



MUNICIPALITY OF THE DISTRICT OF LUNENBURG

Riverport & District Secondary Planning Strategy & Land Use By-law
Amendment
PUBLIC HEARING

Municipal Council Chamber (210 Aberdeen Road, Bridgewater, NS)
Tuesday, July 23, 2019 at 8:30 a.m.

PUBLIC HEARING AGENDA

1. **CALL TO ORDER** at 8:30 a.m.
2. **OPENING REMARKS** by **MAYOR BOLIVAR-GETSON**
 - a. Introductions
 - b. Review of Agenda and Rules of Conduct
3. **REPORT AND PRESENTATION** from Planning Staff
4. **WRITTEN AND VERBAL PRESENTATIONS** from the Public
 - a. Review of Written Submissions by the Municipal Clerk (if any)
 - b. Verbal Presentations by the Public (if any)
5. **REVIEW OF APPROVAL PROCESS**

Municipal Council may make a decision at the Council meeting after the close of this Public Hearing. If Council deems it advisable to adopt the By-law amending the existing Planning Strategy and Land Use By-law, Council will conduct Second Reading. Once Council has approved the documents, they are forwarded to the Department of Municipal Affairs for review.

Upon confirmation from Municipal Affairs that the documents do not conflict with any provincial interest, a Notice of Approval is inserted into the local newspaper advising of the adoption of these documents. The date that the Public Notice appears in the paper is the date the documents become effective.

6. **CLOSING OF THE PUBLIC HEARING**
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RULES OF CONDUCT

Persons who wish to speak at the Public Hearing are asked to note the following:

- [a] State your name and address;
- [b] Direct all statements to the Chairperson;
- [c] Try to limit presentations to 10 minutes;
- [d] Speakers may address Council twice, but before addressing Municipal Council for a second time, speakers will be requested to wait until all others have had the opportunity to speak, before they can then address Council for a second time.



Municipality of the District of Lunenburg

MEMORANDUM

REPORT TO: Municipal Council

SUBMITTED BY: Byung Jun Kang, Planner

DATE: July 23, 2019

SUBJECT: PL190047: Riverport Fire Hall Expansion
(Amendment to Riverport & District Secondary Planning Strategy and Land Use By-law)

INTRODUCTION

Please find attached copies of the proposed by-law amending the Riverport & District Secondary Planning Strategy and Land Use By-law and the flood mitigation plan prepared by the Riverport District Fire Protection Commission. Council has reviewed and conducted First Reading of the aforementioned documents on June 12, 2019. This By-law was also recommended by the Planning Advisory Committee on May 7, 2019.

LEGISLATIVE AUTHORITY

Municipal Government Act, Subsection 205(8): “A council shall adopt planning documents, at second reading, by majority vote of the maximum number of members that may be elected to council.”

RECOMMENDATION

If Council wishes, Council may proceed to conduct Second Reading of By-law, as presented at the Public Hearing, thereby amending both the Secondary Planning Strategy and the Land Use By-law of Riverport & District Plan Area. Pursuant to the *Municipal Government Act*, Section 208, the approved planning documents will be sent to the Department of Municipal Affairs for review by the Provincial Director of Planning. After the provincial review process, the amended secondary planning strategy and its implementing land use by-law take effect on the date a notice is published in a newspaper informing the public of the result of review.

If Council wishes to conduct Second Reading, the following motion is in order:

that Council conducts Second Reading of the By-law amending the Riverport & District Secondary Planning Strategy and Land Use By-law, as presented at the Public Hearing, and hereby adopts the documents.

ALTERNATIVE

Council may choose not to proceed with the adoption of the amending By-law, and direct staff to re-evaluate the By-law further with the Planning Advisory Committee. In such case, Council would make a motion to reject the By-law, followed by another motion to direct staff to revisit the By-law, with the necessary direction from Council as to which section of the By-law is to be reviewed.

ATTACHMENT

Appendix A: Riverport By-law Amendment

Appendix B: Riverport Fire Hall Flood Mitigation Plan

Department: Planning & Development Services

Directory: 66570-30

Prepared by: Byung Jun Kang, Planner

Date: 2019.07.16

Approved by: Jeff Merrill, Director of Planning & Development

Date: 2019.07.16

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.



RIVERPORT & DISTRICT FIRE DEPARTMENT

Box 10 Riverport
Lunenburg Co., N.S.
B0J 2W0



BUILDING INSPECTION

JUN 17 2019

RECEIVED

June 13, 2018

To: Mr. Jeff Merrill, Director of Planning, and Development Services, Her Worship Mayor Carolyn Bolivar-Getson and Council for the Municipality of the District of Lunenburg (MODL).

