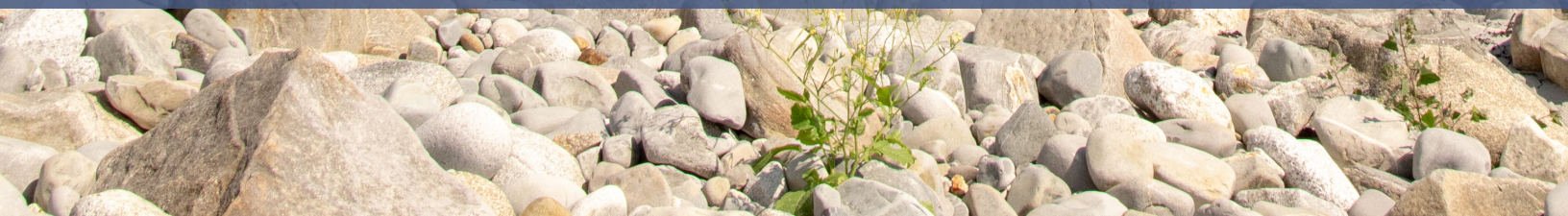




Region of Queens Land Use Planning Update
General Project Information
Background Report (1/7)



Background Report 1/7
General Project Information

June, 2026

Region of Queens Land Use Planning
Update

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This report was prepared by UPLAND
Planning + Design Studio

UPLAND

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INTRODUCTION

About this Project

In 2022, the Region of Queens Municipality adopted a new Municipal Planning Strategy and Land Use Bylaw to guide land use and development across the municipality. Essentially, they establish the policies and regulations that determine how, where, and under what conditions development can occur.

While these documents have served the Municipality and community well over the years, good plans are not set in stone. Since their adoption the context in Nova Scotia and in Queens has changed from one of population decline to one of growth. The result has been increased development in coastal areas, rapid housing development, and a shift to rural living stemming from the COVID years.

Moreover, the Province of Nova Scotia has, in recent years, taken a renewed interest in municipal planning and has issued a number of updates to legislation and regulations related to planning.

Because of this, the Municipality is now undertaking its interim (year 5) review of the planning

documents to ensure they continue to be relevant and functional, while at the same time diving into specific key planning topics. Importantly, this Review will address six main topics:

- + Commercial uses in residential zones;
- + Short-term rentals;
- + Livestock in residential and rural areas;
- + Light pollution mitigation;
- + Coastal protection; and
- + Shoreline protection.

In addition to the above topics, the Review will also be an opportunity to review other planning topics raised by community members; implement “housekeeping” amendments to fix minor issues with the current documents, and ensure alignment with provincial regulations, such as recent requirements related to wind turbines.

One of our top priorities is to work closely and collaboratively with community members and stakeholders. As such, this project is also an opportunity for *you* to share the issues and priorities that matter most. By working together,

the planning documents will effectively respond to residents’ needs and help the municipality adapt to change in a thoughtful and sustainable way.

How will the Background Reports be Used?

As the first step in the Plan Review process, a set of background reports have been prepared for each of the six key topics of focus. Each report provides a clear overview of the topic, explains why it has been identified as a priority area, and outlines how it is currently addressed within the existing planning documents. They also explore potential alternative approaches, drawing on examples from other municipalities and established best practices.

These reports are intended to support informed engagement to help community members see the implications of different approaches, provide informed input, and ultimately see how the final policy approaches are chosen in later stages of the project.



What is a Municipal Planning Strategy?

A Municipal Planning Strategy (MPS) is the primary planning document for the Municipality. It establishes the vision, goals, and policies for growth and development. In other words, it is the road map that helps decision-making related to what we build, where, and at what intensity.

An MPS looks at many different aspects of life in the community including (but not limited to) housing, economic development, agriculture, drinking water, and infrastructure. It also looks at important environmental considerations in our community, like the effects of climate change, coastal erosion and flooding, and the impacts that these have on development.

What is a Land Use Bylaw?

The Land Use Bylaw (LUB) is the companion document to the MPS, and puts the vision, goals, and policies into action through specific regulations that have to do with development activities. The LUB sets out things like the land use zones (zoning), permitted uses for these zones, standards for development, performance standards, developments to be considered by development agreement, and developments to be considered by the site plan approval process, among other things.

What is Planning?

Planning is the process by which communities can control change and development in their physical environment. Planning seeks to balance the needs of people, the economy, and the environment by determining where, at what intensity, and in what form certain land uses should take place. It plays a big role in keeping populations safe and healthy and allocates growth through proactive (or deliberate) transportation and infrastructure planning, making it easier and more efficient for people to get around.

Planning Matters Because...

- + It helps us prepare for change, whether that be environmental change, like sea level rise, or social change, like an aging population.
- + It supports our community's character and culture by promoting good urban design, a quality public realm, and by keeping development consistent and complementary.
- + It protects special and sensitive environments by preventing or limiting development in these areas.
- + It protects people from developing in areas where the natural environment presents a high risk.
- + It helps to maintain a healthy, sustainable economy by ensuring there is a good balance and proximity between places of work and places to live.

