

Planning Advisory Committee Meeting AGENDA

Thursday, May 27, 2021 – 7:00 p.m. Via Virtual Meeting

1. CALL TO ORDER

1.1 Mi'kma'ki Territorial Acknowledgement

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 THURSDAY, MAY 13, 2021

5. BUSINESS ARISING FROM MINUTES

6. PLANNING ADVISORY COMMITTEE MATTERS

6.1 MODL2040 What We Heard Report – Part Two 1-44

6.2 Dalhousie Planning Students – MODL Rural Typologies Presentation 45-46

7. HERITAGE ADVISORY COMMITTEE MATTERS

8. ADDED ITEMS

9. IN CAMERA

10. NEXT MEETING DATE: THURSDAY, JUNE 24, 2021

11. ADJOURNMENT

PROCEDURE FOR ADDRESSING THE COMMITTEE

An opportunity will be provided to all citizens to address the Committee on each item under Committee Matters 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 Committee 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.
- Since at this time we are not having in person public attendance, any citizen wishing to address the Committee may use the chat function on Facebook Live which is monitored by staff.

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 and Development Services, at 902-521-0925 or by email at planning@modl.ca

MODL2040



What We Heard Report
Prepared for Planning Advisory Committee
May 21, 2021

**Planning and
Development Services**



INTRODUCTION

The MODL2040 Community Goals Survey provided the first opportunity for public engagement with the goal of obtaining quality public feedback on community priorities over the next 20 years.

This feedback is essential to assist in the development of the vision, mission, values, and goals that will guide the development of the municipal planning strategy and land use by-law for the Municipality.

The survey is a means for starting the conversation which will help decide the municipal role in helping communities and the region manage the challenges and opportunities which face them today and towards 2040.

As the MODL2040 project has been referred to the Planning Advisory Committee to provide overall review and regular updates to Council, the first conversation on framing the municipal planning strategy begins with this report.

BACKGROUND

Creating a 20-Year Vision

Through the MODL2040 project, we are all tasked to consider the next twenty years and imagine how we need to plan our communities to meet the opportunities and challenges of the future. We will be looking at factors related to how we collectively organize our lives, as individuals and communities, and how we interact with the natural environment.

We want to create a vision of how we will most effectively meet these circumstances and ensure that we are developing the infrastructure and services to match our vision. We also want to consider how we can work better with our neighbouring communities and other levels of government as we have many areas of shared interest and responsibility.

The Community Goals Survey was designed to examine some of the more important topics that we will be addressing over the course of the MODL2040 project.

In developing a vision for MODL, we will examine the priority areas identified in the survey with the Planning Advisory Committee and with Council, and create statements on vision, values, and goals to help guide the remainder of the project. This framework will be brought back to the public later in the year to ensure we have it right.

Survey Design

The survey included questions aimed at learning more about the public's view on the five areas covered by the Provincial Statements of Interest: Drinking Water, Flood Risk Areas, Agricultural Land, Infrastructure, and Housing. Conversations held with local stakeholder organizations over the fall of 2020 provided additional focus for the topics included.



Quantitative Design

Questions were included which provided descriptive data (e.g., community of residence, age group, commute distance) as well as ranked priority data (e.g., top community priorities list, priorities in housing). Quantitative data-related questions gave us a better sense of who was responding and provided categories to further analyze the qualitative text-based questions.

Qualitative Design

Qualitative questions were less structured, allowing respondents to utilize an open-ended format to tell us more about their community priorities. Whereas quantitative data can be assigned numerical values relatively easily, qualitative data is analyzed in manner summarized below:

1. Initial preparation and organization of data
2. Review and exploration of data
3. Creation of initial codes
4. Review and revision of codes; combining responses into themes
5. Presentation of themes in a cohesive manner

In terms of data presentation, we are able to report on themes and the strength of themes based on the number of similar responses. Qualitative data relies on interpretation and is more subjective as a result, but it is also powerful in the sense of being able to convey more complex ideas and experiences. This report used representative responses, or exemplars, to help demonstrate emergent themes.

LIMITATIONS OF SURVEY

Survey limitations are provided as a means of acknowledging shortcomings of factors related to the survey's design, distribution, and analysis. The intention is to use known limitations plus public feedback to improve future surveys but also a means to describe and test the strength of the data and the extent to which it represents the greater community of MODL.

Survey Distribution Methods

Due to public health restrictions related to the COVID-19 pandemic, survey distribution was limited to online availability (through the engage.modl.ca site), limited hand delivery by Councillors, and making hard copies available at the front desk of the Municipal Building. We were not able to take the survey out to the public in person as we would normally have done.

This may mean that people who could have participated were not able to and we note that the rural internet distribution project is ongoing and not all residents have access to a computer or internet.



Time Limits

The survey ran for approximately 2.5 months, following a mid-January media promotion. To maintain the overall project timeline, we could not go any later than the March 31st closing dated however a longer survey run may well have allowed for more respondents and potentially a window for face-to-face public engagement post-COVID vaccine rollout. Time and staffing limitations also meant that we were not able to launch a youth survey; we will look to do so over the upcoming summer/fall timeframe to capture this important demographic.

Potential Bias in Analysis

Qualitative analysis utilizes the best judgement of individuals to determine key themes. Subjectivity bias is noted as a potential limitation as a single individual was tasked with creating themes from the data set.

SURVEY RESULTS

Section 1 – General Information

Section Design

The first section of the survey contained questions that yielded descriptive information from the respondents on their general location of residence, age, work location and commute as well as to where they shop. The purpose of collecting this data was to help provide a sense of the reach of the survey as well as allowing us to examine qualitative question responses based on categories of community and age group.

Question 1 – Are you a resident of the Municipality of the District of Lunenburg?

Question Design

This question was designed to act as a broad indicator of the municipality of origin of respondents. Non-MODL participants in the survey were permitted to complete all questions and their responses were included in the overall analysis unless the responses pertained to aspects that are the responsibility of another municipal unit.

We did not define ‘resident’ so it is reasonable to assume that we received responses from a range of permanent and seasonal residents. This was a mandatory question, and the response options were either yes or no.

Question Results

We received 488 responses to Question 1 with 475 indicating that they reside within MODL (97.3%) and 13 residing outside MODL (2.7%).



Question 2 – Which community do you live in?

Question Design

In Question 2, the term ‘community’ was not defined, and respondents were required to type/write in their community. While we expected that most responses would represent the 134 communities within MODL, we recognized the possibility that respondents may identify with ‘greater communities’, see MODL as the community of reference itself, or own property in MODL but live elsewhere. Data from respondents who indicated locations outside of the 134 MODL communities was retained for overall survey analysis. Responses which pertained to responsibilities within other municipalities were not considered in our findings.

Question Results

A total of 485 text responses (99.4% of total respondents) were provided for Question 2 with 3 respondents choosing not to provide an answer. A total of 427 responses specified one of the 134 communities within MODL, with 99 of the MODL communities having at least one respondent. The distribution of respondents is shown on Map 1. Two respondents provided their district, District 10 and District 7.

A total of 54 respondents indicated that they lived in communities other than the 134 established MODL communities. The distribution for non-MODL responses is provided in Table 1.

Table 1: Respondents Identifying non-MODL Communities.

<u>Community</u>	<u>Number of Respondents</u>	<u>% of Total Respondents</u>
Bridgewater	24	4.9%
Lunenburg	14	2.9%
Mahone Bay	10	2.0%
MoD Chester	5	1.0%
Region of Queens	1	0.2%
Annapolis County	1	0.2%
Shelburne County	1	0.2%
TOTAL	56	11.5%

Question 3 – Please select your age group.

Question Design

This question was provided to allow further exploration of potential age differences in later questions and to give an indication that we were effectively able to reach age groups in a way which was representational of the known demographics for the area.



Question Results

A total of 487 age group responses (99.4% of total respondents) were provided. The distribution of age groups is indicated in Figure 1 with comparison data shown in Figure 2.

Figure 1: Survey Distribution of Age Groups

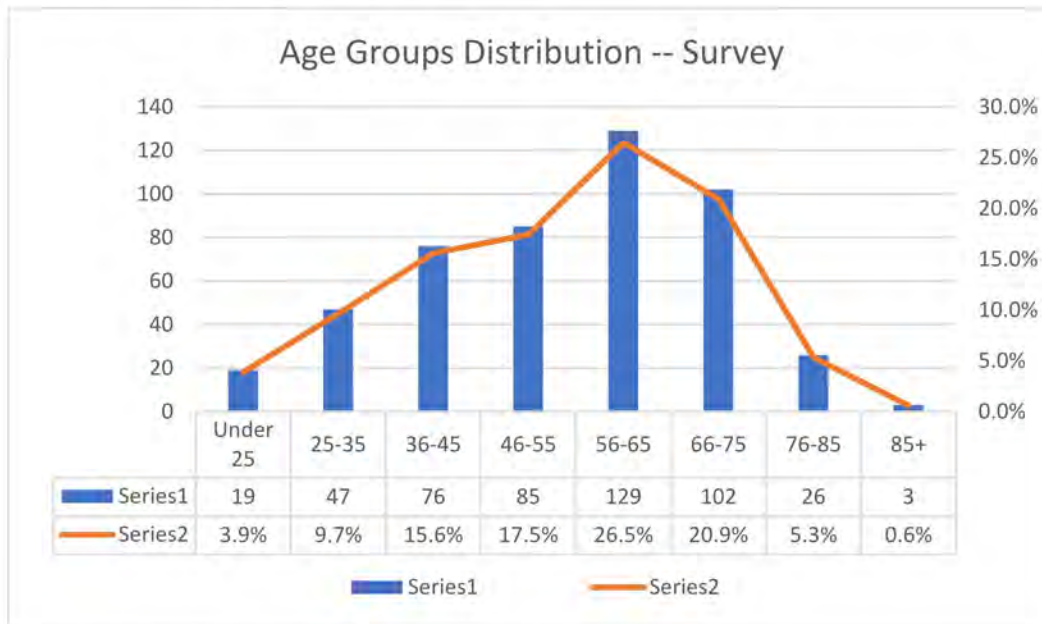
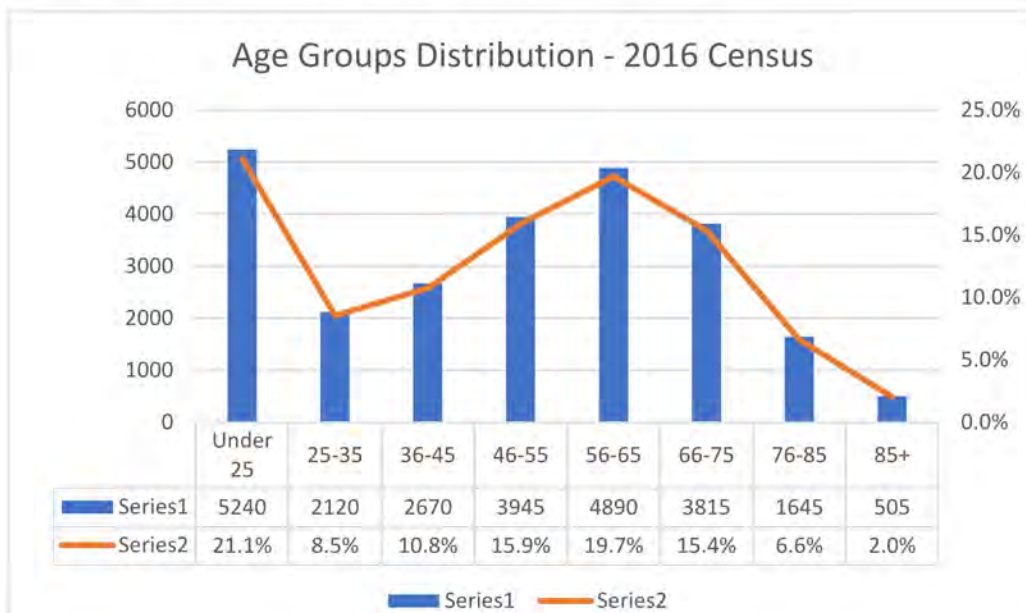


Figure 2: 2016 Census Distribution of Age Groups



Question 4 – Please select your work location?

