

**SPECIAL PLANNING ADVISORY COMMITTEE MEETING
AGENDA**

**Tuesday, May 7, 2019
7:00 P.M.**

Page

1. CALL TO ORDER
 2. REVIEW OF PROCEDURE FOR PUBLIC TO ADDRESS THE COMMITTEE – CHAIRPERSON (below)
 3. APPROVAL OF AGENDA (any other items to be added)
 4. APPROVAL OF MINUTES OF JANUARY 24, 2019 MEETING AS CIRCULATED
 5. BUSINESS ARISING FROM MINUTES
 6. PLANNING ADVISORY COMMITTEE MATTERS:
 - 6.1 Amendment to the Riverport and District Secondary Planning Strategy and Land Use By-law 1-12
 - 6.2 Amendment to the Osprey Village Secondary Planning Strategy and Land Use By-law 13-19
 - 6.3 2019 Nova Scotia Planning Conference 20-28
 7. HERITAGE ADVISORY COMMITTEE MATTERS
 8. ADDED ITEMS
 9. IN CAMERA
 10. NEXT MEETING DATE: Thursday, May 23, 2019
 11. ADJOURNMENT
-

PROCEDURE FOR ADDRESSING THE COMMITTEE

An opportunity will be provided to all citizens to address the Committee on each agenda item shown on this Agenda or added to the Agenda by the Committee. Individuals who wish to address the Committee are asked to note the following:

- *On each matter on the Committee's Agenda, the Chair will seek public comment upon the completion of staff's presentation.*
- *Each person shall state their name.*
- *All statements and questions shall be directed to the Chairperson.*
- *Presentations shall be limited to 10 minutes. Persons wishing to address the Committee a second time will be given opportunity to do so once all others in attendance have had the opportunity to address the Committee. Persons addressing the Committee for a second time shall limit their presentations to 5 minutes.*

Anyone wishing to address the Committee on a matter not included on this Agenda can have the matter added to the next meeting's Agenda by contacting Jeff Merrill, Director of Planning, at 902-541-1340 or by email at planning@modl.ca



Municipality of the District of Lunenburg

REQUEST FOR DECISION

REPORT TO: Planning Advisory Committee
SUBMITTED BY: Byung Jun Kang, Planner
CC: Jeff Merrill, Director of Planning & Development Services
DATE: May 7, 2019
RE: Amendment to the Riverport & District Secondary Planning Strategy and the Land Use By-law Riverport District Fire Hall (3802 Highway 332, Riverport, NS, PID 60187267)
ORIGIN: Municipal Council meeting, December 11, 2018, Resolution 11.3.1.A.

RECOMMENDATION

It is recommended that the Planning Advisory Committee (PAC) forward Option 1 of the Conclusion section as its recommendation to the Municipal Council by adopting the following motion:

“That the Planning Advisory Committee recommend the Municipal Council the application to amend the Riverport & District Secondary Planning Strategy and the Land Use By-law as presented in Option 1 of the staff report.”

INTRODUCTION

At a Municipal Council meeting on December 11, 2018, the Council passed a resolution to “forward the amendment application, as submitted by the Riverport Fire Commission, to the Riverport & District Area Advisory Committee for review and recommendation to the Planning Advisory Committee.” As such, staff has conducted a review of the proposed development of Riverport District Fire Hall. This report contains background and discussions around the amendment to the Secondary Planning Strategy and Land Use By-law, followed by some options from staff that the Committee may pursue.

BACKGROUND

After the organization of Fire Commission in 1946, Riverport District Fire Hall (3802 Highway 332, Riverport, NS; PID 60187267) was built in 1951 along with its extension added in 1976. Fire protection service is deemed especially critical to the community due to a few incidents occurred in 1920 and 1981.

Applicant is requesting an addition of 3-bay garage attached to the existing structure for the following reasons: (1) to accommodate the tall heights of modern fire trucks, and (2) to plan for a future renovation in installing an elevator to the second story. Upon receiving the proposal, staff has noted two policy misalignments: Policy 4.1.4 (Structural Size) and Policy 4.3.2 (Watercourse Setback). The Structural Size Policy states that “within the RU-3 Zone, institutional uses that exceed the thresholds established in the Land Use By-law Section 5.2.1.a) of 371.6m² (4,000ft²) may be permitted by Development Agreement”, while the Watercourse Setback Policy states that “in all zones, development near a significant watercourse shall be setback from the ordinary highwater mark by at least 20 metres horizontally, pursuant to By-law 4.11.1.” More detailed comments regarding the policy misalignments are attached in Appendix A.

While the Structural Size requirement may be accommodated by a development agreement, the watercourse setback requirement may only be met through the amendment of the planning documents. The applicant agreed to follow the amendment process to exempt this development from policy requirement, in which the Council directed staff to forward the application to the Riverport Area Advisory Committee and to provide recommendations based on subsequent information.

Property Details

The existing structure of Riverport District Fire Hall is 3,330ft² with the proposed addition of 2,790ft², as shown in Attachment B. The Fire Hall faces a number of adjacent properties.

- In the east, Riverport Metal Works Limited, an industrial building with a pile of metal scraps by shoreline.
 - Three parcels of undeveloped tidal marsh exist (owned by private landowners) between the Fire Hall and the Metal Works building.
- In the west, Riverport Electrical Lighting Company office, a commercial building in a tiny house partially on water.
 - Two parcels of undeveloped vegetated land exist (owned by the Fire Commission) between the Fire Hall and the Company office.
- In the southeast, a paved parking lot owned by the Fire Commission and Shepherds Hill Road (a public right-of-way).
- In the southwest, Ritcey Cove Manor, a multi-unit residence dedicated to senior population owned by South Shore Housing Authority.
- In the north, a shoreline of LaHave River and Ritcey Cove.

Environmental Conditions

The proposed site has a flat slope of 1.0% due to an artificial alteration to the property's elevation. This is judged from the property resembling a plateau in respect of adjacent properties and being armoured with rock wall. Coastal erosion may be a potential concern in the area due to tidal activities, although there has been no known history of flooding and the perimeter of Fire Hall property abutting the shoreline is fully armoured.

Building Costs

The current Area Fire Tax Rate is 12 cents per \$100 (0.12%) of assessment value, bringing approximately \$339,000 of revenue in 2018/2019 fiscal year. Fire Commission currently has a reserve fund of \$1,350,000, with \$1,000,000 dedicated to addition and renovation of the Fire Hall. This project is expected to cost between \$600,000 and \$750,000, while the construction of new building is estimated \$2,500,000 plus utility installment and other associated costs.

Inter-department Feedbacks

MODL Engineering Department. The Fire Hall currently has a straight pipe to LaHave River. The Fire Commission did apply for the Straight Pipe Replacement Program last year, in which then the MODL Engineering Department has completed the design assessment for a new onsite sewage disposal system in 2018 Fall. It is currently being reviewed by the NS Department of Environment. The new system should be installed in 2019 Summer.

NS Department of Environment. NSE does not issue approvals for work in marine waters; this is done by Lands & Forestry in the Lunenburg office. In this case, no approval would have been required from NSE anyway since the work, as depicted, does not cause an alteration to a watercourse. It is recommended, however, that the persons responsible for this work ensure that adequate erosion and sedimentation control measures are employed as the work is close to a watercourse. Sedimentation to a watercourse is an issue and a potential cause for NSE to take regulatory actions.

NS Department of Land and Forestry. Staff has reviewed the area and there isn't any significant wildlife habitat where the work will take place. From a biodiversity perspective, the department has no concerns.

NS Department of Transportation and Infrastructure Renewal. The front of the structure towards the highway Right-of-Way is to have the same setback as the existing structure from Route 332. Otherwise, the Department has no objection to the addition as proposed.

