

File No.: 26-0184
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September 29, 2026

Lindsay Florian
Municipal Clerk / Executive Assistant
Town of Yarmouth
400 Main Street
Yarmouth, NS B5A 1G2

Dear Lindsay Florian:

**Re: New Municipal Planning Strategy and Land Use By-law
(Repeal and Replace)**

Approved by Council of the Town of Yarmouth: July 9, 2026

Pursuant to Section 208(6) of the *Municipal Government Act*, the Minister of Municipal Affairs has approved, **with amendments**, the above-noted documents.

The amendments made by the Minister are to ensure that the policies in the planning documents are consistent with all provisions of the Minimum Planning Requirements Regulations and the Content for Engagement Programs Regulations; to amend policy that would otherwise explicitly prohibit large-scale wind turbines as a development class; and to address the provincial interest in access to healthcare.

Subsection 208(8) requires that Council cause a notice to be published in the local newspaper or on the Municipality's website advising that the documents are in effect on the date of the notice and stating where the documents may be inspected.

Enclosed are two copies of the Planning documents, each with a copy of the Minister's approval of the documents, **with amendments**.

Should you have any questions regarding the above, please feel free to contact either Daniel Bryce, Senior Planner (Daniel.bryce@novascotia.ca / 902-424-7922), or me.

Sincerely,



Dawn M. Sutherland, MCIP, LPP, MBA
Provincial Director of Planning
(Dawn.Sutherland@novascotia.ca / 902-943-0408)

Encl.

db*ds

TOWN OF YARMOUTH
TOWN OF YARMOUTH MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW
APPROVED BY COUNCIL OF THE TOWN OF YARMOUTH: 9 JULY 2026

The Town of Yarmouth Municipal Planning Strategy (MPS) and Land Use By-law (LUB), approved by the Council of the Town of Yarmouth at a meeting held on July 9, 2026, are approved pursuant to Subsection 208 (6) of the *Municipal Government Act*, with the following amendments:

AMENDMENT #1

Regarding a statement of policy describing the procedures to be followed when reviewing a municipal planning strategy that must provide for public consultation and notice, as required by clause 4(d) of the Minimum Planning Requirements Regulations,

The MPS is amended by adding the following text after **6.11.1(c)**:

(d) Seek input from the public, including public consultation and notice, consistent with the Town's *Public Participation Program Policy*

AMENDMENT #2

Regarding a means for council to consider any comments received from abutting municipalities, as required by clause 4(c) of the Engagement Programs Content Regulations,

The MPS is amended by adding the following text after **6.3.1(b)**:

(c) Consider any comments received from abutting municipalities prior to Council giving first reading of any amendments to this Municipal Planning Strategy or any new municipal planning strategy.

AMENDMENT #3

Regarding ensuring there is no total prohibition of development in the planning documents, contrary to the Municipal Government Act and ensuring wind turbine setback requirements do not fail to fulfill the Minimum Planning Requirements Regulations,

Section **5.5.6** of the MPS is amended by removing the following text in strikethrough:

Some property owners may also be interested in installing wind turbines. Very small "accessory" wind turbines can provide on-site electricity with little impact to surrounding uses. However, larger wind turbines ~~will not be permitted. These structures~~ create noise and risks of things like ice throw that are typically mitigated by moving them away from dwellings and other sensitive land use; ~~however, in the compact context of the town this approach to mitigation is not possible.~~

AMENDMENT #4

Regarding ensuring there is no total prohibition of development in the planning documents, contrary to the Municipal Government Act,

Subsection 5.5.7(k) of the MPS is amended by removing the following text in strikethrough:

(k) Permit small wind turbines as an accessory use in all zones, subject to conditions to limit their impact on surrounding uses. ~~Larger wind turbines shall not be permitted.~~

AMENDMENT #5

Regarding the provincial interest in access to healthcare,

Subsection 5.3.4 of the MPS is amended by removing the following text in strikethrough:

5.3.4 Medical Clinics

Yarmouth has traditionally limited the permitted locations for medical clinics to encourage downtown vitality. However, with a growing and aging population there is renewed investment in medical infrastructure in the town, and the accessibility requirements and space needs of modern collaborative medical practices are not always compatible with the existing building stock in downtown. As a result, this Plan relaxes permissions for medical clinics to allow them in a wider area of town, including Mixed Use Zones. ~~However, the Mixed Use 1 Zone, which primarily applies to the Starrs Road area, will only permit larger clinics that may be difficult to develop in other areas of town.~~

AMENDMENT #6

Regarding the provincial interest in access to healthcare,

Subsection 11.2.1 of the LUB is amended by removing the following text in strikethrough:

(x) Medical Clinic — ~~Minimum 900 m² of GFA~~

Dated at Halifax Regional Municipality, Nova Scotia, this 24th day of September, 2026.



Honourable John A. MacDonald
Minister of Municipal Affairs