



Municipal Planning Strategy & Land Use Bylaw

Municipality of the District of Shelburne

First Reading Presentation

May 27th, 2025

Brighter Community Planning &
Consulting

brighter
community
PLANNING & CONSULTING



Strategic Vision and Goals

Purpose : Implement new MPS and LUB to meet provincial requirements and local needs

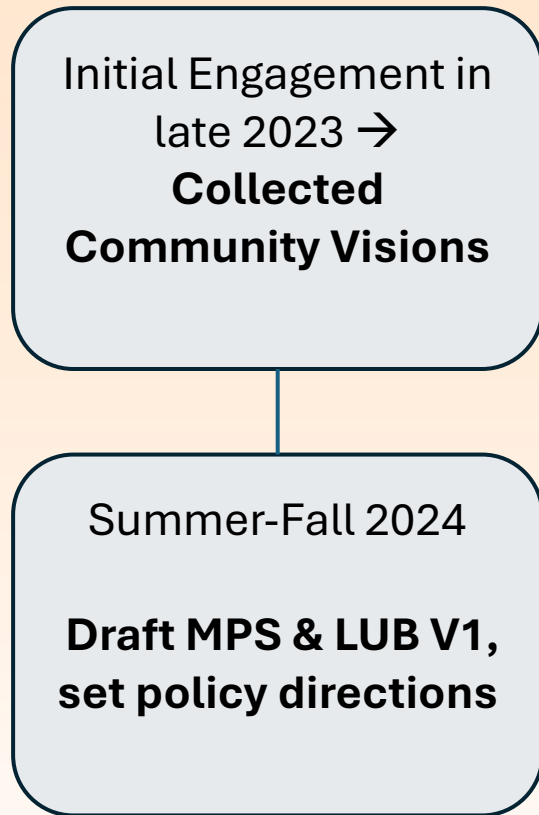
Goals

- **Reflect community input**
- Support **Economic and Housing Development**
- Preserve **rural character**
- Preserve **Coastal and Natural Assets**

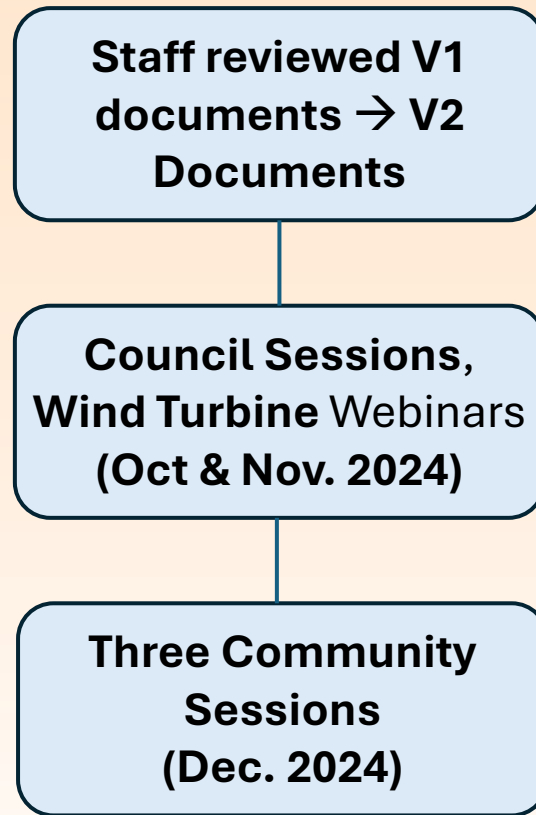
Approach : Keep it light, flexible and Implementable

