



Port Williams Secondary Planning Strategy



Community Feedback Wanted!

The Port Williams Secondary Planning Strategy (SPS) Committee invites all community members to share your knowledge and views about the future of Port Williams. With the support of Kings County, the SPS Committee has reviewed a variety of topics and drafted a planning document entitled the *Port Williams SPS: Strategic Directions*. This document is intended to form the foundation of the Secondary Planning Strategy. Before moving forward, however, the SPS Committee is seeking community feedback to ensure that the work completed so far is on the right track. This feedback will be used to refine strategic goals and make hard land use planning choices. Further feedback on the final draft will be sought in the future.

Get Informed!

Visit the Port Williams SPS web-page by following the link from the Kings County or Village of Port Williams websites.

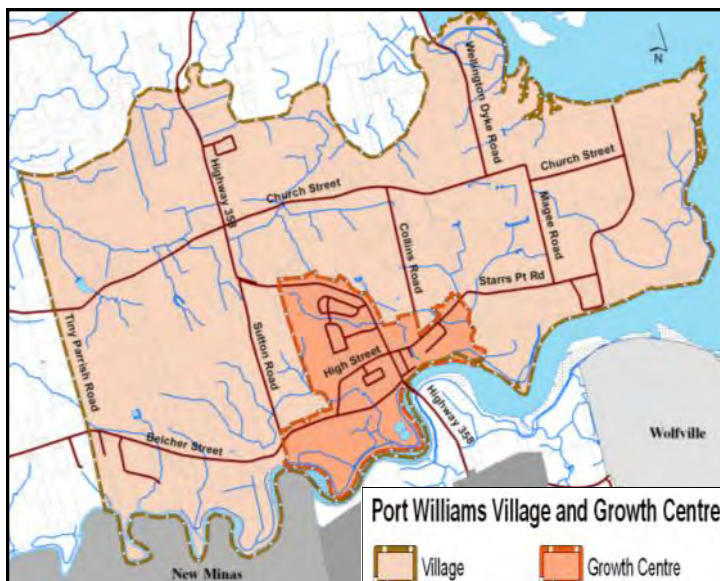
www.county.kings.ns.ca
www.portwilliams.com

Pickup copies of the *Port Williams SPS: Strategic Directions* from the Port Williams Village or Kings County offices.

Contact Ben Sivak, Planner, to ask questions or submit comments.

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- ▶ **Learn more about the secondary planning process and the work completed so far**
- ▶ **Attend one of two community workshops being held in the Port Williams Community Centre auditorium:**
Wednesday, February 4th, 2-4 pm, & Thursday, February 5th, 7-9 pm
(storm days are the following week, same weekday and time)
- ▶ **Submit comments by email, fax or mail**
(contact info at right)



The Growth Centre of Port Williams is a municipal land use designation located within the Village of Port Williams. The Secondary Planning Strategy will apply only to the Growth Centre.

What is the Port Williams Secondary Planning Strategy and how is it being developed?

The Port Williams Secondary Planning Strategy is a Municipal planning document that will guide the growth and development of Port Williams. It will establish long-term goals and implement planning tools, such as zoning, aimed at achieving these goals. The Municipality of Kings County has formed a community based committee to develop a draft plan and is supporting their efforts as they review a variety of issues and engage the community.

SPS Committee Members

- Janet Newton – Councillor for District 2
- Lewis Benedict – Village Chairman
- Doug Gates – Village Commissioner
- Scott Leier – Village Commissioner
- Joe Hickman – Citizen Member
- Craig Newcombe – Citizen Member
- Richard Rand – Citizen Member
- Robin Whidden – Citizen Member

Key Topic for Discussion

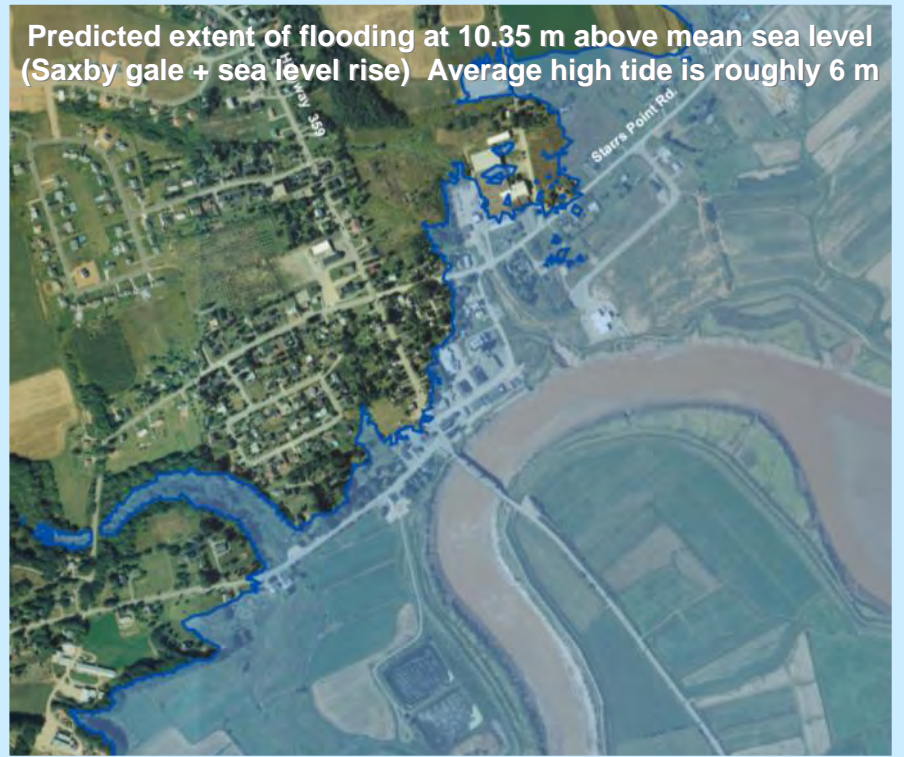
1. WATERFRONT REDEVELOPMENT?