Question Design

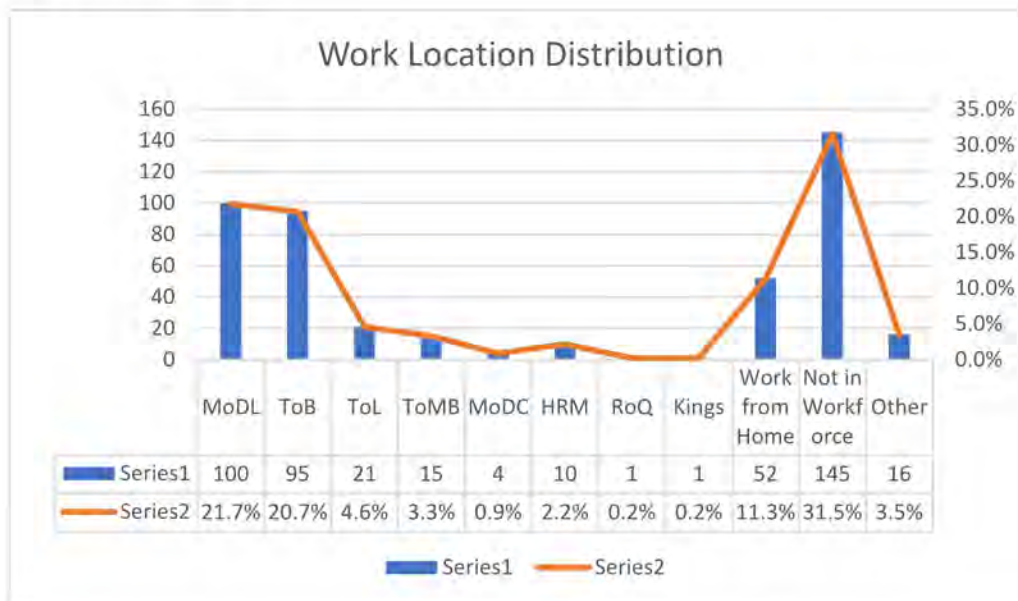
Question 4 was designed to determine the work location for respondents which provides a better sense of respondent employment characteristics.

Respondents were asked to select one of nine municipalities, work from home, not in the workforce or 'other'.

Question Results

- 'Other' responses covered respondents who worked in other parts of the country or over multiple areas within the province.
- 460 responses, 28 skipped
- Location responses are provided in Figure 3.

Figure 3: Work Location Distribution



Question 5 – How many minutes does it take for you to travel to work one way?

Question Design

Respondents were asked to select between 6 commute times, work from home, or other.



Question Results

- 425 responses – 89 filtered out ‘others’ that indicated retired, not in work force, or N/A
- 63 skipped
- 336 responses analyzed.
- Commute times are indicated in Figure 4.

Figure 4: Commute Time



Question 6 –Where do you do most of your shopping? (pre-COVID and/or currently)

Question Design

Respondents were asked to provide their shopping locations. Locations were later tagged for ease of presentation.

Question Results

Response results are provided in Figure 5.



Figure 5: Distribution of Shopping Locations



Section 2 – Community Priorities

Section Design

The second section of the survey contained questions that yielded more detailed information on community priorities related to the Provincial Statements of Interest as well as municipal infrastructure and services. This section provided opportunities for respondents to provide open-ended feedback wherever possible.

Question 7 – What are your top priorities for improving your community? Please rank the following list from 1 to 11 with 1 being your most important priority.

Question Design

This question was designed to act provide a relative rating of existing municipal priorities as well as offering an opportunity for respondents to provide priorities not listed.

We did not define ‘community’ so it is reasonable to assume that we received responses based on a variety of possible interpretations of this term.

Question Results

- 477 responses; 11 skipped
- Results are provided in Table 2.



Table 2 - Average Ranking of Community Priorities

OPTIONS	AVERAGE RANK
Environmental Protection	3.58
Climate Change	4.35
Improving Housing Options	5.12
Access to Lake, River, and Ocean Shorelines	5.20
Making Future Development Safe & Predictable	5.27
Protecting Agricultural Land	5.42
More Parks & Recreational Facilities	5.67
Other (see Question 8)	6.57
Access to Commercial Services	6.62
Heritage Preservation	6.82
Access to Municipal Services (water & wastewater services)	7.38

Question 8 – If you answered ‘other’ in question 7 above, please explain your community priority.

Question Design

This question was designed to provide respondents the opportunity to give greater detail on a community priority not included in the list given in Question 7. As this question allowed for long-form text responses, qualitative methods were used to determine key themes that represented the breadth and strength of responses. Exemplar quotations were then chosen to represent themes.

Question Results

- 194 Respondents provided ‘other’ response
- 215 Responses
- 6 Major Themes
- 22 Sub-themes

Theme 1 – Infrastructure and Services (131 responses; 61%)

Sub-theme 1.1 – Internet Services

The provision of high-speed internet services was seen as a priority for those working from home as well as those with school-aged children. Disparities in existing coverage over the municipality was discussed.

“I have had to turn down better employment opportunities due to my internet connection.”

“There is no internet for the ones who work from home and for school work.”



“Rural internet because without that some of our neighbours don’t have access to the same services as others.”

Sub-theme 1.2 – Cell Phone Services

Improvements to cell phone reception was described as a priority for similar reasons as internet coverage, and often commented on together by the same respondent.

“Internet availability and cell phone reception improvements to enable better work from home options.”

“High speed Internet for all and for gosh sakes better cell phone coverage, WE have none.”

Sub-theme 1.3 – Road Infrastructure

The road infrastructure sub-theme covers priorities in road maintenance and road improvements to allow greater safety and afford space to cyclists and pedestrians.

“Maintenance of roads and clearing sides of road of trees/ bushes therefore more able to see wildlife I.e deer.”

“The roads are very busy and not wide enough to accommodate tragic, pedestrians, and recreational activities (cycling).”

Sub-theme 1.4 – Infrastructure (Other)

Other infrastructure priorities include accessibility, equitable distribution of infrastructure, and the extension of existing infrastructure services & programs.

“Accessibility - this goes along with many of the other priorities but many of them are irrelevant if the members of our community can't access them.”

“I believe every resident is entitled to equal access to infrastructure (roads and utilities).”

“Fair and equitable subsidies for all Modl residents to address straight pipes, solar energy adoption and clean water. To date, only provided to a limited few, and yet all our tax dollars are green.”

Sub-theme 1.5 – Recreation Infrastructure

Priorities mainly focused on trail development and access to waterfronts & public lands.

“Active transportation paths or trails that are public or owned by the municipality.”

“With the privatization of our lakes and rivers by development, causing the lack of public access, I feel public access to our waterways is a # 1 priority.”



Sub-theme 1.6 – Health Services

Respondents who provided a health services priority were mostly focused on improving access to services and the recruitment of health care professionals.

“Healthcare should be a priority for the province, not just our community.”

“We MUST come up with creative ways to entice doctors and nurse practitioners to the province.”

Sub-theme 1.7 – Public Transit

The public transit priority envisaged a transit system that would serve rural areas and help residents age in place.

“Inter and intra-town transportation. A system where people can get to/from town easily, without having to always drive, that is convenient and safe in all seasons.”

Sub-theme 1.8 – Services (Other)

Priority areas of improved seniors and youth services was discussed.

“I would like to see more programs available to help seniors in need, ie. Affordable housing, wellness checks for those isolated, mental health services.”

“Youth initiatives, development, places for youth to congregate, learn, grow.....there is nothing out there for our youth...”

Theme 2 – Social (16 responses; 7%)

Sub-theme 2.1 – Inequality

Inequality sub-themes included priorities based on socio-economic, community, and racial disparities.

“Making all people equal. No difference in treatment. One community shared together.”

Sub-theme 2.2 – Community

Encouraging community character and resilience were developed as priorities.

“To keep our community sustainable, viable and a great safe place to raise a family. To keep community support and community family.”



Sub-theme 2.3 – Arts and Culture

The Arts & Culture priority focused on the role it plays in community development.

“Cultural planning and development ie policies and practices that support the development of culture in the community ie cultural and creative industries, the protection and preservation of tangible and intangible culture in the community.”

Theme 3 – Governance (14 responses; 7%)

Sub-theme 3.1 – Red Tape Reduction

A priority of improving or reducing processes related to development was advanced.

“Less red tape for Economic Development. A better, more streamlined process is needed for the building permit process, and many other areas where permits are required.”

Sub-theme 3.2 – Smaller Government

Smaller government was a priority theme based on the idea of scaling back to core service provision.

“Reducing gov’t at every level, get out of the ice cream and recreation business, do your core function and reduce taxes all around then perhaps people can afford to take control of their own destiny.”

Sub-theme 3.3 – Fiscal

The fiscal theme included priorities based on reducing tax as well as proposing new tax policies to help achieve other municipal goals.

“Fiscal stability – living within our means to keep the tax rate low”

“Grants and tax relief for reasonably sized energy efficient homes. Tax increases (luxury tax) for excessively large homes; homes that are occupied less than 2 months annually; ...used as temporary rentals (13airbnb); ...constructed in environmentally sensitive and risk prone areas; ...constructed without taking solar orientation and prevailing wind and weather into account.”

Sub-theme 3.4 – Other

The ‘other’ governance sub-theme captured responses for priority to be given to the enforcement of existing by-laws regarding unsightly properties and abandoned vehicles.

“There needs to be some collective political effort in cleaning up derelict vehicles. MODL has far too many home owners with derelict vehicles on their property.”



Theme 4 – Economic (23 responses; 11%)

Sub-theme 4.1 – Business Support

Priorities areas in the business support sub-theme included emphasis on business attraction, and support for small businesses and non-profits.

