Welcome!

Municipality of the District of Guysborough Land Use Planning Review

Public Open House

The display boards will provide you more information about the Project. Feel free to speak with a member of MODG Staff and/or WSP to share your comments or ask questions.

Additional Comments and/or Questions?
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Work Plan & Engagement Program

1 Getting Started

We are here!

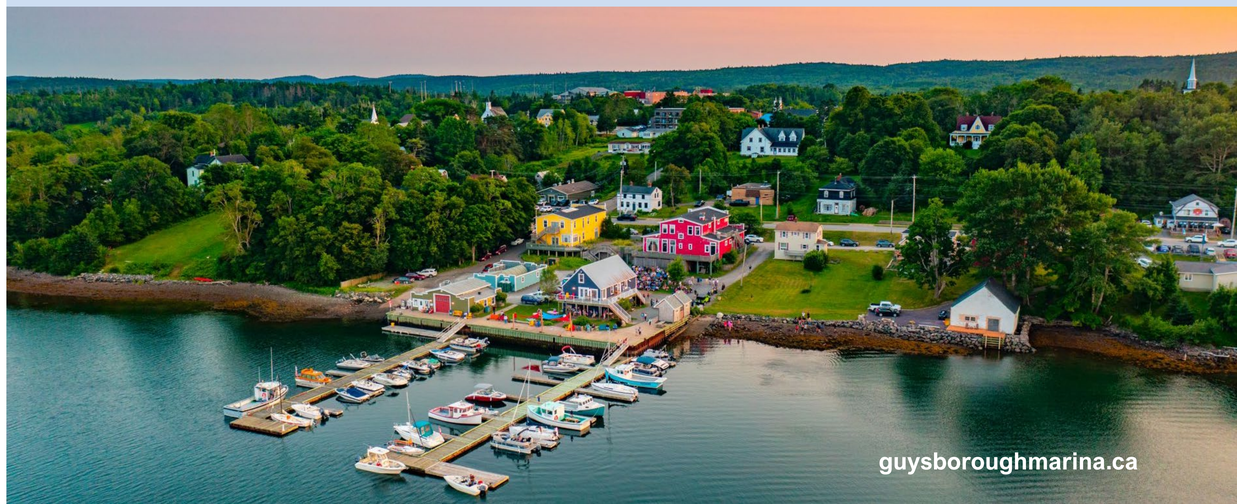
- Data Collection and Background Review
- Draft Key Findings Memo
- Public Project Launch
- Council Workshop
- In-Person Public Open Houses (8)
- Business Stakeholder Engagement Session
- Final Key Finding Memo

2 Prepare Draft Documents

- Draft Municipal Planning Strategy (MPS) Amendment(s)
- Draft Land Use By-law (LUB) Amendment(s)
- Public & Business Stakeholder Surveys

3 Approval Process

- Final MPS and LUB for Approval
- Planning and Advisory Committee Meeting
- Council Meeting for Adoption

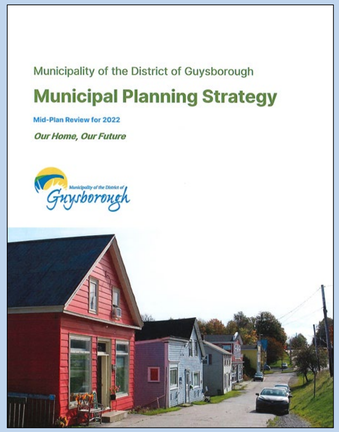


MODG Land Use Planning Review

What is a Municipal Planning Strategy?

