



## REPORT OF THE PUBLIC CONSULTATION HELD ON AUGUST 26, 2025

Project By-law #312A.2 amending the Zoning By-law to modify the provisions affecting the Norway Bay area. This project by-law aims to regularize existing non-residential uses in the Norway Bay area, merge zones with similar provisions, and add a zone along Wharf Road and Second Line Road allowing commercial use of the professional services and retail type (C3).

A public consultation meeting was held on August 26, 2025, at 7:00 p.m. at the Bristol City Hall offices located at 32 Aylmer Road, in accordance with section 125 of the Planning and Development Act.

The meeting began at 7:00 p.m.

Approximately 15 people were present.

Ms. Marjorie Groulx-Tellier, municipal inspector, welcomed the public and explained the meeting's agenda:

1. Bilingual PowerPoint presentation explaining the project bylaw;
2. Public comment period

### Presentation of Draft By-law #312A.2

The presentation in French was given by Marjorie Groulx-Tellier, Municipal Inspector, and the presentation in English by Brent Orr, Mayor of Bristol. Paper copies of the draft by-law were available at the entrance, and a register for comments was also available.

The context that led to the development of Draft By-law 312A.2 and the need to modernize the current zoning by-law to better reflect the existing reality and promote economic development and local vitality in the Norway Bay area was explained.

The objectives of the draft by-law were presented, along with zoning maps showing the proposed new residential and mixed-use boundaries.

The consultation process that will be followed for the adoption of the draft by-law was presented.

Public participation was encouraged, and the question and comment session was now open. Written comments could also be sent by email to [info@bristolmunicipality.ca](mailto:info@bristolmunicipality.ca).



### Question and comment from the public

- Councillor Greg Graham suggests that the municipality should allow different types of businesses and mixed-use development to foster a village-like atmosphere in the community. He indicates that he has several suggestions, including extending the new commercial zone to the pier and the Norway Bay golf course. He also proposes allowing certain mixed-use and light commercial throughout Norway Bay as it was historically. The municipal inspector suggests that he submit these suggestions in writing, as the draft bylaw can still be amended.
- A permanent resident of Wharf Road indicated that he would like the C4 category (extensive commercial use) to be added to the proposed new mixed-use zone. He stated that he previously operated a chip stand on his property and that this type of tourist business is only profitable for six weeks a year during the summer. He would like to operate an auto repair shop on his property so he can work year-round in his community and provide employment opportunity employ for local young people.
- The owner of 28 Wharf Road (old Henderson Store), along with the potential buyers accompanying them, indicated that they also wish for C4 use to be permitted on the lot. Their proposed storage unit project for this lot would likely not be permitted under C3 zoning category. The municipal inspector indicated that they have still not submitted a detailed plan of their project, which would allow for a better assessment of the zoning category in which the project falls. Adding a retail component could make the project more acceptable and not only storage oriented.
- A resident of Norway asked if the addition of commercial zoning on Wharf Road and Second Line Road could increase the property assessment of properties and vacant lots. The municipal inspector replied that the question was asked to the MRC's evaluation department, which had responded that it would not. The mere possibility of building a business on a lot does not increase that lot's property assessment.
- A Bristol resident who owns land in the Norway Bay area inquired whether Category C3 permits veterinary services for large farm animals. The municipal inspector indicated that veterinary services for small domestic animals are permitted under Category C3. However, this is not the case for farm animals, as significant outdoor housing space would be required on the property, and such veterinary services cannot be provided in an enclosed building. She stated that further checks would be carried out in the coming days.



### Questions and comments from the public submitted in writing

- Email received by Greg Graham councillor seat 4 September 2<sup>nd</sup> 2025

Hi Marjorie,

Following-up on my suggestions at the public meeting for the Norway Bay rezoning, here are my comments written out (as you requested).

- The Alec Murray beach - should the east Norway Bay residential zone have a public use category for future development of this beach?
- Should the new commercial zone extend all the way south down Wharf to the beach, as well as east on the second line to the golf course?
- Commercial 1 (B&B) should be specifically allowed in the two new residential zones, since they are already everywhere in the zone. Either B&Bs are allowed, or they are not. The new zoning doesn't seem to take this into consideration.
- Commercial 2 (light commercial, arts & crafts, etc.) should be allowed in the two residential zones to encourage walkability, mixed-use vitality, and prevent the loss of the historic commercial 'main street' of the village (River Road). Parking minimums should be re-evaluated to allow for a more modern and forward-looking approach to village urbanism. I agree that C3 would be better on the periphery of the village (as the new commercial zone would create).

Thank you,

- Email received by Bristol resident September 18<sup>th</sup> 2025:

We do believe, that if the municipality is really serious about amending the Zoning by-law that will allow new businesses that will be able to provide different type of services to the citizens of Bristol, the municipality should also highly consider the fact that who ever will come and invest to start a business need to be able to make a living out of it and not just depend on seasonal revenues which are based on 8 to 10 weeks.

Yes the new by-law would allow new type of businesses but most of it would be only seasonal which it does not make sense or coherent if the municipality is really serious about creating jobs, new revenues and having services right here in the municipality of Bristol. Sustainability should be the key word to remember.

All that to say. The municipality should extend the business zone (see map) and also allow C4 type of businesses in all the new zone. And if people are worried about noise, as far as I know, the



municipality can also amend its by-law monitoring nuisance. I would gladly provide the one we have and use for my work in the MRC des Collines which is really adapted to our time and reality.