Members of the Riverport and District fire department has met with MODL staff to discuss and work together for a flood adaptation and operational plan for the proposed addition to their existing fire station. This due to a request from council around concerns for emergency response and operations when a storm surge/rain event occurs. We appreciate the help by MODL staff and offer the following documentation as requested, regarding response/operations. An Operation Guideline is also attached for council's viewing. Things that could be include in building design to help lesson the affect of flooding in our station expansion are listed below:

- Include a 1 meter above finished floor foundation wall
- All electrical outlets etc. to be 1.5 meters above floor level
- All air outlets to be 1.5 meters above floor level
- Floor drain(s) will have "backflow" prevention installed
- Engineering/design will make the expansion as flood resistant as possible

We hope this will address the concerns council raised regarding this and will support the necessary requirements for the proposed addition for the Riverport and District FD

Norman Mossman

Treasurer

OG # _____ Operations - Response to Storm Surge /Rain Event Flooding

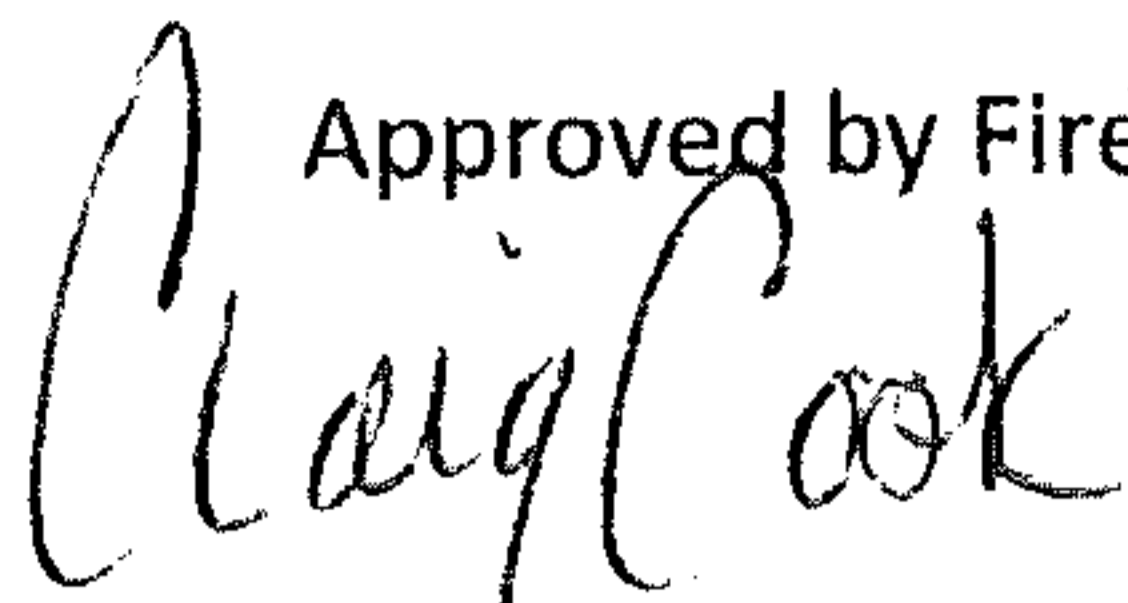
Effective Date: May 30, 2019

Last Rev: May 30, 2019

Approved by Fire Chief

Deputy Chief

~~Safety Officer~~



PURPOSE: To provide fire department members with procedures regarding responding to flooding due to damaging storm surge/rain events.

SCOPE: All fire department members

Definitions: **Incident Command System (ICS):** Command and control system known to all personnel

Incident Action Plan (IAP): A strategic plan developed by the incident commander based on the incident priorities, conditions and resources available.

Fire Boat: Boat operated by Fire department personnel for search and rescue.

Regional Emergency Management Organization (REMO): Regional (Lunenburg County) political authority to coordinate community-scale emergency events with first responders and emergency support partners.

Emergency Management Organization (EMO): Provincial political authority to coordinate provincial-scale events or events with the potential to impact provincial assets and organizations.

Emergency Communications Center (ECC): Safe structure where all responding agencies liaisons gather to be in contact with Incident Command or person in charge. This allows for clear picture of scene and what type of assistance if any is required to help mitigate the problems presently occurring.

Guideline: All fire department personnel will be aware knowledgeable and able to carry out the requirements of this procedure.

Procedure: The fire Chief or designate prior to an impending storm with a fifty or one hundred year damaging flooding/rain prediction, that is deemed will affect the fire station and its operational ability may direct the following.

- Additional resources should be requested if required.
- The incident commander's first responsibility is the safety of all fire department members.
- Move all trucks/pumps and necessary equipment to parking lot across from fire station
- Turn out gear to be moved to the second floor of the fire station or can be assigned to members

OG # _____ Operations - Response to Storm Surge /Rain Event Flooding

Effective Date: May 30, 2019

Last Rev: May 30, 2019

Approved by Fire Chief

Deputy Chief

Safety Officer

Procedure: (cont'd)

- Upon retreat of the flood waters will respond to emergencies as required and where able to access
- Work with Riverport Electric Light and Nova Scotia Power to ensure attendance at any emergency scene does not involve any electrical hazard
- Firefighters living in each major area of the fire departments district can request assistance in the event of a major flood event
- Other fire department with boats in the area can be easily reached if required
- Communications with the local REMO coordinator and ECC for assistance and resources i.e. RCMP, TIR and Red Cross etc.