



# Municipality of the District of St. Mary's

Committee of The Whole (COTW) Meeting

Wednesday, September 14<sup>th</sup>, 2022

*We acknowledge that we are gathering in Mi'kma'ki the traditional unceded territory of the Mi'kmaq people.*

## 1. Meeting, Date & Time:

The COTW Meeting of the St. Mary's Municipal Council was called to order on Wednesday, September 14<sup>th</sup>, 2022, at 4:00 pm in the Council Chambers, Sherbrooke, N.S.

## 2. Attending:

Warden Wier  
Deputy Warden Fuller  
Councillor Baker  
Councillor Malloy

Councillor Zinck  
Councillor Mailman  
Councillor Harpell

## Also Attending:

Marissa Jordan, Chief Administrative Officer (CAO)  
Marian Fraser, Director of Finance (DOF)  
Denise Dunn, Economic Development Officer (EDO)

## 3. Additions to the Agenda:

- 9b. Nova Scotia Federation of Municipalities Fall Conference
- 9c. Provincial Holiday – September 10<sup>th</sup>, 2022
- 9d. Electric Vehicle Chargers

## 4. Approval of the Agenda:

*On motion of Councillor Malloy and seconded by Councillor Baker, Council approved the agenda with additions.*

***Motion approved.***

## 5. Approval of Minutes:

*On motion of Deputy Warden Fuller and seconded by Councillor Baker, Council approved the minutes of the COTW Meeting held Wednesday, September 7<sup>th</sup>, 2022.*

***Motion approved.***

## 6. Business Arising from the Minutes:

- There was no business arising from the minutes.

## 7. Presentations

a. First Reading of Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) – Ian Watson, Senior Planner Upland Planning & Design Studios

- The documents have been updated as requested by Council.
- There is a period between the First Reading where the Development Officer may only issue permits that are in compliance with the existing LUB and LUB which was given first reading.

- Council discussed the changes made to the documents. See the attached "Summary of Changes 2022.08.04" document for the updates.

*On recommendation of Deputy Warden Fuller, and seconded by Councillor Baker, be it resolved that Council for the Municipality of the District of St. Mary's amends the September 14<sup>th</sup>, 2022, draft MPS and LUB to prohibit the keeping of fowl in manufactured home parks and tiny home communities.*

**Recommendation adopted.**

*On recommendation of Councillor Harpell, and seconded by Councillor Malloy, be it resolved that Council for the Municipality of the District of St. Mary's amends the September 14<sup>th</sup>, 2022, draft MPS and LUB to implement a five-metre vertical setback and 15 metre horizontal setback from the coast.*

**Recommendation adopted.**

*On recommendation of Councillor Mailman, and seconded by Councillor Harpell, be it resolved that Council for the Municipality of the District of St. Mary's amends the September 14<sup>th</sup>, 2022, draft MPS and LUB to remove the requirement to connect to central water systems where such water systems are available.*

**Recommendation adopted.**

*On recommendation of Deputy Warden Fuller, and seconded by Councillor Zinck, be it resolved that Council for the Municipality of the District of St. Mary's amends the September 14<sup>th</sup>, 2022, draft MPS and LUB to delete section 4.1.4 of the LUB, relating to accessory buildings.*

**Recommendation adopted.**

*On recommendation of Councillor Mailman, and seconded by Councillor Zinck, be it resolved that Council for the Municipality of the District of St. Mary's amends the September 14<sup>th</sup>, 2022, draft MPS and LUB to make general non-substantive changes to text for clarity and correctness.*

**Recommendation adopted.**

*On recommendation of Councillor Mailman, and seconded by Councillor Malloy, be it resolved that Council for the Municipality of the District of St. Mary's amends the September 14<sup>th</sup>, 2022, draft MPS and LUB to amend the Future Land Use Map and Zoning Map to place the entirety of Civic 159 Hospital Road in the Rural Designation and Rural Resource Zone, pending confirmation from the property owner.*