NS Department of Municipal Affairs. Building in an area known to be at risk of flooding is not ideal, especially when the building houses services that may be essential to the emergency response in a flood event. Although the *Coastal Protection Act* is not in force, the Statement of Provincial Interest under the *Municipal Government Act*, in some situations, may allow the Municipality to mandate flood proofing standards as a condition of development approval.

Regional Emergency Management Office. It would not be suitable to construct or expand a fire hall in a moderate to high flood risk area. That would be considered to be putting Critical Infrastructure at risk, as well as potentially compromising Emergency Response within the community. There may be mitigation restrictions possible such as building above flood level, but it would not likely to be practical. The only other condition would be to have a relocation plan for assets and all equipment that would be actioned in the early warning phase of any potential flood event.

DISCUSSION

To amend a land use by-law, new provisions or exemptions from existing provisions must be relatively aligned with the Council's policy stated in the Planning Strategy. In a case of amending the land use by-law in a conflicting manner, it is the Council's decision to amend the Planning Strategy to stay consistent. As stated in Appendix A, several policy misalignments exist in consideration of the proposed amendment.

Structural Size

In the Rural Zone (RU-3), the total Structural Size must be smaller than 4,000ft². While the current size of the building is 3,330ft², the projected size upon the completion of construction is 6,120ft² – triggering a requirement for obtaining a Development Agreement. Although Policy 6.1.7. allows the expansion of non-conforming structures, this proposal is considered as new encroachment as it violates an additional provision within the Land Use By-law.

However, the Secondary Planning Strategy also states that the intentions of Council are not to stop a landowner from any particular land use within the Rural Three (RU-3) Zone, but simply to require that the community be made aware of large-scale land-uses and those that have the potential to impact on the character of the community. This amendment process initiated a public information session in Riverport, enough for the community members to be aware of this proposal.

Environmental Impacts

All developments are prohibited within 20 metres of a watercourse in Riverport Plan Area. Due to its proximity to a shoreline, almost the entire property is under the setback requirement; therefore, any addition to the existing structure is realistically impossible. An exemption to this provision requires amending both the Land Use By-law and the Secondary Planning Strategy. The intention of this policy is to protect the natural vegetation immediately adjacent to the watercourse for erosion control, since the soil in Riverport is highly erodible on steeper slope. The proposed site has a flat slope of 1.0% and is paved. No vegetation exists to be removed during construction. Staff from Nova Scotia Department of Environment and Department of Lands & Forestry also stated that, since alteration to a watercourse will not occur and no significant wildlife habitat exists in the property, both departments have no concerns in terms of the environmental impacts.

Policy Intention

Council identifies three major areas of concern to be addressed as goals: environmental protection, economic growth, and social enhancement. The existing policies should align with these goals. To amend the Planning Strategy, a policy in question should be relatively aligned with the goals before the Council may proceed in making an exemption.

Shoreline Viewplane Protection. Policies 3.3.5. and 3.4.2. state about the shoreline protection from development, and that the Council encourages economic growth away from the shoreline to protect the view. These policies are especially relatable to this case, as Highway 332 is a provincially designated scenic route – the Lighthouse Route. A site visit from staff supports the effectiveness of this policy, as a significant number of pedestrians and cyclists use this road for recreational purposes, even in non-summer seasons.

Community Impacts. Although the policy documents seldom mention about the importance of community fostering and hazard protection, Riverport Fire Hall provides exceptional services to the adjacent communities. Fire protection is especially important due to the history of devastating fires in the village, and the Fire Hall also hosts community events and serves as a gathering space for nearby residents. In consideration, this proposal conforms to one of the goals set by the Municipal Council; that is to promote Riverport as an attractive rural residential environment for all ages.

Sea Level Rise & Flood Risk

Riverport District Fire Hall faces a shoreline with tidal activities, which is subject to sea-level rise and stronger storm surge events. Table 1 shows the expected sea level rise in different years and in different storm surge events. The cells highlighted in light orange indicate the scenarios that affect the proposed development, situated between 3.50 and 3.99 metres above sea-level, while the cells highlighted in darker orange indicate the scenarios that affect the existing structure, situated at 4.00 metres above sea-level. Data from the Department of Environment suggests that a 10-year storm in 2055 is more than enough to flood the ground floor of the proposed structure, along with the highway providing access to the site. Page 64 of the Municipal Climate Change Adaption Plan indicates that the Fire Hall is under Zone 2 (Orange), meaning the property will be flooded in the 1-in-50-year return period discharge with a 2-metre storm surge on high tide. By 2100, the site will be under water during some of the high tides – more specifically, at the Higher High Water at Large Tide (HHWLT).

Table 1: Sea Level Rise Projections for Lunenburg County (Climate Station Bridgewater, HHWLT = 2.43m)

Year Projected (Margin of error)	Year 2000 (± 0.20m)	Year 2025 (±0.23m)	Year 2055 (±0.35m)	Year 2085 (±0.56m)	Year 2100 (±0.68m)
Total Sea Level Rise (m)	0.00	0.15	0.43	0.83	1.06
10-year storm (m)	3.14	3.29	3.57	3.97	4.20
25-year storm (m)	3.24	3.39	3.67	4.07	4.30
50-year storm (m)	3.31	3.46	3.73	4.14	4.37
100-year storm (m)	3.38	3.53	3.80	4.21	4.44

Source: Daigle, R. & Richards, W. (2011). [Scenarios and Guidance for Adaptation to Climate Change and Sea-Level Rise, NS and PEI Municipalities](#). Nova Scotia Department of Environment.

Land Use Sustainability

The Fire Commission reserved about \$1 million into this development. Such a significant investment would benefit from long-term usage. Considering that the existing building was active for the last 70 years, it would be preferable for the new addition to last for next several decades. The future use of property must be considered as policy exemptions would be applied to a specific use (i.e. emergency services). It is important to acknowledge that, in the future, the longevity of Fire Hall may be challenged with the steady reduction in number of residents and the increase in pressure of fire district consolidation.

COMMUNICATION CONSIDERATIONS

A public information meeting was held on February 12, 2019, without noticeable objections from residents. The local Area Advisory Committee has met on April 23, 2019 and recommended the approval of the full application. Upon approval, the Municipal Council will conduct the first reading of the by-law amendment.

CONCLUSION

Based on the discussions, staff would like to provide the Committee with the following options for recommendation. The Committee may recommend one of the options to the Municipal Council after stating the following:

Option 1: Approve the Application in Full

The Committee may recommend the approval of the Amendment application to the Municipal Council by adopting a by-law amendment stated in Appendix B. Applicant has requested to amend the Secondary Planning Strategy and the Land Use By-law in Riverport by creating provisions for emergency services to be exempted from the Structural Size Policy and the Watercourse Setback Policy. Similar to the provisions in place for Blockhouse Plan Area, a clause would be inserted stating that the emergency service facilities are not subject to complying with such policies.

Option 2: Reject the Application

The Committee may recommend the rejection of the Amendment application to the Municipal Council. Applicant will not be able to proceed with the construction of addition and will have to find an alternative way to satisfy the demand, such as a new construction on another property.

Option 3: Defer the Application after Consultations

The Committee may recommend the deferment of the Amendment applicant to the Municipal Council. Environmental impact assessment may be required before the decision can be made in order to examine the significance of its negative impact on the adjacent watercourse. The Committee may also recommend the submission of sediment mitigation plan and relocation plan as requested by the Department of Environment and the Regional Emergency Management Organization.

