is too fast especially for large apartment buildings.	4/16/2024 2:05 PM
86	An Agricultural Mecca, which draws nature and outdoor lovers from around the country to enjoy trails, events, rural life and music. Drawing people with Beer, Cider and Wine is shallow and not visionary.	4/16/2024 1:51 PM
87	The municipality will grow exponentially and have the required amenities of a much larger town similar to the Sackville Bedford area.	4/16/2024 12:11 PM
88	I see it becoming a more urbanized area with greater commercial development and greater importance as a business and residential significance within the Valley and in relationship to the Halifax region. I hope it maintains its rural outlying communities and that natural habit and wildlife are respected and protected.	4/16/2024 10:54 AM
89	A very busy core without many trees and chronic water shortages. Outlaying districts with ribbon developments and transportation hurdles caused by eroding coastlines and rising sea levels.	4/16/2024 10:26 AM
90	I would like to see WHRM vibrant, the way it was 25 years ago with lots of shops and activities for all not a select few. I also don't want to see the landscape turned into nothing but high rise buildings and town homes everywhere that no one can afford, it's time to enjoy what our communities used to be.	4/16/2024 10:19 AM
91	Diverse community members with easy access to natural surroundings. Access to walking communities and roadways to allow for better movement of traffic	4/16/2024 8:58 AM
92	I see the town of Hantsport and Windsor growing as it appears most of the spending happens in these two areas while the rest of the Municipality takes the brunt of it with windfarm and landfill development	4/16/2024 7:49 AM
93	One of the "few places left" with untouched land.	4/16/2024 7:12 AM
94	Spaces for children to get outside and grow	4/16/2024 3:41 AM
95	Planning for smart growth by allowing for climate change through respecting the natural water systems.	4/15/2024 10:10 PM
96	over crowded with people who thought they wanted quaint and didn't realize that meant farms and farm animals, which make noise.	4/15/2024 9:14 PM
97	A growing hub. A spot for growing families and small buniess.	4/15/2024 9:11 PM
98	Organized with enforceable bylaws.	4/15/2024 9:10 PM
99	WHRM would have citizen councils chosen from persons age 21 and over and, rather like jury duty, 5 days of duty each year would be compulsory. These councils would meet 260 days of	4/15/2024 9:03 PM

every year and make consensus decisions regarding all major developments in the region.

	every year and make consensus decisions regarding all major developments in the region.	
100	A vibrant, diverse community that offers its residents a safe, cultural, exciting place to live and grow.	4/15/2024 8:59 PM
101	Rural living	4/15/2024 8:17 PM
102	more diverse, increased population, loss of small community feeling	4/15/2024 7:24 PM
103	No more wind farms in Vaughan area.	4/15/2024 5:26 PM
104	No more wind farms, secured water for the farmers with better flood control.	4/15/2024 5:00 PM
105	In 25 years or so I would love to think that it is still a place that my kids and grandkids would consider "home." Continue to thrive with local businesses and affordable living for all.	4/15/2024 4:24 PM
106	A suburb of halifax in Windsor and falmouth with the rest forgotten	4/15/2024 3:25 PM
107	Would love to see a community that has activities for all residents and a clean and safe area for all.	4/15/2024 3:21 PM
108	Enhanced infrastructure and more local shopping availability.	4/15/2024 3:11 PM
109	WHRM has the potential for great things and to attract a new younger demographic but I worry the "old school" mentality of some residents and council will prevent this from happening.	4/15/2024 2:58 PM
110	One large growth area (TMP / Falmouth / Windsor and Hantsport) hosting urban-like characteristics where human power is the main form of transportation. Maintaining the rural characteristics of WHRM through the protection of our shorelines, agricultural lands, lakes and riverways. Connectivity to growth centers by OHV and multipurpose trails.	4/15/2024 9:46 AM
111	To be a vibrant, lively, welcoming town.	4/15/2024 9:38 AM
112	Fires, floods, viruses, war, Trump who knows. Next question.	4/15/2024 8:11 AM
113	Fires, floods, viruses, wars, Trump who knows. Next question.	4/15/2024 8:09 AM
114	Traditional Hants County values are often deployed as an excuse to undermine the fact we need new ways of dealing with climate change. We can have agriculture and fish passage. We can cancel Sam Slick days and have another festival that doesn't require rowing pumpkins in the lake. Stop using tradition as an excuse to not look beyond. Build a bridge and get over it. It's time. Our kids deserve and need better leadership now. Fix the flooding downtown and let the fish free.	4/14/2024 10:32 PM
115	bedroom communities with excellent schools, recreational opportunities and affordable housing.	4/14/2024 9:28 PM
116	I hope we remain a rural area with local people helping each other.	4/14/2024 8:09 PM
117	empty houses.apartments and less business	4/14/2024 7:06 PM
118	Bedroom community of HRM.	4/14/2024 6:57 PM
119	hip and trendy agricultural pardise	4/14/2024 6:08 PM
120	We need pools and public gyms more jobs	4/14/2024 5:11 PM
121	I want preservation of unique and essential wetlands, coasts, forests and the wildlife. As well as major roadwork. What will likely happen is too much growth too fast and infrastructure will continue to lag behind.	4/14/2024 4:14 PM
122	Not very good. You need to invest in windsors fire department	4/14/2024 3:15 PM
123	A redevelopment of the town of Windsor and an expansion of facilities throughout the municipality.	4/14/2024 2:33 PM
124	I hope to see a downtown Windsor with driverse small businesses and local festivals. More energy put into improving our provincial parks. An anti-littering law with teeth. Careful development that respects our environment, is only done when we have the proper infrastructure in terms of sewer and water. And finally, much lower property taxes in Windsor and freezing the rest to make our municipality the lowest taxed in NS.	4/14/2024 2:33 PM

125	I would prefer it to stay rural and to be farmland and also have Drs, and a hospital that is properly staffed would be amazing.	4/14/2024 2:17 PM
126	With a much larger population there will be more commercial development including retail outlets and more expansion of services at the hospital.	4/14/2024 1:12 PM
127	Restore its original beauty and restore the river, NOT the lake.	4/14/2024 12:58 PM
128	Completely centered around Windsor with the municipality totally ignored, unless it benefits Windsor.	4/14/2024 12:16 PM
129	A vibrant community with housing, employment, and recreation for all classes	4/14/2024 12:10 PM
130	GOOD IF YOU STOP BRING other municipality garbage in we would not be in this stake now	4/14/2024 11:54 AM
131	More attention should be made to address the citizens needs and future needs of the WHRM. Instead of paying outrageous amounts for fancy chairs or buying government land just to sell to a garbage company that will pollute more Nova SCotian land. Note Halifax should have their own landfill in their area instead of trucking it out to rural areas, also note New Brunswick needs to use their own landfill instead of trucking it to Nova Scotia	4/14/2024 11:47 AM
132	no idea	4/14/2024 11:22 AM
133	Vibrant and full of life	4/14/2024 11:04 AM
134	Great potential for growth, could be a fantastic place for families to grow and the old to retire	4/14/2024 10:53 AM
135	Would like to see a tourist interpretation center about the fundy tides and get rid of the dead lake in windsor.	4/14/2024 10:11 AM
136	Not the town it should be.	4/14/2024 10:00 AM
137	Still quiet and peaceful. I live here because I want to be left alone.	4/14/2024 8:43 AM
138	The next lower Sackville with character	4/14/2024 7:10 AM
139	I would love to see Windsor be a one place to shop . Some places for seniors to live comfortably	4/14/2024 6:42 AM
140	A place I don't need to leave to get the necessities. A good sense of community with beautiful places where everyone can thrive. A place people want to come and stay.	4/14/2024 6:21 AM
141	I would like to see affordable country style living.	4/14/2024 5:58 AM
142	Less elderly with a lot of debt caused by the current elderly.	4/13/2024 11:15 PM
143	Close-knit community, strong local businesses & higher density and less reliance on cars	4/13/2024 11:02 PM
144	It will continue to grow and improve once the 102 project is finally complete.	4/13/2024 10:49 PM
145	Growing greatly	4/13/2024 10:45 PM
146	Still the same except more people that don't know what our area has to offer	4/13/2024 9:35 PM
147	Complicated	4/13/2024 9:04 PM
148	Would love to see increased growth with supporting infrastructure and programming	4/13/2024 9:01 PM
149	Dense city center of economic activity in Windsor, TMP, and Hantsport, while quiet rural living outside of the growth districts.	4/13/2024 8:28 PM
150	Hopefully not overtaken from the ever expanding landfill that takes garbage from all over the province and beyond, with huge garbage trucks ruining our roads and our peace with never ending engine breaking.	4/13/2024 8:26 PM
151	Addordable every class and income housing	4/13/2024 8:19 PM
152	I envision a massive increase in population and development, with more options for shopping and jobs in the core areas such as Windsor, Hantsport, Falmouth and Brooklyn. I also see growth in the rural communities, and plentiful open spaces for all residents and visitors to enjoy.	4/13/2024 7:56 PM
153	More for the people, better roads, business open bettwr hours	4/13/2024 7:09 PM

154 A busiling destination that families want to live in and a place folks want visit. A region that businesses want to operate in. 4/13/2024 5:45 PM 155 Growing into a more beautiful community 4/13/2024 5:45 PM 156 Smart, intentional, and visionary growth. 4/13/2024 5:45 PM 157 Less windfarms more nature preserved 4/13/2024 12:46 PM 158 I envision a future with no more Windfarms than are currently here, and No more landfills than discussion and visional at Lithuru or urainum mine. 4/13/2024 10:57 AM 159 Similar as it is today but with better roads and no waiting at the er respect for natural without with waterways. 4/13/2024 9:37 AM 160 Development for WHRM should focus on the town instead of the rural areas. 4/13/2024 9:37 AM 161 Rich from wandmills and no country land left due to greed. No to windmills 4/13/2024 9:33 AM 162 Hopefully better maintained than it currently is. 4/13/2024 8:16 AM 163 A vitrant community with stearty growth and community minded taking care of the natural way. 4/13/2024 9:33 AM 164 If the WHRM could finally get rid of the ridiculors are vision tots of windmills as a personally believe reversible venicy is a important. I would also envision tots of windmills or sitewarks in Wauphan of the proper windmills and part of the causeway to finally be gone so the Ay			
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158 I erwision a future with no more Windfarms than are currently here, and No more landfills than currently here. And without a Lithium or uranium mine. 159 Similar as it is today but with better roads and no waiting at the er respect for natural wilderness areas and waterways. 160 Development for WHENA should focus on the town instead of the rural areas. Development should encourage people to spend their dollars in the Town of Windsor instead of destroying rural areas. 161 Rich from windmills and no country land left due to greed. No to windmills 4/13/2024 9:03 AM 162 Hopefully better maintained than it currently is. 4/13/2024 8:16 AM 163 A vibrant community with steady growth and community minded taking care of the natural beauty of the municipality with a real passion for environmental stewardship. 4/13/2024 6:47 AM 164 If the WHENA could finally get rid of the ridiculous causeway and place bridges to allow a free flowing river, that would be beautifulf. I also envision tost of windmills as I personally believe renewable energy is so important. I would also envision walking trails or sidewalks in Vaughan expecially trails that accommodate the disabled. 4/13/2024 3:23 AM 165 I pray for the causeway to finally be gone so the Avon river can flow free as nature intended. 4/13/2024 3:23 AM 166 Large population , people continue to move from, other provinces and HRM 4/13/2024 1:48 AM 167 Very dim if they let all these big company's to come in and take over all the crown land. There would be expected to the environmental provinces and HRM 4/12/2024 1:11 PM 168 Nature in tactNo more wind farms in Vaughan 4/12/2024 1:12 PM 169 Small rural community with lots of character, more amenities, beautiful downtown area, local 4/12/2024 9:32 PM 170 In hoping our Seautiful Vaughan will not be overrun by ugly windmills that threaten our wells and willdile and take up thecrown land we so enjoy for a private companys profit. 4/12/20	156	Smart, intentional, and visionary growth.	4/13/2024 3:30 PM
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what we have to do	178	More walking trails, better working out facilities. Stores opened later then 4 pm	4/12/2024 6:23 PM
180 Mindful communities with care and consideration for the environment 4/12/2024 6:17 PM	179		4/12/2024 6:19 PM
	180	Mindful communities with care and consideration for the environment	4/12/2024 6:17 PM

181	I envision WHRM to be a united group of rural communities who proudly protect their agricultural lands as well as their forests and wildlife.	4/12/2024 6:12 PM
182	A suburb with high crime and low property values.	4/12/2024 6:11 PM
183	Remain rural with updated roads and cell coverage.	4/12/2024 5:59 PM
184	No more wind farms And repair flood damage	4/12/2024 5:43 PM
185	Growing metropolis while keeping the integrity of our crown lands and keeping in mind the wants and needs of the public/ land owners etc.	4/12/2024 5:32 PM
186	Protected, land used wisely to ensure future generations are not left with a disaster	4/12/2024 9:38 AM
187	I think there is potential for a great boon in WHRM but if my first comments are not changed it will not be so good	4/12/2024 8:54 AM
188	A gateway to both the Valley and to HRM. Increasingly we will be the bedroom community of HRM offering convenient commute for those who work in the city and a great place to live just down the road from the city and near all of what the Valley offers for lifestyle and family living.	4/11/2024 4:25 PM
189	Filled with sustainable life. Not overcrowded, arts, sports, community, rejuvenated, well planned	4/10/2024 6:19 PM
190	I would like to see the public start appreciating the world around us. Take pride in our community instead of running it down.	4/10/2024 3:19 PM
191	Growing and Thriving while taking efforts to protect the natural beauty in our community's	4/10/2024 9:45 AM
192	Preserve farm land and grow town core	4/10/2024 9:13 AM
193	Continuing to be a quiet peaceful place to relax and enjoy nature, conveniently located between two commercial hubs, Sackville and New Minas, but without the hustle and bustle.	4/10/2024 8:36 AM
194	The downtown will be renovated and updated with additional parking lots and parking garages. Suburbs will continue to expand with more thoughtfully planned communities. There will be less farmland and open space. No tall apartments.	4/10/2024 4:26 AM
195	Better balance of spending for town and rural.	4/9/2024 11:58 PM
196	The Metropolitan Spill over, including people seeking subsidized housing and a place to put the elite waste and garbage.	4/9/2024 9:22 PM
197	I hope it would stay the same not have all these buildings and new developments going up. You wouldn't put all this in somewhere like bridgetown so why put it in Windsor!	4/9/2024 9:13 PM
198	I hope in the next 25 years more jobs and shopping come to whrm while keeping the natural beauty of our beautiful forests/waterways	4/9/2024 9:07 PM
199	More job opportunities would be wonderful	4/9/2024 8:59 PM
200	Not filled with apartment buildings that stick up out of nowhere	4/9/2024 8:49 PM
201	I envision it over crowded with poor infrastructure. I love all the events that go on in Windsor but the inadequate systems and cost of tax and water is too much.	4/9/2024 8:27 PM
202	Being taken over by rich poeple.	4/9/2024 8:22 PM
203	Robust recreational infrastructure, affordable living options and trail and public transportation corridor connecting Halifax and the valley. Return of tidal marsh and development of tourist and ecozone touting regions history and ecology of wetlands.	4/9/2024 8:12 PM
204	A vibrant and family oriented community.	4/9/2024 7:36 PM
205	A community that can sustain itself, while at the same time being both a tourism destination, and suburb of the city.	4/9/2024 7:31 PM
206	I can see a mix of cultures, ages and ethnicities.	4/9/2024 7:29 PM
207	WHRM is growing and I believe that preparation of enhancing services and infrastructure is needed to accommodate a rise in population. I hope that sustainability and protection of significant and ecologically sensitive areas will be key variables in the future of WHRM.	4/9/2024 6:58 PM

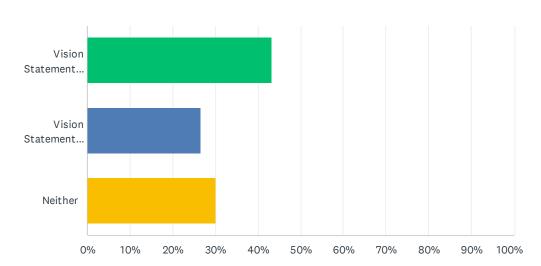
208	growth in wealth and population for the better.	4/9/2024 6:19 PM
209	Better services	4/9/2024 6:06 PM
210	A growing bedroom community to HRM	4/9/2024 5:58 PM
211	Adapting to changing needs, allowing more housing density.	4/9/2024 5:31 PM
212	As the old guard passes, finally we may see progression and growth	4/9/2024 5:30 PM
213	older population with a significant impact on health care	4/9/2024 4:08 PM
214	I hope that the town will treat the citizens who clean up the trash around here and fund them appropriately	4/9/2024 3:15 PM
215	Whatever isn't wanted in larger municipalities is dumped here because of convenience to their area. Our beautiful community is being destroyed.	4/9/2024 3:11 PM
216	Vibrant, active, town & economic centre; carefully and intentionally protected, preserved, and sustainably developed agriculture and natural woodlands, fresh waterways and coast.	4/8/2024 10:19 AM
217	I envision West Hants being the most desired location to live, especially more people moving here from the city.	4/8/2024 9:55 AM
218	We will be a bigger bedroom community for HRM and lose our uniqueness, and have too many 6 story and above apartments taking away from our rural feel.	4/7/2024 2:43 PM
219	No idea	4/7/2024 11:11 AM
220	Make WHRM an outdoor friendly municipality with infrastructure friendly to pedestrians, hiking and cycling. Keep the downtown as a small town development similar to Wolfville.	4/7/2024 10:48 AM
221	Disconnected from real issues now, so in 25 years will be a lot worse.	4/6/2024 5:51 PM
222	Crucial decisions today need to reflect your aging population with health care put in place to accommodate seniors abilities to access care	4/6/2024 4:21 PM
223	The same. There is absolutely no civic pride here. Everyone is so used to living in these types of situations here. People here do not know how to use their voice for the betterment of the community. Worse, council does not listen.	4/6/2024 3:53 PM
224	Potential for future growth and development due to proximity to HRM, highways and the Valley. Can be a vibrant, active community if sufficient investment in infrastructure and private development.	4/6/2024 3:52 PM
225	A mecca for tolerant, broad minded, cooperative and cultured residents.	4/6/2024 3:08 PM
226	A clean, environmentally conscious town with a focus on the health and education of its residents.	4/6/2024 2:47 PM
227	A suburb of Hfx County	4/6/2024 2:15 PM
228	Ample housing, new business startups.	4/6/2024 2:03 PM
229	WHRM is going to become a densely populated regional center with public transit corridors within the community and reaching out to HRM and Kentville.	4/6/2024 9:51 AM
230	Collaborative, cultural center filled with community engaged in meaningful and positive activity.	4/5/2024 10:06 AM
231	I'm giving you one vision sentence + 3 descriptive sentences. Sorry. 1 - VISION In 25 years, WHRM is a North-America-wide example of what it means to be a small region that found the perfect balance between population growth, farmland protections, and commuter rail connectivity 2 - TOWN DEMOGRAPHY Our two hub towns (Windsor and Hantsport) are connected by rail to Halifax and YHZ airport, have dense 10-block radius downtown cores with 4-6 storey buildings (commercial first floors with one floor of offices then multiple 1-4 bedroom apartments above), and the economy is driven by tourism, arts and culture, small manufacturing, and medium-scale professional services. 2 - RURAL AND FARMLAND Outside the towns, density quickly wanes, giving way to acres of countryside and protected farm land that was explicitly NOT turned into single-family suburbs, since we chose to densify towns in order to efficiently allocate infrastructure investment 3 - WHRM REVENUE STREAMS Further, the municipality itself has built its own revenue streams (e.g. regional	4/5/2024 9:54 AM

power plants, loans to residents for solar panels, etc.) rather than relying solely on tax revenue, which results in both additional services *and* lower property taxes. 232 With more housing and more options for shopping 4/5/2024 9:34 AM 233 Windsor will be a community that offers community living for seniors, families and 4/5/2024 7:39 AM professionals looking to live outside of the city comfortably with all the amenities provided locally, will having access through public transit between both HRM and the Annapolis . It should be a community that has a focus on healthy living, with full access to all healthcare providers, and an emphasis on active living. I would like to see growth, however the influx of condos isn't ideal. 234 4/4/2024 10:13 PM 235 I would like a type of mass transit that links Windsor to HRM. 4/4/2024 10:11 PM 236 A growing population, but with space for people of all socio-economic situations to live happily 4/4/2024 9:38 PM and with dignity. Windsor remains compact, walkable, and convenient, and active transit pathways extend to Falmouth and other adjacent areas. Less rural, more established. More closely tied to Halifax 4/4/2024 2:36 PM 237 238 I believe it will expend and double in size. 4/4/2024 12:56 PM I think we will continue to grow In population and become a large tourist destination if we 239 4/4/2024 8:32 AM become quicker with development approvals (business and residential) and by continuing the push for positive growth in our communities. 240 Must must embrace growth in retail (big box stores), reorganize traffic flow and 4/3/2024 8:46 PM movement. We can't drive 5 km an hour in 50 km zones. Need parking where we shops. Not walking alone as a female at nights, common sense 241 this completely depends on doing our part to adapt to climate change 4/3/2024 7:21 PM 242 A ghost region. Nothing to do for families means families won't come, or stay. 4/3/2024 4:58 PM 243 Ghost towns. Nothing for kids- no sport, no recreation, familes moving away or refusing to 4/3/2024 4:49 PM come here 244 Ghost towns. Nothing for kids- no sport, no recreation, familes moving away or refusing to 4/3/2024 4:48 PM come here 245 Growth and vibrant communities. Future commercial development to come. 4/3/2024 3:41 PM 4/3/2024 3:13 PM 246 A stable and prosperous multicultural community. 247 Depends on the changes in Council 4/3/2024 2:27 PM 248 A beautiful, exciting place to live with all the necessary amenities and infrastructure. 4/3/2024 1:32 PM 249 I wish it would get better for the residents. 4/3/2024 1:29 PM 250 Returning to its roots, remembering the things that got it to where it is now, like Sam Slick, and 4/3/2024 1:27 PM embracing the lake and instead of removing it, remembering that Windsor used to be a shipping town with an active port. 251 Booming downtown core with a thriving active waterfront 4/3/2024 1:18 PM 252 Support local farms to provide our community with food grown here. 4/3/2024 12:51 PM 253 I hope that WHRM can build upon the vibrant downtown community, while still retaining our 4/3/2024 12:37 PM rural and farming routes. I hope that future development does not take precedence over our forests, wetlands, or farmlands. 254 I am afraid for my grandchildren. However I still have hope that we can afford gasoline, have 4/3/2024 12:35 PM more doctors and fewer Emergency closures, affordable housing is more available, etc. 255 WHRM has the potential to be the next huge vineyard tourism centre of the country. Huge 4/3/2024 12:12 PM business potential. 256 A group of smaller communities coming together to develop a 1 community mindset. Blending 4/3/2024 12:04 PM the best of urban and rural living to create a vibrant sustainable community

With better and smarter spending the municipality will be bankrupt	4/3/2024 11:57 AM
Our loss of dark skies filled with stars with peace quiet with the birds and nature suffering with every new day with the destruction of our environment for short term gains for others will be our biggest loss.	4/3/2024 11:49 AM
I would hope it's maintaining its rural, agriculture, and natural resources connections while supporting sustainable, local, and growth with maintained infrastructure. There's value seen in natural, protected spaces.	4/3/2024 11:41 AM
- More walkable/easy to bike around, safe for pedestrians, especially children - Vibrant mixed use downtown areas that support the economy - The environment is protected/respected - More parks/recreation opportunities - More housing options/higher density residential forms	4/3/2024 11:15 AM
A network of communities where people of all ages and from all walks of life can grow and thrive	4/3/2024 11:06 AM
Planning for growth versus reacting to growth. Infrastructures are important!	4/3/2024 10:45 AM
I envision a thriving blend of rural, suburban and higher density areas linked by accessible infrastructure and effective public transit.	3/28/2024 2:50 PM
	Our loss of dark skies filled with stars with peace quiet with the birds and nature suffering with every new day with the destruction of our environment for short term gains for others will be our biggest loss. I would hope it's maintaining its rural, agriculture, and natural resources connections while supporting sustainable, local, and growth with maintained infrastructure. There's value seen in natural, protected spaces. - More walkable/easy to bike around, safe for pedestrians, especially children - Vibrant mixed use downtown areas that support the economy - The environment is protected/respected - More parks/recreation opportunities - More housing options/higher density residential forms A network of communities where people of all ages and from all walks of life can grow and thrive Planning for growth versus reacting to growth. Infrastructures are important! I envision a thriving blend of rural, suburban and higher density areas linked by accessible

Q3 Which vision statement better aligns with what you envision for the future of WHRM?