“Putting something in place (incentives, information, small business assistance to enable price matching, etc.), to encourage local buying practices and discouraging on-line (Amazon, big box) shopping.”

Sub-theme 4.2 – Local Resilience

Strengthening the resilience of the local economy through better utilization of agricultural lands was noted as a priority sub-theme.

“Would like to see development of agricultural lands not currently in active use be developed for local food production... to ensure a local, reliable and fresh source of foods to ensure quality food availability without the high environmental impacts of shipping as well as the detriment to the produced food in shipping and storing it.”

Sub-theme 4.3 – Other

The ‘other’ economic sub-theme recognized challenges related to demographics in ensuring employment opportunities for youth, and cost of living challenges making it necessary to prioritize affordable service provision.

“Affordable Electricity, reliable & affordable internet.”

“Job creation to keep our younger people opportunities to stay here.”

Theme 5 – Environment (19 responses; 9%)

Sub-theme 5.1 – Conservation/Environmental Protection

Responses indicated priorities related to the protection of undeveloped land, watershed protection, and prioritizing sustainable forestry practices.

“...the creation of both "wilderness zoning" (that would be free for residents to switch their un-lived on land to and could come with incentives for folks to do that, i.e. slightly less taxes than "mixed purpose/forestry" land. Switching "wilderness land" back would cost money). ALSO, all future developments would have to pass some sort of "habitat friendly" approval.”

“Education as to why it is important to preserve our SCANTY AG areas here in L'burg County, watershed protection, logging & forestry sustainable practice”

Sub-theme 5.2 – Sustainability

Sustainability and renewable energy were given as priorities under this sub-theme.

“Sustainability is highest priority. No new building until all empty buildings are occupied – or retrofit to be occupied.”

“Generate own renewable energy, increase energy efficiency of existing buildings.”



Theme 6 – Housing & Development (12 responses; 6%)

Sub-theme 6.1 – Improve Housing Options

'Improving Housing Options' was a priority listed in Question 7 however, some respondents chose to provide more detail and noted priority areas of seniors and affordable housing.

"Have more (a lot more) rental options that are fully accessible and on one level (e.g. like garden apartments/townhouses) for those who are on fixed incomes (e.g. retirees)"

Sub-theme 6.2 – Development Controls

Responses indicated a priority for development controls to protect from overdevelopment and to help preserve community character.

"Prevent overdevelopment by setting minimum lot sizes and stopping lot subdivision. Protect the beach protection zone against further encroachment."

"Preserving residential areas to remain residential..."

Question 9 – Does your community offer the housing and services to allow you to continue to live in the Municipality at every stage of your life?

Question Design

This question was designed to provide respondents the opportunity to consider whether their community supported the concept of providing housing for all stages of life. Responses were either 'Yes', 'No', 'Uncertain', or 'Other (please specify)'. The other selection allowed for a short-answer response to be provided.

Question Results

- 483 responses; 5 skipped
- 121 responded 'yes' (25.1%)
- 165 responded 'no' (34.2%)
- 172 responded 'uncertain' (35.6%)
- 25 responded 'other' (5.2%)

'Other' Themes (23 responses analyzed)

- 4 primary themes; Governance, Affordability, Availability, Services

Theme 1 – Governance (2 responses)

Responses focused on the municipal role regarding housing, asserting that it was not the responsibility of MODL to examine this question.

"Are you actually insinuating the Municipality somehow be responsible to provide housing?"



Theme 2 – Affordability (5 responses)

The affordability theme developed from responses regarding the difficulty faced by low income and young families in finding affordable housing options.

“I feel right now fine for me but may be a problem in the future. I also feel low income people are being forgotten.”

“limited for low income or new first time”

Theme 3 – Availability (8 responses)

The availability of housing, particularly seniors housing emerged as a theme, with some respondents discussing how they will be forced to move out of their community.

“Fine for now, but will move into Bridgewater if I become frail or disabled.”

“there is a shortage of senior living accommodations and services in the area”

Theme 4 – Services (8 responses)

The services theme developed from responses indicating both the erosion of local services and the community response to being underserved.

“Presently it is mostly covered, but I worry about the future as there is a slow erosion of services in this rural area.”

“It is there but not in the way of infrastructure but in the way of people looking out for people. Checking in, helping out, doing errands”

Question 10 – What type of housing do you live in?

Question Design

This question was designed to understand the form of housing occupied by respondents. The primary reason for including this question was to determine if the respondents were representative of the known distribution in housing for MODL.

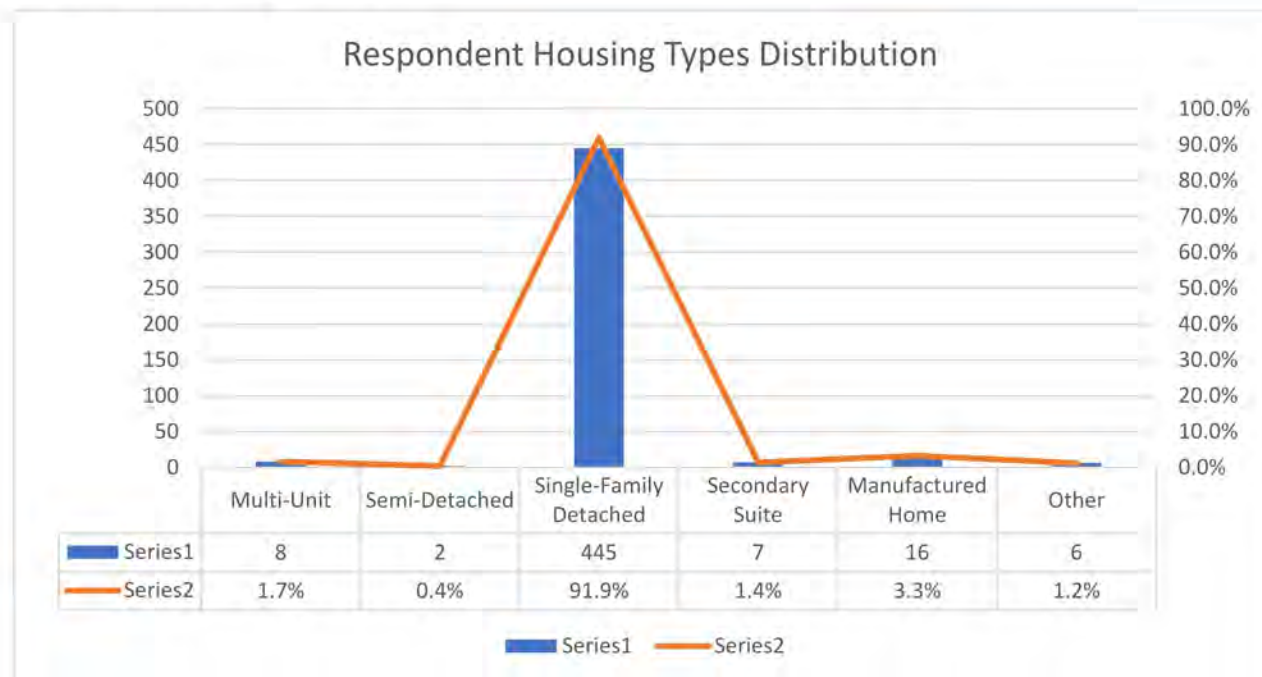
The response options were; multi-unit complex, semi-detached or duplex, single-family detached house, secondary suite (e.g. basement apartment, in-law suite), manufactured home (mobile, mini, or modular homes), or ‘other’ (please specify).

Question Results

- 484 responses; 4 skipped
- Question results shown in Figure 6.



Figure 6: Respondent Housing Distribution



In MODL, single-family detached housing, based on Census Canada 2016 data, represents 92.9% of the total housing stock.

'Other' Responses (6 responses analyzed)

The 'other' responses covered the four-plex category of housing not provided in the question as well as a discussion of various living arrangements.

Question 11 – The Municipality may be developing policy related to flood risks, both coastal and inland, during the course of the MODL2040 project. Do you feel that you or your community is at risk from flood-related events?

Question Design

The Provincial statement of interest regarding flood risks areas notes that local knowledge of flood risk should be reflected in planning documents. Question 11 gave respondents the opportunity to comment on their perception of individual and community risk to flood events. The question allowed for text responses which allowed for greater detail on the associated risks.

Question Results

- 471 responses; 220 detailed responses; 17 skipped
- 3 Major Themes; 1 Set of Minor Themes



Indication of Risk

A total of 429 respondents indicated whether they or their community was at risk to flood-related events, with 206 indicating yes and 223 indicating no. The distribution of responses is demonstrated on Map 2. A total of 30 respondents noted that the threats applied to their community but not directly to their property.

Theme 1 – Specific Flood Threats (82 responses; 37%)

Specific flood threats were mentioned in many of the responses and included: storm surges, sea level rise, heavy rain events, higher tides, increased storm intensity, inland flooding, and shoreline erosion.

“Definitely. Storm surges already breach the dunes on Kingsburg Beach, and the shore along Rose Bay. Kingsburg Pond also floods in heavy rains.”

“Many parts of my community are in the Petite Riviere watershed and are at risk from flooding, I’m also close to the coast where coastal surges can damage infrastructure. My home is not at risk for flooding.”

“We live on LaHave River and a culvert goes under the road connecting our yard to the river. During high tides our yard does flood. It could be worse with climate change.”

“Like many in my area I live on a lake and am concerned about flooding due to climate change and worsening storms.”

Theme 2 – Infrastructural Factors (51 responses; 23%)

Specific categories of infrastructure at threat emerged from responses which including roads, causeways, and culverts.

“Increase frequency and intensity of storms seem to cause the West Branch LaHave River levels to rise to flood levels and potentially damage some culverts.”

“Yes, water has been high enough to leave seaweed in the road and cover the wharf. Cherry Hill and Broad Cove will need road work next big storm if it comes the wrong way, it gets closer to the road every storm.”

“Yes, Rose Bay will be harmed. Watersheds lack protection and the capacity to absorb the downpours (25+ cm in a day) that are coming. The majority of coastal roads, oceanside properties, tidal estuaries and ponds, and the Lunenburg waterfront itself are at risk due to rising sea levels, king tides, and extreme weather flooding. If not by 2040 then in the following decades.”

Theme 3 – Development Factors (17 responses; 8%)

Respondents highlighted several factors related to concerns about how development is currently permitted in MODL and the need for policy and regulation.

“Yes, greatly so. This is a particular concern due to the lack of planning regulation (or enforcement of regulations) on known floodplains, river/lake banks and in high flood risk areas.”



“With climate change, and an abundance of lakes in NS and particularly our MODL we face many unknowns with our waterways. Planning for rising waters could help mitigate future risks of flooding.”

“The whole municipality is at risk. Even if my house isn't flooded, if roads and other infrastructure are at risk then I am at risk. There should be no question about developing these policies and plans.”