Appendix A: Policy Criteria Chart

Policy	Requirements	Staff Commentary
4.1.4.	Within the RU-3 Zone, institutional uses that exceed the thresholds established in the Land Use By-law Section 5.2.1.a) of 371.6m ² (4,000ft ²) may be permitted by Development Agreement.	Action Required. The total indoor area would be 568.6m ² . This proposal exceeds the building footprint threshold thereby requiring a Development Agreement. Amending the Secondary Planning Strategy and the Land Use By-law is another option.
4.3.1.	Where Council determines on the advice of a qualified person that there is a significant risk of environmental damage from any residential, commercial, or industrial development which may be permitted by development agreement or rezoning, an environmental impact assessment shall be undertaken by the developer for the purpose of determining the nature and extent of any impact. No amendment or development agreement shall be approved until Council is satisfied that the proposed development will not cause or result in environmental damage.	Satisfied with Condition. While this proposal may have an impact on the environment, it is difficult to define its degree of impact. A discussion is also needed whether this policy also applies to institutional uses. Staff at the Department of Environment and the Department of Lands and Forestry have stated that there are no concerns to this proposal since the work causes neither an alteration to a watercourse nor a significant damage to local biodiversity. A mitigative action may be required; see the staff commentary for Policy 4.3.2.
4.3.2.	In all zones, development near a significant watercourse shall be setback from the ordinary highwater mark by at least 20m horizontally, pursuant to By-law 4.11.1.	Action Required. Almost the entire property is within the 20-metre horizontal watercourse setback, as shown in Appendix B. This requires an amendment to the Secondary Planning Strategy & the Land Use By-law. The intention of this policy is to protect the natural vegetation immediately adjacent to the watercourse for erosion control, since the soil in Riverport is highly erodible on steeper slope. The site is approximately 3.5 metres above sea-level and has a flat slope of 1.0%. The proposed site is already paved and used as parking spaces; therefore, no vegetation will be removed from construction. However, the Department of Environment has requested the applicant to ensure that adequate erosion and sedimentation control measures are employed since the proposed work is close to a watercourse. Sedimentation to a watercourse is a potential cause for the Department of Environment to take regulatory actions. Should this proposal be approved, the applicant must develop a sedimentation mitigation plan as part of the approval conditions.

6.1.7.	To incorporate within the Land Use By-law provisions enabling the extension, expansion, alteration or reconstruction of non-conforming structures, subject to satisfying the requirements of the zone in which they are located.	<p>Action Required. The existing Fire Hall is classified as a non-conforming structure, as the building was constructed before the Land Use By-law was in effect.</p> <p>Council intended this policy to provide for a relaxation of altering these restrictions on a non-conforming structure, as Council does not wish to impose undue hardship on the owners of these structures.</p> <p>This is conditional, however, as the Policy states that this exception is “provided the structure will not thereby be permitted to extend or increase any existing encroachment.” In this case, the proposed addition is creating a new encroachment of Policy 4.1.4. and increasing the existing encroachment of Policy 4.3.2.</p>
7.1.4. a)	The proposal conforms to the intent of the Municipal Planning Strategy and of the Secondary Planning Strategy.	<p>Action Required. This proposal will block off the shoreline view from travellers on Highway 332, which is against Policies 3.3.5. and 3.4.2, although abiding by the requirement of By-law 4.20 (Viewplane) of maximum height of 7.6 metres and minimum separation of 3 metres.</p> <p>Municipal Council encourages economic growth away from the shoreline, and Highway 332 is a provincial scenic route with a significant number of pedestrians and cyclists using this road for recreational purposes.</p> <p>Concurrently, Riverport Fire Hall provides exceptional services to the adjacent communities. Fire protection is especially important due to the history of devastating fires in the village, and the Fire Hall also hosts community events and serves as a gathering space for nearby residents, thereby enhancing the social goal of the Council.</p>
7.1.4. b)	The development is not premature or inappropriate due to...	
7.1.4. b) i)	...financial ability of the Municipality to absorb development costs.	<p>Satisfied. Applicant has stated, in his correspondence on January 15, 2019, that the expansion of Fire Hall is more cost-efficient than building a new fire hall. The addition will cost between \$600,000 and \$750,000, while a new construction will cost about \$2,500,000 excluding land purchases and utility acquisition.</p> <p>Further to his correspondence on March 27, 2019, the applicant has stated that the current fire tax rate of 0.12% of the assessment value will not increase to accommodate the new addition, as the Fire Commission has a reserve of \$1,350,000 in 2018/2019 fiscal year.</p>

7.1.4. b) ii)	...adequacy of Municipal services	Satisfied. No municipal services on water and sewer are required.
7.1.4. b) iii)	...adequacy of conditions for on-site services.	<p>Satisfied. Applicant states that the addition is for vehicle storage; therefore, it will not add to their existing water and sewer requirements.</p> <p>The Fire Hall currently has a straight pipe to LaHave River. The Fire Commission did apply for the Straight Pipe Replacement Program last year, in which then the MODL Engineering Department has completed the design assessment for a new onsite sewage disposal system in 2018 Fall. The new system should be installed in 2019 Summer.</p>
7.1.4. b) iv)	...creation or worsening of a pollution problem including soil erosion and siltation	<p>Satisfied with Condition. Future increases in the number of motor vehicles may generate additional pollution. Its impact may be miniscule as there currently are armoured rocks in place and a presence of vegetation under water during high tide. Applicant will repair the rock wall if damaged during construction.</p> <p>A mitigative action plan is required by the Department of Environment; see the staff commentary for Policy 4.3.2.</p>
7.1.4. b) v)	...adequacy of storm drainage and effects of alteration to drainage pattern including potential for creation of a flooding problem.	<p>Satisfied. A structural addition in close proximity to a watercourse may generate run-off pollution to water. Currently, runoff from a paved lot across the highway flows past the tentative construction site. By blocking the path, the run-off would flow towards an existing ditch between the Fire Hall and the Electric Light Commission office, which seems to be able to handle the current load of runoff from heavy precipitation.</p> <p>Applicant states that stormwater or flooding is not a problem at the present site, and that the finished landscaping will include repaving of the affected area by the construction. The building is approximately 5 feet above highwater mark and has not faced with large wave action. The existing and proposed structures are on concrete slab with no basement – eliminating the risk of basement flooding.</p>
7.1.4. b) vi)	...adequacy and proximity of school, recreation, emergency services, and other community facilities.	Satisfied. An addition to the Fire Hall will increase the service quality and service area in terms of fire protection in Riverport and District.

7.1.4. b) vii)	...adequacy of street networks and site access regarding congestion, traffic hazards and emergency access.	<p>Satisfied. Although future increase in fleet may increase traffic volume, the property is located on a provincial highway (Highway 332), allowing a variety of land uses. The current site is located where the entire Riverport & District area is reachable within 10 minutes (furthest being near the Upper LaHave line and to the First South line.)</p> <p>Staff at the Department of Transportation and Infrastructural Renewal commented that they have no objection to the addition as proposed. The front of the structure (towards the highway Right-of-Way) is to have the same set-back as the exiting structure (from Route 332).</p>
7.1.4. c)	Site is suitable regarding grades, soils, geological conditions, location of watercourses, flooding, marshes, bogs, swamps, and susceptibility to natural or man-made hazards as determined by a qualified person.	<p>Satisfied with Condition. Addition is completely within the watercourse setback of 20 metres, as shown in Appendix C.</p> <p>The soil in Riverport is highly erodible on steeper slope, but the site has a flat slope of 1.0% and reinforced by armour rocks on shoreline. Staff at the Department of Land and Forestry states that the construction will not pose a significant threat to the biodiversity. The Department of Environment requests for a sedimentation control plan; see staff commentary for Policy 4.3.2.</p> <p>Applicant states that (1) this expansion will not create or worsen any pollution problem, (2) stormwater is not a problem at the present site, (3) the finished landscaping will include repaving the areas affected by the construction, (4) flooding has not been a problem, (5) the current building is 5 feet above highwater mark, (6) the existing armour rock wall is adequate and will be repaired if damaged during construction.</p>

