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Policy & Strategy Committee Meeting Agenda

Tuesday, June 17, 2025 – 9:00 a.m.

MODL Council Chambers, 10 Allée Champlain Drive Cookville NS

- 1. Call to Order**
 - 1.1. Mi'kma'ki Territorial Acknowledgement
- 2. Announcements, Acknowledgements, Recognition**
- 3. Public Input (15 Minutes)**
- 4. Changes/Approval of Agenda (as circulated)**
- 5. Approval of Minutes – May 20, 2025 (as circulated)**
- 6. Business Arising from Minutes**
- 7. Presentations/Scheduled Times**
 - 7.1 Food Hub Feasibility..... **10:15 a.m.** 1-5
 - 7.2 Bioinnovation Hub – SW Nova Scotia BDO Zone Update **11:00 a.m.** 6-10
- 8. Consideration of Correspondence - Nil**
- 9. Staff Reports**
 - 9.1 Administration Department**
 - 9.1.1 Discussion on Uranium Exploration in the LaHave Watershed 11-29
 - 9.1.2 Update on Strategic Priorities Work..... 30-41
 - 9.2 Economic Development**
 - 9.2.1 Final Report of the Food Hub Feasibility Study 42-45
 - 9.2.2 Retail Market & Accommodations Analysis..... 46-51
 - 9.3 Recreation, Parks & Tourism**
 - 9.3.1 Amendments to Policy 043 – Community Grants Program/Sponsorship Request 52-60
 - 9.4 Planning & Development**
 - 9.4.1 Municipal-Wide Land Use Planning Project - Agriculture Lands and Uses.. **1:00 p.m.** 61-82
- 10. Mayor's/Deputy Mayor's/Councillors' Matters - Nil**
- 11. Added Items - Nil**
- 12. In Camera - Nil**
- 13. Adjournment**






Municipality of the District of Lunenburg

FOOD HUB FEASIBILITY

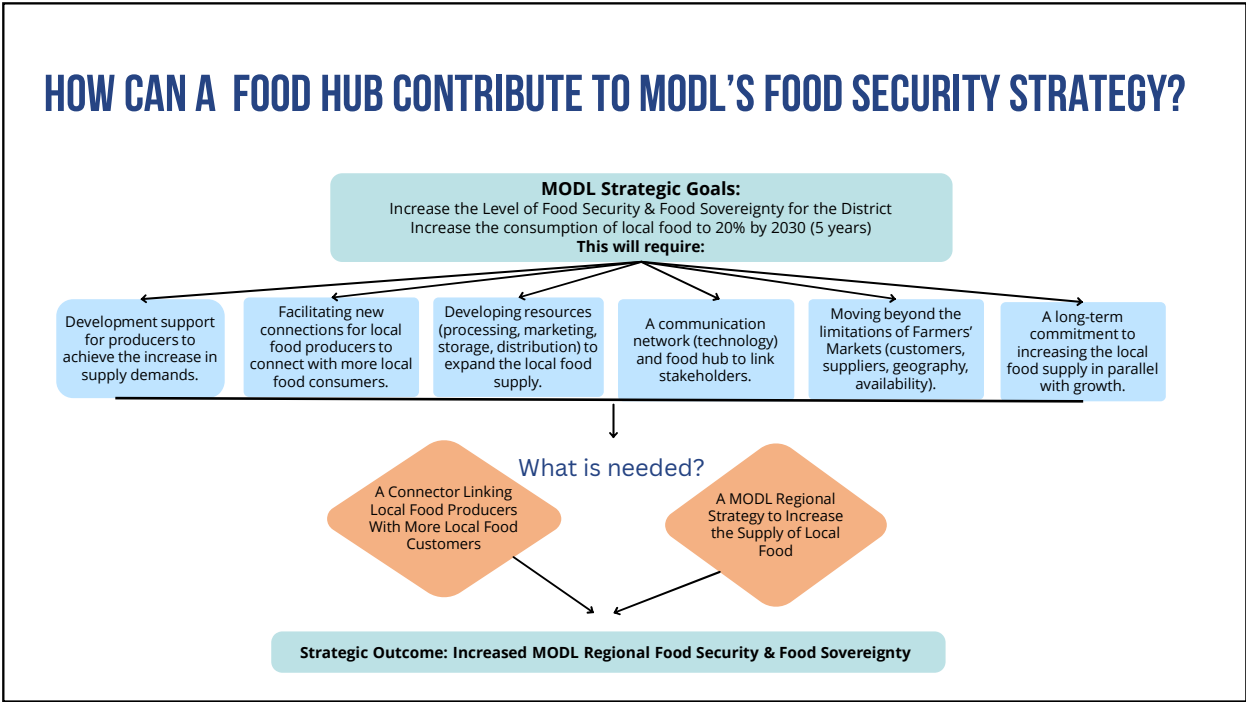
IS IT FEASIBLE?