Project Recap

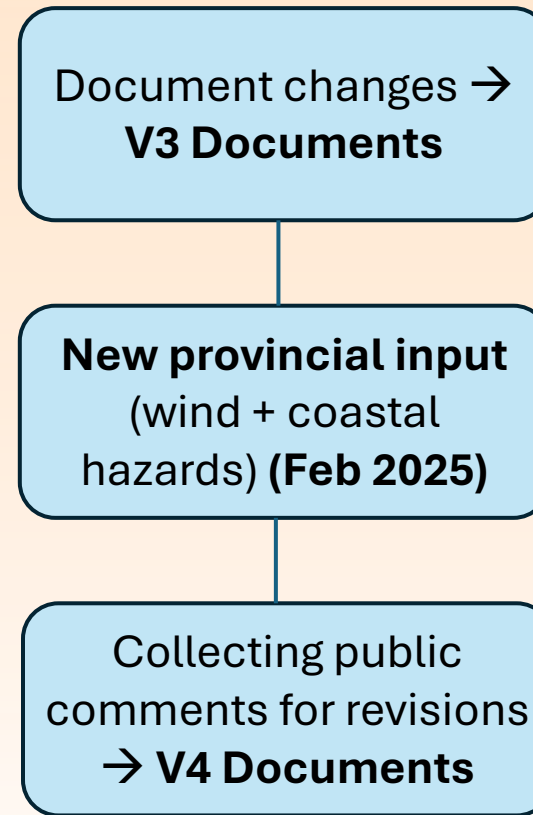
Fall 2023 – Summer 2024



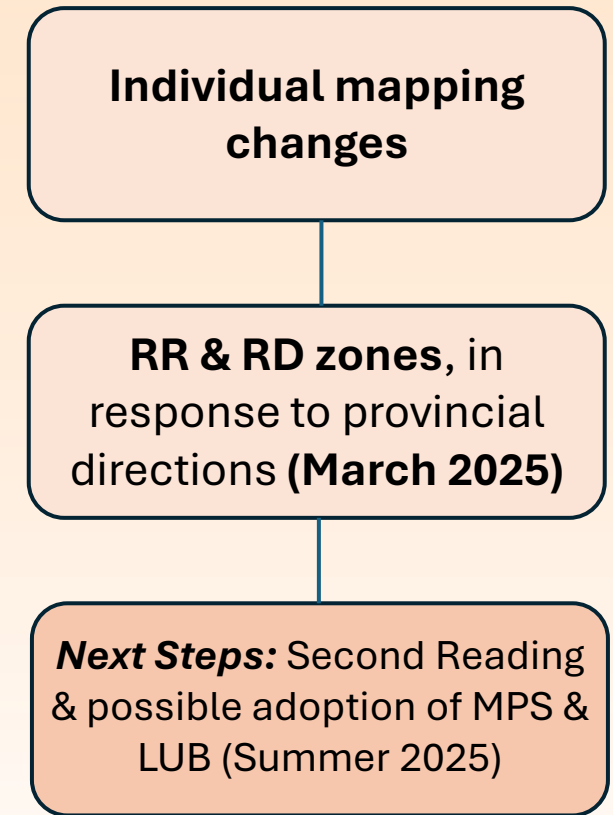
Fall 2024



Winter 2025



Spring 2025

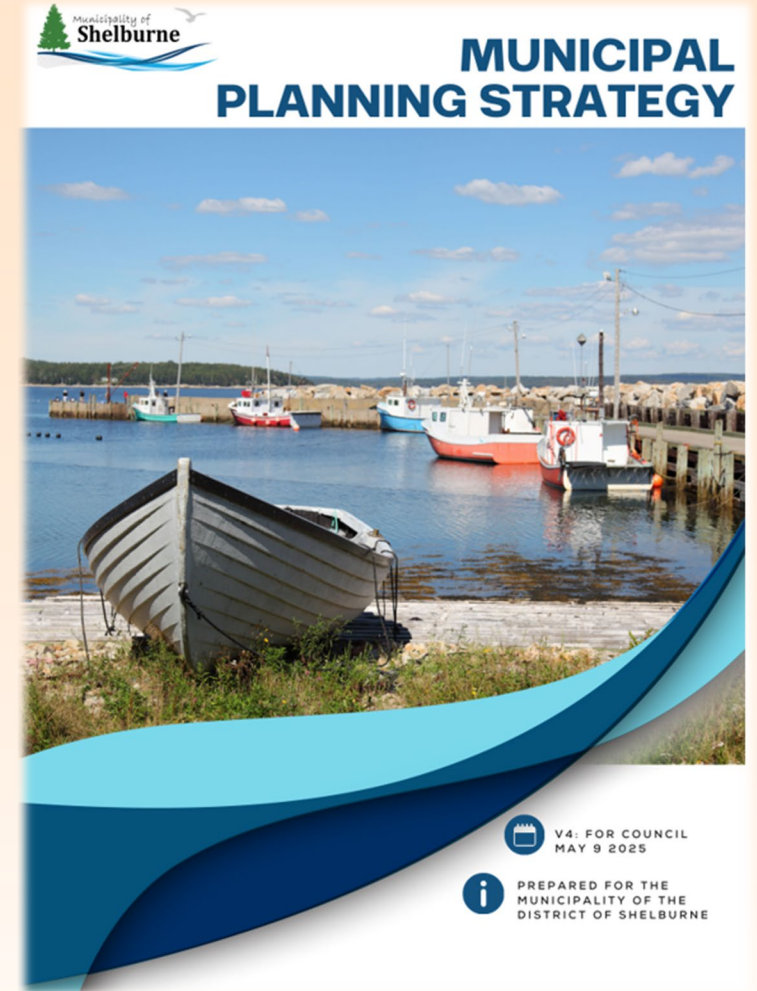


Engagement – Spring 2025

	Feb 12, 2025	Feb 13, 2025	Feb - March 2025
Events	Two Webinar presenting document changes in V3 MPS & LUB		One-on-one virtual meetings & phone calls
Time	2:00 pm – 3:30 pm	6:00 pm – 7:30 pm	
Time	5:00 PM – 8:00 PM		
Attendance	18	15	13
Other Activities	Correspondence with over 40 different community members since January 2025 via phone calls and emails		

Changes since Feb Sessions

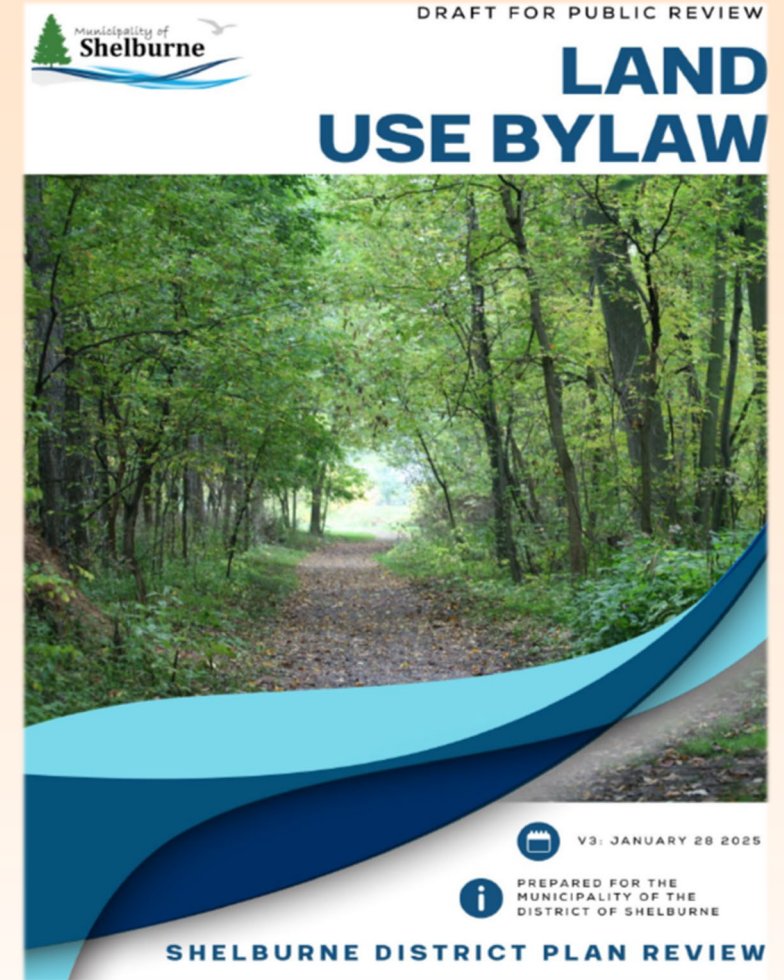
1. Response to Provincial Directions on wind turbines:
 - New Rural Use zones: replace RU zone with **Rural Resource (RR) & Rural Development (RD) zones.**
 - Large **wind turbines** permitted in **RR zone**
2. Improved agriculture policies
 - Address **provincial statement of interest (SPIs)**
 - **Eliminate topsoil removal** on lands that are **CLI Class 4 or above**



