

# Green Plans for Sustainable Land Use Planning and Protecting Our Shorelines

## Implementing sustainable land use planning Island-wide

Every report, study, task force, and commission on land for the last 50 years has come to the same conclusion: we need province-wide land use planning to protect our Island and improve the lives of Islanders. For 50 years, every government has refused to act. This failure must end.

A **Green Government** will:

- **Implement land use planning Island-wide.** Staff in the Department of Agriculture and Land have said this can be done within 2 to 3 years.
- Design planning policies to:
  - Protect the shoreline and coastal ecosystems.
  - Protect and enhance forests, and increase carbon capture.
  - Reduce carbon emissions.
  - Adapt to climate change, erosion, flooding, and storm surges.
  - Protect prime agricultural land and keep it in production.
  - Protect waterways and groundwater.
  - Promote higher density housing and reduce urban sprawl.
  - Increase affordable and accessible housing.
  - Better plan infrastructure to meet the needs of our growing population.
  - Reduce the cost of utilities and improve access to services.
  - Improve public transit and active transportation.
  - Allow Islanders to participate in decisions that affect their community.
  - Integrate Mi'kmaq rights and traditional knowledge into how we manage land.
- Give municipalities the resources they need to implement strong local planning.
- Better protect species at risk and increase the amount of protected natural areas.
- Make land ownership and purchases more transparent to make sure the *Lands Protection Act* can be properly enforced.

## Protecting our shorelines

Our shorelines are an iconic part of our identity as Islanders and must be protected. The Department of Environment recently placed a moratorium on *Buffer Zone Activity Permits*, but the Department of Land is still issuing building and development permits in those same areas.

A **Green Government** will:

- Maintain the shoreline development moratorium until new shoreline protection legislation is in place.
- Introduce shoreline protection legislation to:
  - Guarantee and improve public access to beaches for all Islanders.
  - Tightly limit what activities are permitted in buffer zones.
  - Eliminate any grandfathering policies that allow developers to circumvent rules designed to protect our environment and the public interest.
  - Better protect delicate coastal ecosystems.
  - Account for increasing erosion and flood risk due to climate change and more severe storms.
  - Create public consultation and participation requirements for coastal developments.
  - Increase penalties for ignoring the rules and require those who do not follow the rules to undo the harm they cause at their own cost.
- Integrate protection of shorelines, wetlands, waterways, and other sensitive coastal ecosystems in land-use planning rules across the Island.