ANSWER CHOICES	RESPONSES	
Vision Statement Option 1	43.32%	107
Vision Statement Option 2	26.72%	66
Neither	29.96%	74
TOTAL		247

Q4 What do you like about your preferred vision statement?

Answered: 201 Skipped: 78

#	RESPONSES	DATE
1	Neither selected	4/17/2024 11:12 PM
2	It is more about what I don't like in the first option. It is more about cultist culture and heritage which I do not believe to the focus of the WHRM	4/17/2024 10:48 PM
3	Both of the statements have beautiful sentiments that should absolutely fall into the articulation of mission/values/guiding principles. They aren't vision statements.	4/17/2024 10:23 PM
4	For so long the two municipal units work against each other creating failures for both.	4/17/2024 10:06 PM
5	I don't like my choice, but in reality I don't see it moving forward.	4/17/2024 10:00 PM
6	It doesn't contain a nod to petty politics.	4/17/2024 9:56 PM
7	It reflects on a more inclusive and current directive.	4/17/2024 9:49 PM
8	Why do we need a vision statement? Who is behind this?	4/17/2024 9:31 PM
9	Remove " communal" and find alternate word	4/17/2024 8:17 PM
10	Neither sound like WHRM to me.	4/17/2024 7:38 PM
11	The environmental aspect of #1 has created division within the current community and government system here	4/17/2024 7:02 PM
12	I don't care for either one	4/17/2024 6:55 PM
13	Nothing.	4/17/2024 6:40 PM
14	Welcoming and vibrant	4/17/2024 6:37 PM
15	well written	4/17/2024 6:33 PM
16	I don't have the sense that council wants either of these visions. Don't use it if it's not accurate.	4/17/2024 6:20 PM
17	The part about stewardship of the land, to me that means WHRM has already done enough to become leaders to help in their part to fight against climate change with the existing windfarms, but also realizes the beauty of the remaining landscape, how much wildlife it supports and the importance of keeping it natural for EVERYONE to enjoy.	4/17/2024 6:18 PM
18	I really don't think we need to recall previous differences!	4/17/2024 6:00 PM
19	Mentioning land stewards and rich cultural heritage	4/17/2024 5:49 PM
20	Fairness toALL WHRM	4/17/2024 5:48 PM
21	Responsibility of the land	4/17/2024 5:26 PM
22	Recognition of our natural environment.	4/17/2024 5:18 PM
23	Friendly	4/17/2024 5:12 PM
24	Straight and to the point. Describes WHRM perfectly.	4/17/2024 4:21 PM
25	Recognizes that there are distinct communities and towns within the bigger area	4/17/2024 4:18 PM
26	There are pieces of each vision statement I relate to, so if I have to choose, I think the answer is a combination of Option 1 & Option 2. The piece that didn't resonate with me was the reference to former municipalities as that is simply operational - It's not part of a vision. I do question if the municipality is prepared to stand behind the vision of being 'stewards of the land' and prioritizing that lens in planning and development process and allowable uses. I	4/17/2024 3:59 PM

suspect that statement may create circumstances where municipal staff/council cannot meet the expectations of many in the community.

	the expectations of many in the community.	
27	Values of community and land	4/17/2024 3:48 PM
28	I like the "stewards of the land upon which it is located" to mean protecting all the land and waterways.	4/17/2024 3:29 PM
29	I like that it recognizes the responsibility as stewards of the lands. I take that to mean to do what is best for our area.	4/17/2024 3:08 PM
30	Both are a great notion, however I feel that the wording is trying to hard. Really our region is a place where people argue over a causeway. Everything is increasing, the lush green is gone and being turned into more homes. Which I know we need for housing but let's be real, it's expensive housing I think the want to better out region is there. I just don't know think the how to do it is working.	4/17/2024 3:05 PM
31	Partnerships	4/17/2024 2:54 PM
32	Its future looking.	4/17/2024 2:54 PM
33	Fixes infrastructure first in rural west hants	4/17/2024 2:24 PM
34	Includes geography with demographics	4/17/2024 2:22 PM
35	Community values	4/17/2024 2:02 PM
36	Encompasses all that WH has.	4/17/2024 1:45 PM
37	I'd prefer- 1 if it were actually true. It's not.	4/17/2024 12:14 PM
38	It should be this statement but with proper services/infrastructure.	4/17/2024 12:11 PM
39	That it is actually something that represents who we are as a people. Absolutely Love It 🧡	4/17/2024 12:06 PM
40	Feels more aligned with our community.	4/17/2024 11:32 AM
41	Improves the roads in rural areas	4/17/2024 11:25 AM
42	these descriptive terms: unique, land, wellbeing, commitment	4/17/2024 11:19 AM
43	welcoming, diverse most importantly stewards of the land and I question whether that is being upheld. recognizing the rich cultural heritage.	4/17/2024 10:43 AM
44	Small town feel	4/17/2024 10:36 AM
45	It reads a little better. The second one is too long and wordy.	4/17/2024 10:33 AM
46	Its better	4/17/2024 10:27 AM
47	It is the united communities thought	4/17/2024 10:23 AM
48	That it recognizes and values the cultural heritage here; that it celebrates we are a diverse community.	4/17/2024 10:17 AM
49	Well written	4/17/2024 9:40 AM
50	Diversity is not a strength. Too much Diversity is the reason we went from a high trust society to a low trust society.	4/17/2024 9:21 AM
51	The focus on the land. Protecting the earth while growing the density of our community needs to be the central focus.	4/17/2024 8:50 AM
52	It's nice to keep community oriented and small and comfy feeling	4/17/2024 8:31 AM
53	No need to bring upstream past	4/17/2024 8:24 AM
54	Inclusive of not just Windsor	4/17/2024 8:18 AM
55	Doesn't refer to former Municipal units. Presents a unified community.	4/17/2024 8:13 AM
56	It recognizes that we are all stewards of the land.	4/17/2024 8:07 AM
57	It mentions waterways. The lake is a large part of our beautiful identity and must be preserved	4/17/2024 8:00 AM

	if moving forward with this statement	
58	It mentions healthy partnerships, and commitment to building a good community for everyone	4/17/2024 7:53 AM
59	It is more optimistic in that it mentions that the 'residents of WHRM work together to instill a sense of communal wellbeing' Also, stmt #2 has dishonest statements as our waterway has been corrupted by the addition of a dam at the causeway, the streetscapes are not unique, they are banal at best. Work must be done on both!	4/17/2024 7:38 AM
60	Culture, heritage, welcoming	4/17/2024 6:35 AM
61	Touches on stewardship of land, rich local history, diversity, and strong sense of community	4/17/2024 6:30 AM
62	Number 2 is too wordy!	4/17/2024 6:02 AM
63	Inclusion	4/16/2024 10:42 PM
64	I like the unique streetscapes and welcoming area.	4/16/2024 7:51 PM
65	reference to stewardship of the land	4/16/2024 5:36 PM
66	How it symbolizes our connection with the land and how we must treat mother nature and all its beings. It also embraces our deep cultural heritage and the historic events within it.	4/16/2024 2:46 PM
67	Prefer #1 although that is not the current vision. Every development proposal is being accepted and we're open for business. How can we steward the land, retain cultural heritage and value community when all are being used or eroded in the name of growth.	4/16/2024 2:16 PM
68	The emphasis on protecting the environment and the direct simplicity of the unity and respect of the community as a whole.	4/16/2024 10:58 AM
69	It is more to the point and emphasizes the natural environment but community/communal appears too often.	4/16/2024 10:35 AM
70	It is a succinct description that reflects the whole rather than the joining of municipalities. It is easy to read and reflects values of people and our responsibilities to each other, the land and nature.	4/16/2024 9:05 AM
71	neither, Option #1 does not support the land stewardship with the development of windfarms and landfill to support other counties. Option #2 does not support the free flow of the Avon river water with the current questionable "emergency act" to keep the gates closed	4/16/2024 7:56 AM
72	Option 1 does not talk about "streetscapes". To me that says "town(s)". 16,000+ of the WHRM do not live in the urban areas of the municipality. Option 1 also talks about "stewards of the land". This is critically important today.	4/15/2024 10:18 PM
73	#1 emphasizes "responsibility", to be "stewards". I would push that further: to be "respectful" of and "one" with the natural world.	4/15/2024 9:22 PM
74	That it is a partnership and it recognizes the diversity within the region.	4/15/2024 9:17 PM
75	It is simpler to understand	4/15/2024 9:16 PM
76	I like the talk about the water ways	4/15/2024 9:15 PM
77	cultural heritage and the value of the community across the entire WHRM region."	4/15/2024 7:27 PM
78	Scenic landscapes	4/15/2024 5:28 PM
79	Being stewards of the land	4/15/2024 5:05 PM
80	talks of having value and pride in the community	4/15/2024 4:32 PM
81	Both are focused on the urban center not the rich rural part of wh	4/15/2024 3:26 PM
82	I don't like either of them	4/15/2024 3:23 PM
83	It doesn't mention the responsibility for land use as does the first one. The first one does not make sense if council is even remotely thinking of approving the Bear Lake Wind Farm	4/15/2024 3:14 PM
84	"Communal Wellbeing" are the key words that speak to me. We have many natural features, financial stability, close proximity to HRM and other communities and we have individual	4/15/2024 9:50 AM

	community support and well being but it can be argued we do not have WHRM communal wellbeing.	
85	Leave tradition out of it. For most of the municipality, the are not happy that they have to support the town's failing infrastructure. Move on.	4/14/2024 10:36 PM
86	I like that is is forward looking as it does not mention former communities/municipalities which often can be a source of division; it is one region moving forward as one. I also like that it mentions sustainability in the part "as stewards of the land".	4/14/2024 9:46 PM
87	The second statement feels more accurate to me. We do have unique landscapes that local resident cherish. It is a welcoming area, that everyone should feel respected.	4/14/2024 8:11 PM
88	we are building only residential housing without places for the residents to work	4/14/2024 7:13 PM
89	not sure	4/14/2024 6:23 PM
90	Rich cultural heritage	4/14/2024 5:12 PM
91	Deeming the environment important as well. Without a healthy environment we have nothing!	4/14/2024 4:18 PM
92	responsibility as stewards of the land WHRM should not be for sale to windmill farms or other entities that wish to use the land for purposes that do not enrich the community and landscape.	4/14/2024 2:38 PM
93	Welcome, diverse, cultural heritage	4/14/2024 2:21 PM
94	It recognizes the historic context and diversity of the community.	4/14/2024 1:17 PM
95	Stewards of the land and recognition of heritage. We need to undo the environmental wrongs that have been committed. Make it right.	4/14/2024 1:00 PM
96	N/A	4/14/2024 12:18 PM
97	It's clear and accurate	4/14/2024 12:11 PM
98	Taking care of our environment.	4/14/2024 10:13 AM
99	Least amount of pandering to the DEI crowd.	4/14/2024 8:48 AM
100	I would like a mix of both	4/14/2024 6:44 AM
101	Because it focuses on the future. Those statements about "culminations of past municipalities" isn't necessary. I like the idea of strong value on commuity, stewardship, etc.	4/14/2024 6:24 AM
102	I don't believe in having to state you are diverse and welcomingthe focus should be on acting it and not saying it over and over and over. I live here for the rural, beautiful, affordable and peaceful livingnot the diversity. That is why everyone from everywhere wanted to move here during Covidnot because of diversity.	4/14/2024 6:07 AM
103	It is infinitely more relevant to my beliefs then 1.	4/13/2024 11:16 PM
104	Sounds a little more down to earth	4/13/2024 10:51 PM
105	That we are diverse	4/13/2024 9:38 PM
106	Working together to help future growth	4/13/2024 9:09 PM
107	Responsibility of care	4/13/2024 9:03 PM
108	Everyone coming together as one big community	4/13/2024 8:54 PM
109	It recognizes our unique cultural heritage and that we are stewards of the land.	4/13/2024 8:30 PM
110	Sounds better	4/13/2024 8:29 PM
111	None	4/13/2024 8:20 PM
112	Its just words, take action	4/13/2024 7:11 PM
113	It's shorter and clearerto the point. Plus, #2 refers to former Municipal units. That's done, it has happened. New people won't know about it. It's about looking to the future and moving forward.	4/13/2024 6:49 PM

114	Statement of place and not petty politics.	4/13/2024 3:32 PM
115	We were a quiet place that had been pillaged with windfarms that do not benefit our community and destroy our forrest. Watch us destroy this small community and not take their concerns serious.	4/13/2024 12:48 PM
116	This vision statement describes best for me as the scenic landscapes are my favoirite. For now anyway. If we don't put the brakes on wind farm . It may have to say become to West Hants . Electrial generation hub of Nova Scotia	4/13/2024 12:11 PM
117	I like that the waterways and scenic landscape are a part of West regional municipality but are they protected?	4/13/2024 10:58 AM
118	Stewards of the land	4/13/2024 9:39 AM
119	No more windmills	4/13/2024 9:05 AM
120	Nature is a concern.	4/13/2024 8:22 AM
121	No mention of the past we need to look to the future	4/13/2024 6:50 AM
122	I think the word choices were more respectful toward being inclusive.	4/13/2024 3:42 AM
123	Of its communities.	4/12/2024 11:15 PM
124	Stewards of the landdo not allow any more wind farms in the forests	4/12/2024 11:00 PM
125	N/a	4/12/2024 9:33 PM
126	protecting the land and the beauty.	4/12/2024 9:19 PM
127	I like that we work together to take care of our municipal community and its land.	4/12/2024 8:48 PM
128	I prefer to be a steward of our lands instead of seeing windmills everywhere	4/12/2024 8:40 PM
129	I like the words, healthy partnerships, unique, community, and diverse	4/12/2024 7:43 PM
130	N	4/12/2024 7:41 PM
131	A welcoming, diverse, and vibrant community that recognizes its responsibility as stewards of the land upon which it is located	4/12/2024 7:23 PM
132	Community values where everyone is welcome and treated equal .	4/12/2024 7:03 PM
133	Nothing. It's just fodder written with all the cool words to keep the internet trolls away	4/12/2024 6:55 PM
134	I don't care about amalgamation of what; I do care about welcoming people and land stewardship	4/12/2024 6:21 PM
135	Waterways and our landscape are what makes this community.	4/12/2024 6:18 PM
136	" recognizes its responsibility as stewards of the land "	4/12/2024 6:15 PM
137	N/A	4/12/2024 6:01 PM
138	Scenic landscapes Everyone is welcome and respected	4/12/2024 5:48 PM
139	Stewards of the land. We need to take ownership of past mistakes. Learn and adjust for the future	4/12/2024 9:40 AM
140	It stands for all the could be in WHRM	4/12/2024 8:57 AM
141	I liked this specific part "[] recognizes its responsibility as stewards of the land upon which it is located. The residents of WHRM work together to instill a sense of communal wellbeing and belonging." I don't think we are there yet, but I would like us to fit this vision. Many projects in our municipality are not things that good stewards would do and do not help promote communal wellbeing. I'd like to see a transition to better stewardship of the land and more communal wellbeing.	4/11/2024 7:40 PM
142	Option 2 at least tries to differentiate us from others. Option 1 is the same old words used by any plain vanilla community across Canada.	4/11/2024 4:39 PM
143	Not sure	4/10/2024 6:20 PM

144	It's inclusive but not specific.	4/10/2024 3:20 PM
145	Specifically speaks of the natural resources we have to offer and does not single one specific group out	4/10/2024 9:45 AM
146	Recognizing heritage	4/10/2024 9:15 AM
147	I like the tone and the emphasis on communities working together to solve issues associated with rapid growth.	4/10/2024 4:33 AM
148	Misleading, land stewards? Bringing the medical waste and garbage from HRM? Is this a joke?	4/9/2024 9:24 PM
149	It seems more like things stay the same	4/9/2024 9:14 PM
150	It highlights that we are all equals no matter which back ground we come from, and actually mentions the natural beauty of our area.	4/9/2024 9:09 PM
151	We are too focused on our history and not our future	4/9/2024 9:01 PM
152	Second on is too wordy and first one flows nicely and describes us perfectly. If we are whrm why divide us still by mentioning former municipalities	4/9/2024 8:51 PM
153	Nothing ,time to look at poeple who live here	4/9/2024 8:24 PM
154	The phrases "stewards of the land" and "rich cultural heritage"	4/9/2024 8:14 PM
155	I like the message	4/9/2024 7:44 PM
156	It realizes the reality that the community is the local area. Also, it maintains the beauty of the landscape and waterway as they are now.	4/9/2024 7:38 PM
157	Vibrant community	4/9/2024 7:30 PM
158	I associate accountability to caring for the land in this statement. It is critical that we take care of the area in which we live in.	4/9/2024 7:04 PM
159	more inclusive to landscapes	4/9/2024 6:20 PM
160	I like the mention of our stewardship of the land.	4/9/2024 6:20 PM
161	I think parts of west Hants should be kept as farm or wild land.	4/9/2024 6:06 PM
162	Partnership in developing	4/9/2024 5:31 PM
163	It's all BS. Rural Weat Hants is being raped and becoming the wasteland for the Province and HRMs waste. Put it in their backyard	4/9/2024 3:14 PM
164	we have moved on as one community not two.	4/8/2024 9:59 AM
165	Very little difference, I couldn't tell the difference.	4/7/2024 7:26 PM
166	I'd need more time to think about this. Some parts are valid in both.	4/7/2024 2:49 PM
167	It respects the heritage and land development	4/7/2024 11:15 AM
168	I don't see the purpose of either as they make you feel like your involved in this process but your actually not	4/6/2024 4:25 PM
169	You are missing the entire point, just because you put it in words, does not make it so.	4/6/2024 3:57 PM
170	Recognition of the importance of the partnership between the communities that were amalgamated to create the region.	4/6/2024 3:55 PM
171	The use of the word streetscapes otherwise the former towns are not recognized, their history lost.	4/6/2024 3:20 PM
172	It seems to flow better, with a focus on culture, well being, and the environment.	4/6/2024 2:48 PM
173	Hopeful, accurate	4/6/2024 2:04 PM
174	I like that it it mentions "working together for communal well-being" without drawing attention to the former municipalities.	4/6/2024 9:55 AM

175	the words responsibility, communal well-being and belonging, community	4/5/2024 10:07 AM
176	I like the following: - Historical reverence - Thinking and acting as a new whole rather than factioned pieces - Prioritization of our natural scenery / landscapes	4/5/2024 10:00 AM
177	This one mentions everyone being welcomed and respected	4/5/2024 9:37 AM
178	I agree more with the values of 1.	4/4/2024 10:18 PM
179	Communal wellbeing	4/4/2024 10:14 PM
180	It's reference to our waterways instills a feeling of connection to the indigenous communities and efforts to protect the land and water.	4/4/2024 10:11 PM
181	The inclusion of the sense of place: both the built environment and the landscapes. The density and visual character of the area provides a physical identity. I like that it still includes the bit about community.	4/4/2024 9:41 PM
182	Emphasis on being stewards of the land	4/4/2024 2:38 PM
183	I like that it touches Vibrant community Communal well-being, and Cultural history. I think it's important to stay away from the words Former municipalities	4/4/2024 8:35 AM
184	Nothing. It isn't realistic Pipe dream.	4/3/2024 8:53 PM
185	Vision statements are outdated. Statements based on values, morals and ethics are in. What are our shared values?	4/3/2024 7:26 PM
186	I don't like them: Culture is subjective, and simply a list of things you do because you've done them. Culture should evolve, not remain static. If there is nothing for children to do (sport, recreation, leadership) because someone just wants things the 'way they always were', then there is no reason to come here.	4/3/2024 5:02 PM
187	Respecting everyone means respecting whackos who are always against everthing, who lie and make uo their own 'facts', and means the whackos always win	4/3/2024 4:52 PM
188	Respecting every whacko means the whackos always win. We cannot go back to the 1820s, those who want us to, should be brought into the 2020s.	4/3/2024 4:49 PM
189	Time to move on with comments of being separate and coming together	4/3/2024 3:43 PM
190	Inclusivity community and stewardship	4/3/2024 3:19 PM
191	n/a	4/3/2024 1:29 PM
192	Talks about how we got where we are now.	4/3/2024 12:53 PM
193	There was mention of our scenic landscapes, which I interpret to refer to nature such as forests and wetlands.	4/3/2024 12:39 PM
194	I like the statement about healthy partnerships and coming together.	4/3/2024 12:39 PM
195	I like the acknowledgement of history	4/3/2024 12:13 PM
196	The preferred version is the one that has views the regional municipality as one entity and not a divisive independent group of communities trying to work together	4/3/2024 12:11 PM
197	Responsable stewarts of our land , should include waters. Also our rich history which was built one the Avon River.	4/3/2024 11:53 AM
198	I like the recognition of value of natural spaces and Communities are valued.	4/3/2024 11:46 AM
199	I like the references to communal well-being, the rich cultural history. It also seems more forward looking than statement 2, which is looking back to the former municipal units	4/3/2024 11:13 AM
	Terriare receiving that estatement 2, three receiving sales to the remaining an armorphic	
200	Healthy partnerships. Inclusion of waterways, etc.	4/3/2024 10:46 AM

Q5 Are there elements missing from the proposed vision statements? If so, what are they?