YES (WITH CAVEATS)

We believe that the community of the Municipality of the District of Lunenburg is ready to be organized around a shared vision of a grass-roots, small-scale food hub operation, with growth potential.



1



2

Food Hub defined

An **organization** with a capacity to strengthen and improve the producer's ability to supply the demand for local food and enhance the markets' ability to absorb products in a sustainable way.



3

ENGAGEMENT SNAPSHOT: WHAT WE HEARD

These recommendations stem from:



60 completed digital surveys



In-person **community engagement** session with 90 participants



60 completed **collaborator interviews**

"Having to order from 10 different people, we spend a lot of time traveling to vendors. Need an online component where we can order from a website and get everything from one place."

"If we are to grow our businesses and be sustainable, we need markets larger than what a farmers' market can offer us. Our interest is in getting more wholesale market connections (retail, restaurants, institutions)."

"There must be a better way to connect with consumers than selling fish/seafood from the back of our truck. It takes away from fishing time and the sales are inconsistent and don't align with our supply."

"We do not have time to go to a farmers' market multiple days a week, but we need access to customers more than just one day a week."

4

PEOPLE INVOLVED

The organization will need champions, product suppliers, buyers, advocates, and volunteers to develop and operate a successful food hub. Those listed below represent expressions of interest.



INTERESTED IN HELPING DEVELOP & MENTOR THE OPERATION OF A FOOD HUB

- The 644 Revitalization Society
- Lunenburg/Queens Federation of Agriculture
- Fancy Pants Cafe
- Wolfville Farmer's Market 2GO
- Mobile Food Market Dartmouth
- Select members of the Lunenburg, Bridgewater and New Germany Farmers' Markets
- Halifax Food Hub
- The Cape Breton Farmers' Market

INTERESTED IN EXPLORING THE OPPORTUNITY TO SUPPLY A FOOD HUB

- 644 Revitalization Society Members
- Corkum Farms
- Fancy's Fungi
- Hillside Pines (Community Garden & Greenhouse)
- Terra Beata Farms
- TwinAitch Food For Thought
- DeLong Farms
- Nellie Row
- The Newport Station Food Hub
- Rivercroft Farm

INTERESTED IN EXPLORING THE OPPORTUNITY TO BUY FROM A FOOD HUB

- Fancy Pants Cafe
- Department of Health
- South Shore Centre for Education
- Hillside Pines
- Harbourview Haven
- Mahone Bay Food Bank & Other
- Fresh Cuts Market
- Wiles Lake Market



Third Sector Enhancement | thirdsectorenancement.com

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GRANTS AVAILABLE: NONPROFIT

Program	Funder	Amount
Innovative Communities Fund	ACOA	\$25,000
Local Food Infrastructure Fund	Agriculture Canada	\$25,000-\$500,000
Sustainable Communities Challenge Fund	Sustainable Communities Challenge	\$75,000 - 1,000,000
Community Food Access & Literacy	NS Dept. of CCH	\$5,000
AgriSpirit Fund	Farm Credit Canada	Up to \$25,000
Innovation & Prototype Grant	Feed Nova Scotia	Up to \$30,000
Philanthropic support	Individual or corporate donors	

FINANCING AVAILABLE: FOR-PROFIT

Program	Funder	Amount
LIFT Small Business Micro-loan	LIFT	\$10,000
CBDC Social Enterprise Loan	CBDC	Up to \$150,000
NS Department of Agriculture Funding Programs	Nova Scotia Department of Agriculture	Multiple programs available
CEDIF (Community Economic-Development Investment Funds)	Self-funded	



