



# Municipal Planning Strategy & Land Use Bylaw

## Municipality of the District of Shelburne

Public Hearing Presentation

June 25th, 2025

Brighter Community Planning &  
Consulting

**b**righter  
community  
PLANNING & CONSULTING



# Purpose of Public Hearing

- Council will **hear comments** from the public on the draft **Municipal Planning Strategy (MPS)** and **Land Use By-law (LUB)**.
- **Public feedback** will help **inform Council's decision** before second reading.
- Presentation will explain **strategic direction** and **key policy interventions**.



# Strategic Vision and Goals

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

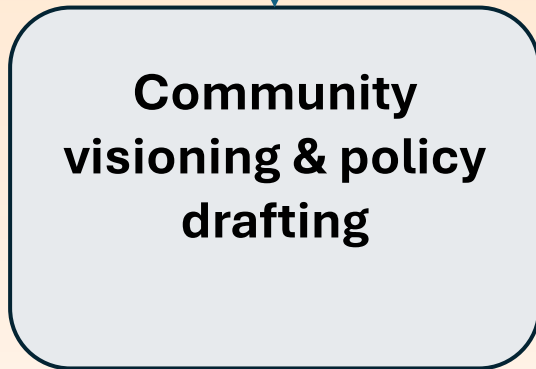
## Goals

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

**Approach** : Keep it light, flexible and Implementable

# Planning Process Summary

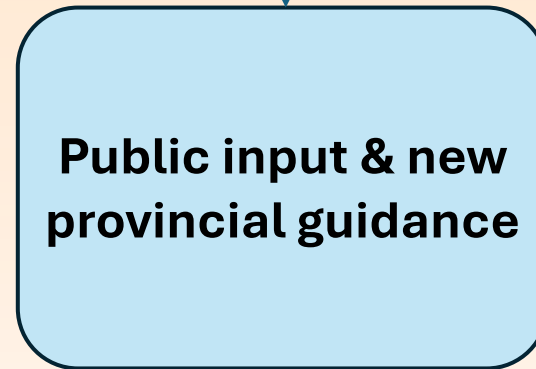
Fall 2023 – Summer 2024



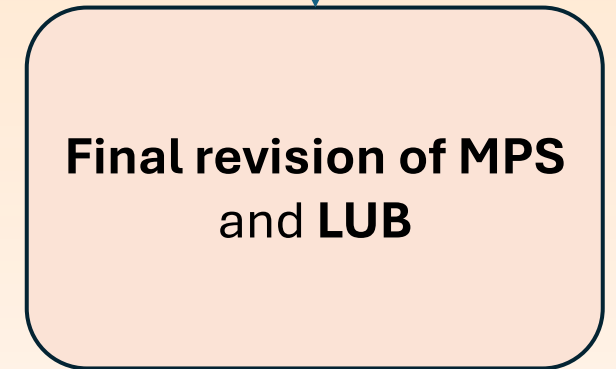
Fall 2024



Winter 2025



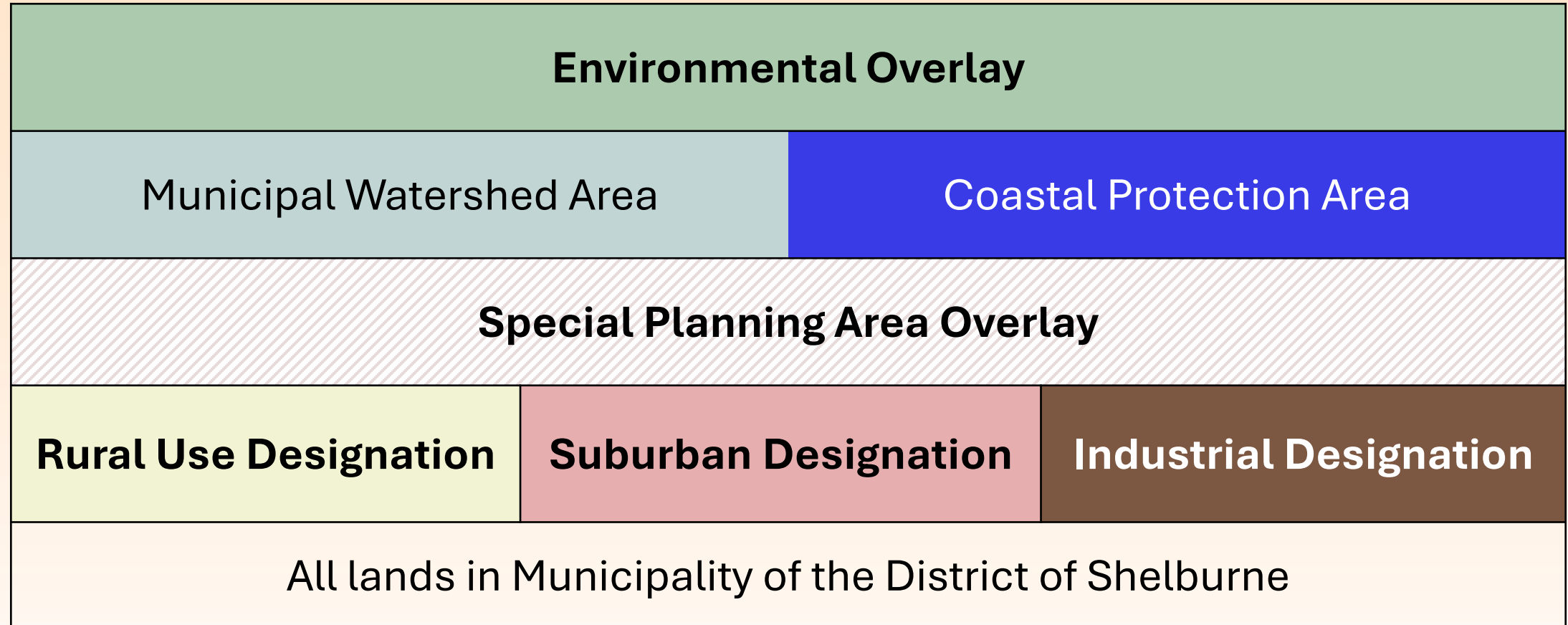
Spring 2025



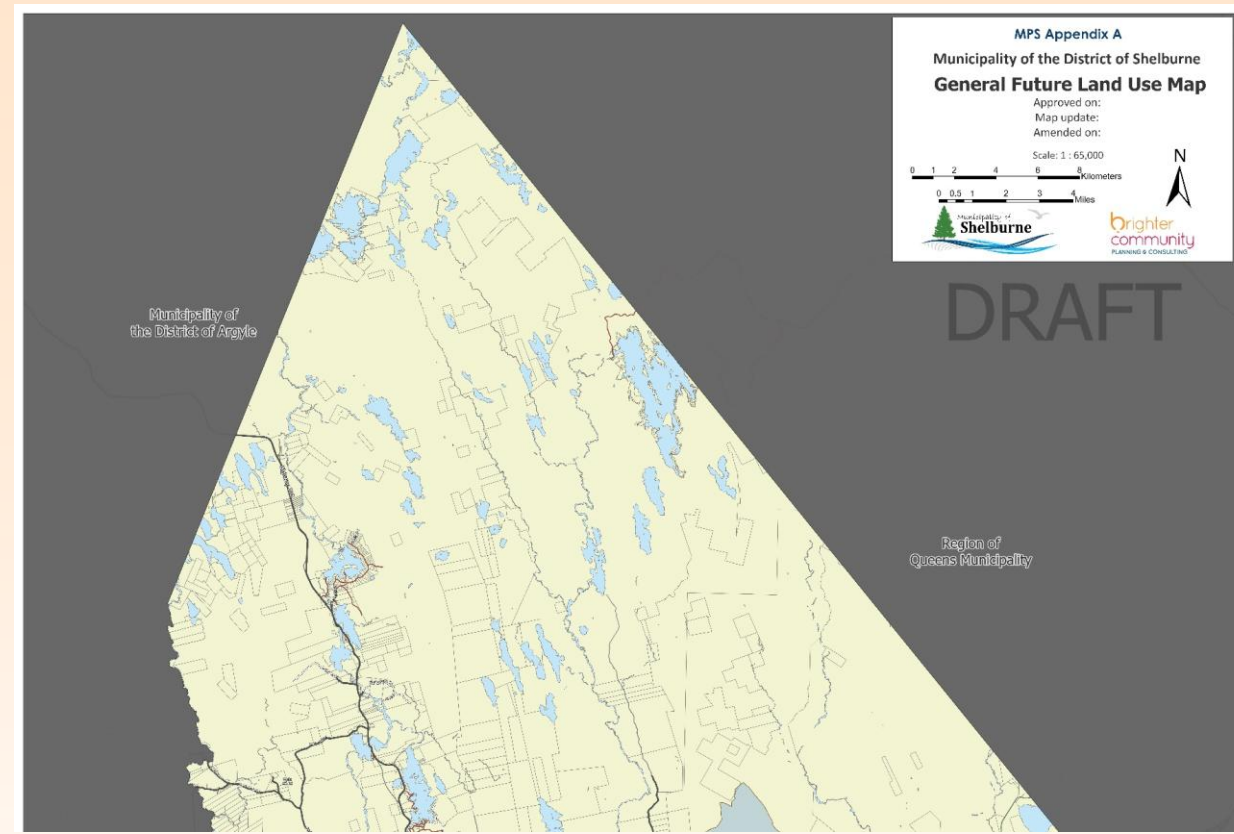
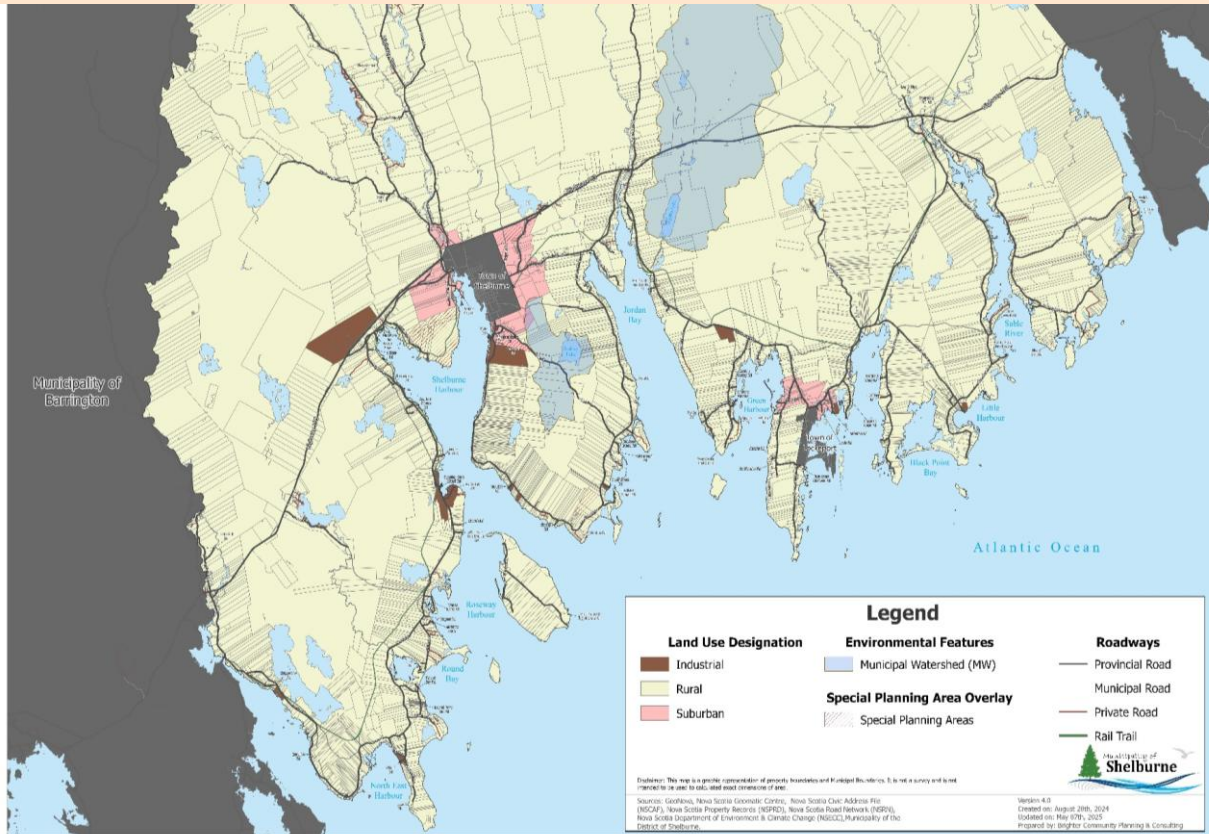
# Community Engagement Summary

