



What We Heard Report: Shelburne Planning Documents and Town Projects

PREPARED FOR:

The Town of Shelburne
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Executive Summary

This report presents the key findings from an extensive public engagement process designed to inform updates to the Town of Shelburne's Municipal Planning Strategy, Land Use Bylaw, and related capital projects. The engagement initiative included direct consultations with developers, property owners, community organizations, realtors, local business leaders, and residents, as well as results from a broad-based community survey.

Across all engagement groups, there is widespread support for modernizing zoning bylaws to meet current business, housing, and community needs. Participants strongly advocate for more flexible, "by-right" approvals, streamlined development processes, and updated regulations, particularly regarding mixed-use and higher-density housing, that reflect today's market realities and encourage growth.

Infrastructure, especially water and sewer capacity, remains a major concern; nearly all stakeholders flagged it as a critical barrier to both residential and commercial development. Other prominent issues include high property taxes, fair service delivery, better support for affordable and seniors' housing, and clear, consistent communication between the town and its stakeholders.

Developers and investors voiced readiness to collaborate with local government, contribute to affordable housing, and invest in the long-term vitality of Shelburne, provided regulatory and infrastructure challenges are addressed. Heritage groups and residents stress the need to balance new growth with the preservation and proper maintenance of the town's character and historic assets.

The public survey confirms high demand for more affordable rental options, upgrade of infrastructure, and fair, enforceable policies.

Together, these findings provide actionable recommendations for Council to support future growth, strengthen public trust, and ensure Shelburne's planning framework aligns with the aspirations and needs of its community.

IS THE TOWN READY FOR GROWTH?

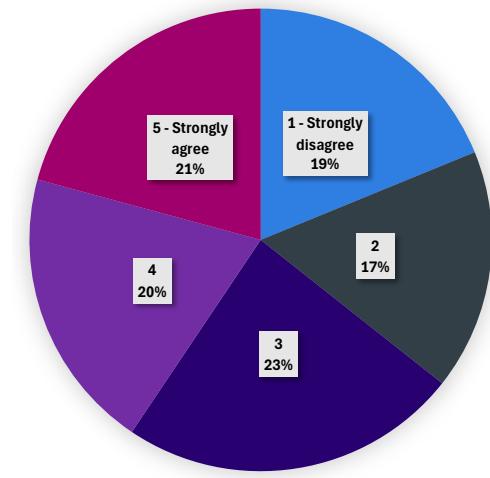


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1 Introduction

The Town of Shelburne (the Town) engaged ATN strategies to design and execute a comprehensive public engagement process to inform the Town's revised Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB). The engagement also involves discussing ongoing and future capital projects, transportation, and climate adaptation in line with the Council's goals for gathering actionable public input to inform community planning decisions. Key objectives for the engagement include the following.

- Gather meaningful input from residents, stakeholders, and key landowners on planning documents and town projects.
- Ensure the engagement process is inclusive, accessible, and results in actionable recommendations for Council.
- Facilitate clear communication, trust, and transparency throughout all public and stakeholder engagement activities.
- Develop and administer a survey tailored to local needs, aiming for broad participation and high-quality feedback.
- Summarize all engagement findings in a comprehensive, accessible "What We Heard" report, providing strategic advice for future planning and engagement initiatives.
- Support the Council's decision-making with evidence-based, community-informed recommendations.

1.1 Report Organization

The remainder of this report is organized as follows:

- Section 2: Methodology
- Section 3:

2 Methodology

To ensure diverse stakeholders are engaged and all community members who want to contribute to the engagement are heard, ATN developed a multi-stage engagement process to gather stakeholders' perspectives. This approach includes using multiple modalities, including:

- Group and bilateral interviews
- Community sessions; and
- Public survey

Bilateral and group interviews formed the core of engagements, bringing together individuals and organizations with direct experience and investment to gain their perspective on how the Town of Shelburne might grow.

The following groups of stakeholders were interviewed in this process:

Key Engagement Statistics

127 unique survey responses from Town residents

30 attendees of the community meeting

15 in-depth interviews

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- Property owners, including those who have, or would have, legal non-conforming properties following the passing of the bylaw.
- Community Organizations
- Realtors; and
- Developers

In addition, a community meeting was held, attended by over 30 people, and a public survey was designed and deployed to gather broader community input.

2.1 Engagement Timeline

The engagement took place over six weeks in the late summer and early fall of 2025. The following is the timeline of activities completed as part of engagements.

- The ATN team conducted 6 face-to-face interviews in Shelburne on September 24, 2025 and participated in an in-person community meeting on September 27, 2025
- Nine virtual interviews (conducted via Teams, Zoom and phone) were conducted between September 23 to October 29, 2025.
- A survey was designed and was live on the engagement platform from September 10 to October 19, 2025. There were 169 valid respondents to the survey, of which 127 were identified as living in the Town.

2.2 Interview Participant Identification

To identify stakeholders to be engaged through interviews, the Town provided ATN Strategies with a list of properties that have proposed zoning changes, along with names and contact information, where available. For some properties, ownership was confirmed using Property Online, and then the owners were looked up in the Registry of Joint Stock Companies to determine if they were corporately owned. Contact information for the owners or their agents was then identified. In total, **42 properties** were identified through this process, involving **28 property owners**.

Of the property owners identified, the Town sent letters to 11; therefore, they were not engaged in this process. Out of the remainder 17 property owners, five had no contact information, three did not respond to calls or emails, one was deceased, and another declined to be interviewed. Thus, ATN interviewed five property owners as part of this engagement process.

Three developers and Realtors were identified by the Town for engagement. All the developers and two of the three realtors were engaged. Other stakeholders include the Chamber of Commerce and the Shelburne Historical Society. The Shelburne Arts Society suggested they may submit a letter.

In the next section, the insights generated through the engagement process are presented. First, a summary of emerging issues across all engagements is identified. This is followed by stakeholder group-specific insights, organized by **key themes and common trends, concerns and service gaps**, and other **notable revelations**.

3 Summary of Key Findings

Several themes were identified across the various engagement sessions. These insights underscore the need for collaboration and responsive, action-oriented approaches to planning. The following are emerging issues across all engagement sessions:

- Across all engagement sessions, there was strong support for updating and modernizing zoning bylaws and development regulations. Participants consistently **emphasized the need for clear, fair, and consistently applied “by-right” approval processes**. Perceived outdated or ambiguous zoning, discretionary council decisions, and inconsistent enforcement are seen as major barriers to investment, business continuity, and community trust. Stakeholders called for rules that better reflect today's business activities, community needs, and evolving market trends while ensuring flexibility for future growth and adaptation.
- In addition, stakeholders identified **water and sewer capacity, reliable municipal servicing, and infrastructure upgrades as recurring priorities**. Many participants noted that existing infrastructure gaps are central obstacles to both housing and economic growth. Thus, expanding water service, especially to underserved areas, and ensuring infrastructure planning that keeps pace with new development are urgent needs.
- Many participants are accepting of higher-density housing options, provided they are thoughtfully integrated and do not compromise the neighbourhood's character or heritage value. However, concerns exist about overdevelopment and the risks of exceeding actual market demand. Participants propose that the Town ensure that new policies do not disadvantage existing residents, particularly low-income families.
- Further, heritage advocates and many other participants **value recent improvements in clear, consistent regulations, especially in the Historic Waterfront zone, to protect Shelburne's distinct character**. However, concerns about enforcement remain strong, and there is broad recognition that economic and community vitality must be balanced with heritage preservation. Architectural guidelines, adaptive reuse, and clear standards are seen as positive steps, but resource constraints limit what can be preserved in practice.
- Stakeholders also **emphasized the need for transparent communication, explicit timelines, predictable rules, and collaborative partnerships with both the private sector and provincial bodies**. Moreso, they called for inclusive, ongoing community engagement in planning decisions, including targeted outreach to youth and other underserved groups. Participants voiced the importance of building broader buy-in, sharing clear and accessible information, and ensuring diverse voices are heard in both policy design and implementation.
- Those engaged noted that issues such as untended public spaces, outdated parking and traffic controls, and poor maintenance of public infrastructure consistently detract from the quality of life and community image. They advocate for improved public space upkeep, traffic safety, and attention to sidewalks and accessibility, particularly by residents and realtors looking to attract and retain new families and businesses.

In summary, the engagement process highlighted broad alignment across business, resident, heritage, and developer groups on the priorities for Shelburne's planning future. Modern, transparent, and adaptable policy, delivered alongside reliable infrastructure and practical incentives, is seen as central to achieving sustainable growth and livability. Persistent gaps in services, infrastructure, and government follow-

through continue to be challenges to address. However, the strong spirit of collaboration, combined with a pragmatic embrace of change, provides a constructive foundation for moving forward.

4 Engagement Insights by Stakeholder Group

This section contains stakeholder group-specific insights. This is intended to highlight the issues impacting each stakeholder.

4.1 Legally Non-Conforming Property Owners

Across all sessions, participants aim for solutions that will secure their current businesses and properties, protect or enhance their value, and provide a fair and predictable path for future changes, whether that means succession, rebuilding, or adapting to market trends.

They are unified in calling for clarity in zoning and smoother, more equitable approval processes, with fewer perceived as arbitrary obstacles and more support for local enterprise. Infrastructure and social issues, such as roadwork, sewer capacity, housing affordability, and climate resilience, intersect directly with property rights and business continuity in their outlook.

4.1.1 Key Themes & Common Trends

- There is **widespread support for modernizing zoning bylaws** to better match current business activity, mixed-use development, and community needs. Many stakeholders see benefits in shifting from outdated industrial and residential designations to more flexible categories that enable both commercial activity and new housing.
- Many stakeholders also **emphasized the importance of continuity and flexibility of business operations**. Owners value “grandfathering” protections, clear rebuild rights after disasters, and reasonable discontinuance periods, often advocating for at least 12 months to allow recovery from setbacks.
- Further, **stakeholders in this group advocated for a fair, transparent, and consistently applied zoning and permitting processes**. They noted a preference for “by-right” approvals and less reliance on variable council decisions.
- They also noted that economic and infrastructure development must go hand in hand. Thus, there is a need **to link new housing or business growth to upgrades in roads, sewers, and other local services**.
- **Community resiliency and adaptation to climate, and insurance-related risks** such as coastal flooding, are increasingly relevant for property owners. They observed that these risks could be mitigated through proactive planning and clear regulations.

4.1.2 Concerns and Service Gaps

- **Ambiguity remains around certain zoning details**, such as the right to rebuild after catastrophe, technical limits (like building height), and the permitted scope of mixed-use (especially in rural areas).
- **Existing parking requirements and some regulatory formulas are seen as outdated**, not reflecting the range of modern business models or the realities of small-town commerce.
- **Discontinuance rules**, especially six-month limits, are widely viewed as too short and potentially harmful if businesses face temporary closure due to events beyond their control (like disasters or forced shutdowns).
- **Infrastructure is often inadequate**, with insufficient street width, sewer capacity, and municipal servicing impeding both business operation and future development.
- **Property owners are concerned about potential devaluation or marketability loss** when zoning becomes more restrictive or inconsistent, especially if similar neighbouring properties are treated differently.
- **Need for transition between industrial and residential was outlined**, with specific concerns that a significant buffer and screening be required between industrial and residential zones where they abut.
- **Developers and business owners highlight significant delays, unpredictability, and cost** barriers in current approval processes, which stifle expansion and affordable housing efforts.

"Six months is awful short... it should be a year anyway; in case someone gets hurt or something." ~ Engagement participant

"If it [my property] burned down, I'd want to be able to rebuild." ~ Engagement Participant

4.1.3 Notable Revelations

- Many property owners and businesses are supportive of zoning modernization when it increases long-term security, reflects actual use, and doesn't remove value or flexibility.
- Some industrial landowners and creative entrepreneurs are comfortable transitioning to mixed-use or residential zoning provided their unique operational needs (e.g., metal art, small-scale food service) are explicitly accounted for without unnecessary waivers.
- There is a call for more detailed and accessible information on grants and programs, especially for environmental remediation (brownfield sites) and to clarify complex regulations.
- Town economic viability is closely tied to supporting legacy businesses, facilitating new enterprise, and aligning planning with real-world business and residential priorities, job creation is as important as housing activation.

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- The risk of insurance gaps, flood-prone areas, and the challenge of maintaining property value where infrastructure or climate adaptation lags are emerging as major issues for waterfront and rural stakeholders.

4.2 Chamber of Commerce

Members of the Chamber of Commerce's board consistently voiced their support for the review process, while expressing doubts about the town's track record on implementation. Their priorities are centred on practical improvements, including fairer and more predictable taxes, a rationalized parking policy, flexible zoning for both business and housing, accountable and timely infrastructure action (especially water and sewer), and meaningful climate risk planning.

They request explicit timelines and prioritized actions, urging the Town to follow through on its commitments so that local businesses and property owners can grow and invest with confidence.

"There were some very high parking requirements that arguably would have meant that you had to buy the building next door and tear it down and turn it into a parking lot, which doesn't help with the housing crisis." ~ Engagement Participant

"The high cost of taxes and sewers is my biggest issue... Sewer taxes and water, yeah, are very high." ~ Engagement Participant

4.2.1 Key Themes & Common Trends

- **Parking and Transportation:** Proposed changes reduce stringent parking requirements for businesses and adjust policies to protect heritage areas while considering the future inclusion of sidewalks, bike paths, and minimum road grids. There are discussions about accommodating heavier vehicles (like electric trucks) and concerns about winter snow further limiting parking.
- **Infrastructure and Growth Capacity:** The need for expanded or improved water and sewer infrastructure is a recurring issue, alongside managing growth in a way that doesn't excessively raise service costs for either businesses or the town.
- **Climate Change and Coastal Protection:** The session acknowledged both new local responsibilities and the slow progress on climate adaptation and coastal protection plans. Upcoming regulations will map and restrict development in flood-prone areas, though actionable rules are not yet in place.

4.2.2 Concerns and Service Gaps

- **Implementation Skepticism:** Participants repeatedly expressed doubts that new plans would be effectively implemented, citing failed attempts to update the strategy in previous decades and a history of limited follow-through on climate recommendations.

"When you finish this plan, and are you going to prioritize items and give them sort of a time frame, and this will be your highest priority, this will be your second, or at least guidance... will there be an implementation plan with timelines for how these things, these aspirations would happen?" ~ Engagement Participant

- **Business Tax Burden:** Business owners highlighted frustration over rapidly increasing property taxes and water/sewer fees, especially compared to static or reduced services, and noted that business tax rates are high and uncapped relative to residential rates.