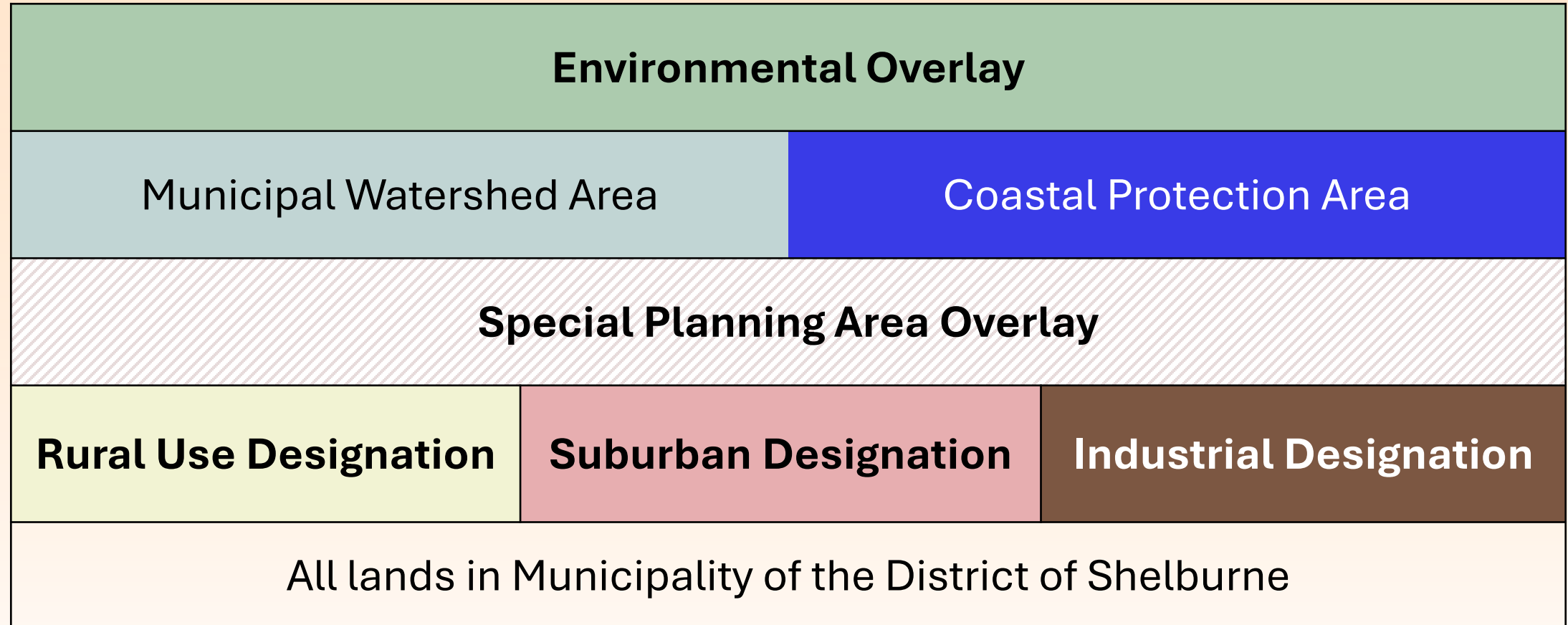
Changes since Feb Sessions

3. Two New Special Planning Areas
 - South of Town of Shelburne, on Lake Road
 - Old naval base on Sandy Point Rd

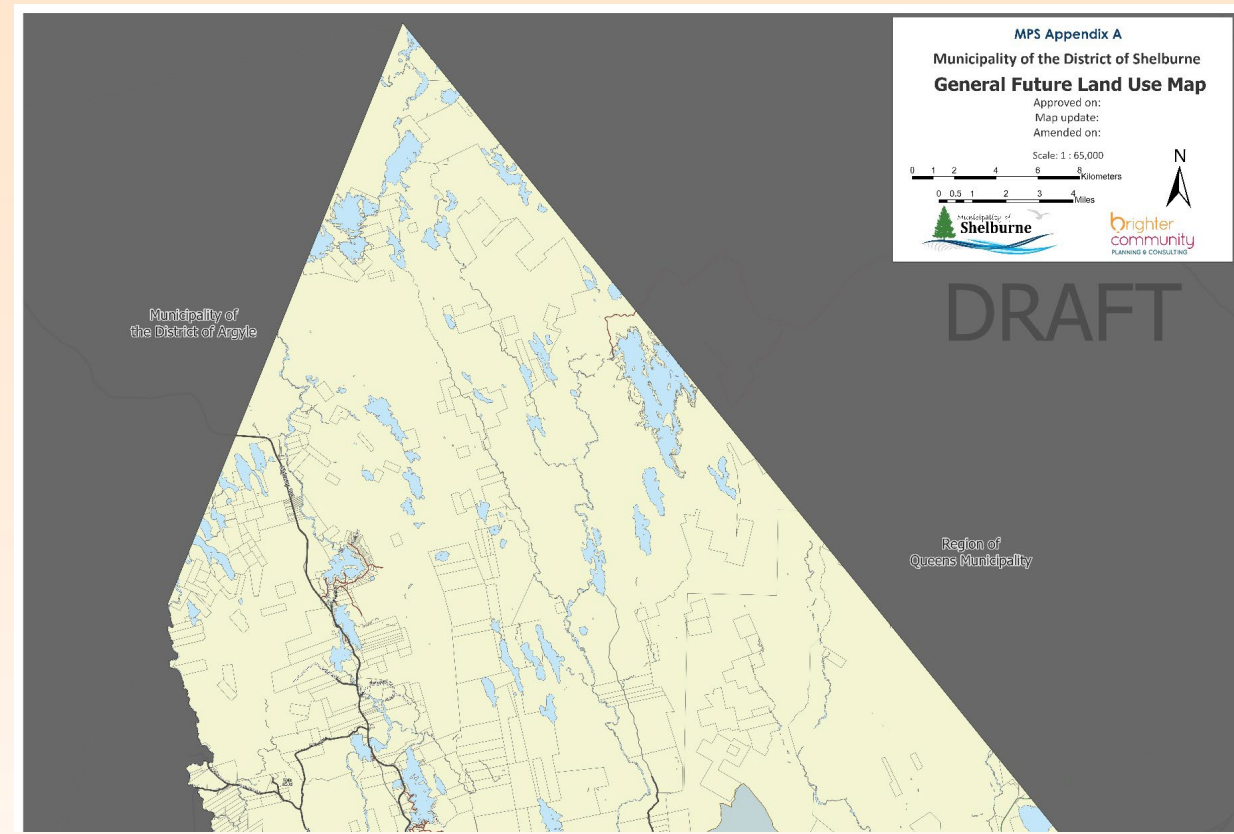
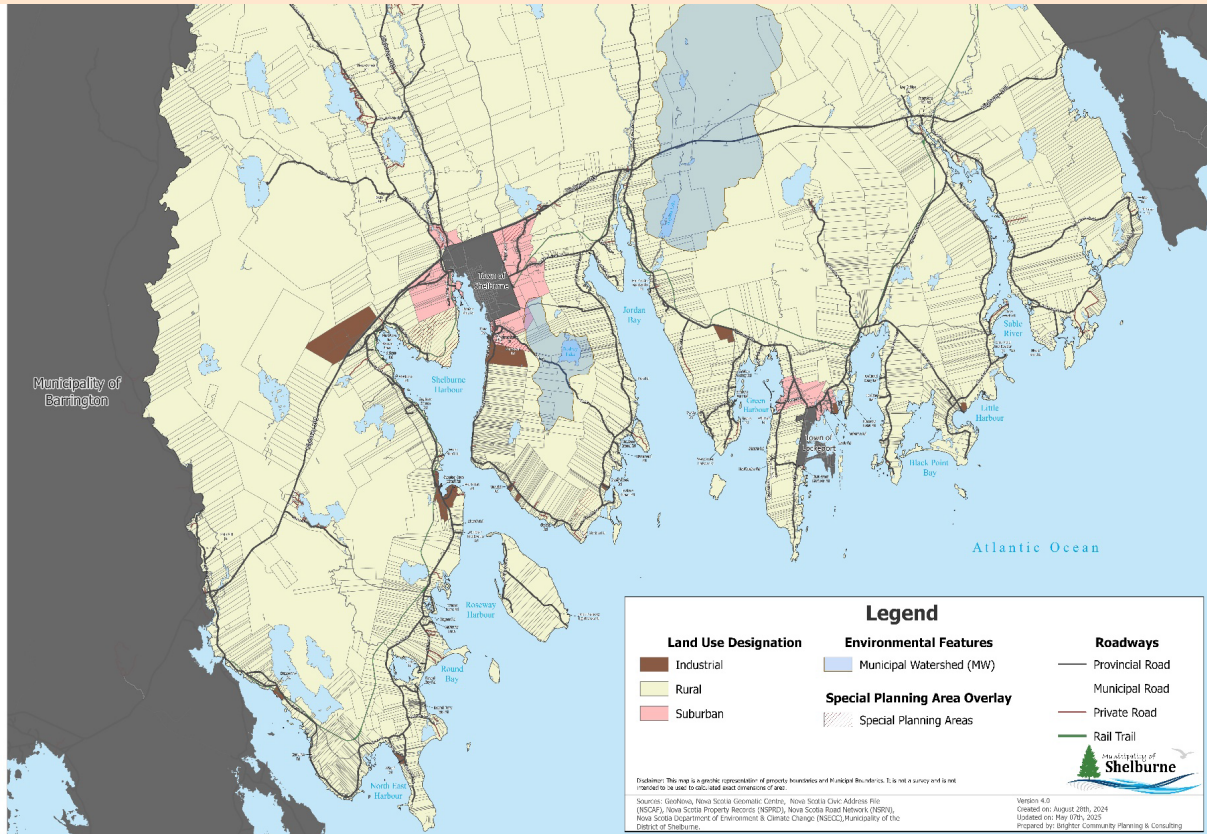
4. Individual inquiries and requests
 - Zoning map changes and corrections
 - **Home Office Uses** permitted on private roads



