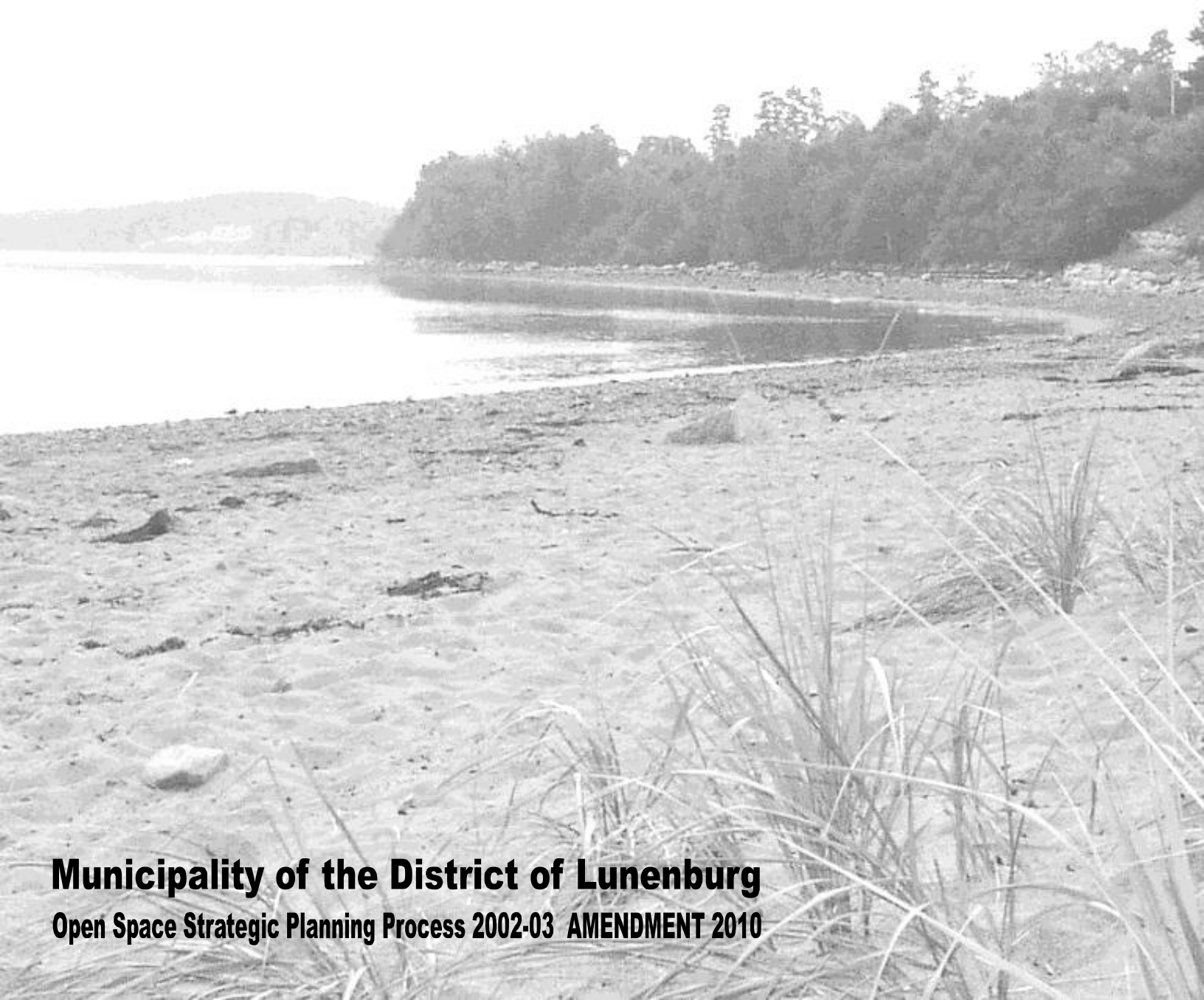


Open Space Strategic Plan



Municipality of the District of Lunenburg
Open Space Strategic Planning Process 2002-03 AMENDMENT 2010

Acknowledgements

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*The Recreational Planners who compiled the data and created the Plan:
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Human Resources Development Canada

Cover: Westhaver Beach, photo by Jeff Merrill

EXECUTIVE SUMMARY 2002-2003

Introduction

Properly designed and managed open space is an invaluable asset and a cornerstone of a community's beauty, health, stability, and economy. Council recognizes that a comprehensive open space strategy is a prerequisite of a successful and sustainable community, not exclusively the option of an affluent one. It is for these reasons that Council has adopted this Open Space Strategic Plan.

The open space needs of this Plan were identified through user consultations and planning team analysis of many aspects of the Municipality such as demographic characteristics, geographic and recreation trends. A S.W.O.T (Strength, Weakness, Opportunities and Threats) analysis was conducted on the findings of the team, resulting in the identification of 26 actions to address the needs and issues of the Municipality.

In addition to site-specific actions, a number of policy and related statements were identified during public consultations. An open space strategic plan would not be complete without guiding principles and policy structures to direct open space actions beyond those detailed in this report.

Due to the nature of land acquisition, evolving recreation trends, and available resources, this plan must be continually monitored in order to maximize its effects and desired results.

Major findings and concerns

Population

54% of the municipality's residents are over the age of 40. These are the baby boomers and are the largest segment of the population. This group generally prefers passive, low impact activities. Their preferences and tendencies have a strong influence over the needs of the community.

Recreation trends

There is a general trend towards outdoor, nature-based recreation. Based on the Canadian Community Health Survey, only 17.6% of respondents in the Southwest regions of Nova Scotia reported to be physically active.

Health

A study published in a major Canadian medical journal shows that major savings in health care spending can be achieved through an increase in recreation. A healthier population is achieved through a physically active lifestyle.

Economy

Successful open space management attracts residents, business, and tourists. This, in turn, brings money and growth to the community. As increasingly fewer jobs require physical activity, open space recreation is becoming more important.

Geography

Resource extraction and residential housing developments contribute to a rapid decline in available open space. Land negotiations and acquisition is necessary to ensure adequate and accessible open space with an emphasis on lakeshore and coastline. This includes the uncertain future of many traditional open space resources which are currently in the stewardship of aging members of the community.

Amendment

Pages 5 - 19

Open Space Strategic Plan Review 2010

Municipality of the District of Lunenburg **Community Services Focus Group**

*IN 2009, The Municipality of the District of Lunenburg underwent a scheduled review of the
02/03 Open Space Strategic Plan*

*In addition to new site recommendations, there was also a review of the Open Space Policies
which guide the development, acquisition and overall priority of open space in the Municipality.
These policies encourage continued community consultation with residents and property owners
concerning present and future open space opportunities on municipal properties, and give value
to areas of ecological significance. This includes supporting initiatives that encourage
partnerships with stakeholders to open space ownership and management.*

***Council adopted the proposed changes on February 9th, 2010 and passed a motion to
approve the amendments to the Open Space Strategic Plan site priorities and associated
policy recommendations.***

Policy Recommendations 2010

7.1 Municipal Property Evaluation

Council shall:

- i) Consult with residents and property owners concerning present and future open space opportunities on these municipal properties, and**
- ii) Establish criteria for evaluating the suitability of municipal properties for open space use, with consideration being given to areas of ecological significance.**

7.2 Demographic Monitoring

As a means of evaluating the ability of this plan to meet the needs of the municipality, Council shall consider continuously monitoring population and development trends and make changes to this plan as deemed necessary to meet changing needs.

7.3 Municipal Lands Signage

Council shall:

- i) Develop a municipal lands signage policy with standardized signs;**
- ii) Develop a map and brochures of these lands to be made available to those visiting the area through the Internet, tourist bureau, etc.**

7.4 Study Park Standards

Council shall:

- i) Develop and implement minimum parks standards for comprehensive and consistent management**
- ii) On a yearly basis during budget deliberations, upgrade existing parks according to these standards.**

7.5 Real Property Transactions

Council shall:

- i) Develop policies and procedures to:**
 - (1) Ensure the fair and equitable acquisition, disposal, or exchange of land;**
 - and**

- (2) Establish options for incentives to encourage land donations, i.e. tax receipts, property tax rebates,**

Considering:

- ii) Arrangements with other levels of government as the first source of land acquisition or alternative arrangements for use.**
- iii) Land with open space potential that is owned by corporations or businesses. These could be leased and maintained by the Municipality, and**
- iv) criteria for evaluating the suitability of properties for open space use, with consideration being given to areas of ecological significance.**

7.6 Common Lands Management

Council shall develop a policy on the use and management of common lands which are under the control and management of the Municipality.

7.7 Trail Development

Council shall:

- i) Continue to support trail development.**
- ii) Research the abandoned road network and township roads in MODL to examine feasibility for use as trails.**

7.8 Coastal walking trails

Council shall partner with the Province supporting the concept of coastal walking trails including researching appropriate legislation.

7.9 Coastal and watercourse planning

Council shall, in the evaluation of future land acquisition, give special consideration to land providing physical access to the coastline and inland waters.

7.10 Support Island Preservation

Council shall support associations with a mandate for island preservation.

7.11

Council shall support initiatives that encourage partnerships with stakeholders to open space ownership and management, where feasible.

Site Priorities – 2010

Rank and Location
1. Wiles Lake Access
2. MARC North
3. Martins River/Oakland area water access
4. Wallace Lake access
5. Sherbrooke Lake access
6. Fire Brook Falls park
7. Indian Falls park development
8. LaHave river access ĩ west side
9. Nature corridor, Shingle, Smith, Rocky, Seven Mile, Little Bluff ĩ DNR land
10. Little Bluff access
11. Molega Lake park upgrades
12. Kaffel day-use park ĩ Big Tancook
13. Solid Waste future site development
14. Broad Cove Beach parking and access
15. Sawpit Wharf park
16. Back Cornwall trail
17. Church Lake access and parking
18. Backman's Beach access
19. Pernette Lake access and parking
20. Rose Bay Wharf
21. Oxner's Beach

Site Priority – Details 2010

1. Wiles Lake picnic park

Current status	
owner	DNR
size	5 acres
road access	public
features of site	300ft of water frontage, deep water for swimming and boat launch
traditional / current usage	unacknowledged public access (swimming)
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	swimming, boat access, picnic park, parking
action required to bring to public access or effect desired change	1) DNR negotiations (depot site) 2) land purchase or acquisition
actions required to ready site for specified open space use	road improvements, parking, boat launch, picnic area, toilet, signage * DNR site would require fencing to separate park from depot
cost	
time schedule	year 1-3
Partners in implementation	
User group	Lunenburg County Wildlife Association, South Shore Wildlife Association, Wileville Fire Department, general community
Commercial	
Government	DNR
Community Participation	Community meetings, direct discussion with local organizations

2. New Germany – MARC North

Current status	
owner	private
size	30+ acres
road access	public road
features of site	mixed wooded and open, suitable for hiking, picnicking, sports fields
traditional / current usage	
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	similar to MARC's open space use: picnic, hiking, trails, coasting, outdoor skating rink, skiing
action required to bring to public access or effect desired change	purchase or trade
actions required to ready site for specified open space use	
cost	
time schedule	year 1-5
Partners in implementation	
User group	community groups in and around New Germany (25+)
Commercial	
Government	DNR
Community Participation	community must be involved in development

3. Boat Launch / Picnic Area – Martins River / Oakland / Indian Point

Current status	
owner	
size	1 acre minimum
road access	public road
features of site	ocean water frontage, concrete boat launch, day use park, ample parking
traditional / current usage	
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	Boat launching, parking, day use park
action required to bring to public access or effect desired change	acquire land – lease or purchase
actions required to ready site for specified open space use	construct features of park
cost	
time schedule	year 1-5
Partners in implementation	
User group	MICA, Martins River Fire Department, Indian Point Fire Department
Commercial	commercial fishermen, small boat building companies
Government	DOT, DNR, Chester Municipality
Community Participation	Oakland Common Committee, Planning Advisory Committee, Mahone Bay Island Landowners, BACAP, Indian Point Wharf Authority, MICA, Martins River Fire Department, Indian Point Fire Department, Chester Municipality

4. Wallace Lake – access

Current status	
owner	DNR
size	linear – abandoned rail line – average 99' width
road access	public road, Petite Rivière road at exit 15 (HWY 103)
features of site	Lake front property, Bull Run Trail, Gravel Boat Launch, small garden party setup
traditional / current usage	boat launch, fishing derby, special events – garden party – public trail
user agreements	Bull Run Trail Association, Italy Cross Middlewood and District Fire Dept.
management agreements	Bull Run Trail Association
photo	
Actions	
envisioned open space use	continuation of traditional / current usage with a safer, more managed pedestrian and traffic flow
action required to bring to public access or effect desired change	Contact DOTIR, site survey, agreements/permits with DNR, DOTIR, Bull Run trail, include fire department in consultations
actions required to ready site for specified open space use	improvements to: park grooming, parking, boat launch, picnic area
cost	
time schedule	year 1-2
Partners in implementation	
User group	Bull Run Trail Association, Italy Cross Fire Department, South Shore Bass Masters, South Shore Wildlife Assoc., Lunenburg County Wildlife Assoc.
Commercial	
Government	DNR, DOTIR
Community Participation	Italy Cross Middlewood and District Fire Department, Bull Run Trail Association

5. Sherbrooke Lake access

Current status	
owner	Private - public
size	1 - 5 acres
road access	public road
features of site	waterfront, level property, (at end of Veinot Road?)
traditional / current usage	
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	picnic area, access to lake, parking, toilets
action required to bring to public access or effect desired change	purchase or acquire land
actions required to ready site for specified open space use	upgrade road, construct parking, install toilet facilities and other amenities, build boat launch
cost	
time schedule	year 1 - 8
Partners in implementation	
User group	Bass Masters, Lunenburg County Wildlife Association, South Shore Wildlife Assoc., local fire Departments
Commercial	
Government	DFO, Chester Municipality, DNR
Community Participation	Adjacent Subdivision Homeowners Association, Walden Community, Veinot Road Residents, General public

6. Fire Brook Falls – Midville Branch

Current status	
owner	private i Herbert and Marjorie Mailman, property ID 60327327
size	5 acres
road access	Public (Smith Road)
features of site	waterfall, small gorge, steep terrain
traditional / current usage	
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	walking, hiking
action required to bring to public access or effect desired change	Negotiations with land owner to acquire land
actions required to ready site for specified open space use	Acquire land for parking and/or discuss with DOTIR, construct parking, trails, signage, fencing, picnic area
cost	
time schedule	1-5 years
Partners in implementation	
User group	Naturalists, hikers, visitors, general public
Commercial	
Government	DOTIR
Community Participation	General public

7. Indian Falls

Current status	
owner	MODL and private
size	
road access	MODL
features of site	waterfall, small gorge, steep terrain, trails, steps to river, look-off, parking, portable washrooms
traditional / current usage	Day use park, fishing, hiking
user agreements	DFO
management agreements	
photo	
Actions	
envisioned open space use	Expanding current uses
action required to bring to public access or effect desired change	Acquire private land in centre of park
actions required to ready site for specified open space use	Expand trails, implement CBCL design plan
cost	
time schedule	1 to 3 years
Partners in implementation	
User group	LaHave River Salmon Association, BACAF, Maplewood-Parkdale Museum, general public
Commercial	
Government	DFO
Community Participation	General Public, Maplewood-Parkdale Museum interpretive info

