APPROVED by Municipal Council
Date: July 9, 2024

Municipality of The District of Lunenburg
Public Hearing held by Municipal Council
in Council Chamber, 10 Allée Champlain Drive, Cookville, NS
Tuesday, June 13, 2024 – 4:00 p.m.

Attendance
Mayor Carolyn Bolivar-Getson
Deputy Mayor Wendy Oickle, District 3
Councillor Leitha Haysom, District 1
Councillor Martin Bell, District 2
Councillor Pam Hubley, District 4
Councillor Cathy Moore, District 5
Councillor Sandra Statton, District 6
Councillor Michelle Greek, District 7
Councillor Kacy DeLong, District 8
Councillor Reid Whynot, District 9
Councillor Chasidy Veinotte, District 10

Staff
Tom MacEwan, Chief Administrative Officer
Alex Dumaresq, Deputy CAO
April Whynot-Lohnes, Municipal Clerk
Tina Robichaud-Bond, Executive Assistant

1. Call to Order

Mayor Bolivar-Getson called the Public Hearing to order at 4:00 p.m. began by acknowledging that the meeting was held in Mi'kma'ki, the traditional territory of the Mi'kmaq people.

2. Opening Remarks

Mayor Bolivar-Getson reported that the Public Hearing was for Council to receive verbal comments from residents regarding the proposed repeal and replace of the existing Municipal Planning Strategy and the adoption of a new Municipal-wide Land Use By-law.

2a Introduction of Council Members

Mayor Bolivar-Getson called on the Councillors to introduced themselves.

2b Review of Agenda and Rules of Conduct

Mayor Bolivar-Getson reviewed the agenda and read the Rules of Conduct for members of the public who wished to address Council at the Hearing.

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3. Reports and Presentations Planning Staff

Reid Shepherd, Manager of Planning Services, gave a presentation titled " xxxx" (attached to Minutes) providing details on the proposed amendments to the Municipal Planning Strategy and to the new Municipal-Wide Land Use By-law.

4. Written and Verbal Presentations from the Public

4a Review of Written Submissions

Mayor Bolivar-Getson asked if any written submissions were received by the Municipality.

Mr. Sheppard reported that 19 written submissions were received from residents. These were circulated to Council and have been posted to the MODL website.

4b Verbal Presentations by the Public

Mayor Bolivar-Getson asked if there were any verbal presentations to be made by anyone in the audience.

The following public members were registered to address Council regarding the proposed new Coastal Protection regulations:

- Michael Harrison, East Lahave
- Peter Barss, Lahave (West Dublin)
- Denise Forand, Martin's Point
- Ann Caverzan, Maders Cove
- Karen Janigan, Martin's River
- Steve MacIsaac, Conquerall Mills
- Lennis Corkum, Newburne Road
- Sarah Stevens, Maders Cover
- Philip Williams, Willeville
- Andrew Himmelman, Newcombville

The following comments/concerns were expressed by these public members regarding the proposed new coastal protection regulations:

- Pause adoption of new regulations to consider the inclusion of tidal rivers
- Proposed regulations to do not have any clear policies regarding infilling wetlands
- Ensure enforceable by-laws
- Ensure protection of wetlands
- Proposed regulations need to be more stringent
- Regulations will increase property owners' costs
- Cannot accurately predict the future of climate change

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- Analysis of all information is required
- Allow property owners to decide
- Insurance costs may increase
- Lack of public consultation and notice to all affected property owners

The Public Hearing recessed at 5:00 p.m. and resumed at 5:06 p.m.

Verbal submissions continued with the following public members speaking regarding the proposed new Coastal Protection regulations:

- Greg Ernst, First Peninsula
- Tyler Veinot, Broad Cove
- Alex De Saint Sardos, Green Bay
- Karen Reinhardt, New Cumberland
- David Gravel, Lunenburg

The following comments/concerns were expressed by these public members regarding the proposed new coastal protection regulations:

- Subsidize rocking along the coast to help protect property
- Slow down the process and look for better solutions
- Everyone pays for the clean up process after destruction
- First draft of regulations was more stringent and more effective
- Require regulations that can be enforced

Mayor Bolivar-Getson asked if anyone who had not registered would like to address Council.

