

Introduction

In October 2025, the Rural Municipality of Miscouche began a process to review and update its Official Plan and Zoning & Subdivision Control Bylaw. These planning documents play an important part in guiding and managing growth and development in the municipality. Essentially, they establish the policies and regulations that determine how, where, and under what conditions development can occur.

The *Planning Act*, which gives Council the authority to create these documents, requires them to be reviewed every 5 years to ensure they remain current. The Municipality's most recent Official Plan and Zoning & Subdivision Control Bylaw were approved in 2008 and have provided the framework for guiding land use development within the community for nearly 20 years. As such, a full review of these documents is needed to best reflect current needs and conditions. The main goal of this project is to create a new set of planning documents that will meet the needs of the community and serve as a clear blueprint for future growth and development in Miscouche.



Project Timeline

- ✓ Project Initiation & Analysis
Winter 2025
- ✓ Initial Engagement
Winter 2025
- ✓ Drafting of Documents
Winter-Spring 2026
- ★ Draft Engagement
Spring 2026
- ★ Final Plan
Summer 2026

What are Miscouche's Core Planning Documents?

The Official Plan is the Municipality's primary planning document. It establishes the vision, goals, and policies for growth and development. In other words, it is the road map that helps to guide decision making relating to what we build, where, and at what intensity.

The Zoning & Subdivision Control Bylaw is the companion document to the Official Plan, and puts the vision, goals, and policies into action through specific regulations that have to do with development activities. The Bylaw sets out things like zoning, permitted uses, standards for development, and performance standards, 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 significant 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.

What are Fact Sheets?

Fact sheets are bite sized pieces of information highlighting what is being drafted for your community. Four fact sheets have been released, each focussing on the following topics:

- 1 General Information
- 2 Housing
- 3 Agriculture and Environment
- 4 Recreation and Transportation

If you have any questions about the content presented, please contact **consultation@uplandstudio.ca**

What We Heard

Across engagement methods, community members highlighted various housing-related concerns and the broader impacts these challenges have on the community.



Housing affordability and availability was raised as a prominent issue, with residents identifying the cost of housing as one of the biggest challenges associated with living in Miscouche.



There was an emphasis placed on increasing housing options that are both affordable and suitable for a range of household types.



Residents were widely opposed to the addition of medium- and high-density housing. There was a strong desire to maintain the small-town atmosphere of the community.



We heard concerns over infrastructure capacity. Future growth should be mindful of the availability of existing municipal services.

What is Being Proposed

Through the Official Plan and Zoning & Subdivision Control Bylaw, the following objectives have been proposed:



Encourage a range of residential development opportunities that provide housing options for residents of all income levels and life stages, while protecting lands suitable for housing from incompatible nearby land uses.

- **OP:** 3.3.1, 3.3.2
- **ZSCB:** 7.1.1, 7.3.1



A variety of cost-effective residential development opportunities will be encouraged.

- **OP:** 3.3.3, 3.3.4
- **ZSCB:** 7.3.2



Recognition that not all housing types are appropriate in all settings, residential areas should be located where infrastructure and services can support them.

- **OP:** 3.3.10



What We Heard

Residents shared a range of perspectives on agriculture and the environment. The most common themes included agricultural land preservation, expansion for residential growth, hobby farming and livestock, and the importance of clear and balanced environmental regulations.



We heard support for expanding land availability for residential development, while others highlighted the importance of preserving agricultural land as a key part of Miscouche's identity.



There was an interest in the Municipality supporting more modern and sustainable agricultural practices.



Some residents expressed interest in small-scale or hobby livestock farming, while others raised concerns about potential impacts on neighbouring properties.



What is Being Proposed

Through the Official Plan and Zoning & Subdivision Control Bylaw, the following objectives have been proposed:

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Promote the development of agricultural lands for non-agricultural purposes while permitting existing agricultural operations within the municipality to continue.

 - **OP:** 3.8.1
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Limit residential subdivision in the Residential Reserve (RR) Zone to a maximum of two residential lots from a single parcel of land.

 - **ZCSB:** 9.3.1
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In the RR Zone, land deemed unsuitable for agriculture may be converted to forestry use.

 - **ZCSB:** 9.4.1
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Prioritize reducing potential land use conflicts between residential and agricultural uses by not permitting livestock operations.

 - **OP:** 3.8.2
 - **ZCSB:** 9.1.1
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Consider environmental impacts when evaluating development decisions.

 - **OP:** 3.11
 - **ZCSB:** 5.15, 5.16

What We Heard

Throughout the initial engagement period we heard a variety of feedback related to transportation and recreation in Miscoouche. It is clear that residents want a community that is connected, safe, and accessible.



We heard a strong interest in the expansion of recreational opportunities and facilities that serve residents of all ages.



A recurring theme was the desire for more community events, celebrations, and organized social activities.



Safety and accessibility were common concerns, particularly in relation to traffic speeds and the movement of vehicles through the community.



Residents highlighted gaps in pedestrian infrastructure as a barrier to safe and comfortable movement through the community.

What is Being Proposed

Through the Official Plan and Zoning & Subdivision Control Bylaw, the following objectives have been proposed:



Encourage the development of a comprehensive recreation and public open space strategy to support community recreation opportunities and facilities.

- **OP:** 3.7.2



New multi-lot residential subdivisions must provide land or cash contributions for recreation and public open space purposes.

- **OP:** 3.7.3
- **ZSCB:** 6.10



Enhance pedestrian infrastructure by improving sidewalks, trails, and crosswalks in strategic locations.

- **OP:** 3.9.4