8. LaHave River Access – west bank

Current status	
owner	
size	1 - 5 acres
road access	public road
features of site	LaHave River Frontage, area for boat launch and picnic
traditional / current usage	
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	picnic area, boat launch
action required to bring to public access or effect desired change	Purchase land
actions required to ready site for specified open space use	build a parking lot and boat launch
cost	
time schedule	
Partners in implementation	
User group	General public
Commercial	
Government	
Community Participation	General public

9. Nature corridor, Shingle, Smith, Rocky, Seven Mile, Lakes and Watercourses – DNR land

Current status	
owner	DNR
size	75km ² +
road access	Public and South Shore Annapolis Valley Recreational Trail
features of site	water frontage, significant habitat, vistas, lakes, streams, large tract of land
traditional / current usage	crown land
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	trail network, canoe routes, interpretive displays, picnicking, fishing, undisturbed wildlife habitat, hunting, trapping
action required to bring to public access or effect desired change	negotiate with DNR
actions required to ready site for specified open space use	environmental assessment
cost	
time schedule	year 1-10
Partners in implementation	
User group	South Shore Naturalists, South Shore Annapolis Valley Recreational Trail Assoc., South Shore Wildlife Assoc., Lunenburg County Wildlife Assoc., BACAF, NS Nature Trust
Commercial	Abitibi Bowater
Government	DNR, Queens County, DOE, DOTIR, Annapolis County
Community Participation	General Public

10. Little Bluff

Current status	
owner	DNR
size	
road access	Public Road, Public Trail
features of site	Steep and rocky terrain, mixed forest, undeveloped, previous site used to harvest granite, evidence remaining, huge vista
traditional / current usage	hunting, trails
user agreements	
management agreements	
photo	
envisioned open space use	undisturbed wildlife habitat, hunting, trapping, trails
action required to bring to public access or effect desired change	Surrounding land purchase, clear indication of point of access
actions required to ready site for specified open space use	
cost	
time schedule	1 to 5 years
Partners in implementation	
User group	South Shore Naturalists, South Shore Annapolis Valley Recreational Trail Assoc., South Shore Wildlife Assoc., Lunenburg County Wildlife Assoc., BACAF, NS Nature Trust
Commercial	
Government	DNR, DOE
Community Participation	General Public

11. Molega Lake – access, municipal land

Current status	
owner	MODL ĩ PID: 60315587
size	1.2 acres
road access	public road
features of site	lakeshore, beach, outhouse, flagpole, parking
traditional / current usage	community swimming, picnic, swim classes
user agreements	Chelsea Community Fire Hall
management agreements	Chelsea Community Fire Hall ĩ management agreement in place
photo	
Actions	
envisioned open space use	current with the addition of boat launch
action required to bring to public access or effect desired change	Ongoing communication with Chelsea Community Fire Hall
actions required to ready site for specified open space use	build boat launch
cost	
time schedule	ongoing
Partners in implementation	
User group	Chelsea Community Fire Hall, , Molega Lake Homeowners Association (Lakeland Retreat)
Commercial	
Government	
Community Participation	General Public

12. Big Tancook Island Property

Current status	
owner	private
size	1 - 5 acres minimum
road access	public road
features of site	flat area near ocean
traditional / current usage	General public access
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	park overlooking ocean
action required to bring to public access or effect desired change	acquire land
actions required to ready site for specified open space use	improve road, create parking, create day use park
cost	
time schedule	year 1 - 10 years
Partners in implementation	
User group	Big Tancook Island Recreation Association
Commercial	
Government	
Community Participation	General Public

13. Conversion of LRRCF landfill - Whynott's Settlement

Current status	
owner	MODL
size	50+ acres
road access	public road access, Whynott Settlement
features of site	mature landfill (capped)
traditional / current usage	solid waste landfill facility
user agreements	MODL, Solid Waste Management Committee
management agreements	MODL, Solid Waste Management Committee
photo	
Actions	
envisioned open space use	Multi-faceted OHV training facility
action required to bring to public access or effect desired change	negotiations with Waste Management Committee, council approval
actions required to ready site for specified open space use	Determine needs, acquire grants, construct
cost	
time schedule	year 1 to 3 years
Partners in implementation	
User group	NSORRA, ATVANS, SANS
Commercial	OHV dealers/suppliers
Government	DNR, HPP, NS Economic Development, ACOA
Community Participation	OHV community groups, General Public

14. Broad Cove Beach – access

Current status	
owner	Owner unknown
size	4.5 acres
road access	public road
features of site	access to beach, limited parking
traditional / current usage	informal beach
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	access to beach
action required to bring to public access or effect desired change	Follow-up with DNR to clearly establish ownership
actions required to ready site for specified open space use	
cost	
time schedule	year 1
Partners in implementation	
User group	Broad Cove Community Hall, Friends of Crescent Beach Green Bay and Area
Commercial	
Government	DNR, DOTIR, MODL
Community Participation	General Public

15. Saw Pit Wharf

Current status	
owner	MODL, DNR
size	MODL 4 acres ÷ DNR 4 acres
road access	public
features of site	Waterfront, wharf, picnic area, parking, boat launch
traditional / current usage	Boat launch, undesignated swimming, parking
user agreements	
management agreements	DNR lease for adjoining 4 acres - to be finalized in 2009
photo	
Actions	
envisioned open space use	Improved parking, hauling/launching boats, washroom facilities, wharf access
action required to bring to public access or effect desired change	Finalize lease
actions required to ready site for specified open space use	implement CBCL site design
cost	
time schedule	1 ÷ 5 years
Partners in implementation	
User group	
Commercial	
Government	DNR, DOTIR
Community Participation	General Public

16. Back Cornwall Trail

Current status	
owner	DOTIR
size	
road access	public
features of site	K class road
traditional / current usage	Property access, trail use
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	Shared use trail
action required to bring to public access or effect desired change	Negotiate with DOTIR ÷ possible acquisition/transfer to DNR
actions required to ready site for specified open space use	Assess site
cost	
time schedule	1 ÷ 5 years
Partners in implementation	
User group	South Shore Hiking Club, Local trail user groups
Commercial	
Government	DOTIR, HPP, DNR
Community Participation	General Public

17. Church Lake

Current status	
owner	MODL
size	2.24 acres
road access	public
features of site	lakefront
traditional / current usage	Boat put-in, fishing
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	Improved boat put-in, parking, day-use park
action required to bring to public access or effect desired change	Budget accordingly
actions required to ready site for specified open space use	Site upgrades
cost	
time schedule	1 ÷ 5 years
Partners in implementation	
User group	South Shore Wildlife Assoc., Lunenburg County Wildlife assoc.
Commercial	
Government	DOTIR, DOE, local fire departments
Community Participation	General Public

18. Bachman's Beach

Current status	
owner	private ÷ Stevens Family
size	3 acres ÷ land between road and high water
road access	public road (Second Peninsula)
features of site	parking and access to beach
traditional / current usage	used as beach
user agreements	none, family permits public use
management agreements	
photo	
Actions	
envisioned open space use	access to beach, parking
action required to bring to public access or effect desired change	purchase land
actions required to ready site for specified open space use	develop parking, add toilets, and sign appropriately
cost	
time schedule	year 8-12, start negotiations with landowner in year one
Partners in implementation	
User group	
Commercial	
Government	DNR, DOTIR
Community Participation	

19. Pernette Lake – access

Current status	
owner	private
size	1- 5 acres
road access	public road
features of site	dry hydrant, gravel boat launch, some parking, swimming hole
traditional / current usage	swimming hole, fire department water supply, boat launch
user agreements	between fire hall and land owner
management agreements	
photo	
Actions	
envisioned open space use	Day use park, swimming, boat launch, parking
action required to bring to public access or effect desired change	acquire from land owner
actions required to ready site for specified open space use	improve parking, improve boat launch, picnic tables, toilets
cost	
time schedule	1 ÷ 5 years
Partners in implementation	
User group	South Shore Bass Masters, Lunenburg County Wildlife Assoc., South Shore Wildlife Assoc., Pleasantville Fire Hall
Commercial	
Government	DOTIR, DNR, DOE
Community Participation	General Public

20. Rose Bay Wharf

Current status	
owner	DFO
size	Less than 1 acre
road access	private
features of site	Working wharf
traditional / current usage	same
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	Coastal access
action required to bring to public access or effect desired change	Negotiate/acquire property, negotiate with road owner
actions required to ready site for specified open space use	Wharf assessment, necessary upgrades
cost	
time schedule	1 ÷ 5 years
Partners in implementation	
User group	KCC
Commercial	fishermen
Government	DFO, DNR
Community Participation	Adjoining landowners, General Public

21. Oxners Beach (common lands)

Current status	
owner	common land under trusteeship PID: 60494846
size	55.44 acres
road access	public road (end of Lower LaHave Road)
features of site	common land, beaches, waterfront at mouth of LaHave
traditional / current usage	public access to beaches and coastline
user agreements	
management agreements	Historic trusteeship management agreement
photo	
Actions	
envisioned open space use	public common
action required to bring to public access or effect desired change	stewardship transferred to municipality - change from private common to public common lobby quick action from provincial government
actions required to ready site for specified open space use	
cost	
time schedule	1 ÷ 5 years
Partners in implementation	
User group	Kingsburg Coastal Conservancy, Riverport and District Board of Trade, Riverport and District Area Advisory Committee
Commercial	
Government	DNR
Community Participation	Adjoining landowners

Open Space Strategic Plan

Original 2002/2003 background Document



**Municipality of the District of Lunenburg
Open Space Strategic Planning Process 2002-03**

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1 Why Study Open Space Now?

1.1 Maintain Quality of Life

Quality of life is a universal indicator of the ability of a government to provide for the well being of its citizens. It is a measure of current, as well as an indicator of future prosperity. Its key components are: health care, education, social programs, the economy, and the environment.¹

Quality of life is very valuable. It attracts people to and keeps them in a particular area. This also has many economic repercussions. It stabilizes and increases the population base, tax revenue, property values, tourism revenue, and attracts business.

As mentioned above, the environment has a major influence over the quality of life. A vital part of keeping the environment healthy is through properly managed open space. Open space is not only an important source of recreation; it is also directly related to air quality, water quality, waste management, and renewable energy sources.

1.2 Globalization

As defined by the London School of Economics and Political Science (LSE), globalization is:

...the intensification of world-wide social relationships which link distant localities in such a way that local happenings are shaped by distant events and, in turn, distant events are shaped by local happenings.

*...The growth and advance of information and communication technologies is a central driver for globalisation...*²

This is a force of change that is very much at work in the Municipality of the District of Lunenburg (MODL) and whose effects will steadily increase over time. In order to maximize the positive impacts of globalization, the community must be prepared for some of the economic and social changes it will bring.

1.2.1 Economic impacts

Due to globalization, commodity values are no longer based on the local demand. In the MODL this effect is evident in the prices of real estate. The value of prime real estate, or any real estate, in the MODL is no longer based on the demand of the local community, but on the demand of the *global community*.

¹ Joseph H. Michalski, Ph.D., "Quality of Life in Canada: A Citizens' Report Card" Canadian Policy Research Networks July 2002, :9

² Anthony Giddens, London School of Economics and Political Science;
<http://www.lse.ac.uk/Giddens/FAQs.htm#GQ1>

The soaring prices in MODL's real estate market make it obvious that there is a global demand for lakeshore, seashore, and wilderness property. The rapid privatization and rising values of these limited resources highlights the urgency for action in securing public open space assets.

1.2.2 Social impacts

Globalization changes community composition and values. Relying on good faith and assumptions to predict the actions of your neighbours is no longer viable. This applies equally to the protection of traditional recreational resources. It must be understood that, in increasing numbers, members of our community are not familiar with its traditional recreation resources. Nor do they have a long-standing vested interest in the community that would urge them to protect these resources.

An example of this is Indian Falls. There is little chance that an established resident of the greater New Germany area would buy Indian Falls and prevent their friends and neighbours from enjoying this traditional, recreational resource. Anyone with a vested interest in the community knows that such an action would have a very negative effect on the community.

As a result of globalization, the unprotected treasures of the MODL are now seen by the global community as commodities available for purchase and private development. Valued, natural recreational resources, especially traditional ones, must remain in the ownership of the public who have their lives invested in the community.

1.3 Conclusion

Open space is an invaluable asset to the people of the MODL. It is being lost at an alarming rate and negatively affects quality of life in the municipality. An open space plan is important at this time to ensure that the quality of life is protected and enhanced.

2 Introduction

2.1 Goals

To develop a Long Range Strategic Plan for the acquisition and development of existing and future municipal land within the Municipality of the District of Lunenburg. Such a plan will enhance the existing quality of life by meeting the recreational needs of today's and future residents of the Municipality.

2.2 Objectives

- Devise methods of involving various stakeholders in the implementation of the priorities, by exploring options for partnering;

- Evaluate existing municipal lands to determine usefulness in satisfying the needs of the municipality's existing and future residents and develop recommendations for future disposal of municipal lands that are deemed not to meet an existing or future need;
- Develop a mechanism for communities to identify recreational needs and methods to meet these needs (needs are driven by the community) over a 10 to 15 year time period;
- Develop an Implementation Plan, including budget expenditures to implement the priorities;
- Develop specific priorities for the acquisition and development of municipal lands that have regional focus, over a 10 to 15 year time period, and are responsive to the needs of the municipal residents

2.3 Location of Municipality

The Municipality of the District of Lunenburg occupies 1,759.14 square kilometres of the western half of Lunenburg County, the eastern half being occupied by the Municipality of the District of Chester. The approximate coordinates are: between 44°10' and 44°55' north latitude, and between 64°00' and 64°55' west longitude. This area includes many lakes and coastal islands. The population is 25,570 (2001 Census of Canada).

2.4 History

Samuel de Champlain first visited the area in 1604. In 1632 Isaac de Razilly, a French naval officer, brought 300 settlers to LaHave in 1632, making the French the first Europeans to settle the area. Although numbers varied over the years, French settlement in the region continued for the next 120 years. From 1755 to 1764, the majority of Acadians (approx. 6000) were removed from the province of Nova Scotia and forbidden to return.

In 1764, following the signing of the Treaty of Paris (1763), Acadians were permitted to return to the province. Although Acadians and French continue to make up a small percentage of the population 11%, they did not return in large numbers to Lunenburg County. The closest Acadian settlements today are Chezzetcook to the east and Pubnico to the west.

In 1753, 1,500 German, French, and Swiss Protestants arrived in Lunenburg. It is this immigration event that accounts for the most common historical and present perception of the origin of the inhabitants of the MODL. German influence pervades the culture of the MODL and is evident in place names, surnames, food, and cultural events. The 2001 Census clearly supports these observations as 37% of the Municipality consider themselves to be of German origin. This is the largest single response for ethnic origin with the second largest being English at 20%.

3 Method and Data Collection

Open space management has many facets, however, on a simple level it may be broken into the following two components: **land**, and **people**. As such, it follows that an open space strategy involves an investigation of these two components.

The method used to investigate these components and create this report is composed of three processes: data collection, data analysis, and strategy formulation. The framework for this method is described in appendix 8.1. The elements of the framework are described below.