- Bern Evans, Kingsburg

The following comments/concerns were expressed by these public members regarding the proposed new coastal protection regulations:

- Lack of consultation
- Regulations should take specifics of building sites into consideration

Mayor Bolivar-Getson asked again if there was anyone else in the audience who had not registered who would like to address Council. There were no further comments from unregistered speakers.

Mayor Bolivar Getson asked if there were registered speakers who wished to speak a second time. Andrew Himmelman and Karen Reinhardt both came forward to provide further comments.

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Mayor Bolivar-Getson asked again if there were any other speakers wishing to come forward. There were no further comments.

Council recessed at 5:47 p.m. and resumed at 7:02 p.m.

Mayor Bolivar-Getson welcomed public members to the evening session of the Public Hearing and asked if there were any verbal presentations to be made by anyone in the audience.

The following public members were registered to address Council regarding the proposed new Coastal Protection regulations:

- Jennifer Josenhans, Second Peninsula
- Marilyn Congdon, Upper Kingsburg

The following comments/concerns were expressed by these public members regarding the proposed new coastal protection regulations:

- Council was commended for their strong stance on the matter

Mayor Bolivar-Getson asked if there was anyone in the audience who had not registered but would like to address Council.

Mayor Bolivar-Getson asked one final time if there were any further comments from members who had not registered who wished to address Council.

Mayor Bolivar-Getson permitted Karen Reinhardt to speak a third time explaining that another public member had been given that same opportunity.

5. Review of Approval Process

Mayor Bolivar-Getson reviewed the approval process, noting that Municipal Council would meet at a Special Council meeting on Tuesday, June 18, 2024 at 9:00 a.m.

It was noted that Council has heard the concerns of the residents in attendance.

6. Closing of the Public Hearing

Mayor Bolivar-Getson declared the Public Hearing closed at 7:12 p.m.

Public Hearing

Coastal Protection

About this presentation

- Project objectives
- Process
- Engagement
- Overview of regulations
- Next steps
- Recommendations

Objectives

1. Protecting our communities from our coast: Keeping human activity away from the risks posed by coastal erosion and flooding.

2. Protecting our coastline from us: Protecting our sensitive coastal ecosystems from the impacts of human activity and development.

Recent Events

- First Reading – May 14, 2024

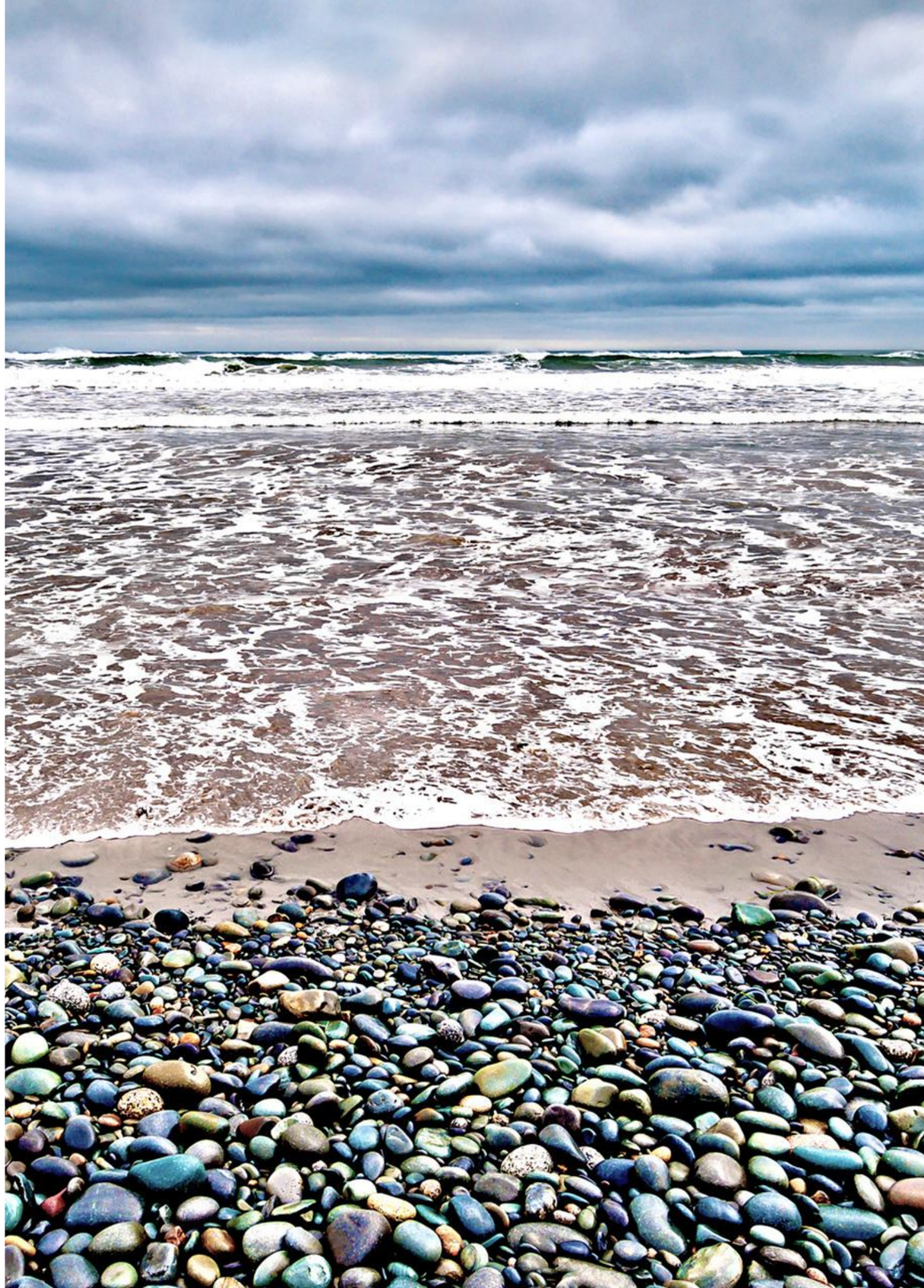
- Notice of Public Hearing – May 15, 2024