Fall 2023	Key Informant Interviews & Staff Meetings	Baseline vision and policy priorities
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Nov–Dec 2023	<b>3 Open House Sessions</b> (World Café)	Draft V1 and community input
Dec 2023 – Jan 2024	Email & One-on-One Meetings	Public comment submission period
Nov 2024	Focused Online Session	Wind turbine and green energy discussion
Feb 2025	Webinars (x2)	Presentation of V3 policy updates

# Land Use Designations & Overlays

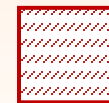
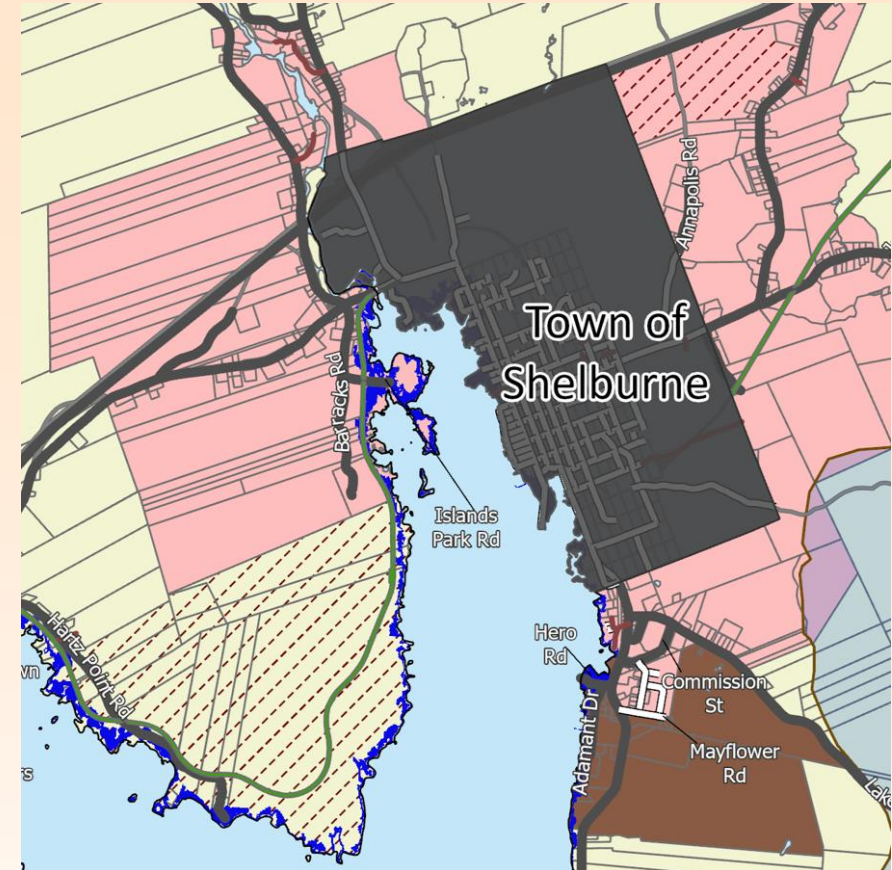