7.1.4. d)	All other matters of planning concern have been addressed.	<p>Action Required. Sea-level rise projection indicates that the site will be at moderate-to-high risk of flooding by 2050. In 2025, a 100-year storm at high tide would be able to flood the entire site. By 2055, a 10-year storm would be enough to flood the site.</p> <p>Staff at the Regional Emergency Management Organization considers this proposal as “putting Critical Infrastructure at risk” by potentially compromising Emergency Response within the community. Building above flood level by raising ground may be one mitigative option, but it is not likely to be practical. If approved, a conditional clause may be inserted to draft a relocation plan for assets and all equipment that would be actioned in the early warning phase of any potential flood event.</p>
7.1.8.	Area Advisory Committee must be consulted to proceed with a development agreement, rezoning, or an amendment to the SPS or the LUB pursuant to Policy MDL-66.	<p>Satisfied. An AAC meeting will be held on April 23, 2019.</p>

Appendix B: By-law Amendments

MUNICIPALITY OF THE DISTRICT OF LUNENBURG
A By-law Amending the Riverport & District Secondary Planning Strategy and Land Use By-law

Be it enacted by the Council of the Municipality of the District of Lunenburg that the Riverport & District Secondary Planning Strategy and the Land Use By-law be amended as follows:

1. Section 5.2 of the Riverport & District Secondary Planning Strategy by inserting Subsection 5.2.3 as follows:
 "5.2.3. It shall be the policy of Council to support the emergency services by allowing exemptions of provisions that affect the ability to increase the protection services in the Riverport and District Plan Area."
2. Subsection 5.1.2. of the Riverport & District Land Use By-law by inserting Clause 5.1.2. d) as follows:
 "d) **Emergency Service Facilities.** Notwithstanding Subsections 4.11.1., 5.1.6, and Section 4.20, emergency service facilities may be built to the water's edge and are exempt from the height and minimum distance between building requirements of the view plane overlay, subject to Subsection 2.9.2."
3. Subclause 5.2.3. a) (vii) of the Riverport & District Land Use By-law by removing the word "and" after the words "not listed in Clause c)".
4. Subclause 5.2.3. a) (viii) of the Riverport & District Land Use By-law by inserting the words "and (ix), and" after the words "with items (i) to (vii)", and by removing the period at the end.
5. Clause 5.2.3. a) of the Riverport & District Land Use By-law by inserting Subclause 5.2.3. a) (ix) as follows:
 "ix. Emergency service facilities."
6. Part 9 of the Riverport & District Land Use By-law by inserting Section 9.22A. as follows:
 9.22A. EMERGENCY SERVICE FACILITY means the use of land, buildings or structures or portions thereof to provide an emergency service to the public, and without limiting the generality of the foregoing may include uses such as Fire Protection, Police Protection, Emergency Measures Organizations, Ground Search and Rescue Operations and Ambulances but does not include uses accessory to an Emergency Service Facility, such as but not limited to places of assembly and entertainment. For greater clarity, only that portion of land, buildings or structures used for a purpose essential to the provision of an emergency service shall be considered an Emergency Service Facility.
7. Subsection 9.75 h) of the Riverport & District Land Use By-law by inserting the words "but does not include an emergency service facility" after the words "health or charitable purposes" and before the period at the end.

Annotation for Official By-law Book	Date of Adoption
Date of First Reading: Date of Advertisement – Notice of Intention	May 14, 2019 (tentative) May 15, 2019 (tentative)
Date of Second Reading *Date of Advertisement of Amendments to By-law	(N/A) (N/A)
Date of mailing to Minister A Certified copy of By-law	(N/A)
I certify that this “A By-law Amending the Riverport & District Secondary Planning Strategy and Land Use By-law” was adopted by Council and published as indicated above.	
_____ Sherry Conrad, Municipal Clerk	_____ Date
*Effective Date of the By-law unless otherwise specified in the text of this By-law.	



Municipality of the District of Lunenburg

REQUEST FOR DECISION

REPORT TO: Planning Advisory Committee

SUBMITTED BY: Jeff A. Merrill, MCIP, LPP, Director of Planning & Development Services

DATE: May 7, 2019

RE: Amendments to the Osprey Village Secondary Planning Strategy and Land Use By-law

RECOMMENDATION

That the Planning Advisory Committee recommend to Council that Council approve the by-law amending the Osprey Village Secondary Planning Strategy and Land Use By-law (Option 1), dated May 7, 2019.

BACKGROUND

After extensive study and public engagement that began in the spring of 2017, Council passed a motion to build a new Municipal Services Building in the Municipality of the District of Lunenburg at their Tuesday, March 12, 2019 Council meeting.

The site of the new Municipal Services Building is civic address 10 allée Champlain Drive, Cookville which is in the Osprey Village planning area.

DISCUSSION

The site of the new Municipal Services Building is located in the Osprey Village planning Area. The building is located in the Village Centre (VC) Zone with part of the parking for the site in the Open Space (OS) Zone. All development within the plan area is by Site Plan Approval, which requires notification to adjacent neighbors. The VC zone permits “government legislative buildings” subject to the approval, but the current OS zone does not permit parking lots as a permitted use.

The Municipal Services Building meets the zone standards of the VC zone and all the Site Plan Approval criteria can be achieved except for the parking requirements.

6.2.3.2(a)(i) *“Where a lot has frontage on a street, parking and loading areas shall be located in the rear yard,”*

The development constraints of the site influenced the location of the parking areas. The topography of the site requires infill for the parking areas and the further from Champlain Drive one goes the more infill is required. The parking and loading areas were therefore located to the side of the building to reduce the amount of infill required.

Council's intent on requiring parking in the rear of the Village Center (VC) Zone was to ensure that asphalt does not dominate the streetscape. Vegetation is being used to reduce the visual impact of the parking areas at the Municipal Services Building.

OPTIONS

To accommodate the Municipal Services Building Council could do the following:

- 1) Clarify in the Planning Strategy and Section 4.16 of the Land Use By-law to make it clear that a municipal administration building is a municipal service that can be in any zone and that no development permit is required, see attached amending by-law.

Existing Land Use By-law Section

4.16 MUNICIPAL GOVERNMENT SERVICE FACILITIES

Notwithstanding anything else in this By-law, service facilities provided by the municipality, such as, but not limited to, sewage treatment plants, pumping stations, water storage reservoirs and storm water management facilities may be located in any zone and no Development Permit shall be required and no zone standards shall apply.

- 2) Rezone the site to the Institutional (IN) Zone; revise the parking requirements of the IN zone; and, amend the Open Space zone to permit parking areas. Rezoning to the Institutional zone would allow Council to develop their site for the administration building based on the (IN) zone requirements. The vision for the Village Centre within the Osprey Village plan would remain allowing development to occur without parking lots dominating the landscape. When Council is not the developer Council's vision is implemented through guiding development via the requirements of the Land Use By-law.