Minor Themes (39 responses; 18%)

Several minor themes were noted include liability implications, the history of local flooding, and concerns over low water levels.

“No - I am not at risk. however, It should be managed with policy as insurance is going to become an issue in the future. Do not build in flood areas.”

“The only policy required is that notice be given when a building permit is being sought in a possible floodplain area accompanied by a disclaimer that the Municipality will not be held accountable for potential loss and damages.”

“Very minor... I believe the last major flood in this area was in 1956. Occasionally the LaHave River does flood - 2003 saw two people killed in flood waters. Often this can be mitigated by quicker action by EMO closing the highway and such. We often have the opposite problem, the river dries up. Water levels fall very quickly which I believe is the result of our harvesting of the forests in the headlands of the LaHave.”

Question 12 – Please rank the importance of having access to the following recreational amenities. Please rank the list from 1 to 6 with your most important as 1.

Question Design

Community priorities with respect to municipal infrastructure was a consideration for this survey. In this question, respondents were asked to rank categories of recreational amenities and given an opportunity to describe their own priority as ‘other’ in question 13.

Question Results

- 482 responses; 6 skipped
- Results provided in Table 3

Table 3 - Average Ranking of Recreational Amenity Priorities

OPTIONS	AVERAGE RANK
Trails	2.20
Waterfront/boat access to ocean, lakes, and rivers	2.68
Wilderness Parks	2.72
Playground Parks	3.64
Sports/Athletic Field	3.97
Other	4.47



Question 13 – If you answered ‘other’ in question 12 above, please explain your recreational amenity priority below.

Question Design

Respondents were asked to describe their ‘other’ category from question 12.

Question Results

- 102 responses
- Two Major Themes

Theme 1 – Additional Infrastructure

Responses regarding recreational priorities noted additional infrastructure was needed for both active transportation and indoor sports.

“I believe that every road when paving is renewed or repaired should have a walking lane/ bicycle lane added to the road...at least one side but both sides our roads in the country have no shoulders to walk on even to walk to a neighbor’s home. Too many good people of the county have been killed or had their lives destroyed because of bicycle accidents...I know it is costly but so needed....”

“Indoor sports facilities, like the St Margaret’s Bay Center or the BMO Center in Tantallon.”

Theme 2 - Design Factors

Responses describing a variety of design factors for recreational infrastructure included accessibility, balancing the protection of wild areas with access, and affordability.

“Accessible access to recreation (including beaches) - for wheelchairs, walkers/canes, vision impaired, hearing impaired, strollers, kids with disabilities.”

“Having access to “wilderness parks” does not make sense. Wilderness should have no access -- that's what makes it wilderness! Protecting wilderness is crucial. Having access to it is not.”

“continue the work on trails and wilderness parks, you have been doing a great job lately”

“Affordability. Fees for activities or access are barriers to enjoyment. Equipment loans or low cost rental”



Question 14 – What type(s) of housing does your community need the most?

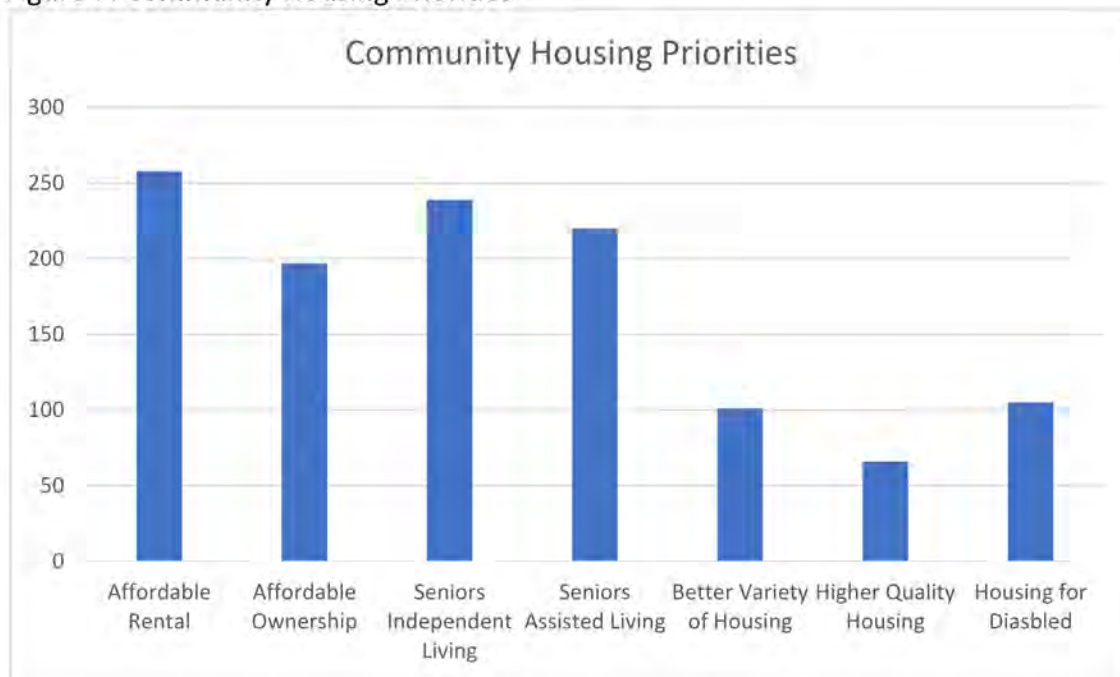
Question Design

This question asked respondents to select one or more housing priorities for their community from the options of; affordable rental housing, affordable ownership options, seniors independent living, seniors assisted living, better variety of housing, higher quality housing, and/or housing for people with disabilities.

Question Results

- 462 responses; 26 skipped
- Question results shown in Figure 7

Figure 7: Community Housing Priorities



Question 15 – Please explain your selection(s) for types of housing selection in Question 14.

Question Design

This question provided respondents the opportunity to explain in detail their community housing priority selection in Question 14.

Question Results

- 396 respondents; 92 skipped; 450 responses
- 8 Major Themes



Theme 1 – Seniors (154 responses; 34%)

Responses focused on themes of limited service provision, affordability, lack of local options, and cost of living pressures.

“Seniors are mainly staying in their homes as long as they can and in many cases longer than they should from a safety perspective. Support services are wait listed so seniors are living marginally until they are in crisis, then they can no longer live independently. If we had more affordable accessible supports to help seniors stay in their own homes, would go better. Distances to drive to groc, health care appointments are a problem, need a bus in rural areas.”

“We need all affordable housing...however, there are seniors living in rundown apartments without stoves and hot water. It’s heartbreaking.”

“We love our community and want to stay here as long as possible, but as we age, there are no options available to us locally.”

“I work closely with helping seniors in need, and those still living independently in our community and seriously struggling to pay their bills, ei. power, heat, food, medicine.”

Theme 2 – Market Conditions/Affordability (100 responses; 22%)

This theme developed from responses which emphasized the lack of affordable housing and the current market conditions (e.g. AirBnB effect, inter-provincial migration) which exacerbate the affordability challenge particularly on lower income households, youth, and seniors.

“We continue to see the increase of non residents of NS purchase our houses for over market value which increases to our housing crisis and raises our property taxes and the ability of our young population to purchase/find affordable housing. This crisis is going to increase 100% in the next year due to the markets currently. This needs to be looked at by all levels of government.”

“People have had to leave the area due to a lack of affordable housing. Businesses are not able to hire workers because of the lack of affordable housing.”

“Prices are going up for rentals and housing, and more and more people can't afford it. We must make sure that local families can buy houses despite the increasing competition on the real estate scene.”

“We are having a housing crisis. With higher real estate values, Lower income families who rent are in great danger of being evicted. This is happening now. We need MODL leadership for affordable/subsidized housing development.”



Theme 3 – Rental Accommodations (49 responses; 11%)

Responses related to rental accommodations focused on lack of availability, diminished affordability, and the effects on lower income households.

“It seems that rental property is non-existent in the Lunenburg area. Doesn’t matter what the cost is, there just isn’t any.”

“There are hardly any apartment rentals for people and what is available is too much money for most. It is getting very hard, especially for the poorer people in our municipality.”

“Those who can, look after themselves. Our community needs to have options for those who can't. Not all people should own homes BUT they must have access to safe, clean and affordable rental housing.”

Theme 4 – Youth (49 responses; 11%)

Responses focused on accommodating the specific youth housing needs, the importance to the community of retaining youth, and affordability for youth.

“We need to accommodate young single people and young families and to do that the housing needs to be affordable. Smaller sized houses and/or apartments would be an improvement but will require some flexibility from the zoning and planning departments”.

“Affordability would allow more young families to integrate into the rural landscape of the county thus increasing robustness of rural schools and the community as a whole.”

“I believe to welcome new and younger generations to the community there needs to be more variety and affordable housing for young families just starting out.”

Theme 5 – Housing for People with Disabilities (17 responses; 4%)

Responses focused on the inadequacy of supply of housing appropriate for people with disabilities.

“I worry people with disabilities too often end up living prematurely in Long Term Care. There are too few high support community options for people with disabilities/and co-occurring medical needs. Options are limited: institutional, substandard or non existent (due to waiting lists).”

Theme 6 – Housing Condition (16 responses; 4%)

Responses focused on the need for quality housing in their community.

“I think our community needs more affordable rental options but also quality rental options. Some rental properties have no upkeep and are expensive for prospective tenants for poor quality.”

“Many are moving out of our area due to lack of rentals that are in good condition and reasonably priced. Many places for rent have mold or are unsuitable for families.”



Theme 7 – Other (65 responses)

Responses produced themes related to working with the development industry, programs aimed at keeping people in their homes, and the appropriate role of government with respect to housing and regulation.

“Affordable housing is a major issue here, whether rental or home ownership. We need to work with developers and landlord to ensure there are options for everyone and not just the few”

“What we need is more programs to help the people who live here now maintain and repair their homes so they can stay in them longer in comfort.”

“We need less Government intervention and regs, not more. Market conditions have always dictated the needs and wants of the people.”

“A hot real estate market and private rentals (e.g. AirBnB) has resulted in a dire need for affordable housing for both rentals and those looking to become homeowners. Without intervention our community will lose these groups and this will destabilize our communities. I don't want to live in a community of only AirBnB rentals and I want my kids to be able to live here if they should decide to do so.”

Correspondence Received Related to Survey Questions 9, 10, 14, & 15

A letter was received on March 23rd, 2021 from the South Shore Housing Action Coalition (SSHAC) which summarizes the group's recommendations for the Planning Advisory Committee to consider. SSHAC contains members with a housing mandate in their professional responsibilities as well as members of the public and the group represents both Lunenburg and Queens County.

SSHAC's primary recommendations are listed below, the full letter appears as Appendix A.

1. Engage in the development of rental units, assisted living units, transition housing, accessible units, and a greater diversity of housing types, on the South Shore.
2. Engage in the regulation and taxation of short-term rentals and second-home purchases and ownership.
3. Engage in rigorous quantitative and qualitative assessment of vulnerable populations living within MODL, as well as those forced to move away from the region due to inadequate housing and services provided locally.
4. Seek opportunities for collaboration with neighbouring municipalities in relation to all of the above-mentioned recommendations.