Answered: 147 Skipped: 132

#	RESPONSES	DATE
1	A vision statement isnt about what west hants is today, nor about the path that it took to get here, its a statement about where it will be in 10 to 20 years time.	4/17/2024 11:12 PM
2	I think option is well written	4/17/2024 10:48 PM
3	A vision statement should be a beacon that is almost unattainable. What are we stretching towards? What is the one, unequivocal thing that we are going to put out stake in the ground and claim as ours? A vision statement should be focused and laser sharp. One sentence. Maybe two short ones. Be bold and brave enough to claim a space and own it. For example: We are Canada's most diverse, welcoming and exciting community for creative entrepreneurs. That may not be the space we want to dabble in, but written for demonstrative purposes.	4/17/2024 10:23 PM
4	Group housing for people with disabilities	4/17/2024 10:18 PM
5	The elements in the vision statements are broad ranging and cannot be expected to contain all aspects for the future. It is my option that the path for the future be established and decisions made on the best educated and unbiased information at that point in time.	4/17/2024 10:06 PM
6	There doesn't seem to be any incentive for people to want change. Just keep going the way there are. Probably because there is lack of results when trying to initiate a change	4/17/2024 10:00 PM
7	Pride of place.	4/17/2024 9:56 PM
8	no	4/17/2024 9:49 PM
9	Your statements are fine for the town but we are rural. We are kind to our neighbours and don't need a vision statement to do what we've always done.	4/17/2024 9:31 PM
10	Both statements lack truth. Windsor is an elitist town. Politicians are crooked and Only care about certain people and their interests. They do not care about truth and reconciliation. They do not care about nature and the health of our rivers.	4/17/2024 7:38 PM
11	Something regarding the continued growth	4/17/2024 7:02 PM
12	Coming together to be a unique community. This is not true.	4/17/2024 6:40 PM
13	Active transit and public transportation	4/17/2024 6:37 PM
14	Land should include animals, birds, plants, fishwe could refer to making our living within the limits of our place, something like that.	4/17/2024 6:00 PM
15	I don't know	4/17/2024 5:49 PM
16	Too much cantered in Windsor	4/17/2024 5:48 PM
17	Responsibility of our unique and scenic land	4/17/2024 5:26 PM
18	People	4/17/2024 5:12 PM
19	We are not diverse and I don't see us actually moving towards diversity. Encironmental issues are missing	4/17/2024 4:18 PM
20	Both vision statements are generic. You could replace WHRM with Region of Queens Municipality (or another municipality) and they could use the same one. What about our vision statement is unique to WHRM? Shouldn't we try a little harder to create something that isn't able to be repurposed by another municipality?	4/17/2024 3:59 PM
21	No	4/17/2024 3:48 PM

22	Rural Living and Agriculture	4/17/2024 3:29 PM
23	A combination of the two would be perfect.	4/17/2024 3:08 PM
24	I don't think everyone is welcomed and respected. I think you're trying to word our community as being this lovely place that it is not, yet! I think we can get there though!!	4/17/2024 3:05 PM
25	Fixing the roads in rural west hants	4/17/2024 2:24 PM
26	No changes	4/17/2024 1:45 PM
27	ineffective because its overly broad, lacking specificity or actionable steps for implementation. Additionally, there is nothing to engage the community in the planning process, leading to a lack of ownership and commitment from residents.	4/17/2024 12:14 PM
28	That people should one day truly WANT to live here because of the beauty and fantastic services.	4/17/2024 12:11 PM
29	Not that I can see.	4/17/2024 12:06 PM
30	a genuine acknowledgement of the value and dependence on the natural habitat for where we live and protection of the environment which without, we have nothing.	4/17/2024 11:19 AM
31	No	4/17/2024 10:33 AM
32	Perhaps it should touch on a little more of the region's history.	4/17/2024 10:17 AM
33	Neither statement is for the native people from here	4/17/2024 9:21 AM
34	Focus on growing the population.	4/17/2024 8:50 AM
35	Nothing. Please don't make us a big booming hot spot that's why we moved here	4/17/2024 8:31 AM
36	Na	4/17/2024 8:24 AM
37	I think our commitment to agriculture should be mentioned. Many municipalities are losing their ability to be small or hobby farmers and I think it's something that is important to many people in our area	4/17/2024 7:53 AM
38	Pride in community. Cleanliness. Progressive thought when seeking solutions. Capable and qualified employees in a number of departments (public works is a great start).	4/17/2024 7:38 AM
39	Add something about ensuring people have access to affordable housing.	4/17/2024 6:35 AM
40	You should have included working to protect our landscapes and rural living and our heritage sites.	4/16/2024 7:51 PM
41	Stewardship of our fresh water isn't articulated, but I believe it is implied. Perhaps it needs to be stated explicitly?	4/16/2024 5:36 PM
42	I think option one is great. Unless we can write our own for a suggestion	4/16/2024 2:46 PM
43	Thoughtful and considerate growth.	4/16/2024 2:16 PM
44	The word "diverse" is in itself now a very divisive word, which tends to do the opposite. Leave that politically charged word out of any statement. I is shallow.	4/16/2024 1:53 PM
45	West Hants is an incredibly rich watershed with many tidal rivers.	4/16/2024 10:35 AM
46	It's time to remember Rural West Hants because I feel it has been sadly forgotten, it's not all about Windsor.	4/16/2024 10:22 AM
47	No	4/16/2024 9:05 AM
48	yes,	4/16/2024 7:56 AM
49	Option 2 does not mention the importance of the land resources that we have. That's why Option 1 has more resonance with me.	4/15/2024 10:18 PM
50	Equality is fostered though respect for diversity and has absolutely nothing to do with equity.	4/15/2024 9:22 PM
51	Transparency.	4/15/2024 9:17 PM
52	Nature should also be respected with our people.	4/15/2024 9:16 PM

53	Growing a business hub so we're not just a bedroom community	4/15/2024 9:15 PM
54	valuing/ preserving historical aspects	4/15/2024 7:27 PM
55	Rural	4/15/2024 3:26 PM
56	It's not so much the vision statement that there's a problem with it just doesn't actually align with what goes on in the community. If I had to pick one of the statements it would be number one. But I feel as if we would have a lot of work to do to actually live up to that statement	4/15/2024 3:23 PM
57	Leave tradition out of it. For most of the municipality, the are not happy that they have to support the town's failing infrastructure. Move on.	4/14/2024 10:36 PM
58	#1) It may be more descriptive if instead of saying "that recognizes its responsibility as stewards of the land upon which it is located", it said something similar to "strives to promote both an economically and environmentally viable community, now and for future generations."	4/14/2024 9:46 PM
59	We are a collection of unique towns, villages and hamlets, not one community. To group all areas as one is a disservice to the residents in those unique areas.	4/14/2024 9:32 PM
60	not missing just wrong	4/14/2024 7:13 PM
61	agricultural stewardship is missing	4/14/2024 6:23 PM
62	Should have something about the basin or Avon river	4/14/2024 5:12 PM
63	Please include the preservation and protection of our environment it can't all be about development too fast!	4/14/2024 4:18 PM
64	We must emphasize the environment. Not just about growth. And strive to make our community affordable for its citizens.	4/14/2024 2:35 PM
65	Truly focusing on our cultural heritage. Allow the rivers to run free like they are supposed to. Stop raising the taxes for everyone for things that we aren't even receiving. Amalgamation was NOT the best thing for West Hants.	4/14/2024 2:21 PM
66	No reference to any growth goals.	4/14/2024 1:17 PM
67	No	4/14/2024 12:11 PM
68	How about protecting privacy and private property?	4/14/2024 8:48 AM
69	The waterways, unique streetscapes, and scenic landscapes are all part of WHRM and shape the community - from the second statement. The area has to be accessible or it's not for everyone.	4/14/2024 6:24 AM
70	Focus should be on rural livingstop trying to emulate Halifax. Keep costs low and thus taxes low. I have seen an absurd increase in Municipal spending and Human Resources. Way more than should be for a Municipality of our population.	4/14/2024 6:07 AM
71	No	4/13/2024 11:16 PM
72	Working now should be more eye on the future for a bigger population growth,	4/13/2024 9:09 PM
73	Future growth	4/13/2024 9:03 PM
74	Should include our youth. They are our future.	4/13/2024 8:30 PM
75	No	4/13/2024 8:29 PM
76	No housing for all incomes and affordability	4/13/2024 8:20 PM
77	Unsure at the moment	4/13/2024 6:49 PM
78	A great place to live	4/13/2024 3:32 PM
79	We bend over for windfarms ! come rape out land	4/13/2024 12:48 PM
80	Statements are fine , but I don't see a commitment line, or plan to do it	4/13/2024 12:11 PM
81	Yes, As stated above the Earth first	4/13/2024 10:58 AM
82	No more windmills	4/13/2024 9:05 AM

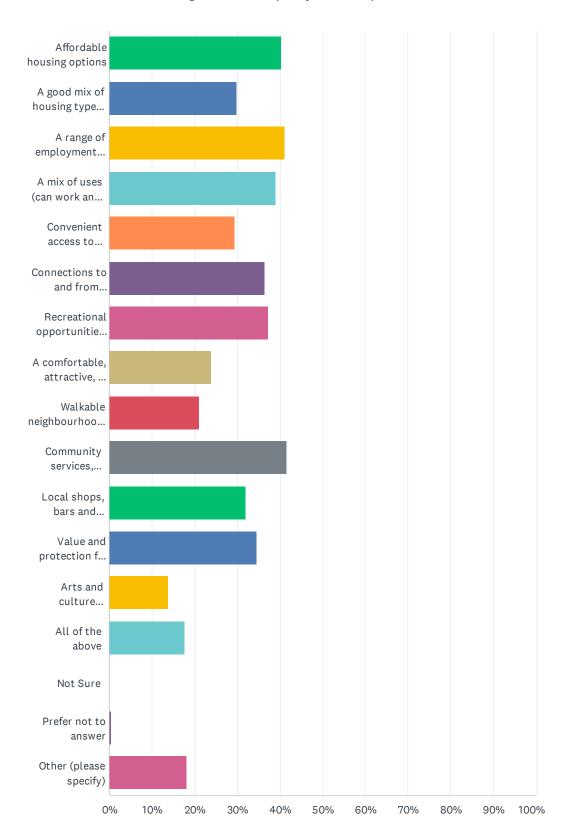
83	Support for the people of Windsor. The ones who built Windsor, generations have lived here yet it seems more everyday the town is worried about bringing in more people they can't even maintain to have here. Building more apartments but the post offices can't even keep up. Draining the lake to have the roadway block the views with all the construction. This is a town not some big city. So much greed, not a lot of actual thought. Just rushed decisions based on quick math it seems.	4/13/2024 8:22 AM
84	Yes we need to be a net zero municipality	4/13/2024 6:50 AM
85	I wouldn't know how to explain what is missing. Neither option is really that good of an option so I can't find the words.	4/13/2024 3:42 AM
86	Accessibility and infrastructure. STOPSIGNS BEEDED ASAP stErntworth Road / Payzant DriveIts beyond rediculous and promised for at least 10 yearsThe Inaction is terrible!Traffic is terrible there	4/13/2024 1:52 AM
87	No	4/12/2024 11:15 PM
88	Protection of sensitive ecosystems- forests in Vaughan	4/12/2024 11:00 PM
89	N/a	4/12/2024 9:33 PM
90	The words "welcoming growth"	4/12/2024 7:43 PM
91	Н	4/12/2024 7:41 PM
92	Standing strong against change as stopping windmill installations!	4/12/2024 7:23 PM
93	Discourage industrialization of beautiful virgin scenery. Once it's gone it's gone.	4/12/2024 7:03 PM
94	For sure. But I'm so disgusted I can't think.	4/12/2024 6:55 PM
95	Yes the vision of a few people who want to make WHRM bigger are not asking the residents who have to live with the decision that someone not from the area have to live with	4/12/2024 6:23 PM
96	No mention of economic development. This is a good thing	4/12/2024 6:21 PM
97	Value and protect	4/12/2024 6:18 PM
98	Coexisting and protection of wildlife.	4/12/2024 6:15 PM
99	N/A	4/12/2024 6:01 PM
100	Preserving wildlife habitats	4/12/2024 5:48 PM
101	not really	4/12/2024 8:57 AM
102	Yesthe first sentence is "blah blah blah." I should be more excitingproclaiming the "bold" new steps taken"fusion", "revitalized", one "progressive", "unique", "forward looking" landscape in which to "flourish". You get my drift.	4/11/2024 4:39 PM
103	No	4/10/2024 6:20 PM
104	I do not believe so	4/10/2024 9:45 AM
105	protection of farm land	4/10/2024 9:15 AM
106	Families, quality of life	4/10/2024 8:38 AM
107	There is going to be rapid growth due to the shortage and cost of homes in Halifax. Many more people who work in Halifax will move here and commute to jobs in Halifax. Need to include something about a plan to address rapid growth.	4/10/2024 4:33 AM
108	Let's talk about the pillars- those who have been here and have stayed here.	4/9/2024 9:24 PM
109	I don't believe so	4/9/2024 9:09 PM
	No	4/9/2024 9:01 PM
110	110	., 0, 202 . 0.02
110 111	It's bullshit ,wake up and start listening to the poeple	4/9/2024 8:24 PM

113	No	4/9/2024 7:38 PM
114	No	4/9/2024 7:04 PM
115	Growth goals	4/9/2024 5:31 PM
116	Yea you are hiding all the garbage that's being put in our community without our approval. We have NO say. Windsor gets developed and we get all the waste	4/9/2024 3:14 PM
117	scenic landscapes	4/8/2024 9:59 AM
118	It should mention to maintain its small town atmosphere and strive to make the downtown core a robust waterfront community.	4/7/2024 7:26 PM
119	Again I need more time.	4/7/2024 2:49 PM
120	No	4/6/2024 4:25 PM
121	It has no resemblance of what this will sadly remain looking like. A patch work municipality.	4/6/2024 3:57 PM
122	The need for investment and infrastructure	4/6/2024 3:55 PM
123	More to recognize the former towns.	4/6/2024 3:20 PM
124	Just what is the proposed vision?	4/6/2024 2:18 PM
125	Left out education and healthcare	4/6/2024 2:04 PM
126	NA	4/6/2024 9:55 AM
127	Collaboration and partnership	4/5/2024 10:07 AM
128	Neither statement is tangible how can I see myself in them? Give me examples. You're telling me you want me to "belong" but don't describe what WHRM actually wants to be such that I can figure out if it's something I want to belong to - There's nothing about economic growth - There's nothing about the lifestyle people would have in WHRM - There's no description of what kind of towns/countryside we want to build - There's nothing about our place in NS and in Canada To say we are stewards of the land is great. But these vision statements ignore reality we need to plan for growth and economy. That's a fact. So the vision statement needs to encapsulate how we will do that *while being stewards*, not simply saying "We're stewards" but leaving it wildly open to interpretation A vision statement is supposed to be the thing we can all rally around. As it stands, both of these statements are so wide open that no one can possibly read it and see themselves in it Be bold. Make real statements. Have real goals. Think in terms of everything we have to do, not flowery words with little inherent meaning -	4/5/2024 10:00 AM
129	Neither one of the vision statements really state the vision for the future, And they don't show how we are going to achieve said vision. Example being 'Our mission is to cultivate a vibrant and inclusive community that warmly embraces individuals of all ages, particularly seniors, fostering a sense of belonging and purpose. Through strategic investment in infrastructure, we are committed to sustaining our vision of growth, ensuring accessibility, safety, and quality of life for current and future generations. By prioritizing the needs of families and seniors alike, we aim to create a thriving environment where residents can live, learn, and flourish together, enriching the fabric of our community with diversity, resilience, and mutual support. The above mission statements to me, don't really outline what the actual vision is and how you aim to achieve it.	4/5/2024 7:49 AM
130	Maybe something that connects to the Windsors town motto "From the land, Abundance". I'm not saying out the motto in the mission statement but maybe speak to the agricultural connection.	4/4/2024 10:18 PM
131	Rich in history	4/4/2024 10:14 PM
132	No, but a lot of space in #2 is used to reference the merger. I don't think that's necessary	4/4/2024 9:41 PM
133	You're jammed in line up to go to the superstore, line ups at Tim's and McDonald's and then let's add an area and exhibition. Just one big cluster mess. Talk about carbon tax mess Let's add more to the mess. Oh and then all the run down houses for the challenged. Then let's go rural, let's have run down junk yards and then new beautiful home and then let's throw in a	4/3/2024 8:53 PM

farm. I wish I would have thought about the zoning before investing here. Have a beautiful home with trash all around you devaluing your home and no one does anything about it 134 shared values, what do we stand for 4/3/2024 7:26 PM 135 Respecting 'Everyone' means respecting the always NIMBY whackos who want to return to the 4/3/2024 5:02 PM 1820s, who make up their own 'facts', and block and resist anything and everything that isn't exactly what they themselves want (Jim Ivey?). Respecting the whackos means the whackos always win. Repspct is earned - I refuse to offer a blanket of respect for everyone who is not interested in earning, or keeping that respect. 136 Things for children, sports (not just hockey) recreation, leadership. When there is nothing for 4/3/2024 4:52 PM kids other than school, and drugs, why would families stay, or come here? Familes, activities, jobs. Our children need more than school and a place to sleep. 4/3/2024 4:49 PM 137 Forward thinking based on knowledge of the past 138 4/3/2024 3:19 PM Windsor needs to stop trying to be 'like the city'. Both claim supporting their community, but 139 4/3/2024 1:29 PM they don't. Windsor tries to sweep away its history, its poor, etc, and instead keeps trying to bring in condos and seniors, and drying to drive young people away. N/A 140 4/3/2024 12:53 PM 141 I believe there should be mention of our farming and agricultural roots, history, and current 4/3/2024 12:39 PM practices! Agriculture has always been important in West Hants, and we should strive to preserve that. 142 The coming together part still needs work. 4/3/2024 12:39 PM 143 References to business growth and potential, and what we are moving towards in the future. 4/3/2024 12:13 PM 144 I believe the municipality requires controlled growth that also recognizes the richness brought 4/3/2024 12:11 PM by the urban and rural aspects of the community. I believe the urban areas need to have greater density- growth within their current boundaries, while we continue to develop and embrace the rural aspects of our community 145 The partnerships are not effective. Spending on frivolous beautification projects has gotten out 4/3/2024 11:59 AM of hand. Put your money into people. So many are homeless and don't have food I'll amalgamation has happened. While we can have sub-communites such as Brooklyn or 146 4/3/2024 11:46 AM Falmouth. We need to move on beyond the Township of Windsor etc. The recognition of natural resources and the value of their industries such as agriculture and forestry is missing.. 147 Accessibility should form part of any vision statement. 3/28/2024 2:54 PM

Q6 Complete communities support quality of life and an active lifestyle. From the list of attributes below, please select which attributes would help make your community healthy, active and complete. Select your top 5 choices

Answered: 231 Skipped: 48



ANSWER CHOICES	RESPON	SES
Affordable housing options	40.26%	93
A good mix of housing types (e.g. single-detached, duplexes, apartments)	29.87%	69
A range of employment opportunities	41.13%	95
A mix of uses (can work and live in the same area)	38.96%	90
Convenient access to transit	29.44%	68
Connections to and from natural spaces & trails	36.36%	84
Recreational opportunities (e.g., walking, cycling)	37.23%	86
A comfortable, attractive, and safe pedestrian environment	23.81%	55
Walkable neighbourhoods, and access to essential services within walking distances.	21.21%	49
Community services, facilities & amenities (e.g., libraries, social services, schools, playgrounds, community centres)	41.56%	96
Local shops, bars and restaurants	32.03%	74
Value and protection for heritage buildings and/or cultural landscapes	34.63%	80
Arts and culture activities (e.g., cultural centres, galleries)	13.85%	32
All of the above	17.75%	41
Not Sure	0.00%	0
Prefer not to answer	0.43%	1
Other (please specify)	18.18%	42
Total Respondents: 231		

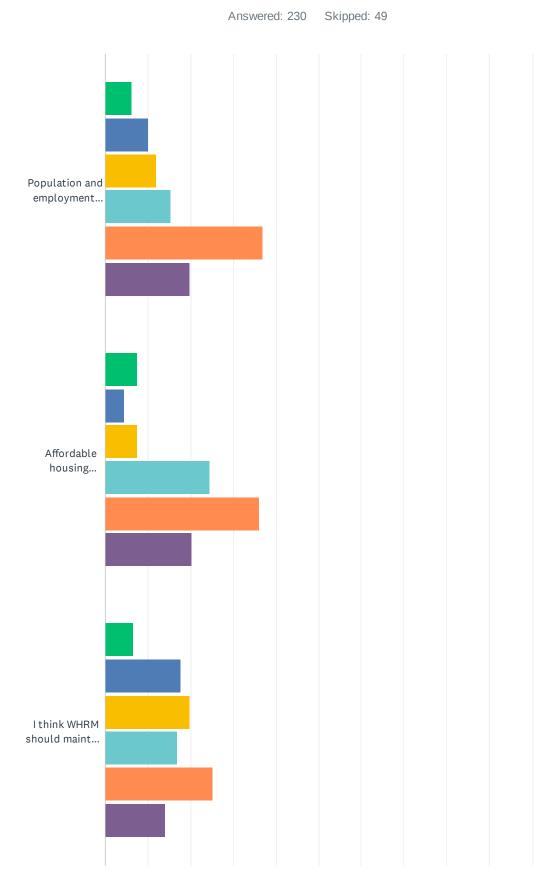
#	OTHER (PLEASE SPECIFY)	DATE
1	badly formed question - asking for top 5 but allowing 'all the above which provides 12 responses and the first two options seem to assume that affordable is distinct from single, duplex and apartments	4/17/2024 11:12 PM
2	These options are fine for the towns people but we are satisfied with living and exercising on our own property. The idea of walking and biking in town isn't a solution for everyone. There are many seniors who can't manage a baby leg and the area is hilly.	4/17/2024 9:39 PM
3	Preservation of old growth forests and their surroundings such as lakes, rivers etc. for exploring, hiking, kayaking etc	4/17/2024 6:27 PM
4	There is no mention of people.	4/17/2024 6:25 PM
5	The ability to homestead in the municipality	4/17/2024 5:54 PM
6	Have some activities in the rural area. Rather than those living outside of the "town" commuting, have those within the "town" travel to get to a library, pool, etc.	4/17/2024 4:59 PM
7	Would love to see the sports complex grow to have an up to date gym, a basketball court with structured kids activities each week, possibly an indoor pool, and a restaurant/coffee shop for parents. Living in a small town in Northern Alberta for a few years with small children and having access to one giant building with all of these included helped keep us active with friends.	4/17/2024 4:27 PM
8	Most of these responses seem to be describing development best suited to a town centre (which is important to gain opinions on and we all benefit from a well designed town centre) but I consider development of my community in rural WHRM through a separate lens that	4/17/2024 4:11 PM

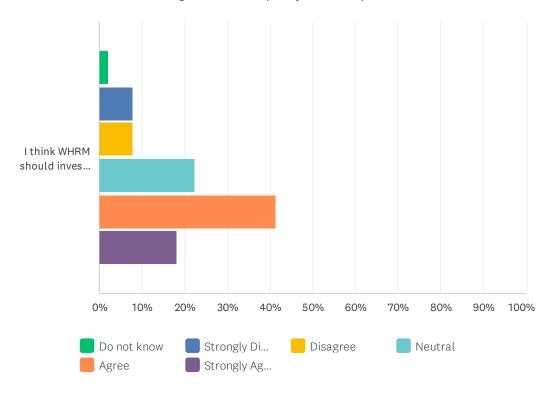
maintains the rural lifestyle I cherish and I would have appreciated distinct questions reflecting those perspectives.