# General Future Land-Use Map



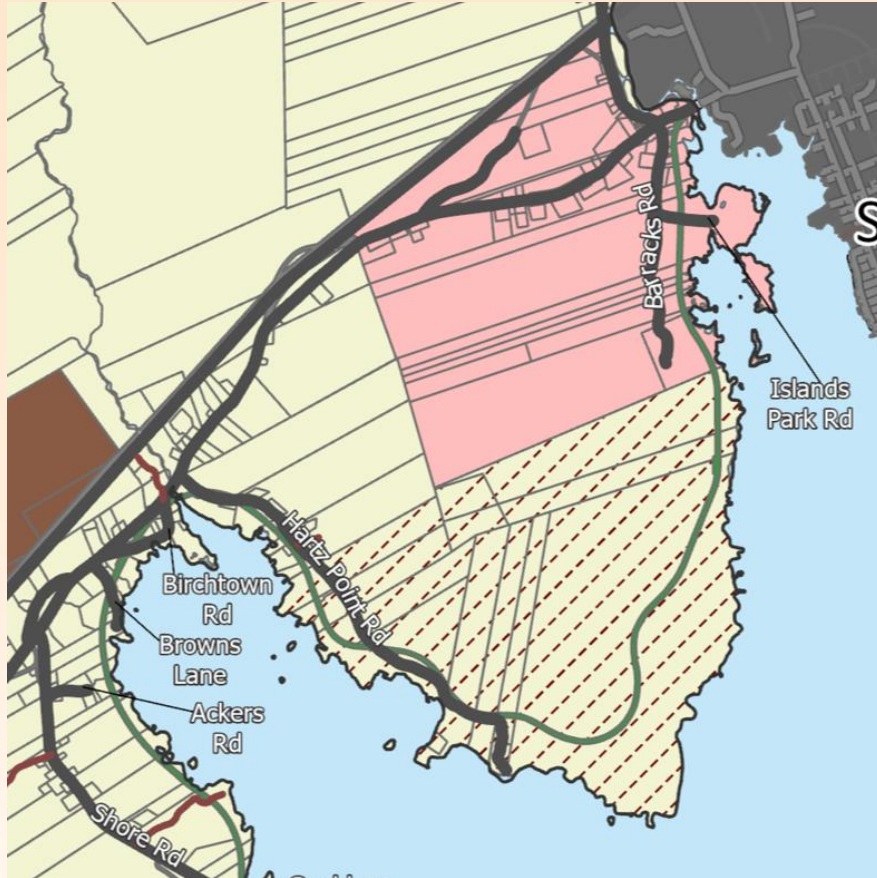
# Special Planning Area Overlay

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

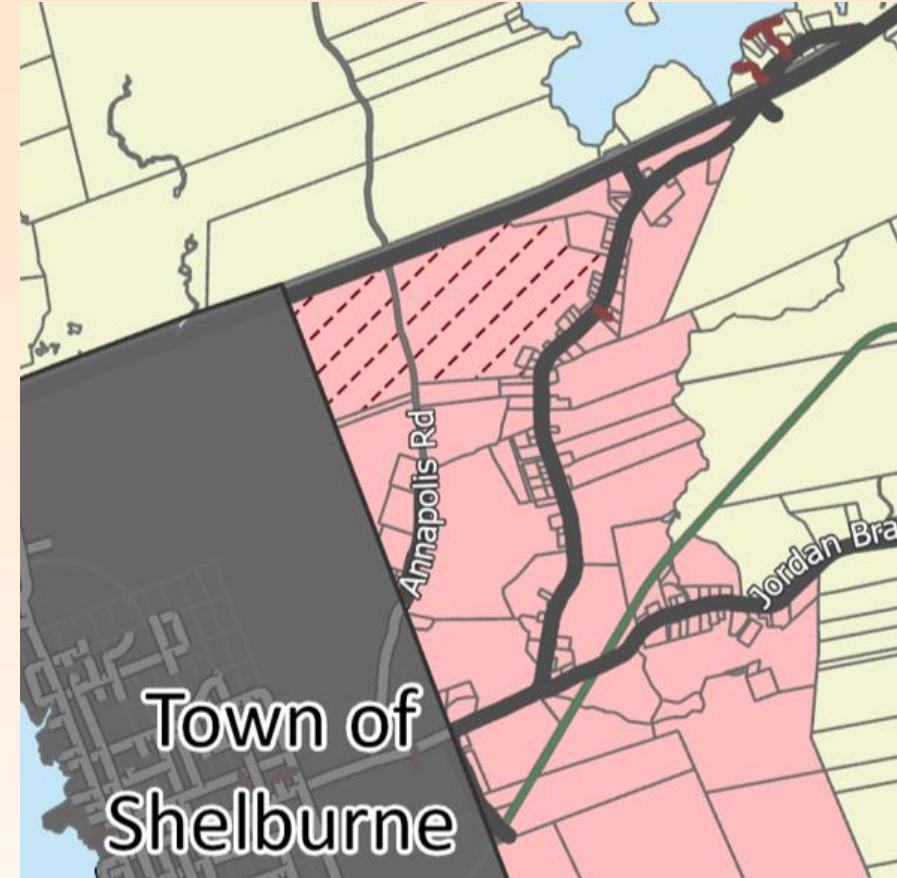


Special Planning Area Overlay

# Special Planning Areas

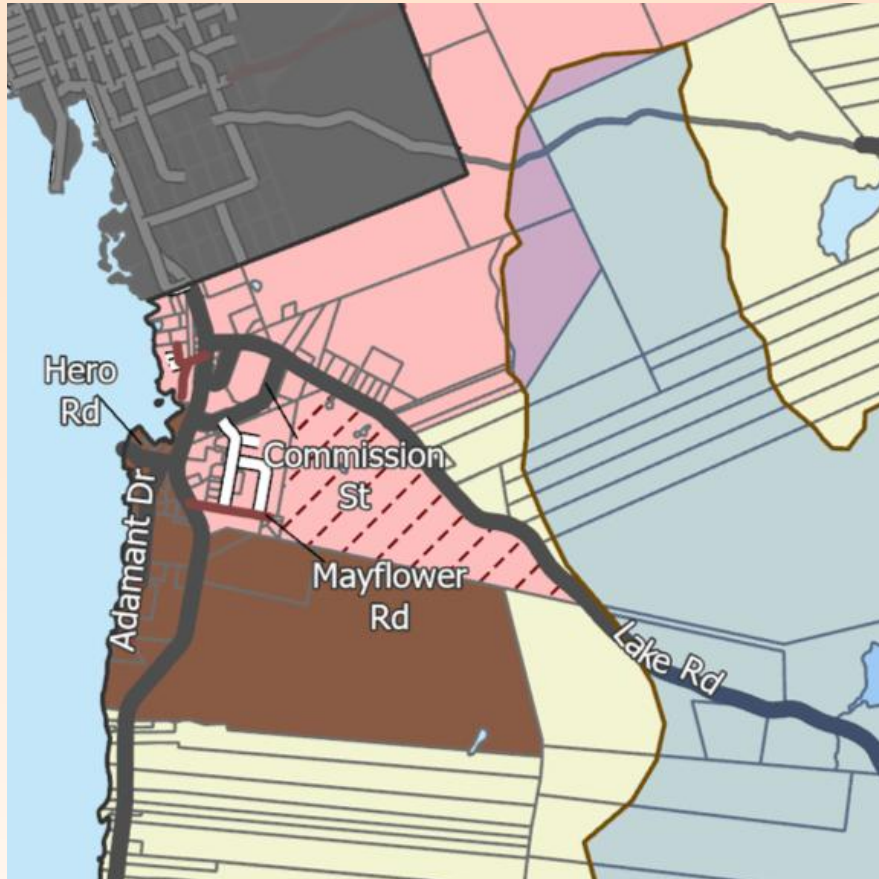