Question 16 – Please indicate your level of satisfaction with the following in your community.

Question Design

Question 16 examined levels of satisfaction with existing community infrastructure and services. Respondents were asked to rate the following in their community:

- availability and quality of sidewalks, paths, and trails
- safety of walking
- safety of cycling
- transportation options
- recreation opportunities
- the number and variety of stores and services

Rankings were provided based on a five-level rating scale, ranging from ‘Not at all satisfied’ to ‘Completely satisfied’.

Question Results

- 486 responses (2 skipped)

The results for each category are visually presented in Appendix B.

The three areas with the highest level of dissatisfaction were the safety of walking, safety of cycling, and transportation options.



Question 17 – Is there a particular development in MODL that you like or dislike, and why? Please give an example.

Question Design

As means of evaluating existing services and infrastructure provided in the Municipality, question 17 was designed to review the relative merits or demerits of MODL ‘developments’. The term ‘development’ was left up to the respondent to define for themselves.

Question Results

- 208 responses; 116 dislikes, 104 likes (*some respondents provided examples of each)
- ‘Dislikes’ grouped into 6 Main Themes
- ‘Likes’ grouped into 2 Main Themes

Dislike Theme 1 – Recreation (30 responses; 24%)

Concerns regarding recreation included comments on the Lunenburg County Lifestyle Centre (LCLC) in terms of its cost, location, and design factors:

“The LCLC was built in Bridgewater and is used very little by folks outside of Bridgewater. The costs of transportation to go there plus the membership costs are outside of most living in this area.”

“LCLC - Experiences there have not been pleasant, access and egress to and from concerts, etc. held in the main facility in my view are not satisfactorily efficient in movement of people or in my perception, safe for movement of people... The site has not lived up to expectations for development and consistently has been "in the hole" financially. Parking for larger events, such as concerts and rib-fests, is totally inadequate as are the vehicle access and egress points...”

Distribution of Recreation Amenities:

“We have no access to trails or walking routes without driving somewhere and our highway is a death trap. Thus walking or biking are next to impossible.”

Access to River Ridge Common:

“I like River Ridge and all it has to offer when you get there. I dislike the way up to River Ridge Commons.”



Dislike Theme 2 – Transportation (28 responses; 23%)

Transportation concerns included responses regarding the lack of active transportation infrastructure, general road maintenance, and MODL’s investment in Highway 103 Exit 12A.

“YES...serious lack of road improvements where bike lanes should have been added. Promote healthy lifestyle living...and the population becomes more healthy, and less tax dollars are spent on health care facilities.”

“I don't think that we need another Bridgewater exit of the highway, there are far too many current roads in disrepair.”

Dislike Theme 3 – Planning and Development (22 responses; 18%)

Comments regarding shortcomings in planning and development in MODL centered on permitting of development on sensitive lands, the siting and design of Osprey Village, and the loss of traditional rights of way.

“MODL should have coastline guidelines. I applaud the protection of Cape LaHave that is now being worked out between MODL and the Nova Scotia Trust, but feel that the Municipality is still granting building permits in areas that compromise our shoreline. Setbacks should be implemented that protect our oceanfront and wetlands associated with it, addressing sea level rise and protection...”

“If protecting agriculture is important Osprey Village is an example of what not to do. Turning a farm into a shopping centre should not happen.”

“...access to the shore is important. Nova Scotians are free to access the shore line up to the mean high tide mark. This is good when you are coming in by boat, but access to the shore from land should be provided. Prescriptive rights to use old walking trails should be upheld.”

Dislike Theme 4 – New Municipal Administration Building (15 responses; 12%)

Concerns regarding the new MODL Administration Building focused on overall cost and missed opportunity at incorporation sustainable design.

“The new MODL building. I feel that it has been a huge expense on the taxpayers and could have been built more efficiently and cost effective (i.e. in MODL's wanting to become more 'green', this building should have been built to take advantage of the solar energy.) ”



Dislike Theme 5 – Other Services (15 responses; 12%)

Respondents expressed concerns over affordable housing availability, internet program roll-out, and access to health care.

“All of the apartments being built in Bridgewater are nice to see but they are expensive for a single person or a single senior. Where are the low income apartments? Wouldn't MODL get the same taxes for these?”

“I am totally discouraged on how slow the development of high speed internet in our area is going. It is 2021 and we still have no internet here... This is unsatisfactory in my opinion.”

“I would like to see new development in health access...”

Like Theme 1 – Recreation (85 responses; 79%)

Respondents provided positive comments regarding River Ridge Common, the Lunenburg County Lifestyle Centre, and trail system.

“River Ridge Commons- this has been one of the greatest features that MODL developed for New Germany area. It has so many great options for walking, biking, playgrounds. The community loves it, and it has been used so much.”

“We like and utilize the LCLC regularly. Wishing one was not so far away in Bridgewater but are grateful for it. The combination of public library, swimming, workout and skating space, plus outdoor play space is a good start.”

“love the work around biking trails near train track and lakes or rivers in MODL...”

Like Theme 2 – Other (9 responses; 8%)

A smaller group of comments expressed appreciation for improved environmental planning, the new MODL Administration Building, and Osprey Village.

“Long term environmental planning improvement, ie: straight pipes, etc.”

“I love your new building headquarters... but dislike that there is not sidewalk from Bridgewater out to that development.”



Question 18 – Is there something you like about another area outside of MODL that you think we could benefit from?

Question Design

This question was designed to give respondents an opportunity to consider practices in other areas of the province or around the world and apply them in MODL.

Question Results

- 226 responses; 61 with specific examples
- 61 specific examples grouped into 3 main themes

Theme 1 – Recreation (24 specific examples; 39%)

Examples from other jurisdictions were advanced looking at recreation facilities, active transportation infrastructure, and shoreline access.

“Look at recreation facilities, like Truro and Pictou County, and Liverpool, all have gyms and these gyms are the most popular component with the majority of the residents of those communities.”

“The oval. Signage along trails in Kentville. Green route in Quebec - bike friendly. Water fountains on trails, bike borrowing stations available.”

“Kings Co, approach to public access to waterways.”

Theme 2 – Planning and Development (17 specific examples; 28%)

Respondents explored several topics related to housing, rural community design, and sustainability practices utilized elsewhere.

“There are not-for-profit housing development models in other rural jurisdictions (ex: Northern Ireland, etc.) that could be used as inspiration for creating affordable rental housing solutions in MODL.”

“Better retail focused on nodes (mini-hubs). Examples of places with similar populations: New Hampshire & Vermont - both are leaders in sustainable rural development, Eastern Townships & Charlevoix in Québec and Prince Edward County & Quinte regions of Ontario.”

“It would be beneficial to explore the Energize Bridgewater initiative that seeks to reduce energy poverty and increase energy independence for the Town of Bridgewater over the next few years. I would be interested in MODL using lessons learned from that project to explore how they could be applied to MODL.”



Theme 3 – Public Transit (11 specific examples; 18%)

The theme of public transit was explored through comparison with a variety of municipally supported efforts in the province.

“A small-scale transportation system, similar to that found in the Annapolis Valley. Connecting our communities would allow seniors, youth and those without a vehicle another transportation option, while cutting CO2 emissions.”

“Yes, there are dial-a-ride transportation services in, I believe, every other rural jurisdiction in NS. The Municipality could encourage the formation of a group or groups to work toward the same service here.”

Question 19 – How do you see your community changing over the next 20 years?

Question Design

The overall context of this survey was to act as the first step in public engagement by obtaining feedback on community priorities from a 20-year view of the Municipality. Question 19 asked respondents to consider and comment on the changes they expect to experience in their communities leading up to 2040.

Question Results

- 385 respondents provided 669 responses
- Responses grouped into 6 main themes
- 10 Sub-themes

Theme 1 – Demographics (192 responses; 29%)

Respondents provided comments on a demographics theme which was further broken down into 4 sub-themes related to changes in total population, average age, factors related to age cohorts, and factors related to communities.

Sub-Theme 1.1 – Change in Total Population

Respondents provided indications of their expectations with respect to the direction of population change over the 20-year period. 64 respondents indicated a population increase, 12 noted a decrease, and 24 described a status quo outlook.



Sub-Theme 1.2 – Change in Average Age

A total of 71 respondents forecasted a change in average age by 2040 with 41 describing an older population while 30 anticipate a younger average population.

Sub-theme 1.3 – Factors Related to Age Cohorts

Respondents commented on factors related to ‘aging in place’ as well as the infrastructure and services to attract and retain younger families.

“I expect that as we get older and need more services that we will have to leave our house in MODL and move to a nearby town, to be closer to rental accom, and good medical and transportation options. My family may be able to occupy the house but things like good internet are key.”

“Our community and infrastructure is aging and devolving while our family populations are growing – we need to have more support for the children now, and in 20 years that will support them and their parents, in the way of safe buildings, safe roads, transportation and services options and access to health care and other services.”

Sub-theme 1.4 – Factors Related to Communities

Trends in inter-provincial migration, seasonal residency, the potential for exodus or influx of younger residents and families, and town-adjacent growth were discussed as part of the long-term demographic picture in their communities.

“There will be more influx of people for outside the province/country and we could benefit from it immensely. It has its advantages, but it will be a challenge at the same time to keep the beauty and the famous NS spirit alive and lived.”

“Unfortunately, I see a lot of people from away buying up all the land that locals can no longer afford so that they can build their second home on...”

“I see the community fading away as young people move to get good, high paying jobs that are not available here anymore.”

“Incoming families with remote-working parents, bringing new life to rural communities. Assuming robust high speed internet.”

“Probably increased population in the towns and pressure for development outside towns which needs to be very carefully managed.”



Theme 2 – Environment (52 responses; 8%)

The environment theme was divided into sub-themes to reflect comments related to requirements for sustainable development practices, often in concert with concerns regarding the effects of climate change.

Sub-Theme 2.1 - Sustainable Development

“I struggle to put it into words... I believe we will see some very dramatic climatic impacts. We must plan for adaptation - things like coastal development must be very carefully considered, food security must become a top priority so we can be more independent and less reliant on food being brought in, and we need to protect, conserve (in some instances), and thoughtfully and sustainably manage our resources (and not sell them off quickly and cheaply).”

“Unless eco-forestry, eco-fishery, eco-agriculture, and eco-tourism are embraced — bringing countless positive benefits with them — the last of the war generation will disappear, and with them goes the know-how to sustainably prosper in the District. My community, nearby towns and rural landscapes will be overtaken by a hodgepodge of poorly conceived if well intended residential, commercial and industrial developments which argue that economic growth at any cost is a bargain. That reality is unsustainable and will cause tremendous conflicts in an age when collaboration and cooperation will be paramount for mutual support and well-being.”