	those perspectives.	
9	Community Garden	4/17/2024 3:52 PM
10	Safe parking areas that are close to the retail areas for our seniors and those with disabilities. Actually anyone that has mobility issues.	4/17/2024 3:21 PM
11	Add swimming to recreation.	4/17/2024 2:29 PM
12	preservation of farm land and small farms, controlled development, reviving local self- sufficiency	4/17/2024 11:35 AM
13	Support its business and people already here	4/17/2024 10:35 AM
14	Less immigrants and goverment funding them over our homeless	4/17/2024 9:27 AM
15	Agriculture and local food production	4/17/2024 9:23 AM
16	An indoor pool, a new affordable gym	4/17/2024 7:58 AM
17	Support/ protection of agricultural land	4/17/2024 6:30 AM
18	Leave SMART right out of itan ugly, laden word	4/15/2024 9:38 PM
19	Accessible Healthcare. Police Protection. Safe Neighborhood	4/14/2024 10:41 PM
20	Attention to green development and the environment. Also, lower taxes. Partner to build a replica of fort around Fort Edward which is populated with people in costume in the summer.	4/14/2024 2:41 PM
21	Major shopping store	4/13/2024 10:55 PM
22	Indoor swimming facilities	4/13/2024 8:40 PM
23	Protect the forrest and animals	4/13/2024 12:50 PM
24	No more windmills, protect our lands.	4/13/2024 9:10 AM
25	I live in Vaughan and am disabled a d can't drive and am confined most days. I would like to see in Vaughan, sidewalks or level walking trails that are walker or wheelchair accessible	4/13/2024 3:50 AM
26	Atv tourism. There will always be bad apples. That will do as they please no matter the rules.	4/12/2024 7:01 PM
27	People in rural area are in rural areas for a reason	4/12/2024 6:31 PM
28	1)More wild spaces with no landscaping 2) Prioritize bike lanes and walkways to make travelling without a car easier, safer, and more peaceful and enjoyable.	4/11/2024 7:57 PM
29	Box stores. Ie: Canadian tire, Walmart. Cheaper shopping options so we don't have to leave our communities to get to them and allows for more traffic to come to our towns	4/10/2024 9:50 AM
30	Signage.	4/9/2024 9:28 PM
31	Box stores. I know they are not always amazing but currently we drive an hour to sackville/Bedford if we need items at Canadian tire or Walmart. I'm this economy cheaper options do matter and bring more visitors to the area. Most of the time that we go out we also stop for food and check out small stores. I wish we could do this in our community.	4/9/2024 9:19 PM
32	Public transit is. Commuter train between main areas in west hants. Hantsport- falmouth-Windsor-brooklyn-walton	4/9/2024 7:55 PM
33	You are only adding Windsor, Falmouth and Hantsport. What does RURAL west Hants need???? You seem to forget about this often.	4/9/2024 3:20 PM
34	Infrastructure, roads that we can drive on, a clean community, lights, take down decrepit buildings that are falling apart., repair and clean up existing buildings.	4/6/2024 4:08 PM
35	Shopping facility, ladies fashion shoe stores etc	4/6/2024 2:25 PM
36	I want to amplify: LITERALLY all of the above. The strategy should start from "we need *every single thing* on this list and work to find a mix that gets us as close to this as possible. Yes, 100% is not possible. But start from that lofty goal and get as much as you can. Be bold and ambitious. WE CAN DO HARD THINGS.	4/5/2024 10:03 AM

37	NOT JUST IN WINDSOR, we all done drive an hour each way. Out our tax dollars in OUR areas.	4/3/2024 9:00 PM
38	Green spaces at street level.	4/3/2024 7:32 PM
39	Walking and Cycling are leisure activties. Recreational Acivies are lead, or even organized. My kids want those.	4/3/2024 5:06 PM
40	Preservation of Lake Pisiquid and the waterfront.	4/3/2024 2:59 PM
41	Promotion of and protection for local farms. Don't develop fields into building lots. Once they are gone we will never have them back.	4/3/2024 12:59 PM
42	Accessible Healthcare options. And coexisting with natural resources industries.	4/3/2024 11:52 AM

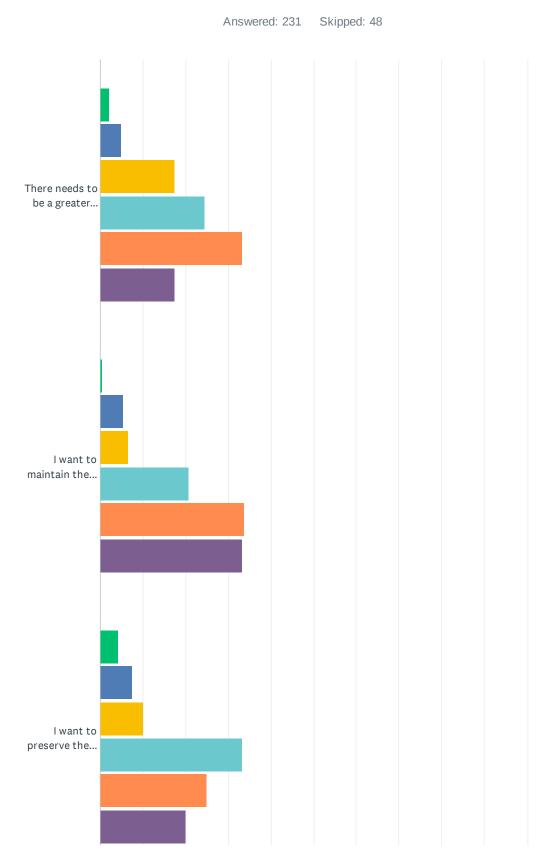
Q7 Growth Management (approach to manage how and where population and employment growth is accommodated)

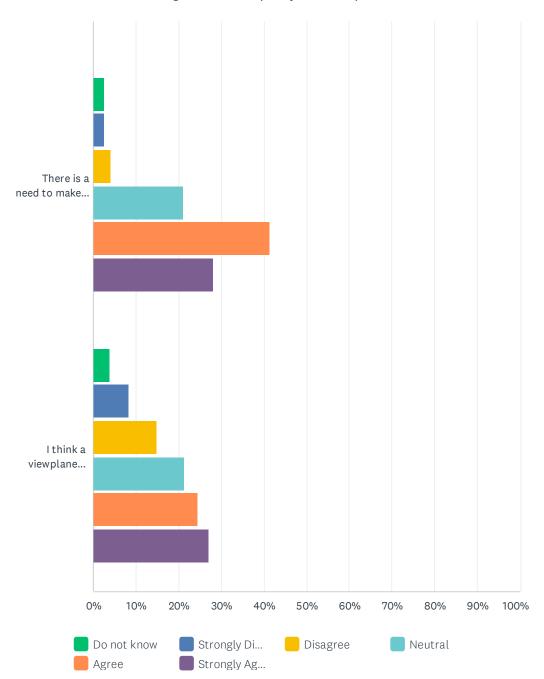




	DO NOT KNOW	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL
Population and employment growth should be directed to specific growth areas with existing servicing (water and sewer) which should be clearly defined in the planning documents	6.14% 14	10.09%	11.84% 27	15.35% 35	36.84% 84	19.74% 45	228
Affordable housing developments should be incentivized within WHRM (e.g., bonus zoning, inclusionary zoning)	7.46% 17	4.39% 10	7.46% 17	24.56% 56	35.96% 82	20.18% 46	228
I think WHRM should maintain the current boundaries of the serviced areas for future development and increase the permitted height and density within these areas	6.61% 15	17.62% 40	19.82% 45	16.74% 38	25.11% 57	14.10% 32	227
I think WHRM should invest in the development of a business park to promote commercial and light industrial uses	2.20%	7.93% 18	7.93% 18	22.47% 51	41.41% 94	18.06% 41	227

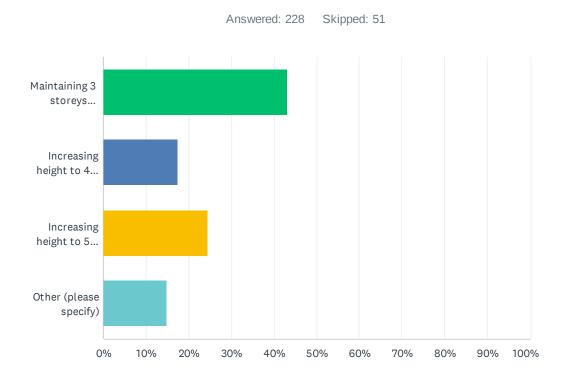
Q8 Land Use and Urban Design (the creation, organization, and design of land and spaces that create convenient, equitable, healthful, efficient, and attractive environments for present and future generations)





	DO NOT KNOW	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL
There needs to be a greater mix of uses in my neighbourhood, such as small cafés, retail shops and essential services	2.19% 5	4.82% 11	17.54% 40	24.56% 56	33.33% 76	17.54% 40	228
I want to maintain the historic streetscape of Downtown Windsor and Hantsport	0.44%	5.26% 12	6.58% 15	20.61% 47	33.77% 77	33.33% 76	228
I want to preserve the traditional character of Falmouth and Three Mile Plains	4.37% 10	7.42% 17	10.04% 23	33.19% 76	24.89% 57	20.09% 46	229
There is a need to make my community more sustainable (community gardens, green infrastructure, sustainable design practices, local food production)	2.64%	2.64%	3.96% 9	21.15% 48	41.41% 94	28.19% 64	227
I think a viewplane should be enforced to protect Fort Edward sightlines	3.93%	8.30% 19	14.85% 34	21.40% 49	24.45% 56	27.07% 62	229

Q9 What statement do you agree with regarding building height regulations? Current planning documents restrict height to 3 storeys in low-density residential neighbourhoods. In terms of height, I would be more comfortable with:

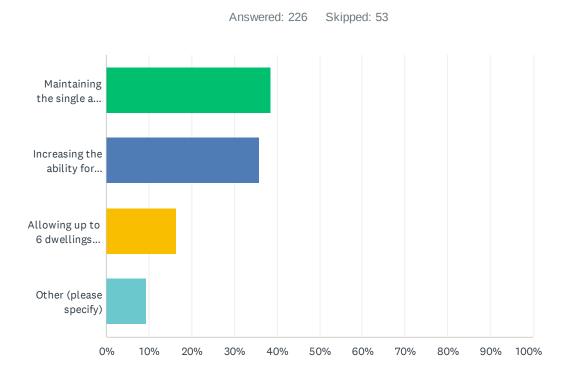


ANSWER CHOICES	RESPONSES	
Maintaining 3 storeys as-of-right	42.98%	98
Increasing height to 4 storeys as-of-right	17.54%	40
Increasing height to 5 storeys as-of-right	24.56%	56
Other (please specify)	14.91%	34
TOTAL		228

#	OTHER (PLEASE SPECIFY)	DATE
1	I agree with maintaining 3 stories in downtown. However, in current developing residential areas 3+ stories would not affect the downtown architecture and makes our downtown unique.	4/17/2024 10:04 PM
2	No restrictions as it handcuffs the municipality why not promote growth	4/17/2024 7:03 PM
3	Neutral on this.	4/17/2024 4:27 PM
4	Depends on the location. Higher in Windsor and lower elsewhere including hantsport	4/17/2024 4:22 PM
5	Development Agreement Allowing up to 6-8 Storeys	4/17/2024 3:52 PM
6	I think the priority is to maintain an even population growth; we don't need to get bigger!!	4/17/2024 11:35 AM
7	Each building proposal to be assessed separately	4/17/2024 11:03 AM
8	No limits	4/17/2024 8:26 AM

9	Doesn't matter	4/17/2024 6:27 AM
10	This should be based on a case by case scenario	4/16/2024 2:53 PM
11	Increase heights in areas away from the water views, but maintain good viewing vistas, especially, for example, Fort Edward	4/15/2024 10:36 PM
12	Location depending	4/15/2024 8:25 PM
13	Increasing height to 8 stories as-of-of-right, utilities permitting (aside from specific zones such as view plane preservation for Fort Edward).	4/14/2024 9:56 PM
14	Windsor should do anything over 2 story and without limit	4/14/2024 7:34 PM
15	Don't know. Better to consult with people who live in areas where development is being considered. Also, I always feel the developers have too much sway.	4/14/2024 2:41 PM
L6	Rather go higher then wider.	4/14/2024 10:16 AM
17	10 storeys as-of-right. We need housing and Apts are the future. Build up, not out.	4/13/2024 6:56 PM
18	Height is better than sprawl	4/13/2024 12:50 PM
19	Unsure	4/12/2024 6:26 PM
20	as long as it allows for affordable housing there should be no restrictions but no higher than 10	4/12/2024 9:04 AM
21	Depends on the developmentbut otherwise 5-6 storeys as-of-right.	4/11/2024 4:48 PM
22	Depends on the lot	4/10/2024 6:33 PM
23	Between 4 and 5 a mixture	4/9/2024 9:09 PM
24	No height restrictions outside of core	4/9/2024 5:36 PM
25	Again. Only worried about Windsor, Falmouth and Hantsport. There is much more to west Hants	4/9/2024 3:20 PM
26	Brisson is building 6 stories where is this reflected ?	4/6/2024 4:08 PM
27	Housing crisis no restrictions	4/6/2024 2:09 PM
28	6 storeys in the town cores (Windsor and Hantsport). 4 storeys in residential areas. 3 in rural.	4/5/2024 10:03 AM
29	Indifferent to height, as long as the old buildings are preserved and restored as much as possible.	4/4/2024 9:44 PM
30	Oh my god,,,,, we all as resident, DONT ALL LIVE IN WINDSOR. CAN YOU INCLUDE US. I GUESS NOT	4/3/2024 9:00 PM
31	Case by case, and make the naysayers who hat everything, make their case with facts.	4/3/2024 5:06 PM
32	Height should not be above 4 storeys unless the land topography and the area indicates it is acceptable. For instance taller building in town centres may be very reasonable while tall building in residential subdivisions may not	4/3/2024 12:17 PM
33	Tough build a city with only sprawl housing. Building up helps with density	4/3/2024 12:16 PM
34	6 storey on king and water is so wrong. Planning needs better guidance.	4/3/2024 12:04 PM

Q10 What statement do you agree with regarding the number of units per lot? Current planning documents limit the number of units per lot in residential areas to either single unit dwellings or two unit dwellings. In terms of low-density development, I would be comfortable with:



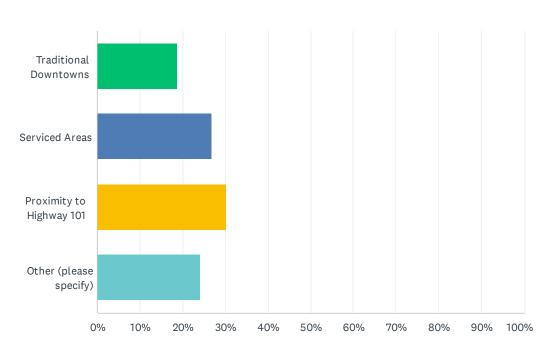
ANSWER CHOICES	RESPONSES	
Maintaining the single and two unit residential areas	38.50%	87
Increasing the ability for three and four unit dwellings	35.84%	81
Allowing up to 6 dwellings as-of-right	16.37%	37
Other (please specify)	9.29%	21
TOTAL		226

1 Again depends. Hard question to ansi		
	er as the responses do not recognize the diverse 4/17/2024 4:22 are different than Windsor hantport and other growth	PM
2 Not sure	4/17/2024 2:29	PM
3 depends on the area and extent of de	elopment 4/17/2024 11:35	AM
	e in what that area has currently around it. Eg. older 4/17/2024 11:03 hanged but two or three unit areas should	AM
5 A case by case scenario would be mo	e beneficial 4/16/2024 2:53	PM
6 Smaller, less expensive	4/15/2024 8:26	AM

7	Allowing any number of units per lot as-of-of-right, utilities permitting (aside from specific zones such as view plane preservation for Fort Edward).	4/14/2024 9:56 PM
8	in the County keep the single and 2 residential, Town can be packed up tight	4/14/2024 7:34 PM
9	Depends on water and sewer, infrastructure.	4/14/2024 2:41 PM
10	Not sure	4/13/2024 11:02 AM
11	Don't knoe	4/12/2024 7:01 PM
12	We need people as long as infrastructure is upgraded to meet the needs build them they will come	4/12/2024 9:04 AM
13	need more information to answer this question.	4/11/2024 7:57 PM
14	Depends on lot and building size	4/10/2024 6:33 PM
15	Take the cap away. If people or companies can follow proper building codes let them build as many as they want in a time where dwellings are hard to obtain	4/10/2024 9:50 AM
16	Remove the cap. As of right now housing is a problem as long as a person or company can safely make multiple dwellings for which ever uses I feel they should be allowed to do so while following building codes.	4/9/2024 9:19 PM
17	There are more topics then housing	4/3/2024 9:00 PM
18	Whatever works for the builder, more concerned that nothing built in swampy areas.	4/3/2024 12:48 PM
19	There should be an option for families who wish to have a separate home for their relatives (parents, grandparents, adult children), such as for tiny homes or a detached in law suite.	4/3/2024 12:43 PM
20	Location matters.	4/3/2024 12:04 PM
21	Depends on the community and services as well as lot size.	4/3/2024 11:52 AM

Q11 Where in the municipality do you think it is appropriate to allow buildings that are 4 or more storeys?





ANSWER CHOICES	RESPONSES	
Traditional Downtowns	18.75%	42
Serviced Areas	26.79%	60
Proximity to Highway 101	30.36%	68
Other (please specify)	24.11%	54
TOTAL		224

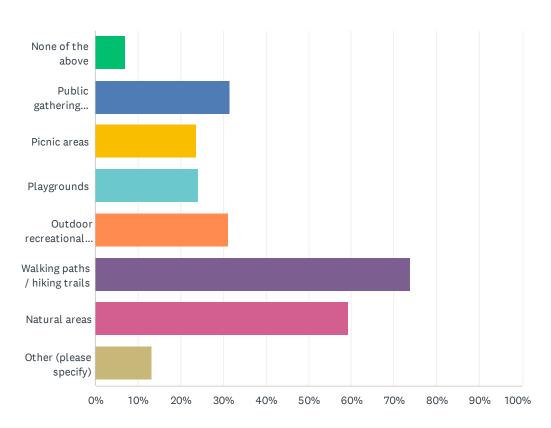
#	OTHER (PLEASE SPECIFY)	DATE
1	badly formed question - traditional downtown is also a serviced area and close to 101. (all the same)	4/17/2024 11:12 PM
2	In areas that doesn't affect the uniqueness of our downtown, interfere with the viewplane of Fort Edward, interfere with current low density neighbourhoods and do not continue to develop farmland.	4/17/2024 10:04 PM
3	I thought I just disagreed to buildings over 3 stories?	4/17/2024 9:39 PM
4	proximity to highway but not negatively impacting skyline view entering the valley	4/17/2024 6:39 PM
5	Downtowns and other growth areas close to hwys	4/17/2024 6:25 PM
6	Downtowns and services areas. It's not an either or response	4/17/2024 4:22 PM
7	By Development Agreement in Growth Centres	4/17/2024 3:52 PM
8	Outside of town limits.	4/17/2024 3:21 PM
9	On the outskirts of town (Chester Rd., Brooklyn, Mount Denson)	4/17/2024 2:32 PM

10	No where it takes away the look of the town	4/17/2024 2:06 PM
11	under development agreement	4/17/2024 12:12 PM
12	I'd rather see dense development in a limited area than erratic and unplanned development in rural and open space areas. Too much agricultural and forested land is being subdivided for small residential lots that do not make good use of the precious land and space.	4/17/2024 11:35 AM
13	Where they are not taking away from older established areas of single family homes	4/17/2024 11:03 AM
14	No where, it ruins the look of our beautiful little town	4/17/2024 10:41 AM
15	Only up by the super 8 leave downtown looking like a town. We are not the city	4/17/2024 10:35 AM
16	Everywhere	4/17/2024 8:26 AM
17	Not appropriate to build these structures	4/17/2024 6:39 AM
18	No where we do not want to be like hrm. Growth is good is small amounts. Big buildings can go to other communities.	4/17/2024 6:08 AM
19	There shouldn't be more than 4 stories.	4/16/2024 7:56 PM
20	Only in areas that are not to directly affect a neighboring property	4/16/2024 2:53 PM
21	Nowhere as of right.	4/16/2024 2:27 PM
22	Nowhere	4/15/2024 9:38 PM
23	All of wh	4/15/2024 3:29 PM
24	Any area within WHRM, utilities permitting (aside from specific zones such as view plane preservation for Fort Edward).	4/14/2024 9:56 PM
25	all building over should 2 story be in Windsor not the County	4/14/2024 7:34 PM
26	not in historical areas otherwise serviced areas	4/14/2024 6:34 PM
27	All areas	4/14/2024 12:15 PM
28	I don;t	4/14/2024 11:32 AM
29	Proximity to Hwy 101, in serviced areas. But, the Mun. should be open to servicing unserviced areas to support growth & development	4/13/2024 6:56 PM
30	Put them up by the ugly concret jail they are building now ugly as hell	4/13/2024 9:10 AM
31	Unsure	4/12/2024 6:26 PM
32	Nowhere. We should use our existing buildings and infrastructure wisely.	4/11/2024 7:57 PM
33	All of the abovedepending on the proposalas of right in downtowns and proximity to highway 101 for sure.	4/11/2024 4:48 PM
34	Certain lots are better than others in towns. Otherwise build high in larger land sites that are not around houses and duplexes	4/10/2024 6:33 PM
35	Anywhere. Let the area finally grow.	4/10/2024 9:50 AM
36	Concerned that high rise apartments will dwarf the town.	4/10/2024 4:39 AM
37	No place	4/9/2024 9:28 PM
38	Not in town	4/9/2024 9:19 PM
39	Downtown however not directly on the Main Street. Allow the downtowns to become large more like cities however ensure the buildings are back far enough to not create a shadow on the lake or basin. Thus ensuring the beauty is upheld, walking paths remain warm and friendly, and people can gather in common areas.	4/9/2024 9:19 PM
40	3 stories is adequate	4/9/2024 8:58 PM
41	Within walking distance to town, but not downtown. Out by the high-school with the rest.	4/9/2024 7:55 PM

42	All of the above	4/9/2024 7:33 PM
43	Close to schools if development is mixed residential.	4/7/2024 7:34 PM
44	Anywhere!! We need housing. Smaller, affordable, lower-income, condos, all of the above.	4/5/2024 9:53 AM
45	Anywhere. Height does not bother me.	4/4/2024 9:44 PM
46	Housing again. There is more than thissssss	4/3/2024 9:00 PM
47	Nowhere. We do not need or want such unsightly things.	4/3/2024 2:59 PM
48	It depends on the building lots - no more building in wet marshy land.	4/3/2024 12:48 PM
49	Within the Windsor town boundaries.	4/3/2024 12:43 PM
50	Anywhere	4/3/2024 12:16 PM
51	Not blocking the water views for the few fortunate ones in town. Definitely not in downtown Windsor.	4/3/2024 12:04 PM
52	Industrial park, close to hwy 101 (depending on community)	4/3/2024 11:52 AM
53	All of the above	4/3/2024 11:22 AM
54	Depends. In Windsor it makes sense for proximity to the 101. That option is not available in Hantsport. Identifying future areas for higher density development might be more appropriate	4/3/2024 11:17 AM

Q12 What types of parks and open spaces do you use most often? Select all that apply.