- Public Information Sessions –
  - May 23, 2024, in Riverport at 7 pm
  - May 28, 2024, in LaHave at 7 pm
  - May 29, 2024, on Big Tancook Island at 12 pm
  - June 4, 2024, online at 3 pm

- Public Hearing - Today

Public Engagement Key Takeaways

1. High level of concern for flooding, erosion, sensitive coastal ecosystems.
2. Public desire for moderate-to high level of regulations.
3. Support for different types of regulations.
4. Protecting ecosystems is highly valued.
5. Education and awareness is desired.
6. Strong interest in widespread land use planning issues.

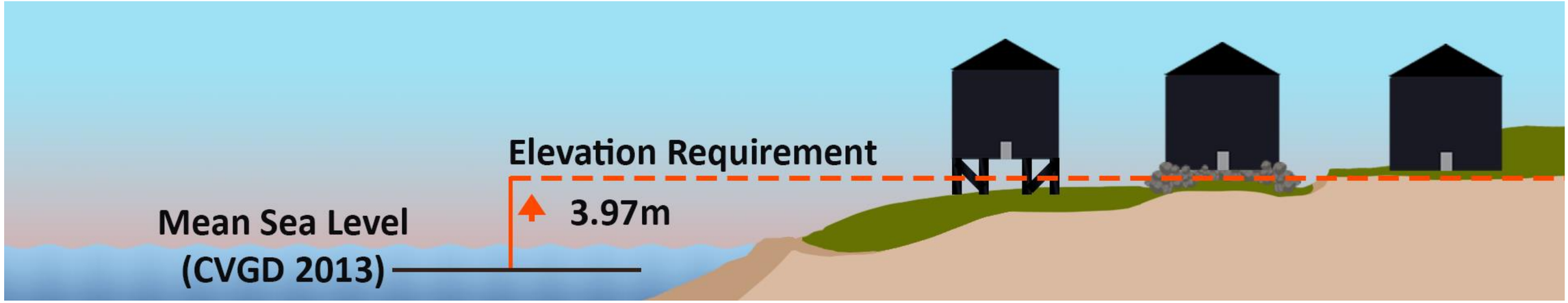


What’s being considered now?