Sub-Theme 2.2 – Climate Change

“Climate change should be high priority in our community and all around. Solar power versus electrical units such as smart meters. A solar station could be installed. Electric cars are here or coming to help with climate change but where are we to put all the batteries the years after.”

“We will need to address sea level rise in vulnerable areas, build more alternative energy to address carbon neutral goals, encourage local business and manufacturing and support local agriculture so we can lower our dependence on outside food sources.”

Theme 3 – Housing (123 responses; 18%)

Community changes over the 20-year period were noted for housing with sub-themes related to affordability, seasonal housing, seniors’ options, and availability.

Sub-Theme 3.1 – Affordability

“Land and home prices becoming much more expensive due to massive relocation. A concern is lack of protection measures for conservation and a framework to deal with influx of people and population growth in this area.”



“Unless we are taking action now, to plan for some results in 5+ years, zero affordable housing for anyone except wealthy people from other places. Automated everything because front line workers can't afford to live here. No one to fix or repair, or very expensive workers travelling long distances to get here. No room for single mothers, seniors, the disabled, vulnerable people. Then eventually no middle class.”

“I would like to see our younger population stay in Nova Scotia, particularly Lunenburg County and be able to find safe affordable housing options.”

Sub-Theme 3.2 – Seasonal Housing

“Housing prices have risen dramatically and more places are becoming summer homes for people from HRM & outside the province. This summer swell in population is difficult for a year round community to sustain. We need housing for year round families and people calling MODL home. Second homes should be taxed higher not lower than a primary residence!”

“Some seasonal residents will become permanent, improving the balance.”

Sub-Theme 3.3 – Seniors Options

“If we do not help people age in home, with available supports, especially for those who may not have family or spouses around to help, this community will not survive, and it cannot thrive. While always wanting to encourage young people to move here (and you'll need to find a way before they're all gone), you cannot overlook nor ignore that we have the oldest population right here ... and there doesn't seem to be anyone focusing on making that a priority. Imagine what could be done if we were smart enough to make it a destination area for NS's and Canadians to age well and happily with supports in place!”

“The Baby Boomers will put stress on accessible and affordable housing options, because there are challenges now finding long term care beds.”

Sub-Theme 3.4 – Housing Availability

“I anticipate the entire south shore population will boom over the next 20 years. Without appropriate housing, services, and infrastructure we won't be able to accommodate the growth.”

“I can imagine that Garden Lots' population will increase significantly as more housing becomes available, hopefully some of it affordable for young families and seniors...”



Theme 4 – Economics (75)

Respondents commented on various economic trends including demographic factors, internet availability, and regional factors.

“If economic development is not a high priority, than we will continue to see the average age of the population increasing. The community will just become a bedroom community for people who only spend a small period of time in the area each year.”

“More young people, drawn by jobs in hospitality industry and beyond: there’s room for light industry: microbreweries, carpentry, housing trade suppliers, retail, but also agriculture, lots of local food grown/raised right here in MODL!”

“With adequate internet access (and we are still a long way from that) we could have more small enterprises and home businesses, and an increase in population able to work from home.”

“I believe a younger generation will choose to call Wileville home with its close proximity to the town of Bridgewater. I feel more commercial businesses will also choose to call Wileville home for the same reason.”

“New Germany was thriving before cars became reliable and people could leave the area for shopping and services. We lost a lot of businesses. Slowing some of the backbone business - grocery, drug store, gas station, NSLC, etc. have invested in the community. Unfortunately we have started to lose services again for example with consolidation and this could have a knock on effect with remaining services making this a challenge to live here.”

Theme 5 - Infrastructure & Services (104 responses; 16%)

Issues related to ensuring infrastructure and services adapt to population growth as well as anticipated demographic and technological changes were advanced by respondents.

“It will be aging, and as more services become centralized I think it will be more important to have community connections and support- including transportation”

“More people are going to want public transit options as well as active transportation routes like cycling lanes.”

“I see an influx of families coming from other provinces looking for a more balanced lifestyle and I would like to see the infrastructure there to support this growth through access to health care and recreation activities indoor and outdoor”



“Population growth from outside Atlantic Canada, both national and foreign with requirement for more complete and modern infrastructure and support services. Increase in senior population with requirement for all support services.”

“I expect the streets to get busier as population increases. We have an opportunity to grow right now as there is a mass exodus from other Provinces. Building more subdivisions in the surrounding Bridgewater areas will increase land value and property taxes. Hopefully we will attract more doctors as well. Health care, housing and road infrastructure matters. this will bring in people who are business minded and Lunenburg county will grow.”

“It will grow. It will get busier, and there needs to be some serious thought to traffic patterns (more one ways) and less driving back and forth across the bridges.”

Theme 6 - Community Changes (122 responses; 18%)

Changes in community character, positive and negative, were reflected in respondents' comments:

“I think our small communities are slowly dying and there needs to be more of our tax dollars spent in the smaller communities to attract people to live.”

“Over the last 60 years Martin's River lost: restaurant, lumber mill, post office, 2 general stores, service station that served gas, most recently our church. The only community activity is our Fire Department which is struggling financially mostly due to the many regulations that are placed on them with no assistance from other areas, just the fire tax that keeps getting higher.”

“Advancing and growing. Our quality of life will become contagious as Halifax and Atlantic Canada grow over the next 20 years. With the continued expansion of the divided highway, we will become a bedroom community and manufacturing hub for all Nova Scotia.”

“I see the number of people living in the area increasing - increasing the need for housing and relevant infrastructure. I believe the demographics will change with the population increasing in age for the next few years, but becoming younger as more folks move in. As people want to live by the water or have views of water, the price of housing will increase disproportionately compared to other parts of MODL. This will change the dynamic of the area. People may not be able to stay in the family home as it will become too expensive pay the taxes on.”

“If we are not careful, this will become like BC. Too many people hiking up the prices of real estate (as Covid has done). I am also a person from away, but am working with the community and learning the NS lifestyle. Love it here would hate to see the quaintness disappear.”



Question 20 – Are there any other issues that the Municipality should evaluate as part of this Planning Review which have not been addressed in this survey?

Question Design

The final question in 'Section 2 – Communities Priorities' was designed to give respondents an opportunity to let us know what the survey may have missed in our effort to learn more about the priorities they feel are important to their communities.

Question Results

- 232 respondents; 259 responses
- Responses grouped into three main themes.

Theme 1 – Infrastructure & Services (127 responses; 49%)

Transportation and community services were noted as issues not covered by the survey that needed attention.

“Erosion of road bed. A major issue where it has already happened.

I know that it is not the responsibility of the modl, but you have the ability to put pressure on those who can do something about it.”

“Access by bike between community. There is amazing work being done on paving shoulder for bike routes in MODL and it must be continued and extended everywhere between the various communities.”

“There needs to be a MODL transit. We claim to be eco friendly, but except anyone outside of Bridgewater needs to have a car.”

“Access to high speed internet is absolutely indispensable in the days and years to come. It will tip the scale in the decision to move here or not.”

“Health care, family doctor & specialist shortage. Perhaps this is a provincial issue but it is our only complaint with living in MODL.”

Theme 2 – Governance (46 responses; 18%)

Aspects of governance were explored including government scope and accountability, inter-municipal cooperation, social inequality, and vision.

Government Scope & Accountability:

“Sustainability, smaller government, encouraging entrepreneurial ventures. Not too much red tape for someone to take a risk and start a business. Consider what feedback loops that might exist that encourage poor actions (red tape). For example consider the effects on property taxes if surrounding area zoning is defined. Consider how to help as many people possible live debt free.”



“Quicker action at making development decisions based upon citizen input and need, not commercial or political gain.”

Inter-Municipal Cooperation:

“Support our Miq maq communities’ needs for support, and honour their history, and Acadian history, through naming of streets and buildings, public education initiatives, cultural events, etc”

“At some point i see amalgamation coming to the fore again, since it would be easier to have one or even two councils implementing the changes I feel necessary to address the many issues that exist - housing , poverty and homelessness , climate crisis , transportation and more .”

Social Inequality:

“In the wake of Black Lives Matter and a transforming relationship with First Nations, we need to talk about structural racism and to design and implement policy to combat and reconcile past injustices.”

“Measures to insure reduction of inequality and initiatives that move towards a Just recovery from covid.”

Vision:

“The highest goal of the plan must be to understand and plan for resiliency and sustainability. It will not be easy. It demands systemic thinking. Measuring GHG emissions and proposing reduction strategies is helpful but inadequate. It is extremely urgent to become ecologically literate and design WITH Nature rather than trying to dominate it. Everything is connected. The sudden emergence of pandemics, insect infestations like ticks, the chaos of extreme weather, impacts of sea-level rise, waves of climate refugees... these are terrible tragedies unfolding around us, the continent and planet, and should be a warning to MODL and the province. Non-linear rapid change is traumatizing. We are not immune. The 2040 plan is a step forward. Think even bigger.”

“To be successful we need to inspire communities to feel empowered instead of manipulated. Start with encouraging people to be fearless in the current social and economic climate. I challenge you to be true leaders of change. To inspire. To show courage, honest and accountability not weakness, fear, or intimidation.”



Theme 3 – Planning and Development (86 responses; 33%)

Specific comments regarding planning and development policy, regulations, and application of planning in rural areas were discussed by respondents.

Policy and Design:

“Yes there has been nothing in here to address climate change, supporting residents to move to alternative sources of energy, innovation around the shift away from carbon consumption.”

“I think the municipality should be promoting the inclusion of age in place principles and passive house design for new buildings.”

“Growth management and identifying areas for providing municipal services (water sewer) to help encourage smaller lot sizes which help keep property developments more affordable.”

“Need to identify and remove any obstacles to affordable housing development, set up partnerships with developers and other agencies and get started. Do something innovative - establish development locations where there will be mixed housing - affordable at all points on the income scale, not just low income.”

“Building codes and pedestrian traffic areas should be designed for ease of use for disabled & elderly—it makes it safer for everyone to use including able bodied people.”

Planning Considerations in Rural Areas:

“Beware of the densification of rural living, we don't want to become little suburbias or a collection of little ghettos. With the proliferation of 'working from home' clear guidelines are needed to ensure the essential serenity of rural living is maintained and the potential for neighbourly conflict minimized.”

“Land use planning, as is done in many developed countries. When one “owns” a piece of land, one owns only certain RIGHTS to that land, not the physical land itself. And those rights have always been subject to interpretation and limitation. The common good must be considered in granting permits for land uses that pose environmental or social risks.”

“Land use bylaws which the Municipality of the district of Chester have adopted are unrealistic to rural Nova Scotia. Please do not follow this big city planning ideologies. Rural Nova Scotia is a wonderful place to live work and play. Do not ruin it with big city thinking. These good people work gardens, raise farm animals on small parcels of land to help offset the high cost of inflation. Every penny saved helps out. Taxing or applying permits is not the support you need as seen in Chester Municipality in recent years. Listen to the people and make decisions to what they want to see happen not what a planner thinks should happen. Keep the residents happy and they will surely keep your staff happy. Now there has to be rules in place but make them rural friendly.”