**Recommendation adopted.**

*On recommendation of Councillor Harpell, and seconded by Deputy Warden Fuller be it resolved that Council for the Municipality of the District of St. Mary's amends the September 14<sup>th</sup>, 2022, draft MPS and LUB to define "Tiny Home Community" and permit them in the Residential Medium Density Zone and Rural Resource Zone, following the provisions of the Town of Yarmouth for lot size, and limiting the total maximum floor area of accessory buildings to the combined floor area of tiny homes on the lot.*

**Recommendation adopted.**

*On recommendation of Deputy Warden Fuller, and seconded by Councillor Harpell, be it resolved that Council for the Municipality of the District of St. Mary's amends the September 14<sup>th</sup>, 2022, draft MPS and LUB to establish a 15-metre setback from wetlands, with a requirement to engage a wetland delineator for development within 25 metres of a wetland as identified on the Provincial Landscape Viewer.*

**Recommendation adopted.**

*On recommendation of Councillor Malloy, and seconded by Councillor Zinck, be it resolved that Council for the Municipality of the District of St. Mary's gives First Reading to the draft Municipal Planning Strategy and Land Use By-law as considered on September 14, 2022, as amended;*

and further that the Municipality schedule a Public Hearing for October 18, 2022, to hear public representations regarding the draft Municipal Planning Strategy and Land Use By-law, as amended.

**Recommendation adopted.**

**On motion of Councillor Malloy, and seconded by Councillor Mailman, Council agreed to hold a ten-minute recess.**

**Motion approved.**

(Council recessed at 5:20 pm)

**On motion of Deputy Warden Fuller, and seconded by Councillor Malloy, Council reconvened to regular session.**

**Motion approved.**

(Council reconvened at 5:30 pm)

**a. Rising Cost of Living – Allan MacMaster, Minister of Finance and Treasury Board**

- Correspondence was received from the Minister of Finance and Treasury Board responding to the email sent by the Municipality on June 9, 2022, regarding the cost of living (see attached).

**8. Other Matters of Business:**

**a. St. Mary's Active Living Strategy**

- The Active Living Coordinator presented the first draft of the of the updated Municipal Active Living Strategy (MALS). The MALS is a five-year living document that is mandated through the Municipal Physical Activity Leadership Program Memorandum of Understanding with the Province. The document will support and guide municipal staff, council, and community partners to deliver physical activity services within the Municipality. There are four sections of the strategy to increase physical activity in St. Mary's. The sections are (1) Social Supports for Physical Activity, (2) Physical Supports for Physical Activity, (3) Educational Supports for Physical Activity, and (4) Policies to Support Physical Activity & Wellness.
- The vision for the Active Living Strategy is to have a community where active living is apart of daily life and opportunities that are readily accessible while being inclusive of all individuals. It is the goal of the Active Living Coordinator is to use the MALS to create and sustain a culture that supports healthy, active lifestyles within the Municipality.
- Data collected to create the plan included in-person community consultations, a municipal survey and the 2017 Municipal Physical Activity Community Survey conducted by Nova Insights.
- The key learnings from resident feedback indicated that there is a significant opportunity to increase active communities by prioritizing supports for walking; residents would like more opportunities for swimming; current walking and cycling infrastructure create challenges for participating in physical activity; supporting social connections is important to address significant barriers and gather interest among participants; time is a very important barrier to consider when planning initiatives for physical activity; there is a role for health care providers to support physical activity.
- The most common challenges noted in the data were infrastructure and social barriers. A key finding was that residents would like to walk more if there were better road conditions within the Municipality.

- Council provided the feedback that it would be beneficial not to name how many districts there are in the plan due to the current Municipal Boundary Review which may impact that number.
- The Active Living Coordinator has been working with Communities, Culture, Heritage to update the plan and looks forward to Council's questions and feedback. Once any required changes are complete the Active Living Coordinator will bring the document back to Council for approval.

**b. Nova Scotia Federation of Municipalities (NSFM) Fall Conference**

- The NSFM Fall Conference is being held in Halifax from November 1-4, 2022.
- Council discussed who would attend the conference.
- Council asked staff to inquire if it is possible to register for certain sessions of the conference.