The SPS Committee identified the waterfront as an area in need of a new direction in land use planning. From the bridge to the feed mill lands and the industrial park, the waterfront presents tremendous opportunities as well as environmental challenges.



The wharf, which was integral to shipping industry, has not been used since the early 1970's. This has led to the gradual closure of industrial businesses located by the waterfront. Meanwhile, the industrial park has not realized its full potential and a significant amount of land remains vacant. These lands could be redeveloped for a variety of purposes including commercial, residential, parks and/or community facilities.

Predicted extent of flooding at 10.35 m above mean sea level (Saxby gale + sea level rise) Average high tide is roughly 6 m



The Port Williams waterfront, however, is vulnerable to flooding caused by a combination of high tides, storm surges and predicted sea level rise. The map to the right shows how the waterfront would be flooded by a storm surge similar to the 1869 Saxby Gale plus an expected sea level rise of 60 cm in the next 100 years.

The SPS Committee believes the waterfront is integral to the character of Port Williams. After all, the community is named "PORT" Williams for a reason. In the future, the Committee sees the waterfront as an active mixed-used destination that commemorates the history of the shipping industry and provides public access to the water's edge. Floodplain issues should also be recognized and appropriate land use controls put in place.

Please obtain a copy of the *Port Williams SPS: Strategic Directions* document for more details on how the SPS Committee sees the waterfront in the future.

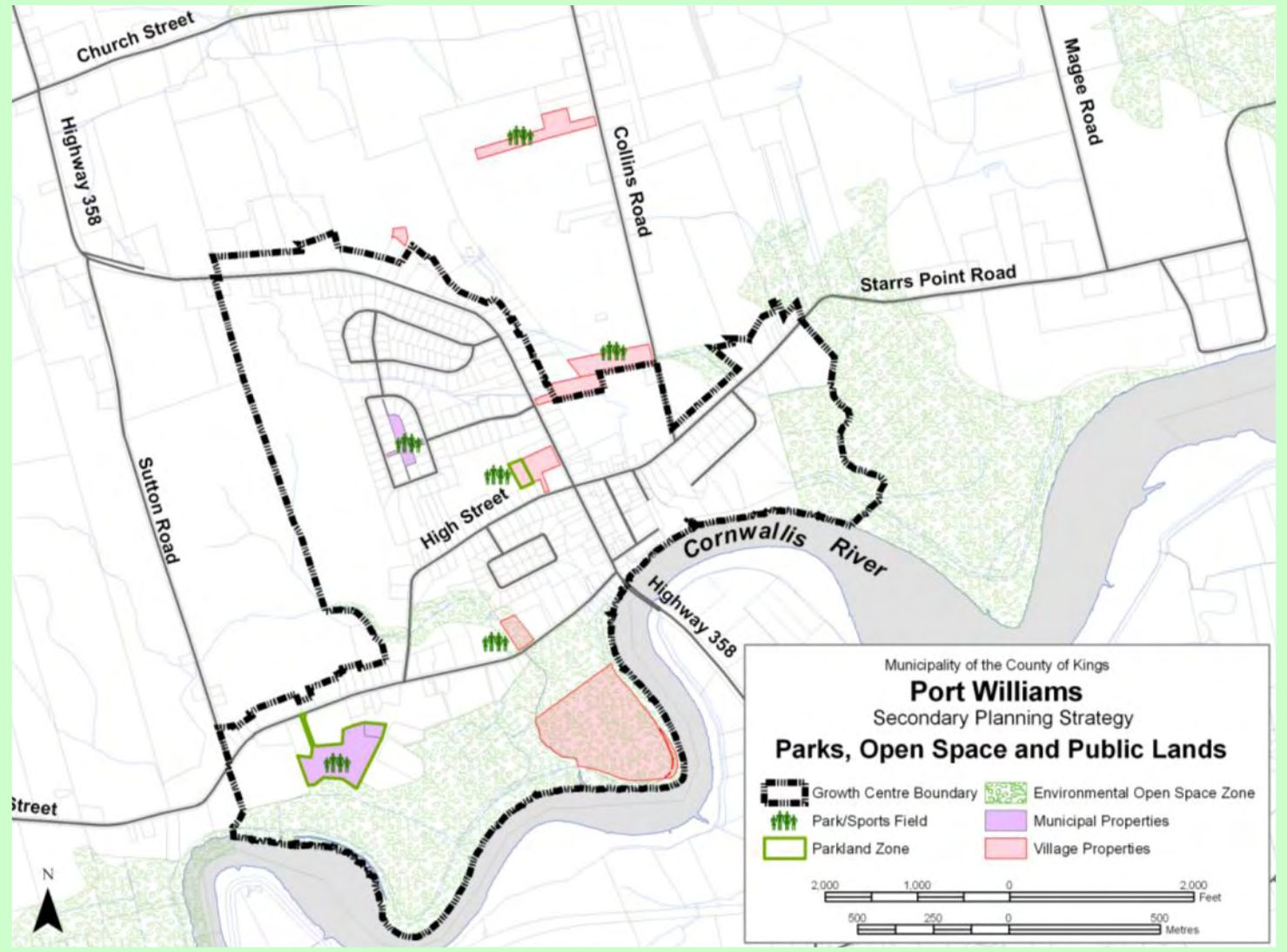
? What is your vision for the waterfront? What should be maintained and what should be changed? How should the floodplain be protected?