- **Parking Requirements and Downtown Viability:**

Stringent parking requirements were seen as a barrier to business viability and flexibility, while parking issues could be exacerbated by snow removal and potential reductions in street parking due to proposed bike lanes and widened roads.

- **Residential Assessments and Tax Fairness:** There was sharp criticism of long-term tax assessment caps for residential properties, perceived as unfair to newer property owners and local businesses forced to shoulder a disproportionate share of municipal costs.
- **Lack of Timelines and Priorities:** The draft strategy lacks clear, actionable timelines or prioritization for implementation of capital projects, leaving business owners unsure what to expect or advocate for in future municipal budgets and policies.

4.2.3 Notable Revelations

- **Provincial Collaboration Mandate:** The Chamber questioned if the new provincial law requiring municipal coordination in planning would require coordination of Town planning with the Municipality of the District of Shelburne. Some members could see merit in a joint approach.
- **Climate Adaptation Lag:** Some historic climate and flood mapping work from as far back as 2014 remains unimplemented, highlighting a significant gap between planning and action.
- **Transparency about Fiscal Constraints:** Several participants acknowledged the severe fiscal limitations faced by small towns, including the large share of municipal taxes sent to the province rather than retained by the town.
- **Planning for Growth and Proactive Policy:** There is a growing recognition that the town needs to prepare not just for expected incremental change but also for potentially major growth if the plan takes effect and outside investments or population increases materialize.

4.3 Shelburne Historical Society

The Shelburne Historical Society representative expressed general satisfaction with the new, stricter, and clearer regulations, particularly in how they address new development and renovations to maintain visual and structural continuity. Improvements stem from past challenges and recent leadership in planning.

A concern raised was any regulation is only as effective as its enforcement, a point highlighted by past failures.

The discussion highlighted the importance of heritage documentation, acknowledging the practical limitations on preservation in a small, economically constrained community.

"The language is good...assuming that the bylaw is enforced, the controls are much more rigorous... That was the difficulty with the Shakespeare House, that the bylaw and even the provincial planning regulations were not necessarily followed." ~ Engagement Participant

Overall, participants feel the town is moving in the right direction with its planning approach, but call for consistent enforcement and continued care to balance economic vitality with heritage conservation.

4.3.1 Key Themes & Common Trends

- **Stronger Heritage Protection Through Policy Updates:** There is clear satisfaction with recent improvements to Shelburne's planning strategy and zoning bylaws, especially for the Historic Waterfront Zone (HW). The new policies are recognized as significantly tougher and better integrated, addressing weaknesses exposed by previous controversies.
- **Importance of Clear, Enforceable Language:** The changes feature clearer, more actionable standards ("visually similar" vs. "visually related"), more specific requirements for renovations, and explicit reference to adaptive reuse, all generating a greater sense of regulatory confidence.
- **Ongoing Role of Heritage Society:** The Shelburne Historical Society is supportive of the new regulations overall. While the Society provides feedback (e.g., on historical background), it does not consider general density increases or zoning changes within its mandate, unless a specific heritage property is at risk.
- **Balancing Heritage with Vitality and Growth:** There's broad support for density if paired with efforts to maintain character, especially for properties with heritage or character value that are not formally registered.

4.3.2 Concerns and Service Gaps

- **Regulatory Enforcement Remains a Weak Point:** The strength of bylaws depends entirely on consistent enforcement. They observed that previous failures were not due to having the wrong rules; rather, they resulted from a lack of enforcement at both the municipal and provincial levels. Thus, enforcement must form a key part of any zoning and planning work.

- **Limited Protection Outside the Historic Waterfront (HW) Zone:** The interview focused on the HW zone. There was a brief discussion of other potential contributing heritage assets in the rest of the town, but nothing substantive.

4.3.3 Notable Revelations

- **Community and Economic Reality Check:** The need to balance heritage protection with economic vitality is front-of-mind, recognizing that in a small community, discouraging investment can have negative consequences.

4.4 Realtors

Stakeholders in this group agree that the Town's updated draft zoning plan represents a positive shift, aiming to simplify housing development and clarify municipal processes. However, they emphasize that high property tax rates and inadequate infrastructure, especially limited water and sewer services, continue to hinder both residential and commercial growth. Most new housing demand comes from retirees and newcomers, not local families, who are often unable to afford new construction and typically renovate older homes instead due to high costs.

"Most of the people that have been buying here are retirees...from Ontario and retired." ~ Engagement Participant

There is broad support for fair, predictable zoning and pragmatic heritage rules, as well as efforts to improve the upkeep of public spaces. The most effective next steps for Shelburne are to reduce taxes, invest in infrastructure, and enhance community maintenance in a way that does not disadvantage vulnerable residents. These changes are expected to attract investment,

address changing housing needs, and boost overall livability in the town.

4.4.1 Key Themes and Common Trends:

- **Zoning and Housing Options:** Participants highlighted the draft zoning plan's intent to increase housing density, streamline site plan approvals, and clarify where multi-unit and mobile/manufactured homes can be located. There is recognition of the need for a broader housing mix, given changing demand, particular attention to newcomer and retiree buyers, and cautious support for infill and higher density.
- **Market Trends and Buyer Profiles:** They also observed that Shelburne's housing market has shifted post-COVID, with most home purchases driven by retirees from outside Nova Scotia. There is a split between buyers seeking in-town walkable lifestyles and those preferring rural, waterfront properties. Local young buyers face affordability challenges.
- **Service Gaps – Infrastructure and Taxes:** Stakeholders also emphasized insufficient municipal water and sewer services, particularly for rural or edge-of-town properties. They noted that this issue frequently results in lost sales or buyer hesitancy. High property tax rates within Shelburne (compared to neighbouring areas) are repeatedly cited as a critical barrier to attracting new residents and investment.

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- **Beautification and Standards:** Poor public maintenance and the lack of stringent property standards for municipal spaces and private properties deter investment and community pride, although there is concern about the burden on lower-income residents.
- **Market Constraints and Overbuilding:** Despite policy shifts enabling greater density, there is caution about overbuilding multi-unit apartments, with doubts about whether market demand would absorb substantial new supply or if this could depress rents and create vacancies.
- **Governance and Fairness:** There is broad support for zoning and heritage regulations that are clear, predictable, and not open to the inclination of individual councillors, creating more transparency for buyers and developers.

4.4.2 *Concerns and Key Themes*

- There is a risk that building too many apartments or multi-units could flood the market beyond real demand.
- Some community members continue to resist increased density, though this concern is lessening as housing needs grow.
- New minimum property standards or beautification efforts could place undue hardship on low-income homeowners.
- Young and low-income families have difficulty accessing affordable housing options.
- Most new construction serves retirees and newcomers, with limited affordable new builds suitable for local buyers.

4.4.3 *Notable Revelations*

- Most homebuyers in Shelburne are retirees from outside Nova Scotia, particularly Ontario, rather than local residents.
- Many local buyers, such as young fishermen, are priced out of the market due to low incomes and high housing costs; new construction is rare and expensive.
- There is ongoing community concern and occasional objection to mobile/manufactured homes being sited next to higher-value properties.
- Residents note dissatisfaction with the poor maintenance of municipal properties and public spaces, such as garden boxes full of weeds, which lowers community image and private investment.
- Opinions indicate some skepticism about the actual market demand for new multi-unit developments, with concerns about the risk of overbuilding leading to vacant units or depressed rents.

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- Heritage area regulations are seen as constructive by most, as long as they bring clarity without being used to block reasonable development.
- The community is gradually moving toward more acceptance of higher-density housing, especially as the need for housing increases, though some resistance remains.
- The proposed zoning changes are valued for making the approval process clearer and removing subjective decision-making by the council in favour of predictable, fair rules.
- Newcomers' expectations for services and property standards are higher than in the past, influencing market demand and community priorities.
- Communication around zoning changes is needed to prepare residents for potential neighbourhood impacts, such as denser developments nearby.

4.5 Developers

The interviewed developers are experienced, well-resourced, and deeply committed to Shelburne's growth and revitalization. Their vision is rooted in legacy building, meaningful community contributions, and collaborative partnerships with local governments. These developers bring direct experience in developing multi-unit residential buildings in small-town Nova Scotia, emphasizing practical, long-term investment over speculative building.

Across interviews, participants describe a genuine dedication to providing a range of much-needed housing options, including affordable and senior-friendly rentals. Some are willing to donate land for public benefit and amenities, provided there is a productive, reciprocal relationship with the municipality. Their motivations include economic development, social responsibility, and a desire to see Shelburne thrive in the future.

Notwithstanding, they report substantial barriers: outdated or misaligned zoning practices, slow, inflexible, and unpredictable approval processes, high development costs (especially for water infrastructure), and a lack of tailored municipal incentives for affordable or mid-density rental housing. Participants noted that there is a risk of developer burnout due to long, unpredictable permitting waits, conflicting directions from council, and the upfront burden of infrastructure financing. They underscore how these issues significantly raise development risk, slow down project delivery, and can directly inflate housing costs.

Developers strongly advocate for permissive, modernized zoning (especially for higher-density and mixed-use projects), by-right approvals, faster and clearer regulatory processes, and municipal leadership in securing the infrastructure funding needed to support new projects. They also highlight the broader context of economic stagnation and out-migration, recommending that the town utilize its available land and strategic planning not only to attract new housing, but also to draw employers and commercial investment into the community.

"If the zoning is more flexible and permissive, the free market will start taking advantage..." ~ Engagement Participant

"Time is money, as you know, right? What we thought was going to be a fairly fast approval process has turned into months and months and months." ~ Engagement Participant

Further insights from this group are provided below.

4.5.1 Key Themes & Common Trends

- **Desire for Collaborative, Permissive Growth:** All developers emphasized the need for cooperative relationships between private builders and the municipality. They want zoning policies that are modern, flexible, and supportive of a diversity of housing types, especially affordable units for seniors, retirees, and modest-income residents.
- **Urgency of Zoning Modernization:** Developers consistently request zoning that allows more “by-right” development, especially in higher-density (R3) zones, to ensure that projects fitting local plans don’t face unpredictable council reviews.
- **Infrastructure as a Bottleneck:** Water servicing, and to a lesser degree, road conditions, are nearly universal concerns. Developers view infrastructure gaps as a limiting factor for new housing, and they often feel that the cost and logistics of extending services unfairly fall on them rather than being treated as a municipal investment.
- **Market Demand and Affordability:** There is strong, real-world demand for mid-density, modestly sized rental housing, especially for local seniors downsizing, retirees moving in, and modest-income residents. Developers are motivated to meet this demand if policies are streamlined.

"Most of the renters are locals and they just wanted to sell their homes and move into something that they could not have to look after..." ~ Engagement Participant

4.5.2 Concerns and Service Gaps

- **Permitting Delays and Approval Unpredictability:** Across all interviews, the most pressing problem is the slow, inconsistent, and sometimes opaque council approval process. Projects compliant with local plans can face delays of a year or more, sometimes receiving contradictory instructions during the process. This unpredictability increases project risk and costs.
- **Disproportionate Developer Costs for Servicing:** Developers expressed frustration at being required to front substantial costs for water or infrastructure upgrades that benefit the wider community, sometimes with fees that seem out of line with expected actual costs.
- **Lack of Incentives for Affordable Housing:** Municipal processes offer no meaningful incentives for affordable housing, and in some cases, regulatory hurdles make it difficult to keep rents low even when developers wish to do so.
- **Land Use & Mapping Clarity:** Several noted issues with current or draft zoning maps incorrectly designating parcels (for instance, as industrial rather than residential), creating extra negotiation, uncertainty, and risk for developers.
- **Disconnect Between Planning Goals and Practical Actions:** Developers note a gap between stated municipal housing needs (e.g., town plans calling for 100–300 new homes) and the reality of significant red tape, lack of incentives, and slow delivery of public infrastructure.

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- **Economic and Population Stagnation:** A lack of commercial development, employer attraction, and business expansion is seen as both a cause of population loss and an impediment to broader success for housing developments.

4.5.3 Notable Revelations

- **Hidden Risk of Developer Withdrawal:** At least one developer indicated they are considering stopping future investments due to excessive delays, costs, and bureaucratic frustration, presenting a risk to the already limited local supply of builders.
- **Infrastructure as Key Gatekeeper:** Even where zoning or lot coverage rules allow higher-density projects, lack of water or requirement for costly extensions can block practical development, showing that infrastructure, not zoning, is often the main barrier.
- **Strong Local Demand Confirmed:** Rental housing for seniors and those seeking modestly sized, low-maintenance units is in high demand across all interviewed groups.
- **Desire for Economic Action:** Developers recommend the town leverage its own land holdings and be more active in attracting commercial employers, recognizing that housing success is interlinked with economic opportunity.

Process Changes Over Policy Alone: Developers want not just policy changes but operational reforms, streamlined, consistent, and “by-right” approvals for compliant projects, coupled with proactive, realistic planning for infrastructure needs.

5 Community Meeting

Thirty residents attended the community meeting held September 27, 2025 the Shelburne Community Centre.

Water Infrastructure and Access

A central theme of the meeting was concern over water availability and infrastructure, particularly in the John Street and Mowat Street area. Residents highlighted disparities in access to municipal water, raising concerns that homes adjacent to the existing lines have never been connected despite paying the same taxes as their neighbours who are connected.

Many rely on private wells, which have run dry in recent droughts, forcing families to share water through hoses, buckets, or by transporting water from friends connected to town services. Many participants called for extending the water lines to underserved areas, ensuring affordability, and exploring flexible payment options for new connections, given the financial strain, especially on seniors and those on fixed incomes. Some were worried the cost of connection would be unaffordable to them.

Development and Capacity

Participants questioned whether the current infrastructure could handle new apartment developments, expressing concern over increased traffic and the additional load on utilities (water, sewer, power). The

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adequacy of the lake and reservoir to meet potential new demand was discussed, along with a call for studies on alternative water sources and capacity. Attendees emphasized that thoughtful infrastructure planning must be integrated with any growth in residential density.

Traffic Safety and Walkability

Residents described problems at several intersections, notably the four-way stop on the way to Sandy Point, where drivers frequently ignore the signs, and at the intersection of Dock Street and Water/George Streets, where turning is difficult and truck traffic poses risks. There were calls to review traffic controls, suggesting that some intersections should be two-way stops instead. The need for more and better-maintained sidewalks, especially around homes and on Mowatt Street, where traffic to Sandy Point and the hospital is high, was emphasized for safety and to encourage walking in the community.