**Hartz Point**



**Town of Shelburne**  
**Btw Hwy 103 & Woodlawn Drive**

# Special Planning Areas (New)



Lake Rd, south of Town of Shelburne



Old Naval Base

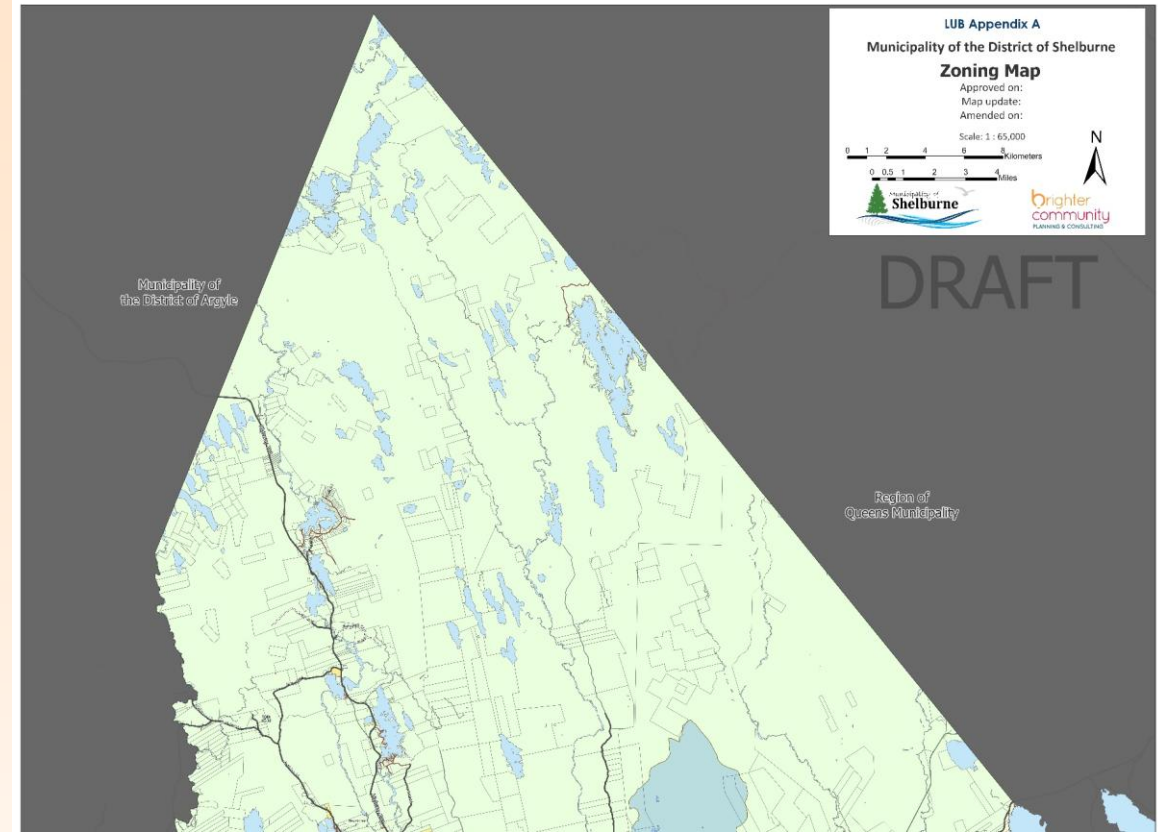
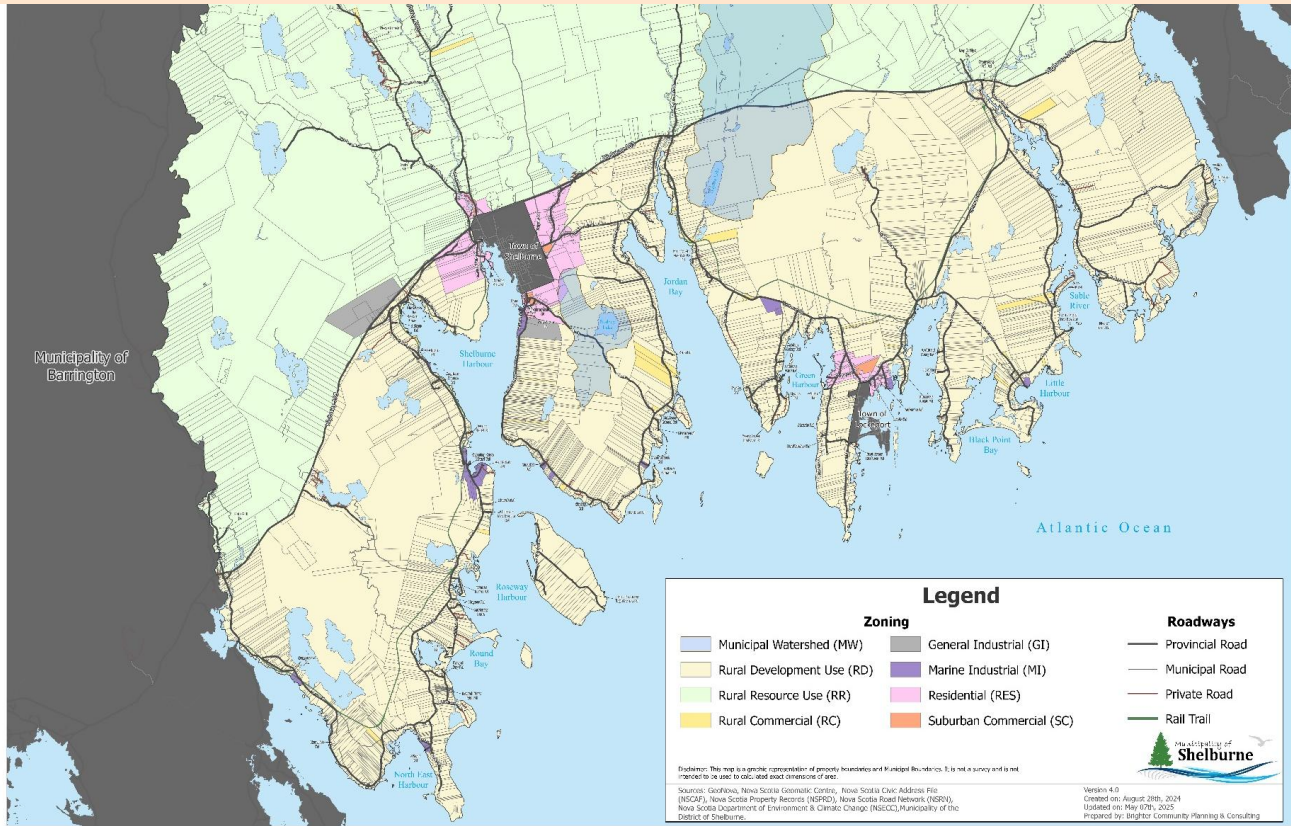
# Zones under each Designation