A **planning policy document** that:

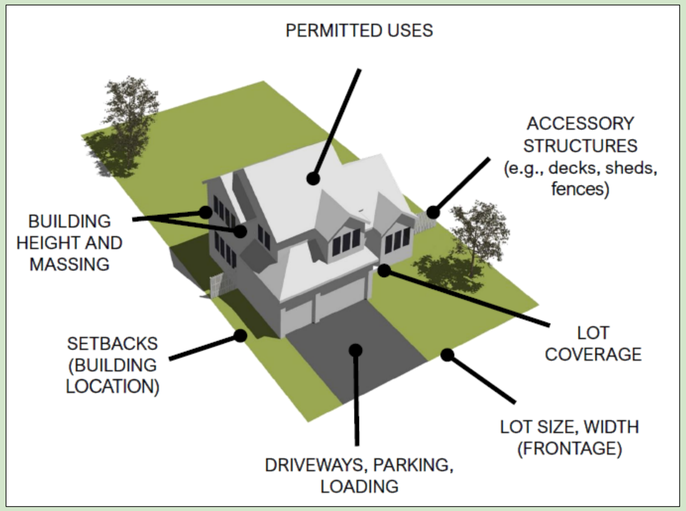
- Provides a framework to guide future growth and development for a community or municipality;
- Establishes a vision, goals and policies to manage physical development;
- Guides where land uses (e.g., residential, commercial, office, industrial, parks) should be located;
- Is accompanied by a series of maps or schedules which show where different policies apply; and
- Is developed in accordance with the requirements of the *Municipal Government Act*.



What is a Land Use By-law?

A **legal document** that:

- Regulates the use of land and built form in the community;
- Implements the land use objectives and policies of a community's Municipal Planning Strategy;
- Helps manage potential conflicts between land uses; and
- Provides detailed standards for how a property may be developed (e.g., setbacks from lot lines).



Why is a Review being undertaken in MODG?

The MODG's current Municipal Planning Strategy (MPS) and Land Use By-law (LUB) were adopted in May 2022.

The MODG is undertaking a 5-year review of its MPS and LUB to:

- Confirm these documents continue to support the Municipality's long-term vision;
- Ensure alignment with applicable provincial and federal legislation;
- Respond to current development trends and priorities; and
- Address emerging issues facing local communities.

This review will also include an exploration into a **coastal protection approach**, which will consider coastal hazards into the updated MPS and LUB.

Key Focus Areas

Future Land Use and Zoning

Review land use designations and zoning framework to ensure they reflect current and future community and development needs. This includes evaluating designation boundaries, permitted uses, setbacks, lot requirements, and opportunities to introduce new or updated zones.

Housing Flexibility and Community Development

Identify opportunities to increase housing choice and flexibility, including reviewing residential lot requirements and permitted uses. This review will consider a range of housing forms and typologies, mixed-use development opportunities, and accessory dwellings.

Renewable Energy Development

Identify policies and regulations needed to support renewable energy development, including wind and renewable energy, while ensuring compatibility with surrounding land uses and community interests.

Economic Growth and Natural Resource Opportunities

Review policies and regulations to ensure they support industrial, commercial, local business, and natural resource development while positioning the Municipality to respond to future economic opportunities and major development projects.

Coastal Planning and Protection

Explore how coastal hazards, including flooding, erosion, storm surge and sea level rise, can be addressed through land use planning. Findings will inform updates to the MPS and LUB to guide development in coastal areas.

Climate Change and Environmental Considerations

Explore how land use planning can help address climate change impacts and protect environmental resources. This includes considering flood mitigation, FireSmart principles, watershed protection, and other similar measures.

Key Findings Memo

The **Key Findings Memo** is currently being prepared. It will provide the foundation for the MODG Land Use Planning Review by:

- Presenting the current demographic profile;
- Identifying strengths, gaps, and emerging issues within MODG's current planning framework;
- Highlighting opportunities to improve the effectiveness, usability, and relevance of the MPS and LUB;
- Identifying coastal planning and climate adaptation considerations that may warrant future policy and regulatory responses; and
- Establishing a foundation for public and stakeholder engagement and the development of future planning policy recommendations.

Demographic Trends: Aging and declining population, with a population decline of approximately 8% between 2011 and 2021.

Housing: Opportunities to expand housing typologies, accessory dwelling units, additional residential density, and modernized parking requirements.

