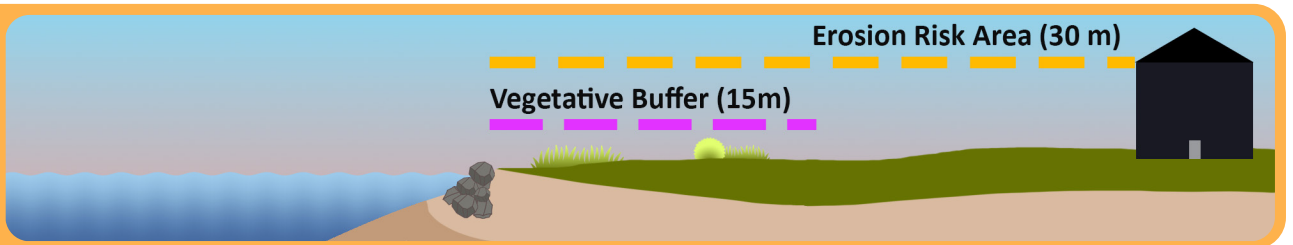




Coastal Protection Regulations Summary

Erosion Risk Area

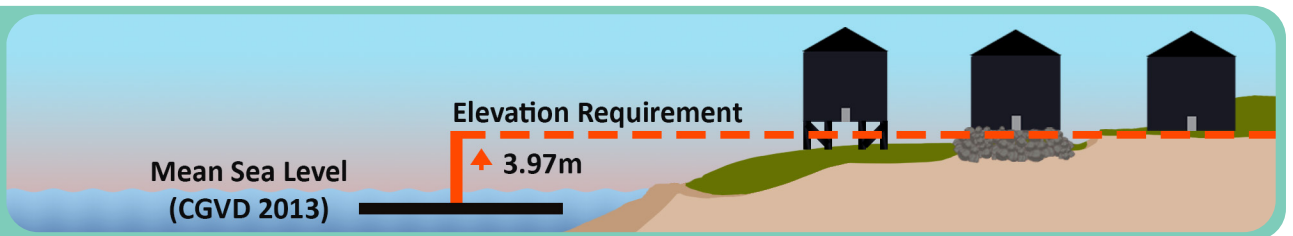


PURPOSE: To protect properties from erosion and preserve ecosystems. The vegetative buffer helps prevent erosion, filters run-off, and provides key habitat for wildlife.

KEY REQUIREMENTS:

- No development permitted within 30 m of the top of the bank due to erosion risk.
- A buffer of vegetation must be maintained in a natural state within 15 m of the top of the bank.
- Erosion risk studies may allow reductions to the 30 m setback.
- Specific exemptions and allowances apply.

Flood Risk Area

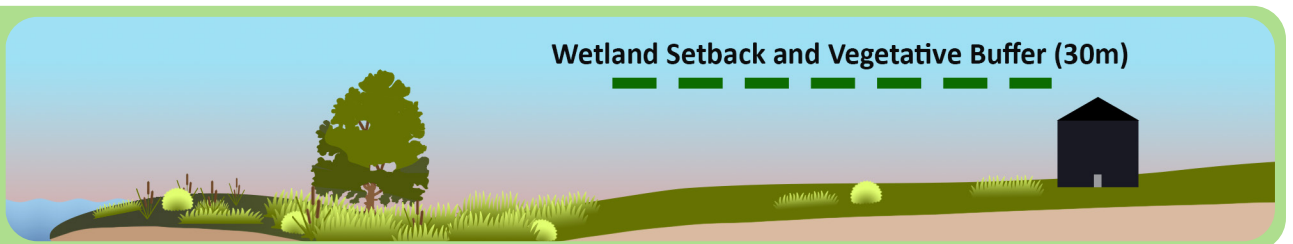


PURPOSE: To identify and protect coastal regions most vulnerable to flooding from tides, sea level rise, and storm surges.

KEY REQUIREMENTS:

- Habitable spaces in new residential structures must be elevated above 3.97 m average sea level (CGVD 2013).
- New institutional uses are prohibited within the Flood Risk Area.
- New habitable spaces in residential buildings may be elevated through building design, grading, or other means.
- Specific exemptions for existing structures, small additions, and accessory uses apply.

Wetlands



PURPOSE: To preserve sensitive coastal ecosystems like salt marshes and wetlands which provide coastal protection and critical habitat.

KEY REQUIREMENTS:

- No development permitted within 30 m of wetlands along the coast.
- A buffer of vegetation must be maintained in a natural state within 30 m of wetlands.
- Exemptions for existing structures and certain accessory uses applies.



Frequently Asked Questions

Do the coastal development regulations apply to existing buildings? (E.g. I built my house in 2002, will the regulations apply?)

No. The new regulations only apply to new structures and additions. For more information, please refer to the Municipal-Wide Land Use Bylaw.

Where do these regulations apply?

The regulations apply to properties along the coastline within the Designated Coastal Protection Area identified in Map 2 of the Municipal Planning Strategy.

I live in an area with a Land Use By-law. Which rules apply?

In cases where existing Land Use By-laws are in effect, the most stringent of the rules apply. In some cases this may be the coastal protection regulations

Do the coastal development regulations affect property values?

Property values in Nova Scotia are determined by Property Valuation Services Corporation. A common approach for residential or vacant land bases value on sale prices and market conditions. Visit www.pvsc.ca for more information.

Are boathouses, fish plants, fish shacks and other uses that need access to the water allowed?

There are exemptions for non habitable uses that apply to both the erosion risk and flood risk areas. Please refer to the Municipal-Wide Land Use Bylaw for more information.

Do these regulations limit or control armour rocks along the shoreline?

Hard barriers such as armour rock or seawalls often disrupt natural processes, creating unhealthy shorelines that are still vulnerable to erosion. While the Nova Scotia Department of Natural Resources has the primary authority in regulating hard barriers on the shoreline, the Municipality encourages anyone considering this type of work to consider less harmful alternatives such as living shorelines, which are often more effective and lower cost. Visit <https://stewardshipcentrebc.ca/green-shores-home/> or speak to our staff to learn more.

Do these regulations prohibit infilling of wetlands?

No. The coastal protection regulations prohibit development in the area surrounding wetlands, as municipal authority and legislation to control infilling is very limited. The Nova Scotia Department of Environment and Climate Change has the primary responsibility to control infilling of wetlands.

Can I clear some portion of the 15 m coastal vegetative buffer for access and views to the water?

Yes. A portion can be cleared for these purposes, though there is a limit to how much. Please refer to the Municipal-Wide Land Use Bylaw for more information.

The Permitting Process

1

Initial concept for a development, consult map of coastal protection regulations.

2

Speak with a development officer to determine what requirements apply.

Building proposals must be outside erosion risk area or be supported by an erosion risk study.



Habitable spaces must be elevated or relocated in flood risk areas. Institutional uses are prohibited in flood risk area.



Building proposals must be outside wetland buffer. Wetland mapping can be updated with confirmation from a professional.



3

Meet the requirements to provide a complete application and receive a development permit. A building permit can be applied for at the same time.

Learn more at: modl.ca/coastal