3.1 Study Areas

The study areas were originally defined in the March 2000 Public Open Space Study. They were established by dividing MODL's enumeration areas (EA) from the 1996 Census of Canada into 11 groupings, creating 11 study areas. The March 2000 report also used the 1996 Census data that corresponded to these areas.

In the 2001 Census, Statistics Canada has made slight modifications to the naming and geography of their enumeration areas (now known as dissemination areas (DA)). Since the 2001 Census information is the main source of population data used by this report, we have modified our study areas accordingly.

The changes to the study areas are not extensive. There are still 11, although the geographic areas they represent have changed slightly in some cases. In order to make sensible comparisons between the two study area sets and the census data that apply to them, it is important to know how they differ. Appendix 9.2 contains concordance information about the differences between the study areas as defined by the 1996 census and the present ones as defined by the 2001 census.

3.2 Stakeholder Consultations

It was decided that the best way to learn about the open space recreational needs of the residents of the Municipality would be to ask them directly. Two basic stakeholder categories were defined as: *individual users* and *group users*. Users were identified as the general public, students, and recreation associations. Group stakeholders are organizations within the Municipality who have the potential to form partnerships in open space initiatives; they include government agencies, commercial operations, and community associations.

Appendix 9.1 contains details of workshop locations and turnout.

3.2.1 User Consultations

Seventeen locations were chosen for general public consultations. A brochure was distributed throughout the Municipality announcing the dates and times for the meetings, it could also be

used as a comment form and mailed back to the Municipality. The brochure included a map of the Municipality, described the open space project and posed the following four questions:

1. *Where was your favourite place?*
2. *What kind of recreation activities did you do for fun as a kid?*
3. *What do you do now?*
4. *What special place do you want preserved for the future?*

During each session, the same procedure was followed. Three questions were discussed, similar to the ones circulated on the brochure. They were:

1. *Where were your favourite recreation spots when you were young? What did you like about them? Are they still around?*
2. *What activities do you like to do now?*
3. *What would you like to see acquired, preserved and / or developed for the future in terms of recreation and open space in the Municipality?*

Responses to question three were written on sheets and pasted around the room. Attendees were then given the opportunity to vote on the ones they felt were most important. Voting was achieved with the use of coloured, adhesive dots which each voter (community attendee) placed next to their desired choices. Each voter was given one red dot worth 5 points, one green worth 3 points and three blue worth 1 point each. The only rule was that Red and Green could not be used together. In this way, it was possible to determine the overall level of support for each item.

Although public attendance varied from location to location, this method of data collection proved to be a positive and successful experience. The information gathered from these consultations is the greatest single data source for determining the open space recreation needs of the Municipality.

3.2.2 Student Consultations

These were held at Park View Education Centre on May 22nd where three classes were visited, and on May 27th at New Germany Rural High where two classroom sessions were held. These sessions were very helpful, equally for the information gathered as well as the opportunity to discuss the importance of these issues with the youth of the Municipality.

3.2.3 Association Consultations

In addition to the types of information gathered from public consultations, community associations provided more organized and in-depth accounts of current issues and recreational

needs of the municipality. They may also be able to play a partnership role in open space initiatives.

These consultations were held in the council chambers of the municipal building on June 17 at 2:00pm and 6:00pm. Voting did not take place although all comments were noted. Input from these sessions was very valuable, especially in areas concerning open space policy.

3.3 Census Data

Statistics Canada provides general data on the population of Canada through a national census, which they conduct at 5-year intervals. Data from the census of 2001 and 1996 were both used in this study. Of particular utility to this study is the data collection on population, age, household characteristics, employment, labour, education, income, and construction.

When Statistics Canada conducts a census they divide existing political boundaries into sections known as enumeration or dissemination areas. This is a way of organising the data collection process and gives the data more specific geographic relevance. The study areas used in this report are based on these areas and are described in section 3.1.

3.4 Recreation Statistics and Trends

Canadian Community Health Survey (CCHS) was used to provide information on the recreational activities of Nova Scotia and, where possible, Lunenburg County. General recreation trends analysis was adapted from studies conducted by David K. Foot, Professor of Economics at the University of Toronto, and Dr. Geoffrey Godbey, professor of leisure studies at the Pennsylvania State University.

3.5 Geographic Data

An attribute database was created which was used to show correlation and relevancy between spatially referenced data sets. This is a powerful and efficient way to analyze data. The following geographic data was used for this study:

Table 1: Geographic Data Used

Data	Source
Nova Scotia Topographic Database 1:10,000	Nova Scotia Geomatics Centre
Nova Scotia Property Records Database	Service N.S. & Municipal Relations
2001 Census of Canada Dissemination Areas	Statistics Canada
2003 Dept. of Natural Resources Lands, July 2003	N.S. Department of Natural Resources
Significant Species & Habitat Database, July 2003	N.S. Department of Natural Resources
Restricted and Limited Land Use Layer, May 1999	N.S. Department of Natural Resources
Place Name Database	Service N.S. & Municipal Relations

4 User Analysis

4.1 Population Profile

The previous Open Space Study, released in March 2000, gave an overview and analysis of MODL's population based on the 1996 Census of Canada. Since that time the 2001 Census has been conducted and released. It is therefore possible for this study to make comparisons between these two data sets (1996 and 2001). Table 2 shows a population profile of the Municipality.

Table 2: MODL Population Profile

POPULATION PROFILE	MODL 2001	% of Total	% change from 1996	Canada 2001 % Total
POPULATION BY AGE - Total	25,570		-1.4%	31,414.00
0-19	5,885	23.0%	18.6%	25.2%
20-39	5,900	23.1%	-16.5%	29.1%
40-69	10,910	42.7%	13.4%	36.6%
70+	2,880	11.3%	5.5%	9.1%
HOUSEHOLD CHARACTERISTICS				
No. Private Households	10,105		3.9%	11,562,975
2 persons or less	6,010	59.5%	13.3%	58.4%
3 persons	1,880	18.6%	1.3%	16.2%
4 - 5 persons	2,065	20.4%	-12.3%	22.4%
6 or more	150	1.5%	-30.2%	3.1%
ave. no. / private Households	2.5		-7.4%	2.6
EMPLOYMENT ACTIVITY				
Population 15 years +	21,250		1.2%	24,945,100
in the labour force	12,590	59.2%	4.1%	66.9%
not in the labour force	8,660	40.8%	-2.3%	33.1%
employed	11,405	53.7%	7.4%	61.8%
unemployed	1,185	5.6%	-19.1%	5.1%
LABOUR FORCE ACTIVITY				
labour force by occupation	12,590		6.8%	15,576,565
non-resource / processing	9,735	77.3%	7.9%	88.1%
resource processing	2,645	21.0%	-4.0%	11.9%
EDUCATION LEVELS				
population 15 years +	19,540		-7.0%	23,901,360
without secondary school graduation certificate	4,755	24.3%	-24.4%	45.4%
with secondary school graduation certificate	1,970	10.1%	-4.1%	14.1%
some post-secondary	11,600	59.4%	-2.0%	51.1%

POPULATION PROFILE	MODL 2001	% of Total	% change from 1996	Canada 2001 % Total
INCOME LEVELS (year 2000)				
average household income \$	46,676		24.3%	58,368
median household income \$	38,479			46,752

4.1.1 Population

Population changes in the last five years (1995-2001) are not substantial but do reveal certain trends. The overall population has declined from 25,945¹⁹⁹⁶ to 25,570²⁰⁰¹. This may be explained, in part, by a decrease in the number of births as the numbers of persons between the ages of 0-4 years has decreased from 5%¹⁹⁹⁶ of the population to 4%²⁰⁰¹.

Currently, 54% of the population is over the age of 40 compared to 48% in the last census. This is the baby boomer population, which continues to be the largest segment of the population, and is growing. The Canadian Community Health Survey, found in tables 10.6 and 10.7 in the appendix, indicates that the age category above 40 prefers passive exercise, such as walking and yard work.

According to David Foot, future recreation preferences will be outdoor and nature based, many of them are passive exercise. Table 3 shows the top areas of growth in recreation preferences. These activities are largely passive, confirming this preference among baby boomers and highlighting their influence in recreation trends.

Table 3: Growth in Recreation Preferences³

Activity	Growth
Bird Watching	5.8%
Pleasure Walking	4.98%
Pleasure Driving	4.72%
Sight Seeing	4.64%
Picnicking	4.19%
Hunting	4.15%
Fishing	3.94%
Attending Concerts	3.68%
Golfing	3.61%
Attending Sporting Events	3.46%

Baby boomers are the largest single potential user group of outdoor recreation and clearly, open space initiatives must adequately target this group. It is also this group that will experience the most direct quality of life improvement from regular recreation, which prolongs mobility and ensures fewer health problems.

³ David Foot "The Age of Outdoor Recreation in Canada" (Recreation Canada) Dec 1990. p. 21.

However, it may be more difficult to establish a healthy relationship with recreation after midlife. The best long term approach would be to provide recreation education and opportunities at an early age. This will strengthen the value of recreation and increase its use into later years. As such, open space actions should also target younger groups.

The younger segments of the population are 20-39 year olds representing 23% of the population and another 23% are 0 to 19 years old. This group is much more active and require more challenging open space recreational opportunities such as: running, mountain biking, and kayaking.

4.1.2 Household

The average number of persons per private household has remained stable with a slight decrease. The average household in the Municipality has 2.5 persons and the national average is 3.0. Most households are small, with 59.5% having 2 persons or less. Small families can be more mobile and have a greater amount of disposable income. Increased mobility allows users to travel further to recreation opportunities which give a greater geographical flexibility in open space actions.

4.1.3 Economy

The economy has remained stable and appears to have grown slightly. The labour force has increased by 4% while the unemployment rate has dropped 3.1 percentage points to 9%²⁰⁰¹. A healthy economy keeps people in the community which provides a stable open space recreation user base. Increasing household incomes indicate that more money will be available for recreational pursuits.

The majority of the working population, 77.3%, is employed in non-resource based occupations. This is an increase of 7.9% from 1996, while resource-processing occupations dropped by 4%. A loss in agricultural and resource-based jobs, according to Geoffrey Godbey⁴, professor in the Department of Leisure Studies at Pennsylvania State University, creates a need for experience of place or back to nature movement.

4.1.4 Education

59.4% of the population has some post secondary education. It has been suggested that higher education levels lead to an increased interest in flora, fauna, nature and the environment in general⁴. This further shows that the public would embrace open space recreation opportunities which bring them closer to the natural environment.

⁴ Doctor Goodby "An Aging Population" (Recreation Canada) Feb 1996. p. 21

4.1.5 Construction

Municipal building permit data shows that general construction activity is stable with slight annual increases since 1999. This suggests a stable population and economic situation in the Municipality.

Table 4: Municipal Building Permit Data

Year	All Building Permits	Single Family Dwellings
1999	655	103
2000	722	111
2001	688	127
2002	704	129

4.2 Recreation Levels

*Being **physically active** is defined in the Canadian Community Health Survey (CCHS) as having an average daily energy expenditure of 3.0+ kilocalories per kilogram of bodyweight (KKD). Health Canada reports that this is the level of exercise required for cardiovascular health benefit. Someone who weighs 200 pounds would require about 30 minutes of brisk walking a day to maintain this level of energy expenditure. **Moderate physical activity** is defined as expending an average of between 1.5 and 2.9 kilocalories per kilogram of weight per day. People who report activity levels leading to an average daily energy expenditure of less than 1.5 KKD (a level of activity too low to offer substantial health benefits) are considered physically **inactive**.*⁵

According to the Canadian Community Health Survey 21% of Canadians reported to be physically active and 21.6% reported to be moderately active. The standard deviation among the provinces of 5.1 and 1.3 for these characteristics respectively, shows that individual provincial results are close to the national average.

The South and Southwest regions of Nova Scotia reported to be the least physically active in the province. 17.6% claimed to be physically active and 17.7% reported to be moderately active. This is 3.3, and 3.9 points lower than the provincial average.

However, of the 13 provinces and territories, Nova Scotia ranked 3rd among those reporting to be physically active, and 2nd among those reporting to be moderately active. This is a significant improvement over the 1994 figures where Nova Scotia's provincial ranking was 7th and 5th respectively.

⁵ Canadian Community Health Survey, *Physical Activity in Nova Scotia*, Cycle 1.1 Report 2, Nova Scotia Department of Health, May 2002, p. 2.

Although these numbers, with a few exceptions, do not show a wide variation, they do indicate that Canadians are a largely inactive group, and that the MODL is lagging behind the Nova Scotia average.

4.3 Cost of Inactivity

Inactivity is directly related to health and thus has far reaching negative socio-economic impacts on the residents of the Municipality. Economically, studies have shown that health-care expenditures would be reduced if physical activity was increased. A recent study in the Canadian Medical Association Journal shows that a 10% reduction in inactivity would save 150 million dollars in health care costs annually in Canada.⁶

According to Health Canada, people over 45 use the greatest share of the per capita health costs⁷. This may be due, in part, to the fact that this age group is physically inactive. Therefore, an increase in open space recreational opportunities that appeal to those over 45 would be of great benefit to the Municipality, both for the health and longevity of its residents and to garner provincial support for projects that can be linked to lowering health costs.

However, the most notable drop in physical activity occurs after the 20-24 age group, indicating the onset of patterns of inactivity. (*Tables 9 and 10 in the appendix show activity levels and specific activities by age for Nova Scotia and Lunenburg County.*) Perhaps a concentration of effort equal to that suggested for the over 45 age group should target young adults. Promoting physical activity at younger ages could help counter the onset of physical inactivity. This could help change the culture of inactive lifestyles and lead to a much more active 45+ population.

4.4 User Consultations

The data collected during public consultations was sorted by categories, which were determined by the nature of the requests. The categories revealed themselves by being the most frequently sited types of recreation. The categories are: **water access**, **protect / preserve**, **trails**, **policy**, and **recreation facility**. The majority of responses could be placed in one of these categories. The remaining items were placed in a category named *other*.

As shown in table 5, water access was the item most discussed during public consultations. This reflects a loss of access and enjoyment of the coastline and lakeshore in the Municipality. User consultation has revealed that this is the most valuable type of open space recreation. The most common open space requests were for the improvement or expansion of either a beach or a boat launch and ensured public accessibility.

⁶ Peter T. Katzmarzyk, Norman Gledhill, Roy J. Shephard, The Economic Burden of Physical Inactivity in Canada, CMAJ 2000;163(11):1435-40

⁷ http://www.hc-sc.gc.ca/hppb/fitness/work/introduction_e.html

Table 5: Request types from user consultations

Request Type	points	% of total
Water Access	374	35%
Protect	325	31%
Trails	130	12%
Policy	85	8%
Rec. Facilities	86	8%
Other	59	6%
total points	1059	100%

The second most common concern was for the protection and preservation of the environment. This reflects the need for a certain amount of lands to remain in the public domain and be available for public use, as more and more comes under private control for either residential purposes or resource extraction. The areas of preservation most commonly mentioned were coastline, island, and general nature preservation.

Historically, the public's expressed desire for trails was perhaps the earliest indicator of a deficit in public open space recreation and remains a valued pursuit. Hiking trails are the most requested, followed by multi-use, walking, bike, and canoe. The Municipality currently has a trails coordinator who works with several well organized trail associations and trails projects operating within the district. The fact that the trails issue is being addressed and progressing may account for the fact that it is not at the top of the list of requests.