See Appendix ___ for full list of funding

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THE SUGGESTED ROLE OF THE MUNICIPALITY

- Decide if MODL wants to proceed to incorporate a food hub into the food security strategy.
- **If Yes:**
 - Provide staff resources to help facilitate the creation and identification of an organization to operate the food hub using existing contacts
- **If No:**
 - Advise those that participated

7

ORGANIZATION TYPE & STRUCTURE

We recommend the creation of a community enterprise, incorporated as a nonprofit or a social enterprise.

- Social enterprises can be structured as for-profit or non-profit organizations
- Nonprofits are eligible for grants
- For-profit organizations are open to investment, such as Community Economic Development Investment Funds (CEDIF)
- **This decision will be made by the organizing group in the next phase**



8

NEXT STEPS

Step 1 - Confirm Champions and Organize Support

- Bring together committed stakeholders.
- Outcome: Champions are in place, seed funding sources identified, and applications underway for the pilot project.**

Step 2 - Design the Pilot Concept

- Use seed funding to launch a proof-of-concept pilot.
- Outcome: A low-risk pilot provides insights into market demand, pricing, producer capacity, and operations, informing next steps.**

Step 4 - Evaluate the Pilot

- Review what worked, what didn't, and which models show the most promise.
 - Assess potential for scaling and attracting more suppliers and buyers.
 - The organizer decides whether to move forward.
- Outcome: Pilot viability assessed, and next steps confirmed**

Step 3 - Launch the Pilot Project

Outcome: Pilot project successfully executed.

Step 5 - Plan for the Next Phase


Outcome: Transition to a permanent food hub model underway.

9

TIMELINE


Step	Year 1	Year 2	Year 3
Step #1 - Confirm Champions and Organize Support	■ ■ ■		
Step #2 - Design the Pilot Concept		■ ■ ■	
Step #3 - Launch the Pilot Project		■ ■ ■ ■ ■ ■ ■	
Step #4 - Evaluate the Pilot			■
Step #5 - Plan for the next phase			■ ■ ■ ■

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Greenspring Bioinnovation Hub SW Nova Scotia BDO Zone Update

FOSTERING GROWTH IN NOVA SCOTIA'S LOW CARBON BIOECONOMY



1

VISION OF SUCCESS:

Innovation driven, sustainable, bioeconomy businesses



FIBENOL – ESTONIA VYTERRA RENEWABLES – ON, QE, NS SUSTANE TECHNOLOGIES – CHESTER, NS DENOVA, HALIFAX, NS

Nova Scotia's bioeconomy strives to create a more prosperous future by harnessing our abundant forestry, agriculture, marine, and waste management resources in a sustainable manner to support economic growth, environmental sustainability, and social well-being.



2

Projected Impact – Late Stage Projects

Rural Economic
Development

\$1.4B

Invested
Capital

97%

Outside
HRM

Support for
Traditional Industry

977 K TPY

Renewable Feedstock
Consumption

Combating
Climate Change

769 K TPY CO₂e

GHG
Reduction

*Project impact at commercial scale

3



How We Help



ADVOCACY



INVESTMENT
LEVEL DATA



CONNECTION
TO RESOURCES



MILESTONE
FUNDING

4

Southwest Nova Scotia Bioeconomy Development Opportunity Zone 'A' Rating for 550,000 GMT of sawmill residuals and low grade roundwood



Attract new ventures that make low-carbon, bio-based products



Credible, standards-based technical evaluations of bio-project "success attributes" (feedstock availability, infrastructure fit etc.)



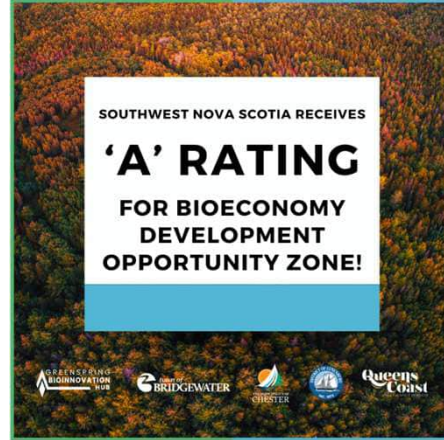
Reviewed and certified by local independent experts



Promotion to key audiences - Bio-project developers and key stakeholders - 'Make the Phone Ring!'