*On recommendation of Councillor Malloy, and seconded by Councillor Baker, Council agreed that the NSFM Fall Conference be attended by available councillors.*

***Recommendation adopted.***

*On recommendation of Deputy Warden Fuller, and seconded by Councillor Baker, Council agreed to reschedule the Committee of the Whole meeting scheduled for November 2<sup>nd</sup>, 2022, to November 9<sup>th</sup>, 2022.*

***Recommendation adopted.***

**c. Provincial Holiday – September 10<sup>th</sup>, 2022**

- The Federal & Provincial Government have both declared September 10<sup>th</sup>, 2022, a holiday in honour of Her late Majesty Queen Elizabeth II's funeral service.
- It was the consensus of Council to close municipal facilities in honour of Her late Majesty Queen Elizabeth II's funeral service.

**d. Electric Vehicle Chargers**

- The EDO updated Council on the electric vehicle chargers for the Municipality.
- The Municipality has partnered with the organization 'Switch' to apply for funding for two level two electric vehicle charging stations from Natural Resources Canada. One of the locations for the chargers that was previously identified is not a viable location for the charger due to year-round accessibility. The Seashore Volunteer Fire Department was identified as a possible alternative location.

*On recommendation of Councillor Harpell, and seconded by Councillor Malloy, Council directed staff to move forward with Switch on the application for funding to NRCAN for EV Chargers previously approved through the capital budget and moving the location for one EV Charger from the Port Bickerton Lighthouse to Seashore Volunteer Fire Department.*

***Recommendation adopted.***

**e. In-Camera – Land Matters**

***On motion of Councillor Malloy, and seconded by Councillor Zinck, Council moved to an in-camera session for contract negotiations at 6:00 pm.***

***Motion approved.***

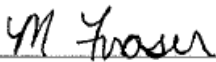
***On motion of Deputy Warden Fuller, and seconded by Councillor Baker, Council reconvened to regular session at 6:30 pm.***

***Motion approved.***

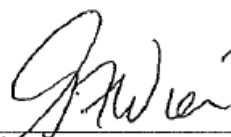
## Adjournment

*On motion of Councillor Malloy, and seconded by Councillor Baker, there being no further matters of business, Council adjourned at 6:31 pm.*

**Motion approved.**



Recorded From Audio By  
Mallory Fraser, Municipal Clerk



Approved By  
Warden Wier

# DRAFT PLANNING DOCUMENT CHANGES 2022.08.04

## Municipal Planning Strategy

### 1) 1.3.1 Community Profile: wording change (p. 7)

**OLD:** The Mi'kmaw Nation are the descendants of this long legacy of habitation that occurred in the St. Mary's area before European settlement.

**NEW:** The Mi'kmaw Nation are the descendants of this long legacy of habitation that occurred in the St. Mary's area before European colonization.

### 2) Updated socioeconomic graphs and supporting text with 2021 Census data (pp. 8 – 11)

**NEW:** New dwelling counts, new age distribution, new gender distribution, new population, new population by age cohort, new marital status, new household size

### 3) Added text to 1.3.2 Population Dynamics: Opportunities and Challenges (p.10)

**OLD:** The Municipality has an opportunity to counteract these challenges by attracting new, working-aged residents and families to make their home in the area if more jobs can be encouraged.

**NEW:** The Municipality has an opportunity to counteract these challenges by attracting new, working-aged residents and families with employment opportunities that encourage business attraction, expansion and retention. Promotion of the St. Mary's brand could also serve to attract people and business to settle in the municipality.

### 4) 1.3.2 Building Construction: Opportunities and Challenges (p. 13)

**OLD:** As the population of St. Mary's continues to decline, and the pace of new construction remains slow, St. Mary's has to either attract new second home buyers (prospective cottage and summer property owners) or attract new full-time residents. Full-time residents need new jobs to attract them to the area. Part-time residents may be easier to attract since many part-time residents are retired, or work in more urban areas like Halifax.

Both resident types pay taxes to the Municipality, so each are equally attractive as a revenue source. However, part-time residents can be beneficial as their contribution to the tax base helps to pay for services that are used more extensively by full-time residents of the Municipality.

**NEW:** As the population of St. Mary's continues to decline and the pace of new construction remains slow, St. Mary's faces the challenge of attracting new residents to the municipality. These could be part-time residents (often second home, summer home, or cottage owners) or full-time residents. While employment opportunities are usually a prerequisite for people considering full-time residency in St. Mary's, part-time residents may be retired or employed in nearby urban areas, such as Halifax.

