

From: Denise Forand
To: [Abraham Zebian](#); [PublicOnlyCouncilEmail](#); kody.blois@parl.qc.ca
Subject: As of right issues
Date: March 19, 2025 6:21:13 PM
Attachments: [PNS-51749 - Forand Denise - Planning in Windsor Area-REP.pdf](#)

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Dear Mayor Zabian and Council,

Below is my response from Tim Houston, via John Lohr.

My questions to you all is,

1- 3rd paragraph , he states “ and public engagement.

I’m talking about protecting our Forts sight lines and our Historic architectural zone from being designated as an area with a as of right to build.

There is no reason to have a ,as of right every where in your growth areas.

I know you want one set of rules for all but please explain how my architectural zoned street is anything like something on hwy 14 or any other rural area?

Does any other area in West Hants have a major water/sewer infrastructure issues affecting and causing new flooding to their properties?

You , our Council hold and help design our destiny for this vast region with your votes.

Is everyone on Council aware that we have this zone downtown Windsor?

We cannot change the exterior visual of our homes. No siding is permitted, no changing the size of windows., they all have to understand that homes downtown are about 130 +years old and definitely have no extra parking. Most have a shared driveway.

Please put some safe guards on our 250 year historical township.

Land Use planning is in the end the municipality’s responsibility as we should know our area the best.

2- are we taking advantage of all financial assistance with the provincial and federal programs for our infrastructure that’s been waiting over 100 years to fix?

3- who is responsible for maintaining our dykes? Federal or Provincial?

Thank You, Denise Forand

Sent from my iPad



**Municipal Affairs
Office of the Minister**

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March 18, 2025

Denise Forand

Via Email: [REDACTED]

Dear Denise Forand:

As Minister of Municipal Affairs, the Premier has asked that I respond to your email of February 25, 2025, regarding flooding impacts and municipal infrastructure in Windsor.

We recognize that extreme flooding has devastating impacts on our communities, particularly when lives are lost. Through the Municipal Flood Line Mapping Program, we are mapping flood hazard areas for all major watersheds and the entire coastline of the province. With this information, municipalities will be more informed when making decisions regarding land use, better enabling them to reduce the impact of extreme weather events on communities and people.

The *Municipal Government Act* delegates the responsibility for land use planning to each municipality. This responsibility includes the creation and implementation of planning documents such as a Municipal Planning Strategy (MPS) and Land Use By-law (LUB). Municipalities establish zones through their MPS and LUB that allow for certain development as of right; these decisions are guided by both provincial regulations and municipal priorities, and through public engagement initiatives when the plans are created or amended.

The Province of Nova Scotia is dedicated to assisting municipalities with sustainable growth and infrastructure development, offering three annual funding programs to support this initiative:

- Flood Risk Infrastructure Investment Program: Financial support for municipal infrastructure, and studies to reduce flood risks and community vulnerability.
- Provincial Capital Assistance Program: Financial support for municipal infrastructure, designs, and studies related to water, wastewater, stormwater, and solid waste management.
- Growth and Renewal for Infrastructure Development Program: Financial support for municipal infrastructure related to water, wastewater, stormwater, climate change adaptation, and accessibility.

These programs demonstrate the Province's commitment to supporting municipalities as they take the actions necessary to protect their communities from the devastating impacts of climate change in Nova Scotia.

Thank you for sharing your concerns with me.

Sincerely,

Honourable John A. Lohr
Minister of Municipal Affairs

c: Honourable Tim Houston, Premier of Nova Scotia

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