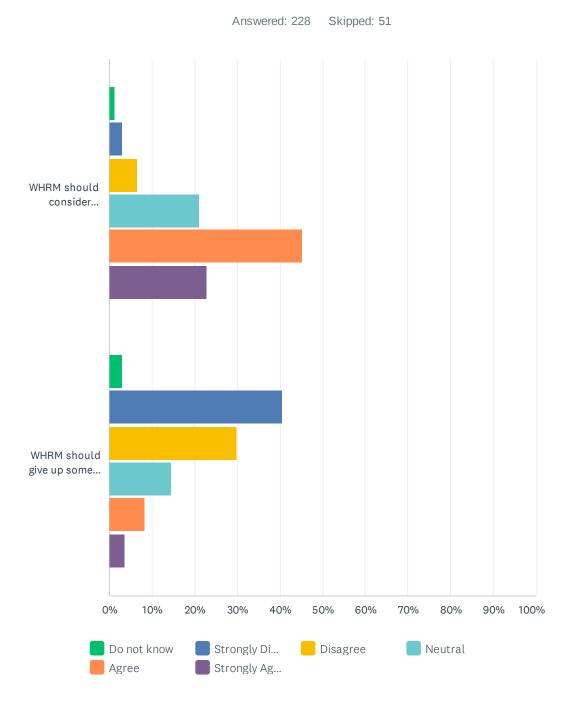


ANSWER CHOICES	RESPONSES	5
None of the above	7.02%	16
Public gathering spaces	31.58%	72
Picnic areas	23.68%	54
Playgrounds	24.12%	55
Outdoor recreational spaces (e.g., tennis courts, pools, basketball courts)	31.14%	71
Walking paths / hiking trails	73.68%	168
Natural areas	59.21%	135
Other (please specify)	13.16%	30
Total Respondents: 228		

#	OTHER (PLEASE SPECIFY)	DATE
1	My own property	4/17/2024 9:40 PM
2	Museums outside	4/17/2024 7:05 PM
3	Lake Pisiquid	4/17/2024 4:12 PM

4	Need enforce the dig by law regarding dog off leash on the trails. I no longer walk the trails as there are to many dogs at large. Why should a dog owner prevent me from using the trails?	4/17/2024 3:24 PM
5	Need an all year swimming area	4/17/2024 2:30 PM
6	Garden spaces	4/17/2024 12:19 PM
7	Garden Spaces	4/17/2024 12:13 PM
8	fields and woods and water	4/17/2024 11:37 AM
9	Dog park	4/17/2024 8:16 AM
10	boat launches	4/16/2024 10:44 AM
11	I live in the rural part of the municipality, so I may go to the farmer's market (public gathering), but otherwise I am just "outside" my own house in the country doing gardening and taking walks.	4/15/2024 10:41 PM
12	Waterside paths & boardwalks	4/15/2024 9:41 PM
13	Dog Park	4/15/2024 9:29 PM
14	I don't get to use much of any because their aren't any in my area	4/15/2024 3:28 PM
15	Provincial and local parks	4/14/2024 2:42 PM
16	Indoor pool like the sportsplex	4/14/2024 1:05 PM
17	I bike and hike and hunt where they want to stick bear lake wind mills	4/13/2024 9:11 AM
18	I do not get to enjoy anyone these as I am disabled, legally blind and have mobility issues and no longer am able to drive. None of these recreation options are available in Vaughan where I live. I would love places outdoors that I can actually walk with ease.	4/13/2024 3:54 AM
19	8	4/13/2024 1:57 AM
20	lakes	4/12/2024 9:29 PM
21	Mixed use trails. Not all of us can walk easily.	4/12/2024 7:05 PM
22	Crown Land	4/12/2024 6:21 PM
23	Historic places, wild spaces (untouched, un-landscaped places).	4/11/2024 8:00 PM
24	Golf courses.	4/11/2024 4:49 PM
25	Atv trails are a huge commodity in my area	4/10/2024 9:51 AM
26	Lakes	4/10/2024 8:45 AM
27	Atv trails. They are one of the few ways people can meet new people and are so important	4/9/2024 9:20 PM
28	Cycling trails	4/7/2024 7:36 PM
29	Desperately needed is a respectable gym. Not the pathetic disgusting one in Windsor	4/6/2024 4:10 PM
30	Everthing above is fine, but requires nothing of a commitment, and none offer actual activity to familis, just lesiure for individuals. Want to create a community? Offer things that ceate community.	4/3/2024 5:07 PM

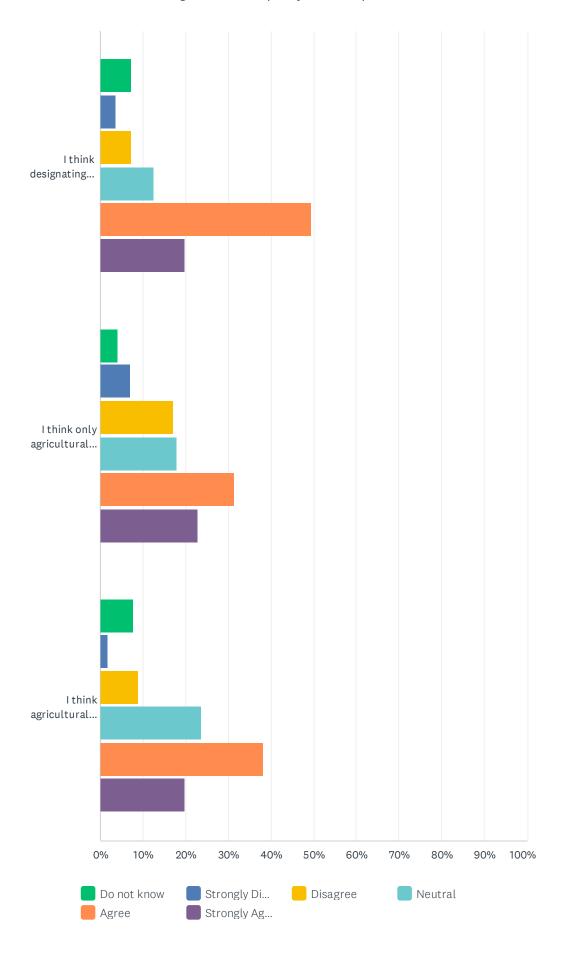
Q13 Parkland and Open Space (can include Municipal parks, Provincial and Federal parks, school parks and golf courses)



	DO NOT KNOW	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL
WHRM should consider increasing the amount, quality and the location of parks and open space	1.32%	3.07% 7	6.58% 15	21.05% 48	45.18% 103	22.81% 52	228
WHRM should give up some of the smaller parks to provide more areas for development within the Municipality	3.08%	40.53% 92	29.96% 68	14.54% 33	8.37% 19	3.52% 8	227

Q14 Agriculture Land

Answered: 224 Skipped: 55



	DO NOT KNOW	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL
I think designating specific areas for growth in WHRM can help protect agricultural land	7.21% 16	3.60% 8	7.21% 16	12.61% 28	49.55% 110	19.82% 44	222
I think only agricultural uses should be permitted in agricultural areas of the Municipality	4.02% 9	7.14% 16	16.96% 38	17.86% 40	31.25% 70	22.77% 51	224
I think agricultural land should be permitted within serviced areas in the Municipality	7.62% 17	1.79% 4	8.97% 20	23.77% 53	38.12% 85	19.73% 44	223

Q15 What environmental features and areas in WHRM should be preserved and/or enhanced?

Answered: 167 Skipped: 112

#	RESPONSES	DATE
#		
1	Rivers, natural lakes, water courses, viewplanes to natural ridge lines, view and access of the rivers, view through to Blomidon, and the valley	4/17/2024 11:13 PM
2	The decommissioned pill near Fort Edward could be repurposed for for another recreational use.	4/17/2024 11:00 PM
3	Most importantly, consideration and planning for flood prone areas and future proofing for these areas	4/17/2024 10:35 PM
4	The Avon River!	4/17/2024 10:17 PM
5	Tregothic Marsh should be protected and boardwalks throughout should be constructed if possible to educate the public on it's importance. The Avon River system should be preserved.	4/17/2024 10:08 PM
6	not sure	4/17/2024 10:07 PM
7	Seperate storm and sanitary sewer. Include consideration for flood prone areas in the MPS	4/17/2024 10:04 PM
8	I'm not sure what you're getting at here.	4/17/2024 9:44 PM
9	Lakes, greenspaces	4/17/2024 8:25 PM
10	Avon River should NOT have sewage from the town of windsor dumped into it!!!!	4/17/2024 7:52 PM
11	Irishman's area Martock ski hill Enhance walking trails and promowaterfalls in west hants	4/17/2024 7:09 PM
12	Don't know	4/17/2024 7:05 PM
13	The natural beauty of Vaughans, old growth forests, mountains, lakes, rivers, trees, etc. We are so blessed to have so much natural beauty in our backyard where we can enjoy so many activities with family and friends. This is what attracts residents and visitors. We should protect these areas at all costs.	4/17/2024 6:33 PM
14	Upper branches of the Southwest Avon and Avon. Moses Mountain. Falls up the waterline access road.	4/17/2024 6:05 PM
15	Forest ,lakes for fishing and not more wind turbine areas	4/17/2024 6:03 PM
16	Irishman's fields and trails, the waterfront, historic character. New buildings should continue with the old building designs. Downtown Halifax has lost its charm. Let's not do the same	4/17/2024 5:59 PM
17	To not loose rural residential zoning in areas that want some agricultural aspects though farmland is being sold to put in housing	4/17/2024 5:30 PM
18	Keep the lake in Windsor. It drives a lot of activity in the downtown.	4/17/2024 5:29 PM
19	Silly question. This requires a complex understanding using environmental planning approaches.	4/17/2024 4:24 PM
20	We need to consider how to grow while protecting our natural environment including woodlands, agricultural land, fresh water ways and coastal areas. Once they're gone, we're not going to get them back.	4/17/2024 4:15 PM
21	Dykes should be upgraded and repaired. Marshlands protected.	4/17/2024 4:03 PM
22	Wetlands, stream, lakes and rivers. Forests	4/17/2024 3:53 PM
23	Keep the Lake for fire use	4/17/2024 3:46 PM
24	The dykes need to be put back in place and our waterways need to be preserved. Fort Edward	4/17/2024 3:28 PM

definitely needs to preserved and more sharing of the history of our area.

	definitely needs to preserved and more sharing of the history of our area.	
25	Walking trails	4/17/2024 2:34 PM
26	Historic parks like Haliburton, waterfront and causeway trail, Riverview trail is constantly eroding.	4/17/2024 2:34 PM
27	Lake & park is a drawing card for the public.	4/17/2024 2:32 PM
28	Waterways	4/17/2024 1:59 PM
29	Every piece of agricultural land should stay as just that, or designated as park land, or to be used as community property such as recreation.	4/17/2024 12:24 PM
30	The lake and the Avon river	4/17/2024 12:20 PM
31	Rural living dwellings and small rural cores. The River. Lakes and land for hunting and a healthy ecosystem. Downtown cores.	4/17/2024 12:17 PM
32	extensive natural habitat: forests, rivers, waterways, land both for wildlife and agriculture.	4/17/2024 11:40 AM
33	The water front should be utilized better.	4/17/2024 11:07 AM
34	a firm decision must be made on Pisiqud. If cannot keep it what are you going to do. How will you remediate it? We talk about climate change and clear cut trees. That makes no sense whatever. Replanting by companies is a joke	4/17/2024 10:54 AM
35	The beautiful small town feel	4/17/2024 10:42 AM
36	the lake	4/17/2024 10:42 AM
37	Lake Pisiquid/Windsor waterfront; any of the lakes/rivers within the region.	4/17/2024 10:22 AM
38	Pisiquid Lake Trails Irishman Recreation Area Martoch	4/17/2024 9:53 AM
39	Don't bring in more immigrants and we won't need to worry about it	4/17/2024 9:29 AM
40	Avon river restored to natural tidal flow	4/17/2024 9:26 AM
41	Protecting Fort Edward Park, turning it into a community heritage center. Ensuring that wildlife and fish are protected from being decimated by growth.	4/17/2024 8:58 AM
42	All the new dump land. Sneaky, disgusting, corrupt	4/17/2024 8:26 AM
43	River/waterfront lands could use improved access and development for recreation	4/17/2024 8:18 AM
44	The future of the Avon River needs to ensure a flood protection plan.	4/17/2024 8:13 AM
45	Pisiquid Lake	4/17/2024 8:04 AM
46	The quarry in Kempt shore. Smileys park, basketball court and park in Hantsport	4/17/2024 8:00 AM
47	The Avon River should be returned to its natural state. Downtown core needs trees and green space.	4/17/2024 7:50 AM
48	Wetlands, lakes, and wildlife habitat should be preserved & enhanced	4/17/2024 6:51 AM
49	Protect as much woodland and wetlands as possible. We need it and so do the wildlife.	4/17/2024 6:44 AM
50	Lake Pesiquid along french on path needs replaced,looks terrible and rusty. When driving by it is an eye sore.	4/17/2024 6:42 AM
51	Our dykeland, Lake Pisiquid, Fort Edward, our downtown core. Don't let us become the Larry Uteck development of West Hants.	4/16/2024 8:02 PM
52	Ground & fresh water needs to be preserved -Limitations/restrictions regarding proposed development need to be established to ensure no excessive use nor contamination of either fresh or ground water- both bodies of water and ground water.	4/16/2024 5:43 PM
53	We need better advocacy for wetlands and forested areas. We need the ability to hold businesses accountable for disregarding our precious environment. We have a significant wilderness reserve in Vaughan's that needs our help. I encourage staff to help me protect the	4/16/2024 2:57 PM

last bit of crown land that surrounds it. It houses many precious endangered species and serves as wonderful green spaces and natural areas for our children.

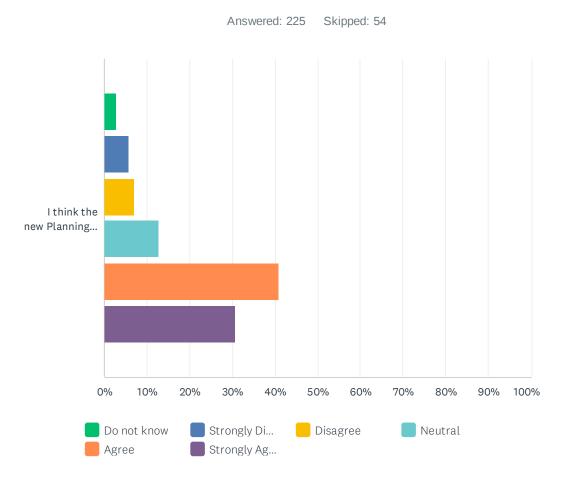
	serves as wonderrui green spaces and natural areas for our children.	
54	Agricultural land. Provides food and captures carbon. The closer homes are, the more conflict.	4/16/2024 2:31 PM
55	Hiking trails, Lake Pisaquid, green spaces, CROWN LAND	4/16/2024 11:11 AM
56	We need to protect the fresh water resources both above and below ground particularly in the outlaying districts of the region. These need to be identified and protected.	4/16/2024 10:47 AM
57	Fort Edward Hill should be enhanced and brought back to its previous beauty, not sold	4/16/2024 10:29 AM
58	Water scapes and surrounding areas Dykes , forest groth	4/16/2024 9:15 AM
59	limit the amount of windfarm development that only support groups outside the municipality. Open the Avon river to the free flow	4/16/2024 8:03 AM
60	Waterfront, and bring back the tidal Avon River environment, and maybe even the buried streams like the Tregothic Creek the one that went though Victoria Park.	4/15/2024 10:45 PM
61	All ecologically sensitive areas , natural pools, marshes, woodlands to have foot traffic on hardened trails and boardwalks only.	4/15/2024 9:48 PM
62	Historic sites, wetlands, streams flowing into the Minas Basin	4/15/2024 9:33 PM
63	dykes Pisaquid reservoir Fort Edward agricultural land bordering Avon River	4/15/2024 7:35 PM
64	No more wind farms in our area. Sufficient ones already exist.	4/15/2024 5:32 PM
65	Protected wetlands, animal safety, and forests in the Chester Road area	4/15/2024 5:20 PM
66	Better post storm action	4/15/2024 3:31 PM
67	Green spaces.	4/15/2024 3:29 PM
68	Coastal Shorelines, rivers and waterways, forestry management, lakes	4/15/2024 9:56 AM
69	Waterfront, cottage country, lakes	4/15/2024 8:32 AM
70	Those farmers have not maintained those dykes that have saved their crops from seawater for decades. It's time that dykes be either maintained or new ideas must be reviewed to protect our coastal landscape. The provincial government is saying that it's not their right to intervene. Who will it be? The farmers that have done NOTHING FOR 100S OF YEARS? FIGURE IT OUT. Why are we trying to save a lake or for example, the Avondale Wharf Cafe? With high tides and two little lives lost, it's time we stop playing with nice with the agricultural society elite who still have exhibitions during hurricanes and look ahead to what we can prevent.	4/14/2024 10:51 PM
71	All waterways such as brooks, creeks, streams, rivers, ponds, lakes, estuaries, marshes, wetlands etc. Old growth forest must be protected. Any areas identified as critical habitat.	4/14/2024 9:59 PM
72	Keep the water in Lake Pisiquid.	4/14/2024 9:37 PM
73	We should preserve our wooded areas and trails.	4/14/2024 8:16 PM
74	wet lands	4/14/2024 7:40 PM
75	too big a question	4/14/2024 6:35 PM
76	Parks lake pisquid hantsport fort	4/14/2024 5:19 PM
77	The RIVER!	4/14/2024 4:25 PM
78	You have to make sure that there is a strong policy relating to storm surge and flooding before you allow more developers to build. The citizens in our region need to be assured that we aren't going to pay for the fall out of these developments in terms of our taxes. I'm talking about things like enhanced sewer and water capacity. Developers should have to foot part of this bill. Taxes are already far too high.	4/14/2024 2:45 PM
79	The Avon river should be opened back up to be free flowing.	4/14/2024 2:29 PM
80	Return the river and stop protecting the lake. This is not how nature intended it to be. It's a man made disaster.	4/14/2024 1:07 PM

81	Allow more density in all areas.	4/14/2024 12:17 PM
82	Would like to see more dog parks.	4/14/2024 10:17 AM
83	Areas need to be kept cleaned,proper garbage disposal,proper trimming and care of tress,etc	4/14/2024 10:09 AM
84	Public beach and waterfront access	4/14/2024 8:56 AM
85	The dyke system - it is a wonder. Highlight it.	4/14/2024 6:31 AM
86	Chester Road area (Martock - Sherwood) should be protected from the ridiculous windmill development. The fact the most beautiful area in West Hants is being considered for a massive windmill project is ridiculous and must be stopped.	4/14/2024 6:17 AM
87	Pisiquid lake. Avon River (freshwater)	4/13/2024 11:07 PM
88	Keep the lake	4/13/2024 9:45 PM
89	Fort Edward. Parks in rural areas	4/13/2024 9:07 PM
90	Access to local 'swimming holes' such as along rivers and other water frontage areas like lakes and beaches.	4/13/2024 8:44 PM
91	I am not overly familiar, but Lake Pisiquid for sure.	4/13/2024 6:58 PM
92	No more windfsrms! Protest nature. They do not benefit us.	4/13/2024 12:52 PM
93	Avon River valley from Falmouth to Vaughans has too many wind farms Now . Benjamin Mills is enough , NO MORE	4/13/2024 12:18 PM
94	Preserve forests in Vaughan and mill section for flood protection	4/13/2024 11:04 AM
95	The Vaughans/any area where mainland moose travel, eagles nest and natural wetlands	4/13/2024 9:46 AM
96	The area in Vaughan's that the windmills are proposed to go at.	4/13/2024 9:12 AM
97	Waterfront	4/13/2024 6:54 AM
98	The one big environmental failure is having the impounding of water and lord knows how much sewer that is referred to as Lake Pisiquid should be emptied permanently and the river should flow free bringing back a beautiful waterfront which makes us open to new opportunities. The way it is now disgusts me and I do not have skin in this game being played by the rich who keep posting those absurd signs.	4/13/2024 4:00 AM
99	Downtown around the Csuseway	4/13/2024 1:59 AM
100	The forest should be protected.	4/12/2024 11:26 PM
101	The forests in Vaughan should be protected, areas close to the beginning of the Avon river that are in the flood zone should not have windmills installed	4/12/2024 11:08 PM
102	The lake in Windsor' the crown lands they want to fill up and overflow with windmills. Im worried there will be too many and harm wells and wildlife and the land will not be able to be used and enjoyed by citizens. We should wait for a couple years and see what impact they have on our community that are already there and then decide if we want to permit more or if it is safe yo do so.	4/12/2024 9:34 PM
103	Our beautiful lakes and rivers and the habitat around them.	4/12/2024 9:01 PM
104	Green spaces, water, views, and parks	4/12/2024 7:52 PM
105	Forrest-ed areas	4/12/2024 7:31 PM
106	The mountains of west Hants	4/12/2024 7:11 PM
107	The Avon River you selfish pricks	4/12/2024 7:09 PM
108	We need to stop destroying our land and putting in windfarms where residents don't want them especially if it has no benefit to WHRM	4/12/2024 6:37 PM
109	Agriculture.Landscape.waterways	4/12/2024 6:29 PM
110	Lakeshore and riparian zones	4/12/2024 6:26 PM

111	Hunting and Conservation	4/12/2024 6:22 PM
112	Crown lands	4/12/2024 6:06 PM
113	Keep windmill development out of this area to preserve wildlife habitats and scenery	4/12/2024 5:58 PM
114	Forest areas including lakes a d water ways eed to be protected	4/12/2024 9:44 AM
115	Keep the lake and use it to full potential	4/12/2024 9:06 AM
116	Preserve & Protect: Avon River, Minas Basin, creeks, streams, waterways, wetlands, trees, wild spaces, footpaths. wildlife paths & habitat, standing dead trees, fallen dead trees.	4/11/2024 8:07 PM
117	Avon River salt marsh. Gypsum quarries should be reclaimed. Access to lakes/rivers preserved as development grows.	4/11/2024 4:53 PM
118	Not sure	4/10/2024 6:37 PM
119	Woodland areas	4/10/2024 3:25 PM
120	The shore (highway 215). It is absolutely beautiful and a huge tourist attraction that has been completely neglected and ignored.	4/10/2024 9:52 AM
121	Access to the ocean. More natural enviroment	4/10/2024 9:21 AM
122	Lake in town, Ft Edward, Smileys Park	4/10/2024 8:47 AM
123	Parks, open fields, hiking trails. Waterfront should be protected and enhanced with walkways and shops, restaurants, etc.	4/10/2024 4:43 AM
124	Green spaces	4/9/2024 9:30 PM
125	The shore across the 215. It has some of the most breath taking views on both sides of the highway and attract large amounts of tourists.	4/9/2024 9:23 PM
126	The pisiquid lake	4/9/2024 9:21 PM
127	Unsure	4/9/2024 9:13 PM
128	The characteristic of our small rural town	4/9/2024 9:01 PM
129	Salt marsh, tidal ranges	4/9/2024 8:19 PM
130	Tascha Reeds vision of the waterfront or something similar. Our unique tidal system should be preserved, and enhanced.	4/9/2024 8:02 PM
131	The waterfront I Windsor should be preserved or enhanced with a warf.	4/9/2024 7:43 PM
132	All federal and provincial species at risk and of concern and habitat thereof should be preserved. Wetlands and watercourses should be protected and safeguarded with proper setbacks distances. Why are we building houses < 2 m from a stream? Education can enhance knowledge of the importance of these items.	4/9/2024 7:17 PM
133	The Lake.	4/9/2024 6:28 PM
134	Dykeland, would love more rural walking or hiking trails.	4/9/2024 6:09 PM
135	Water/wastewater infastructure to reflect climate changes	4/9/2024 5:38 PM
136	This landfill expansion SHOULD NOT BE HAPPENING! You put in rules for residents ns then open up dumping for the Province and beyond to throw their waste in our community. Shameful. We (rural West Hants) is becoming a dumping ground	4/9/2024 3:24 PM
137	Lake Pesaquid and all waterways. Trans Canada Trail.	4/7/2024 7:44 PM
138	Pisiquid lake and surrounding area. Blockhouse and area	4/7/2024 11:27 AM
139	Water ways	4/6/2024 4:38 PM
140	Preserve what?	4/6/2024 4:12 PM
141	Water ways and agricultural lands	4/6/2024 4:12 PM
142	Lake Pisiquid, trails, resting/seating areas in the downtown areas.	4/6/2024 3:31 PM