Land Use Designations & Overlays

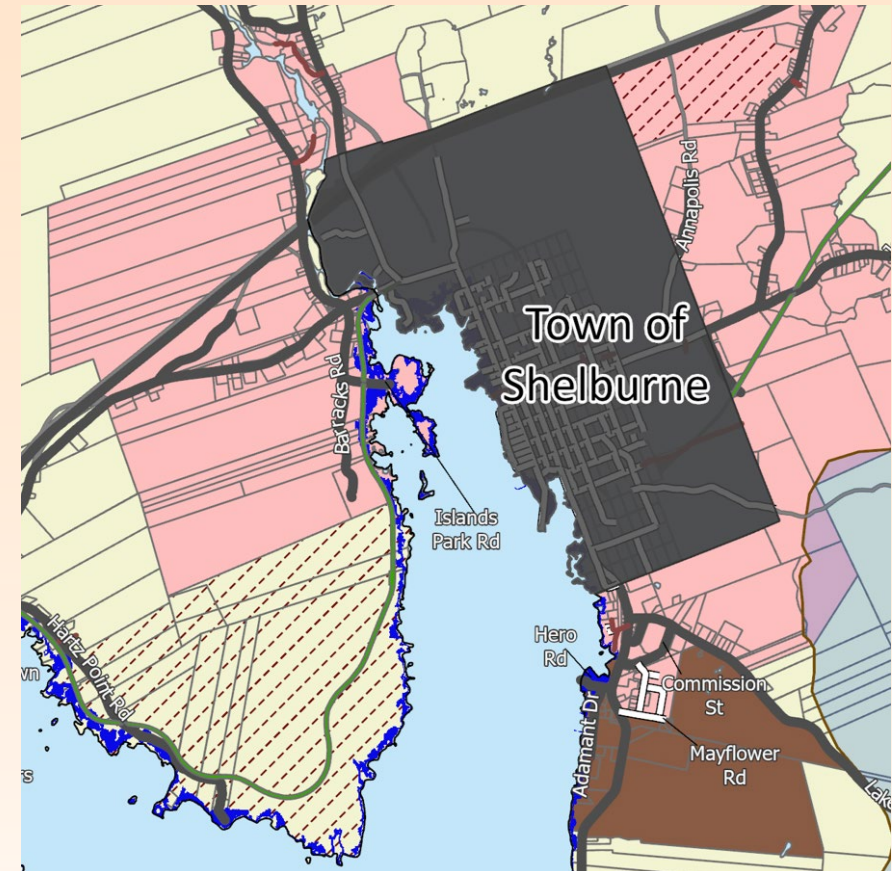


General Future Land-Use Map



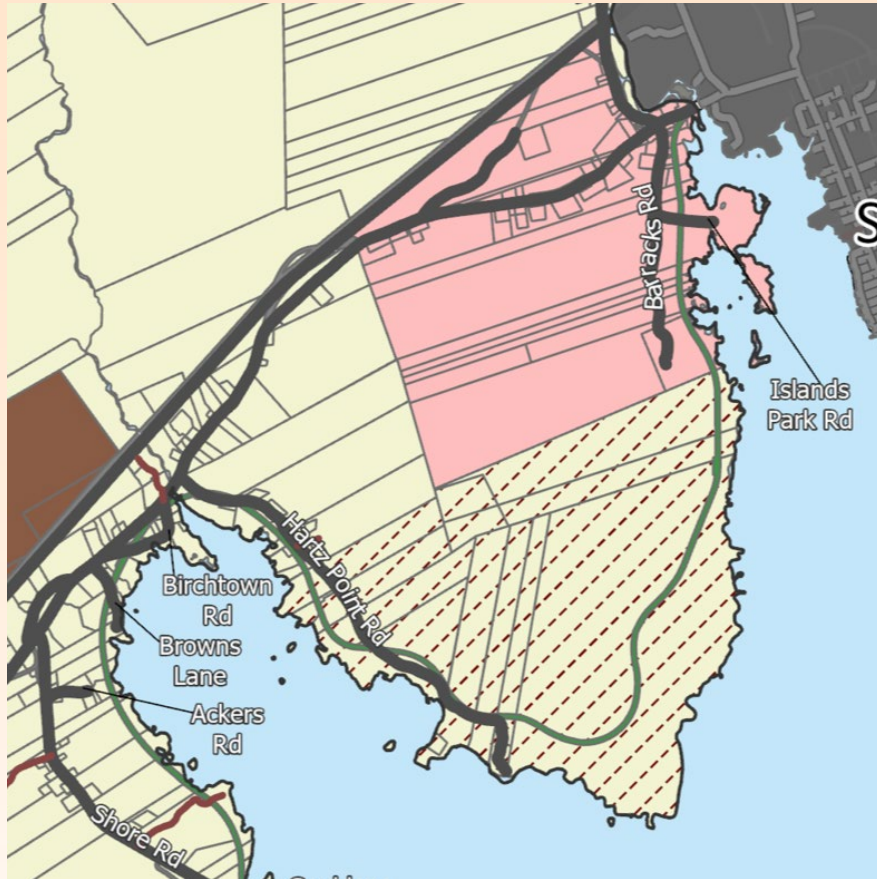
Special Planning Area Overlay

- For **economic development** initiatives of the MODS
- **Permits uses enabled** by the **base zoning**
- By development agreement only
- **Four Special Planning Areas**

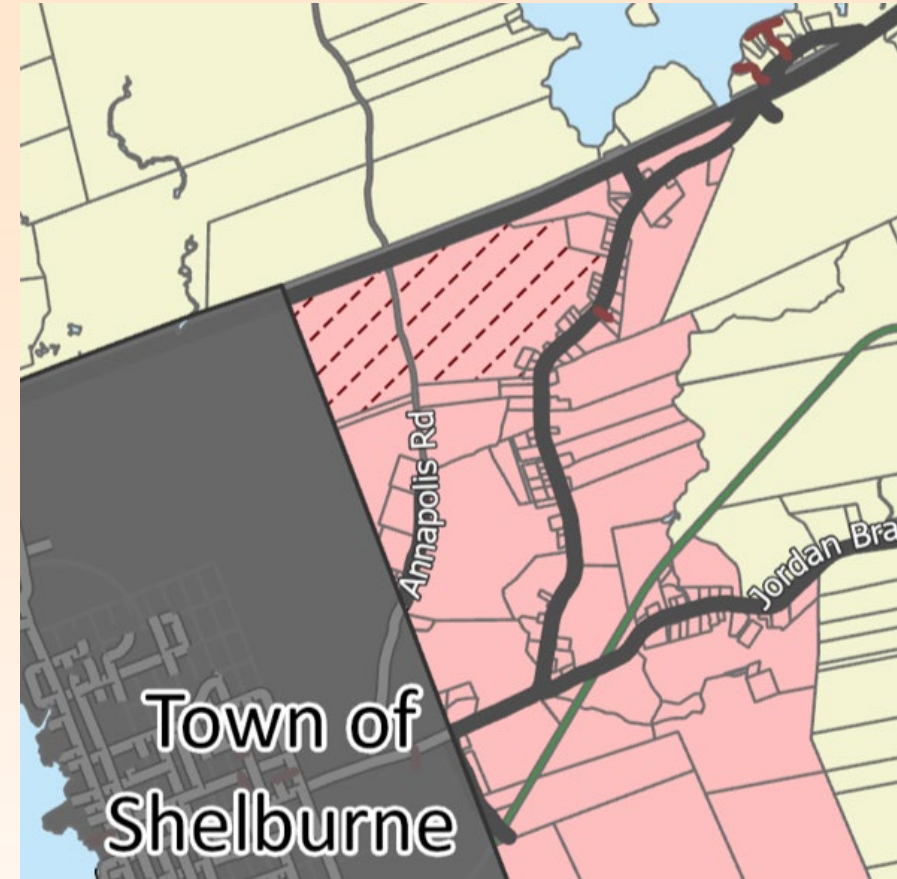


Special Planning Area Overlay

Special Planning Areas

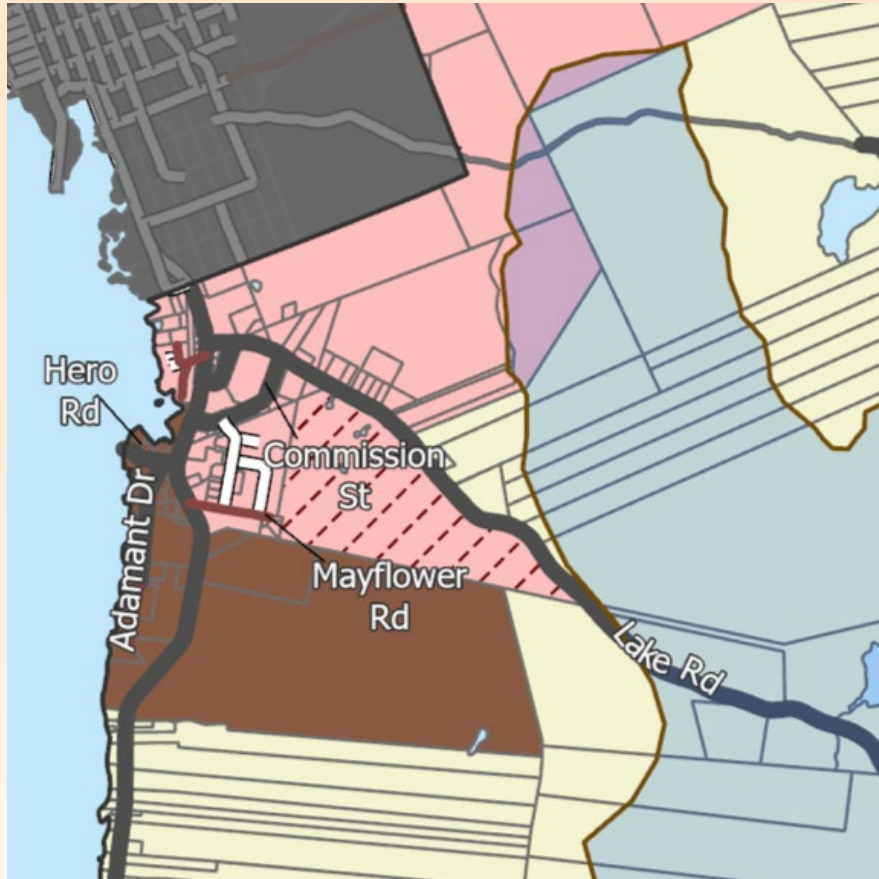


Hartz Point



Btw Hwy 103 & Woodlawn Drive

Special Planning Areas (New)