The third place ranking of trails may also be an indication of the evolution in the public's understanding of key open space issues. Trails are complex developments that are composed of several more basic elements, such as open space access and environmental integrity and protection. The public is now citing these more basic topics directly and this shows a deeper understanding of open space.

Eight percent of all comments collected at the public forums were about policy and legislation. This may also be an indicator of public recognition that open space is fundamental to the overall well being of the municipality. Policy requests focused around public right to water access and coastal development concerns such as the suggestion of a coastline development buffer.

Recreation facilities were also a topic of interest that arose during public consultation. There is a perceived lack of public, indoor and outdoor recreation facilities. As cited, these include: indoor pool, gymnasium, courts, indoor multi-use facility, as well as outdoor courts, camping, and sports fields. One of the most popular facility requests was for a municipal activity and recreation complex (MARC) in the northern part of the Municipality, in the New Germany area.

Earlier on in the Open Space Strategic Planning process, the Strategic Planning Team determined that facility development was beyond the focus of this study. Consequently, facility development is not addressed further in this study.

4.5 Activity Preferences

Table 6 shows the list of unique activities specifically mentioned during public consultations and is an indication of recreation activity preference.

Although open space activities are linked to open space land, consultation focused on recording the locations and infrastructure the public desired and not specifically the activities they preferred to do there. For example, requests were made for a wharf, boat launch, or beach without specifying if they wished to canoe, fish, powerboat, sail, swim, sunbathe, picnic etc.

The most popular activities were those that focused on water access such as: boating, swimming, and fishing. A close second were activities related to trails such as: walking, hiking, and other nature pursuits such as bird watching.

Table 6: Recreation activities from Public Consultations

ATV	BMX	fishing	nature observation	skiing	walking
badminton	boating	golfing	running	snowmobiling	
baseball	camping	hiking	scuba diving	soccer	
biking	canoeing	hockey	skateboarding	swimming	
bird watching	diving	kayaking	skating	tennis	

4.6 Geographic Analysis

4.6.1 Department of Natural Resources Lands

The Nova Scotia Department of Natural Resources (DNR) owns approximately 351 km² in the Municipality; this represents 20% of the total land area. Included in this area are many lakes, rivers and some coastline property. The province may be open to discussing partnership agreements with the municipality for the use of these lands for the following reasons.

- protection and management of these lands
- drumlin conservation
- protection of rare, threatened, and endemic species
- protection of riparian zones
- old forest conservation
- reduced health costs linked to increased open space recreation activity

The largest concentrations of land occurs in the north-western part of the Municipality in the area of Colpton, linking lakes: Shingle, Smith, Seven Mile, Rocky, Pleasant River, and West as well as Little Bluff. This area was identified in public consultations as an ideal area for a nature park and wildlife corridor. Turtle surveys conducted by staff from Kejimikujik National Park indicate that the Pleasant River Lake area may have breeding populations of the endangered

Blandings turtle. In addition to wildlife preservation, the area has excellent paddling and hiking opportunities with panoramic views of the landscape from the elevations of Little Bluff.

Other large tracts of DNR land are also found at Whale Lake, and around the Hebbville watershed. These areas may have the potential to provide limited public water access.

DNR's coastal holdings include portions of land at Cherry Hill Beach, Crescent Beach, Rissers Beach, Second Peninsula, Miller Island (Blue Rocks), Sheep Island (Hell Rackets), Bushin, Bear and George Islands (Dublin Bay), Green Point, Bark Island (Indian Bay), Spectacle Island (Mahone Bay), and Pearl (Green) Island.

4.6.2 Restricted and Limited Land Use

The Nova Scotia Departments of Natural Resources (DNR) and the Environment (NSDOE) has identified areas of the province that are considered to be of special environmental significance. These are of two main categories. Restricted land use areas maintained by DNR and Significant Habitat areas maintained by NSDOE.

Restricted land use is designated by DNR and places restrictive development regulations on these areas. These land areas include:

- Wilderness Areas (T4)
- Designated Provincial Parks and Park Reserves (T1)
- Protected Beaches under the Beaches Protection Act (T3)
- Areas under the Special Places Act (T5a)
- National Historic Sites and Parks (T8)
- National Parks and Adjuncts (T9)
- Provincial Wildlife Management Areas (T6a)
- Provincial Game Sanctuaries (T6b)
- National Wildlife Management Areas (T7)
- National Wildlife Sanctuaries (T10)
- Ramsar Wetland Sites (T17)
- Eastern Habitat Joint Venture Lands (T18)
- Operational Non Designated Parks and Reserves (T13a)
- Non Designated Rail Corridors (T13b)
- Trails Act Lands (T19)
- Indian Reserve Lands (T24)
- Flight 111 Act (T25)
- Peggy's Cove Preservation Area (T26)
- Canadian Heritage Rivers (T29)
- Sites of Ecological Significance IBP sites on Crown Land under Moratorium (T5b)
- Nature Conservancy of Canada Lands (T15)
- Pipeline Corridors (T28)
- Designated Water Supply Areas (T12a)
- Non Designated Water Supply Areas (T12b)

MODL has the following restricted land use areas:

1. *Designated Water Supply Areas* - Hebbville Watershed Management Area (Minamkeak Lake, Millipsigate Lake, Hebb Lake, Demone Lake, Mathew Lake, Frederick Lake, Lewle Lake, Andrew Lake, Newcomb Lake, Garber Lake, Saint George Lake), Dares Lake, Oakland Lake
2. *Provincial Management Wildlife Areas* ĩ Pearl Island Wildlife Management Area
3. DNR Land Holdings (*Operational Non Designated Parks and Reserves*) ĩ north end of Wentzells Lake, Ninevah Provincial Park, Cookville Provincial Park, Dayspring Boat Launch, First Peninsula, Lower South Cove, Bush Island Boat Launch, Hirtles Beach, Stage Ponds (Green Bay).
4. Abandoned Rail Lines (*Non Designated Rail Corridors*) ĩ Colpton to New Germany, Cherryfield to Caledonia Junction, County Line to Bridgewater, Bridgewater to Martin's River, Mahone Bay to Lunenburg

4.6.3 Significant Habitat

The NSDOE maintains a database of areas around the province where rare or vulnerable plants or animals have been identified. These areas include: locations of rare plants and animals, bat hibernating sites, hawk nests, deer wintering areas, rivers with important fish runs, islands with significant colonies of nesting birds, or areas where large congregations of wildlife occur.

A computer mapping system is used to track this information and indicate when a potentially disturbing activity, like road construction, forest harvesting or pipeline construction, is planned for a sensitive area. These designated areas are not protected by special policy or law. The information is used as an education tool. Making people aware of these habitats is considered a measure of conservation of vulnerable wildlife species.

This information is important to open space as it may support ecologically targeted actions. It may be helpful in land negotiations by showing that a particular location should be public open space due to its ecological significance.

The significant habitat locations show here are intentionally incomplete. This is for the purpose of protecting sensitive habitats. If further details are required, to support a claim based on this information, the Nova Scotia Department of the environment may be contacted for more facts.

Numerous areas of significant habitat have been identified throughout the Municipality. These include:

1. *Migratory Bird* ĩ **locations** ĩ LaHave Islands, Kingsburg, Cherry Hill, Cross Island, Big Duck Island, East Ironbound Island, Crescent Beach.
2. *Rare Plant* ĩ identified in Baker's Settlement, and Indian Point.

3. **Red Species** ĩ (At Risk or Maybe at Risk) ĩ Species for which a formal detailed risk assessment has been completed (COSEWIC assessment or a provincial equivalent) and that have been determined to be at risk of extirpation or extinction. Species that maybe at risk of immediate extirpation or extinction and are therefore candidates for interim conservation action and detailed risk assessment by COSEWIC or the Province. **Locations** ĩ LaHave River, Shingle Lake, Molega Lake, Minamkeak Lake, Millipsigate Lake, Hebb Lake, Fancy Lake, Mason's Island, Hirtles Beach, Kingsburg Beach, Cherry Hill Beach, Indian Lake, Sherbrooke Lake, Indian Island, Cape LaHave Island, Little Rissers Beach, Crescent Beach.
4. **Yellow Species** ĩ (Sensitive) ĩ Species that are not believed to be at risk of immediate extirpation or extinction, but which may require special attention or protection to prevent them from becoming at risk. **Locations** ĩ Rocky Lake, Spectacle Lake, Wallace Lake, Sperry Lake, Bachman's Beach, Wiles Lake, Blysteiner Lake, Little Lake, Caribou Lake, Little Mushamush Lake, Church Lake, Sucker Lake, Rafuse Island, The Narrows Bay, Long Island, Indian Island, Garber Lake, Chruch Lake.
5. **Other Habitat** ĩ **locations** ĩ Little Rafuse Island, Covey's Island, Young Island, Rous Island, Loyle Island, Bachmans Island, Little Herman Island, Upper South Cove, Long Pond Beach, Zwicker Island, Birch Island, Kaulback Island, Acre Island, Cookville, Dayspring, Rose Lead Point.

5 SWOT, Issues Summary & Actions

SWOT stands for Strengths, Weaknesses, Opportunities, and Threats. Before doing a SWOT analysis, it is important to have a complete understanding of a situation or question. As such, this analysis follows the data collection phase.

The purpose of the SWOT analysis is to highlight strengths and weaknesses of an organization and the opportunities and threats it faces. The information revealed in the SWOT can then be used to design or support actions and policy that may be used to create an effective plan for reaching a desired goal.

The actions listed in section 5.2 and described in more detail in sections 6 and 6.1 were primarily derived through public consultations. The SWOT serves to support and shape these actions.

5.1 Issues Summary

OPPORTUNITIES
1. Active community organizations are available to partner in open space development.
2. Analysis of census data has identified largest potential open space user group.

OPPORTUNITIES
3. Partnering in public education opportunities with Fort Point Museum, LaHave Islands Marine Museum Society, Parkdale-Maplewood Community Museum.
4. Partnering with government and community groups that recognize the need for nature preservation.
5. Partnering with government and community groups that recognize the significant Acadian, Miikmaq, and German history.
6. People are more mobile and willing to travel further to open space recreation.
7. Promote trail development as an example of open space success that meets the needs of the broad community.
8. Several public schools provide partnering source for youth initiatives.
9. The province has an interest in protecting areas which it has identified to be of significant environmental value and may be interested in partnering in their protection and preservation (NSDOE's significant habitat, DNR's restricted land use sites)
10. To focus open space development in areas where there is increasing population.
11. To promote sense of community / have more active involvement i.e. community assoc.
12. Use large tracts of DNR land (351 km ²) to partner with province to increase inventory of water access points, wildlife reserves and corridors.

STRENGTHS
13. Increasing household income provides more opportunities to pursue leisure activities.
14. Increasing household income puts more money in local economy.
15. Low unemployment rate keeps more people in community.
16. MARC is close to highest population density in Municipality.
17. Museums preserve local history and develop sense of community.
18. Public land holdings (municipal, community, other government) on coast can be used to insure public water access.
19. Increasing labour force permits more people to live, work, raise families in community, creating more users.
20. Stable labour force keeps youth in community.
21. Stable labour force permits steady flow of money to local communities.
22. Trail development is well supported by active trail associations, trail coordinator and a council that supports trail initiatives.
23. Undeveloped provincial parks protect ecological integrity.

THREATS
24. Inadequate land development policy that does not protect public and environmental interests in open space.
25. Increasing cost of land, especially along waterways, makes land acquisition for public open space use difficult.
26. Land being consumed by private and non-public interests is not matched by proportionate open space action and preservation.

THREATS
27. Land transfer from one generation to the next may lead to compromised or lost traditional land use, including community use of land.
28. Loss of public access / enjoyment of lakeshore.
29. Loss of sense of community.
30. Loss of traditional access points to traditional recreational open space.
31. Loss of traditional recreational open space.
WEAKNESSES
32. Existing parks could be enhanced and made more appealing to users.
33. Lack of policy to insure that open space is reflective of development trends and population densities.
34. Lack of policy, and land use bylaws preserving lakeshore for open space recreation.
35. Municipality needs to expand its targeting of the largest segment of the population.
36. Property assessment methods allow the community housing market to be too heavily influenced by the recreational real estate market; and do not reflect values based on the demand and economic means from within the community.
37. Those in northern half of Municipality have to drive approximately 40km to Bridgewater to use the MARC.
38. Too few open space areas for the purpose of preserving natural environment which needs increased and continued protection
39. Low physical activity levels in Lunenburg County.

5.2 Actions

The following table shows some links between the open space actions identified through the strategic planning process and the issues identified in the SWOT.

ACTION / LOCATION	ISSUES ADDRESSED
1. Acquire 20 acre land reserves in Hebbville & Pine Grove for future open space action	10, 26, 29, 32
2. Create a picnic park at Wiles Lake with water access for swimming or boating	10, 26, 28, 29
3. Create picnic park Fire Brook Falls in Midville Branch	26, 29, 37
4. Create picnic park and trails at Wentzel Lake using DNR parcels at both ends of lake	4, 12, 26, 28, 29
5. 30+ acre open space land reserve in New Germany	26, 29
6. Conversion of LRRCF landfill to sports complex, Whynott Settlement	26, 29
7. Picnic park and water access at Sherbrooke Lake with access at Veinot Road	9, 26, 28, 29
8. Picnic park and water access at Wallace Lake	4, 26, 28, 29
9. Improve parking at Bush Island Boat Launch	26, 29, 32
10. Nature corridor, Shingle, Smith, Rocky, Seven Mile, Little Bluff in DNR land	4, 6, 12, 26, 28, 29, 38
11. LaHave River Access on western bank.	26, 29
12. Picnic park at Kyak Falls in Midville Branch	26, 29
13. Provide parking and access to Bachman Beach	26, 29
14. Provide parking and picnic facilities for Second Peninsula Provincial Park	23, 26, 29, 32, 38
15. Provide parking, picnic area and access to Broad Cove Beach	26, 29
16. Improve facilities and renegotiate management agreement at Molega Lake Park	9, 26, 28, 29
17. Acquire land to provide parking and protect access to Sperry Beach	26, 29
18. Create day use park with parking and access to Hirtle Lake	26, 28, 29
19. Negotiate management agreement for maintaining and improving LaHave Boat Launch	10, 26, 29, 33
20. Create large day use park with water access on Whale Lake	12, 18, 26, 28, 29
21. Add parking and ensure access to Kingsburg Beach	1, 11, 26, 28, 29, 30
22. Add parking and ensure access to Sand Dollar Beach	26, 28, 29
23. Five acre picnic park with swimming and boat launch on Pernette Lake	26, 28, 29
24. Create day use park with boat Launch and picnic area in Martins River	26, 29
25. Transfer stewardship of Oxner Beach common lands to the Municipality	26, 29, 31
26. Day use park at the Kaffel (Tancook Island)	26, 29, 31

6 Recommended Site Specific Actions

With an area of 1,759 square km, extensive road network, and a population density of 14.5 persons per square km, the Municipality is not a vast, unexplored area. The land is well known by its citizens and many of the prime open space areas have been identified by traditional use. The majority of these places were mentioned during the open space consultations and are key to directing open space actions.