Municipal Partnerships



5

SOUTHWEST NOVA SCOTIA BDO ZONE 'A' Rating - Highlights



Fibre 'Basket' & Ecological Forestry



Supportive Ecosystem

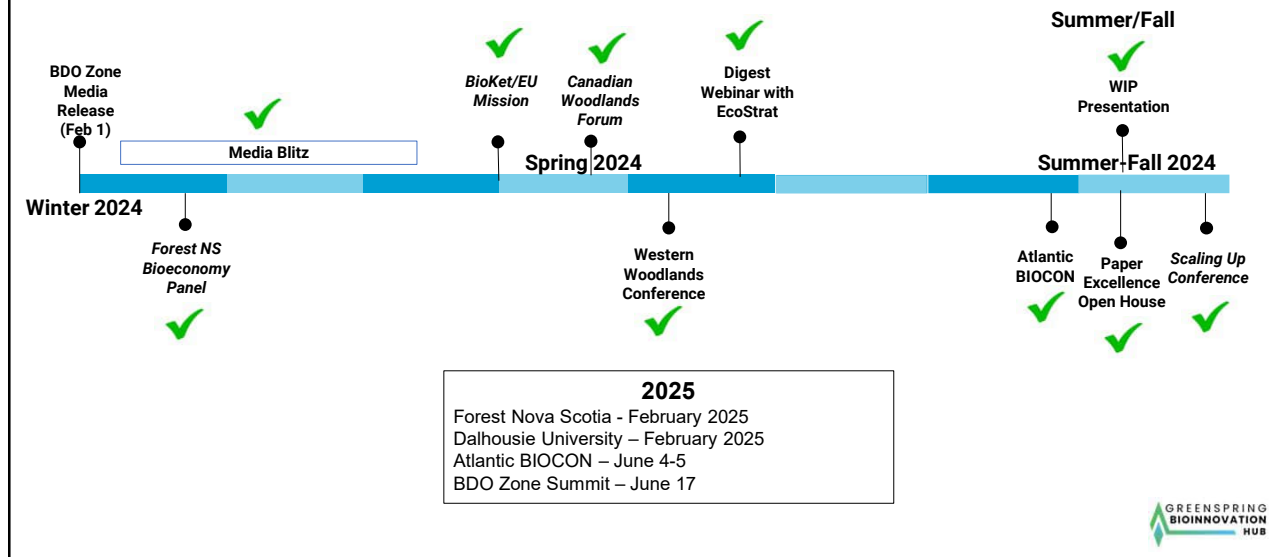


Engaged Partners



6

SW Nova BDO Zone Communications Plan



7

Direct Inquiries



Tech Provider



Torrefied Wood Pellets (Assessing)



Biogas (Assessed and Parked)



Wood Insulation (Assessed and Parked)



Biomethanol (Assessed and Parked)



Bioproducts (2) (Ideation)

Project Enabling



Feed Ingredient (Assessing)



SAF (2) (Assessing)



Biocoal (Feasibility)



Bioproducts (Feasibility)