Public Space and Community Maintenance

Concerns extended to the maintenance and use of public spaces. Several town planters have been left untended, detracting from the community's appearance. Some residents also raised alarms about commercial zoning extending right to the waterfront, arguing the importance of preserving access and protections for these spaces rather than encouraging further commercial encroachment.

Governance and Community Engagement

Finally, some attendees raised questions about the structure and boundaries of the municipality, expressing concerns about its size and its impact on service delivery.

There was interest in greater engagement with local youth through information sessions and surveys at the high school, signaling a desire for broader community involvement in planning decisions.

6 Survey Summary Results

As noted earlier, ATN designed and deployed a survey to gather feedback from the public on MPS and LUB. These responses supplement what was gathered through other engagement methods.

Survey responses indicate clear priorities for affordable housing, heritage protection, and infrastructure improvements in Shelburne, with overwhelming support (84%) for more affordable rental housing. Furthermore, younger residents demonstrate a strong demand for affordable ownership options. Overall, community residents emphasize the need for non-market housing and support for individuals experiencing homelessness.

When it comes to heritage, most respondents want to enhance protections for existing buildings and improve the maintenance of town-owned heritage sites, rather than prioritizing the registration of new heritage properties. Infrastructure concerns are notable: a large majority believe that water main extensions should be prioritized for properties with existing sewer connections, and over half of respondents would consider connecting to town water if it were available, indicating a desire for expanded and reliable services.

The survey reveals a community focused on practical enhancements that strike a balance between growth and character. Most people feel that the parking quantity is "about right," with no significant consensus calling for more or less. There is broad support for expanding sidewalks and walking options, though enthusiasm for new biking infrastructure is somewhat lower.

Residents are divided about whether the town is ready for growth or climate challenges, expressing skepticism about preparedness and capacity to adapt. For local zoning changes, such as new neighbourhood commercial zones, majority support is paired with a desire for careful screening and buffering to protect residential character. Overall, the responses reflect pragmatic priorities: more housing and infrastructure, strong heritage stewardship, and fair, thoughtful urban planning.

Detailed analysis of the survey responses is provided throughout the remainder of this section.

6.1 Demographics

As noted above, 127 residents responded to the survey. Of this, 53% identified as female, 40% as male, and 7% did not identify as either (Figure 1A). Furthermore, 75% of respondents are current residents, with the remainder being either past or future residents. Consistent with the demographic profile of the Town of Shelburne, respondents span various age groups, with the majority between the ages of 45 and 64 years old. Few responses were received from younger residents (18 – 34 years old), accounting for only 15% of responses. A detailed breakdown of the respondent ages is provided in Figure 1B.

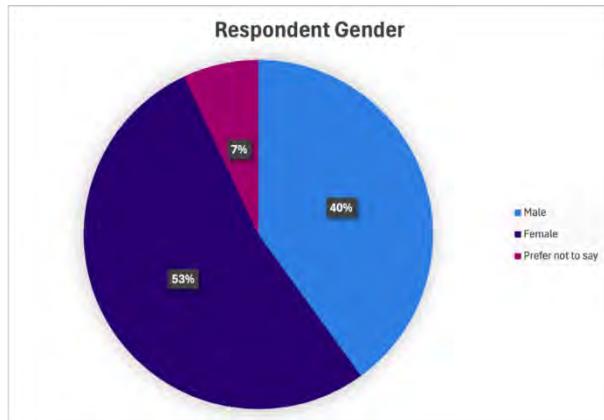


Figure 1A: Respondents Breakdown by Gender

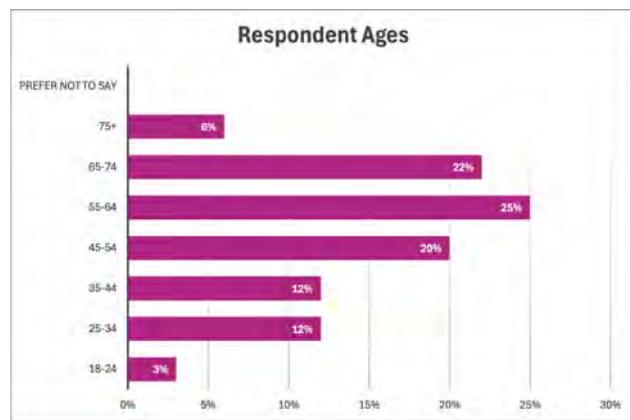


Figure 1B: Respondents Breakdown by Age

Housing Needs

- **Affordable Rental Housing** emerged as a top priority across all groups (84%), especially for women and younger (18-34) respondents. They indicate a strong preference for affordable rentals (1-bedroom units under \$900), as shown in Figure 2.
- **Affordable Ownership Housing:** Also highly prioritized (67%), with the highest demand among 18-34-year-olds (88%), indicating a generational challenge for first-time buyers.
- **Non-Market & Homelessness**
Options: Nearly half (48%) identified non-market (government-assisted) housing as a key need, and 46% cite support for individuals experiencing homelessness. Needs are consistent across gender and age.

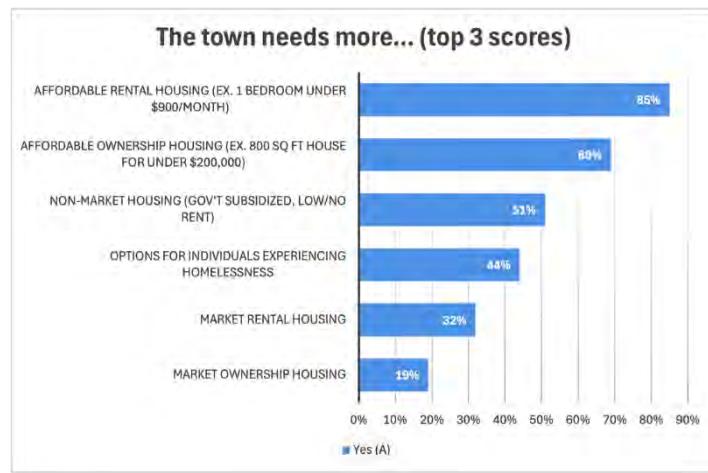


Figure 2: Priority Community Needs

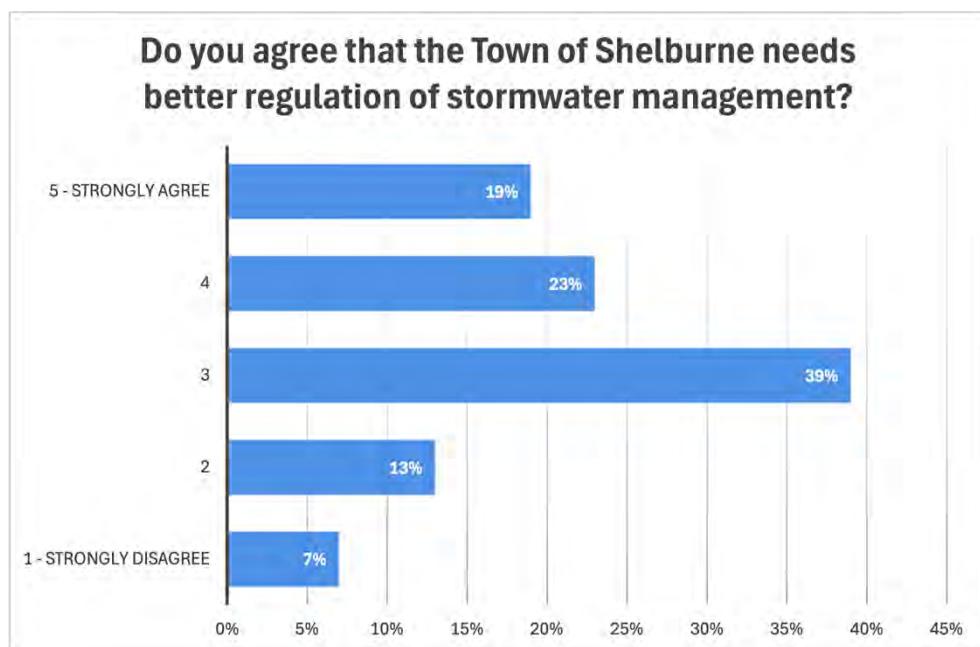
Heritage Protection

- Over 90% of respondents **support enhancing and proactively protecting existing heritage buildings**, with broad agreement on prioritizing town-owned heritage building maintenance.
- Respondents **do not view registration of new heritage buildings as urgent** compared to maintaining and enhancing existing buildings. Only 33% consider registering of new heritage buildings an urgent community need.
- Other top responses when it comes to how the Town should deal with heritage buildings include:
 - Explore ways to proactively protect heritage buildings (91%)
 - Focus on town-owned heritage buildings maintenance and improvements (85%)

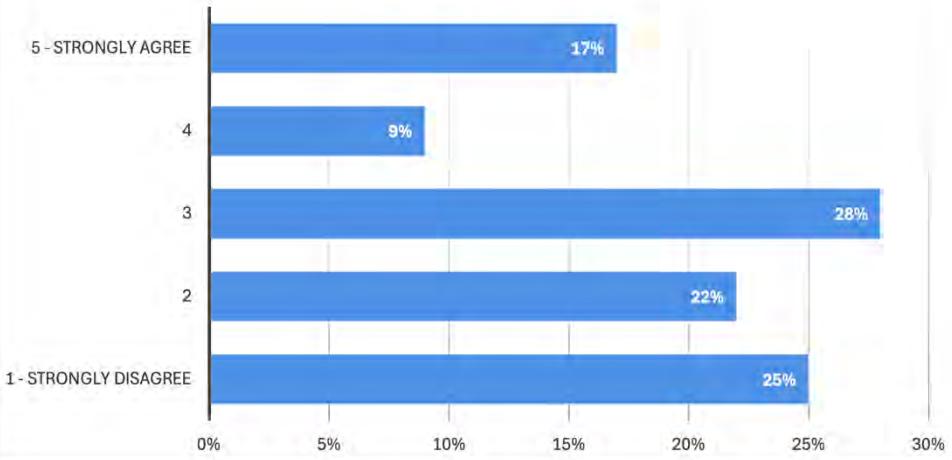
What We Heard: Shelburne Planning Documents and Town Projects

Infrastructure and Growth

- **Work on water main extensions is a major priority for residents.** Eighty-six percent of respondents agree that water main extensions should be prioritized for properties with a town sewer nearby. There is widespread interest in connecting to town water (60% of respondents will connect to or consider connecting to town water, if available). Regarding the extension of water mains outside town boundaries, an overwhelming majority either opposes or has no opinion (61% and 30%, respectively).
- **Stormwater Management:** 62% are neutral or disagree that flooding is a concern on their property, but 41% agree the Town needs stronger stormwater regulation, with more support among older adults.

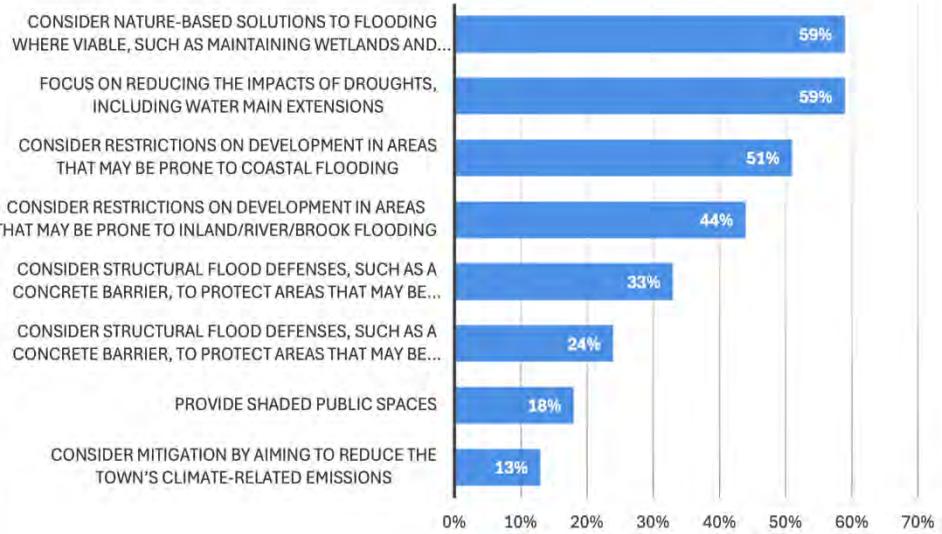


Do you agree that stormwater management/flooding is a concern for your property?

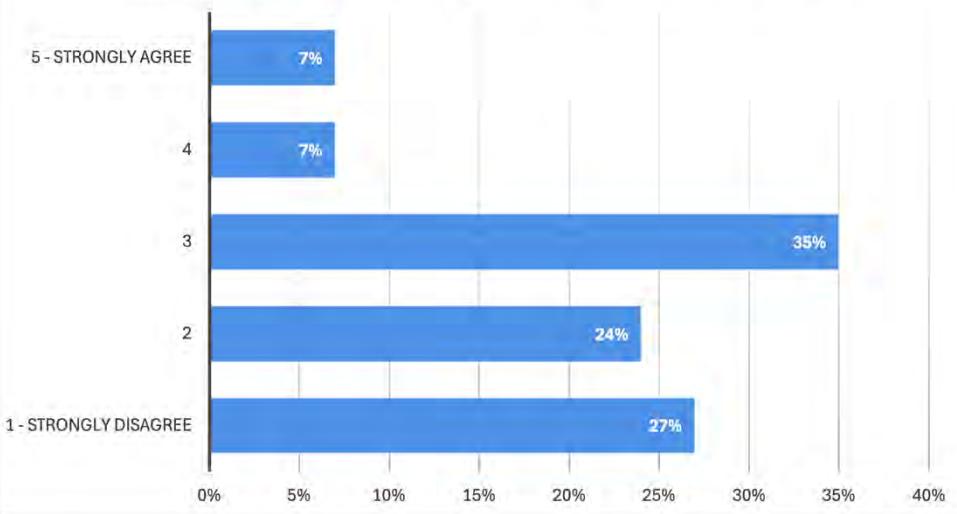


- **Preparedness for Climate Adaption:** Respondents are split on whether the Town is ready for climate adaptation (14% strongly agree), indicating skepticism about local capacity.