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

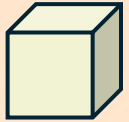
Suburban Designation	
<b>Residential (RES)</b> <b>Residential communities near Towns</b>	<b>Suburban Commercial (SC)</b> <b>Commercial uses in suburban areas</b>

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

# Zones under each Designation



# Rural Use Designation



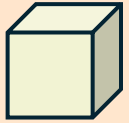
## General Provisions

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

No expansion of, or new municipal roads

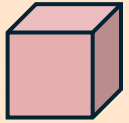
<b>Rural Resource (RR)</b>	<b>Rural Development (RD)</b>	<b>Rural Commercial (RC)</b>
<p>Prioritizes resource-based uses. Limited residential development.</p> <p>May be rezoned to RC zone, if fronts a public road.</p>	<p>Prioritizes tourism, recreation, and rural residential uses.</p> <p>Permits multi-unit dwellings</p> <p>May be rezoned to RR and RC zone, in accordance with relevant provisions.</p>	<p>Commercial uses in rural communities and areas</p> <p>Other zones may be rezoned to RC for commercial and business uses.</p> <p>Expansion exceeding 500m<sup>2</sup> by site plan approval</p>

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

# 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.

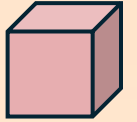
May be rezoned to SC for commercial uses

### Suburban Commercial (SC)

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

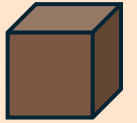
Expansion over 500m<sup>2</sup> or new large-scale retail exceeding 20,000 m<sup>2</sup> by site plan approval

# 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"> <li>Mixed-use development with commercial ground floor area up to five stories.</li> </ul>	<ul style="list-style-type: none"> <li>Multi-unit or grouped dwelling with more than ten units</li> </ul>
SC Zone	<ul style="list-style-type: none"> <li>Mixed-use development with commercial ground floor area up to five stories.</li> <li>Permitted commercial and industrial uses &gt; 500 sqm of gross floor area.</li> <li>Large format Retail exceeds 20,000 sqm</li> </ul>	

# 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

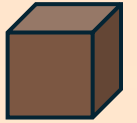
May be rezoned to MI zone

### 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

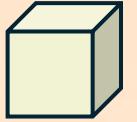


Zone	Uses Permitted by Development Agreement
GI Zone	<ul style="list-style-type: none"><li>• New or expanded C &amp; D sites in GI zone</li><li>• Hydrogen Facilities</li><li>• New permanent structures under the CP Zone</li></ul>
MI Zone	

# 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, <b>especially new residential developments</b>

# Rural Designation – RR vs RD



**Big Picture :** RD supports scenic, housing, and tourism growth along coastlines, while RR protects working lands and resource activity inland. Differentiating them ensures clarity, avoids conflict, and allows tailored development.