Both full-time and part-time residents present opportunities for the Municipality by contributing tax

revenue that can be used for a range of municipal services and amenities. Part-time residents tend to place a lighter burden on municipal infrastructure over the course of a year, as compared with their full-time counterparts. As a result, their contributions to the municipal tax base goes further per capita. Conversely, full-time residents may be more engaged in local issues, and their consistent presence makes them easier to plan services around.

The Municipality faces the challenge of attracting a healthy mix of part-time and full-time residents, and providing services and amenities that are suitable for both.

- 5) Added additional context to the engagement summary to explain what happened between 2020 and 2022 (p.16).

**NEW:** Further work on the project was put on hold during the depths of the pandemic. When the project was re-launched, Council released drafts of the MPS and LUB for public review and hosted two rounds of Public Hearings to hear public comments and make adjustments to the documents before adopting them.

- 6) Updated title of Policy 2-7 (p. 27):

**OLD:** Host attractions events

**NEW:** Host high profile events

- 7) Economic Development (p. 28): Added a new policy (2-15: Work-from-home marketing strategy)

**NEW:** Work-from-home marketing strategy

Council shall explore the creation of a work-from-home marketing strategy as a potential component of the municipal marketing plan.

- 8) Updated Sea Level Rise, Flooding, and Climate Change to highlight MCCAP and energy poverty (p. 30)

**NEW:** The Municipality has not undertaken any sea level rise (SLR) studies for its ports or harbours, but other studies in Atlantic Canada suggest that a combination of SLR and coastal subsidence, could lead to 1-1.5 metres of SLR by 2100, impacting many of the Municipality's coastal areas. The increased frequency of storm events will make the coastal areas much less safe and could increase inland coastal flooding.

The Municipality's Climate Change Action Plan sets out a series of climate change adaptation and mitigation actions. They include transportation and infrastructure, forest and land management, and other nature-based solutions, and are intended to be carried out based on available funds, staff, and Municipal guidelines.

The impacts of climate change are also economic. Residents in St. Mary's continue to face increases in the cost of commodities, including energy. Energy poverty has become a challenge in St. Mary's, where many households are spending more than 10% of their income on energy services. This can force a household to choose between paying energy bills, purchasing medication, or putting food on the table.

9) Modified Policy 2-26: Wind farms and renewable energy (p. 30)

**OLD:** Council shall look for opportunities for renewable energy using wind or solar, either partnering with third parties or looking into the feasibility of a municipal utility partnering with Nova Scotia Power.

**NEW:** Council shall look for opportunities for renewable energy (e.g. wind or solar), either by partnering with third parties or by looking into the feasibility of a municipal utility partnering with Nova Scotia Power.

10) Updated 2-19/2-29 Protect the Salmon Fishery (p. 30)

**OLD:** Council shall work with all relevant agencies and organizations to identify best practices for the protection of the salmon fishery in St. Mary's.

**NEW:** Updated policy title: Fish populations and fish habitat in the St. Mary's watershed

Updated policy text: Council shall work with and support all relevant agencies and organizations to identify and implement best practices for the conservation, protection, and restoration of Atlantic salmon, brook trout, and their habitat within the St Mary's watershed.

11) Addressed duplicative policy numbering in Section 2 (pp. 28 – 31)

12) Updated 3.3.1 Infrastructure and Transportation (p. 42)

**OLD:** The Municipality pays a fee to the Province for maintenance of these roads but repairs and upgrades are the Municipality's responsibility (50/50 cost sharing).

**NEW:** The Municipality pays a fee to the Province for maintenance of these roads but repairs and upgrades are the Municipality's responsibility, with the possibility of 50/50 cost sharing between the Municipality and higher levels of government.

13) Updated Policy 3-22 Solar farms (p. 48)

**OLD:** Council shall, through the Land Use By-Law, permit solar collector arrays that exceed 50 megawatts of power ("solar farms") in the Industrial Zone and the Rural Resource Zone.

**NEW:** Council shall, through the Land Use By-Law, permit solar collector arrays that exceed 1 megawatt of nameplate capacity ("solar farms") in the Industrial Zone and the Rural Resource Zone.