To address climate change impacts, the Town should:

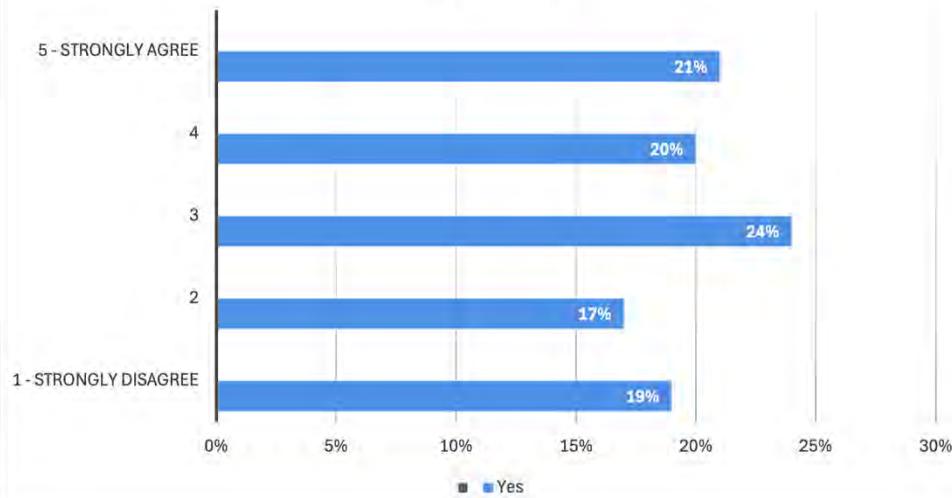


Do you agree that the Town of Shelburne is prepared to effectively address climate change?



- **Preparedness for Growth:** Respondents are split on whether the Town is ready for growth (only 38% agree/strongly agree).

Do you agree that the Town of Shelburne is ready for growth?



Summary of answers to Q11 - If you have any special considerations or concerns regarding the list of businesses above, please indicate below:

What We Heard: Shelburne Planning Documents and Town Projects

In this open question respondents voiced a clear desire to balance growth and economic activity with the preservation of neighborhood quality and access to housing. There is cautious support for low-impact, community-oriented businesses in appropriate areas, provided they do not disrupt daily life with increased noise, traffic, or late hours.

While some respondents had concerns regarding increased traffic in residential neighbourhoods, some did not, though many both for and against suggested that hours of operation and noise should be regulated.

Strong opposition was registered against the spread of short-term rentals and high-impact enterprises such as bars, drive-throughs, or takeout restaurants in residential zones. Many called for greater clarity about zoning changes and urged the town to focus on filling existing commercial vacancies, improving accessibility, and delivering essential services, especially healthcare, mental health clinics, and affordable housing. Residents underscored the need for meaningful community input and regulation to ensure changes truly benefit the people of Shelburne, rather than outsiders or investors alone.

Summary of Open Question 18 - If you have any additional comments or input to be considered or have concerns about planning and development in the Town of Shelburne, please include them below:

People making submissions to this open question voiced strong, diverse opinions about planning and development in Shelburne. Many see untapped potential and call for significant revitalization, especially in the downtown and waterfront areas, emphasizing tourism, small businesses, and restoration of neglected properties. There is also widespread concern that fundamental infrastructure, roads, sidewalks, water, and sewer systems, is at or beyond capacity, and that service gaps (health, dental, mental health, affordable housing) must be addressed as a priority. The community feels burdened by high property taxes, and there are calls for more transparent, proactive, and collaborative leadership.

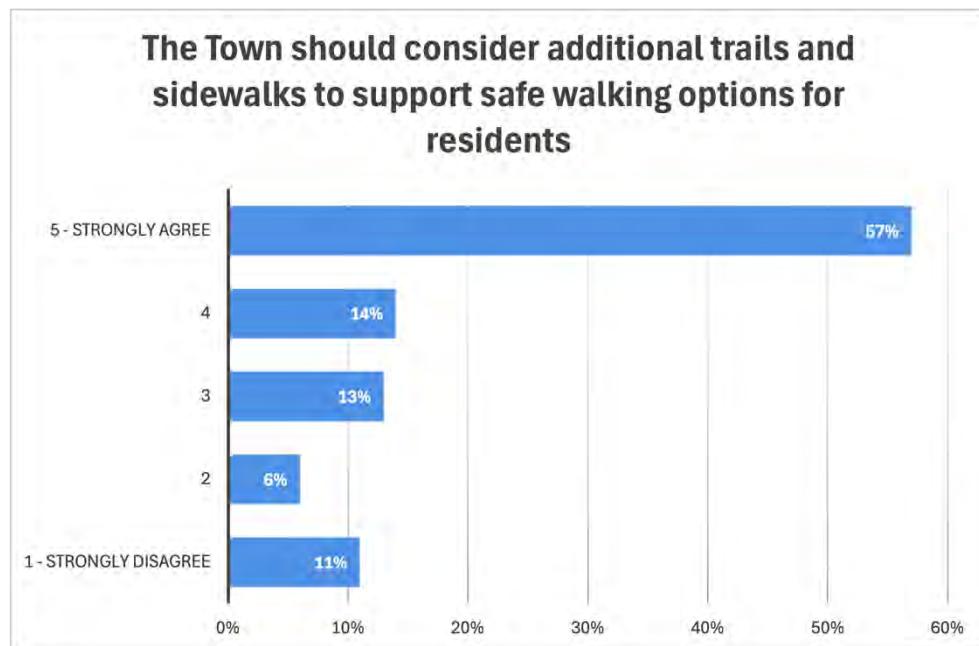
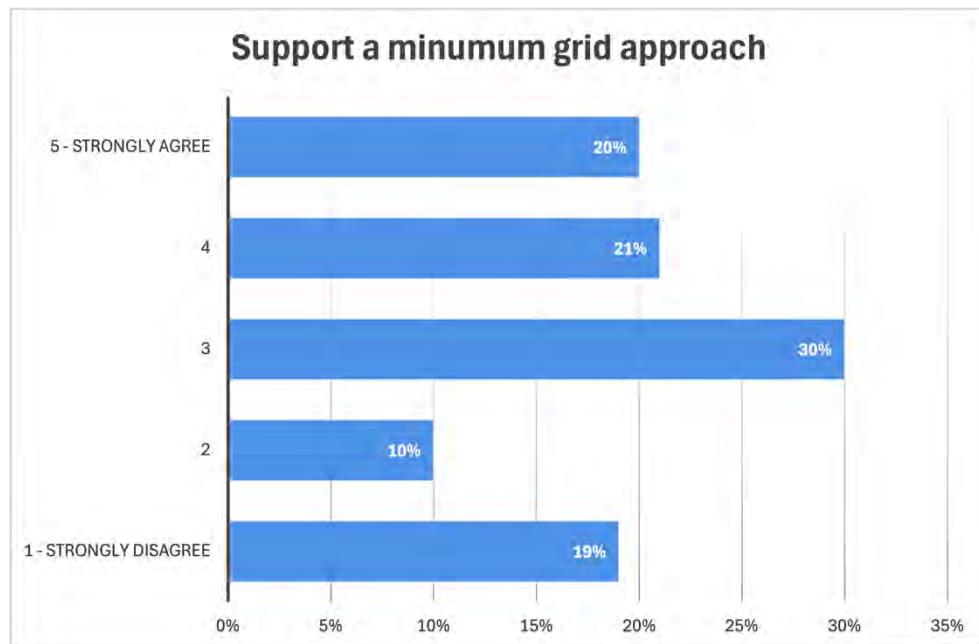
“Ready as in needing growth? Yes. Strongly agree. Ready as in infrastructure, policy and regulations! No. Strongly disagree.”

Some residents advocate for a preservation of the current character and are wary of rapid changes, while others believe the town is in decline due to lack of action and investment. Many comments highlight gaps in accessibility, social equity (including environmental racism), and engagement, with concrete suggestions for improving municipal transparency, communication, and follow-through. Notably, there is significant frustration over perceived indifference or resistance to new ideas, lack of cooperation with other levels of government, and inconsistent enforcement of existing rules.

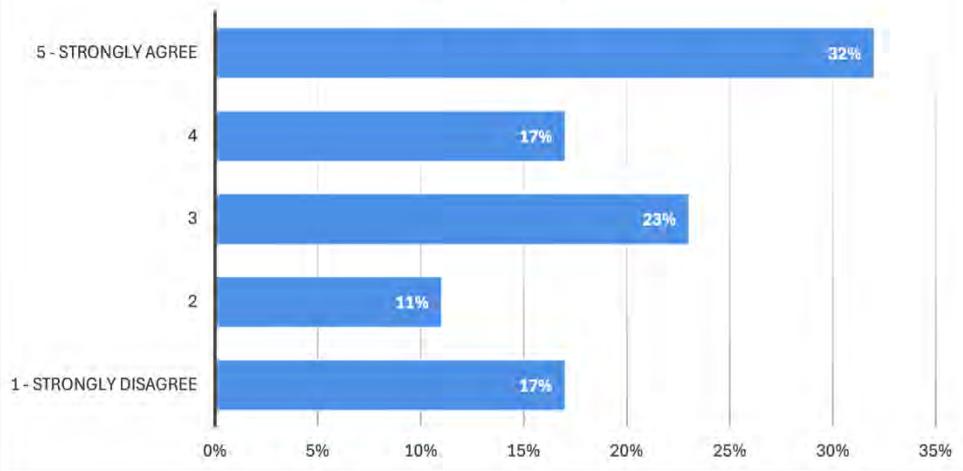
Overall, respondents want Shelburne’s leaders to prioritize infrastructure, basic services, equity, and a vision for managed growth that leverages the town’s strengths without leaving current residents or marginalized groups behind. The mood is both hopeful and urgent: there is an appetite for action, but a call for more inclusive, transparent, and responsive governance.

Transportation and Public Spaces

- **Sidewalks & Trails:** Over half (59%) strongly agree with expanding sidewalks and safe walking options. Support for bike infrastructure is lower (31% strongly agree), with notable resistance among women and older respondents.

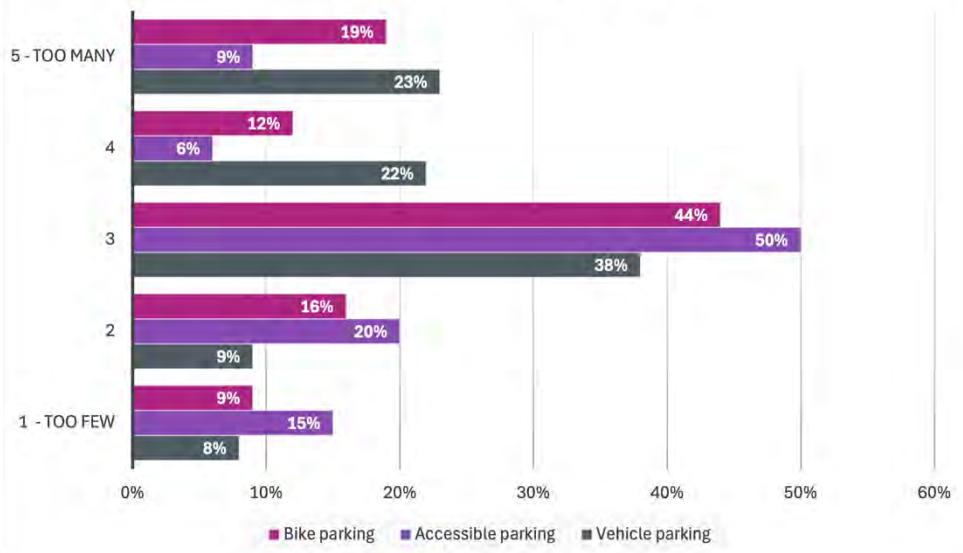


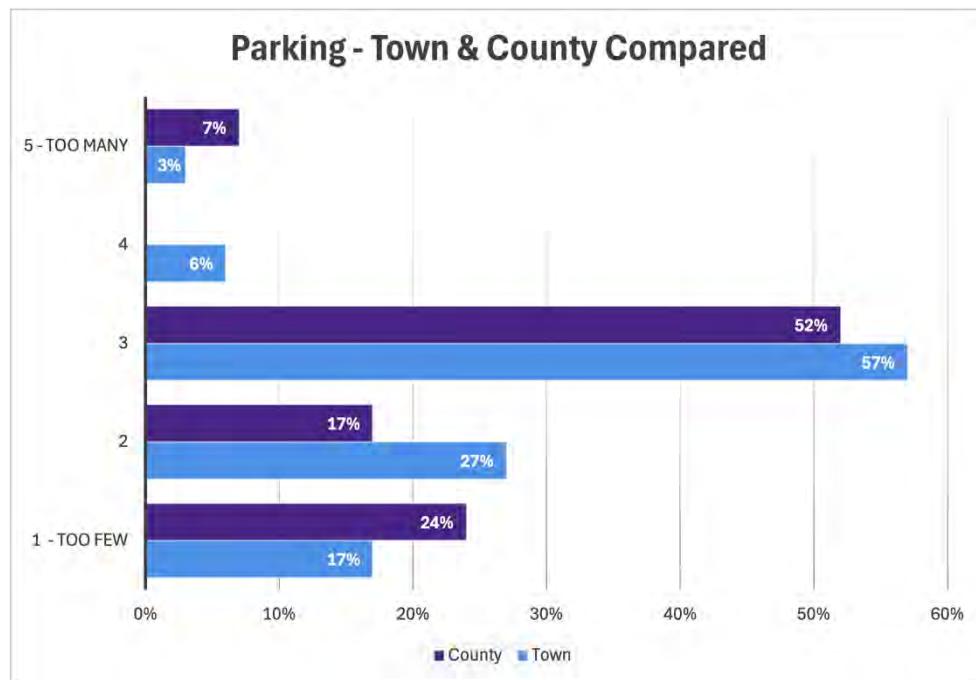
The Town should consider additional trails and bike lanes to support safe biking options for residents



Parking: No consensus that there are too few or too many parking stalls, most (41-56%) rate vehicle, accessible, and bike parking as "about right."