Key Topic for Discussion

2. PARK & TRAIL PRIORITIES?

The SPS Committee identified parks and trails as an important features that should be integrated into the Secondary Planning Strategy.

The map below shows the Growth Centre of Port Williams and all existing parks and publicly owned lands in the area. Some publicly owned lands are used for sports fields while other lands contain water, sewer and drainage infrastructure.



In the future, the SPS Committee believes existing assets should be used more effectively. In addition, new strategically located lands should be acquired to provide a variety of recreational opportunities that are linked through a trails network.

Please obtain a copy of the *Port Williams SPS: Strategic Directions* document for more details on the SPS Committee's vision for parks and trails.

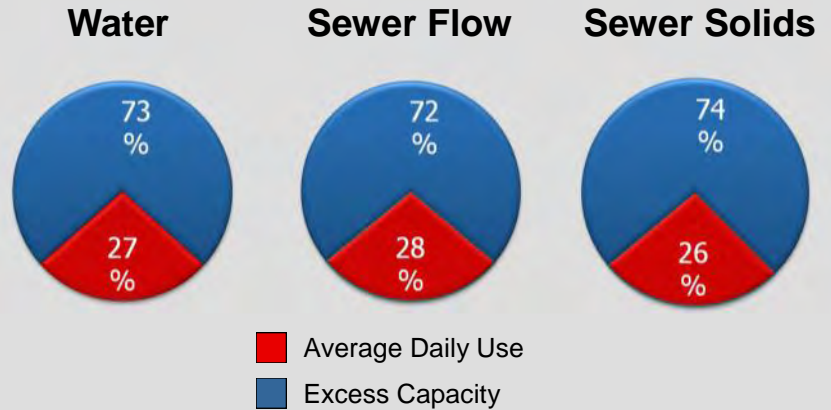
? What do you want in a park or trail system? Do you have any priorities in terms of improving existing assets, or developing new parks and trails?

Key Topic for Discussion

3. URBAN GROWTH AND COMPOSITION?

Arguably the most debated topic, the Port Williams SPS Committee identified the future growth and land use composition of the Growth Centre as a central issue needing community feedback.

Port Williams has significant water and sewer capacity with which to service urban growth. New urban development would make more efficient use of shared infrastructure that is not readily available in other parts of Kings County.



The steady population growth experienced in recent years is expected to continue as new residents and businesses are attracted to Port Williams' character and services, as well as its proximity to the Wolfville-Coldbrook urban corridor and Hwy. 101. Developing vacant and underused land could accommodate some urban growth. Increasing the size of the Growth Centre, however, is problematic because it is surrounded by floodplains and agricultural lands (see map at left).

The SPS Committee reviewed the growth and composition of the Growth Centre from a number of perspectives. Overall, the Committee sees the Growth Centre welcoming new residents and businesses while ensuring water, sewer and transportation services are maintained or improved.

Please obtain a copy of the *Port Williams SPS: Strategic Direction* document for more details on the SPS Committee's vision for urban growth and land use composition.

? Should new commercial, residential, community and industrial land uses be welcomed and, if so, where, what types and how much?