143	Natural areas, woods, waterways.	4/6/2024 2:54 PM
144	The waterfront of all rivers and lakes.	4/6/2024 10:17 AM
145	THINGS TO ADD - Dog park in Windsor - Better drainage to Victoria Park in Windsor so it can be used more regularly PRESERVE - Walking trails around Windsor and Hantsport	4/5/2024 10:05 AM
146	Halliburton house, Fort Edward, Dill farm	4/5/2024 7:59 AM
147	Lake Pisiquid	4/4/2024 10:19 PM
148	Large deciduous trees, i.e. the "urban" forest/canopy.	4/4/2024 9:47 PM
149	More attention should be paid to preserving existing woodlands.	4/4/2024 8:48 PM
150	I think continuing to have green space in our service areas is important. Also maintaining historical grounds such as Halliburton, Fort Edward, And the Churchill grounds Hantsport.	4/4/2024 8:43 AM
151	How about adding real issues???? FLOODING, neighbours redirecting their water into your property and no one doing anything about it. Our roads being washed out and not being repairs for months and years Our roads falling apart. But let have no common sense and talk about green spaces	4/3/2024 9:03 PM
152	restore free flow to the "Lake" and develop the waterfront after removing CSO	4/3/2024 7:35 PM
153	Access to lifestyle activities (running, walking, paddling) that access the environment in a positive manner will encourge use and positive maintenance of the environment. For example If the only reason for having a waterway is so that you can be fished for species that died off in the mid 19th century, then lets look to the future and offer things for people who might want to live here.	4/3/2024 5:11 PM
154	Marshland	4/3/2024 3:46 PM
155	woodlands, wetlands and salt marshes	4/3/2024 3:30 PM
156	The old pool grounds, the fort, and the TMP black-built school and church	4/3/2024 3:00 PM
157	Trails Lakes	4/3/2024 1:23 PM
158	N/A	4/3/2024 1:02 PM
159	Our water areas must be protected.	4/3/2024 12:51 PM
160	The site of Fort Edward and its trails, our forests (particularly the Martock Mountain range) and our wetlands.	4/3/2024 12:46 PM
161	Tourism draws	4/3/2024 12:17 PM
162	Our Avon River needs to be protected from politicians. It needs to flow both ways and be managed by Fisheries instead of agriculture.	4/3/2024 12:10 PM
163	No comment	4/3/2024 12:04 PM
164	Contribute towards the 20% protected areas. Protect gypsum cliffs, water ways (including buffers), agricultural land, forrested areas, salt marshes and estuary areas, dykelands	4/3/2024 11:55 AM
165	- Areas within close proximity to watercourses/flood areas should have restrictions on development since the province is no longer adopting the coastal protection act	4/3/2024 11:24 AM
166	Lake Pisaquid S/b preserved as a lake.	4/3/2024 10:51 AM
167	Public access to waterfronts. Urban forestry should feature significantly in planning.	3/28/2024 3:01 PM

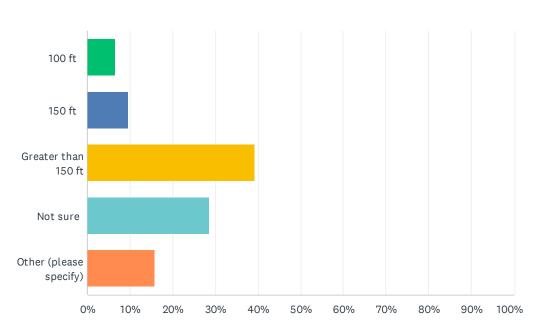
Q16 Recent Extreme Weather (flooding, wildfires, more severe storms, etc.) events have brought the threat of climate change into sharper focus. The new planning documents will need to deal with preventative measure to address these ongoing present threats.



	DO NOT KNOW	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL
I think the new Planning Documents need to be more restrictive/prohibitive in where new dwellings/structures can be built.	2.67% 6	5.78% 13	7.11% 16	12.89% 29	40.89% 92	30.67% 69	225

Q17 What do you think is the appropriate setback distance from the shoreline to new structures?





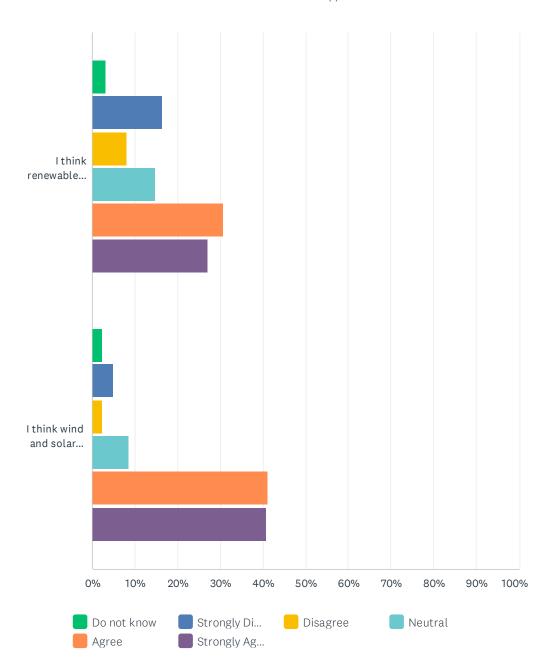
ANSWER CHOICES	RESPONSES
100 ft	6.61% 15
150 ft	9.69% 22
Greater than 150 ft	39.21% 89
Not sure	28.63% 65
Other (please specify)	15.86% 36
TOTAL	227

#	OTHER (PLEASE SPECIFY)	DATE
1	Whatever the Coastal Protection Act said, but probably more than that!	4/17/2024 6:05 PM
2	Why can't people build where they want? Why does there have to be government regulations in regard to this? Stupid people do stupid things all the time.	4/17/2024 5:33 PM
3	Depends on the type of shoreline geology. Sandstone more. This is a technical question and should not be bad on public opinion	4/17/2024 4:25 PM
4	100 m = 330 ft	4/17/2024 2:38 PM
5	Assessed individually. What distance is other surrounding building to the water, space on the lot , size of the lot etc.	4/17/2024 11:09 AM
6	We need to make sure that adequate trees are in place to hold the land no matter what the distance is.	4/17/2024 6:45 AM
7	Cannot speak to coastal erosion	4/16/2024 2:57 PM
8	Assess case by case	4/16/2024 2:32 PM

9	Let the Buyer Beware, and let them take on total accountability.	4/16/2024 2:03 PM
10	Set back distances should be measured and updated based not the data for 1 in 100 year storms m	4/16/2024 12:17 PM
11	Use Dr Tim Webster's predictions of tidal surge events with extreme storms. This might mean more than 150 feet.	4/15/2024 10:47 PM
12	Greater than 150 ft and ensure that vacation properties (travel trailers) are not allowed as permanent residence and that improper sewage tanks not be installed close to shorelines.	4/15/2024 9:37 PM
13	Generally 150ft plus. The topography is different along the shorelines Tidal, rivers, lakes and streams.	4/15/2024 9:58 AM
14	Area-dependent on historic and predicted highest high tide marks, plus storm surge.	4/14/2024 10:00 PM
15	setback has nothing to do with it, we need to talk about grade	4/14/2024 7:42 PM
16	I don't know the distance. A long way to avoid flooding and deterioration of the shoreline.	4/14/2024 2:46 PM
17	Depends on height above water not necessarily distance.	4/14/2024 1:08 PM
18	It's the owners choice not the governments	4/14/2024 12:17 PM
19	Depends on the type of shore.	4/14/2024 6:17 AM
20	Depends on floodplains & dykes	4/13/2024 11:07 PM
21	Depends on the Elevation . Set back should guarantee usable life of 300 years as ocean rises a building 1 foot above sea is short lived	4/13/2024 12:19 PM
22	2 kms back	4/12/2024 9:44 AM
23	as long as owners know they are affected by weather and accept that if their properties are affected by erosion it is not the responsibility of gov to pay for their loss	4/12/2024 9:09 AM
24	It depends on topography/lowlands/etc., but 150' sounds reasonable in most cases.	4/11/2024 4:54 PM
25	I think it depends on the elevation, so not sure.	4/9/2024 6:29 PM
26	3 meters above high tide minimum.	4/7/2024 7:46 PM
27	Stop building all building on shoreline, it needs to be protected	4/6/2024 4:14 PM
28	Please defer to expert opinions	4/6/2024 10:17 AM
29	Defer to actual experts, please. Loud resident opinion is NOT the way to make policy.	4/5/2024 10:05 AM
30	What the federal government recommends. Also reinforce the dykes and get the lake drained.	4/4/2024 10:27 PM
31	Depends on geology/rate of erosion, and height.	4/4/2024 9:47 PM
32	There should be experts to answer this question?	4/4/2024 8:43 AM
33	Use common sense	4/3/2024 9:03 PM
34	Politicians should not be deciding where I risk to build my home. Let the engineers guide me in that.	4/3/2024 5:12 PM
35	All shores are not the same. Height and location not necessarily distance.	4/3/2024 12:11 PM
36	I agree but it also depends on the coastline. Cliff vs overland flow for example.	4/3/2024 11:56 AM

Q18 Renewable Energy (wind, solar, geothermal, tidal, etc.)

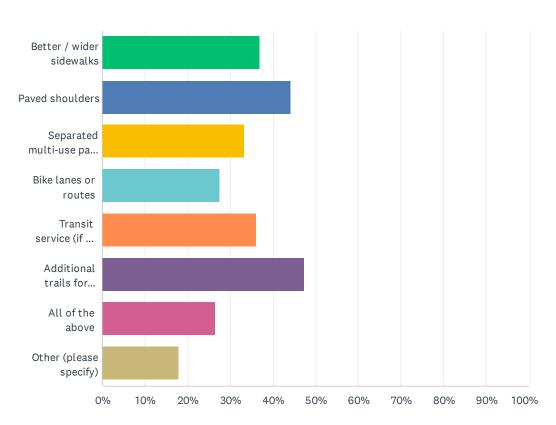




	DO NOT KNOW	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL
I think renewable energy projects such as wind, solar, geothermal, etc. should be encouraged in WHRM	3.11% 7	16.44% 37	8.00% 18	14.67% 33	30.67% 69	27.11% 61	225
I think wind and solar projects should be appropriately sited to ensure sustainable land practices	2.26% 5	4.98% 11	2.26% 5	8.60% 19	41.18% 91	40.72% 90	221

Q19 What would encourage you to use more active transportation, such as walking or cycling? Select all that apply.





ANSWER CHOICES	RESPONSES
Better / wider sidewalks	36.97%
Paved shoulders	44.08% 93
Separated multi-use paths for cycling, walking, etc.	33.18%
Bike lanes or routes	27.49% 58
Transit service (if it was available in WHRM)	36.02%
Additional trails for connections between communities	47.39% 100
All of the above	26.54% 56
Other (please specify)	18.01%
Total Respondents: 211	

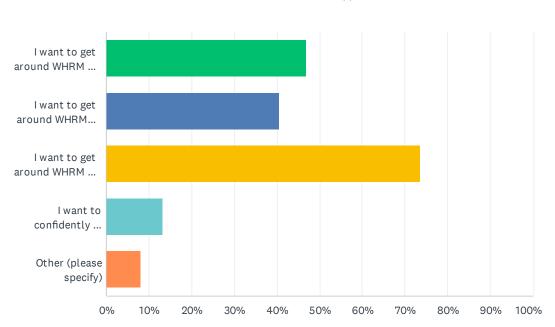
#	OTHER (PLEASE SPECIFY)	DATE
1	Its a personal choice, For those of us who choose to be more active there, there are more than enough choices available. Improvements to the list would be welcome	4/17/2024 11:15 PM
2	nothing would encourage me	4/17/2024 10:09 PM

3	Not everyone can walk far. Imagine how dangerous it would be for old people to be on bicycles? Is this for recreation or do you plan on turning Windsor into one of the New World Order Smart Cities? If so I vote NO!!	4/17/2024 9:50 PM
4	I walk on rural roads. Busses didn't work in rural areas. People didn't use them.	4/17/2024 7:56 PM
5	Proper shoulders to west hants roads	4/17/2024 6:55 PM
6	Washrooms at public trails	4/17/2024 4:09 PM
7	Only if they hire more people to help maintain any new areas. Trails etc	4/17/2024 3:31 PM
8	Long connecting walking green trails	4/17/2024 2:34 PM
9	Additional trails in my area. No I am not able to bike no matter what you do.	4/17/2024 12:22 PM
10	I live 16 km outside of Windsor which I go to for shopping, banking, misc. Walking and cycling that distance is impractical for me. For recreational or leisurely walking and hiking, I usually go on my farm or in my community. I do like to take longer hikes on trails.	4/17/2024 11:52 AM
11	none of above	4/17/2024 10:44 AM
12	We need a better skateboard park	4/16/2024 2:59 PM
13	Connect to the harvest moon trail in kings county.	4/16/2024 2:05 PM
14	Remember the people who have wheelchairs and those who push them. It might be you or me someday.	4/15/2024 11:00 PM
15	Fix the roads so people drive on the right side all the time	4/14/2024 10:52 PM
16	I don't need anymore ways of transportion	4/14/2024 8:24 PM
17	I need to drive for work and live in the country for walking	4/14/2024 4:28 PM
18	Again, don't pave. People can walk or ride on gravel. For the sake of the environment, keep it simple.	4/14/2024 2:47 PM
19	Rural sidewalks for highways like the 215	4/14/2024 1:09 PM
20	Bring back the Commuter rail	4/14/2024 12:18 PM
21	Not of any importance to me. I live in a rural setting and find it funny a shoulder on a road is now considered a bike path. Stop trying to be Halifax. We can not afford buses. If they can not survive without government funding then the market is speaking. I would love to see the old railway developed to a bike/hiking trail. How cool would it be to bike from Brooklyn to Hantsport.	4/14/2024 6:23 AM
22	Preserve forests in Vaughan and mill section	4/13/2024 11:05 AM
23	I am wanting all of these things in Vaughan. It is really hard being confined to your home and yard 24/7 due to legal blindness, mobility and disability issues and no license as a result of all of this. So yes I would love all of theses things above but I would like to see them offered in Vaughan	4/13/2024 4:04 AM
24	Atv and utv use	4/12/2024 7:11 PM
25	Non of the above	4/12/2024 6:32 PM
26	transit only if it is available to all if you have to drive 10 miles or 16 k to catch a bus to go to anywhere and then wait all day to come home it will fail like the last time	4/12/2024 9:12 AM
27	dirt/natural paths and mulched paths	4/11/2024 8:11 PM
28	Commuters transit! Myself and most of my neighbours commute to HRM with the rising costs of taxes we are being strong armed into poverty with no real options other than quit our jobs or become lower class	4/10/2024 9:54 AM
29	slow down the speeders	4/10/2024 9:23 AM
30	Stop giving more and more to Windsor when people can walk to amenities. Rural can't, we need the amenities	4/9/2024 3:26 PM

4/6/2024 4:17 PM
4/5/2024 10:06 AM
4/4/2024 8:45 AM
4/3/2024 9:06 PM
4/3/2024 5:14 PM
4/3/2024 3:01 PM
4/3/2024 12:14 PM
4/3/2024 11:58 AM

Q20 How would you like to move around WHRM in the future? Select all that apply.





ANSWER CHOICES	RESPONSES	
I want to get around WHRM by foot or by bike/scooter	46.82%	103
I want to get around WHRM using public transit if a service was available	40.45%	89
I want to get around WHRM by car	73.64%	162
I want to confidently use my mobility aid or assistive device to get around WHRM	13.18%	29
Other (please specify)	8.18%	18
Total Respondents: 220		

#	OTHER (PLEASE SPECIFY)	DATE
1	I live in the country and want to stay on my property. I need a car to get to town for supplies. I pay taxes for your sewage, street lights, sidewalks, recreational facilities but I only use the sidewalks from time to time.	4/17/2024 9:50 PM
2	Mopad or Motorized Bike	4/17/2024 4:09 PM
3	I want a place to park when I need to do my shopping. I can't carry my bags to the other side of town or up hills.	4/17/2024 3:31 PM
4	Mopad or Motorized Bike Should be a choice and putting walking and biking should not be together.	4/17/2024 12:22 PM
5	In the future I would like to reduce my need to travel very much and may not be able to as I am getting older. Due to the distances of services in rural areas, about the only practical way to get to them is by car.	4/17/2024 11:52 AM
6	the province should back the return of rail. The ideal first link would be Windsor-HRM	4/17/2024 7:52 AM

7	Eventually not to own a car and pay something like Dial-a-Ride for transportation	4/16/2024 10:50 AM
8	This survey is heavily urban centric. But if I had to move in to WIndsor when I get older, I would want to walk while I am still able (best exercise), but also use a covered transit service in Winter.	4/15/2024 11:00 PM
9	It be nice to get around by atv/off road bike for those bad days. More trails fix that tho.	4/15/2024 9:32 PM
10	I drive now but would use transit if it were available.	4/14/2024 2:47 PM
11	How ever I please All the above. Although I'm crippled. So utv	4/12/2024 7:11 PM
12	Personal vehicle	4/12/2024 6:32 PM
13	ATV and Skidoo	4/12/2024 6:25 PM
14	dirt/natural footpaths and/or mulched pathways	4/11/2024 8:11 PM
15	walking	4/10/2024 9:23 AM
16	I have car	4/9/2024 8:34 PM
17	If roads are drivable	4/6/2024 4:17 PM
18	Takes me 45 minutes to get there. I want to get what I need and leave. I don't want to have to go to new Minas or lower sackville because of the inadequate amenities in Windsor	4/3/2024 9:06 PM

Q21 Is there anything else you think should be prioritized in the vision statements or key themes?

Answered: 131 Skipped: 148

#	RESPONSES	DATE
1	If this survey is a starting point, then I think it get things started. I dont beleive the format is suitable to define or make decisions for the areas in question. More community and specific consultation work needed.	4/17/2024 11:17 PM
2	Development of the shoreline of Lake Pisiquid for more recreational activists such as canoeing, paddleboard and even boat tours up river or something to that effect.	4/17/2024 11:08 PM
3	Revitalizing the Avon river. There is so much potential for growth and tourism with its revitalization.	4/17/2024 10:23 PM
4	no	4/17/2024 10:10 PM
5	Consideration and maintenance of the current Architectural Control District.	4/17/2024 10:06 PM
6	Again. Why do you feel the need for a vision statement?	4/17/2024 9:51 PM
7	Consideration of implementing FireSmart practises in development agreements, zoning and building permits within the WUI areas. However, not too restrictive to residential buildings	4/17/2024 8:28 PM
8	How about the areas outside of windsor.this was all directed at windsor.	4/17/2024 7:57 PM
9	I think that the Bear Lake wind farm should not go ahead. The residents have enough wind farms in that area and are suffering. Focus on growth not the green developers waving money around. Please	4/17/2024 7:15 PM
10	No	4/17/2024 7:07 PM
11	No more wind farms!! No Bear Lake wind farm development!!!!!	4/17/2024 6:42 PM
12	Protection of old or near-old growth forested areas, even very small!	4/17/2024 6:07 PM
13	Please consider the all the people in WHRM ,not just Windsor	4/17/2024 6:07 PM
14	With excitement to grow we must keep in mind that we have the oldest agricultural fair in Canada. Let's keep encouraging families and farmers to be in our area and not drive them away. It's our culture and heritage	4/17/2024 6:02 PM
15	The amenities of suburban town with the beautiful and benefits of rural communities	4/17/2024 5:31 PM
16	I think the older generation in this community need to accept change and growth. Young families want to remain here and we have so much potential for growth here. It seems as though everything brought to the table becomes an argument amongst the community being divided. It's hard to follow the new developments and growth with all the bickering amongst people. I would love to see more development in more stores and restaurants. We have to leave the town for clothing and shoe shopping or even buying sports equipment. We have the basics but it would be nice to have more than Rossys. Downtown Windsor has come SO far. The colors of the buildings are beautiful. It looks appealing- parking isn't great though. It's hard to support local businesses without better parking being available. I would love to see the sportsplex have growth over the years to have everything all in one location. Removing community centers and having rooms available to rent in one location would be nice. This worked very well in the community we resided in once in Alberta. One large building but USED every second of the day it's open. Community center locations could be used for growth elsewhere. It would make things much easier for activities to be planned all in one location for all ages. I.e mini stick tournaments, ball hockey, indoor soccer fun, shinny hockey, swimming lessons with a pool, etc A gym and maybe even a library inside with maybe even a yoga studio. We have all these separate places that could be put under one roof to maximize the	4/17/2024 4:45 PM

	space in the community for growth and even for affordable housing to bring people here. We have a beautiful community and I'm excited to see what the future holds!	
17	I would have liked to see separation of questions asking about urban development vs rural development. There are services and features I value having in Windsor/Hantsport that I don't want to see in my rural setting so it was difficult to answer some questions that are trying to encompass all of WHRM when they shouldn't.	4/17/2024 4:20 PM
18	More public washrooms in walking areas and boat access with wharf. Giving pull over areas with W/R to enjoy the view of the Bay of Fundy and Tidal Bore.	4/17/2024 4:14 PM
19	Make sure that today's residents are also able to have a doctor or clinic	4/17/2024 3:48 PM
20	Yes,the question you asked about wind mills, solar etc should have had a place to write more of your opinion. I would like to add that if we have to put these things in place the power generated should be for our area only and not used to benefit some big company. Our Community needs this to look after our own.	4/17/2024 3:35 PM
21	By-laws forcing town residents (rent or own) to keep their properties cleaned up. A lot of properties have garbage and junk in their yards.	4/17/2024 2:40 PM
22	Make the view of Windsor downtown much more visually attractive from the highway heading towards Halifax. It is an eye sore with the derelict building, railway car and dismal backside of the buildings .	4/17/2024 2:36 PM
23	Alternate power sources are very important but not to the detriment of the communities	4/17/2024 2:04 PM
24	Our mixing landscapes was it! Like our mixing cultures and people 🧡 Together Forward	4/17/2024 12:24 PM
25	It seems like a lot of the questions are designed for residents of Windsor. And I think the vision that WHRM is expressing is already limited and warped by the view that development is necessary.	4/17/2024 11:58 AM
26	Balance the budget, stop over charging because you didn't budget properly. Have people voting on services or changes that will end up costing the people more money to have or create.	4/17/2024 11:13 AM
27	I listen to the council meetings on Facebook. I have become increasingly alarmed at the number of permitted rezoning building applications. It is as if the land use plan is unimportant.	4/17/2024 11:04 AM
28	The we maintain our small town feelif I wanted to live in sackville I would move there. I stay in the community I was born and raised in because I love the small town feel	4/17/2024 10:45 AM
29	There needs to be more opportunities for public input and questions before developments - like the six-storey apartment planned for water street - are permitted.	4/17/2024 10:25 AM
30	Growth while protecting the land, fish, and wildlife.	4/17/2024 9:00 AM
31	Na	4/17/2024 8:31 AM
32	New developments in serviced areas should include pedestrian paths. This Municipality should mandate the need for sidewalks and encourage active living. Please stop allowing subdivisions that are designed for vehicles, eventually deciding through development agreements that sidewalks and pedestrian infrastructure are not important.	4/17/2024 8:17 AM
33	Agriculture	4/17/2024 8:01 AM
34	Promote the building of a bridge to span the Avon. Work with (!) all parties to see the eventual removal of the causeway dam. Think larger and more successful. Consider backing the wharf where Piziquid presently exists so that there will be a natural growth area adjacent to the downtown core, visible from the new bridge, where both residential and commercial space will reside. Think about this as the logical next step for the growth of this community/regional municipality.	4/17/2024 7:55 AM
35	West Hants really needs to look at current streets to either improve or establish proper sidewalks. Especially on Tremain Crescent where families walk daily to school. Very dangerous currently.	4/17/2024 6:45 AM
36	A lot of these questions are very urban, not necessarily applicable to rural areas that covers most of WHRM	4/16/2024 11:48 PM