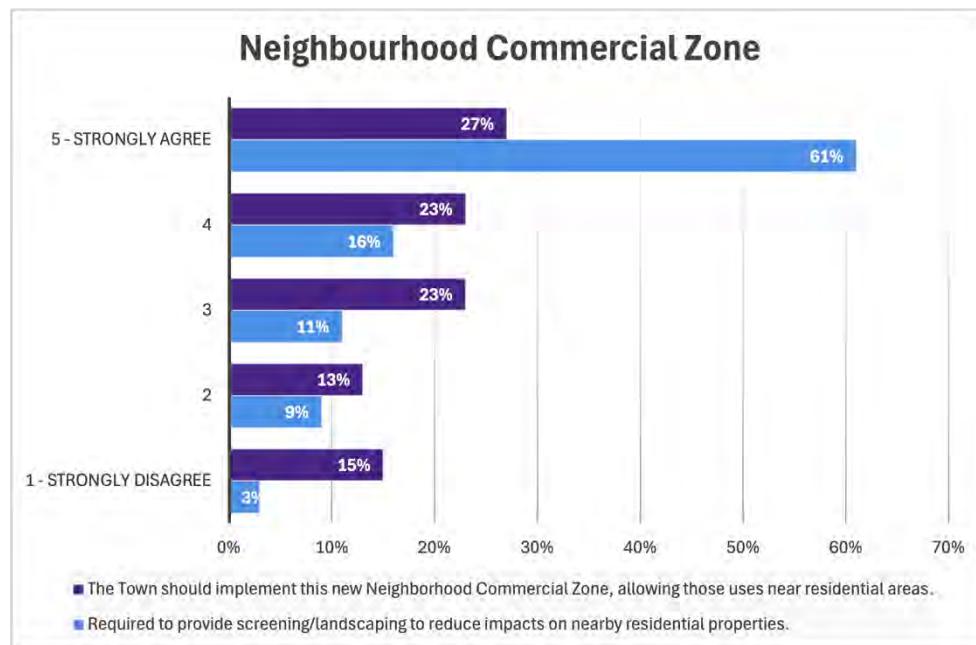
Supply of parking by type





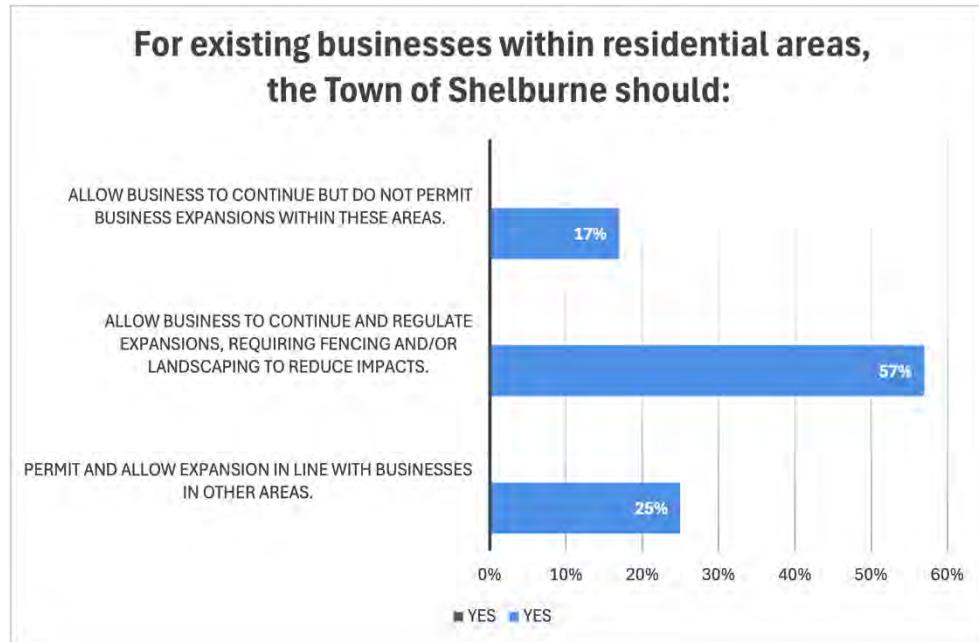
Zoning & Land Use

- **Neighbourhood Commercial Zone:** Mixed views, 28% strongly agree with new commercial zoning near residential, but 17% strongly disagree. Majority (60%) strongly agree new businesses should provide screening/landscaping.

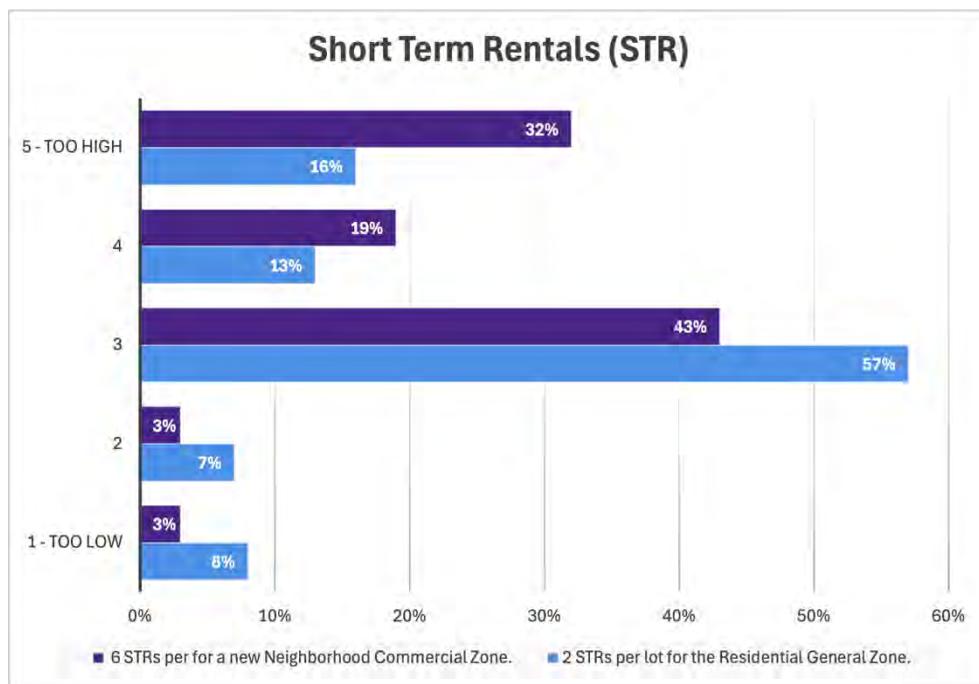


What We Heard: Shelburne Planning Documents and Town Projects

- **Existing Businesses in Residential:** Most (57%) support allowing businesses to continue with regulation (buffering/fencing), while only 27% favor full expansion rights.



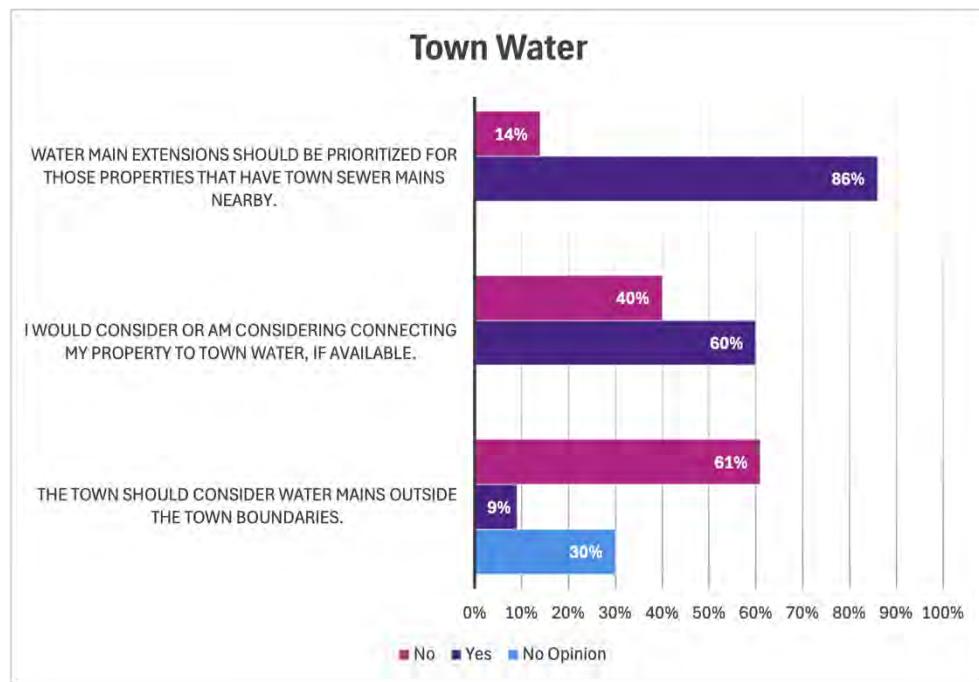
- **Short-Term Rentals (STRs):** Majority think two STRs per lot in residential is “about right” (56%); fewer think six STRs in commercial is too high, but younger and male respondents are less concerned about higher numbers.



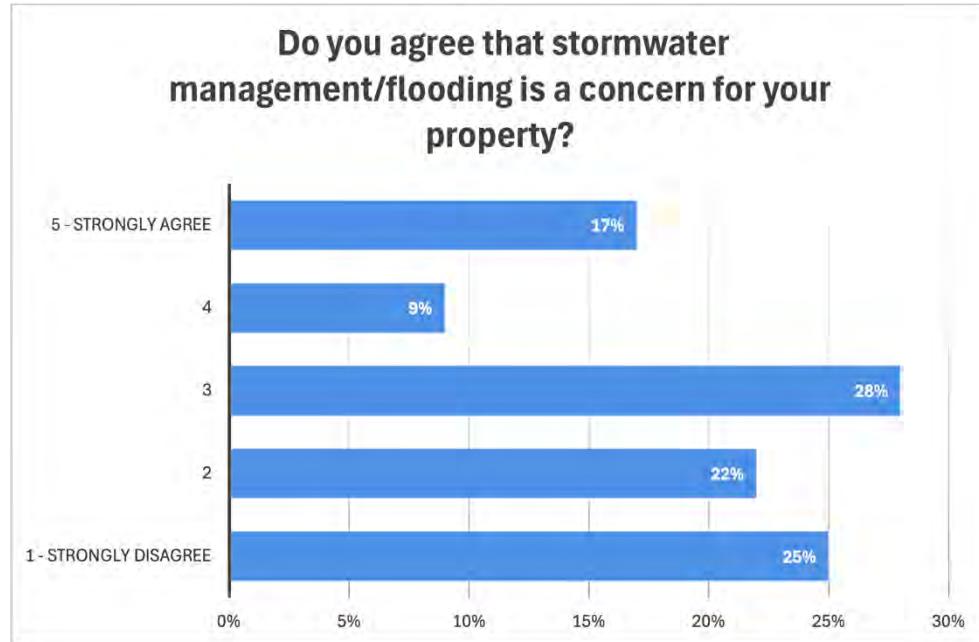
Climate Adaptation

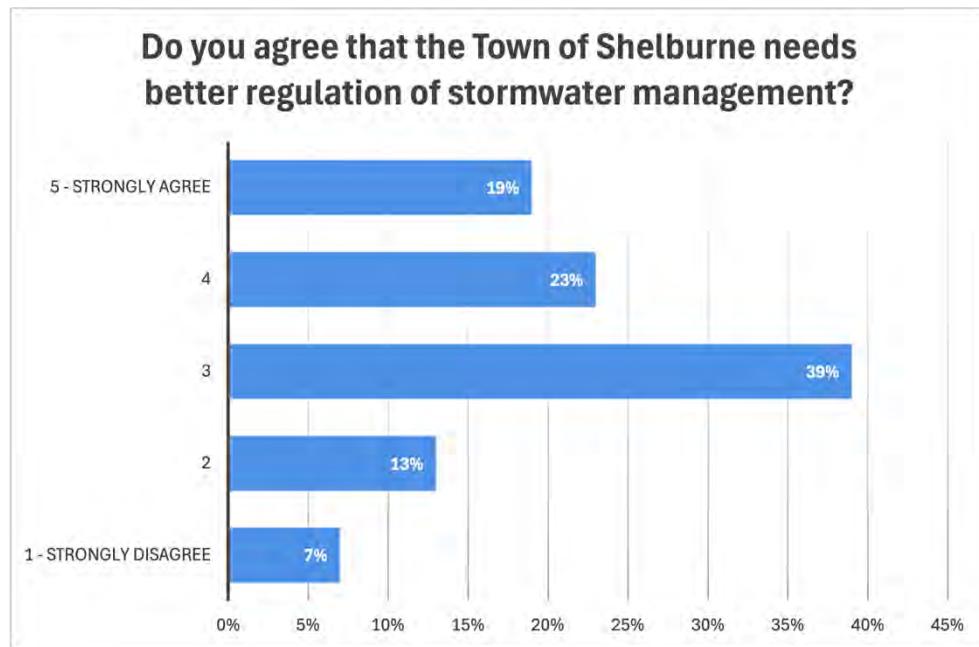
What We Heard: Shelburne Planning Documents and Town Projects

- **Priorities:** Main priorities involve reducing drought impacts (with water main extensions, 58%), adopting nature-based flood solutions (58%), and restricting development in flood-prone areas (54%).



- **Structural Barriers:** Less public support for costly physical flood defenses or large-scale emissions mitigation.





APPENDIX A – Raw Survey Results

Survey results attached.

Q0)) Into which of the following categories does your age fall?

	Total	Gender		Age			Resident	
		(A)	Male	Female	18-34	35-54	55+	Yes
			(A)	(B)	(A)	(B)	(C)	(A)
Total (N)	169	65	88	24	52	92	127	42
18-24	2%	3%	2%	17%	0% ^a	0% ^a	3%	0% ^a
25-34	12%	14%	9%	83%	0% ^a	0% ^a	12%	12%
35-44	11%	8%	13%	0% ^a	35%	0% ^a	12%	7%
45-54	20%	17%	22%	0% ^a	65%	0% ^a	20%	21%
55-64	29%	28%	31%	0% ^a	0% ^a	53%	25%	40%
65-74	20%	23%	19%	0% ^a	0% ^a	37%	22%	14%
75+	5%	8%	5%	0% ^a	0% ^a	10%	6%	2%
Prefer not to say	1%	0% ^a	2%					

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

a. This category is not used in comparisons because its column proportion is equal to zero or one.

Q1)) The Town needs more....

- HIGHEST PRIORITY -

	Total	Gender		Age			Resident	
		(A)	Male	Female	18-34	35-54	55+	Yes
			(A)	(B)	(A)	(B)	(C)	(A)
Total (N)	168	64	88	24	52	91	126	42
Affordable Rental Housing (ex. 1 bedroom under \$900/month)	38%	22%	50% A	25%	38%	41%	38%	36%
Affordable Ownership Housing (ex. 800 sq ft house for under \$200,000)	29%	36%	23%	58% B C	25%	23%	31%	21%
Options for individuals experiencing homelessness	14%	13%	17%	4%	10%	19%	11%	21%
Non-Market Housing (gov't subsidized, low/no rent)	9%	8%	8%	8%	8%	10%	8%	12%
Market Ownership Housing	7%	13% B	2%	4%	12%	5%	8%	5%
Market Rental Housing	4%	9%	0% ¹	0% ¹	8%	2%	4%	5%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

1. This category is not used in comparisons because its column proportion is equal to zero or one.

Q1)) The Town needs more....