Feature	Rural Resource (RR)	Rural Development (RD)
Purpose	Prioritize agriculture, forestry, resource uses	Support tourism, coastal living, rural housing
Housing	Limited housing; residential not encouraged	Rural residential growth encouraged
Wind Turbines	Permitted (large-scale)	Not permitted
Infrastructure	Avoid costly infrastructure expansion	Supports housing near services

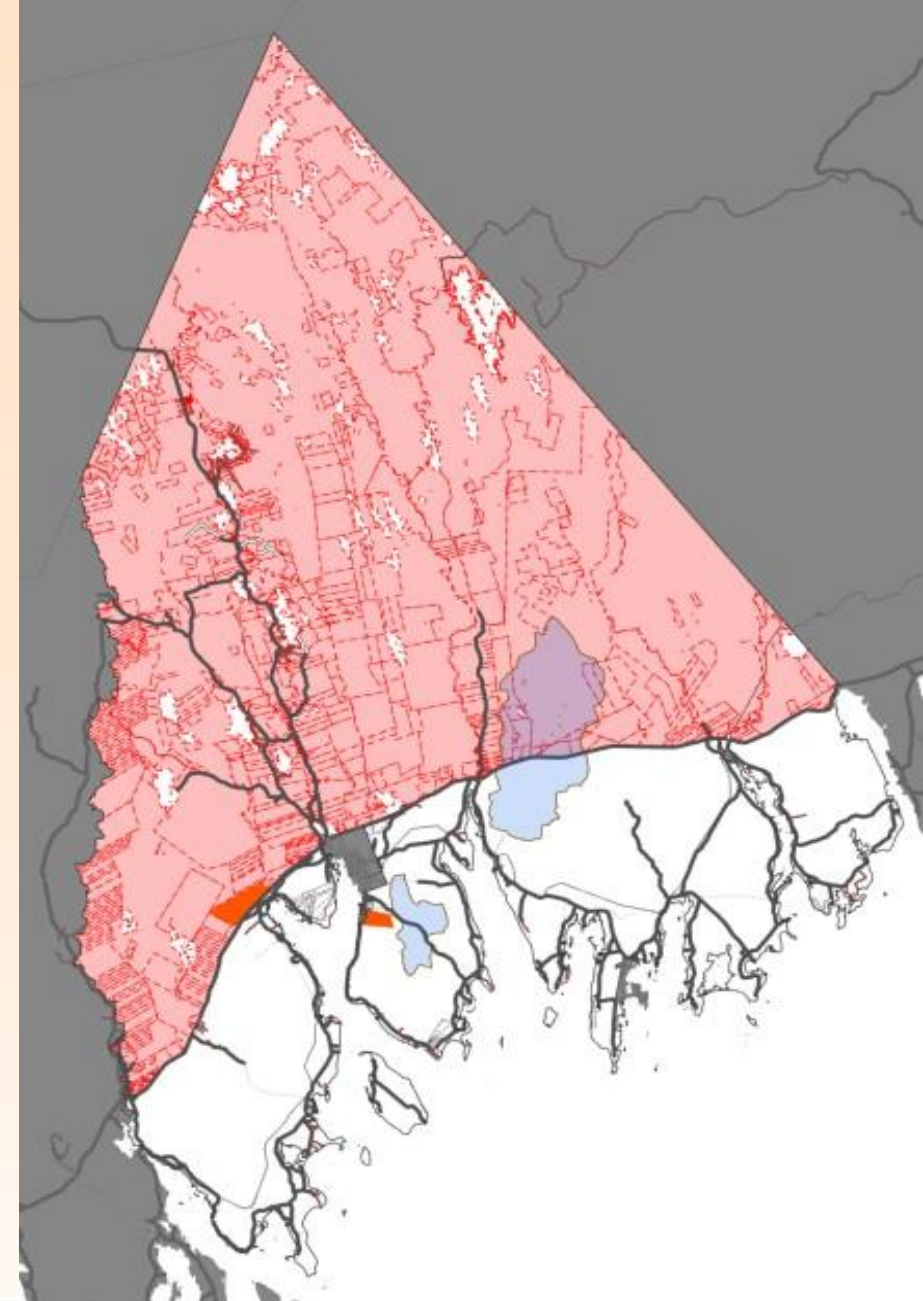
# Strategic Role of the RR Zone in Wind Energy Policy