37	Protect our unique landscape and buildings, especially in the Downtown core. We don't need to look like Halifax with high rise buildings. The small town vibe and business that is coming is what we want in the core.	4/16/2024 8:09 PM
38	Forests are the most cost-effective way to sequester carbon and they can play a huge role in storing and moderating/ mitigating effects from water events. Efforts should be made to maintain or increase areas of forests.	4/16/2024 5:50 PM
39	My vision of West Hants is to be the ultimate protectors of the wilderness, agricultural land, cultural activities, and our history. I envision a community where these elements are cherished and preserved, ensuring their sustainability for future generations. As we strive towards achieving this vision, we also aim to foster a strong sense of support and unity among our residents. I believe that by working together, we can enhance the protection and appreciation of our natural surroundings, promote thriving agriculture, celebrate and preserve our diverse cultural activities, and honor the rich history of our community. As such, our vision statement for West Hants needs to reflect our commitment to not only safeguarding our environment and heritage but also building a strong and supportive community. I believe that by embodying these values, we can create a bright, prosperous and INSPIRING future for all who call West Hants their home.	4/16/2024 3:06 PM
40	Protect what we have while allowing some growth in growth centers/towns.	4/16/2024 2:36 PM
41	Lose all the cliches and catch phrases, that are totally meaningless today and are always used by nameless corporations and entities. and come up with something from the heart.	4/16/2024 2:08 PM
42	Making the community more accessible. With the addition of the Crossing development which in its majority is seniors, there should be more accessibility within the community via transportation, safer and wider sidewalks, trails and connections between the communities.	4/16/2024 12:19 PM
43	Wind farms need to be built with much more care, concern and respect for the people who reside in areas where they are being constructed. They can not all be the thrust upon the residents of a few areas such as Vaughan. The wildlife, its habitat and the overall ecology of the areas under consideration need to be given much more consideration and protection. There is no point destroying green to create green without careful forethought and respect for the creatures and the citizens who share the land.	4/16/2024 11:22 AM
44	Fresh water resources.	4/16/2024 10:52 AM
45	Prosperity for all	4/16/2024 10:32 AM
46	Specific Pet friendly park / exercise areas	4/16/2024 9:19 AM
47	I like the Option 1 Statement. Respecting our history will make us distinct. And remember - our climate does seem to be changing. So we must be smart, be diligent and use our municipal tax dollars wisely.	4/15/2024 11:05 PM
48	Local enterprises manufacturing every sort of product should be fostered so that the whole area of WHRM has just about everything a person might need within its boundaries.	4/15/2024 9:57 PM
49	Building permits be properly implemented and easier system for reporting bylaw infractions and ensuring that bylaws are enforced. Also, unsitely properties be cleaned up without neighbours having to complain.	4/15/2024 9:40 PM
50	Welcoming newcomers is great from faraway communies in doing this we should no lose our existing communies because they do not suit those who have move from away. They should enhance not change. Ex. Paving trails and denying access to dogs/atv/horse etc. Ex trying to stop locals from having farm animals because they are loud.	4/15/2024 9:36 PM
51	Fort Edward's need to promoted better as tourist attraction And wind/solar ect projects that benefit the residents not other municipalities same with the dump, stop generating income for other's to benefits off the backs of residents and west hants taking all everybody crappy garage that probably is not sorted, like we are required to Can't there be Better/safer ways to generate income and use our own resources than be a door Matt for others!	4/15/2024 8:41 PM
52	Post storm action with flood mapping after each historic event	4/15/2024 3:32 PM
53		4/15/2024 3:30 PM
54	Absolutely no more wind farms in South west Hants or anywhere else in west Hants. He gave enough now.	4/15/2024 3:21 PM

55	Define substainable? Define community? These words have different meanings to corporations and community members.	4/15/2024 8:40 AM
56	Stop using the traditional agricultural political arguments about individual rights to defend archaic environmental policies. As a farmer, I hate the fact that we have to follow the few that think they know it all in the Agricultural Society. Build a bridge and open the fish gates. Stop killing people in construction zones and flood plains we can no longer control. West Hants needs to grow up and grow a set. Nothing forward thinking at all is happening in planning.	4/14/2024 11:00 PM
57	Don't brand every community with the new logo, leave originally created town/village signs as a show of respect to that area. Don't try to fit everyone into a cookie cutter mold as it shows a lack of empathy, a lack of historical knowledge and understanding of the residents in each corner of this municipality.	4/14/2024 9:45 PM
58	should stop approving more and more building apps in the wet lands or Windsor	4/14/2024 8:27 PM
59	look at development in European villages where density preserves farmland, find ways to have more industry esp. green to encourage employment, make incentives for using marsh land for agricultural purpose-it isn;t now	4/14/2024 6:38 PM
60	Gym and indoor pool. There is no private owned gyms that are affordable and there's is only one small and no pool	4/14/2024 5:21 PM
61	Preserving the river.	4/14/2024 4:29 PM
62	The impact on our environment and eco system has to be front and centre in all development issues. I understand people need more housing, but the council, not developers, have to be in charge. Also, please, cut taxes. People can't afford to pay more.	4/14/2024 2:48 PM
63	Yes, honouring the landscape as it was intended. With our rivers running free. Stop allowing laws to be broken to accommodate certain wealthy business people. Also remember that rural communities are also a part of West Hants, not just Hantsport, Falmouth, Windsor and Three Mile plains	4/14/2024 2:33 PM
64	ignore the few but loud NIMBYS	4/14/2024 10:59 AM
65	Building a bridge instead of having a dead lake.	4/14/2024 10:19 AM
66	Fairnessnot constantly raising taxes,etcaccessible and affordable options for everyone	4/14/2024 10:11 AM
67	Stop increasing the size of the landfill in west hants. It is not fair for all other areas to get improvements and we get a bigger dump.	4/14/2024 9:00 AM
68	Please stop growing government and please stop these windmill projects in the proposed areas. There are so many other unpopulated areaswhy???? Focus on efficiency and downsizing your Human Resources. Stay focused on governing for the majority. Focus on our existing infrastructure and roads. Partner with the province as the roads in our rural areas have still not been fixed since the flood. Chester Road (Hemlock Hill) is still not fixed??????? This erodes my confidence in government. Weather events will happen in cycles. Thinking we can change the climate with a tax when we can't fill potholes and shoulders is laughable.	4/14/2024 6:30 AM
69	Using tax dollars most effectively. Not roundabouts when simple solutions work and allows for money to be spent on other important issues	4/13/2024 9:48 PM
70	Affordable housing, transit and flood measures	4/13/2024 8:26 PM
71	Additional recreational facility to include indoor pool and fitness centre. Our current rec center is great but only has very specifuc uses. Road improvements, the roads are detrimental to vehicles.	4/13/2024 7:18 PM
72	Unsure at moment	4/13/2024 7:00 PM
73	Stop the windfarms. Even the ones about to start. You have been sold snake oil. You are destroying our community. Inwill be selling and moving because the land is now being destroyed	4/13/2024 12:54 PM
74	I think a complete detailed costing for what it will take to fix sewer in windsor, drain or raise it above sea level should be completed and a total caculated, bandaid fixes with 500k here 1.5M there and the odd 50M expenditures are a waste of money get the total and see if its worth	4/13/2024 12:23 PM

75	Preserve forests in Vaughan and mill section for flood protection	4/13/2024 11:05 AM
76	Any development plan cannot be made solely on tax revenue generated. It needs to take in all	4/13/2024 9:50 AM
70	aspects of the community.	4/13/2024 9.30 AIVI
77	No more windmills. We have to many already and we in Vaughan's will be surrounded by them and we live in the country for peace and quiet. Stick them in town where the yuppies live and love green energy till they find out it's not staying here.	4/13/2024 9:17 AM
78	Prioritize nature not profit.	4/13/2024 8:28 AM
79	Yes we should aim for net zero sustained growth by ramping up renewable energy look to the future not the past	4/13/2024 6:57 AM
30	I do not have the right words to explain where the improvements in the vision statement should be.	4/13/2024 4:06 AM
31	Accessibility for disabledWindsor businesses snd downtown disgraceful.Should be accessibility for everyone .we pay high taxes yet unfair how some places are still not up to code.Its discriminatory!!!	4/13/2024 2:04 AM
82	None	4/12/2024 11:29 PM
33	Preventing more wind farms in Vaughan	4/12/2024 11:12 PM
84	We need to not lose our beautiful land to help fill the pockets of others and supply product for other countries.	4/12/2024 9:05 PM
85	Area around exit 5 on and off ramps need some beautification	4/12/2024 8:50 PM
86	Absolutely NO wind Farms!!	4/12/2024 7:35 PM
87	Stop development on all the damn lakes.	4/12/2024 7:12 PM
88	Do not put the wind farm in Vaughan . There is one in operation now and one in progress of getting built now and a third been forced upon us. Vaughan and Lemenster are a part of the West Hants municipality as well . We are being forced to live with other people's decisions and they are making money when the residents are suffering with them. Please its not just seeing them its our water and the watershed of Windsor that could be faced with the toxins. Our water out here flows that way.	4/12/2024 6:46 PM
89	Greater accountability	4/12/2024 6:34 PM
90	Communities need their council to represent them and their communities, not other special interest groups/companies/Provincial over reach.	4/12/2024 6:26 PM
91	N/A	4/12/2024 6:07 PM
92	Keep windmills out of our rural areas	4/12/2024 6:01 PM
93	Please be kind to our county. All of it. Not just Windsor. Not all tax dollars are worth the cost to our environment. Green initiatives need to benefit the county as a whole. We need jobs. Well paying meaningful work. Most people in this county sleep here and work and away. Lets change that	4/12/2024 9:47 AM
94	We need more industry in WHRM but people do not want it as they want to stay in the past but want the money of the big cities	4/12/2024 9:14 AM
95	wildlife habitat protection/preservation	4/11/2024 8:14 PM
96	Proactive affordable housing strategy for those with lowest income. Tiny homes, pallet shelters, secondary suites, and funding to put into action, small steps at a time (land, purchase, construction).	4/11/2024 4:59 PM
97	Roads! The roads in the greater community are awful. Along with this we would like to see things go to these communities it feels are taxes are only put towards the larger towns/cities and us in the rural areas are forgotten about and neglected	4/10/2024 9:55 AM
98	Development needs to be regulated and conform to an overall plan. An example of what we	4/10/2024 4:49 AM

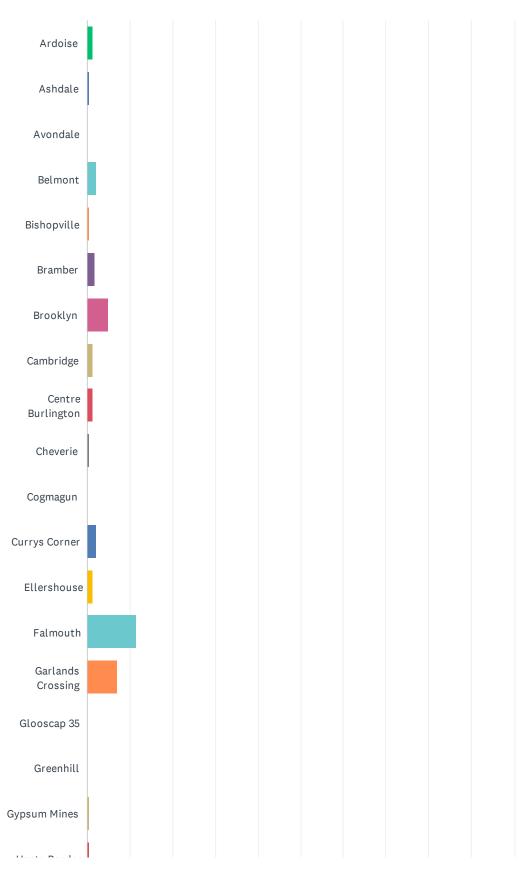
don't want is the 6 story apartment house on the top of a hill in The Crossing. A more careful plan and more regulation of new construction is vital to avoid sprawl.

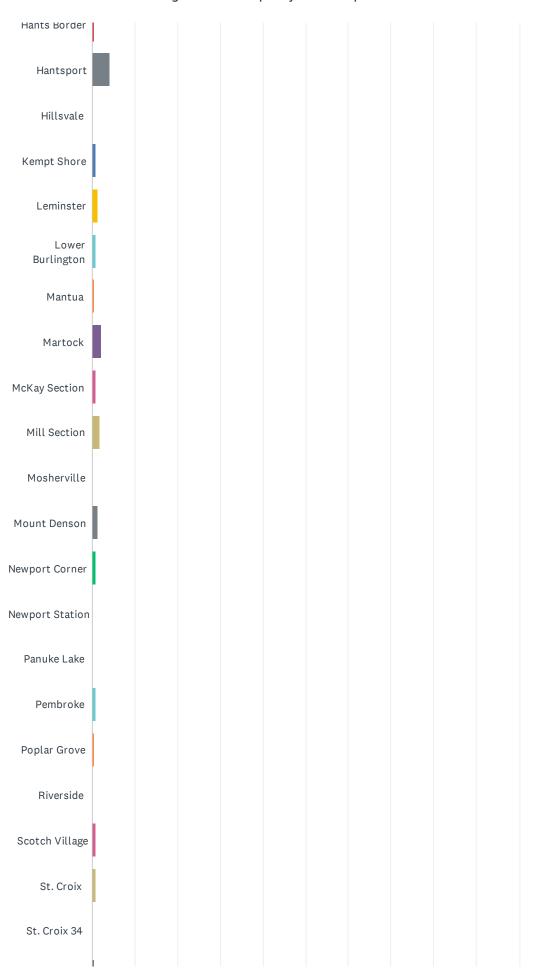
	pian and more regulation of new construction is vital to avoid sprawl.	
99	Stop taking things from our communities.	4/9/2024 8:35 PM
100	Stewards of the land	4/9/2024 8:20 PM
101	No	4/9/2024 8:05 PM
102	No	4/9/2024 7:44 PM
103	The natural environment- protection of flora and fauna and habitat. Wetland alteration (even small wetlands) should be avoided.	4/9/2024 7:22 PM
104	I think it's very important to maintain and protect heritage buildings. Too much has been lost as a result of short sighted planning.	4/9/2024 6:32 PM
105	Use Immigration of trade and and service related business and services to build out our region	4/9/2024 5:42 PM
106	Forest lakes is a beautiful area, with a lot of infrastucture that the municipality should take over	4/9/2024 5:37 PM
107	Pay people who clean up all of the trash! It's shameful that ordinary citizens go around cleaning it up instead of the town.	4/9/2024 3:26 PM
108	o Needs to have provisions added that include protection for forested areas. o The timeframe between PIM's and PH's, need to be lengthened. o Need to ensure secondary egresses are part of the planning processes for all new developments moving forward. o Look at making private roads build to spec. o Need a moratorium on windfarms (Kings County has one).	4/8/2024 10:48 AM
109	More access to bike racks in the downtown core.	4/7/2024 7:48 PM
110	Diversity, equity, inclusion.	4/6/2024 3:40 PM
111	NA	4/6/2024 10:19 AM
112	Transportation, partnership	4/5/2024 10:13 AM
113	I want every person involved in the actual planning documents to think from three angles - Best practices - Your own selfish wants - Building for other types of people (old, disabled, young and can't drive, etc.) Put the three personas "in conversation" with one another as you work. Ok, you prefer cars for convenience? Great. But that young person should be able to walk. And that person who hates driving at night shouldn't be forced to. Live in that tension and think about a better solution. Don't make this either-or. Don't make it zero sum. If you come up against tension, think more about how you can empower AS MANY USE CASES AS POSSIBLE rather than falling to whomever donates the most money to the mayor	4/5/2024 10:08 AM
114	Managing the urban sprawl responsibly.	4/4/2024 10:21 PM
115	The area of Falmouth around Avon Valley Variety should have sidewalks and physical traffic calming. Lots of kids walk to school and I think that's great and should be encouraged. That area should have a bit of a "village" planning vision and not just continue with the random suburban sprawl. There should also be a good pedestrian/cycle path from that area into Windsor.	4/4/2024 9:52 PM
116	Ensure that communities have more than one road in/out. Don't approve new developments with only one road, and help existing communities get emergency exit roads.	4/4/2024 8:51 PM
117	It would be really nice to see the municipality focus on the growth of our business hub in downtown Windsor. Having a thriving business district and "downtown" of our community Will attract visitors and more residents. I also think it's really important to connect all of our communities in the region, via safe active transportation, to our Windsor downtown core where most services (banks, shops, grocery stores etc) are located.	4/4/2024 8:49 AM
118	You say solar but I am talking individually, not large wind farms that are not helping me. Subsidies for MY solar, MY wind, MY geothermal I lose power 5 to 6 times a winter. Help me NOT reply on broken infrastructure	4/3/2024 9:08 PM
119	Municipal decisions are only as good as other levels of government involved. We have a real issue with appropriate protection by the province of old growth forest, species at risk, wetlands of significance. With the province abdicating it's responsibilities here, it's even more important	4/3/2024 7:40 PM

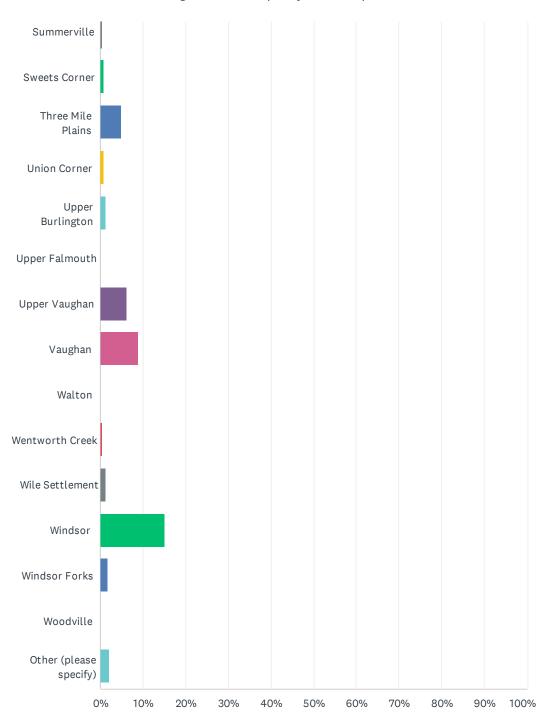
	to get this right. We also cannot move forward while still permitting CSO in the downtown and the river.	
120	Stop listening to -while loud and vocal- persons of very questionable, several times charged character, or their friends, about the activities available to the people of WHRM.	4/3/2024 5:17 PM
121	Make Water, sewage and flooding a priority in development planning.	4/3/2024 3:34 PM
122	Keeping rural areas rural	4/3/2024 1:04 PM
123	I am very concerned about climate change. Also If we are going to have cycling lanes, I feel that bikes should need licences and insurance like vehicles do. How many people actually use these lanes?	4/3/2024 12:59 PM
124	Aside from what I have said about agriculture and nature, we should definitely strive to make WHRM an inclusive place for people of all ethnicities, sexualities, gender identities, etc. I also think that we should work to prioritize mental health of the above, and all of our citizens, as our services are minimal here.	4/3/2024 12:48 PM
125	A city can't grown without businesses. Being inviting to large and small industry is key. Which also encourages tourism, which means we must continue to allow vacation housing.	4/3/2024 12:19 PM
126	Watching the residents fight so many issues that the planning department recommends is heartbreaking. Law suits speak volumes yet we shouldn't have to be fighting our elected to get what we want and deserve. Like you select picking which OS lands to sell. Inconsistent.	4/3/2024 12:18 PM
127	Stop spending money on items such as round a bouts without consulting constituents/taxpayers	4/3/2024 12:07 PM
128	- no protection of drinking water was mentioned (rural or serviced). Without water your community will faulter and decline or even failMaintain agriculture in FalmouthRecognition of natural resources seems to be missing as well as the rural residential interface.	4/3/2024 12:00 PM
129	- Walkability should be prioritized. The communities of Windsor/Falmouth are small/relatively dense and could easily be more walkable with some sidewalks/crosswalks	4/3/2024 11:26 AM
130	Save the lake. Ensure large setbacks for wind farms, keep apartment buildings to appropriate areas. Keep our small town feel. Not another New Minas/Sackville!!	4/3/2024 10:54 AM
131	Accessibility in everything we do. If the vision statement is aspirational, accessibility is worth aspiring to.	3/28/2024 3:05 PM

Q22 Which community do you reside in?

Answered: 224 Skipped: 55







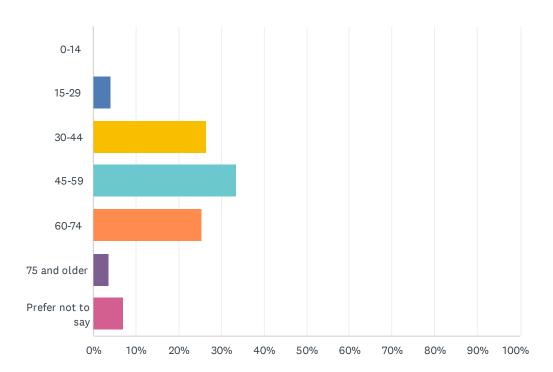
ANSWER CHOICES	RESPONSES	
Ardoise	1.34%	3
Ashdale	0.45%	1
Avondale	0.00%	0
Belmont	2.23%	5
Bishopville	0.45%	1
Bramber	1.79%	4
Brooklyn	4.91%	11
Cambridge	1.34%	3
Centre Burlington	1.34%	3
Cheverie	0.45%	1
Cogmagun	0.00%	0
Currys Corner	2.23%	5
Ellershouse	1.34%	3
Falmouth	11.61%	26
Garlands Crossing	7.14%	16
Glooscap 35	0.00%	0
Greenhill	0.00%	0
Gypsum Mines	0.45%	1
Hants Border	0.45%	1
Hantsport	4.02%	9
Hillsvale	0.00%	0
Kempt Shore	0.89%	2
Leminster	1.34%	3
Lower Burlington	0.89%	2
Mantua	0.45%	1
Martock	2.23%	5
McKay Section	0.89%	2
Mill Section	1.79%	4
Mosherville	0.00%	0
Mount Denson	1.34%	3
Newport Corner	0.89%	2
Newport Station	0.00%	0

Pembroke 0.89 Poplar Grove 0.45 Riverside 0.00 Scotch Village 0.89 St. Croix 0.89 St. Croix 34 0.00 Summerville 0.45	1 00% 0 39% 2
Riverside 0.00 Scotch Village 0.89 St. Croix 0.89 St. Croix 34 0.00 Summerville 0.45	00% 0 39% 2
Scotch Village St. Croix St. Croix 34 Summerville 0.89 0.00 0.49	39% 2
St. Croix 0.89 St. Croix 34 0.00 Summerville 0.45	
St. Croix 34 0.00 Summerville 0.45	
Summerville 0.45	39% 2
Juninervine	00% 0
0.90	15%
Sweets Corner 0.89	39% 2
Three Mile Plains 4.91	91% 11
Union Corner 0.89	39% 2
Upper Burlington 1.34	34% 3
Upper Falmouth 0.00	00%
Upper Vaughan 6.25	25% 14
Vaughan 8.93	93% 20
Walton 0.00	00% 0
Wentworth Creek 0.45	15%
Wile Settlement 1.34	34% 3
Windsor 15.1	.18% 34
Windsor Forks 1.79	79% 4
Woodville 0.00	00%
Other (please specify) 2.23	23% 5
TOTAL	5240

#	OTHER (PLEASE SPECIFY)	DATE
1	Reside in Upper Vaughan but also own properties in Hantsport and Bishopville	4/17/2024 2:06 PM
2	outside the village of St Croix towards Ellershouse on hwy 1	4/17/2024 11:08 AM
3	halifax- but am a developer in windsor	4/14/2024 6:38 PM
4	Wile settlement as well	4/3/2024 12:19 PM
5	Hants Border (Kings County)	4/3/2024 11:21 AM

Q23 How old are you?

