

What We Heard

MUNICIPAL PLAN & ZONING BY-LAW AMENDMENTS

TOWN OF GRAND BAY - WESTFIELD

MARCH 13, 2023



DILLON
CONSULTING

Project Overview

- Update Municipal Plan policy to include policies in line with existing and future development in Ward 2
- Update Future Land Use Map to include Ward 2
- Update Zoning By-law to include appropriate zoning for existing and potential development in Ward 2
- Update Zoning Map to include Ward 2
- Address any potential pain points in documents

Project Process



February – March 2023

- Data collection
- Collect community feedback online
- Meet with Staff to formulate amendments



February – March 2023 [Current Phase]

- In-person Open House
- Publish What We Heard report
- Draft amendments



April – June 2023

- Finalize Amendments
- Publish Amendments for community feedback
- Adopt Amendments through legislative process

Engagement Overview

- **Online Engagement**

- February 3 to March 6, 2023

498 Survey
Responses

- **Open House**

- February 28, 2023 at Nerepis Baptist Church
- 1-4pm and 6-9pm

< 10
residents

Online Engagement

82% of
responses
from Ward 1

61
responses
from
Ward 2

72% have
lived in the
area for 11+
years

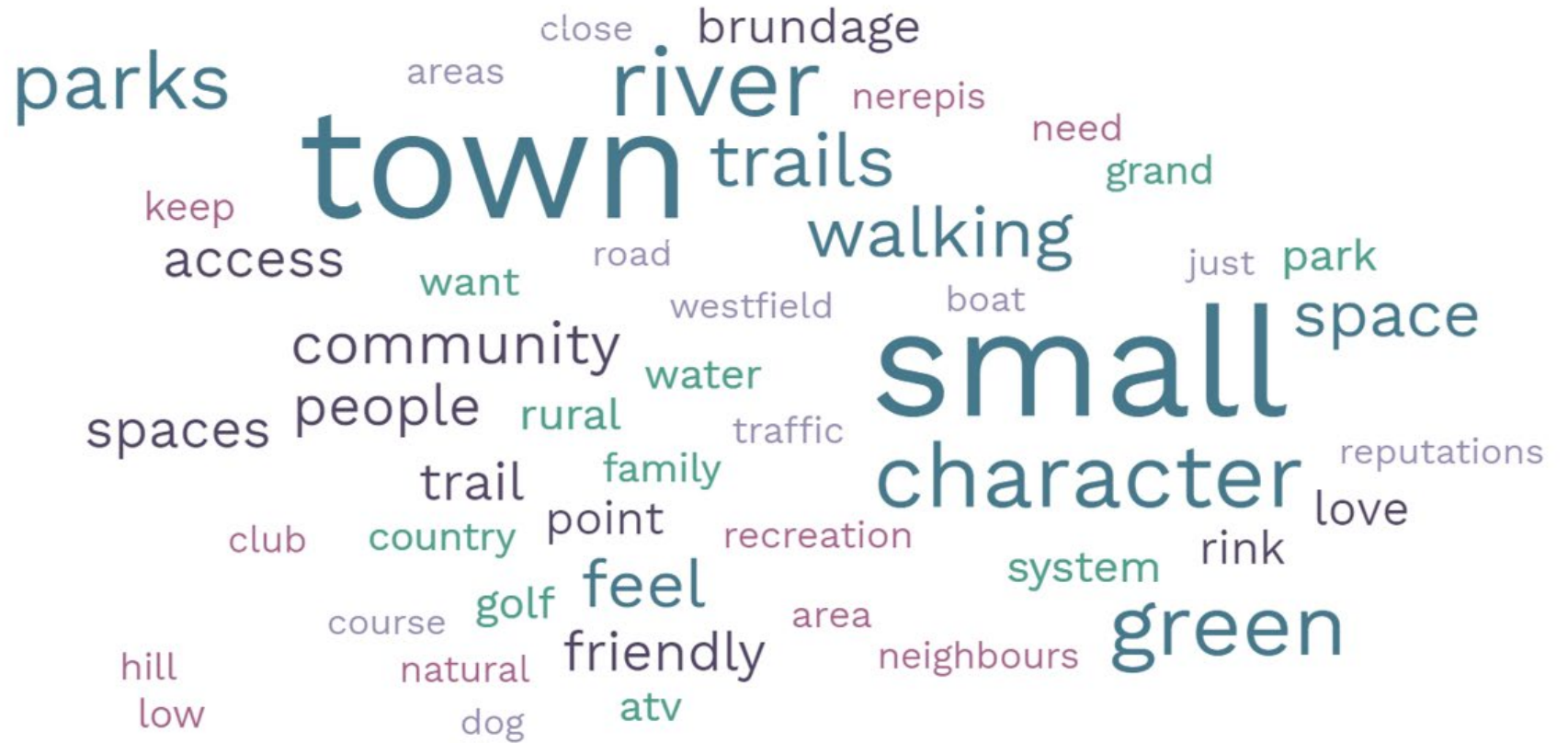
229
residents
> 20
years

53% of
responses
from
residents
aged 35-54

27% from
55-64

Online Engagement

Favourite parts of GBW community



*larger words indicate word frequency in responses



Online Engagement

Resident
priorities
over next 10
years

Increased housing types and options

35%