Therefore, identifying open space initiatives is, for the most part, not a case of analyzing a large unknown area to locate suitable resources. The greater part of initiatives involves a traditional or known open space. In many cases, it involves formally acquiring, protecting, or developing the same open space resource and traditional access point. Others may involve the identified traditional resource with a newly created access point.

Table 8 is a priority list of the top 26 open space actions that the Municipality will evaluate and implement over next 15 years. This selection of site-specific open space actions was derived through the following process:

- i) Gathered from public consultations and ranked by the public.
- ii) Summarized by municipal staff.
- iii) Sorted and ranked according to the following criteria:
 - Implementation difficulty
 - Scope of public value (municipal vs. community)
- iv) Some staff suggestions were added

The short list of 26 was reviewed, adjusted, and prioritized by the municipal council.

All suggestions gathered through public consultations have been retained for future consideration. The implementation of an open space strategy is an ongoing process and will involve continual review of needs and resources.

The order in which these actions take place is flexible. Although priorities have been set, time sensitive factors, land availability, and development constraints, will play a role in the final order in which these actions are achieved.

Table 7: Prioritized list of 26 Open Space Actions

Rank and Location
1. Acquire 20 acre land reserves in Hebbville & Pine Grove for future open space action
2. Create a picnic park at Wiles Lake with water access for swimming or boating
3. Create picnic park Fire Brook Falls i Midville Branch

Rank and Location
4. Create picnic park and trails at Wentzel's Lake using DNR parcels at both ends of lake
5. 30+ acre open space land reserve in New Germany
6. Conversion of LRRCF landfill to sports complex, Whynott's Settlement
7. Picnic park and water access at Sherbrooke Lake with access at Veinot Road
8. Picnic park and water access at Wallace Lake
9. Improve parking at Bush Island Boat Launch
10. Nature corridor, Shingle, Smith, Rocky, Seven Mile, Little Bluff in DNR land
11. LaHave River Access on western bank.
12. Picnic park at Kyak Falls in Midville Branch
13. Provide parking and access to Bachman's Beach
14. Provide parking and picnic facilities for Second Peninsula Provincial Park
15. Provide parking, picnic area and access to Broad Cove Beach
16. Improve facilities and renegotiate management agreement at Molega Lake Park
17. Acquire land to provide parking and protect access to Sperry Beach
18. Create day use park with parking and access to Hirtle Lake
19. Negotiate management agreement for maintaining and improving LaHave Boat Launch
20. Create large day use park with water access on Whale Lake
21. Add parking and ensure access to Kingsburg Beach
22. Add parking and ensure access to Sand Dollar Beach
23. Five acre picnic park with swimming and boat launch on Pernette Lake
24. Create day use park with boat Launch and picnic area in Martins River
25. Transfer stewardship of Oxner Beach common lands to the Municipality
26. Day use park at the Kaffel (Tancook Island)

6.1 Action Details

1. Open Space Reserve – Hebbville and Pine Grove

Current status		
	Hebbville	Pinegrove
owner	private	private
size	20 acres	20 acres
road access	public	public
features of site	dry, flat, suitable for construction, max 2% slope	dry, flat, suitable for construction, max 2% slope
traditional / current usage	conform to land use by-law	
user agreements		
management agreements		
photo		
Actions		
envisioned open space use		
action required to bring to public access or effect desired change	1) identify land 2) undertake negotiations 3) purchase or acquire	1) identify land 2) undertake negotiations 3) purchase or acquire
actions required to ready site for specified open space use		
cost		
time schedule	year 1	year 1
Partners in implementation		
User group		
Commercial		
Government	possible government land trade	possible government land trade
Community Participation		

2. Wiles Lake – access, swimming, picnic park

Current status	
owner	Three possible solutions: 1) DNR (depot) land 2) modify DOT right of way which borders lake (Wiles Lake Road) private land purchase
size	5 acres
road access	public
features of site	300ft of water frontage, deep water for swimming and boat launch
traditional / current usage	unacknowledged public access (swimming)
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	swimming, boat access, picnic, parking
action required to bring to public access or effect desired change	3) DNR negotiations (depot site) 4) DOT negotiations (Wiles Lake Road site) 5) private land purchase or acquisition
actions required to ready site for specified open space use	road improvements, parking, boat launch, picnic area, toilet, signage * DNR site would require fencing to separate park from depot
cost	
time schedule	year 1-3
Partners in implementation	
User group	Bass Masters, Lunenburg County Wildlife Association, LaHave River Watershed Enhancement Foundation
Commercial	
Government	DNR, DOT
Community Participation	

3. Fire Brook Falls – Midville Branch

Current status	
owner	private i Herbert and Marjorie Mailman, property ID 60327327
size	5 acres
road access	Public (Smith Road)
features of site	waterfall, small gorge, steep terrain
traditional / current usage	
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	walking, hiking
action required to bring to public access or effect desired change	negotiations, with land owner to acquire land
actions required to ready site for specified open space use	construct parking, trails, signage, fencing, picnic area
cost	
time schedule	1-5 years
Partners in implementation	
User group	
Commercial	
Government	
Community Participation	

4. Wentzel's Lake – DNR parcels at both ends of lake

Current status		
	North End	South End
owner	DNR: PID 60254331	DNR: PID 60400942, 60201217
size	77 acres	55 acres
road access		public road
features of site	meadow, floodplain, parking, camping	tall, mature trees, trail, water access, parking
traditional / current usage	boat access, camping, salmon, trout fishing	walking, access to salmon pools
user agreements		
management agreements		Wentzel Lake Park Association
photo		
Actions		
envisioned open space use	access by foot to North Branch, Main Branch, Wentzel's Lake, Picnic, boat, canoe put-in	currently a picnic park
action required to bring to public access or effect desired change	negotiate with DNR	negotiate with DNR and community associations
actions required to ready site for specified open space use	improve road, signage	parking, toilet, interpretive panels, tables
cost		
time schedule	year 1-5	year 1-5
Partners in implementation		
User group	LaHave River Salmon Association, Lunenburg Wildlife Association	LaHave River Salmon Association, Lunenburg Wildlife Association
Commercial		
Government	DNR	DNR
Community Participation	Pinehurst Community, BACAP, LaHave River Watershed Enhancement Foundation, LaHave River Trail Association	Wentzel's Lake Park Association, BACAP, LaHave River Enhancement Foundation, LaHave River Trail Association, Lunenburg Coast Action Program

5. Open Space Reserve – New Germany

Current status	
owner	DNR or private
size	30+ acres
road access	public road
features of site	mixed wooded and open, suitable for hiking, picnicking, sports fields
traditional / current usage	
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	similar to MARC's open space use: picnic, hiking, trails Community Consultation ?
action required to bring to public access or effect desired change	DNR negotiations or purchase private land
actions required to ready site for specified open space use	
cost	
time schedule	year 4-8
Partners in implementation	
User group	community groups in and around New Germany (25+)
Commercial	
Government	DNR
Community Participation	community must be involved in development

6. Conversion of LRRCF landfill to sports complex, Whynott's Settlement

Current status	
owner	MODL
size	50+ acres
road access	public road access, Whynott Settlement
features of site	mature landfill (capped)
traditional / current usage	solid waste landfill facility
user agreements	MODL, Solid Waste Management Committee
management agreements	MODL, Solid Waste Management Committee
photo	
Actions	
envisioned open space use	sport fields
action required to bring to public access or effect desired change	negotiations with Waste Management Committee
actions required to ready site for specified open space use	development of sports fields
cost	
time schedule	year 3-8
Partners in implementation	
User group	local, regional, provincial field sports associations
Commercial	potential sponsors
Government	NS Sport and Recreations Commission
Community Participation	User Groups

7. Sherbrooke Lake – access at Veinot Road

Current status	
owner	Private (Mr. Wentzel)
size	5 acres
road access	public road
features of site	waterfront, level property at end of Veinot Road
traditional / current usage	
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	picnic area, access to lake, parking, toilets
action required to bring to public access or effect desired change	purchase land
actions required to ready site for specified open space use	build road to site, build parking, build picnic area, build water access
cost	
time schedule	year 5-8
Partners in implementation	
User group	Bass Masters, Lunenburg County Wildlife Association
Commercial	
Government	
Community Participation	Adjacent Subdivision Homeowners Association, Walden Community, Veinot Road Residents

8. Wallace Lake – access

Current status	
owner	DNR
size	linear ï abandoned rail line
road access	public road, Petite Rivière road at exit 15 (HWY 103)
features of site	Bull Run Trail, Gravel Boat Launch, small ïgarden partyòsetup, bleachers, canteen, electricity
traditional / current usage	boat launch, fishing derby, special events ïgarden partyò
user agreements	Bull Run Trail Association
management agreements	Bull Run Trail Association
photo	
Actions	
envisioned open space use	continuation of traditional / current usage
action required to bring to public access or effect desired change	
actions required to ready site for specified open space use	improvements to: park grooming, parking, boat launch, picnic area
cost	
time schedule	year 1-2
Partners in implementation	
User group	Bull Run Trail Association, Italy Cross Fire Department, South Shore Bass Masters
Commercial	
Government	MODL, DNR
Community Participation	Italy Cross Fire Department, Bull Run Trail Association

9. Bush Island Boat Launch

Current status	
owner	DNR, DOT, private (land for boat launch)
size	0.5 acre
road access	public road
features of site	water access, concrete boat launch
traditional / current usage	boat launch
user agreements	agreement with adjacent landowner with DOT or DNR
management agreements	
photo	
Actions	
envisioned open space use	create adequate parking for facility use
action required to bring to public access or effect desired change	negotiate with DOT or purchase land
actions required to ready site for specified open space use	acquire land for parking, or widen right of way for parking
cost	
time schedule	year 1-8
Partners in implementation	
User group	LaHave Island landowners
Commercial	kayaking, canoeing companies
Government	MODL, DNR, DOT
Community Participation	Friends of Crescent Beach

10. Nature corridor, Shingle, Smith, Rocky, Seven Mile, Little Bluff – DNR land

Current status	
owner	DNR
size	75km ² +
road access	some public, abandoned rail
features of site	water frontage, significant habitat, vistas, lakes, streams
traditional / current usage	crown land
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	hiking trail network, canoe routes, interpretive displays, picnicking
action required to bring to public access or effect desired change	negotiate with DNR to preserve and protect land
actions required to ready site for specified open space use	trail development, environmental assessment
cost	
time schedule	year 1-10
Partners in implementation	
User group	South Shore Naturalists, South Shore ĩ Annapolis Trail Association
Commercial	Bowater
Government	DNR, Queens County, DOE
Community Participation	

11. LaHave River Access – west bank

Current status	
owner	
size	5 acres
road access	public road
features of site	LaHave River Frontage, area for boat launch and picnic
traditional / current usage	
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	picnic area, possible boat launch
action required to bring to public access or effect desired change	purchase land and build a parking lot
actions required to ready site for specified open space use	construct features
cost	
time schedule	
Partners in implementation	
User group	
Commercial	
Government	
Community Participation	

12. Kyak Falls – Midville Branch

Current status	
owner	Mr. Bachon
size	5 acres
road access	Public Road (Smith Road)
features of site	several tiered, low rise falls, small beach, steep river bank, flat area at river bend suitable for picnic park
traditional / current usage	Kayak (Gaspereau) fishing
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	passive picnic park, parking, trails along river
action required to bring to public access or effect desired change	purchase land from Mr. Bachon, acquire right of way from DOT and develop park
actions required to ready site for specified open space use	improve right of way, parking, picnic area, trails, signage, risk management measures
cost	
time schedule	5-10 years
Partners in implementation	
User group	South Shore Naturalists, LaHave River Watershed Enhancement Foundation, BACAP
Commercial	
Government	DOT
Community Participation	

13. Bachman's Beach

Current status	
owner	private i Stevens Family
size	3 acres i land between road and high water
road access	public road (Second Peninsula)
features of site	parking and access to beach
traditional / current usage	used as beach
user agreements	none, family permits public use
management agreements	
photo	
Actions	
envisioned open space use	access to beach and parking
action required to bring to public access or effect desired change	purchase land
actions required to ready site for specified open space use	develop parking, add toilets, and sign appropriately
cost	
time schedule	year 8-12, start negotiations with landowner in year one
Partners in implementation	
User group	
Commercial	
Government	DNR
Community Participation	

14. Second Peninsula Provincial Park – picnic area, water access

Current status	
owner	DNR i owned and maintained, PID: 60179538
size	50 acres
road access	public road
features of site	ocean frontage, picnic areas, parking, outhouses, short trails
traditional / current usage	provincial day use park
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	boat launch, day use park
action required to bring to public access or effect desired change	negotiate with DNR for improvement agreements i MODL would manage, cost share in development
actions required to ready site for specified open space use	trail development, construct boat launch
cost	
time schedule	year 8-12, start negotiations with DNR in year 1
Partners in implementation	
User group	
Commercial	
Government	DNR
Community Participation	

15. Broad Cove Beach – access

Current status	
owner	private
size	land between road and beach, potential acquisition of land on opposite side of road
road access	public road
features of site	access to beach, limited parking
traditional / current usage	informal beach
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	access to beach
action required to bring to public access or effect desired change	acquire land from landowner
actions required to ready site for specified open space use	build parking, picnic area, toilet
cost	
time schedule	year 8-12, negotiate with landowner in year 1-2
Partners in implementation	
User group	
Commercial	
Government	DNR, DOT
Community Participation	Broad Cove Community Hall

16. Molega Lake – access, municipal land

Current status	
owner	MODL ī PID: 60315587
size	1.2 acres
road access	public road
features of site	lakeshore, beach, outhouse, flagpole, parking
traditional / current usage	community swimming, picnic, swim classes
user agreements	Chelsea Community Fire Hall
management agreements	Chelsea Community Fire Hall ī community facility is becoming a municipal facility, Chelsea Community Fire Hall needs help
photo	
Actions	
envisioned open space use	current with the addition of boat launch
action required to bring to public access or effect desired change	negotiations with Chelsea Community Association
actions required to ready site for specified open space use	toilet, expand parking
cost	
time schedule	year 8-10, begin negotiations in year 1
Partners in implementation	
User group	
Commercial	
Government	
Community Participation	Chelsea Community Fire Hall, Molega Lake Homeowners Association (Lakeland Retreat)

17. Sperry Beach and boat launch

Current status	
owner	David Himmelman, DOT, DNR
size	
road access	public road
features of site	water access, mouth of Petite River, sand flat
traditional / current usage	used as community beach, boat launch
user agreements	informal access to the beach
management agreements	
photo	
Actions	
envisioned open space use	beach and picnic area
action required to bring to public access or effect desired change	purchase land, from land owner, negotiate with DNR and DOT for land swap
actions required to ready site for specified open space use	purchase land to ensure access to beach and provide parking: construct parking, toilets, picnic area
cost	
time schedule	year 10-12, negotiations with landowner and DNR in year one
Partners in implementation	
User group	
Commercial	
Government	DNR, DOT
Community Participation	Friends of Crescent Beach

18. Hirtle Lake – access, DNR

Current status	
owner	DNR
size	land between road and lake (Hemford)
road access	public road
features of site	road to water, carry-on boat launch, several 100m of water frontage, endangered plant species
traditional / current usage	community launch area to lake, fire department access for water
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	day use park, small boat put-in, hiking
action required to bring to public access or effect desired change	negotiations with DNR to establish small park
actions required to ready site for specified open space use	improve road, build parking, toilets, add picnic tables
cost	
time schedule	year 1-12, depending on DNR cooperation, land negotiations in year 1-2
Partners in implementation	
User group	
Commercial	
Government	DNR, DOT
Community Participation	Hempford Forest Community Association, LaHave River Enhancement, BACAP