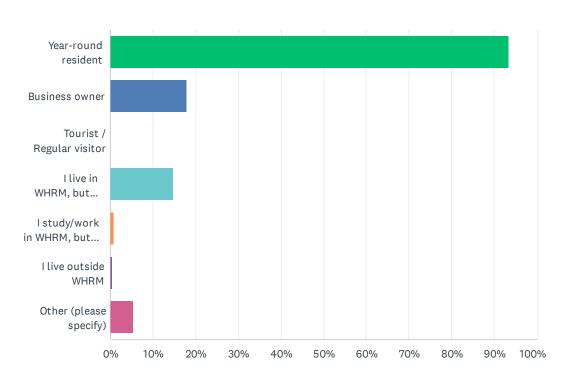
Answered: 224 Skipped: 55



ANSWER CHOICES	RESPONSES	
0-14	0.00%	0
15-29	4.02%	9
30-44	26.34%	59
45-59	33.48%	75
60-74	25.45%	57
75 and older	3.57%	8
Prefer not to say	7.14%	16
TOTAL		224

Q24 Which of the statements below best describe you? Select all that apply.





ANSWER CHOICES	RESPONSES	
Year-round resident	93.30%	209
Business owner	17.86%	40
Tourist / Regular visitor	0.00%	0
I live in WHRM, but study/work elsewhere	14.73%	33
I study/work in WHRM, but live elsewhere	0.89%	2
I live outside WHRM	0.45%	1
Other (please specify)	5.36%	12
Total Respondents: 224		

#	OTHER (PLEASE SPECIFY)	DATE
1	Former owner of 2 businesses in WHRM	4/17/2024 6:08 PM
2	seasonal	4/15/2024 9:58 PM
3	I work and live in WHRM	4/14/2024 10:02 PM
4	I work from home but my work's 'home base is HRM'	4/14/2024 6:33 AM
5	39 years and will forever.	4/13/2024 9:18 AM
6	I live and work in Windsor	4/13/2024 8:29 AM

7	Live in WHRM and work in WHRM	4/12/2024 7:37 PM
8	community member who lives and works here	4/11/2024 8:15 PM
9	Live here ,retired	4/9/2024 8:35 PM
10	I live and work in WHRM, but also work outside the area frequently	4/3/2024 5:18 PM
11	Farmer	4/3/2024 1:05 PM
12	I live outside WHRM, but utilize WHRM services	4/3/2024 11:21 AM

Q25 Is there anything else you would like to share with the project team?

Answered: 112 Skipped: 167

#	RESPONSES	DATE
1	Bring back Sam Slick Days	4/17/2024 11:10 PM
2	The present Mayor and council have done more to advance all communities in WHRM than had been done in the last 75 years. Please continue on this path.	4/17/2024 10:29 PM
3	Hire a darn Urban Design Planner so WHRM can reach it's fullest potential	4/17/2024 10:11 PM
4	Project team? Are you going to decide how we live and what we do? Did we elect you to micromanage us??? You talk about a climate crisis. Well for one - cows do NOT harm the environment, they help it. If we went back to smaller farms with a diverse produce it would be ideal. There's no reason large and small farms couldn't co-exist. If one were so naive to believe that cows are harmful then no wonder everyone thinks the world is going to end. The same with nitrogen . When it rains a "natural rain without foreign chemicals" nitrogen comes with the rain and plants thrive. These fools in power don't care about our food supply. They want us to starve. There wouldn't be a crisis if the elites would stop cloud seeding (geoengineering) and setting our forests on fire to fool people into believing these are cause by climate change. The propaganda on TV is sickening as is the constant brain washing. Yes. The climate is changing but the climate has been changing for millions of years. Ask a geologist or a Real climate scientist. Carbon dioxide is necessary for plant growth which in turn produce oxygen. We Need more of it. Mark Twain once said: "It is easier to fool people then convince them they've been made a fool."	4/17/2024 10:10 PM
5	Considering allowing the conversion of ground floor commercial space in town centres to residential is insanely short sighted	4/17/2024 10:07 PM
6	West Hants Regional Municipality is not inclusive!! It's a racist, poor, underprivledged town centered around the wealthy members of our communities. The education system is terrible, the school bus situation is still an issue and we can't even keep a Dr on to keep our emergency room open year round.	4/17/2024 8:01 PM
7	The restrictions of the past have hurt Windsor in growth. Now is the time to grow and develop Windsor, Falmouth and west hants for future generations. Growth by density and going up is easier than trying to have a transit system in a spread out community. Stop the wind farms let's look at solar, tidal and geothermal please	4/17/2024 7:19 PM
8	No	4/17/2024 7:08 PM
9	I really hope WHRM does not go ahead with approval of the Bear Lake Wind Farms or any other wind farm in our beautiful area. I think we've done our part. We need to preserve the beautiful we have.	4/17/2024 6:40 PM
10	This survey doesn't do a very good job of allowing answers for different areas of whrm or to answer differently from the check boxes.	4/17/2024 6:30 PM
11	Can you encourage rail connection to Metro on existing rail lines, pls!	4/17/2024 6:08 PM
12	Thank you for seeing the potential WHRM has and bringing change. I'm excited to see what the future holds.	4/17/2024 4:47 PM
13	Thank you for asking	4/17/2024 4:15 PM
14	Please include the community when making big decisions before you give the go ahead. What is important is to fix the issues in way of importance. If something is broken fix that first. Like the flooding. Thank you. Good luck.	4/17/2024 3:39 PM
15	I would be willing to serve on a voluntary beautification committee once one is developed .	4/17/2024 2:38 PM
16	Protect our farmland	4/17/2024 2:16 PM
17	Lower the taxes and water rates if you actually want people to stay and fix the waterfront so	4/17/2024 12:29 PM
15 16 17	the flooding. Thank you. Good luck. I would be willing to serve on a voluntary beautification committee once one is developed. Protect our farmland	4/17/2024

it's attractive. It's the most hideous use of land and the first thing people see when coming into

	town. Enforcement property bylaws so people need to keep their property looking decent and habitable.	
18	Thank you	4/17/2024 12:24 PM
19	Farms are disintegrating as elderly farmers retire and no one continues the farming. Good, productive land is being subdivided and used for residential development. I am totally against any development on agricultural land even if it is not prime. The government should be looking at ways to see that this land is preserved for agricultural use. We cannot rely on a system of sustaining life where we need to get our food and resources from somewhere else.	4/17/2024 12:06 PM
20	Good luck! Remember you are setting things up for future generations, growth of community and sustainable living. Again, good luck	4/17/2024 11:16 AM
21	Please remember there is room to maintain the past with the future. One other thing I believe your plan should include the necessity of developers to include car chargers or at least build in the capacity foe them.	4/17/2024 11:10 AM
22	I think new housing needs to be available and affordable to the residents of this area that are already here. We need to put us the residents first before anything else. If big fancy housing is built but rental costs are same as the city nobody that lives and works here can afford to live here. We dont need to become a city we need to just be small communities as we already are but with better resources for the people who are here. Things like wind and solar are pointless if its not actually going to cut our costs in power as local residents	4/17/2024 10:51 AM
23	Please keep the new buildings under 4 storiesanything taller that that just takes away from the look of our community	4/17/2024 10:47 AM
24	relax the building code some of what is required is plain stupid	4/17/2024 10:47 AM
25	I appreciate that this planning review is underway however it should have been conducted before the municipality started approving larger building projects, especially ones that change the historic and downtown charm of Windsor.	4/17/2024 10:28 AM
26	Excited to see our community grow sustainably.	4/17/2024 9:01 AM
27	As a west Hants resident I can confidently say we all feel shafted. Nothing new for us except a picnic table at the causeway, now a huge DUMP expansion. Amalgamation was horrible for us	4/17/2024 8:30 AM
28	Please don't use the word connectivity to describe developments or potential growth that does not include pedestrian infrastructure. Some of our communities are completely car dependent, and our culture seems to support that, sadly.	4/17/2024 8:20 AM
29	We need more housing that will encourage young families to move here and house the families we already have. We need an affordable gym that has better operating hours and an indoor pool as many other communities with sport centres have. We need to maintain our agricultural roots	4/17/2024 8:03 AM
30	Grow your ability to think radically. Position this document to be able to meet the needs of this community 20-years from now, not for the next 20-months. Expect more. Expect better. Demand more. Demand better. Clean up this community and work to meet the potential that is before us.	4/17/2024 7:57 AM
31	Folks I know how hard of a job you have and I appreciate all your hard work. We can't keep everyone happy. Fact is if we don't have affordable places for people to live there won't be much around in generations to come. People can't afford to travel long distances on minimum wage salary. Our land and waterways are precious. If lands are classified as being important to certain species do not amend the use for any reason, especially to put up windmills to sell a product overseas where it has to be transported on ships that are not environmental friendly and do not benefit the average citizen. Please don't sell our woodland and wetlands to companies that only care about their bottom line and not the residents and the wildlife that needs our help. Thank you all.	4/17/2024 6:53 AM
32	More resources are needed to help the current population and their dwellings and surroundings. Many of the current heritage homes downtown and apartment areas are run down and house many low income families that need help before we continue to add more condos, apartments to the mix.	4/17/2024 6:49 AM

33	You have a lot of people pushing back now about 6 story apartment buildings going up, losing our site line to Fort Edward, and a development in Vaughans. Yes we need growth, we need more housing but you have the power to protect our rural areas and heritage sites, I hope you do that. Where are you going to find water and sewer to support all this development?	4/16/2024 8:15 PM
34	I would like to trust that by-laws will protect the health of individuals in communities from industries or expansion of industries that present a threat. Also, I believe that the importance of protection of our fresh water cannot be overstated.	4/16/2024 5:52 PM
35	I think we need a plan to review planning documents to ensure that the required items in each development agreement are met. Such as fire suppression systems in wind turbines and apartment complexes	4/16/2024 3:08 PM
36	I couldn't find a link to the Draft Background Review and Policy Directions Report.	4/16/2024 2:39 PM
37	Thanks for providing an opportunity for real feedback. This is appreciated.	4/16/2024 2:09 PM
38	Thank you!	4/16/2024 10:53 AM
39	Appreciate respectful neighborhood Concern for youth and violence inside and out of schools	4/16/2024 9:21 AM
40	Don't let people continue to pass us by and just continue travelling to "The Valley". We have something to celebrate, too.	4/15/2024 11:07 PM
41	We need our government back. P3's have destroyed peace, order and good governance. The area is rife with conflict of interest and criminal activity. We need to end this now.	4/15/2024 10:03 PM
42	Highways are terrible. Many properties are in disarray. Bylaws are not enforced. Police need to be more present in more rural areas especially on Friday and Saturday nights due to the number of impaired drivers.	4/15/2024 9:45 PM
43	Do Your Best! Good Luck!	4/15/2024 9:37 PM
44	I don't want windmill farms taking over the country	4/15/2024 9:25 PM
45	Support the development of multi-use trail linking WHRM to the Valley, HRM and eastward-we are being held hostage to a US citizen who owns a large section of railway which is unused and could be developed for our use and to attract tourists.	4/15/2024 7:40 PM
46	Please do not allow Bear Lake Wind Farm	4/15/2024 3:22 PM
47	No more windmills! People before profits! No more secrecy, more transparency ie Everwind.	4/15/2024 8:44 AM
48	If I have to use my equipment to save people from a flooding exhibition ground this year in a hurricane and all the municipality has to say is they cannot control what the agricultural society does, then you all deserve to lose your job. Can call cops to break up a party, but allow dummies to get away with ABISMAL LEADERSHIP AND NEGLIGENCE SHOULD BE A NO BRAINER. Sorry planning, atrocious policies of doing nothing seems to happen often. Make an emergency plan for this dimwits who have no problem putting children, livestock and first responders at risk. A free ticket to the exhibition for first responders doesn't cut it. Put that on your pamphlet.	4/14/2024 11:10 PM
49	All areas are not the same nor should the planning documents be identical in all areas. There need to be absolute differences that remain to distinguish the three areas and give those residents a sense of control over what happens in their area. One size does not fill all, nor should it. There is collectively over 200 years of municipal history in those documents and with the newness of amalgamations in everyone's perspective, abrupt changes would be most unwelcome.	4/14/2024 9:53 PM
50	I strongly disagree with the windmill projects being considered that are taking away land from our community without any benefit to our community.	4/14/2024 8:19 PM
51	keep on !	4/14/2024 6:39 PM
52	Need to hire more locals	4/14/2024 5:22 PM
53	Large industrial projects need to be carefully considered and approached with caution. WHRM	4/14/2024 2:55 PM
33	needs to ensure that the operation &stated promises of one project prior are realized prior to the approval of additional industrial projects	

55	You're all doing a great job! Keep growing!	4/14/2024 12:19 PM
56	Internal review of WHRM bylaw enforcement officer misconduct should be completed promptly	4/14/2024 11:01 AM
57	A reminder that West Hants does not just mean Windsor	4/14/2024 10:20 AM
58	Please focus on all residents and areasbe fairlisten to what people are saying	4/14/2024 10:14 AM
59	We need a community indoor pool for the people	4/14/2024 6:57 AM
60	digital connectivity is essential - if people can work anywhere, and live anywhere, we have to make it easy. I'm in Brooklyn - it's not easy, and it's gotten work in the last decade or so. Make it easy.	4/14/2024 6:34 AM
61	Stop the windmill project in my area.	4/14/2024 6:31 AM
62	Having commuter transit to Halifax would be amazing (train)	4/13/2024 11:09 PM
63	Affordable living	4/13/2024 8:28 PM
64	We scream change but resist. We make folks jump through flaming hoops to grow. We need to make it easier for growth, while ensuring safety. E.g no more one-way-in/out developments. Ensure fire suppression resources are available in rural areas (dry hydrants, etc).	4/13/2024 7:03 PM
65	Stop the wind farms. Make people put them in their own community if they think this is suck a good idea	4/13/2024 12:54 PM
66	Please take a careful look at the totals , it seams DA are coming in fast and furious for all manner of project. Can our Forest handle it . Can our sewer handle it . Can our water handle it. And most important of all can our residents handle it	4/13/2024 12:25 PM
67	Preserve forests in Vaughan and mill section for flood protection/ No more wind farms in this location!!	4/13/2024 11:07 AM
68	Do not let Everwind destroy a part of WHRM that will never come back and will saddle WHRM with mess it will never recover from.	4/13/2024 9:52 AM
69	No windmills	4/13/2024 9:18 AM
70	Yes a lot of concern about wind farms in my area however there are many many residents who support them but who will not speak up. Renewable energy is the future don't listen to residents with hidden agendas who look to the past.	4/13/2024 6:59 AM
71	Not everyone in Vaughan are backwards hillbillies who do not see the benefits of windmills. There are actually a large population of us who support this project. I sure do hope to see some progress soon.	4/13/2024 4:08 AM
72	None	4/12/2024 11:30 PM
73	Having hundreds of acres of windmills above Ellershouse certainly did not help our community of Ellershouse when we were severely impacted by the July 21/2023 thunderstorm. The water drains from all of the gravel areas around the windmills and does not absorb like it would in moss or dense forest. A big section of land and part of the railroad system had a major landslide which is directly below the windmill closest to the highway 101. Highway 101 was flooded and closed for over 24 hours after the storm. We were stuck in Ellershouse because of bridges washing out. The hundreds of acres of gravel definitely didn't help. The other side drains into Panuke Lake which had the salmon hole dam at risk of breeching. I'd love to see how flooding and severe weather was taken into consideration in the planning of these projects.	4/12/2024 11:14 PM
74	No more windmills please!	4/12/2024 8:51 PM
75	Absolutely NO wind Farms !!	4/12/2024 7:38 PM
76	More local jobs, such as textile and mining, I can remember a time when most of west Hants either were employed by the Gypsum Company and Windsor textile, both gone unfortunately.	4/12/2024 7:17 PM
77	Keep the snooty assholes in town. Stop the damn developments in southwest hants. Windmills don't drive drunk and raise hell 6 plus months a year	4/12/2024 7:15 PM
78	Take the time to actually talk to the residents we are the ones living with the decisions.	4/12/2024 6:52 PM

Remember there are no ways of returning after everything is sined over to the large companies

	please do not go through with anymore Wind farms the the community that will not benefit WHRM fully 100% we are paying the price and a separate country on a separate continent is reeping the benefits and money	
79	No more wind farms in Hants County. We have enough. Preserve our public forests for wildlife and community.	4/12/2024 6:29 PM
80	Would like to have closer access to indoor pool.	4/12/2024 6:28 PM
81	N/A	4/12/2024 6:08 PM
82	people hate anything they do not understand.	4/12/2024 9:15 AM
83	Thank you for putting out this survey. Please continue to put these types of surveys out and make them known.	4/11/2024 8:17 PM
84	Do not allow any further wind mill farms.	4/10/2024 3:27 PM
85	Our area is currently being turned into a dump site. This is troubling and the opposite of what we wished for when we moved here. I come from a large family and they all planned to also move out here probably building their own homes. We were hoping to set up roots to raise our families however, we are now learning that the GFL landfill is looking to expand and not a small expansion for our community but the rumours are 600 acres. Our roads are already terrible, our views, trails, and agriculture are really all we have and yet that's being taken away while our community is shifting to become Nova Scotia's dumping ground. We have real concerns about our wells, water ways, towns, and properties since we all take care of this land by ourselves, we farm, all have wells, and garden. How is it that we are taxed so high yet do not seem to get anything for it? My partner and I are beginning to fear we made a mistake coming to WHRM and have advised our extended families to hold off on investing in the area until the future is more clear. More concerning this seems to have been hidden from our communities while we continued to support the bigger towns like Falmouth, and Windsor. I strongly believe this type of expansion would be the nail in the coffin for our area. Let HRM and NB deal with their own garbage and start fighting for the people here.	4/10/2024 10:04 AM
86	In downtown there needs to be more parking and wider sidewalks. Too many vacant, run-down buildings. Need to attract small businesses to downtown Windsor.	4/10/2024 4:53 AM
87	Time to listen to the poeple ,not just rich guys .	4/9/2024 8:36 PM
88	Nope well except those questions at the end in a small town it only took us a week to figure out who was who in that book passed around town back in the 90s.	4/9/2024 8:12 PM
89	No	4/9/2024 7:45 PM
90	We moved to West Hants two years ago from HRM and we absolutely love everything about this place. The sense of community here is fantastic. Would hate to see it get to big to fast and loose that feeling. But on the same note, we feel that WHRM would benefit from growth. Just feel like it needs to be done with precision. We could be a model community for the world!	4/9/2024 7:41 PM
91	Please keep sustainability of the natural environment in mind in planning for the future. Thank-you.	4/9/2024 7:23 PM
92	If we have to have 2 doors in a house for fire code, why do we have a hospital and a school on a road with no exit? How is this safe if an emergency is to happen. Please seriously think about this issue, as well as connecting other dead end roads, such as Denise drive to Dill Road.	4/9/2024 3:28 PM
93	o Needs to have provisions added that include protection for forested areas. o The timeframe between PIM's and PH's, need to be lengthened. o Need to ensure secondary egresses are part of the planning processes for all new developments moving forward. o Look at making private roads build to spec. o Need a moratorium on windfarms (Kings County has one).	4/8/2024 10:48 AM
94	I prefer Roundabouts instead of Traffic Lights.	4/7/2024 7:50 PM
95	Please consider the residents when allowing new developments and the subsequent agreements. The ones in the past that are still "enforced" and in place today do not always respect the residents and why they chose to live in that community. Please consider residents needs and the value of their homes.	4/6/2024 2:59 PM

96	Definitely need work done on the existing rds within the town, better lighting, also many more traffic lights. Right now it's a nightmare.	4/6/2024 2:33 PM
97	NA	4/6/2024 10:20 AM
98	Remove the mayor from this file entirely due to his immense personal conflicts. He fights against smart zoning downtown in Windsor because he has a development proposal out on Payzant. He placates individuals because he wants their votes, rather than acting in any sort of cohesive or strategic way. He routinely doubles back on his own policies and previous statements (check his record of votes at PHAC and in Council). He should be 100% removed from this process (and what's more is he should have realized this months ago and removed himself). He's not acting in the best interest of WHRM on this file; he simply can't with the conflicts he has directly, to say nothing of politicking.	4/5/2024 10:11 AM
99	I love that West Hants is a functional, happy, self-contained economy/community. I would like to see the sense of place that Windsor has be protected, and to increase the sense of place in Falmouth with pedestrian infrastructure, trees, and multiuse zoning.	4/4/2024 9:54 PM
100	I am opposed to the Bear Lake wind farm development.	4/4/2024 8:52 PM
101	Encourage development. In sure developments deal with run of on there properties through ground infiltration systems or catchments. Lower taxes to drive growth.	4/4/2024 1:06 PM
102	I have said it over and over, YOU DO NOT ADDRESS RURAL RESIDENTS. ALL ABOUT WINDSOR, Falmouth and Now HANTSPORT TAKE OUR TAXES AND GIVE US NOTHING.	4/3/2024 9:10 PM
103	define the values first, do we believe every decision needs to be looked at through a climate change lens, yes or no. we should also ban the spraying of our forests, as, if you have you seen the product label, you would agree.	4/3/2024 7:44 PM
104	There are a small group of people that have ben resonably successful in trying to kill off this area. They think that their interests are the only ones that matter, and they have a few councillors that do their bidding. One name in particular, know locally by many as a 'very bad man' has far too much voice, and has driven many away. I simple ask that while you might listen to his voice, you don't take for granted that his voice is spewing anything resembling truth.	4/3/2024 5:21 PM
105	Not happy with the plan to build an apartment in TMP on an area that has flooded for more than 80 years. I cannot understand the reasoning for building in swampy areas after the fiascos in the past of doing this.	4/3/2024 1:03 PM
106	Thank you for taking the time to hear our opinions. I look forward to seeing the municipality's plan for the future.	4/3/2024 12:49 PM
107	Please consider the financial impact of your decisions. Do research, collect peer-reviewed data. Survey from a variety of sources to attract responses from multiple demographics and age groups.	4/3/2024 12:21 PM
108	Fix existing issues with sewer and water before you let anyone else build and add more which we cannot handle. Stop the cottage county of Vaughans from becoming a giant size wind farm.	4/3/2024 12:21 PM
109	Consider where is WHRM efforts in reaching 20% protected area and make the community aware of this. Consider Managing the rural - developed interface. Recreational facilities and parks do not all need to be large to be valuable.	4/3/2024 12:04 PM
110	build baby build! I would support more density/height!	4/3/2024 11:28 AM
L11	Thanks to our municipal councillors, mayor and municipal staff.	4/3/2024 10:55 AM
112	Don't be afraid to be different. Planning for sprawl isn't really visionary. Human scale, healthy, sustainableall good things.	3/28/2024 3:10 PM