Lake Rd, south of Town of Shelburne



Old Naval Base

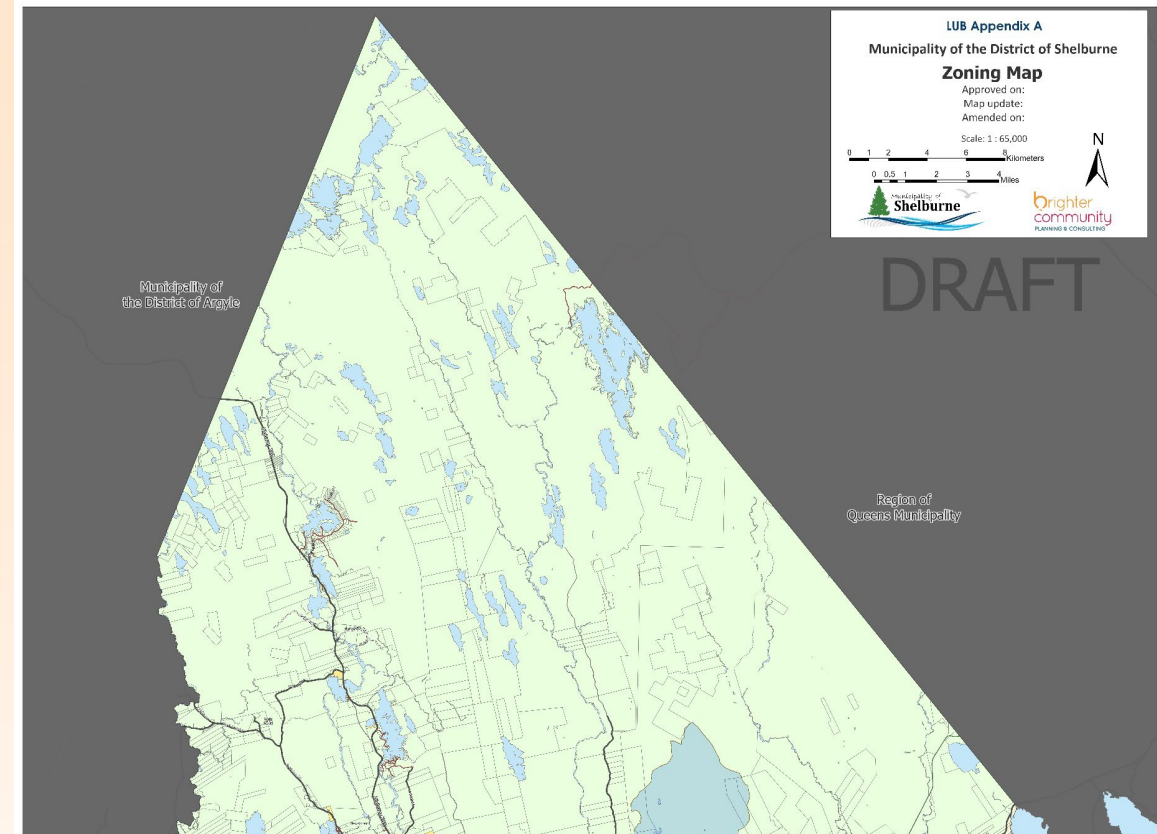
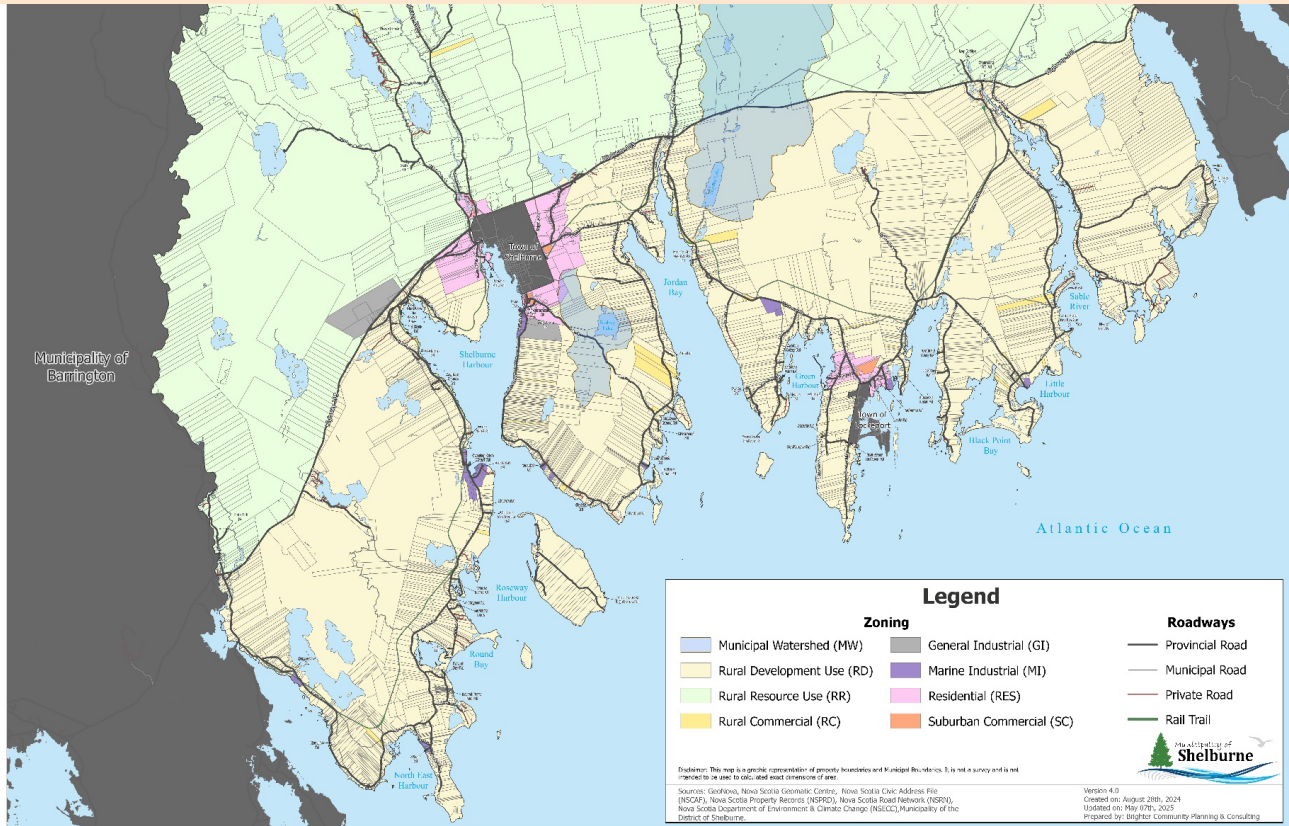
Zones under each Designation

Rural Use Designation		
<p>Rural Resource (RR) Resources uses in rural and remote area</p>	<p>Rural Development (RD) Tourism, economic development, and rural communities near public roadways</p>	<p>Rural Commercial (RC) Commercial uses in rural communities and areas</p>

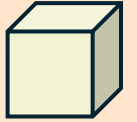
Suburban Designation	
<p>Residential (RES) Residential communities near Towns</p>	<p>Suburban Commercial (SC) Commercial uses in suburban areas</p>

Industrial Designation	
<p>General Industrial (GI) Current industrial uses and areas have potential for industrial development</p>	<p>Marine Industrial (MI) Current working waterfront</p>

Zones under each Designation



Rural Use Designation



General Provisions

Private road: permitted to service resource uses, camps & cottages, or subdivision up to 4 dwelling units.