19. Maintain Boat Launch in LaHave

Current status	
owner	DOT
size	launch and wharf
road access	beside public wharf (ferry wharf)
features of site	concrete launch
traditional / current usage	boat launch, fishing wharf
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	public wharf and boat launch
action required to bring to public access or effect desired change	negotiate with DOT
actions required to ready site for specified open space use	build parking, provide washroom facility
cost	
time schedule	year 1-12
Partners in implementation	
User group	
Commercial	commercial fisherman, LaHave Bakery Marina, Covey Island Boatworks
Government	DFO, DOT
Community Participation	community fire department i use boat launch

20. Whale Lake Access – DNR Land

Current status	
owner	DNR: PID: 60446416
size	1580 acres, 6.4 square km
road access	public road access
features of site	water frontage, old right of way and road
traditional / current usage	
user agreements	possible right of ways
management agreements	
photo	
Actions	
envisioned open space use	large park, hiking, day use, water access
action required to bring to public access or effect desired change	negotiations with DNR, DOT
actions required to ready site for specified open space use	evaluate site, create design, negotiate with DNR, DOT
cost	
time schedule	year 10-13, negotiations begin in year 1
Partners in implementation	
User group	potential for many, based on park design
Commercial	
Government	DNR, DOT
Community Participation	Several possible associations

21. Kingsburg Beach – Access (tunnel)

Current status	
owner	MODL, DOT, DNR, Kingsburg Coastal Conservancy
size	1 acre
road access	public road
features of site	concrete drainage ditch, runs from road to Kingsburg beach
traditional / current usage	public access to beach, parking
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	public access to beach
action required to bring to public access or effect desired change	identify owners, negotiate user and management agreements
actions required to ready site for specified open space use	improve parking, signage, possible washroom
cost	
time schedule	year 10 i 13, possible to achieve in year one if negotiations are successful
Partners in implementation	
User group	
Commercial	
Government	DOT, DNR
Community Participation	Kingsburg Coastal Conservancy, Riverport Board of Trade, Riverport Planning Committee

22. Sand Dollar Beach – water access and parking

Current status	
owner	MODL
size	å 1 acre
road access	public road
features of site	property between road and beach, beach access
traditional / current usage	public access to Sand Dollar Beach
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	public access to beach
action required to bring to public access or effect desired change	
actions required to ready site for specified open space use	design parking lot, determine level of care and development by municipal staff, signage, and maintenance schedule
cost	
time schedule	year 1-13 (work in progress)
Partners in implementation	
User group	
Commercial	
Government	
Community Participation	Kingsburg Coastal Conservancy

23. Pernette Lake – access

Current status	
owner	private
size	5 acres
road access	public road
features of site	dry hydrant, gravel boat launch, some parking, swimming hole
traditional / current usage	swimming hole, fire department water supply, boat launch
user agreements	between fire hall and land owner
management agreements	
photo	
Actions	
envisioned open space use	5 acre park, swimming, boat launch, parking
action required to bring to public access or effect desired change	acquire from land owner
actions required to ready site for specified open space use	improve parking, improve boat launch, picnic tables, toilets
cost	
time schedule	year 11-13
Partners in implementation	
User group	South Shore Bass Masters, Lunenburg County Wildlife, Pleasantville Fire Hall
Commercial	
Government	
Community Participation	Pleasantville Fire Hall

24. Boat Launch / Picnic Area – Martins River / Oakland / Indian Point

Current status	
owner	
size	5 acre minimum
road access	preferred public road
features of site	ocean water frontage, concrete boat launch, day use park, ample parking
traditional / current usage	
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	
action required to bring to public access or effect desired change	acquire land
actions required to ready site for specified open space use	construct features of park
cost	
time schedule	year 13-15
Partners in implementation	
User group	
Commercial	commercial fishermen, small boat building companies
Government	DOT, DNR
Community Participation	Oakland Common Committee, Planning Advisory Committee, Mahone Bay Island Landowners, Mahone Bay Preservation Society, BACAP, Indian Point Wharf Authority

25. Oxner Beach (common lands)

Current status	
owner	common land under trusteeship (Mrs. Romkey), PID: 60467347
size	442 acres
road access	public road (end of Lower Kingsburg Road)
features of site	common land, encasing beaches, waterfront, mouth of LaHave
traditional / current usage	public access to beaches and coastline
user agreements	
management agreements	trusteeship management agreement
photo	
Actions	
envisioned open space use	public common
action required to bring to public access or effect desired change	stewardship transferred to municipality, change from private common to public common
actions required to ready site for specified open space use	
cost	
time schedule	year 12-15, negotiations in year 1-3
Partners in implementation	
User group	
Commercial	
Government	DNR
Community Participation	Kingsburg Coastal Conservancy, Riverport Board of Trade, Planning Advisory Committee

26. Kaffel (Tancook Island)

Current status	
owner	private
size	5 acres minimum
road access	public road
features of site	flat area near ocean
traditional / current usage	community gathering point to be near ocean, family picnics, bonfires
user agreements	
management agreements	
photo	
Actions	
envisioned open space use	5 acre park overlooking ocean
action required to bring to public access or effect desired change	acquire land
actions required to ready site for specified open space use	improve road, create parking, create day use park (potential trails)
cost	
time schedule	year 13-15, start negotiations in year 1
Partners in implementation	
User group	
Commercial	
Government	
Community Participation	community hall

7 Policy Recommendations

An open space strategic plan would not be complete without guiding principles and policy structures. During team discussions and consultations with recreation and environmental associations many policy related issues were gathered. This plan presents these policy suggestions which should be considered for implementation.

7.1 *Municipal Property Evaluation*

When Council developed goals and objectives for this plan, a need was seen for policy and procedure for the evaluation of municipal properties.

Municipal properties are of various descriptions in size, location, and terrain. Many have been acquired through open space dedications over the past 25 years and few been used. These lands have to be evaluated to determine their value to the residents within the Municipality, today and for the future.

Note: The Subdivision By-law has been amended to accept cash-in-lieu of land which allows for a more flexible approach to open space land acquisition. Therefore, Open Space land is no longer acquired directly through this by-law.

Council should consider:

- i) Consultations with residents and property owners concerning present and future open space opportunities on municipal properties, and**
- ii) Establish criteria for evaluating the suitability of municipal properties for open space use, with consideration being given to areas of ecological significance.**

7.2 *Demographic Monitoring*

Open space needs are impacted by population growth, decline, and development trends. As such, to ensure that this plan continue to meet the needs of the municipality, it is important to continuously monitor these changes.

As a means of evaluating the ability of this plan to meet the needs of the municipality, Council should consider continuously monitoring population and development trends and make changes to this plan as deemed necessary to meet changing needs.

7.3 *Municipal Lands Signage*

Through consultations and workshops, a number of individuals noted a lack of signage of municipal land holdings. It was stated that if lands were identified by signage they would be

more apt to be used. Signs should have a certain standard shape, size, and logo for easy recognition.

Requests were also made for the development of maps showing locations of developed open space. This promotes the use of these areas by increasing awareness of them. This information should be made available to the public and visitors to the area.

Council should consider:

- i) Developing a municipal lands signage policy with standardized signs, and**
- ii) Developing a map and brochures of these lands to be made available to those visiting the area through the Internet, tourist bureau, etc.**

7.4 Study Park Standards

A number of people who attended the public consultations commented that many parks lacked adequate services and amenities. This includes parking, signage, toilets, picnic areas, etc. These standards should be used to evaluate existing parks and used to guide the construction of future ones.

Council should consider:

- i) Developing minimum parks standards according to use**
- ii) On a yearly basis during budget deliberations, upgrades to existing parks according to these standards.**

7.5 Real Property Transactions

Through the course of the development of this document, staff identified the need for a policy / procedure for fair and equitable transactions regarding the acquisition, disposal, or exchange of land.

Council should consider:

- i) Developing a policy and procedure to:**
 - (1) Ensure the fair and equitable acquisition, disposal, or exchange of land; and**
 - (2) Establish options for incentives to encourage land donations, i.e. tax receipts, property tax rebates,**
- ii) Arrangements with other levels of government as the first source of land acquisition or alternative arrangements for use.**

- iii) Land with open space potential that is owned by corporations or businesses. These could be leased and maintained by the Municipality, and
- iv) Establishing criteria for evaluating the suitability of properties for open space use, with consideration being given to areas of ecological significance.

7.6 Common Lands Management

The Municipality has direct management responsibility of three municipal commons; Feltzen South, Indian Path, and Cape LaHave. There are other commons within the boundaries of the district which are not under the control of the Municipality. These being the; Oakland Commons, Lower LaHave Commons, and Lunenburg Commons which are under the control and management of a private board of trustees.

These *Public Commons* were created by two principal land grants, one on February 7, 1785, and the other on June 25, 1785 from King George III. They were established for public use by all individuals in a given geographic area. Management of these lands was the responsibility of trustees who were named at the time of the grant. Land uses named at that time included: tree harvesting, pasturing of animals, and fish drying.

The creation of these commons is perhaps one of the area's first acts of government acknowledging the importance of individual access to open space. However, the meaning and uses of public open space has changed substantially in the 200 years since these grants were issued. As such, the activities intended for these lands as outlined in the grant are no longer relevant to current economic, social and environmental practices.

Today, setting aside tracts of land as public open space is intended for the preservation of a quickly disappearing natural environment, as well as recreation for a largely sedentary population. At the end of the 18th century in the frontier lands of Nova Scotia, these were not issues. As such, King George would not have named these uses for his open space gifts. In light of this, specified uses for these commons should be revised and brought in line with current public open space philosophy

Four major changes to the management of public commons since their creation in 1785 are as follows:

1. 1897 ĩ Lunenburg Commons Act transfers the direct control of the public commons of the 1785 grants (Feltzen South, Indian Path, and Cape LaHave) from trustees to the Municipality. This included the right to rent, lease or sell any part of them.

2. 1981 i amendment of the Lunenburg Commons Act prohibiting the rental, lease, or sale of any portion of the common lands under its control.
3. 1999 i amendment of the Lunenburg Commons Act to eliminate the threat of adverse possession (squatters rights).
4. 2000 i creation of a policy for the maintenance of common land boundaries to be carried out at a 10-year interval.

There has been general support for the development of a policy on the use and maintenance of common land which will ensure that these lands will remain for the enjoyment and use of those for whom they were intended.

Council should consider developing a policy on the use and management of common lands which are under the control and management of the Municipality.

7.7 Trail Development

Open space public consultations showed that trail development continues to be in demand. They are an excellent open space development choice as trails provide recreation opportunities for all age groups. Trails also provide a way to explore and enjoy the beauty of the Municipality. There are approximately 120 km of rails trail at various stages of construction within the District.

The Municipality has a trail coordinator who works closely with community trail groups. This includes preparing detailed budgets, researching various government funding programs, and submitting applications. Additional duties also include increasing the public awareness on the benefits of trail use and development, and acting as a resource for trail development issues.

The community trail groups assisted by the Trail Coordinator include: *Bay to Bay Trail Association, Dynamite Trail Association, Adventure Trail Association, Bull Run Trail Association, LaHave River Trail Association, South Shore Annapolis Valley Recreational Trail Association.*

Council should consider continuing to support trail development.

7.8 Coastal Walking Trails.

A need was identified for a coastal walking trail. This is a walking trail along the high water mark at the edge of a property boundary, public right-of-way, or over private land (provided by easements). This kind of trail recognizes a traditional use of the coastline and provides a prime open space recreational opportunity that would meet a need of a large segment of the population.

Council should consider:

- i) **Undertaking a study to research coastal walking trails in other parts of the world as well as determine necessary changes to legislation at higher levels of government that would be necessary to facilitate coastal walking trails in MODL,**
- ii) **Researching the abandoned road network in MODL to examine feasibility for use as walking trails.**

7.9 Coastal and Watercourse Planning

Coastline is an invaluable resource in Nova Scotia and the Municipality. Our natural, pristine coastline is our most prominent geographic feature and has always been a key component of our identity. It is also one of our most valued open space resources.

Throughout workshops held with community associations, concern was raised that the coastline is being lost to development. Not only was physical access being lost, but there was also concern over the loss of visual access and environmental integrity of the coastline. Many comments received focused on the need to control development along the coastline through coastal planning.

Coastal planning can be used to ensure physical access points by identifying lands for public acquisition, as well as zoning to ensure the use of these public lands remains for the enjoyment of the community. Visual access can also be ensured by implementing development standards that will ensure open areas free of visual obstructions. Environmental integrity of the coastline can be ensured by implementing erosion control standards, vegetation retention requirements, and watercourse setback requirements.

The planning committee feels that visual access planning is not within their mandate. This is best left to those committees with this mandate, such as the Area Advisory Committee, Planning Advisory Committee, and ultimately Council.

In regards to physical access to the coastline and inland water bodies and courses, many of the 26 site-specific projects detailed earlier in this report address these concerns. It is however, necessary, due to the ongoing development and population changes, to remain alert to the protection and access to this valuable resource.

Council should consider, in the evaluation of future land acquisition, giving special consideration to land providing physical access to the coastline and inland waters.