- **Flood risk mitigation**
- **Erosion risk mitigation**
- **Ecosystem/wetland protection**

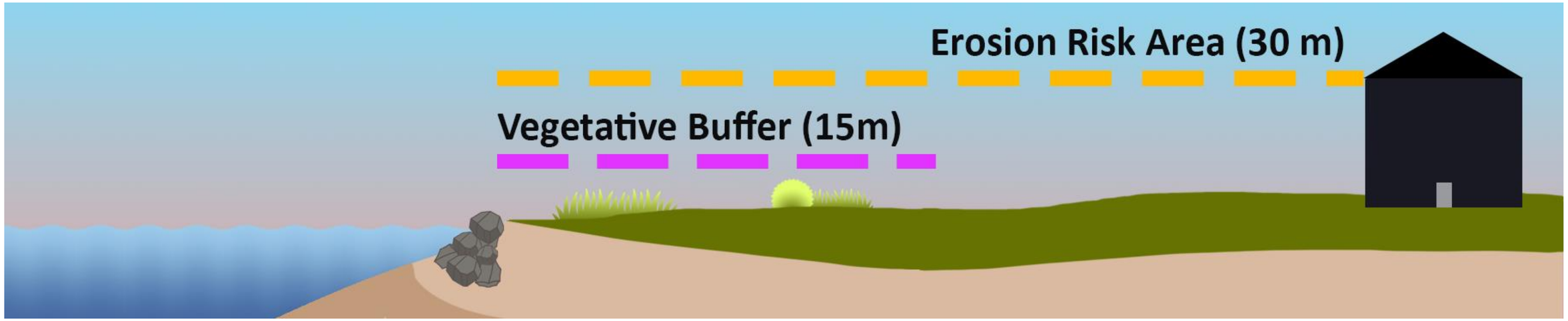
Coastal Flooding

- 3.97-metre habitable building elevation requirements
- Prohibit Institutional uses
- Exemption for non-habitable uses
- Additions to existing structures allowed



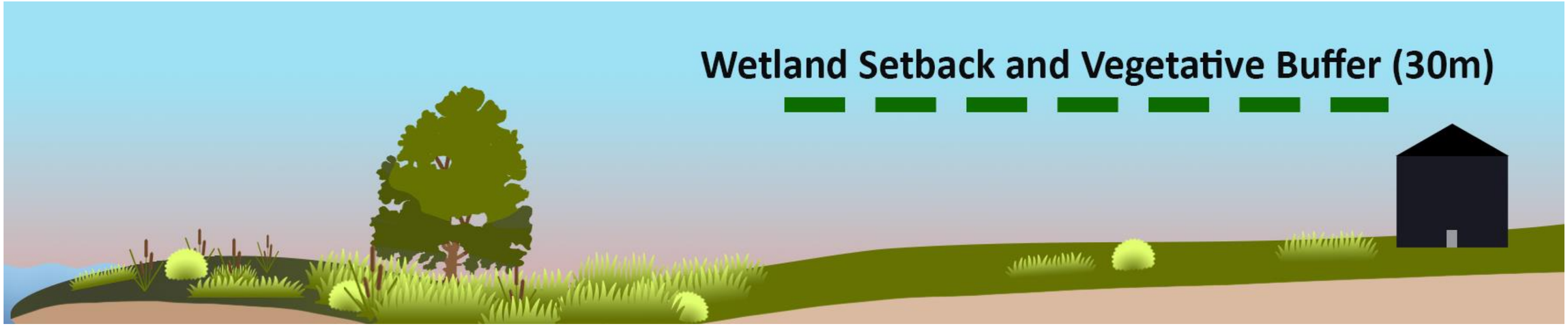
Coastal Erosion

- 30-metre Erosion Risk Area
- 15-metre vegetative buffer
- Erosion Risk Assessment study <u>may</u> support some reductions to 30-metre requirement
- Exemptions for non-habitable, marine-related uses
- Additions to existing structures allowed (away from risk area)



Coastal Wetlands

- 30-metre horizontal coastal wetland setback <u>and</u> vegetative buffer
- Collaboration with Environmental NGOs
- Flexibility to recognize when mapping is incorrect



Recommendations and Motions

Recommended: That Council adopt the proposed coastal protection regulations in the form of the **proposed amended Municipal Planning Strategy and new Municipal-Wide Land Use By-law.**

Pertaining to the Municipal Planning Strategy

- **"that Municipal Council repeal and replace the existing Municipal Planning Strategy (2021) and conduct Second Reading to adopt the new Municipal Planning Strategy (2024) containing policies related to coastal protection, as presented at the June 13, 2024, Public Hearing".**

Pertaining to the Municipal-Wide Land Use By-law

- **"that Municipal Council conduct Second Reading to adopt the new Municipal-wide Land Use Bylaw 049 as presented at the June 13, 2024, Public Hearing."**