“One major thing to explore is supporting people that want to live sustainably on their own land. Ensure that people can grow their own food, raise their own livestock (or at least small animals), and not be restricted by policies that are based on superficial reasons. I would hate to see any land use planning put further restrictions on what people can do on their own property, so long as they are not harming others.”

SUMMARY

The ‘What We Heard’ Report was designed to provide an overview of the feedback shared by the public through the MODL2040 Community Goals Survey. The survey was conceived in part to gauge residents’ opinions on the priorities related to the five Provincial Statements of Interest as well as their own community concerns. We also asked about their vision over the next 20 years in their respective communities. Overall, the responses demonstrated both the variety of issues facing our communities and the range of opinion on how we should approach the opportunities and challenges as a Municipality.

The challenge before for the Planning Advisory Committee is to now make the best use of these contributions and take the necessary step of drafting a set of values that will help shape the Municipal Planning Strategy and the Land Use By-law going forward.

Staff would also like to extend its sincere thanks to all who participated in this first survey and encourage all residents to share their voice through the remainder of the MODL2040 project.



Appendix A



South Shore Housing Action Coalition

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SouthShoreHousingActionCoalition

@sshousingaction

March 23, 2021

Darren Shupe, Senior Planner

Municipality of the District of Lunenburg

darren.shupe@modl.ca

SSHAC submission for MODL2040 project

Dear Darren,

South Shore Housing Action Coalition (SSHAC)¹ is a community coalition seeking to build awareness and facilitate action on the need for improved access to healthy, safe and affordable housing options for all, at every stage of life. As residents of MODL and of neighbouring municipalities, SSHAC members have completed the MODL2040 Community Goals Survey. In addition, this letter addresses the urgent need for the improvement of housing options in the region.

There are several factors converging to create a shortage in the supply of suitable, adequate, and affordable housing of all types, in MODL and beyond. As outlined in the Background Report on Demographics & Housing, as well as in recent media reports, these factors include in-migration (permanent and seasonal), the increase in short-term rental operations, an ageing population, a frenzied real estate market and an ageing housing stock, to name these few. As a result, SSHAC calls for MODL's Planning & Development Services Department to consider the following recommendations for the MODL2040 project:

1. Engage in the development of rental units, assisted living units, transition housing, accessible units and a greater diversity of housing unit types, on the South Shore. We recognize that rental housing is an important option for a range of community members at every stage of life, and that the rate of rental housing in the region is very low. Whereas this matter is briefly addressed in Community Goals Survey, we recommend that MODL:
 - a. collect qualitative and quantitative data on rental housing, assisted living, transition housing and accessible units in the region;
 - b. seek opportunities to support the development of these housing types, through both non-profit and for-profit models;
 - c. restrict the possibility for affordable rental housing developments to be used for short-term rentals; and
 - d. through these actions, cultivate a cultural acceptance of rental housing as a permanent, long-term option for MODL residents.
2. Engage in the regulation and taxation of short-term rentals and of second-home purchases and ownership. We recognize that the proliferation of vacation rentals and seasonal homes is threatening the social and economic landscape by limiting the housing stock, competing directly with traditional tourist accommodation providers, and contributing to the inflation of property values. Moreover, whereas there are many types of short-term rental providers, we are especially concerned with the operation of entire apartments and houses as unlicensed and/or un-registered vacation rentals. We recommend that MODL:
 - a. collect specific quantitative and qualitative short-term rental data, including the rate of short-term rentals of entire apartments and houses, especially those offered by operators based outside of the region;

¹ For more information, visit our website at <http://sshac.ca>.

- b. encourage short-term rental providers, including those offering rentals locally and based outside of the region, to register their tourist accommodations with the province²;
 - c. develop revenue streams from short-term rentals, for example by implementing a municipal tax on tourist accommodation rentals, charging commercial tax rates to tourist accommodation providers, etc.; and
 - d. collect data about second-home sales and ownership, and consider a sales and/or taxation model applied specifically to second-home purchases and ownership.
3. Engage in rigorous quantitative and qualitative assessment of vulnerable populations living within MODL, as well as those forced to move away from the region due to inadequate housing and services provided locally. From an intersectional perspective, we recognize that vulnerability relates to gender, race, nationality, class, age, physical and cognitive (dis)ability, family structure, education, etc. However, social differences are not addressed in the Community Goals Survey. We recommend that MODL:
- a. collect primary and/or secondary data, especially qualitative data, relating to the experiences of a range of vulnerable populations both within, and excluded from, the region; and
 - b. seek opportunities for accessing and/or developing relevant research agendas by engaging with experts, including universities, local non-profit organisations and housing advocacy organisations.
4. Finally, seek opportunities for collaboration with neighbouring municipalities in relation to all of the above-noted recommendations. For example, Energize Bridgewater and the newly implemented Coordinated Access System are important community-based initiatives in the region.

As this letter highlights, the improvement of housing options in the region is a complex matter requiring immediate attention. SSHAC is committed to ongoing participation in, and support of, the MODL2040 planning and development process. We look forward to connecting with MODL again.

Sincerely,

Myra Coulter, Kelly Goudie, Helen Lanthier
 On Behalf of the South Shore Housing Action Coalition

Healthy, affordable housing options for all, at every stage of life

² Information regarding tourist accommodation registration can be found here: <https://beta.novascotia.ca/register-your-tourist-accommodation>

Appendix B

Question options

(Click items to hide)

● Completely satisfied

● Mostly satisfied

● Neither satisfied nor dissatisfied

● Somewhat satisfied

● Not at all satisfied

Availability of sidewalks, paths, and trails



Quality of sidewalks, paths, and trails



Safety of walking



Safety of biking



The number and variety of stores and services



Transportation Options



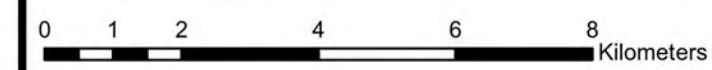
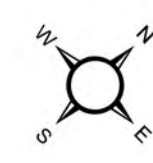
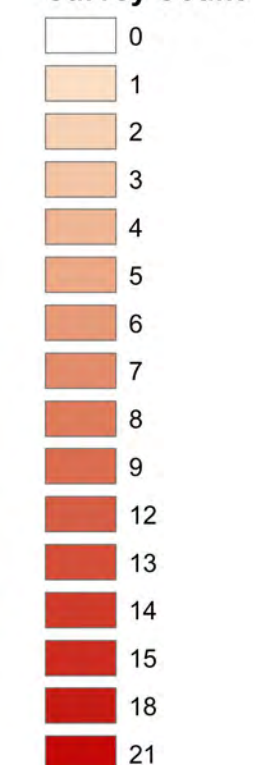
Recreation opportunities



Survey Counts By Community

- Provincial Road
- Municipal Road
- Private Road
- Waterbody

Survey Count



MUNICIPALITY OF THE DISTRICT OF LUNENBURG

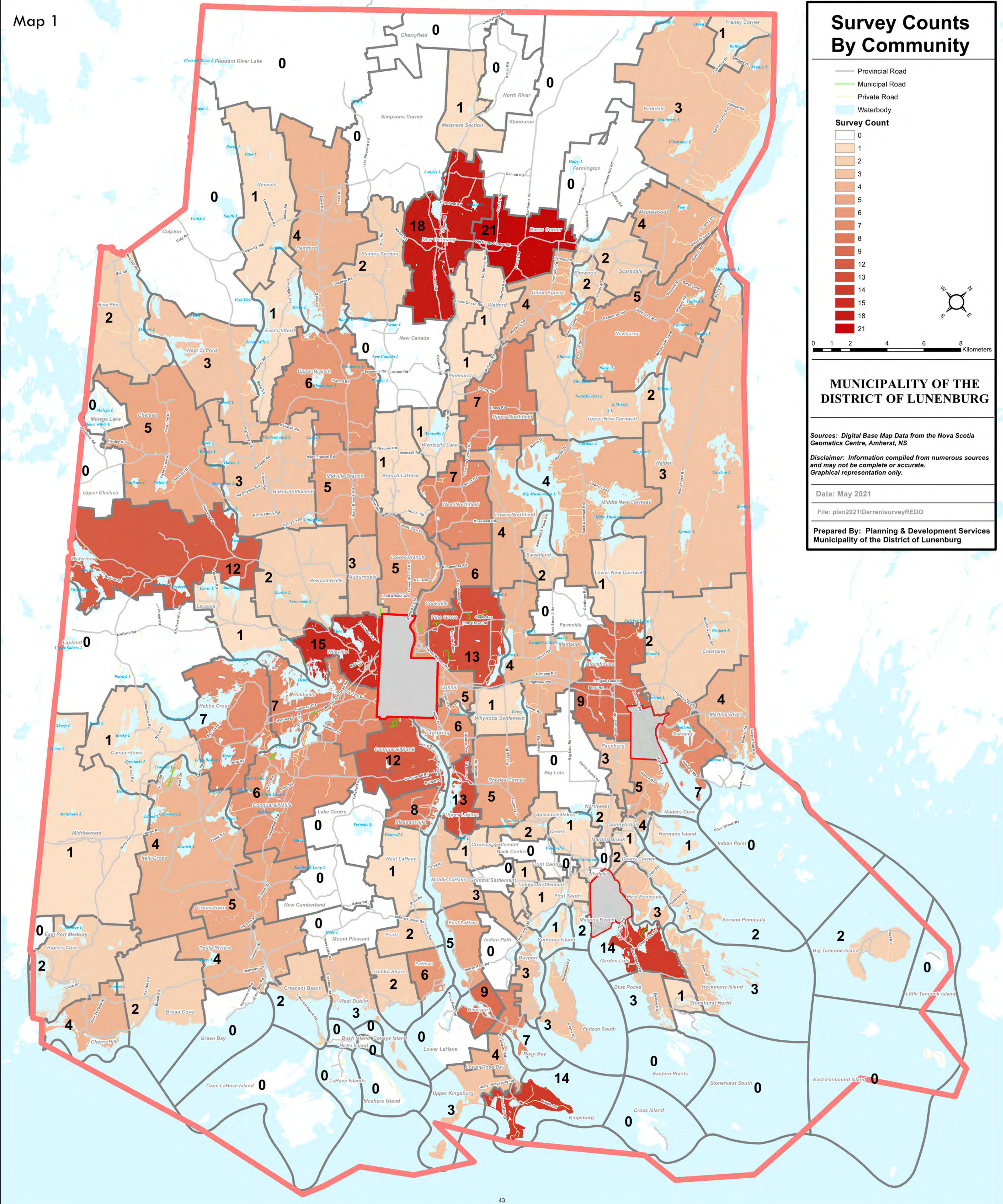
Sources: Digital Base Map Data from the Nova Scotia Geomatics Centre, Amherst, NS

Disclaimer: Information compiled from numerous sources and may not be complete or accurate. Graphical representation only.