7.10 Support Island Preservation

Comments gathered during the public consultation process raised a concern for the preservation of and public access to coastal islands. The islands have always played an

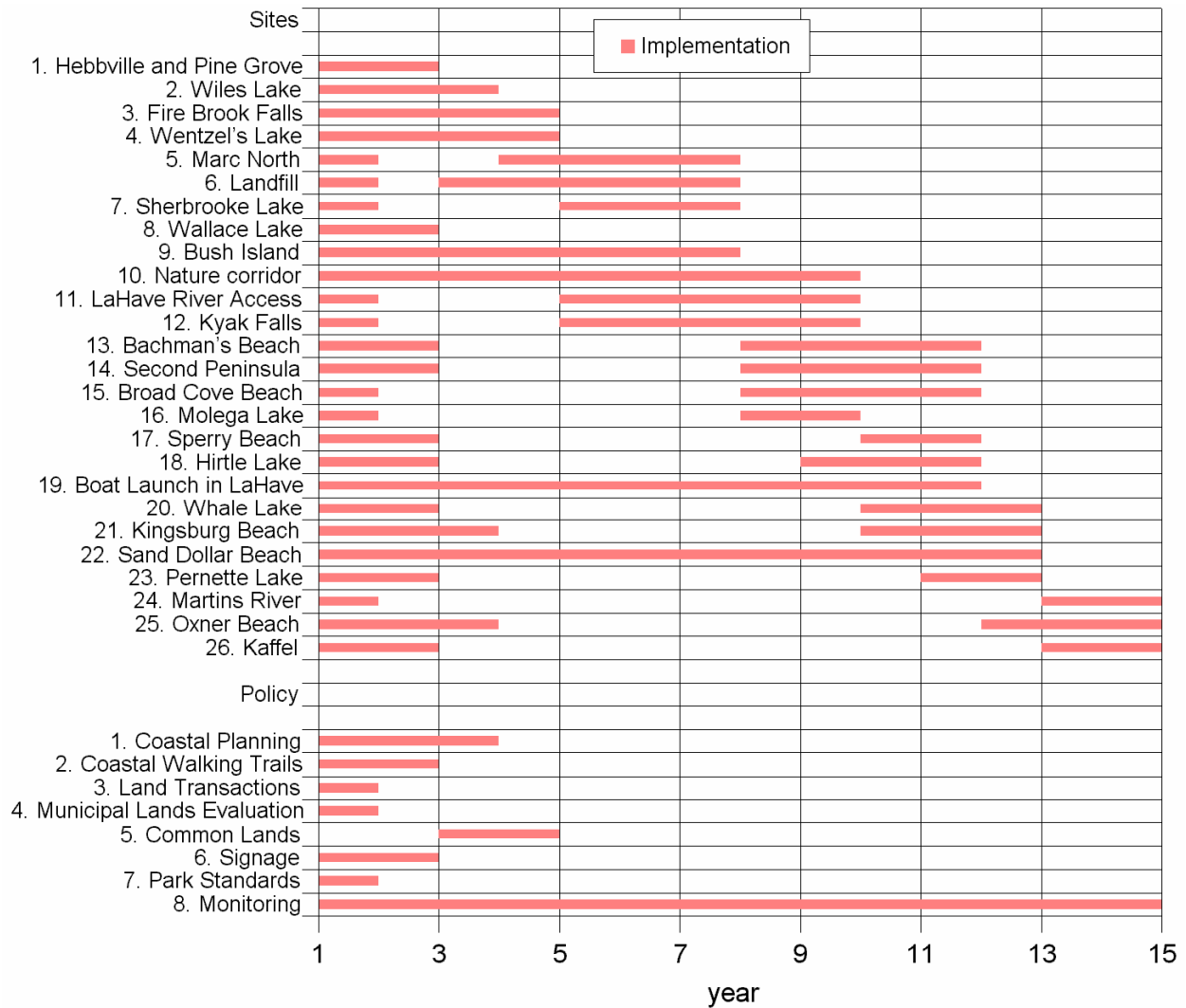
important role in the lives of the people of the municipality and should remain a part of their heritage.

Council should consider support for associations with a mandate for island preservation.

8 Implementation

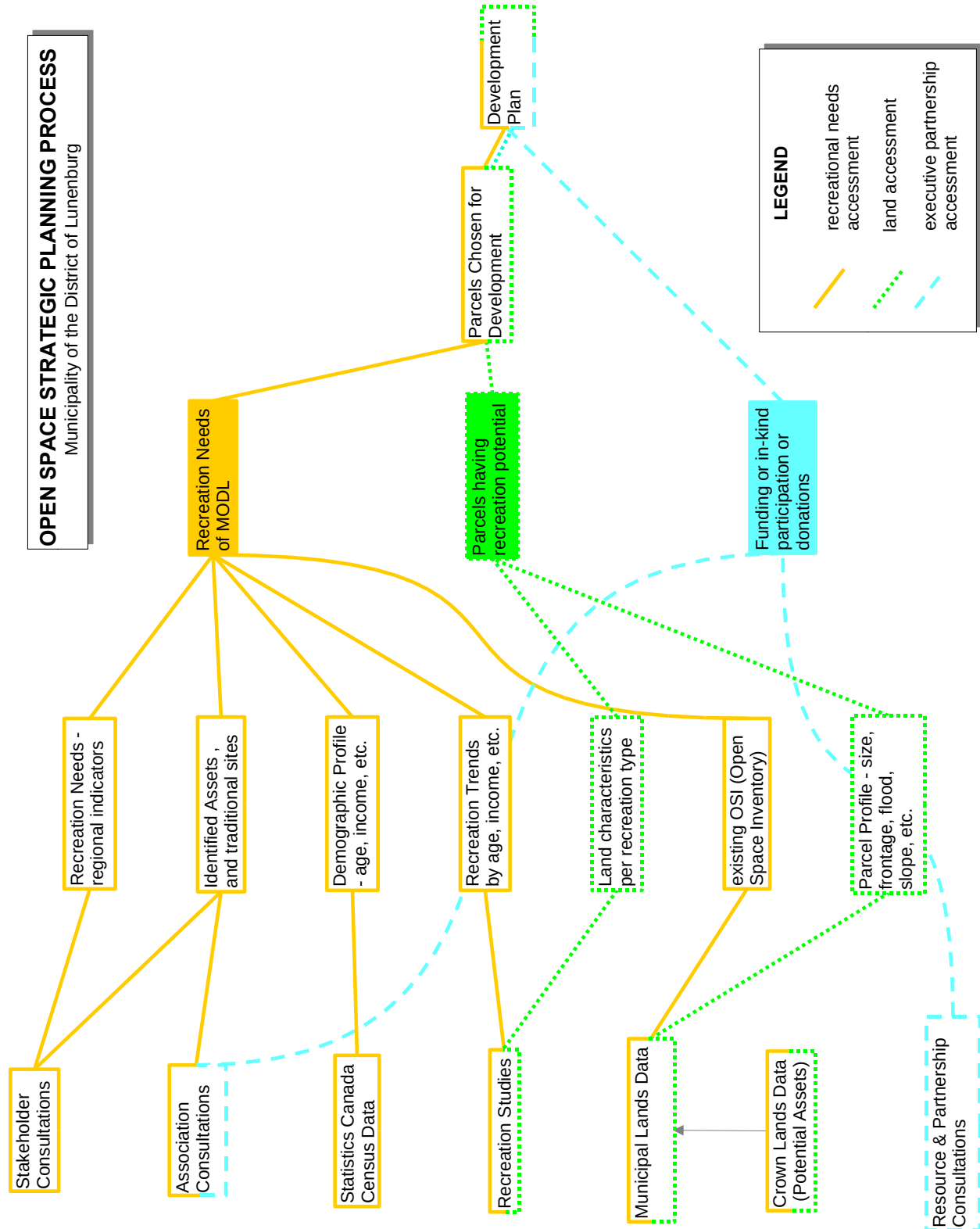
The chart below shows the start and end of the open space actions described in this section on implementation.

Table 8: Open Space Actions Timeline



9 Appendix

9.1 Open Space Strategic Planning Flowchart



9.2 Consultation Turnout

Table 9: Response Tally – Open Space Workshop Series, March – June 2003

DATE	Workshop Locations	Time	Number of Attendees
March 25	Lunenburg Fire Hall	7-9 pm	5
March 26	Rosedale New Horizons Hall	7-9 pm	3
March 31	Riverport Elementary School	7-9 pm	22
April 1	Petite Rivière Fire Hall	7-9 pm	20
May 5	West Northfield Fire Hall	7-9 pm	4
April 7	Mahone Bay Bayview School	7-9 pm	7
April 8	Italy Cross Fire Hall	7-9 pm	0
April 9	Maplewood/Parkdale Museum	7-9 pm	13
April 14	Pleasantville Fire Hall	7-9 pm	1
April 15	Cornwall Fire Hall	7-9 pm	2
April 16	Hebbsville Academy	7-9 pm	0
April 22	MARC Municipal Activity & Recreation Complex	7-9 pm	7
April 24	Hemford Fire Hall	7-9 pm	3
April 28	Oakhill Fire Hall	7-9 pm	0
April 29	Chelsea & District Community & Fire Hall	7-9 pm	7
April 30	Little Tancook	8-10 am	7
April 30	Big Tancook	12-2 pm	3
April 30	Newcombsville Elementary School	7-9 pm	0
May 22	Parkview Education Centre	11:38pm	36
May 22	Parkview Education Centre	1:30pm	48
May 22	Parkview Education Centre	2:30	30
May 27	New Germany Rural High	9:30	25
May 27	New Germany Rural High	12:25	13
June 17	Association Meeting, MODL Council Chambers	2-4pm	9
June 17	Association Meeting, MODL Council Chambers	6:30-8pm	10
	Email		2
	Inserts		23
	Mail		2
	Faxes		2
	Phone		2
	Total		287

9.3 Study Area Concordance Table

Table showing differences between DAs of 1996 and EAs of 2001.

Table 10: Study Area Concordance

Study Area	DA 120101 –	EA 120600 –	Notes
1	40, 46, 47, 67, 68	201, 151, 152, 151	Unchanged. This Study area has remained the same except for one minor change. EA20 has been split to form DA40 and DA47. The resultant coverage of Study Area 1 remains unchanged
2	30, 39, 69, 70	161, 153, 154, 157	Changed, it has become larger. EA160 (formerly of study area 4) has been merged with EA161 to form DA30. It is interesting to note that EA160 and EA 161 are on opposite sides of the LaHave River.
3	49, 50, 52	156, 203, 204	Unchanged
4	31, 32	159, 160, 158, 101	Changed, it has become smaller. EA160 has been merged with EA161 to form DA30 and is now part of study area 2. Also, EA101 and 158 have been merged to form DA32, however this does not change the coverage of the study area.
5	36, 33	102, 103	Changed, larger. EA103 has been merged with the western half of EA104 to form DA36.
6	34, 35	104, 105	Changed, smaller. EA104 has been split and its eastern half is DA34. The western half of EA104 along with EA103 is now represented by DA36, no longer part of this study area.
7	15, 16, 20, 21, 28, 29	162, 202, 206, 253, 254, 255	Unchanged.
8	51	205	Unchanged.
9	10, 12, 13, 14	207, 252, 258, 259	Unchanged.
10	6, 7, 8, 9	162, 202, 206, 253, 254, 255	Unchanged. EA263 was split into DA06 and DA07, however this does not change the coverage of study area 10.
11	11, 37, 38	256, 257, 260	Unchanged.

9.4 Provincial Activity Levels 2000

Table 11: Provincial Activity Levels 2000, CCHS

Both sexes, 12 years and older %	Physically active	Moderately active
Canada	21	21.6
Nova Scotia	20.9	21.6

Both sexes, 12 years and older %	Physically active	Moderately active
Newfoundland and Labrador	17	21.2
Prince Edward Island	19.6	20.7
New Brunswick	15.5	19
Québec	16.8	21.9
Ontario by District Health Council	21.3	21.3
Manitoba	17.4	21.2
Saskatchewan	22.6	21.5
Alberta	25.5	22.4
British Columbia	26.9	22.1
Yukon Territory	33.9	24
Northwest Territories excluding Nunavut	18.5	19.9
Nunavut	23.6	19.3

9.5 Provincial Activity Levels 1994

Table 12: Provincial Activity Levels 1994, CCHS

Both sexes, 12 years and older %	Physically active	Moderately active
Canada	18.6	20.8
Newfoundland and Labrador	15.5	19.8
Prince Edward Island	13.1	18.2
Nova Scotia	15.3	18.8
New Brunswick	18.4	19.3
Quebec	14.2	20.6
Ontario	18.5	20.2
Manitoba	18.8	24.4
Saskatchewan	16.4	22.9
Alberta	21.7	22
British Columbia	27.2	22

9.6 Nova Scotia Activity Levels 2000

Table 13: Nova Scotia Activity Levels 2000, CCHS⁸

Both sexes, 12 years and older %	Physically active	Moderately active
Nova Scotia	20.9	21.6
Zone 1, South & Southwest	17.6	17.7
Zone 2, Valley	23.6	21.6
Zone 3, North & Central	19.2	22.5
Zone 4, New Glasgow & Strait	19.3	23.7
Zone 5, Northeast Cape Breton	21.9	20.7
Zone 6, Halifax	22	22.4

⁸ Zones correspond to Nova Scotia Health Regions shown in Map 1

9.7 Nova Scotia, Participation in Physical Activity

Table 14: Nova Scotia, Participation in Physical Activity, CCHS 2001

Questions	All Ages	12 to 19	20 to 24	25 to 44	45 to 64	65 Plus
Physical Active Index: Active	22.07	44.6	34.2	20.53	17.23	10.14
Physical Active Index: Moderately Active	22.86	22.25	23.95	25.56	23.38	15.05
Physical Active Index: Inactive	55.07	33.16	41.85	53.9	59.39	74.81
Participated in Leisure Physical Activity	89.77	98.59	97.61	93.19	87.65	74.03
In the Last 3 Monthsé						
Walked	68.56	69.69	75.9	72.29	68.48	54.74
Did Yard Work	48.05	35.88	31.59	55.63	55.07	33.72
Swam	22.63	48.87	33.66	25.35	14.56	4.07
Bicycled	14.23	41.74	19	14.87	6.71	1.81
Social Danced	24.79	48.27	42	25.64	18.53	6.5
Did Home Exercise	23.72	31.2	32.94	26.95	19.49	13.22
Ran/Jogged	14.6	45.07	34.82	13.97	4.49	N/A
Fished	8.62	14.1	7.83	11.52	5.81	2.82
Played Basketball	9.51	44.37	21.37	5.72	1.08	0

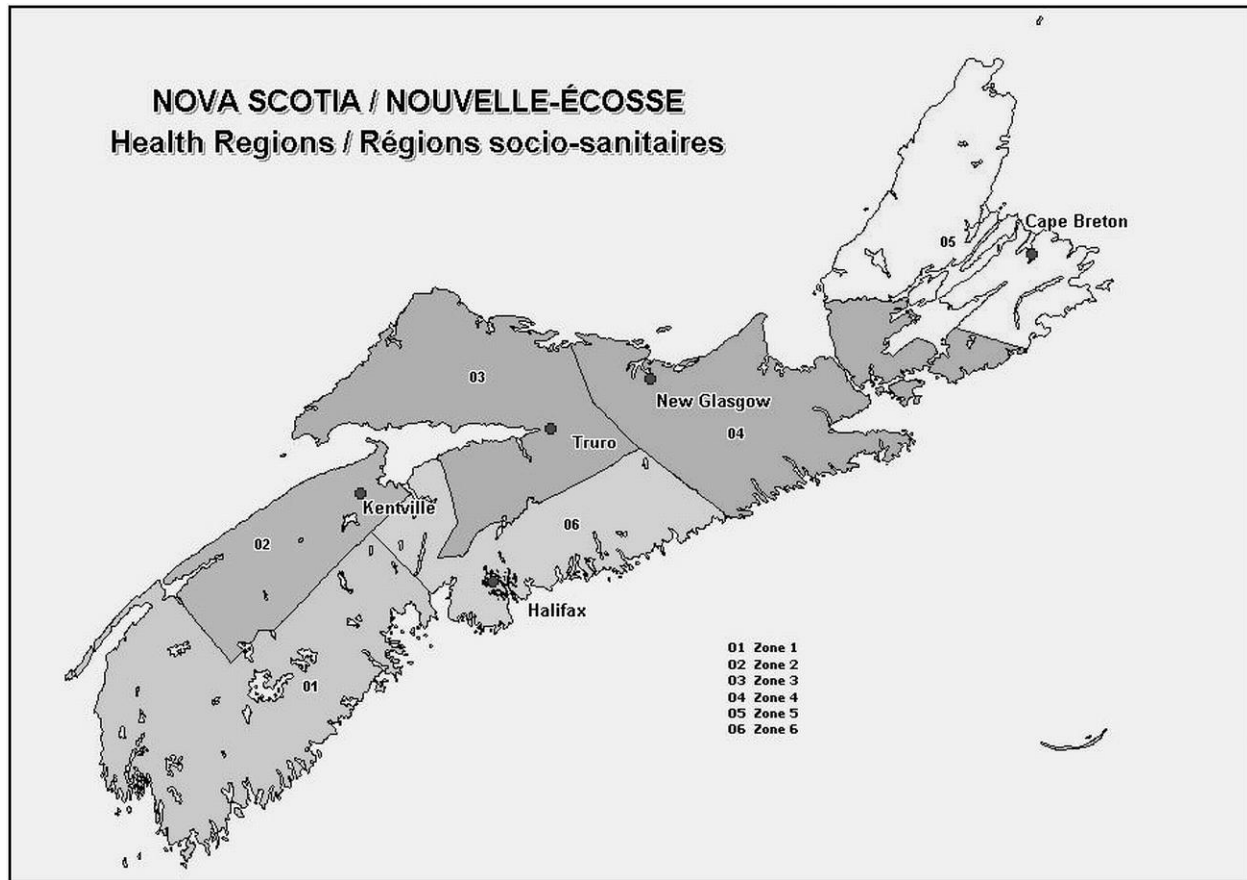
9.8 Lunenburg County, Participation in Physical Activity

