

From: Norman Wallet [REDACTED]
Sent: Wednesday, June 18, 2025 12:08:24 PM
To: Val Kean <Val.Kean@municipalityofshelburne.ca>
Subject: Comments on proposed MPS/LUB

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CAUTION: This email originated from an external sender.

Hi Val, thank you for all the work done on the proposed by-law review.

The industrial large scale turbine setbacks being proposed in the MPS/LUB by the Municipality of Shelburne are not responsible. A 660 foot turbine requires more than an 800 metre setback to the closest dwelling. Residents will be negatively affected. The proposed setbacks are even less than proposed by the wind farm developers. Development at any cost is not in the best interest of our community residents. If the municipality truly wants community buy in, a minimum 2500 meter setback for a 660 foot turbine is in the best interests of residents.

All the best, Norman Wallet

From: Shelly Hipson [REDACTED]
Sent: June 17, 2025 10:32 AM
To: Val Kean <Val.Kean@municipalityofshelburne.ca>
Subject: Fwd: COMMENTS ON DRAFT SHELburne MUN LAND USE BY-LAWS

Hi Val,

Just forwarding comments along (below) about the rules that the Municipality is making for property owners as there is apparently a deadline tomorrow for submissions?

I need to say that unless people are aware of the bigger picture being proposed by the UN and trickling down via the Federation of Municipalities to our area...then we may be all fine with these laws. But they are a part of an infringement of our ability to do as we would like on our own property. It's a form of over-reach...

My advice is to be VERY careful. At some point, 5-10-20 years down the road - the movement is for us to "own nothing" --- and as you can see, the way that it is told to us, we basically don't.

That is the same with the assessments being set up as they are. It's not right. It is a company telling me the value of my home without even setting foot on it. Every year that value typically goes up based on the Gross Domestic Product Index and people from away purchasing those homes at inflated prices. That's the housing issue. So even though the Municipality does not increase the rate, they DO get an increase in budget because of this. It leaves people who are on a limited income compromised. I feel that there is NO WAY (not yelling just emphasizing) that I should be paying over \$2000 taxes to you guys. That is crazy in my opinion. That is every year! Five years and that is \$10,000! That is a lot of money to budget for.

And the Municipality continues to expand...get bigger...more people hired...for a population of around 4000. I think it is getting out of control. Three people on the payroll for recreation? That only happens basically in the summer?

I feel that if you poll people...they want a simple life here, that is AFFORDABLE and to be left alone. We are being taxed WAY too much to pay for salaries, pension plans, RCMP that have not been really doing their job for years until recently with a few drug busts, and an education system that most kids hate. At some point we need all of it overhauled.

I seriously am interested in what areas in Newfoundland do...they do not have a municipal government and make out just fine with a few volunteers and committees. They keep it very simple.

Just my point of view!

Cheers,

Shelly

----- Forwarded message -----

From: **Shelly Hipson** <shellyhipson@gmail.com>

Date: Mon, Mar 3, 2025 at 9:21 PM

Subject: COMMENTS ON DRAFT SHELBURNE MUN LAND USE BY-LAWS

To: Paula Sutherland <paula.sutherland@municipalityofshelburne.ca>, <planshelburne@brighterplanning.ca>

Hello...

In the Land Use...a few things that I noticed was that there is to be no alterations to land from the highwater mark up 50 feet. I am taking this that if a person wants to purchase a piece of land next to the water...they can't clear out to see the view? A tree falls and they can't touch it? It's against 'the law?'

I'm thinking that this would be the main reason for buying property in our area...is to see the view. That's the dream right? Have a home by the ocean/harbour? Wouldn't this deter people from moving here?

A few other things that I noticed is that a "take out" can only operate six months of the year. I'm asking myself why they can't operate seven months....or year round if they want to. Also that there needs to be three parking spaces. So if there are two...or the property only has the space for two...would that business be declined or fined? Doesn't this again deter development?

Also the parking spaces need to be a certain size. Why is there such a focus on parking?

With Premier Houston lifting fracking and mineral mining we may want to find a way to protect ourselves against that maybe?

And those industrial wind turbines. I'm not sure why we are so caught up with those. Most of the time the ones around here are not spinning. Who really benefits? Does NS Power get incentives for having "green energy"? There is no mention of buffers for animals. We always think that we are the only species around. What about the endangered mainland moose, migratory songbirds, and other wildlife. I see that now all wind turbines are to be at the north side of the 103...which I think is better than having them in the water supply...but do people in that area know that this is where they are to go if a company wants to do that here?

And trailers as uninhabitable? Does that mean camper trailers? I'm not sure if people who have these know this? People are having a difficult time - I certainly feel that people who want to live in them - that should be their choice. Maybe interview a few people doing this to see if they know? I can certainly

understand why they do so. My \$2400 taxes each year (every year) is a lot of money for me. People struggle with paying so much in taxes.

Also in the webinar it seems like there is a focus to place people in town / near town areas. I want to live in the woods. There was something mentioned about building roads off of roads and prohibiting them in the Municipality? I didn't quite understand.

All in all, 104 people total have been to 4 meetings and there has been 22 emails. This is confirmed by the company doing the consultation that this is "a lot of engagement" and "pretty good attendance" --- but I am wondering how many people in this Mun of Shelburne (population over 4000) really know and how it could potentially impact their property or future projects. I bet most of those people were there about the wind turbines and very little focus has been on a few of these other things. I know that a mail out was done...but isn't that around a 3-5% return?

I'd love to see engagement with our youth as well. We always claim that we are doing economic development for them...to keep them here. But just my thinking - I am so grateful that I had the opportunity to leave so that when I returned I could see the beauty. Sometimes we need to go - explore - and it is only then that we see what we have in our own backyard.

I feel the biggest deterrent to growth is the taxes in Nova Scotia. I read recently and it would have to be confirmed - but that Nova Scotia is the highest taxed in Canada and the USA. Then on top of that we have property taxes that keep going through the roof. (no pun intended) --- My taxes for a 1500 square foot home is \$2400. That's a lot of money! People have to work a month just to pay their property taxes.

Even though the Mun can say that they didn't increase the tax rate they get an increase in their budget because assessments are based on the percentage that the Gross Domestic Product goes up. That typically ALWAYS goes up.

In conclusion, I do wonder if the Municipality of Shelburne has the legal right to tell people what they can and can not do on their own private property.

Is the Municipality public or private?

It's incorporated making it private...

But then we vote for councilors...so that is public.

You can't be both Public and Private can you? (It's a little confusing to me)

So as a company telling me what I am allowed to do on my property...don't you require a contract that would be signed by me? An agreement?

Just a few thoughts...

Kind regards,

Shelly

From: Frank S [REDACTED]
Sent: June 2, 2025 10:08 AM
To: Val Kean <Val.Kean@municipalityofshelburne.ca>
Subject: Request to appear at June 25, 2025 council meeting

CAUTION: This email originated from an external sender.

Hello,

I would like to appear before the council on the June 25th meeting to address the proposed MPS and LUB documents.

I intend to make the case that the existing version of the documents are inadequate and provide minimal protection for residents. Furthermore, I will demonstrate that the process to date has been one sided and not transparent. For example, the contractor who was hired to produce these documents was the main arbitrator of public input - a clear conflict of interest in my opinion.

The contractor was provided ample time before council to make the case for the documents whereas the public had no such opportunity to make counter-arguments before council. An apparent unbalanced process.

Can you please add my name to the list of presenters for the June 25 meeting.

Regards,
Frank Sukhu