Grow employment opportunities

23%

Climate Change mitigation

16%

Improve transportation
network

14%

Online Engagement

Housing

- **Availability and affordability of housing**
 - 38% responded they felt 'just ok'
- **Ideas for improving housing affordability**
 - Tax relief
 - Development of smaller housing types
 - Development of multi-unit housing types
- **What types of housing do residents want developed**
 - 67% indicated support for developing single-detached homes
 - 42% for townhouses and 40% for duplex and tri-plexes
 - *note: question allowed to check all that apply

Open House

Vision for the future of GBW

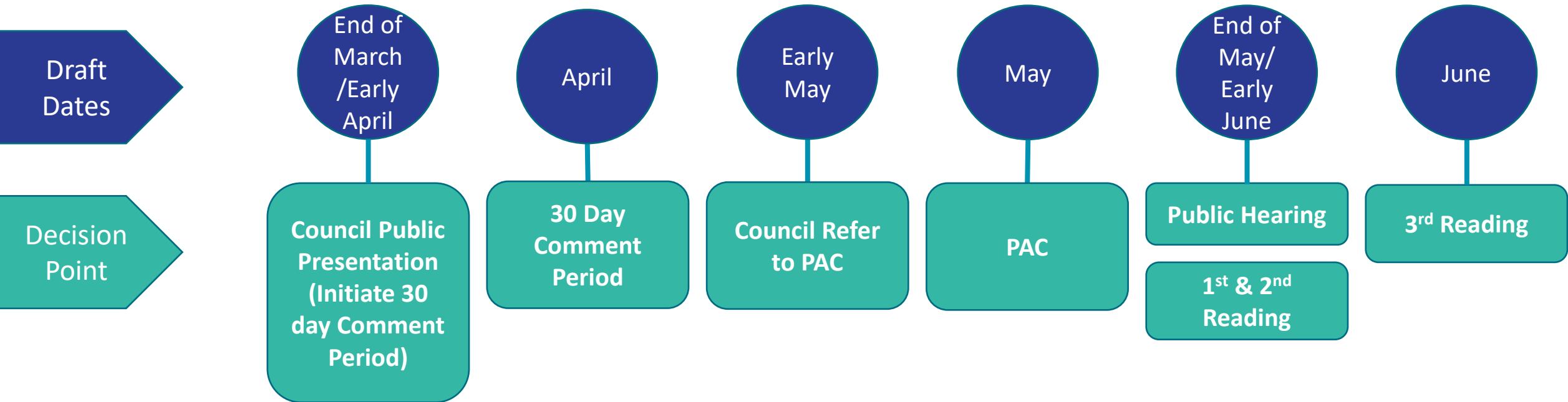
- Improvements to park, recreation and trail facilities
- Greater variety of housing types
- Balance of rural character and commercial growth
- Enhanced access to the river
- Improvements to communication with residents.

Open House

Hot Topics

- Lone Water Farm
- Garbage collection services
- Traffic calming
- Facilitating the development of affordable seniors housing options
- Flood mitigation along Brittain Road
- Enhanced access to the river
- Expand the trail network

Next Steps & Timeline



Next Steps & Timeline

- Work with Staff to finalize copy of amendments
 - Maps are in draft
 - Amendments are in draft
 - Will be review by Staff over the next two weeks to prepare for public process
- Prepare for legislative process and associated public process
- Prepare for Council and PAC review

Thank you!

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