14) Updated 3.3.9 - the Province's target for parks and protected areas (p. 49)

**OLD:** 13%

**NEW:** 20%

15) Updated policy 3-28 St. Mary's River Corridor (p. 49)



**OLD:** Council shall encourage the Province in dedicating the St. Marys River Corridor Lands protected area, which includes 2,512 hectares of land in the north of the Municipality along the St. Mary's River.

**NEW:** Council shall encourage the Province in designating the remaining proposed St. Mary's River Corridor Lands as a protected area, to add to the lands already protected as St. Mary's River Provincial Park.

16) Updated Policy 3-33: Crown Land impacts (p.51)

**OLD:** Council shall encourage the Province of Nova Scotia to develop programs and strategies that mitigate the impacts of a high percentage of protected Crown Lands in the Municipality.

**NEW:** Council shall encourage the Province of Nova Scotia to engage with the Municipality to develop programs and strategies that explore the benefits and challenges of Crown Land and protected Crown Lands in the area.

17) Updated Policy 3-41 Manufactured Home Park (p. 54)

**OLD:** Council shall, through the Land Use By-Law, permit manufactured home parks in the Medium Density Residential Zone and the Rural Resource Zone, subject to additional requirements aimed at ensuring each manufactured home has adequate space and that basic aesthetic standards are established.

**NEW:** Council shall, through the Land Use By-Law, permit manufactured home parks in the Medium Density Residential Zone and the Rural Resource Zone, subject to additional requirements aimed at ensuring each manufactured home has adequate space and that basic aesthetic standards (such as skirting) are established.

18) Updated Section 3.4.8 – Whale Sanctuary (p. 59):

**OLD:** The sanctuary could be an incredible tourist draw to the region and the idea is consistent with the Municipality's goals of sustainable development, conservation, and environmental education.

**NEW:** The presence of the sanctuary in the region could draw visitors to the region, and the sanctuary concept is consistent with the Municipality's goals of sustainable development, conservation, and environmental education.

19) Updated the DoE wetland policy name (p. 61)

**OLD:** Nova Scotia Wetland Designation Policy

**NEW:** Nova Scotia Wetlands Conservation Policy

20) Removed 3-69 Floodplain (p. 61) mapping but used the text from that policy to replace 2-13 Flood mapping (p. 30)

**OLD:** Council shall work with the Province to initiate a flood mapping program for highrisk areas of the Municipality which could be impacted by development or have already been developed.

**NEW:** Council may work with the Province of Nova Scotia to prepare floodplain mapping for potential flood-prone areas of the Municipality and develop policy consistent with the provisions of the Provincial Statement of Interest on Flood Risk Areas.

21) Updated 3.5.3 Climate Change (p. 62)

**OLD:** The Municipality of the District of St. Mary's Municipal Climate Change Action Plan identifies the primary climate-related threats to the community including greenhouse gases, flooding, coastal erosion, and sea level rise, and identifies mitigation and adaptation strategies to address these threats. The mitigation strategies lay the foundation for developing new planning policies and land use management strategies that will prepare the community for the future.

This MPS builds upon the Climate Change Action Plan and expands the range of mitigation and adaptation strategies by establishing necessary policy changes to safeguard human life and property. A successful response to climate change will involve constant evolution and evaluation of municipal strategies and land use policies to ensure they are aligned with commitments to support the community in its effort to increase preparedness and resiliency.

**NEW:** The Municipality of the District of St. Mary's Municipal Climate Change Action Plan (MCCAP) identifies the primary climate-related threats to the community including greenhouse gases, flooding, coastal erosion, and sea level rise, and sets out a series of strategic climate change adaptation and mitigation actions to address these threats.

The considerations in the MCCAP pertain to coastal access, commerce and industry, community facilities, emergency response systems, parks and protected areas, public education, roads and bridges, vulnerable populations, water quality, and wildlife. They are intended to be carried out based on available funds, staff, and Municipal guidelines. Taken together, they lay the foundation for the development of new planning policies and land use management strategies intended to prepare the community of St. Mary's for climate-related risks in the future.