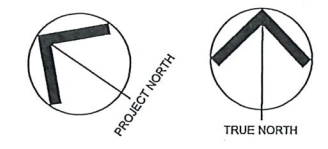
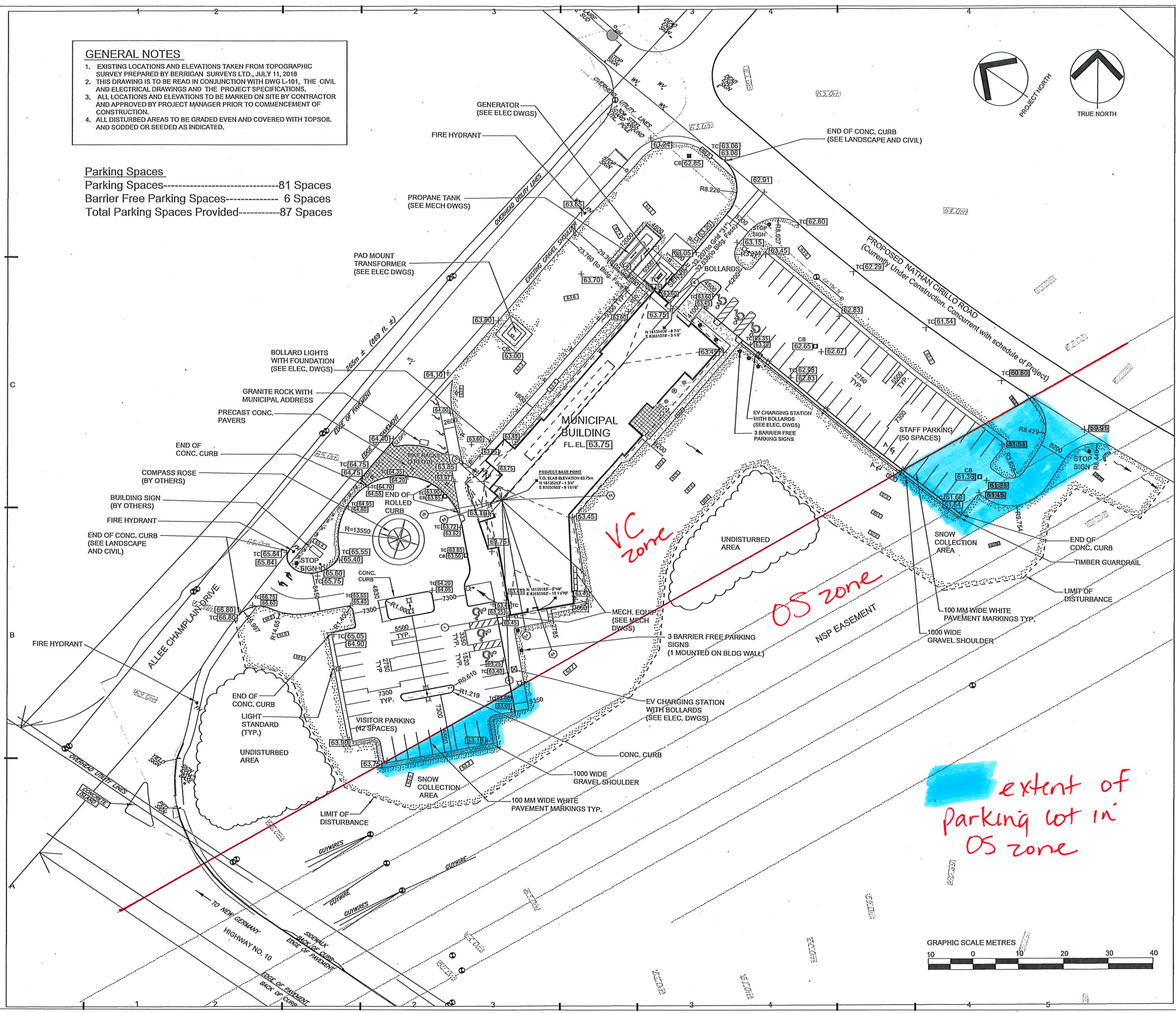
- 3) Amend the Site Plan Approval parking criteria of the Village Centre Zone and amend the Open Space zone to permit parking areas. This amendment would apply to all future developments in the Village Centre zone. Council's vision for parking not to dominate the streetscape in the Village Centre zone would be diminished;

CONCLUSION

If it's Council's intent not to require a development permit from itself on municipal projects such as an administration building, then option 1 provides the housing keeping amendment to clarify Council's intent.

- GENERAL NOTES**
1. EXISTING LOCATIONS AND ELEVATIONS TAKEN FROM TOPOGRAPHIC SURVEY PREPARED BY BERRIGAN SURVEYS LTD., JULY 11, 2018
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DWG L-101, THE CIVIL AND ELECTRICAL DRAWINGS AND THE PROJECT SPECIFICATIONS.
 3. ALL LOCATIONS AND ELEVATIONS TO BE MARKED ON SITE BY CONTRACTOR AND APPROVED BY PROJECT MANAGER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 4. ALL DISTURBED AREAS TO BE GRADED EVEN AND COVERED WITH TOPSOIL AND SODDED OR SEEDED AS INDICATED.

Parking Spaces
 Parking Spaces-----81 Spaces
 Barrier Free Parking Spaces----- 6 Spaces
 Total Parking Spaces Provided-----87 Spaces



DISTRICT OF LUNENBURG
 INC. 1978

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IBI Group Architects
 is a member of the IBI Group of companies.

ISSUES	NO.	ISSUANCE	STATUS	DATE
0	Issued For Tender			Apr. 25, 2019

SUB CONSULTANT
Gordon Ralcliffe LANDSCAPE ARCHITECTS
 2055 Route 328, RR#1
 Hubbards, Nova Scotia
 Canada, B0J 1Y0

OG
 OMAR GANDHI ARCHITECT INC.
 1099 Marginal Road, Unit 105
 Halifax, Nova Scotia, B3H 1Y3
 Office (902) 420-1550
 Mobile (902) 222-3886
 omargandhi.com

IBI GROUP
 Suite 102 - 1945 Granville Street
 Halifax, Nova Scotia, B3H 1Y3
 tel (902) 442-8844 fax (902) 442-8845
 ibigroup.com

PROJECT
 Municipality of The District of Lunenburg - Municipal Building

ADDRESS
 10 Allée Champlain Drive
 Cookville, Nova Scotia

PROJECT NO: 116663
DRAWN BY: EMYSR
CHKD BY: LW
SCALE:
DATE: 2019-04-15

SHEET TITLE
SITE PLAN:

SHEET NUMBER **A-001** **ISSUE**



MUNICIPALITY OF THE DISTRICT OF LUNENBURG
A By-law Amending the Osprey Village Secondary Planning Strategy and Land Use By-law

Be it enacted by the Council of the Municipality of the District of Lunenburg that the Osprey Village Secondary Planning Strategy and the Land Use By-law be amended as follows:

1. Part 4 of the Osprey Village Secondary Planning Strategy is amended by adding Section 4.0.11 as follows:

"It shall be the policy of Council that the municipality is exempt from obtaining a development permit, from itself, when providing for municipal service facilities and buildings."

2. Section 4.16 of the Osprey Village Land Use By-law is amended by inserting the words "municipal administration buildings" after the words "but not limited to," in the second line.

Annotation for Official By-law Book	Date of Adoption
Date of First Reading: Date of Advertisement – Notice of Intention	
Date of Second Reading *Date of Advertisement of Amendments to By-law	
Date of mailing to Minister A Certified copy of By-law	
<p>I certify that this "A By-law Amending the Osprey Village Secondary Planning Strategy and Land Use By-law" was adopted by Council and published as indicated above.</p>	
<p>_____</p> <p>Sherry Conrad, Municipal Clerk</p>	<p>_____</p> <p>Date</p>
<p>*Effective Date of the By-law unless otherwise specified in the text of this By-law.</p>	

- ii) any proposed addition to any building, or any building that will replace an existing building, meets the setback or yard requirements of the zone being sought.