Date: May 2021

File: plan2021Darren/surveyREDO

Prepared By: Planning & Development Services
Municipality of the District of Lunenburg



Flood Risk % Yes Responses By Community

% Yes Responses

- 0%
- 1% - 24%
- 25% - 49%
- 50% - 74%
- 75% - 100%

- Provincial Road
- Municipal Road
- Private Road
- Waterbody



0 0.75 1.5 3 4.5 6 Kilometers

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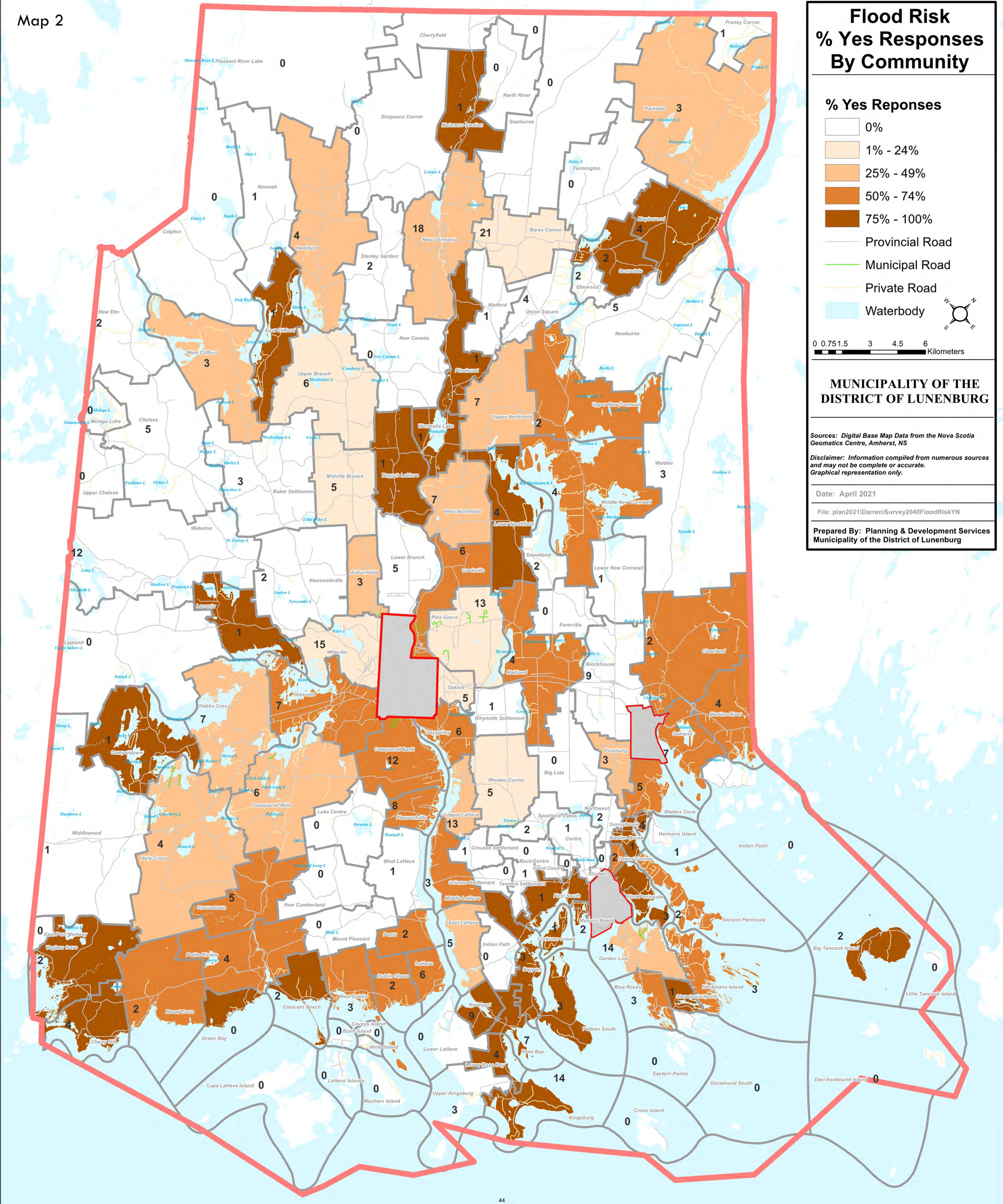
Sources: Digital Base Map Data from the Nova Scotia Geomatics Centre, Amherst, NS

Disclaimer: Information compiled from numerous sources and may not be complete or accurate. Graphical representation only.

Date: April 2021

File: plan2021Darren/Survey2040FloodRiskYN

Prepared By: Planning & Development Services
Municipality of the District of Lunenburg



Rural Typologies: The Municipality of the District of Lunenburg

Sarah Elliott, Lead GIS Analyst
Victoria Hamilton, Project Manager I
Harrison Ellis, Project Manager II
Imogen Goldie, Lead Policy Analyst



INTRODUCTION

In January 2021, four Masters of Planning Students in the School of Planning at Dalhousie University formed a team known as Shore Consulting. On behalf of the Municipality of the District of Lunenburg (MODL), Shore took on the task of identifying rural typologies in the region. Rural Typologies are used to identify spatial trends, patterns, and characteristics in a rural area.

This project identified rural typologies in MODL, and developed policy recommendations to support land use planning for the municipality's MODL2040 plan. The objective were to identify MODL's development priorities; document, map and classify settlement patterns within the municipality, map existing infrastructure, services, and environmental constraints within the MODL, in relation to density and typologies and identify opportunity zones.

FOUR METHODOLOGICAL STAGES

This project drew on four methodological stages:

- 1) To gain an understanding of MODL's planning context and priorities
- 2) Observation of the municipality
- 3) Use a Multiple Criteria Analysis (MCA) to examine areas to be avoided and prioritized for development
- 4) Determine whether current development patterns are desirable based on the statements of interests, typologies, density, and opportunity zones

MULTIPLE CRITERIA ANALYSIS

The **objective** of the MCA was to visualize current settlement capacities and identify opportunity zones that are suitable for future policy requirements.

PLANNING CONTEXT AND STUDY AREA

On September 15, 2018, the Nova Scotia Legislature passed Bill 58 requiring that all municipalities in Nova Scotia introduce land-use planning. This amendment requires that municipalities set objectives regarding the social, economic, and physical environment and the future use, management, and development of land.

MODL has a total land area of 1,759.59 km², with a total population of 24,863. It has a population density of 14.1 people per km². Only 12% of the municipality has land use planning and without complete land-use planning staff, and council have been unable to guide where growth should take place, resulting in unsustainable growth and rural sprawl.

SUITABILITY SCORES

We divided our criteria for the MCA into the three categories below. Scores were based on Euclidean distance, and ranged from .01 (least opportunity) to 1 (most opportunity).

HARD SERVICES

Highway Interchanges	25
Highways and County Roads	25
Sewage and Watermains	30
Local Roads	10
Broadband Coverage	10

SOFT SERVICES

Post Offices	5
Community Centres and Firehalls	25
Schools	30
Existing Commercial Uses	15
Trail, Parks, & Protected Areas	25

ENVIRONMENTAL CONSTRAINTS

Watercourses	
Parks & Protected Areas	
Storm Surge	
Industrial Sites	100

IDENTIFIED TYPOLOGIES

Concentrated Rural: Frequent residential units in close proximity. Institutional uses including churches, firehalls and some community centres. There are light industrial uses like fishing.

Serviced Rural: Like concentrated rural in density and use, but municipal infrastructure is available.

Village Rural: Similarities to concentrated rural but settlement has radiated outward from a historic core. Rural character is identified in historic buildings with character-defining elements or heritage designation.

Sparse Rural: Uses are further apart and less dense but primarily oriented to a major road. Institutional uses are present, but areas have few or no commercial uses with some industrial use present.

Dispersed Rural: Least dense rural area. Residential uses are widely spread out and set back on larger lots with limited to no nearby institutional uses with some industrial and agricultural use present.

Coastal Developed: Less dense residential, primarily large homes on large lots with no nearby institutional or commercial uses.

Islands: Sparse development and use present.

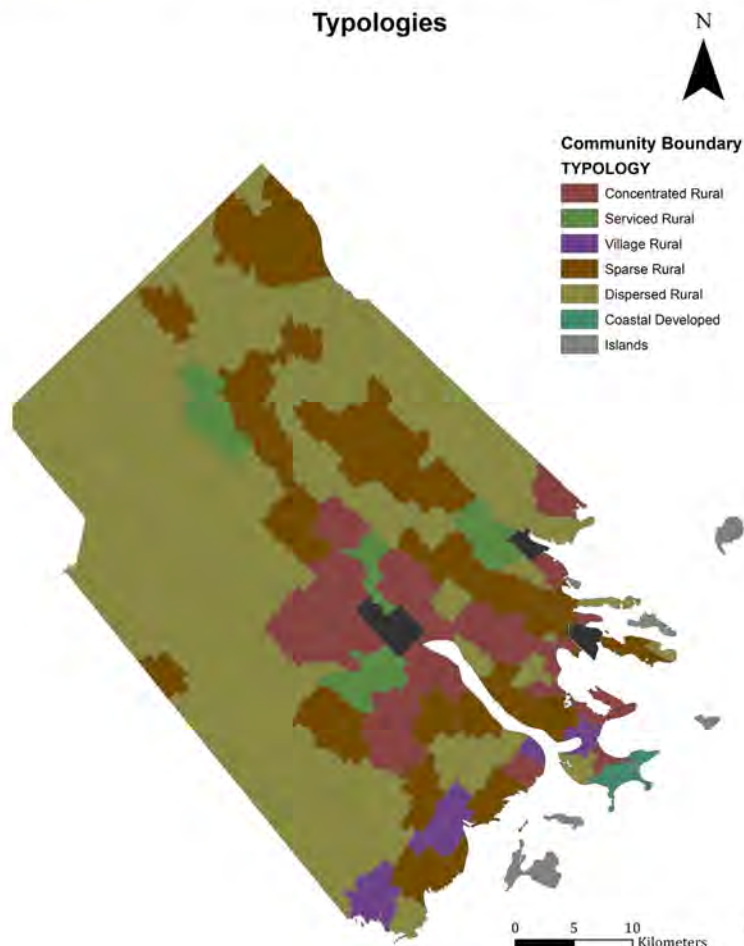
OPPORTUNITY ZONES AND RURAL TYPOLOGY

We connected our typologies to our MCA through density. This was done to help identify areas of opportunity for future settlement by proposing density and zoning requirements that are suitable to each identified typology. The areas of opportunity are the white in the map below.

RECOMENDATIONS

- 1) Adopt a wide range of zoning options suited to each typology
- 2) Support the provisions of agricultural land, drinking water and to protect flood risk areas
- 3) Prioritize future development where existing hard services and infrastructure exist to support sustainable growth

Typologies



Final MCA for the Municipality of the District of Lunenburg

