



Naturally Yours

414 Woodlawn Drive, PO Box 280 Shelburne, NS BOT 1WO Phone: (902) 875-3544 - Fax: (902) 875-1278

June 5, 2026

Nova Scotia Municipal Affairs
Attn: Daniel Bryce, Director of Planning
PO Box 216
Halifax, NS
B3J 2M4

Dear Mr. Bryce:

Re: Amendments to the Municipality of Shelburne's Municipal Planning Strategy and Land Use Bylaw

The Municipality of the District of Shelburne has recently amended its Municipal Planning Strategy and Land Use Bylaw.

Please find enclosed four (4) certified copies of the amendments to the documents for your approval.

If you have any questions or require more information, please contact me at your convenience.

Yours very truly,

Erin Hartley
Deputy Chief Administrative Officer

Warren MacLeod, CAO

Warren.MacLeod@municipalityofshelburne.ca

www.municipalityofshelburne.ca

Penny Smith, Warden

warden@municipalityofshelburne.ca

Proposed Amendments – Inclusionary Zoning

MPS

Bonusing Amendments - Voluntary

Proposed addition

3.5.4 – Affordable Housing inside the Suburban Designation by Development Agreement

It is the policy of council to consider affordable housing projects inside the Suburban Designation by Development Agreement on lands serviced by Municipal water and sewer, subject to the following criteria:

- 1) That 20% of the dwelling units are affordable and owned or operated by a community housing organization or non-profit housing provider for the sole purpose of providing affordable housing. Deeply affordable housing is particularly encouraged;*
- 2) The location is near community services such as schools, libraries, grocery stores, community centres of other important amenities and services.*
- 3) The development shall be located on a public street;*
- 4) The provision of a financial sustainability plan that demonstrates that the project can be financially sustained;*
- 5) The site can be adequately serviced with water and sewer*
- 6) A site plan is provided which provides sufficient detail to demonstrate:
 - a. Adequate amenity space to meet the recreational or wrap around services required by the target population*
 - b. Buffering from any adjacent low density residential use, commercial use or industrial use;*
 - c. The building typology and building locations. A variety of housing types may be considered, including but not limited to group dwellings, shared accommodations; tiny houses, low rise apartment buildings; land leased communities or any other development forms that enable the provision of affordable housing. Apartment buildings shall not exceed the height four (4) stories or 45 feet on municipal water and sewer servicing, or three (3) stories or 35 feet on-site water and sewer servicing.*
 - d. Adequate parking and setbacks from adjacent uses.**
- 7) Consideration of **Policy 7.3.4.***

EXISTING

3.5.4 – Bonusing

It is the policy of Council to permit a density bonus for housing developments with affordable housing component either through provisions of the Land Use bylaw or when considering housing developments by development agreement. To receive any form of density bonusing, the applicant must provide proof that the affordable units are secured for a minimum of 20 years.

Text Amendment:

It is the policy of Council to permit a density bonus for housing developments with affordable housing component by development agreement. To receive any form of density bonusing, the applicant must provide proof that the affordable units are secured for a minimum of 20 years *and owned or operated by a community organization or non-profit housing provide for the sole purpose of providing affordable housing.*

Bonusing is available and may be applied to developments with multi-unit and/or grouped dwelling residential housing by Development Agreement. Bonusing shall be either:

- a) For developments serviced by Municipal water and sewer:
 - a. A reduction in minimum parking provisions of 0.25 parking spaces per unit, or;*
 - b. One additional story up to 60 ft (5 storys), or;*
 - c. An increase in the hard surfacing up to 60% of the lot area, or;*
 - d. A reduction or waiving of the required amenity space.**

- b) For developments serviced by on-site water and sewer:
 - a. A reduction in minimum parking provisions by 0.25 parking spaces per unit, or;*
 - b. An increase in the hard surfacing up to 60% of the lot area, or;*
 - c. A reduction or waiving of the required amenity space.**

LUB

Part 2.

DEFINITIONS

Add:

Bonusing: Bonusing means the granting of additional development rights, such as increased height, lot coverage, reduced parking requirements, or amenity space, in exchange for providing affordable units that are run by a non-profit housing provider.

Part 3.

AMINISTRATION AND INTERPRETATION

Section 10

USES PERMITTED BY DEVELOPMENT AGREEMENT

Add:

- c) **Affordable Housing inside the Suburban Designation – Policy 3.5.4***

Part 6. Zoning

SECTION 6. GENERAL ZONING PROVISIONS

Text Amendment

Res zone:

Municipal maximum building height “18.2 m, 60 ft” to “14.6 m, to 45 ft”

SC zone:

Municipal maximum building height “18.2 m, 60 ft” to “14.6 m, to 45 ft”

Part 7. Land Use Zone Specific Requirements

SECTION 3. SUBURBAN RESIDENTIAL SPECIAL REQUIREMENTS

1. SITE PLAN APPROVAL - MULTI-UNIT RESIDENTIAL OR GROUPED DWELLINGS IN THE RESIDENTIAL ZONE

Text Amendment:

c) The building shall not exceed five stories, to a maximum of 18.3 metres (60 feet) in height.

The building shall not exceed “four” stories, to a maximum of 14.6 metres (45 feet) in height.

SECTION 4. SUBURBAN COMMERCIAL SPECIAL REQUIREMENTS

2. SITE PLAN APPROVAL - MIXED USE

Text Amendment:

c) The building shall not exceed five stories, to a maximum of 18.3 metres (60 feet) in height.

The building shall not exceed “four” stories, to a maximum of 14.6 metres (45 feet) in height.

FIRST READING: April 22, 2026

NOTICE, IN PAPER, TO PUBLIC: May 6, 2026

SECOND READING: May 27, 2026

*DATE OF AD, IN PAPER, REGARDING PASSAGE OF BY-LAW: _____

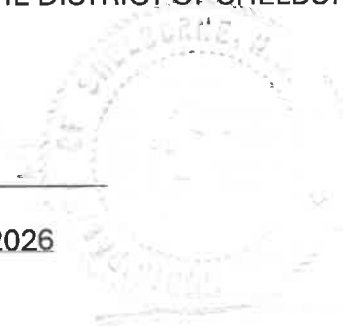
ADOPTED BY THE COUNCIL OF THE MUNICIPALITY OF THE DISTRICT OF SHELBURNE ON THE 27th
DAY OF May, 2026.

CLERK (SIGNATURE):



CLERK (PRINT): ERIN HARTLEY

DATE: June 5, 2026

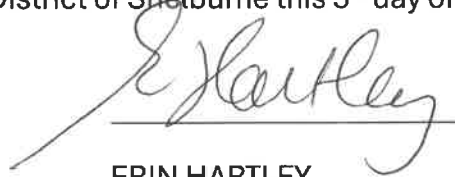


MAILED TO DEPARTMENT OF MUNICIPAL AFFAIRS: June 5, 2026

*EFFECTIVE DATE OF BY-LAW UNLESS OTHERWISE SPECIFIED IN THE TEXT OF THE BY-LAW.

THIS IS TO CERTIFY that the foregoing is a true copy of Amendments to the Municipal Planning Strategy and Land Use Bylaw passed at a duly convened meeting of the Council of the Municipality of the District of Shelburne, held the 27th day of May, 2026.

Given under the hand of the Clerk and under the seal of the Municipality of the District of Shelburne this 5th day of June, 2026.



ERIN HARTLEY
MUNICIPAL CLERK