- SECOND PRIORITY -

	Total	Gender		Age			Resident	
		(A)	Male	Female	18-34	35-54	55+	Yes
			(A)	(B)	(A)	(B)	(C)	(A)
Total (N)	168	64	88	24	52	91	126	42
Affordable Rental Housing (ex. 1 bedroom under \$900/month)	27%	33%	22%	50% B C	19%	24%	28%	24%
Affordable Ownership Housing (ex. 800 sq ft house for under \$200,000)	22%	19%	23%	13%	29%	21%	21%	24%
Non-Market Housing (gov't subsidized, low/no rent)	17%	14%	22%	13%	13%	21%	20%	10%
Market Rental Housing	17%	22%	15%	13%	17%	18%	14%	24%
Options for individuals experiencing homelessness	12%	6%	16%	4%	13%	13%	12%	12%
Market Ownership Housing	5%	6%	3%	8%	8%	3%	5%	7%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

Q1)) The Town needs more....

- THIRD PRIORITY -

	Total	Gender		Age			Resident	
		(A)	Male	Female	18-34	35-54	55+	Yes
			(A)	(B)	(A)	(B)	(C)	(A)
Total (N)	168	64	88	24	52	91	126	42
Non-Market Housing (gov't subsidized, low/no rent)	22%	20%	25%	21%	23%	22%	23%	19%
Options for individuals experiencing homelessness	20%	22%	18%	25%	12%	24%	21%	17%

Affordable Rental Housing (ex. 1 bedroom under \$900/month)	20%	23%	15%	17%	21%	20%	19%	21%
Affordable Ownership Housing (ex. 800 sq ft house for under \$200,000)	17%	13%	19%	17%	15%	16%	17%	17%
Market Rental Housing	13%	13%	14%	8%	15%	12%	13%	10%
Market Ownership Housing	9%	9%	9%	13%	13%	5%	6%	17% A

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.
Significance level for upper case letters (A, B, C): .05

Q1)) The Town needs more....

- TOP 3 PRIORITIES -

	Total	Gender		Age			Resident	
		Male	Female	18-34	35-54	55+	Yes	No/PNTS
				(A)	(B)	(A)		
	Total (N)	168	64	88	24	52	91	126
Affordable Rental Housing (ex. 1 bedroom under \$900/month)	84%	78%	86%	92%	79%	85%	85%	81%
Affordable Ownership Housing (ex. 800 sq ft house for under \$200,000)	67%	67%	65%	88% C	69%	60%	69%	62%
Non-Market Housing (gov't subsidized, low/no rent)	48%	42%	55%	42%	44%	53%	51%	40%
Options for individuals experiencing homelessness	46%	41%	51%	33%	35%	56% A B	44%	50%
Market Rental Housing	33%	44%	28%	21%	40%	32%	32%	38%
Market Ownership Housing	21%	28% B	15%	25%	33% C	14%	19%	29%

Multiple responses accepted¹

1. Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.
Significance level for upper case letters (A, B, C): .05

Q2)) With respect to registered and unregistered Heritage buildings, the Town should...

- HIGHEST PRIORITY -

	Total	Gender		Age			Resident	
		Male	Female	18-34	35-54	55+	Yes	No/PNTS
				(A)	(B)	(A)		
	Total (N)	168	64	88	24	52	91	126
Focus on Town owned heritage buildings maintenance and improvements	42%	42%	38%	50%	46%	36%	40%	45%
Look at ways of proactively protecting heritage buildings	32%	31%	34%	33%	29%	33%	29%	40%
Focus on enhancing protection of existing heritage buildings	21%	22%	23%	13%	15%	27%	25%	12%
Promote the registration of new heritage buildings	5%	5%	6%	4%	10%	3%	6%	2%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.
Significance level for upper case letters (A, B, C): .05

Q2)) With respect to registered and unregistered Heritage buildings, the Town should...

- SECOND PRIORITY -

	Total	Gender		Age			Resident	
		Male	Female	18-34	35-54	55+	Yes	No/PNTS
				(A)	(B)	(A)		
	Total (N)	168	64	88	24	52	91	126
Focus on enhancing protection of existing heritage buildings	35%	36%	36%	25%	40%	34%	33%	40%
Look at ways of proactively protecting heritage buildings	30%	30%	30%	29%	35%	26%	32%	24%
Focus on Town owned heritage buildings maintenance and improvements	25%	25%	27%	29%	17%	29%	28%	17%
Promote the registration of new heritage buildings	11%	9%	7%	17%	8%	11%	8%	19% A

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.
Significance level for upper case letters (A, B, C): .05

Q2)) With respect to registered and unregistered Heritage buildings, the Town should...

- THIRD PRIORITY -

	Total	Gender		Age			Resident	
	(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
		(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	168	64	88	24	52	91	126	42
Focus on enhancing protection of existing heritage buildings	36%	36%	34%	54% C	37%	32%	36%	38%
Look at ways of proactively protecting heritage buildings	29%	30%	28%	33%	29%	29%	31%	24%
Focus on Town owned heritage buildings maintenance and improvements	18%	16%	20%	8%	17%	21%	17%	21%
Promote the registration of new heritage buildings	17%	19%	17%	4%	17%	19%	17%	17%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

Q2)) With respect to registered and unregistered Heritage buildings, the Town should...

- TOP 3 PRIORITIES -

	Total	Gender		Age			Resident	
	(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
		(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	168	64	88	24	52	91	126	42
Focus on enhancing protection of existing heritage buildings	92%	94%	93%	92%	92%	93%	93%	90%
Look at ways of proactively protecting heritage buildings	90%	91%	92%	96%	92%	88%	91%	88%
Focus on Town owned heritage buildings maintenance and improvements	85%	83%	85%	88%	81%	86%	85%	83%
Promote the registration of new heritage buildings	33%	33%	30%	25%	35%	33%	31%	38%

Multiple responses accepted^a

a. Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

Q3)) Do you agree with the minimum grid approach, where some streets may be upgraded and other unopened streets are sold?

	Total	Gender		Age			Resident	
	(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
		(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	169	65	88	24	52	92	127	42
1 - Strongly disagree	19%	18%	15%	21%	12%	22%	19%	19%
2	11%	9%	11%	13%	10%	11%	10%	12%
3	29%	15%	42% A	25%	33%	28%	30%	26%
4	21%	28%	17%	17%	17%	25%	21%	21%
5 - Strongly agree	20%	29% B	15%	25%	29% C	14%	20%	21%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

Q4)) Do you agree that the Town should consider additional trails and sidewalks to support safe walking options for residents?

	Total	Gender		Age			Resident	
	(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
		(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	169	65	88	24	52	92	127	42
1 - Strongly disagree	11%	9%	13%	17%	15%	7%	11%	10%
2	7%	9%	3%	8%	8%	5%	6%	12%
3	11%	9%	13%	8%	6%	15%	13%	7%
4	12%	15%	13%	13%	6%	16%	14%	7%
5 - Strongly agree	59%	57%	59%	54%	65%	57%	57%	64%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

Q5)) Do you agree that the Town should consider additional trails and bike lanes to support safe biking options for residents?

	Total	Gender		Age			Resident	
	(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
	(A)							

	Total	(A)	(B)	(A)	(B)	(C)	(A)	(B)	
	Total (N)	169	65	88	24	52	92	127	42
1 - Strongly disagree	18%	29%	B	11%	29%	C	10%	17%	21%
2	13%	8%		17%	8%		13%	14%	19%
3	22%	18%		24%	21%		19%	25%	23%
4	15%	14%		17%	4%		12%	21%	12%
5 - Strongly agree	31%	31%		31%	38%		29%	30%	32%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.
Significance level for upper case letters (A, B, C): .05

Q6) On a scale of 1-5, rate whether you feel this is 1-too few or 5-too many stalls with regard to the following:

	Total	Gender		Age			Resident		
		(A)	Male	Female	18-34	35-54	55+	Yes	
			(A)	(B)	(A)	(B)	(C)	(A)	
Vehicle parking	Total (N)	169	65	88	24	52	92	127	42
	1 - Too few	9%	11%	6%	21% B C	6%	7%	8%	12%
	2	8%	12%	6%	8%	6%	10%	9%	5%
	3	41%	35%	44%	46%	40%	41%	38%	52%
	4	18%	17%	19%	13%	21%	17%	22% B	5%
	5 - Too many	24%	25%	25%	13%	27%	25%	23%	26%
Accessible parking	Total (N)	169	65	88	24	52	92	127	42
	1 - Too few	14%	8%	17%	13%	8%	17%	15%	10%
	2	19%	18%	20%	29%	13%	20%	20%	14%
	3	51%	55%	50%	54%	60%	47%	50%	57%
	4	7%	5%	8%	0% ¹	8%	7%	6%	10%
	5 - Too many	9%	14% B	5%	4%	12%	10%	9%	10%
Bike parking	Total (N)	169	65	88	24	52	92	127	42
	1 - Too few	9%	11%	7%	17%	4%	10%	9%	7%
	2	14%	11%	16%	13%	8%	17%	16%	7%
	3	44%	35%	50%	38%	40%	49%	44%	45%
	4	12%	17%	11%	8%	15%	12%	12%	14%
	5 - Too many	21%	26%	16%	25%	33% C	12%	19%	26%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.
Significance level for upper case letters (A, B, C): .05

1. This category is not used in comparisons because its column proportion is equal to zero or one.

Q7) On a scale of 1-5, rate whether you feel this is 1-too few or 5-too many stalls with regard to the following:

	Total	Gender		Age			Resident		
		(A)	Male	Female	18-34	35-54	55+	Yes	
			(A)	(B)	(A)	(B)	(C)	(A)	
Vehicle parking	Total (N)	169	65	88	24	52	92	127	42
	1 - Too few	18%	18%	16%	21%	19%	16%	17%	24%
	2	17%	15%	19%	29%	12%	16%	17%	17%
	3	56%	57%	56%	50%	60%	57%	57%	52%
	4	5%	6%	5%	0% ¹	6%	5%	6%	0% ¹
	5 - Too many	4%	3%	5%	0% ¹	4%	5%	3%	7%
Accessible parking	Total (N)	169	65	88	24	52	92	127	42
	1 - Too few	21%	15%	23%	25%	15%	23%	17%	31%
	2	21%	15%	25%	29%	12%	24%	22%	17%
	3	52%	60%	48%	42%	62%	49%	54%	48%
	4	3%	3%	3%	4%	4%	2%	4%	0% ¹
	5 - Too many	4%	6%	1%	0% ¹	8%	2%	3%	5%
Bike parking	Total (N)	169	65	88	24	52	92	127	42
	1 - Too few	10%	8%	10%	13%	8%	11%	11%	7%
	2	12%	11%	14%	8%	8%	15%	13%	10%
	3	53%	49%	56%	63%	42%	57%	51%	57%
	4	8%	9%	9%	0% ¹	13%	8%	8%	10%
	5 - Too many	17%	23%	11%	17%	29% C	10%	17%	17%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.
Significance level for upper case letters (A, B, C): .05

1. This category is not used in comparisons because its column proportion is equal to zero or one.

Q8)) Please answer yes or no based on your opinion for the following questions:

		Total	Gender		Age			Resident	
		(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
			(A)	(B)	(A)	(B)	(C)	(A)	(B)
Water main extensions should be prioritized for those properties that have Town sewer mains nearby.	Total (N)	169	65	88	24	52	92	127	42
	Yes	86%	91%	85%	83%	83%	88%	86%	86%
	No	14%	9%	15%	17%	17%	12%	14%	14%
I would consider or am considering connecting my property to Town water, if available.	Total (N)	169	65	88	24	52	92	127	42
	Yes	56%	63%	49%	67%	46%	58%	60%	43%
	No	44%	37%	51%	33%	54%	42%	40%	57%
The Town should consider water mains outside the Town boundaries.	Total (N)	169	65	88	24	52	92	127	42
	Yes	15%	18%	11%	13%	21%	12%	9%	33% A
	Yes, after more of the Town is connected	57%	58%	58%	75%	54%	55%	61%	48%
	No	27%	23%	31%	13%	25%	33%	30%	19%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

Q9)) Do you agree that stormwater management/flooding is a concern for your property?

		Total	Gender		Age			Resident	
		(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
			(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	169	65	88	24	52	92	127	42	
1 - Strongly disagree	29%	35%	24%	33%	31%	27%	25%	40%	
2	19%	22%	19%	13%	25%	16%	22%	10%	
3	27%	23%	27%	38%	23%	26%	28%	24%	
4	8%	5%	11%	0% ¹	2%	14% B	9%	7%	
5 - Strongly agree	17%	15%	18%	17%	19%	16%	17%	19%	

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

1. This category is not used in comparisons because its column proportion is equal to zero or one.

Q10)) Do you agree that the Town of Shelburne needs better regulation of stormwater management?

		Total	Gender		Age			Resident	
		(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
			(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	169	65	88	24	52	92	127	42	
1 - Strongly disagree	7%	12% B	3%	13%	10%	3%	7%	5%	
2	12%	15%	11%	13%	8%	14%	13%	12%	
3	41%	40%	41%	46%	44%	39%	39%	50%	
4	19%	14%	24%	8%	17%	23%	23% B	7%	
5 - Strongly agree	21%	18%	20%	21%	21%	21%	19%	26%	

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

Q11)) Please rate whether you agree or disagree with the following statements:

		Total	Gender		Age			Resident	
		(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
			(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	169	65	88	24	52	92	127	42	
The Town should implement this new Neighborhood Commercial Zone, allowing those uses near residential areas.	1 - Strongly disagree	17%	14%	17%	17%	19%	15%	15%	24%
	2	11%	11%	11%	0% ¹	8%	16%	13%	7%
	3	24%	18%	30%	21%	27%	23%	23%	26%
	4	20%	23%	18%	17%	10%	27% B	23%	12%
	5 - Strongly agree	28%	34%	24%	46% C	37% C	18%	27%	31%
Businesses looking to establish themselves in a Neighborhood Commercial Zone for the above stated uses should be required to provide screening/landscaping to reduce impacts on nearby residential properties.	Total (N)	169	65	88	24	52	92	127	42
	1 - Strongly disagree	4%	5%	5%	4%	8%	2%	3%	7%
	2	7%	9%	3%	13%	6%	5%	9%	0% ¹
	3	9%	9%	10%	13%	10%	9%	11%	5%
	4	20%	22%	20%	21%	13%	24%	16%	33% A
	5 - Strongly agree	60%	55%	61%	50%	63%	60%	61%	55%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.
Significance level for upper case letters (A, B, C): .05

1. This category is not used in comparisons because its column proportion is equal to zero or one.

Q11)) If you have any special considerations or concerns regarding the list of businesses above, please indicate below:

	Total	Gender		Age			Resident	
	(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
		(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	169	65	88	24	52	92	127	42
Other	28%	28%	27%	13%	21%	36% A	33% B	12%
No considerations or concerns	72%	72%	73%	88% C	79%	64%	67%	88% A

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.
Significance level for upper case letters (A, B, C): .05

Q12)) For existing businesses within residential areas, the Town of Shelburne should:

	Total	Gender		Age			Resident	
	(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
		(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	169	65	88	24	52	92	127	42
Permit and allow expansion in line with businesses in other areas.	27%	42% B	22%	29%	27%	27%	25%	33%
Allow business to continue and regulate expansions, requiring fencing and/or landscaping to reduce impacts.	57%	43%	66% A	46%	56%	61%	57%	57%
Allow business to continue but do not permit business expansions within these areas.	15%	15%	13%	25%	17%	12%	17%	10%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.
Significance level for upper case letters (A, B, C): .05

Q13)) On a scale of 1-5, rate whether you feel 2 STRs per lot is 1-too low or 5-too high for the Residential General Zone.

