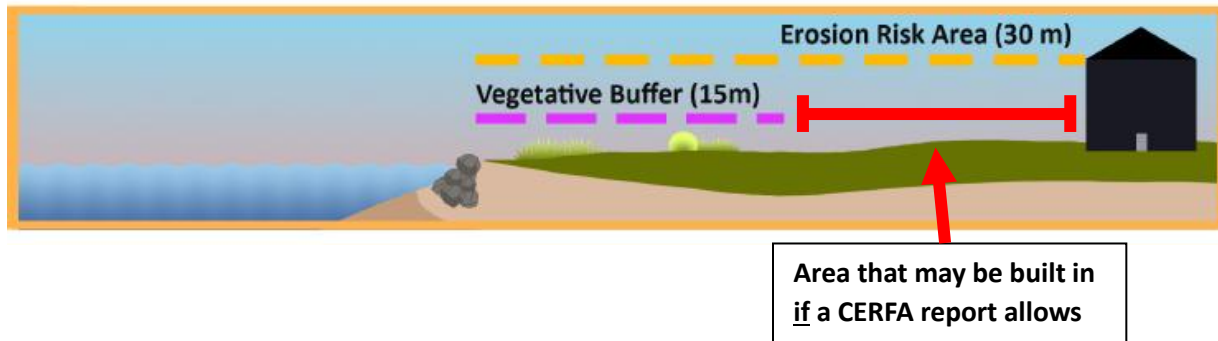


# Coastal Erosion Risk Factor Assessment: Municipal Guidelines

## Planning and Development Services

The Municipality of the District of Lunenburg (MODL) introduced new land use regulations in 2024 which include an erosion risk area that limits where new development can occur along the coastline.



## Coastal Erosion Risk Factor Assessment (CERFA)

As required in Section 4.14.1 of the Land Use By-law, in most cases, a 30-metre horizontal setback from the top of the bank is required for new development. However, Section 4.14.5 of the Land Use By-law allows for a reduction in the setback, down to a minimum of 15 metres, **only if** a Coastal Erosion Risk Factor Assessment demonstrates that the erosion rate is slower than the planning horizon of 77 years.

## CERFA Report Guidelines

Below are a series of guidelines that must be followed when completing a CERFA. Reports submitted that do not follow the guidelines will not be accepted by staff as evidence to reduce the erosion risk area setback.

1. All CERFA reports must be completed in accordance with the Development of a Coastal Erosion Risk Factor Assessment Standard – Technical Background and Guidance document, dated March 2021. Contact our staff for a copy: [planning@modl.ca](mailto:planning@modl.ca)
2. CERFA reports will only be accepted if completed by a Designated Professional who self-declares as being competent to complete the work, with experience and skills in the following:
  - a. Field identification and classification of sediment using the Unified Soil Classification System or equivalent, and including material strength category as defined in the CERFA guidance documentation;
  - b. Field identification of major classifications of rock, including material strength category as defined in the CERFA guidance documentation;
  - c. Field identification and assessment of geophysical parameters such as bedding planes, joints, faults, seepage features, vegetation, surface water features, and evidence of erosion.

- d. Identification and assessment of prevailing coastal geomorphology and coastal processes, including but not limited to shore type, depositional and erosional features, wave exposure.
  - e. Measurement of slopes, distances, and elevations using methods as described in guidance documentation.
  - f. Quantitation using topographic maps and marine charts.
  - g. Accessing relevant supplementary materials.
3. CERFA reports must use the template provided in Appendix A of the guidance document, titled CERFA Report Template for DP. Other formats will not be accepted.
4. For clarity, CERFA reports must account for the following (as per the guidance document):
- a. Vulnerable infrastructure such as rock walls, seawalls, coastal roads, etc. may not be used as justification to reduce setbacks or account for erosion otherwise occurring. In areas with existing hardening, professionals must assume underlying geology is similar to that in adjacent areas and use this as the basis for erodibility and slope stability observations.
  - b. The Sea Level Rise (SLR) allowance should use an assumed increase of 1.57 m (CGVD 2013) projected out to 2100, in accordance with the new flood risk area regulations.
  - c. The report must show that both a desktop assessment as well as a field assessment have been completed, including calculations and site photos.
  - d. The report must include a final total setback distance that will determine the safe setback distance for a structure, at a point which may be between 15 m and 30 m. If the final total distance is greater than 30 metres, a property owner may choose to build at the greater setback, or at a minimum of 30 metres. The total setback calculation must combine the following 3 elements:
    - i. Erodibility
    - ii. Sea Level Rise and backshore
    - iii. Stable slope

## Contact Us

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