Economic Development: Opportunities to modernize renewable energy, industrial, and resource extraction policies and provisions to accommodate for emerging technologies and workforce needs.

Climate Resilience & Coastal Planning: Opportunities to strengthen coastal hazard mapping, setbacks, elevation requirements and definitions.

Environmental Protection: Exploring wildfire mitigation measures, low-impact development, stormwater management improvements, and future flood hazard mapping and regulations.

Infrastructure & Servicing: Updates to reflect current servicing conditions, planned infrastructure upgrades, and potential future servicing expansions.

Administration: Improve document usability through updated mapping, terminology, and modernization of planning documents.

Envisioning the Future of MODG

The MODG's current MPS vision is based on supporting strong rural communities and a high quality of life, while attracting new residents, housing, investment, and economic opportunities. It also emphasizes sustainable growth, climate resilience, renewable energy development, and preparing communities for future environmental challenges.

Write down 1–2 words on a sticky note and place them on the board!

When you envision MODG 25 years from now, what does is look like?

How has MODG changed in the last 5 years?

Key Opportunities and Priorities

What do you feel should be the top priorities for MODG when undertaking this Land Use Planning Review?

Place a dot underneath to your **top 3** answers!

Growth management by planning for infrastructure and utilities	**Promoting and supporting a broader range of housing options**	**Enhancing and expanding green spaces and parks**	**Land use compatibility**	**Other?** Use a sticky note to share your thoughts!
Supporting economic development and workforce needs	**Improving coastal, monitoring, mapping and development standards along shorelines**	**Leveraging opportunities for renewable energy**	**Environmental protection measures (i.e., wildfire protection, stormwater management, etc.)**	

About Coastal Planning

Why Is Coastal Planning Important in Nova Scotia?

- Nova Scotia's coastline is experiencing increasing impacts from climate change, including coastal flooding, erosion, storm surge, and sea level rise.
- The Province has developed coastal hazard mapping, guidance documents, and educational resources to help municipalities better understand and respond to these risks.
- Municipalities across Nova Scotia are exploring how land use planning can help reduce risk and support more resilient coastal communities.

What is Coastal Planning and How is it Supported?

- As part of this Land Use Planning Review, the MODG is examining coastal planning approaches to help inform future updates to the MPS and LUB.
- Supported through the Nova Scotia Federation of Municipalities (NSFM) Coastal Planning Support Program through the Future of Nova Scotia's Coastline initiative.
- The NSFM program provides funding to municipalities to implement community engagement, conduct research and prepare recommendations for future coastal planning considerations.

MODG's Coastal Planning Context

The MODG has over 400 km of coastline, communities which are at greater risk of coastal flooding from both sea level rise and storm surge.

MODG's existing MPS:

- Provides policy direction that aligns with the *Coastal Protection Act;*
- Establishes baseline regulations to protect properties, including minimum elevation requirements, watercourse setbacks.

MODG's existing LUB:

- Requires a 3.2 m vertical elevation relative to the Canadian Geodetic Vertical Datum of 2013 (CGVD2013).
- Requires a 10 m horizontal setback from the top bank of any watercourse or waterbody.



Coastal Planning Priorities

What Coastal Related Impacts Concern You Most?

Place a dot underneath to your **top 3** answers!

Coastal Flooding of Homes, Roads, Businesses, etc.	**Coastal Erosion to Shorelines, Beaches, Coastal Land and Property**	**Environmental Damage to Coastal Ecosystems**
Loss of Public Access to Beaches, Shorelines & Coastal Recreation Areas	**Risks to Public Safety During Storms and Extreme Weather Events**	**Impacts on Fisheries, Tourism, and other Coastal Economic Activities**
Impacts to Infrastructure (Roads, Bridges, etc.)	**Loss of Natural Coastal Features (Beaches, Dunes, Wetlands, etc.)**	**Road Washouts & Flooding Limiting Access to Essential Services**

Do You Have Any Other Concerns?

Use a sticky note to share write your thoughts!