Table 15: Lunenburg County, Participation in Physical Activity, CCHS 2001

Questions	All Ages	12 to 19	20 to 24	25 to 44	45 to 64	65 Plus
Physical Active Index: Active	15.65	47.34	0	13.58	10.53	N/A
Physical Active Index: Moderately Active	18.46	N/A	N/A	N/A	20.16	25.04
Physical Active Index: Inactive	65.9	38.14	77.67	71.65	69.31	65.03
Participated in Leisure Physical Activity	90.53	96.75	93.65	92.53	86.43	86.92
In the Last 3 Monthsé						
Walked	64.81	77.4	55.38	62.67	66.96	58.69
Did Yard Work	54.41	42.06	N/A	69.72	56	42.25
Swam	15.86	42.21	0	19.91	N/A	N/A
Bicycled	15.05	47.28	N/A	13.97	N/A	N/A
Social Danced	25.96	58.27	N/A	26.19	16.8	N/A
Did Home Exercise	25.04	40.86	N/A	26.77	22.56	19.76
Ran/Jogged	12.64	52.41	N/A	N/A	0	0
Fished	11.34	N/A	0	23.31	0	N/A
Played Basketball	13.95	68.44	N/A	N/A	0	0

9.9 Statistics Canada Nova Scotia Health Regions⁹

Map 1: Statistics Canada Nova Scotia Health Regions



9.10 Deaths Attributable to Physical Inactivity⁶

Table 16: Number of deaths attributable to physical inactivity in Canadian Adults in 1995

Disease	No. of deaths (and % of total deaths)		No. (and % of deaths attributable to inactivity)	
CAD	44061	(21.2)	15774	(35.8)
Stroke	15517	(7.5)	3088	(19.9)
Colon cancer	4237	(2.0)	843	(19.9)
Breast cancer	4923	(2.4)	542	(11.0)
Type 2 diabetes	5492	(2.6)	1093	(19.9)
All causes	207408	(100.0)	21340	(10.3)

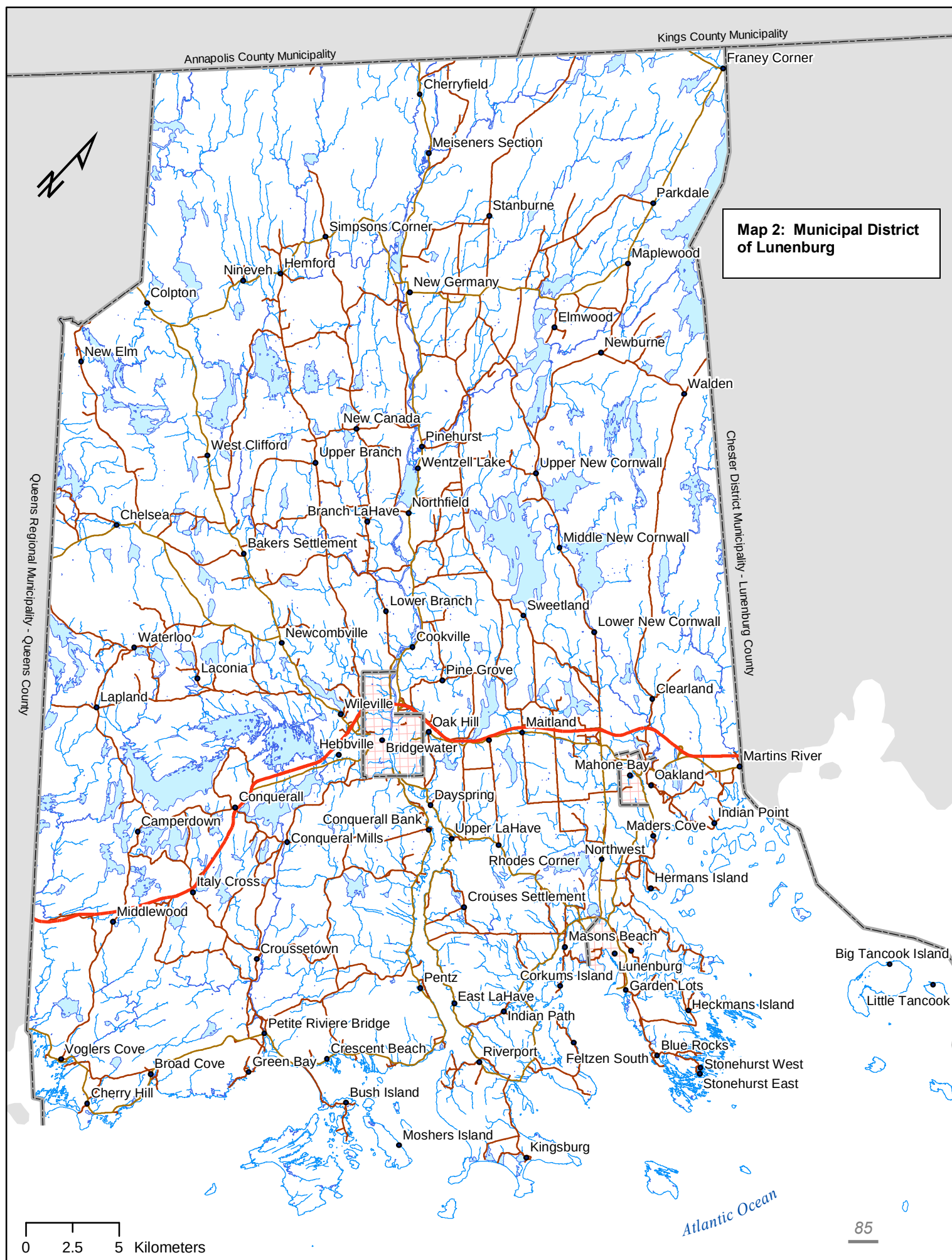
⁹ http://www.statcan.ca/english/freepub/82-221-X1E/images/jpg/ns_ne.jpg

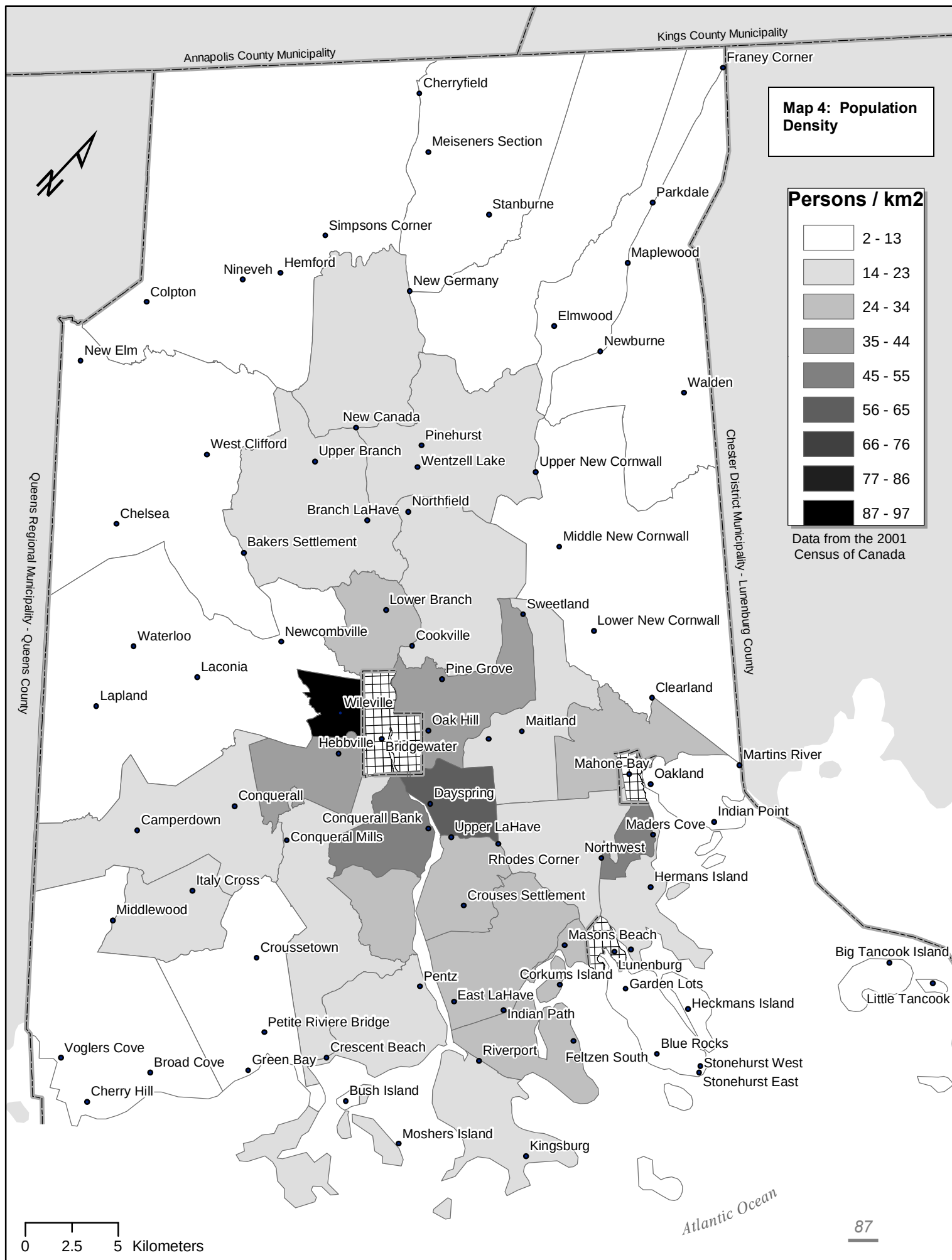
9.11 Economic Costs of Major Chronic Diseases⁶

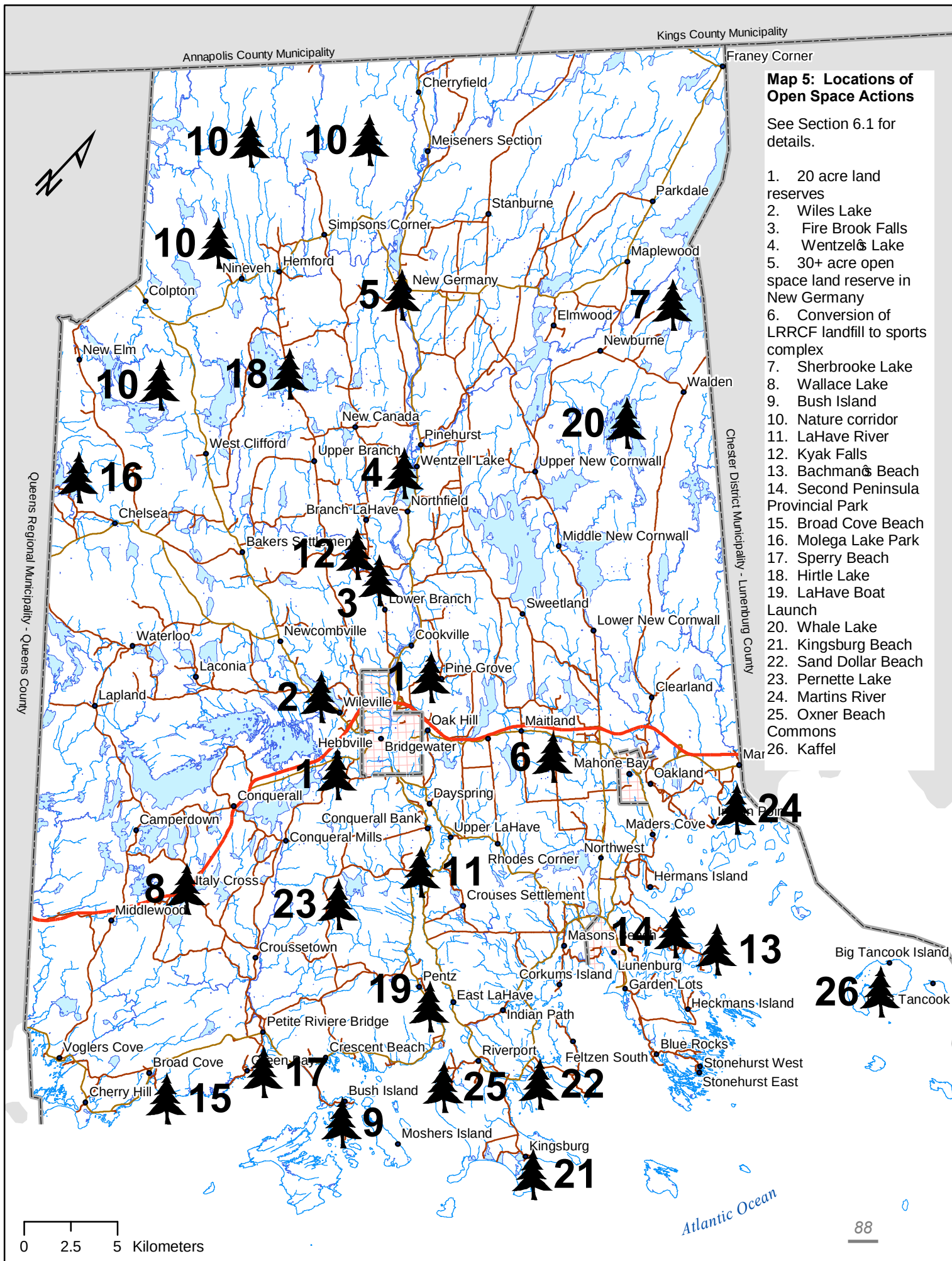
Health care costs for major chronic diseases in Canada in 1999 and estimated direct economic cost of physical inactivity

Table 17: Health care costs for major chronic diseases in Canada

Health care costs, \$1000s						
Disease	Hospital care	Physician care	Drugs	Research	Total	Direct cost attributable to inactivity, \$1000s
CAD	1884827	315521	286830	1554	2488732	890966
Stroke	1508418	89701	133802	555	1732476	344763
Hypertension	332306	298298	949640	NA	1580244	314469
Colon cancer	254424	46139	24109	7531	332203	66108
Breast cancer	176338	48033	51474	5709	281554	30971
Type 2 diabetes	284253	144235	178384	12777	619649	123310
Osteoporosis	NA	NA	NA	NA	1300000	352300
Total					8334858	2122887







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