No expansion of, or new municipal roads

Rural Resource (RR)

Prioritizes resource-based uses. Limited residential development.

May be rezoned to RC zone, if fronts a public road.

Rural Development (RD)

Prioritizes tourism, recreation, and rural residential uses.

Permits multi-unit dwellings

May be rezoned to RR and RC zone, in accordance with relevant provisions.

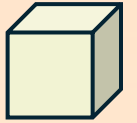
Rural Commercial (RC)

Commercial uses in rural communities and areas

Other zones may be rezoned to RC for commercial and business uses.

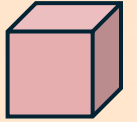
Expansion exceeding 500m² by site plan approval

Special uses in Rural Designation



Zone	Uses Permitted by Site Plan Approval	Uses Permitted by Development Agreement
RR Zone	<ul style="list-style-type: none"> Land Lease Communities Recreational Facilities (firing range, racing facilities, etc.) 	<ul style="list-style-type: none"> Large Wind Turbine in RR Zone Affordable Housing Projects Alternative Housing Forms that address documented, urgent housing needs New Private Roads (subdivision that creates 5 or more lots)
RD Zone	<ul style="list-style-type: none"> Land Lease Communities Recreational Facilities (firing range, racing facilities, etc.) Campgrounds & RV Parks Multi-unit or grouped dwellings up to 8 units. 	
RC Zone	<ul style="list-style-type: none"> Permitted commercial and industrial uses > 500 sqm of gross floor area. 	

Suburban Designation



General Provisions

Public Roads: Council may consider expanding public roads in Suburban area

Residential (RES)

Permit a variety of housing densities and types, institutional uses, local commercial uses, and commercial occupations.

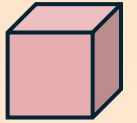
May be rezoned to SC for commercial uses

Suburban Commercial (SC)

Permits a variety of commercial uses, including large-scale uses on or near major arterial or collector roads.

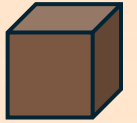
Expansion over 500m² or new large-scale retail exceeding 20,000 m² by site plan approval

Special uses in Suburban Designation



Zone	Uses Permitted by Site Plan Approval	Uses Permitted by Development Agreement
RES Zone	<ul style="list-style-type: none"> Mixed-use development with commercial ground floor area up to five stories. 	<ul style="list-style-type: none"> Multi-unit or grouped dwelling with more than ten units
SC Zone	<ul style="list-style-type: none"> Mixed-use development with commercial ground floor area up to five stories. Permitted commercial and industrial uses > 500 sqm of gross floor area. Large format Retail exceeds 20,000 sqm 	

Industrial Designation



General Provisions

Public Roads: Council may consider expanding public roads in Suburban area

General Industrial (GI)

Permits a wide range of industrial uses

New C&D sites by development agreement

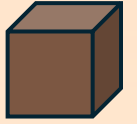
May be rezoned to MI zone

Marine Industrial (MI)

Permits marine-related industrial uses that require direct or indirect access to the ocean

Permits new single-unit dwellings, if they are at certain distance away from a Marine Industrial use and the Coastal Protection Overlay Zone

Special uses in Industrial Designation



Zone	Uses Permitted by Development Agreement
GI Zone	<ul style="list-style-type: none">• New or expanded C & D sites in GI zone• Hydrogen Facilities• New permanent structures under the CP Zone
MI Zone	

Zones under Environmental Overlay

Environmental Overlay		
GFLUM / MPS	Municipal Watershed Area	Coastal Protection Area
Zoning Map / LUB	Municipal Watershed (MW) Zone Prohibiting new developments in the MW zone	Coastal Protection Overlay (CP) Zone Prohibiting new developments in the MW zone, especially new residential developments

Strategic Role of the RR Zone in Wind Energy Policy

1. Prioritizes **resource-based uses** (agriculture, forestry, renewable energy)
2. Limits residential development to **minimize land use conflicts**
3. Avoids **infrastructure expansion** and **protects rural character**
4. Compatible with **long-term energy** and **climate strategies**
5. It will accommodate **large-scale wind turbines**