Policy 4.0.9

Pursuant to the Municipal Government Act, it shall be the Policy of Council to permit the Development Officer to grant a variance in one or more of the following Land Use By-law requirements:

- a) number of parking spaces and loading spaces required;
- b) height of a structure;
- c) floor area occupied by a home-based business / home occupation;
- d) height and area of a sign;
- e) minimum lot area or frontage if:
 - i) the lot existed on the effective date of the by-law, or
 - ii) a variance was granted for the lot at the time of subdivision approval; and
- f) size of yards;

provided that the variance is not granted where the:

- a) variance violates the intent of this Land Use By-law;
- b) difficulty experienced is general to the properties in the area; or
- c) difficulty experienced results from an intentional disregard for the requirements of this Land Use By-law.

Policy 4.0.10

It shall be the policy of Council that, pursuant to the Municipal Government Act, a Public Participation Program (MDL-66) shall be held prior to any proposed amendment to the Secondary Planning Strategy, as well as in conjunction with the review of this Planning Strategy and Land Use By-law. The purpose of the Public Participation Program shall be to hear the opinions of the public. Council shall meet with the Planning Advisory Committee when Council is considering a proposal for a rezoning or Development Agreement, or an amendment to the Planning Strategy or the Land-Use By-law. Public Notice of any Planning Advisory Committee meeting at which the proposal is to be discussed shall comply with the Public Participation Program policy as adopted by Council.

Amended April 1, 2015

Policy 4.0.11

It shall be the policy of Council that the municipality is exempt from obtaining a development permit, from itself, when providing for municipal service facilities and buildings.

be terminated no more than sixty (60) days after the completion of the construction of the main structure.

4.13.2 Special Occasions

Nothing in this By-law shall prevent the use of land or the erection of temporary buildings, structures or signs for special occasions and holidays and no Development Permit shall be required for such temporary uses, provided that such use of buildings or structures remain in place for no more than ten (10) days following the termination of the special occasion or holiday.

4.14 HEIGHT REGULATIONS

The height regulations of this By-law shall not apply to a church spire, lightening rod, water tank, monument, elevator enclosure, flag pole, television or radio antenna, telecommunications tower, ventilator, skylight, chimney, solar collector, clock towers, wind turbines and power transmission towers.

4.15 OUTDOOR LIGHTING

Pursuant to Secondary Planning Strategy Policy 3.10.3, outdoor lighting shall be directed away from adjoining properties to reduce traffic hazards and nuisances to surrounding land uses.

4.16 MUNICIPAL GOVERNMENT SERVICE FACILITIES

Notwithstanding anything else in this By-law, service facilities provided by the municipality, such as, but not limited to, municipal administration buildings, sewage treatment plants, pumping stations, water storage reservoirs and storm water management facilities may be located in any zone and no Development Permit shall be required and no zone standards shall apply.

4.17 PUBLIC AND PRIVATE UTILITIES

Notwithstanding anything else in this By-law, public and private utilities located within the street right-of-way or underground may be placed in any zone, and no Development Permit shall be required and no zone standards shall apply.

4.18 RESTORATION TO A SAFE CONDITION

Nothing in this By-law shall prevent the strengthening or restoring to a safe condition, any building or structure.

4.19 SIGHT TRIANGLE

Notwithstanding anything else in this By-law, on a corner lot, a building, fence, sign, hedge, shrub, bush or tree, or any other structure or vegetation, shall not be erected or permitted to grow to a height more than 1 metre (3.3.ft) above grade of the streets that abut the lot within the sight triangle, included within the street lines for a distance of 4.6 metres (15 feet) from their point of intersection.

4.20 SUBDIVISION BY-LAW REQUIREMENTS

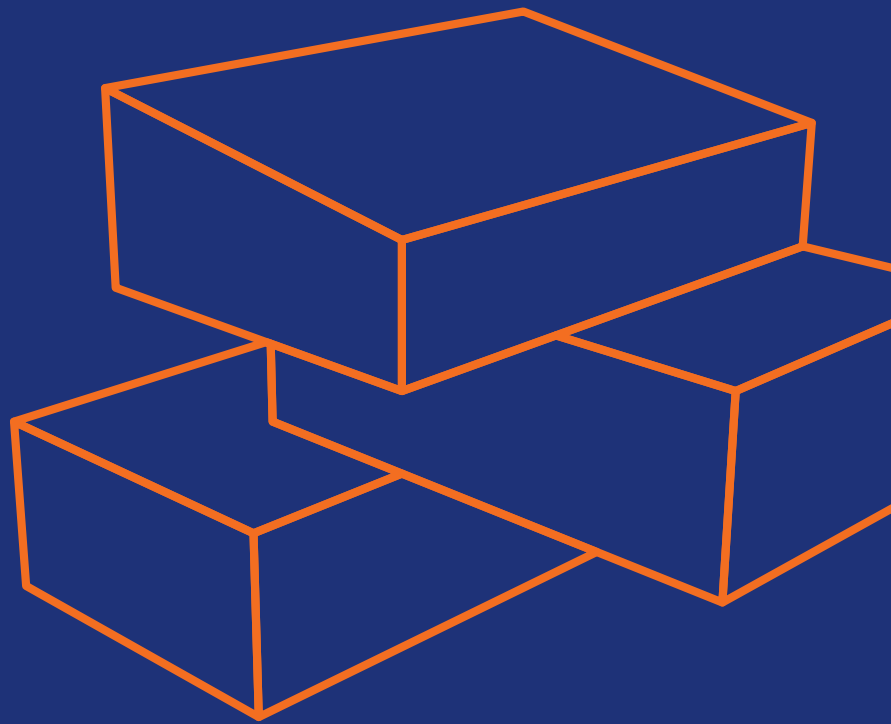
4.20.1 Frontage on a Street

Pursuant to Secondary Planning Strategy Policy 3.10.7, the access exemption provisions of the Subdivision By-law shall not apply within the Planning Area and for greater clarity, in all zones, no development permit shall be issued unless the

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Housing can be defined as a shelter or refuge, a place that protects and supports individuals, and a place to enjoy and relax with family and friends. In Canada, ensuring everyone has adequate housing to meet their needs is a complex challenge that requires collaborating with many people.

Join us at the **Westin Nova Scotian** in Halifax on **May 29–31, 2019** as we explore all areas of housing and hear local innovative stories addressing the goal of providing housing for all.



2019

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WEDNESDAY, MAY 29

LPPANS Annual General Meeting

12:00 p.m. – 1:00 p.m.

Annual General Meeting of the Licensed Professional Planners Association of Nova Scotia. Lunch provided by LPPANS.

Workshop 1 | Demographic Trends and Future Housing Needs

Alex Baird Allen, Manager, Economic Intelligence Unit, Turner Drake & Partners Ltd.

1:30 p.m. – 3:00 p.m.

The last few years have been interesting for demographers in Nova Scotia. Well known trends of population aging, decline, and urbanisation have continued to affect many regions, while interesting new patterns of migration and immigration have started to change the story in others. What are the implications of these trends for housing? What are their spatial patterns and magnitude? In this presentation Alex will give an overview of some of the population dynamics at play in Nova Scotia and explore its implications for future housing needs.

CS1A: Why is the Middle Missing?

Neil Lovitt, Senior Manager of Planning & Economic Intelligence, Turner Drake & Partners Ltd.

3:15 p.m. – 4:15 p.m.

The development of alternative housing formats is often put forward as a strategy to address local affordability challenges. Everything from laneway homes, tiny houses, and accessory dwelling units, to that entire spectrum of low-intensity multiunit typologies dubbed “the Missing Middle” are held up as solutions that are simply waiting for enabling development regulations. In this presentation Neil will explore alternative housing formats through the lens of development economics to highlight how housing design and density affects affordability, the types of affordability problems they are well suited to solve, and whether good policy and regulation alone is enough to implement them.

CS1B: Sustainable Community Design and Co-housing

Daniel Savard, Founder, Cons. Decodesign DS Inc.