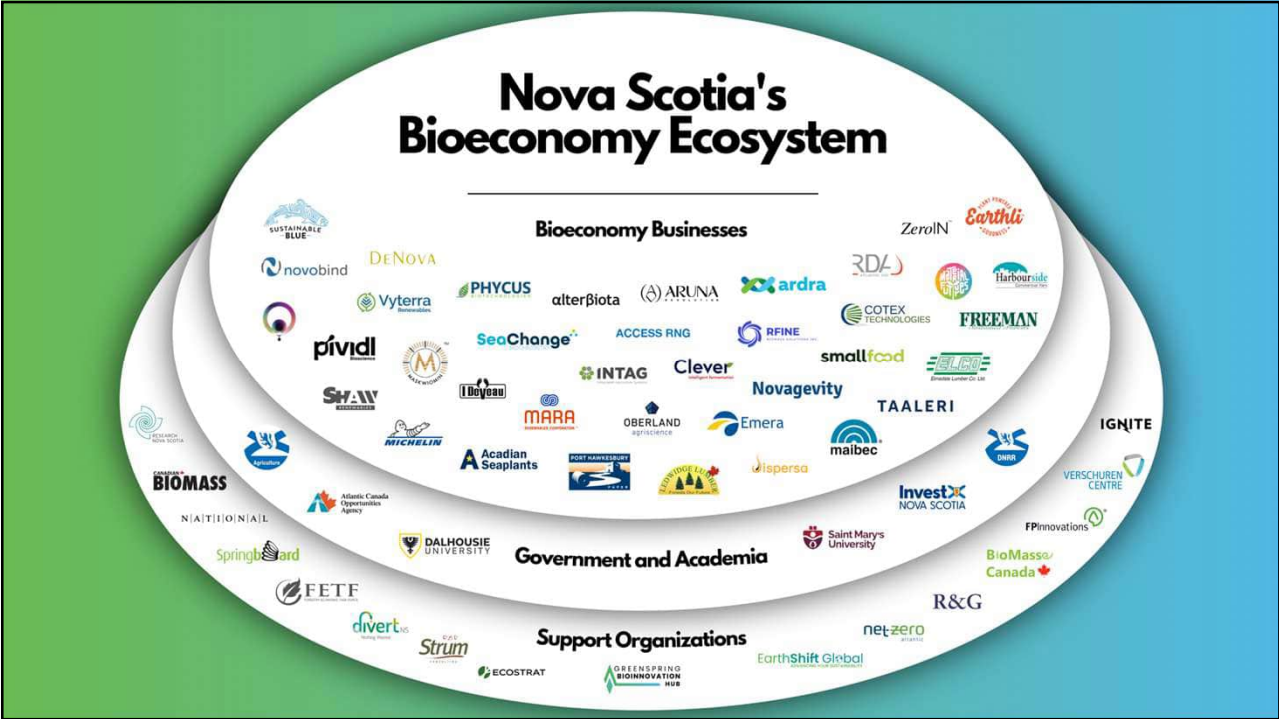


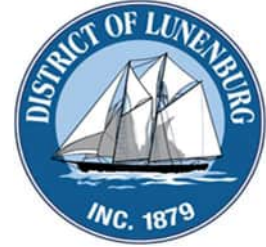
Biofuel (Project Development)



GREENSPRING BIOINNOVATION HUB

8





The Municipality of the District of Lunenburg

Request for Decision

Report to: Policy and Strategy Committee

Submitted by: Xinyuan Wu, Policy Analyst
Jonathan Bertram, Policy Analyst
Abhi Jain, Manager of Climate Change and Sustainability
Alex Dumaresq, Deputy CAO

Date: June 17, 2025

Re: Discussion on Uranium Exploration in the LaHave Watershed

RECOMMENDATION

That Municipal Council write a letter to the Premier of Nova Scotia and the Minister of Natural Resources, requesting the Province undertake robust public engagement on whether to proceed with uranium exploration after publicly sharing a risk assessment and a cost-benefit analysis.

EXECUTIVE SUMMARY

On March 26, 2025, the Province of Nova Scotia repealed its longstanding ban on uranium exploration. Within days, a Request for Proposals (RFP) was issued for uranium exploration in three previously identified sites, including one in East Dalhousie, near the headwaters of the LaHave River watershed and just outside the boundaries of the Municipality of the District of Lunenburg (MODL). MODL is not the regulator for such activities; however, the proposed site is within a sensitive watershed where more than 4,500 residents depend on private wells for drinking water. On June 10, 2025 Council passed a motion to request that the Province pause the RFP process for exploration of uranium in East Dalhousie to allow for sufficient time for meaningful consultation with First Nations and the public.

This report provides a review of the exploration proposal, outlines the provincial and federal regulatory frameworks for uranium mining, highlights key public health and environmental risks, and identifies options available to Council. It draws on national research, Canadian precedents, and insights from Nova Scotia Health, Coastal Action, and Health Canada.