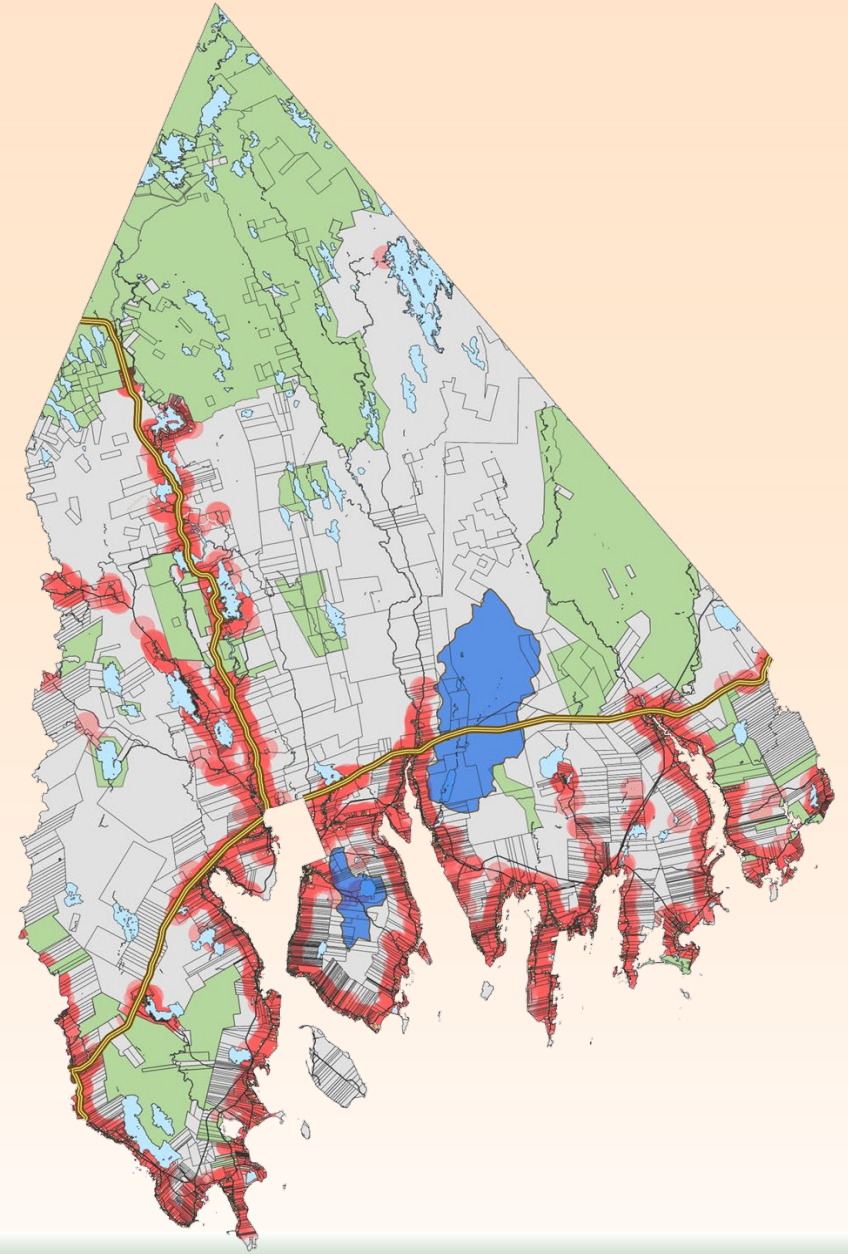
The Provincial Update



Municipal Affairs
Office of the Minister

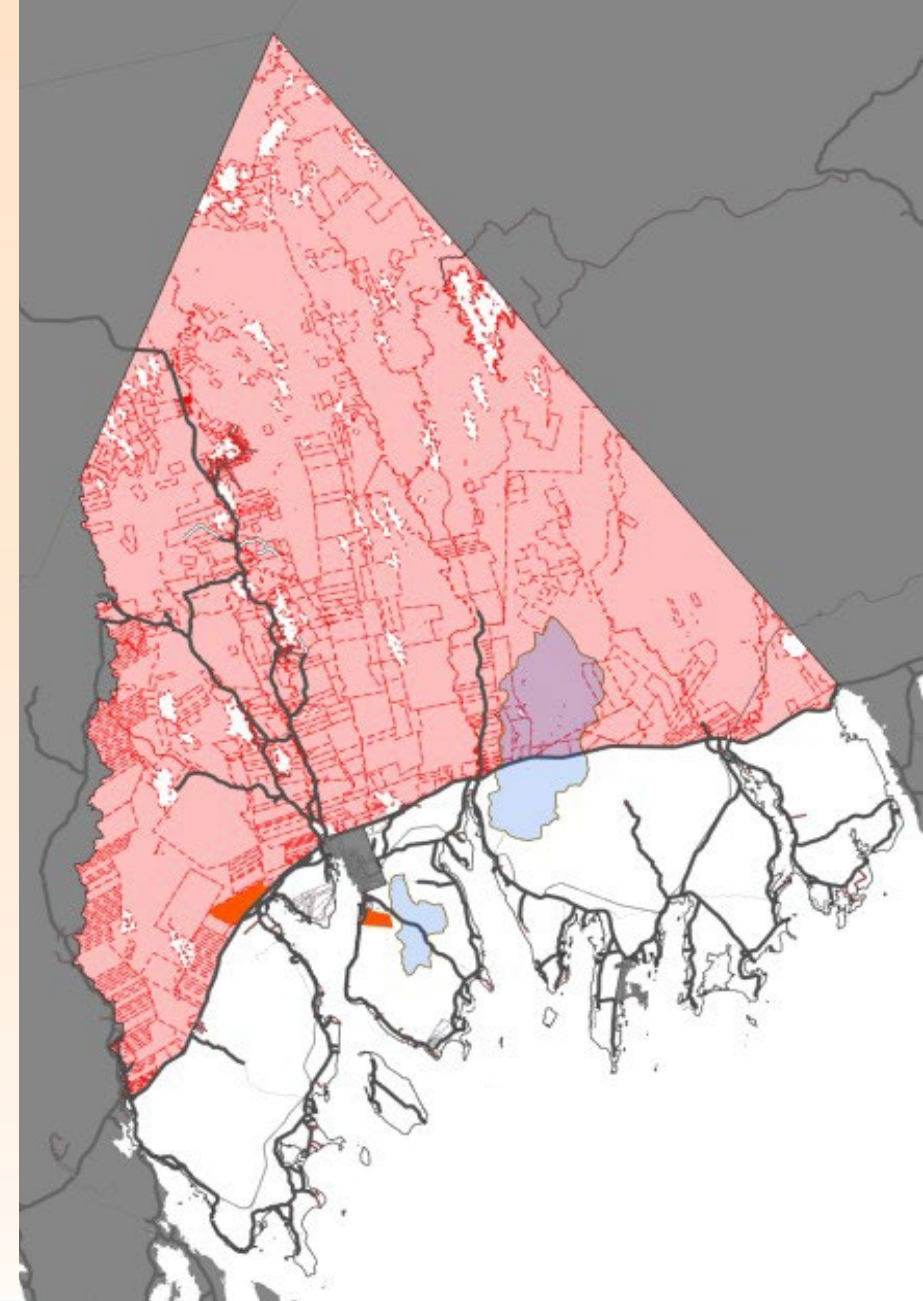
PO Box 216, Halifax, Nova Scotia, Canada B3J 2M4 • Telephone 902 424-5550 Fax 902 424-0581 • novascotia.ca

“The new regulations will require that the maximum distance between a commercial wind turbine and a dwelling cannot be more than either four times the height of the turbine, or the distance needed to keep noise levels below 40 decibels outside the home and limit shadow flicker to no more than 30 minutes a day or 30 hours a year.”



Large Scale Wind Turbines

- Permitted only in **RR and GI Zones**
- Siting Requirements
 - Minimum Requirement : 4x turbine height from any habitable dwelling
 - Development Agreement (DA) for turbines between 4X height and 1.5km from a habitable dwelling



Wind Turbine Zoning Framework

Subject to applicable **approvals and requirements**
under MPS and LUB

- Environmental and site approvals
- Community Consultation
- Setbacks, social benefits agreements and decommissioning bond