This MPS builds upon the MCCAP, expanding upon the mitigation and adaptation strategies therein by establishing necessary policy to safeguard human life and property. A successful response to climate change will involve constant evolution and evaluation of municipal strategies and land use policies to ensure they continue to align with the commitment to support the community of St. Mary's in its effort to increase preparedness and resiliency.

22) Spelling: LAND USE BY-LAW (throughout the document)

**OLD:** Land Use By-Law, Land Use By-law

**NEW:** Land Use By-Law

23) Added photo captions (pp. 7, 16, 17, and 20)

24) Updated references to Develop NS.

**OLD:** Develop NS

**NEW:** Build Nova Scotia

25) Several spelling and punctuation corrections (throughout the document)

# DRAFT PLANNING DOCUMENT CHANGES 2022.08.04

## Land Use By-law

- 1) Updated Approval Pathway figures (pp. 6 – 7)

**NEW:** 6b. added “subject to appeal period.”

**NEW:** 7b. added “subject to appeal period.”

- 2) Capitalization in Approval Pathway figures (pp. 6 – 7)

Reviewed and updated for consistency

- 3) 2.6.2 (p. 12) wording change

**OLD:** The application for a Development Permit shall be signed by the registered owner(s) of the lot or by the owners’ agent duly authorized in writing to act for the owner(s).

**NEW:** The application for a Development Permit shall be signed by the registered owner(s) of the lot or by the owners’ agent duly authorized in writing to act on behalf of the owner(s).

- 4) 2.6.4. Hyphenated “guy wire”

**OLD:** guy wire

**NEW:** guy-wire

- 5) 2.12 Right of Entry (p. 15): clarify if notice is required. Added: “Subject to Section 267 of the Municipal Government Act,”

**OLD:** Any person authorized by the Minister or by Council shall have the right to enter at all reasonable times into or upon any property within the area to which this Land Use By-Law applies for the purpose of any inspection necessary in connection with the administration of the Land Use By-Law.

**NEW:** Subject to Section 267 of the Municipal Government Act, any person authorized by the Minister or by Council shall have the right to enter at all reasonable times into or upon any property within the area to which this Land Use By-Law applies for the purpose of any inspection necessary in connection with the administration of the Land Use By-Law.

- 6) Deleted Section 4.1.4: Accessory buildings require a main building on the lot. (p. 17)

- 7) Updated: 4.1.5 (now 4.1.4):

**OLD:** Notwithstanding 4.1.4, an accessory building may be permitted prior to the construction of a dwelling if a development permit has been granted for the dwelling and the accessory building meets the zone requirements for main buildings.

**NEW:** An accessory building may be permitted prior to the construction of a dwelling if a development permit has been granted for the dwelling and the accessory building meets the zone requirements for main buildings.

8) Removed 4.9.1 (g) Home Based Businesses Outdoor storage and display are not permitted.

9) 4.21 Derelict Vehicle Bodies (p. 23) added 4.21.2 to limit number of vehicles stored:

**NEW:** Storage shall be limited to a maximum of two vehicles.

10) 4.26.2 Changed reference to municipal engineer on staff (p. 24)

**OLD:** Municipal Engineer

**NEW:** Municipality's engineer

11) 4.27.1 Changed wording regarding subdivision provisions (p. 24):

**OLD:** Sections 5, 6, 8, 9, and 11 of the Subdivision By-Law are in effect and notwithstanding zone requirements for minimum lot area and lot frontage development is permitted on these lots subject to all other requirements of this Land Use By-Law.

**NEW:** Sections 5, 6, 8, 9, and 11 of the Subdivision By-Law are enabled and notwithstanding zone requirements for minimum lot area and lot frontage development is permitted on these lots subject to all other requirements of this Land Use By-Law.