While the provincial RFP requires a general Environmental Management Plan, it does not mandate site-specific hydrogeological studies or long-term groundwater monitoring during exploration. Given MODL's proximity to the proposed site and the vulnerability of its water supply, Council may wish to advocate for stronger precautionary measures, and a more transparent risk-benefit justification from the Province. Public health risks from radon exposure, challenges with uranium tailings containment, and Nova Scotia's wet climate raise legitimate concerns that warrant attention from both the public and decision-makers.

BACKGROUND

History of Uranium Mining and Moratorium in Nova Scotia

Nova Scotia has a history of intermittent uranium exploration dating back to the mid-20th century. Interest surged in the late 1970s following a federal geological survey that identified the province as having significant uranium potential. At the time, global interest in nuclear energy—particularly in Europe—drove corporate exploration activity to record levels.

In response to this rapid increase, a broad coalition of residents, scientists, medical professionals, and environmental advocates raised concerns about the health and ecological impacts of uranium development. The Province responded by imposing a moratorium on uranium exploration and commissioning a public inquiry to assess potential risks and gather public input.

The inquiry heard extensive testimony, consulted with experts, and considered options for how to govern uranium exploration and mining processes. Public sentiment was largely opposed to uranium mining, and health experts voiced strong concerns about the risks of radioactive exposure and long-term environmental harm. The inquiry culminated in a final report written by R. J. McCleave summarizing the process and making recommendations to the Province. While McCleave's final report did not recommend a full ban, the concerns raised by the public and experts were sufficient for the Province to continue the moratorium.

The matter resurfaced in the late 2000s, when the Province began reconsidering the issue. On May 15, 2008, the Municipality of the District of Lunenburg (MODL) passed a motion expressing its support for maintaining the moratorium. This local stance aligned with broader provincial momentum, culminating in the passage of legislation that formally banned uranium exploration

and mining. The Uranium Exploration and Mining Prohibition Act received Royal Assent on November 5, 2009, codifying the ban into law. That legislative ban remained in effect until its repeal on March 26, 2025.

Nova Scotia's Rationale for Renewed Uranium Exploration

The Province's decision to repeal the uranium ban stems from two primary objectives: economic development and energy transition.

First, lifting the prohibition opens the door to renewed economic activity. The Province anticipates that exploration could lead to future mining opportunities, supporting job creation and resource-sector investment in rural communities. This aligns with broader efforts to attract investment under Nova Scotia's Critical Minerals Strategy.

Second, uranium is viewed as a key component in Canada's clean energy transition. Its primary use—in fueling nuclear reactors—offers a non-carbon-emitting alternative to fossil fuels. The Province has positioned uranium as a strategic mineral that could support domestic energy security, reduce reliance on international supply chains, and increase national mineral exports.

In May 2025, uranium was formally added to Nova Scotia's list of critical minerals, alongside high-purity silica, silver, and tellurium. While uranium had not been included in the 2023 version of the Critical Minerals Strategy, its addition in 2025 marked a significant policy shift. The Province is now actively promoting the re-evaluation of previously explored uranium occurrences, particularly those identified before the 1981 moratorium and 2009 ban.

Modern Methods of Uranium Mining

There are two principal methods used in modern uranium extraction:

1. Conventional Mining

This includes open-pit, strip, or underground mining methods. Conventional mining involves physically excavating uranium-bearing rock, which is then crushed and chemically processed to extract uranium. This method is used where deposits are concentrated and accessible, but it is land-intensive and produces large volumes of radioactive tailings that must be managed long-term.

2. In-Situ Leaching (ISL) or Solution Mining

ISL has become the dominant extraction technique in recent decades, particularly in areas with porous sandstone geology. It involves drilling wells into uranium-bearing aquifers, injecting a chemical solution to dissolve the uranium in place, and pumping the

solution back to the surface for processing. While less disruptive on the surface, ISL carries risks of groundwater contamination, especially if the surrounding geology is fractured or not properly contained.