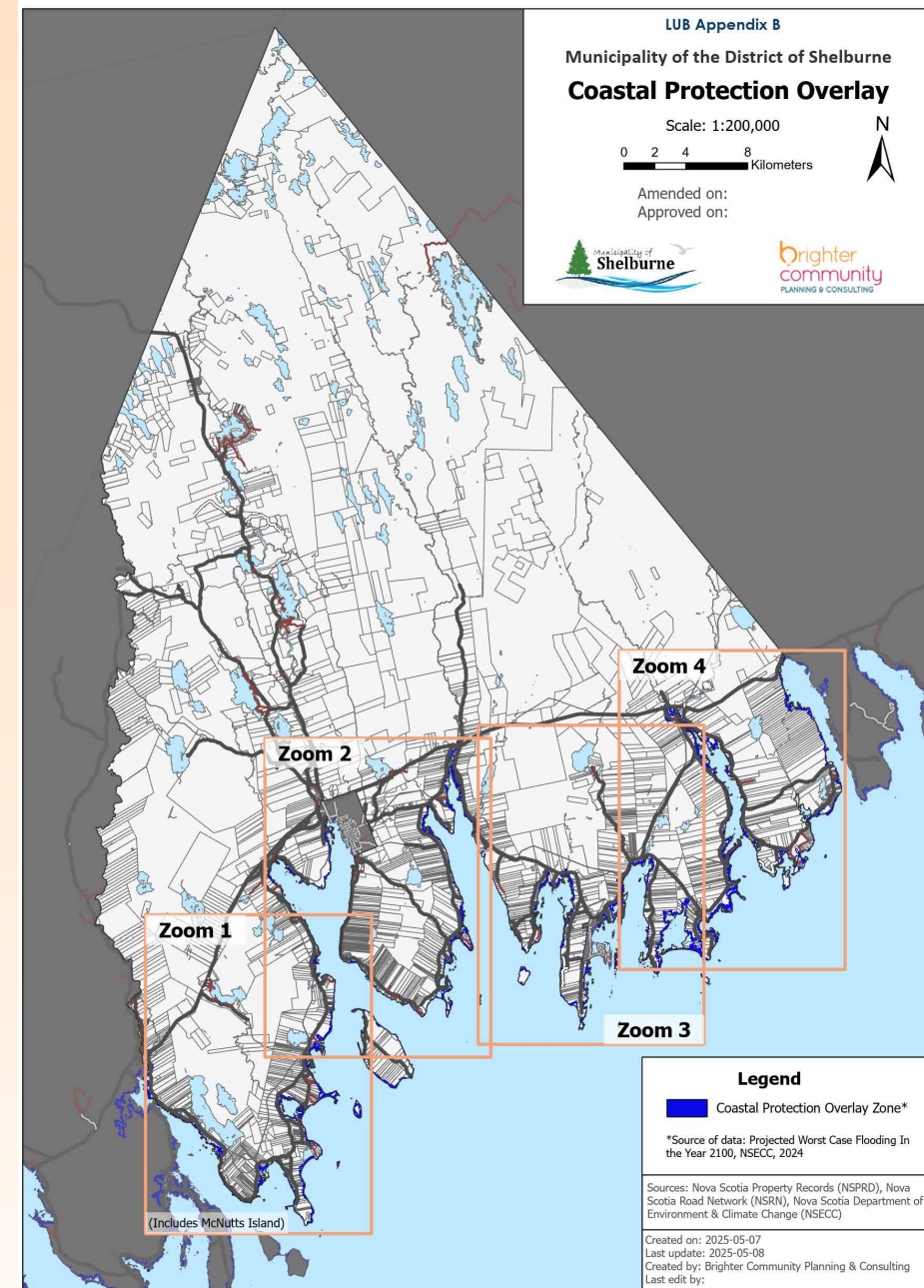


Coastal Planning & Protection

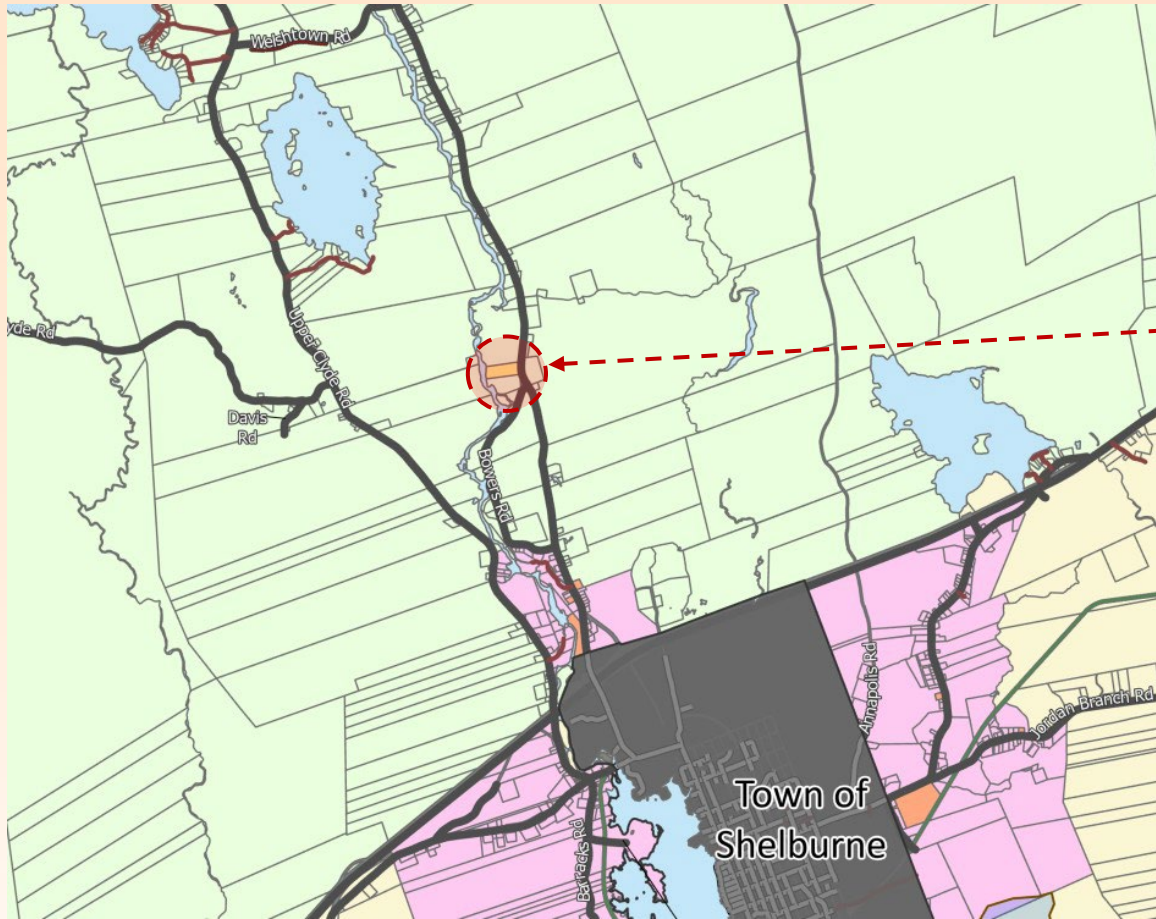
- **Marine Industrial Zone** is most affected by the Coastal Hazard Area
- **New permanent structures >50m²** require **Development Agreement** if within the hazard area

Allowed only if

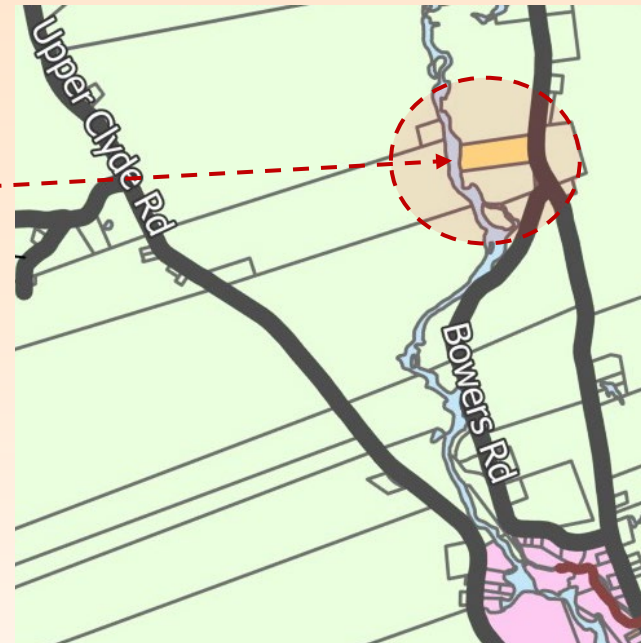
- Use must be **ocean-dependent** (e.g., wharfs, shipyards, fish processing)
- Risk of **coastal flooding or erosion is low or mitigated**
- Floodproofing and erosion controls are implemented
- As much structure as possible is sited **outside hazard area**
- **Emergency access** is maintained during extreme events



Additional mapping change to Rural Commercial zone



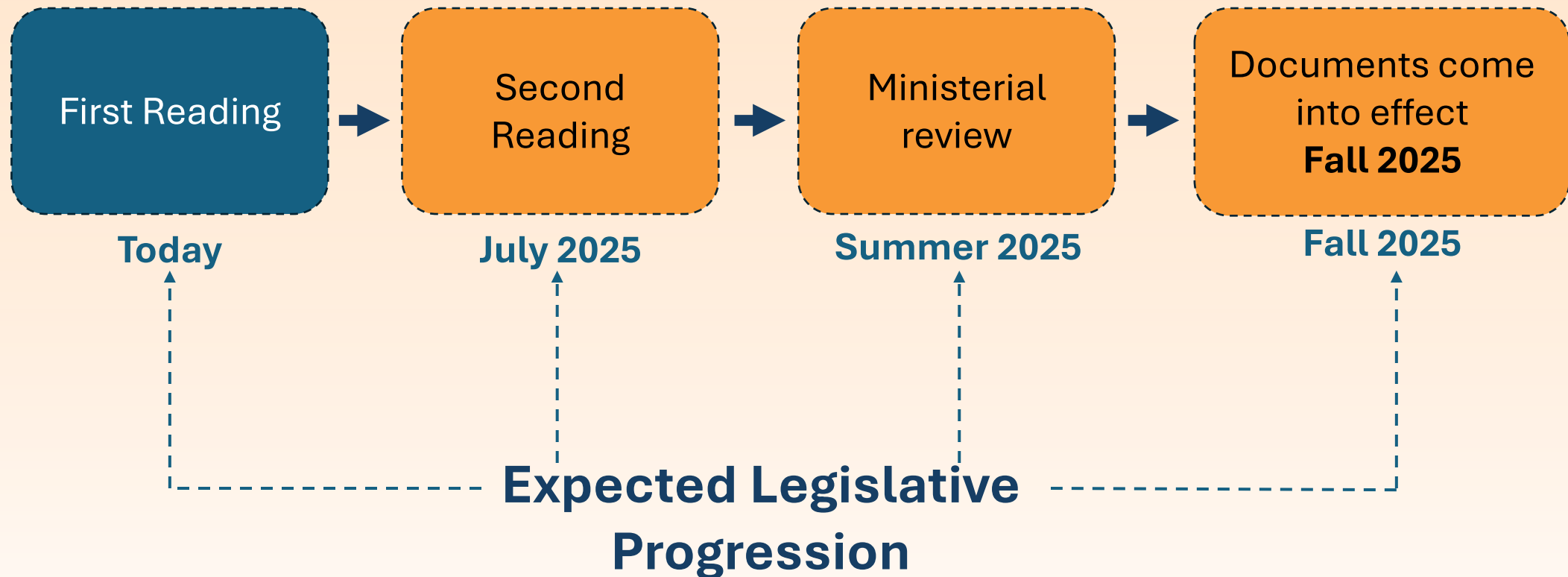
Contextual Map



Lot Specific Context

(Note : As requested by staff)

Legislative Pathway Timeline



Thank You