3:15 p.m. – 4:15 p.m.

Sustainable Community Design subdivision, or better known in the USA under the title of ‘conservation subdivision’ is similar to a golf course subdivision but replacing a golf course with the green space or natural area, including all flood areas, wetlands, and areas that are improper for buildings. Incorporating co-housing into the idea of a Sustainable Community Design subdivision will be explored in this session.

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Workshop 2 | Planning 101

TBD

4:30 p.m. – 6:00 p.m.

This workshop is designed for Planning Advisory Committee members and elected officials and will go over some of the planning tools, legislation, and key concepts that guide the planning and development of our communities.

CS1C: Akoma Holding's Affordable Housing Development

Veronica Marsman, Property Manager, Akoma Holdings

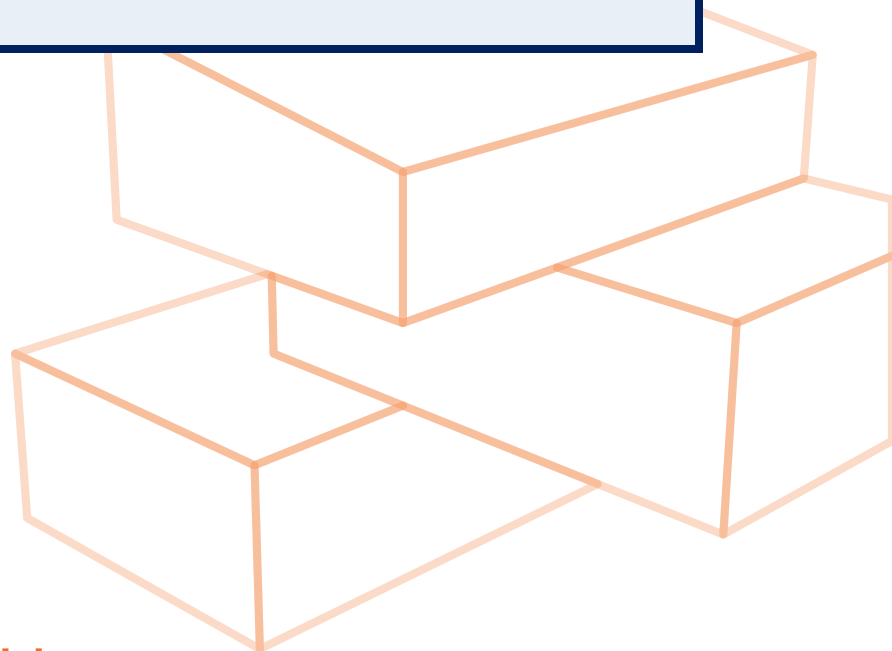
Steffen Käubler, Partner, UPLAND

Juniper Littlefield, Planner, UPLAND

Jan van Deursen, Consultant, Housing Policy and Research - SHS Consulting

4:30 p.m. – 5:30 p.m.

Akoma Holdings is a local charitable organization and home of the Akoma Family Centre, Henry G. Bauld Community Centre, and the former Nova Scotia Home for Colored Children. In 2018, Akoma began working with UPLAND Planning + Design (in partnership with SHS Consulting and LaMeia Reddick Consulting) on the creation of a housing needs assessment and a project concept for their 320-acre Cherry Brook property. Looking to extend existing services and provide affordable housing options for the surrounding community as well as children currently in Akoma's care, this project aims to address housing gaps identified through statistical analysis, case studies, and community consultation.



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THURSDAY, MAY 30

Welcome & Opening Remarks

9:00 a.m. – 9:15 a.m.

Keynote | The Tübingen Way: Experiences of Small-Scaled and Diverse Urban Development from Tübingen, Germany

Cord Soehlke, Mayor for Urban Building, Planning and Development, Town of Tübingen, Germany

9:15 a.m. – 10:30 a.m.

Since the 90's the University town of Tübingen has worked with a special strategy for urban development: the city buys brownfield areas like former military barracks or abandoned factories, develops them with an own department and sells the ground preferentially to diverse private building cooperatives. With this long-term strategy Tübingen has gained a lot of experiences in the field of cohousing and self-organized building, small-scaled urban development and neighbourhood diversity. In the last fifteen years a lot of German and European cities have been inspired by the Tübingen way.

CS2A: No More Warehousing: Time for Housing and Dignity for Nova Scotians with Severe Physical Disabilities

Jennifer Powley, Planner

Carrie Ernst, Executive Director, Independent Living Nova Scotia

Edward Edelstein, Developer and Owner, EcoGreen Homes

11:00 a.m. – 12:00 p.m.

According to a document from the Department of Health, if you are no longer able to bathe and dress yourself, a nursing home is an option. The sad thing in Nova Scotia is that for people with severe physical disabilities it is the only option. The presentation group are currently developing a 4-unit apartment on Gottingen Street as a pilot of what housing and support for people with severe physical disabilities could look like. The session will be hosted by the developer, the charity (Independent Living Nova Scotia) and an individual who was facing having to enter a nursing home because her family could no longer afford 24-hour assistant care.

CS2B: Building Relationships, Building Community: An Affordable Housing Success Story

Colleen Cameron, Member, Antigonish Affordable Housing Society

Pauline MacIntosh, Fieldworker, St. Francis Xavier University Extension Department; Vice-Chair, Antigonish Affordable Housing Society

11:00 a.m. – 12:00 p.m.

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The Antigonish Affordable Housing Society (AAHS) was established in 1993, reformed in 2010, and it received charitable status in 2014. The AAHS envisions having sufficient environmentally, socially, and financially sustainable, community supported affordable housing for the residents of Antigonish. In October 2018, they officially opened Riverside Estates, which is comprised of 14 new, energy efficient units, including five barrier free units, and a community room. In this presentation, they will share their stories of working with all levels of government, local organizations, community members, and the residents of our development to help them achieve success.

CS2C: National Housing Strategy Funding and Research Programs: New Opportunities for Communities

Jeremie LeBlanc, Affordable Housing Specialist, Canada Mortgage and Housing Corporation

René Babin, Specialist, Knowledge Mobilization, Canada Mortgage and Housing Corporation

11:00 a.m. – 12:00 p.m.

The National Housing Strategy is a 10-year, \$40 billion plan built to help address the housing needs of Canadians. This session would focus on two key aspects of the Strategy:

1. Project financing opportunities, such as the National Housing Co-Investment Fund, Rental Construction Financing Initiative, Innovation Fund and Seed Funding.
2. Research and Innovation funding opportunities available in the housing research and data sector, such as the NHS Demonstration Innovative, Solutions Labs, and Collaborative Housing Research Network.

Luncheon

12:00 p.m. – 1:30 p.m.

CS3A: Merits of the International Passive House Building Standard

Evan Teasdale, Senior Project Engineer, Principal, DesignPoint Engineering & Surveying Ltd.

Lorrie Rand, Certified Passive House Designer, Habit Studio

1:30 p.m. – 2:15 p.m.

Passive House is being widely adopted internationally by governments to address high-level planning challenges such as changing climate, changing demographics, changing market economics, and changing energy targets. Since buildings represent +/-40% of energy consumption, and Passive House buildings can reduce heating/cooling demand by up to 90% compared to 'conventional construction', Passive House principles offer a significant opportunity to meet increasing energy constraints and have a significant global impact on carbon emissions.

CS3B: Future City Builders 30Lab: Innovative Approach to Housing Issues in Halifax

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Joyce Liu and Alfred Burgesson, Co-Lead's of Future City Builders 30Lab

1:30 p.m. – 2:15 p.m.