	Total	Gender		Age			Resident	
	(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
		(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	169	65	88	24	52	92	127	42
1 - Too low	9%	14% B	5% C	17% C	13% C	4% C	8%	12%
2	7%	8%	7%	8%	4%	9%	7%	7%
3	56%	55%	59%	58%	52%	58%	57%	52%
4	12%	11%	14%	8%	12%	13%	13%	10%
5 - Too high	17%	12%	16%	8%	19%	16%	16%	19%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.
Significance level for upper case letters (A, B, C): .05

Q14)) On a scale of 1-5, rate whether you feel the proposed allowance of 6 STRs per lot is 1-too low or 5-too high for a new Neighborhood Commercial Zone.

	Total	Gender		Age			Resident	
	(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
		(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	169	65	88	24	52	92	127	42
1 - Too low	3%	5%	1% C	4% C	6% C	1% C	3%	2%
2	4%	8%	2% C	4% C	4% C	4% C	3%	7%
3	43%	48%	42% C	63% C	40%	39%	43%	43%
4	19%	14%	23%	13%	21%	20%	19%	19%
5 - Too high	31%	26%	32%	17%	29%	36%	32%	29%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.
Significance level for upper case letters (A, B, C): .05

Q15)) The Town is looking to address the impacts of climate change, including examining the impacts of potential coastal flooding. To address these impacts, the Town should:

- HIGHEST PRIORITY -

	Total	Gender	Age	Resident

	(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
		(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	168	64	88	24	52	91	126	42
Focus on reducing the impacts of droughts, including water main extensions	31%	30%	33%	54% C	31%	24%	33%	26%
Consider restrictions on development in areas that may be prone to coastal flooding	20%	20%	20%	0% ¹	12%	30% B	19%	21%
Consider nature-based solutions to flooding where viable, such as maintaining wetlands and living shorelines	19%	17%	18%	13%	21%	20%	20%	17%
Consider restrictions on development in areas that may be prone to inland/river/brook flooding	10%	9%	10%	4%	10%	11%	9%	12%
Consider structural flood defenses, such as a concrete barrier, to protect areas that may be prone to coastal flooding	8%	5%	9%	8%	12%	5%	8%	7%
Consider structural flood defenses, such as a concrete barrier, to protect areas that may be prone to inland/river/brook	6%	11% B	2%	13%	4%	5%	5%	10%
Consider mitigation by aiming to reduce the Town's climate-related emissions	4%	3%	3%	8% C	6%	1%	4%	2%
Provide shaded public spaces	4%	5%	3%	0% ¹	6%	3%	3%	5%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

1. This category is not used in comparisons because its column proportion is equal to zero or one.

Q15) The Town is looking to address the impacts of climate change, including examining the impacts of potential coastal flooding. To address these impacts, the Town should:

- SECOND PRIORITY -

	(A)	Total	Gender		Age			Resident	
		Male	Female	18-34	35-54	55+	Yes	No/PNTS	
		(A)	(B)	(A)	(B)	(C)	(A)	(B)	
Total (N)	168	64	88	24	52	91	126	42	
Consider restrictions on development in areas that may be prone to coastal flooding	21%	20%	22%	21%	31% C	15%	20%	24%	
Consider nature-based solutions to flooding where viable, such as maintaining wetlands and living shorelines	20%	11%	24% A	17%	25%	18%	21%	14%	
Focus on reducing the impacts of droughts, including water main extensions	17%	17%	18%	17%	21%	14%	15%	21%	
Consider restrictions on development in areas that may be prone to inland/river/brook flooding	16%	17%	15%	0% ¹	4%	27% B	14%	21%	
Consider structural flood defenses, such as a concrete barrier, to protect areas that may be prone to coastal flooding	10%	17% B	6%	4%	8%	13%	12%	5%	
Consider structural flood defenses, such as a concrete barrier, to protect areas that may be prone to inland/river/brook	7%	8%	5%	17% C	6%	4%	7%	7%	
Provide shaded public spaces	7%	8%	7%	21% B C	4%	4%	7%	5%	
Consider mitigation by aiming to reduce the Town's climate-related emissions	3%	2%	5%	4%	2%	3%	3%	2%	

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

1. This category is not used in comparisons because its column proportion is equal to zero or one.

Q15)) The Town is looking to address the impacts of climate change, including examining the impacts of potential coastal flooding. To address these impacts, the Town should:

- THIRD PRIORITY -

	Total	Gender		Age			Resident	
	(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
		(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	168	64	88	24	52	91	126	42
Consider restrictions on development in areas that may be prone to inland/river/brook flooding	20%	20%	20%	25%	27%	14%	21%	17%
Consider nature-based solutions to flooding where viable, such as maintaining wetlands and living shorelines	19%	20%	20%	17%	17%	21%	17%	24%
Consider restrictions on development in areas that may be prone to coastal flooding	14%	11%	15%	4%	10%	19%	12%	19%
Consider structural flood defenses, such as a concrete barrier, to protect areas that may be prone to coastal flooding	13%	14%	11%	8%	13%	12%	13%	12%
Consider structural flood defenses, such as a concrete barrier, to protect areas that may be prone to inland/river/brook	11%	11%	9%	4%	13%	12%	12%	10%
Focus on reducing the impacts of droughts, including water main extensions	10%	11%	10%	8%	10%	11%	11%	7%
Provide shaded public spaces	7%	3%	10%	13%	4%	8%	8%	5%
Consider mitigation by aiming to reduce the Town's climate-related emissions	7%	9%	3%	21% B C	6%	3%	6%	7%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

Q15)) The Town is looking to address the impacts of climate change, including examining the impacts of potential coastal flooding. To address these impacts, the Town should:

- TOP 3 PRIORITIES -

	Total	Gender		Age			Resident	
	(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
		(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	168	64	88	24	52	91	126	42
Focus on reducing the impacts of droughts, including water main extensions	58%	58%	61%	79% C	62%	49%	59%	55%
Consider nature-based solutions to flooding where viable, such as maintaining wetlands and living shorelines	58%	48%	63%	46%	63%	58%	59%	55%
Consider restrictions on development in areas that may be prone to coastal flooding	54%	52%	57%	25%	52% A	64% A	51%	64%
Consider restrictions on development in areas that may be prone to inland/river/brook flooding	45%	47%	45%	29%	40%	53% A	44%	50%
Consider structural flood defenses, such as a concrete barrier, to protect areas that may be prone to coastal flooding	30%	36%	26%	21%	33%	31%	33%	24%
Consider structural flood defenses, such as a concrete barrier, to protect areas that may be prone to inland/river/brook	24%	30% B	16%	33%	23%	22%	24%	26%
Provide shaded public spaces	17%	16%	20%	33% B C	13%	15%	18%	14%
Consider mitigation by aiming to reduce the Town's climate-related emissions	13%	14%	11%	33% B C	13%	8%	13%	12%

Multiple responses accepted¹

1. Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

Q16)) Do you agree that the Town of Shelburne is prepared to effectively address climate change?

	Total	Gender		Age			Resident	
	(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
		(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	169	65	88	24	52	92	127	42
1 - Strongly disagree	26%	18%	25%	25%	35%	21%	27%	24%
2	27%	28%	27%	21%	21%	32%	24%	33%
3	34%	35%	38%	38%	31%	36%	35%	33%
4	7%	9%	5%	8%	8%	5%	7%	5%
5 - Strongly agree	7%	9%	6%	8%	6%	7%	7%	5%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

Q17)) Do you agree that the Town of Shelburne is ready for growth?

	Total	Gender		Age			Resident	
	(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
		(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	169	65	88	24	52	92	127	42
1 - Strongly disagree	21%	15%	20%	25%	25%	17%	19%	29%
2	16%	14%	17%	4%	15%	20%	17%	14%
3	25%	31%	23%	25%	17%	29%	24%	29%
4	16%	15%	17%	8%	17%	17%	20%	5%
5 - Strongly agree	22%	25%	23%	38%	25%	16%	21%	24%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

Q18)) If you have any special considerations or concerns regarding the list of businesses above, please indicate below:

	Total	Gender		Age			Resident	
	(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
		(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	169	65	88	24	52	92	127	42
Other	38%	35%	34%	38%	42%	37%	40%	33%
No additional comments	62%	65%	66%	63%	58%	63%	60%	67%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

D1)) How do you identify your gender?

	Total	Gender		Age			Resident	
	(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
		(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	169	65	88	24	52	92	127	42
Male	38%	100% ^a	0% ^a	46%	31%	41%	40%	33%
Female	52%	0% ^a	100% ^a	42%	58%	52%	53%	50%
Prefer not to say	9%	0% ^a	0% ^a	13%	12%	7%	7%	17%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

a. This category is not used in comparisons because its column proportion is equal to zero or one.

D2)) Are you are resident of the Town of Shelburne?

	Total	Gender		Age			Resident	
	(A)	Male	Female	18-34	35-54	55+	Yes	No/PNTS
		(A)	(B)	(A)	(B)	(C)	(A)	(B)
Total (N)	169	65	88	24	52	92	127	42
Yes	75%	78%	76%	79%	77%	74%	100% ^a	0% ^a
No	11%	14%	10%	8%	12%	11%	0% ^a	43%
Prefer not to say	14%	8%	14%	13%	12%	15%	0% ^a	57%

Results are based on two-sided tests. For each significant pair, the key of the category with the smaller column proportion appears in the category with the larger column proportion.

Significance level for upper case letters (A, B, C): .05

a. This category is not used in comparisons because its column proportion is equal to zero or one.

ID	Resident	Q11 - If you have any special considerations or concerns regarding the list of businesses above, please indicate below:
26	No/PNTS	Daytime and night time noise associated with the business should not be allowed, ie restaurant/pub/bar/cafe. sidewalk cafe's must be screened,
11	No/PNTS	I welcome more businesses to Shelburne town, however feel that we need to make sure to not compete with the existing local businesses. They are the heart of the town. I highly recommend keeping that in mind and updating the "look" of the downtown area, to attract more visitors and other people to this area. (More green areas, more welcoming foot-traffic areas, less parking more communal space, etc).
21	No/PNTS	Redone all of the Dock street loop to water as commercial
560	No/PNTS	Take out food establishments
581	No/PNTS	Time allowed to open and when can they stay open to.
756	Yes	Afternoon/evening business closures shouldn't be too late if located in residential areas so homes are not disrupted in the evening/ bedtimes.
938	Yes	All businesses, should have better access for customers with disabilities!
90	Yes	Commercial businesses should not be allowed in residential zones. I would agree with personal services and/or bookkeepers, where there is one customer at a time, at a scheduled time so that parking is not an issue and residential streets are not congested. Over 1/2 the streets in town barely have enough room for two vehicles to pass at a time. Adding business vehicles would be a shit show
218	Yes	Craft food and beverage production should be restricted to areas with not a lot of homes or a minimum requirement for distance in case of fire or explosion of commercial equipment (grease fires etc) and possibly some sort of residents per area and distance to building noise restrictions a quiet Airbnb vs some sort of loud equipment etc
947	Yes	Drive through business is awful and should never be allowed in Town
150	Yes	Hours of operation and already vacate commercial for rent and sale in downtown and mall areas.
917	Yes	Hours of operation should reflect bylaws concerning noise.
1002	Yes	I agree the first three could be set up in or near residential neighbourhoods. Craft food and beverages is manufacturing and should not be in residential neighborhoods.
146	Yes	I think it's a great plan, with the exception of visitor accommodations if it includes airbnbs, as they are one of the reasons locals are being priced out of living in their own community.
675	Yes	I would exclude visitor accommodation from this list eg airbnbs...they can be disruptive and disrespectful to a community
846	Yes	If a commercial business being established is a bar or other drinking establishment, approval or input from neighbours should be required. Anything operating past 9 PM that would increase traffic in the neighborhood, should also require neighbourhood approval/input.
107	Yes	Increasing vehicle traffic on streets that do not have any sidewalks is a real concern, especially if there are young children living on those streets.
1057	Yes	Is this a version of a 15 min. City?
1113	Yes	It's all very vague. It would very much depend on the business and the location of the neighbourhood commercial zone. It could be really nice to have some artisan shops and retail around. Craft food and beverage sounds nice, but the production of any of those leaves a lot of wiggle room for noise and air pollution of different types. At the same time, it would be extremely strange for a McDonald's, without a drive through, to open on Transvaal, hypothetically, which sounds like it could be a possibility with the neighbourhood commercial zone as it's been described here.
380	Yes	Less short term and air bnbs
529	Yes	Low noise, dust and debris controls
823	Yes	Maybe limit to the residential areas adjacent to current commercial or along heavier traffic where projected commercial growth is preferred
112	Yes	medical should not be included, too much traffic. 6 units is too much for visitor accomodation; 2 is acceptable.

