

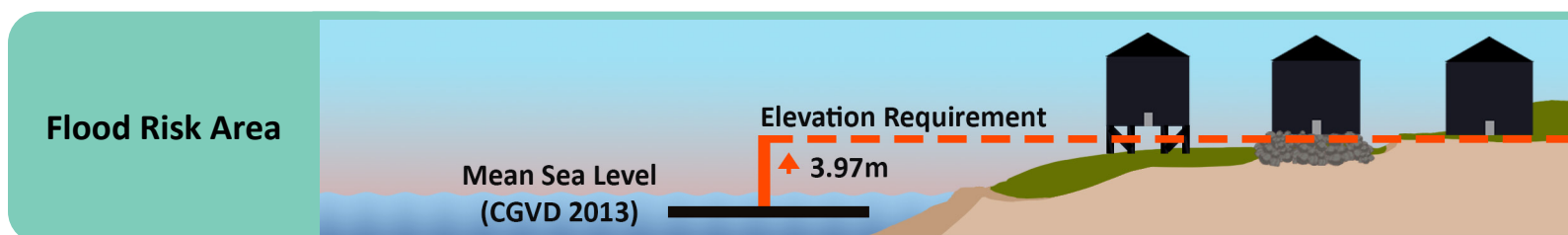
MODL Coastal Protection Regulations Summary



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.



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.

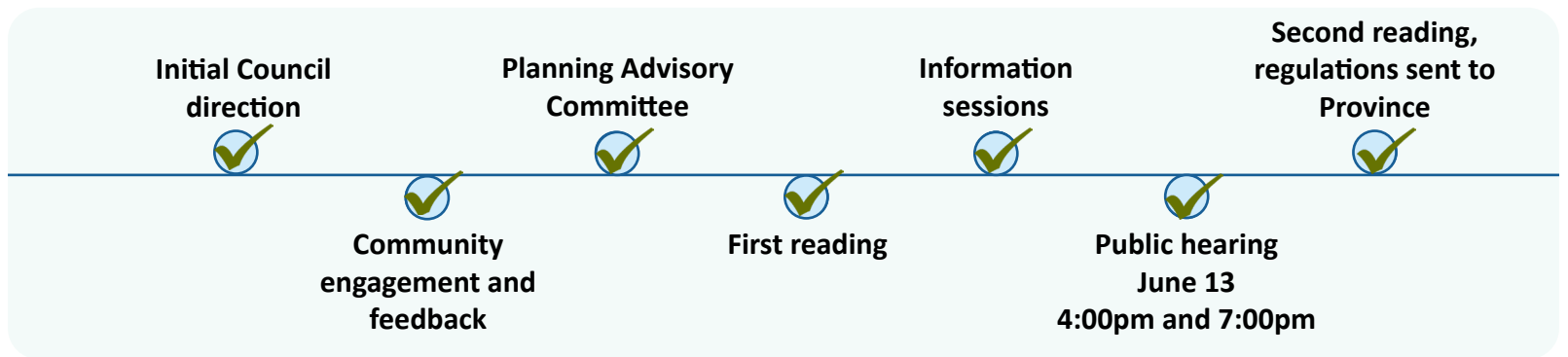


Purpose: To preserve sensitive coastal ecosystems like salt marshes and wetlands which provide coastal protection and critical habitat.

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.

Approvals Process



Frequently Asked Questions

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

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

Where do the new regulations apply?

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

I live in an area with an existing Land Use By-law. Which rules will 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 new coastal protection regulations.

How will 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.

What about boathouses, fish plants, fish shacks and other uses that need access to the water?

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.

How do I apply for a development on a coastal property?

As of May 15, 2024, applicants looking to development within the Designated Coastal Protection Area must first apply for a development permit. Through this process, staff will review applications to ensure each development complies with the regulations.

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

No. The Municipality does not regulate hard barriers like rock armouring. Property owners wishing to install a hard barrier, such as armour rock or a seawall along their shoreline should contact the Nova Scotia Department of Natural Resources to confirm if any permits are needed.

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.

Learn more at:
engage.modl.ca/coastal-protection