Future City Builders 30Lab is a pop-up innovation lab designed by Youthful Cities, which enabled 30 local young urban influencers to come together over a series of five workshops from January to March 2019. During these workshops, the Future City Builders worked together to create an innovative solution for their city. Halifax chose to focus its lab on the topic of Housing. This presentation will include an interactive poster presentation session.

CS3C: Affordable Housing Development Financing 101

David McCulloch, Affordable Housing Specialist with Canada Mortgage and Housing Corporation

1:30 p.m. – 2:15 p.m.

What are the key elements of a 'financeable' real estate project? NOI, DCR, LTV/LTC, bps; What are these and why are they important? What CMHC financing options are available for affordable housing projects and what are the basic requirements and benefits? This session would answer these questions and explore these topics with opportunity for questions and discussion on related issues of interest to participants.

CS4A: Halifax Regional Municipality Housing and Homelessness Partnership

Jill MacLellan, Planner III, Planning and Development, Halifax Regional Municipality

2:15 p.m. – 3:00 p.m.

Since 2013, HALIFAX (HRM) has been a member of the Housing and Homelessness Partnership. The Partnership is a collaborative of nine partners from the three levels of government, the private sector and non-profit organizations with the overall goal to end homelessness in Halifax. Through our involvement with the Partnership, HALIFAX's planning and development team has taken on various initiatives to contribute to the overall goals of the partnership. These initiatives range from providing financial relief to removing policy and regulatory barriers. This presentation will provide a snap shot of these initiatives and an overview of how the HALIFAX planning and development team hope to further support access to safe affordable housing.

CS4B: Equity and Health into the Housing Process

2:15 p.m. – 3:00 p.m.

Sarah Ravlić and Sandy Mackay, Healthy Community Planner's, BC Healthy Communities, Victoria, BC

Assessing housing need for all is about more than just supply and demand. It requires a critical review of the processes and systems that support or hinder access to housing for diverse populations, and the quality and appropriateness of housing available. When planners consider how to provide housing in communities, it is important to first ask what sources of information will be used to identify need and inform strategies and decisions. The most valuable data comes from those who live, learn, work,

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and play in communities. However, traditional engagement techniques struggle to engage harder to reach populations. This presentation will outline how BC Healthy Communities and its partners construct housing engagement practices for all using an equity lens.

CS4C: Overcoming Barriers to Rental Housing: A Policy Learning Approach

Ren Thomas, Assistant Professor, School of Planning and Founding Fellow, MacEachen Institute of Public Policy and Governance, Dalhousie University

2:15 p.m. – 3:00 p.m.

Rental housing is a critical housing and tenure type in the housing continuum. Despite the fact that an increasing percentage of households cannot afford market ownership, very few new developments create rental housing; most Canadian rental stock is over 40 years old. This study is determining how cities have or have not overcome barriers to developing new rental housing and protecting existing units in case study cities across Canada.

Keynote | TITLE

Dr. Catherine Leviten-Reid, Associate Professor, Community Economic Development, Cape Breton University

Fred Deveaux, Executive Director, Cape Breton Community Housing Association and Community Homeless Shelter.

3:15 p.m. – 4:30 p.m.

Wine and Cheese Reception

6:00 p.m. – 7:30 p.m. | IDEA Building

Conference attendees are invited to attend a wine and cheese reception hosted by the Graduate Planning Student Society. The reception will be held in the IDEA Building of Dalhousie Sexton Campus.

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FRIDAY, MAY 31

CS5A: Small Town, Smart City: Addressing Poverty Through Energy Planning

Leon de Vreede, Sustainability Planner/Project Coordinator, Town of Bridgewater

Nelson Nolan, Planning & Sustainability Intern, Town of Bridgewater

Jessica McDonald, Director of Planning & Recreation, Town of Bridgewater

9:00 a.m. – 10:00 a.m.

With the goal of lifting 20% of its residents out of energy poverty, the Town of Bridgewater has developed a plan for making housing more affordable and energy efficient by using a Smart Cities approach to upgrading to the local building stock, bringing community service organizations together, generating green energy, and creating local investment vehicles. Born out of the Town's Community Energy Investment Plan, come learn how you can use this smart cities approach in your own community and help those most in need. www.bridgewater.ca/smartcities

CS5B: Tiny Homes and Big Aspirations Identifying Barriers and Opportunities to Living Small in Halifax Regional Municipality

Lindsay Slade, Honours Student, Bachelor of Community of Design, School of Planning, Dalhousie University

Joe Rogers, Building Code Coordinator, Office of the Fire Marshall, Province of Nova Scotia

9:00 a.m. – 10:00 a.m.

In recent years interest in the tiny home movement has been growing as a result of their ability to provide affordable housing, additional income, and to reduce ecological footprints. As a result of the increasing interest, many municipalities seek to update their policies to permit these dwellings. This study determines what barriers and opportunities municipalities face for tiny home development in terms of land use and building code regulations. With a disproportionate change in average house and family size and the housing affordability crisis at its peak, now is an ideal time to understand how different municipalities are treating the topic of tiny homes and to discover how tiny homes might be used most effectively in HRM.

CS5C: TITLE

Ken Stannix, Mayor, Village of McAdam, New Brunswick

9:00 a.m. – 10:00 a.m.

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Panel Discussion and Facilitated Interactive Session

10:30 a.m. – 12:00 p.m.

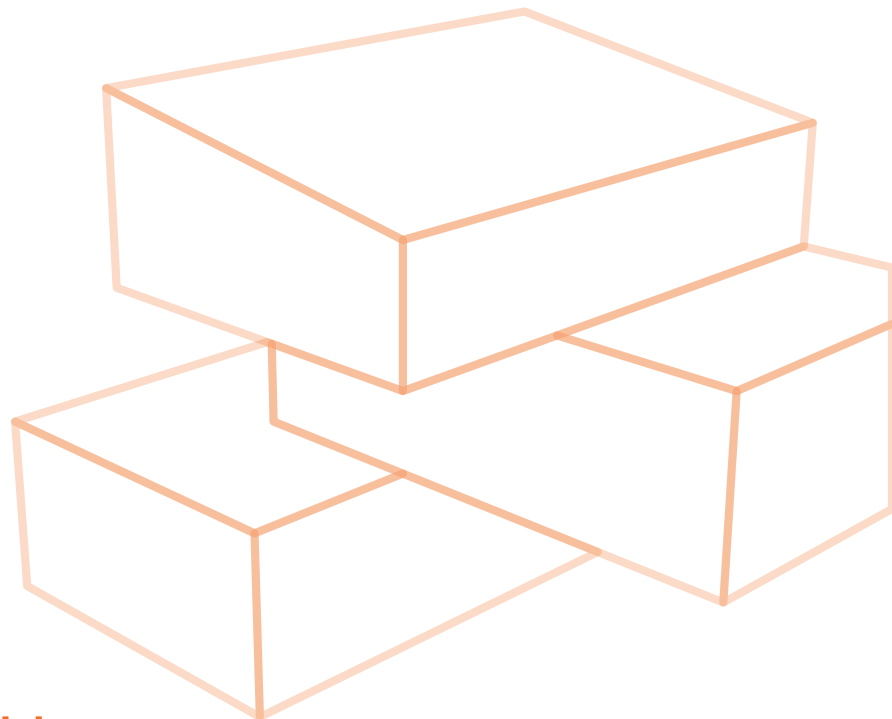
Dr. Catherine Leveiton-Reid, Fred Desveaux, Ken Stannix

Keynote speakers and presenters from different sessions will join together for a brief panel discussion related to the topic of providing housing for all. This panel discussion is intended to ignite conversation between conference delegates.

Conference Wrap-up and Prize Draw

12:00 p.m. – 12:15 p.m.

A recap of the main conference themes followed by a prize draw. Conference attendees must be present to be eligible for the draw.



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