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**



# 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

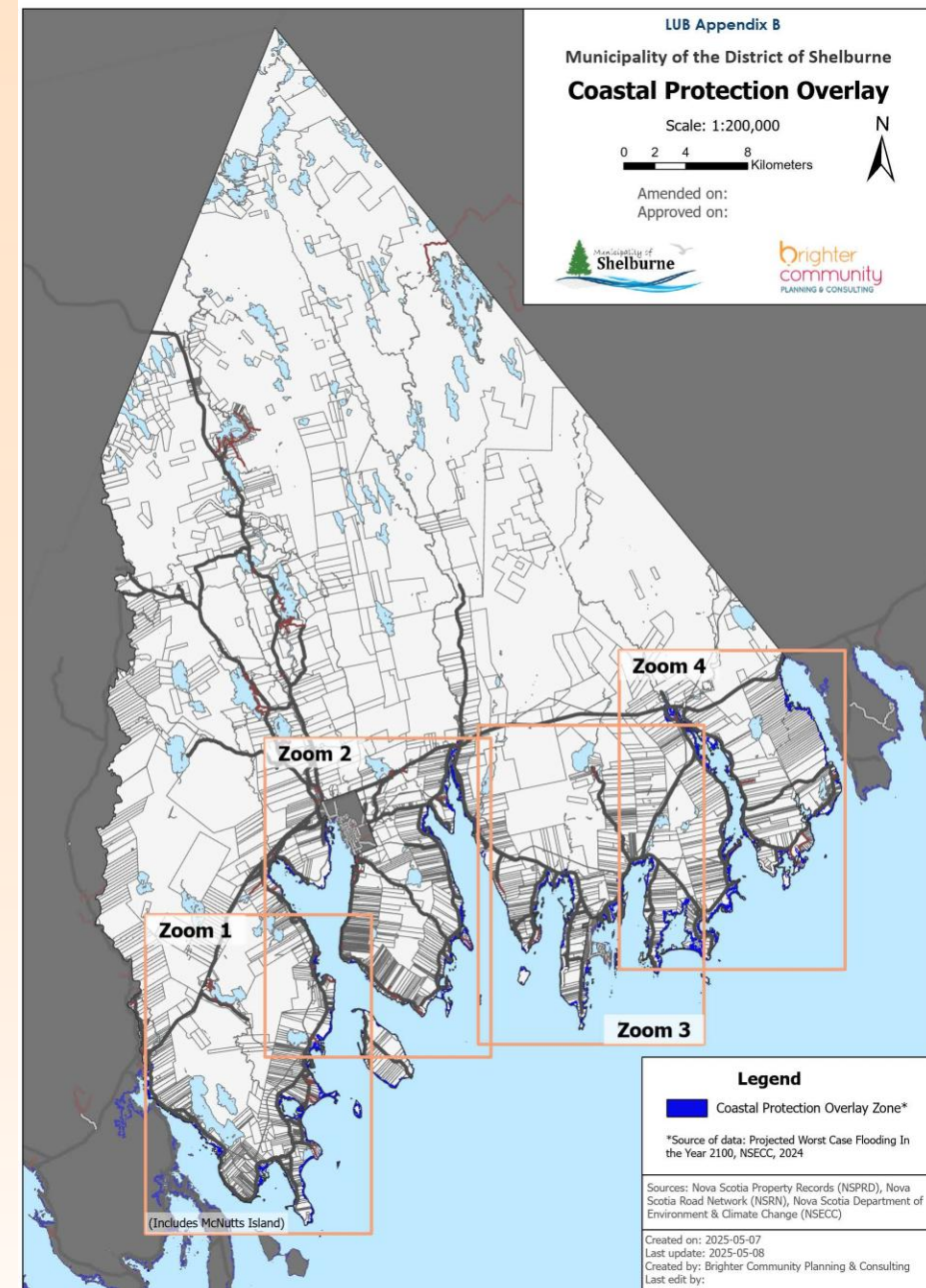


# Coastal Planning & Protection

- **Marine Industrial Zone** is most affected by the Coastal Hazard Area
- **New permanent structures >50m<sup>2</sup>** 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

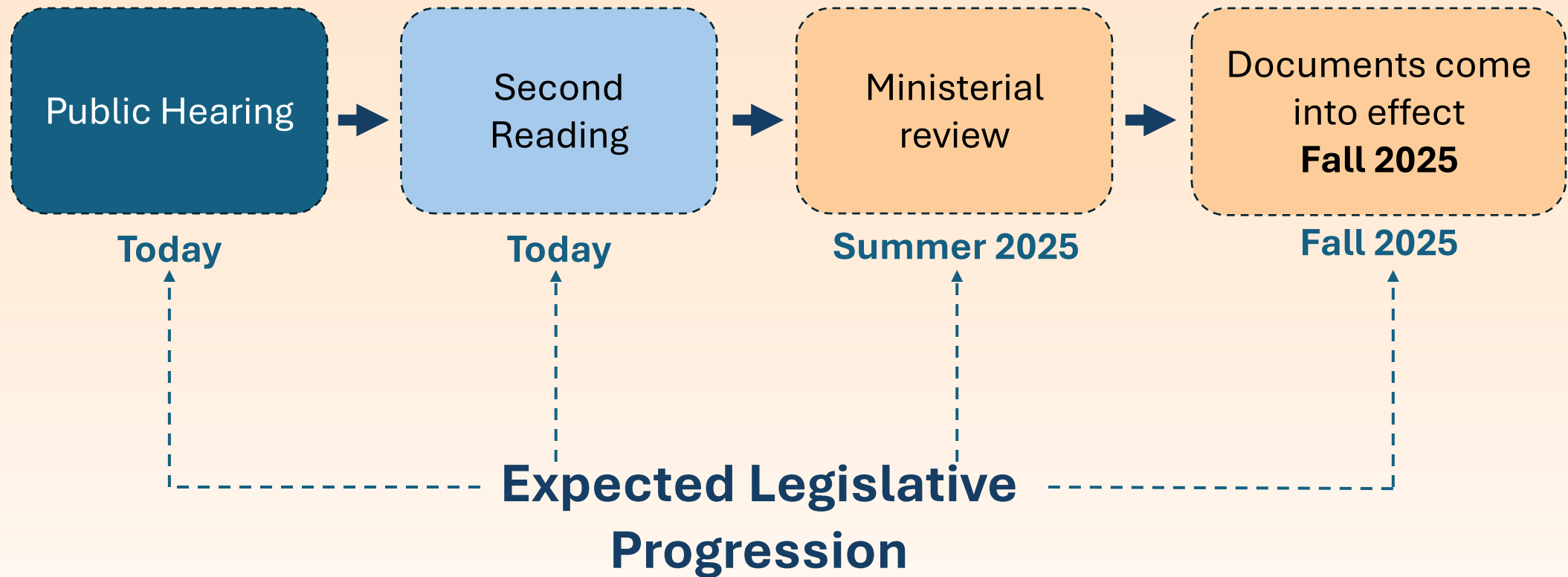


# Changes to Document

- **Rezoning Restriction: No rezoning from RR to RD**
- **Section 30(c)** : Requires a minimum setback of **2x** the turbine height from lot lines and roads
- **Section 18 : Short term rentals all residential uses** are permitted
- **Section 4 : Commercial short-term rental** are marked as '**P\***' to indicate **permitted**.



# Legislative Pathway Timeline



# Thank You