640	Yes	My main concern would be that this would further deplete the number of residential homes available.
72	Yes	Need more info. I can't proceed without making a false claim below
491	Yes	No accomadation in non commercial areas. The concept leads to fewer available homes for new home owners. Developers and investors take away ownership oportunities from new home buyers.
267	Yes	Noise bylaw should be strictly adhered to
63	Yes	Noise levels must be considered and controlled. Pollution controls must be strict.
328	Yes	Not enough info on where these business would be.
329	Yes	Not enough information provided to be able to note concerns at this time.
244	Yes	Parking or blocking of residential properties from customers/ clients during business hours
542	Yes	Retail seems broad
84	Yes	Signage and lighting need to be regulated or we will have flashing and bright lights by someone
779	Yes	Sometimes change can harm the neighbours property values, tread carefully.
62	Yes	Take out and craft food and beverage production
288	Yes	Take out food would need regulated business hours to limit night-time traffic; Parking would have to be adequate to avoid any impact on residential parking.
151	Yes	The commercial businesses will need sufficient parking which must be examined with respect to the residential neighbours.
435	Yes	There are already too many vacant and available commercial rental spaces to consider adding more, especially in residential space.
1183	Yes	there is already a lot of mixed uses zone in town no need for more. those light industries should clean up or helped to be relocated
98	Yes	This list is too varied. Obviously living next-door to a gallery is quite different than living next-door to a drive-through. They shouldn't all be in the same category. I would say no to a drive-through.
118	Yes	Traffic and noise issues
404	Yes	Water street, Falls lane, King street, Ohio rd and Dock street should be prioritized for existing/future commercial development before any 'side' streets in order to grow and enhance a better and accessible shopping environment
117	Yes	We already have too many air B&B or equivalent accommodations. No more should be allowed. Craft food & beverage production should not be allowed in a residential area. Any take out food establishments should not be allowed to be open pat 9 pm.
188	Yes	We have enough of all this already! We need entertainment in this town ..a pool hall for the adults an arcade and a skate park for the juvinal youth...we def DO NOT NEED more restaurants or lil cafes we have too many now! We need mental health clinics and walk in clinics ..and walk in Laboratories like it used to be! We need more doctors! Not more buildings! We don't need a commercial zone thay just further dividing us and conforming to the governments 15 minute city agenda foolishness ..we need harsher laws for criminals ..or actual punishment I should say??..this town needs many things and one that needs to be provincial wide is a rental cap lower than there's atrocious rental rates noone can afford ..we need mental health care clinics! ...we need affordable livable wages and housing!
20	Yes	Why would artists and artisans be i clouded with cat food production or any of these.
79	Yes	Would depend on the quality of any of the above
487	Yes	Would need more info and what areas in the town are being considered for this zoning

ID	Resident	Q18 - If you have any additional comments or input to be considered or have concerns about planning and development in the Town of Shelburne, please include them below:
684	No/PNTS	Find ways to attract better services. We dont need more restaurants, we need doctors, dentists, teachers, tutors, and whatever brings them to town is what we need. Tourism is great and all but it doesn't keep tax payers in the area to contribute year round.
469	No/PNTS	Form a committee made up of local residents and councillors from municipalities and the town to see where we ca. work together. Working against each other is no longer a viable option if we are to live in modern rural area.
11	No/PNTS	I think Shelburne should (and will) be ready for growth. It's hard for me to say if we ARE, as I am not 100% up to date about everything that is being done to be ready. What I do hope, while we grow, is that we maintain the focus on local. Our current businesses are great and I would hate to see them gone because the large-scale companies come in and take over. I also believe that we have great local products that we could support in marketing more (and need more in our supermarket).
560	No/PNTS	I'm concerned about the sewage treatment plant. I don't think it will sustain the inevitable growth in town. Cost of accessing water and sewer is so high it's prohivitive, especially if your land is on 'the wrong side of the road'.
530	No/PNTS	Is the cost of all this going to fall on the tax payers
517	No/PNTS	Our town is not encouraging new businesses or residents to establish due to exorbitant property and other taxes. This needs to be addressed prior to any other ideas are implemented, or it's just a waste of time. We also don't want wind turbines, hydrogen plants or anything of the sort, we need to focus on attracting tourism and those things will destroy that option. The municipality/town also needs to stop spending taxpayers money on properties that have no purpose yet, wasting our money.
135	No/PNTS	Please add a traffic light or four-way stop to the intersection of Kind and Water streets
470	No/PNTS	Shelburne has been ready for growth for decades
281	No/PNTS	The old post office needs to be renovated by its current owner or sold as it is becoming an eyesore. Need a new bylaw for commercial property owners to give them 2 years to develop the property or it must be sold
297	No/PNTS	The town should always be ready for growth. I had lived in town for 9 years (7 years ago) and many of these issues should have been addressed then. Nice to see this survey for input.
133	No/PNTS	There are multiple issues with this engagement and survey — why does this survey not address the clearly documented environmental racism in the Town of Shelburne or ask any questions about the remediation of the Morvan Road dump site? Priority must be given to providing access to potable water, sidewalks and fire hydrants in the South End of Shelburne. Implement a Water Supply Lending Program to support residents with upgrading their wells and water systems.
14	No/PNTS	Town cannot grow if there are no housing for people. So many empty buildings ..Toooooo many Air B & B's.....these should be taxed higher as some owners live out of province!
176	No/PNTS	Town MUST have better activities for cruise ship passengers line up local craft/artisan booths etc.
304	No/PNTS	Town needs to better take control of buildings that have been purchased by others and left abandoned. They not only could be a safety concern they become unsightly and impact the impression of the town
540	Yes	A downtown revitalization project
218	Yes	Amount of out buildings on property is currently listed as one There is no reason for a restriction I should be able to fill my yard with whatever I please if its not considered an eyesore or hurtful to the environment building small storage sheds onto my property should not be restricted many people out of the eye of the inspectors just do as they please and face no consequences Unrestrict Minimum amount of buildings on property that is owned by the individual with a minimum distance between
237	Yes	As a relative new resident, I am struck both by the enthusiasm among some for growth (creativity and motivation) but offset by a strong element that seems to want minimal change. I hope things move in the direction of the former. Shelburne has a lot to offer.

		Based on my own limited knowledge I *feel* that the town's existing municipal water supply and sewer systems are probably insufficient to handle much additional capacity without very expensive upgrades. I'm not sure the town is prepared for any significant new construction be it residential or commercial. I hope that any starry-eyed development dreams are anchored in that reality. Townsfolk mustn't be expected to pay for infrastructure on behalf of developers.
78	Yes	Build a Big Warf to the deepest part of the harbour and a bypass road to 103, Shelburne has perfect weather, but it needs Jobs that don't Suck.
244	Yes	Clean up of unsightly unkempt premises!! Follow through with consequences instead of years of "warnings", Fix the streets of patchwork and Jerry rigged paving...those that live on back streets..such as Clements , Mowatt, Hammond deserve to have the same as taxpayers in other areas of the town that Tourists are exposed to .They pay the same rate per \$100 on taxes no matter the value of their abode.
380	Yes	Climate change is a money grab. Period. Stop. HOUSE LOCALS FIRST. Stop air Bnbs
487	Yes	Continue to keep the town updated with information and enough notice for feedback. Thank you for doing what you do to support our beautiful town of Shelburne.
491	Yes	Develope Dock street with vendor oportunities. Stop local residents from holding back Dock street development. Historic considerations are being used to restrict the full potential of the towns heart. Empisize the towns boat building and fishing heritage not just its british loyalist and black loyalist heritage. Shelburne is on the ocean but you can find no reference to it for tourist attractions. Fishing sheds, fishing museum, world class salt water aquariums higllight native species.
757	Yes	Fast food
779	Yes	Growth is not why most choose to stay here. It's good the way it is.
479	Yes	Growth requires infrastructure.
1057	Yes	Healthcare facilities are closed too much to support present population.
85	Yes	I am unsure what you are asking in the last question. Ready as in needing growth? Yes. Strongly agree. Ready as in infrastructure, policy and regulations! No. Strongly disagree.
409	Yes	I feel the tax rate is too high right now to encourage new business and new people to settle here. The drought will also affect how people decide to settle here if there is s good chance they may run out of water. The town has a lot to offer otherwise.
10	Yes	I think it NEEDS growth, but it's not ready. Too many restrictions, too many people crying over things that will hold it back from being progressive. Also, is going to be difficult for some to understand. There were a lot of terms that are not used by the general public or information that you need to know about the current Town land use.
1183	Yes	i went to town to know about urbanism and was told the bylaws were not available
107	Yes	I would encourage the growth and diversification of both housing and business as long as it done with the respect and knowledge of the people already living in those area
117	Yes	In 2014 the town developed a CCAP to obtain their provincial gas money. To date, I see no evidence that they completed any of the actions outlined in that plan. What will your plan do to ensure important climate crisis mitigation actions will be implemented??
188	Yes	Just start putting the tax money back into our towns ..our roads...sandy point road is shameful and I mean after the hospital! Look into a rental cap and forcing some of these rental rates down! Too many are homeless with no real future to look forward too...we need more health clinics that operate as walk ins ..these 8 hour waits in Emergency Dept in these hospital is shameful!!!! We need mental health help! Tim Houston either needs to comply with that the citizens actually wants and needs or go
328	Yes	Look at all business wanting to come to town.
79	Yes	maintain the roads. Build more sidewalks in highly traveled streets. Put speed bumps in highly traveled residential roads. More signs for children at play in residential areas.
823	Yes	More industry would be necessary for growth within the town however keeping that on the outskirts or in a specific area would be preferable. Does the town have enough area? Is amalgamation off of the table? Lots of benefits to growth with a broader view.
99	Yes	More trash bins are needed. Way too much garbage found in road and ditches.

		Plans are fine yet Provincial and Federal level cooperation is a must and many potential Town issues are directly related to Provincially controlled failures and shortcomings and lack of planning...let alone acting on studies etc that are being poorly handled (if at all)
72	Yes	Please work with the province to provide a safe sidewalk to the hospital area of town/municipality. Residents deserve this.
844	Yes	Property taxes must be lowered.
63	Yes	Quadplexes seem to be the future in every community in NS. Direct some attention to copying this successful pattern.
112	Yes	Racism is rampant and the law is well known to be far too lenient and suspect. "A lawless town" and "Catch and release" is what people say. This town is incredibly resistant to change and growth, and is shamefully negligent when it comes to protecting against climate and other disasters at its peril. Does the town have supplies for the public in the event of disaster? Blankets, cots, water, portatoilets, food? The former are people problems and a public campaign to address is urgently needed.
377	Yes	Ready or else it dies. Prepared. Not at all. Water st buildings must become commercial. If the bldg is derelict it must be repaired or torn down. Do not allow residential there going forward and no str. Make this commercial
1113	Yes	Seriously, so many issues within the town currently could be solved by fixing the roads that we have already and upgrading a few roads encircling the main residential areas of downtown. Upgrade George St, Transvaal and Elliot Street, and possibly Hammond as well. Remove the 4 way stops along those roads to allow a bypass of water street during busy times. That would also allow for more retail or artisan businesses to attract more business by being seen in travel through those areas.
575	Yes	Shelburne is often referred to as dying town. As someone trying to sell our home, the feedback from potential buyers who drive around town is that it is lacking from the run down homes (Bulkley area) to the lack of industry. They don't feel the town beyond Dock Street has any expectations.
160	Yes	Shelburne needs more dentists, Dr's, grocery stores and banks.
7	Yes	Stricter rules on developments in Historic District. IE: Sheds, swimming pools
15	Yes	The people are, the town is not! Too bad. Change must happen!
84	Yes	The Town has not demonstrated an ability to care for its existing parks, sidewalks, streets and trees - how can we expand when we don't value and care for what we already have
947	Yes	The waterfront along the commercial zone should be protected and not allow commercial use down to the shore!
146	Yes	There are only a few items that speak to on accessibility in this survey. With the high amount of seniors and people with mobility issues in our area as well as accessibility legislation, this needs to be more of a priority, with someone hired to work on the town's accessibility plan like they used to be.
90	Yes	There has been no obvious planning, advertising, or committees set for further development.
797	Yes	There is little to no economic planning for Water Street nor is there any apparent plan to attract tourists (eg cruise ships) due to a "old guard" mentality in council. The town MUST (humbly) acknowledge and support creative new ideas to revitalize the town and bring economic growth, for which is questionable at this point. There are many living within the town that are willing and have the experience to help, however shy away because of too many "nay sayers" who want to protect the "old way".
424	Yes	There needs to be a serious focus & investment on Drought and water, not bandaid approach but serious action like salt to fresh water conversion. Too much emphasis on emissions and solar projects with no meaningful or tangible return to residents.
503	Yes	This town is not ready for growth. we've now got a council that does NOTHING!! money is missing, money is wasted on salaries for town employees that do NOTHING!!! go inside town hall and just watch. They moved their town hall upstairs so the most troublesome of the populous (seniors and infirm) will find it hard to access town hall (they have a small elevator that barely works). haven't seen the town mayor do shit since he got elected. ALLOW this town to grow.

938	Yes	To expand the exhibition grounds to accommodate vehicle parking!
150	Yes	Town is not being vocal enough about what opportunities are available. For someone wanting to open a business or build housing, what is the data research saying, need to work in conjunction with the Municipality to pressure NS government. All new development has been left up to individual people.
570	Yes	Town of Shelburne needs to focus on the safety and water of its citizens more, and spend less time focusing on making deals that make the counselors rich. We are important too.
120	Yes	Town should look after existing pipes for sewer and water before looking to expand, i believe town water should be expanded throughout the town, but we should make sure supply lines are able to handle and not break, leaving much of the town without water.
423	Yes	Water Street is sad and run down looking. We need vibrancy - colour! The sidewalks are terrible. The parking lot at King and Water is UGLY and could be a fantastic public space. Imagine a patio there! The visitor's centre is pathetic and totally a missed opportunity. Why isn't it a cafe?? Ice cream? We need late afternoon and evening café there. And reliably open! How can we get tourists here for long weekends when the only cafe and Ships Galley is closed???
66	Yes	We need more restaurants, grocery stores, banks, Canadian Tire store, a tavern/pub/bar.
98	Yes	Well these are important questions I feel like the town definitely needs to address their support of tourism in Shelburne. It's our number two industry and nothing is being done to attract people to Shelburne. Also, this survey is somewhat confusing and needed either additional answers or a space for short answers. There are some things that I answered that I have no idea what they are. Like acronyms that aren't explained.
229	Yes	What makes Shelburne special is its self-sustainability, but that doesn't come without some growth. We need growth in the form of local businesses and recreational facilities that support our youth- bulk foods/ingredients, public parks and recreation programs, diners/cafes, indoor and outdoor yoga studios, gym facilities, a yacht club open to the public to attract more transient visitors to stay longer.
329	Yes	When considering safety on our streets, speed bumps should be considered especially on residential streets (eg. Mowatt Street) and Dock Street (possibly even consider pedestrianizing Dock Street). Also, clearer speed signs. Commercial expansion should focus on Dock Street and Water Street. To encourage growth, the residential & commercial mil rates for property taxes need to be examined because they are a deterrent to living/having a business here. With the capped rates newcomers are penalized.



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