

First let me start by Thanking you for having the interest and taking the time to be here today. The support we have had in this project has been truly excellent.

I **really** appreciate the time and effort councillors, steering committee members, other staff members and the public have shown us throughout this project.

I'll start with an **outline** of what we will cover this afternoon.

- We'll begin with why we have worked so long and hard on this project.
- Guiding Principles of the review
- What we hoped to accomplish (objectives).
- Why we chose Upland
- The process we went through and what we heard from the public and stakeholders
- Next steps in Approval
- What happens after Approval
- and Future projects

What we won't be doing is going through the details of the documents themselves here today, they are available on the [plancumberland website](#) and are much too detailed to get bogged down on here today. Will and I can also try to answer any specific questions afterwards or another day.

So, Why have we worked so long and hard on this project?

outdated and inconsistent.

Some Planning Documents are over 25 years old, approved back in 1993:
Mulroney was PM, Donald Cameron was NS Premier and I was 29 and not grey.

Planning documents have evolved erratically over the last two decades in response to a variety of development pressures. Most of the Municipality remains essentially unzoned with few controls. More in depth zoning has been established around most municipal water supplies, as well as the area surrounding the Town of Amherst and the communities of Pugwash and Joggins.

The first (MPS) and (LUB) were adopted in 1993 with a secondary plan adopted for the area around the Town of Amherst in 2003, additional secondary plans adopted for Joggins in 2006 and the Village of Pugwash in 2008. Numerous amendments to these documents never been a thorough review.

Cumberland adopted a subdivision bylaw in 1974. It was rewritten in 1992 and again in 2008.

On April 1, 2015 the Town of Springhill dissolved and became part of the Municipality of Cumberland. Following dissolution, Springhill's bylaws remain in effect until new ones are adopted. Springhill's current MPS/LUB was adopted in 1992 with few subsequent amendments.

On June 15, 2016 the Nova Scotia Utility and Review Board (NSUARB) issued an order to dissolve the Town of Parrsboro (effective November 1, 2016) and have it also join the Municipality of Cumberland. Parrsboro's bylaws also remain in effect until new ones are adopted.

The latest versions of the MPS & LUB for the Town of Parrsboro were adopted in 2007. Springhill and Parrsboro haven't adopted subdivision bylaws and follow the provincial subdivision regulations.

Guiding Principles of the review

(The process has been as important and the product)

The guiding principles speak to how this project advanced and our approach. Council, staff and others involved in this project based our actions on these principles:

- The plan review was ***built upon recent studies (not do everything from scratch)***.
- ***Respect*** for the diversity of opinion within our communities.
- ***Sustainable*** - Our commitment to being economically and environmentally sustainable.
- A ***steering committee*** provided oversight and guidance to the project.
- ***Shared leadership*** in the development of the plan. (staff, council, public)
- The plan will be ***practical and manageable*** for the Municipality and the people and businesses who want to live, work and operate here.

It is critical that approvals are streamlined
that the policies are consistent and clear

The emphasis must be to ensure the compatibility of development while protecting the environment and reducing risks from shoreline erosion, flooding and similar natural hazards.

The plan should provide a wide variety of approval methods with applicable controls tailored to circumstances.

OBJECTIVES OF THE REVIEW

1. To review and update the goals and objectives of the Municipal Planning Strategy (MPS).
2. To prepare a new MPS to address gaps and problem areas.
3. To ensure the MPS reflects the various studies undertaken by Council and integrate the findings, where appropriate.
4. To integrate innovative new policy directions.
5. To create opportunities for residents, businesses, and others to resolve points of conflict and find a shared path forward on key planning issues.
6. To reduce bureaucratic hurdles in order to create a positive investment climate and promote development opportunities.
7. To ensure that approval processes are clear and easy to understand.
8. To create a plain language document that provides clear direction to all.
9. To ensure that all enabling regulations (LUB and Subdivision bylaws) fall in line with the MPS.

Why we chose Upland

Demonstrated experience in rural & regional planning.

Demonstrated expertise in public engagement

Excellent references

*Understood key issues and our need to build capacity in public engagement.

I certainly feel that we have greatly increased our ability to successfully engage the public and that we raised expectations from the public and stakeholders in the process.

It's a humbling experience to be in front of people who's lives and livelihoods you will impact with the recommendations you are making but also very rewarding when they acknowledge that they feel that you have listened to them and their concerns.

Now I'll turn things over to Will.

He will discuss a bit of the process we went through and what we heard from the public and stakeholders.

Next steps in Approval

If the steering committee is satisfied that we have done our jobs and are ready to approve the documents it will go to council in two weeks for first reading.

(this is really the key reason for being here today).

March 7- First reading

This is where the planning documents will be introduced formally to council who hopefully will pass a motion calling for a public hearing and second reading on April 4

Following the call for a public hearing a notice must be placed in a locally circulated newspaper to advertise that hearing. Again, if all goes well the first add will appear on March 16 with a second one March 21.

LIMBO Once the public hearing is advertised we enter into a strange regulatory limbo where to approve a development it must comply with both the current LUB's and the proposed LUB.

April 4 public hearing and second reading.

Like other public hearings, this will likely occur during council session. We will discuss the documents a bit, highlight key changes and offer the public an opportunity to provide opinions. Following the hearing, council will be asked to vote on repealing all previous MPSs and LUBs and adopt the new ones.

Provincial approval. If that vote is passed the approved documents are sent to the Provincial Planning Director for approval. They determine whether it meets requirements in the MGA and complies with statements of provincial interests such as protection of drinking water and protection of agricultural land.

Final Notification Once we receive the approval of the Provincial Planning Director, we must then advertise such notice in a local paper. At that point, the previous documents are repealed and the new ones enacted.

After Approval :

Once the new bylaw is adopted our work isn't nearly complete.

We will be preparing advertisements, pamphlets and workshops to educate the public on what this means to them.

When they need a permit (and when not).

What is zoning and how to find out how your property is zoned.

Who to contact when they are looking at opening a business.

What is a HBB and what are the rules.

Who can have chickens and where.

How the new rules apply to RV's and tiny homes.

Future projects