12) 4.24 Solar Collectors (p. 24) changed limit on accessory solar collector size from 50 MW to 1 MW

13) 4.28 Fowl and Rabbits (p. 25) reduced the number permitted in Low Density Residential Zone and Medium Density Residential Zone:

**OLD:** Nothing in this By-Law shall prevent the keeping of a total of 15 or fewer fowl and/or rabbits on a lot, and no Development Permit is required, subject to the following provisions:

**NEW:** Nothing in this By-Law shall prevent the keeping of a total of 5 or fewer fowl and/or rabbits on a lot in the Low Density Residential Zone and Medium Density Residential Zone, or a total of 15 or fewer fowl and/or rabbits on a lot in all other zones, and no Development Permit is required, subject to the following provisions:

14) 5.1.4 (p. 27) updated language relating to Coastal Protection Act:

**OLD:** The Municipality will implement coastal setbacks for developments as set out in the Coastal Protection Act Regulations.

**NEW:** The Municipality will defer to the Coastal Protection Act Regulations for coastal setbacks.

15) 5.2.1 (p. 27) Corrected reference to the Heritage Advisory Committee

**OLD:** municipal Heritage Committee

**NEW:** Municipality's Heritage Advisory Committee

16) 11.2.1, 12.2.1, 13.2.1, 16.2.1, 17.2.1, 18.2.1 (pp. 40 – 54)

**NEW:** Added “None.” To the list of uses permitted by DA.

17) Removed the mission of the Whale Sanctuary project from the Intent of the WS Zone (p. 52)

**OLD:** The Whale Sanctuary Zone (WS) is intended to permit operations pertinent to the Whale Sanctuary Project on properties located next to Barrachois Cove, Wine Harbour. The mission of this project is to establish a permanent seaside sanctuary where captive cetaceans can live in an environment that maximizes well-being and autonomy and is as close as possible to their natural habitat.

**NEW:** The Whale Sanctuary Zone (WS) is intended to permit operations pertinent to the Whale Sanctuary Project on properties located next to Barrachois Cove, Wine Harbour.

18) Schedule A (p. 75) Removed reference to the review of fees by Council.

**OLD:** Every application for a Development Permit, subdivision, variance, site plan approval, Municipal Planning Strategy and/or Land Use By-Law amendment(s) and development agreement shall be subject to the fees as established by Council from time to time, in accordance with rates set out by the Municipality in Schedule “A”.

**NEW:** Every application for a Development Permit, subdivision, variance, site plan approval, Municipal Planning Strategy and/or Land Use By-Law amendment(s) and development agreement shall be subject to the fees as established in Schedule “A”.

19) Removed “(for advertisements)” (p. 75)

**OLD:** Rezoning, By-Law Amendments, Plan Amendments and Development Agreements \$400 (for advertisements)

**NEW:** Rezoning, By-Law Amendments, Plan Amendments and Development Agreements \$400

20) Spelling: BY-LAW (throughout the document)

**OLD:** By-Law, By-law, by-law, bylaw

**NEW:** By-Law

21) Capitalization: DEVELOPMENT PERMIT (throughout the document)

**OLD:** Development Permit, Development permit, development permit

**NEW:** Development Permit

22) Definitions: Added terms.

**NEW:** “Aquaculture Industry” means the use of land, buildings and structures for the breeding, hatching and cultivation of aquatic flora and fauna and may include the processing, storage, and sale of any species raised in captivity as well as the construction, maintenance, and storage of materials, gear, equipment, and transportation devices necessary to sustain the aquaculture operation.

**NEW:** “Juvenile Animal” means an animal in the suckling, weaning, or post weaning period.

23) Definitions: Updated definition of “solar farm”:

**OLD:** means a solar collector system designed and sized with a primary purpose to provide electricity or other forms of energy to the grid or other off-site uses.

**NEW:** means a solar collector system with a nameplate capacity in excess of 1 megawatt.

24) Added Aquaculture Industry to the Zone Use Table, permitted in the Rural Resource (RR) Zone

25) Added supporting text within the Marine-Related Uses section of the Rural Resource Zone provisions:

**NEW:** 2. Aquaculture industrial uses shall be subject to the following requirements:

- a) No hatchery, tank, or processing operation which exceeds 3000 square metres of gross floor area, shall be located:
  - i) less than 15 metres from any side or rear lot line;
  - ii) less than 30 metres from any dwelling or potable water supply except a dwelling or supply on the same lot or directly related to the aquaculture industrial use; or
  - iii) less than 1,000 metres (1 kilometre) from any residential, commercial or mixed use zone.

26) Several spelling and punctuation corrections (throughout the document)