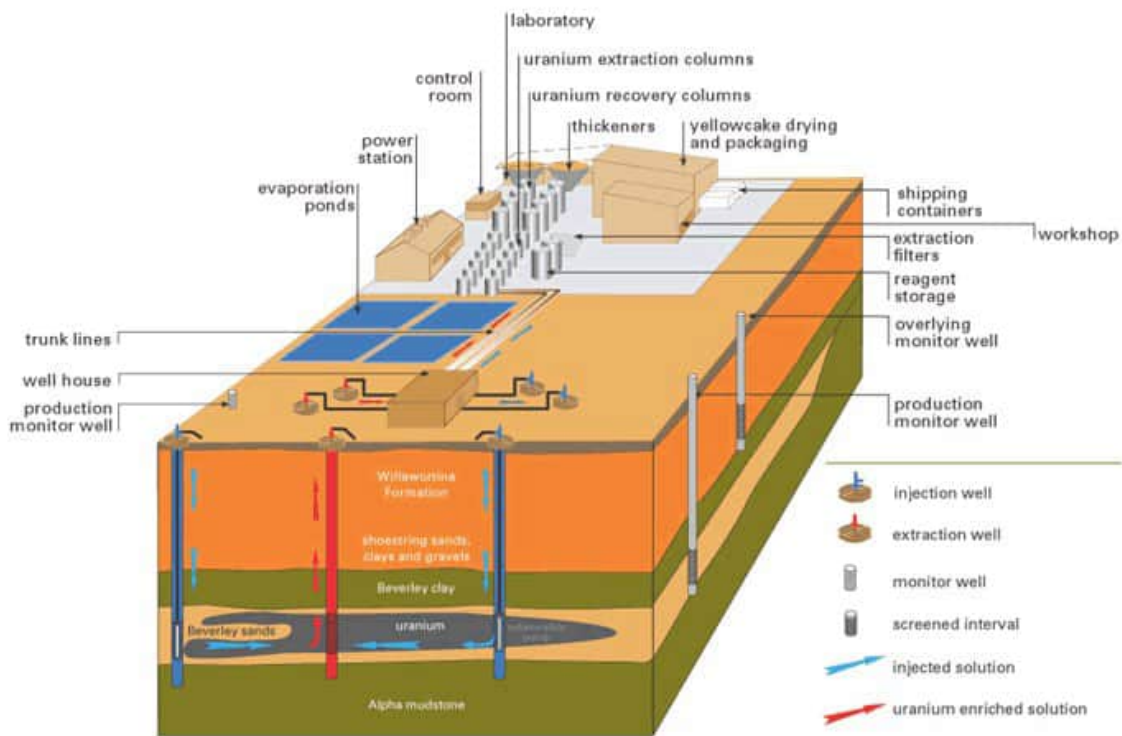


Figure 1: General layout of the Beverley ISL uranium mine in Australia. (Source: Heathgate Resources, 1998)

Location of Exploration Sites

Following the repeal of the ban on March 26, 2025, the Department of Natural Resources and Renewables (DNRR) issued Request for Proposals (RFP #57089) to explore uranium in three areas previously identified as having geological potential:

- **East Dalhousie, Annapolis County**
Originally explored by Esso Minerals in the late 1970s, this site lies within granitic rock formations near Cherryfield Road. Of 52 historic drill holes, 27 intersected uranium concentrations exceeding the 100-ppm economic threshold. However, the site was considered uneconomic at the time and abandoned in 1979.
- **Lower Vaughan (Millet Brook), Hants County**
This is Nova Scotia’s most significant known uranium deposit. It consists of three primary mineralized zones, with nearly all historical drill holes exceeding the 100-ppm

threshold. Extensive trenching and drilling were completed prior to the 1981 moratorium, and many additional occurrences have been documented in the area.

- **Louisville, Pictou County**

Located approximately 3 km west of River John, this deposit lies within sedimentary rock formations of the Pictou Group. Lacana Mining Corporation drilled 20 holes in the late 1970s, intersecting uranium in 9 holes. Although the concentrations were relatively low (100–200 ppm), the site is believed to have potential for larger-scale extraction based on overall tonnage.

These three areas were prioritized due to their historic exploration records and alignment with the province’s critical minerals strategy. All three lie within regions of ecological and hydrological significance, raising important questions about land use compatibility, watershed protection, and long-term public health safeguards.

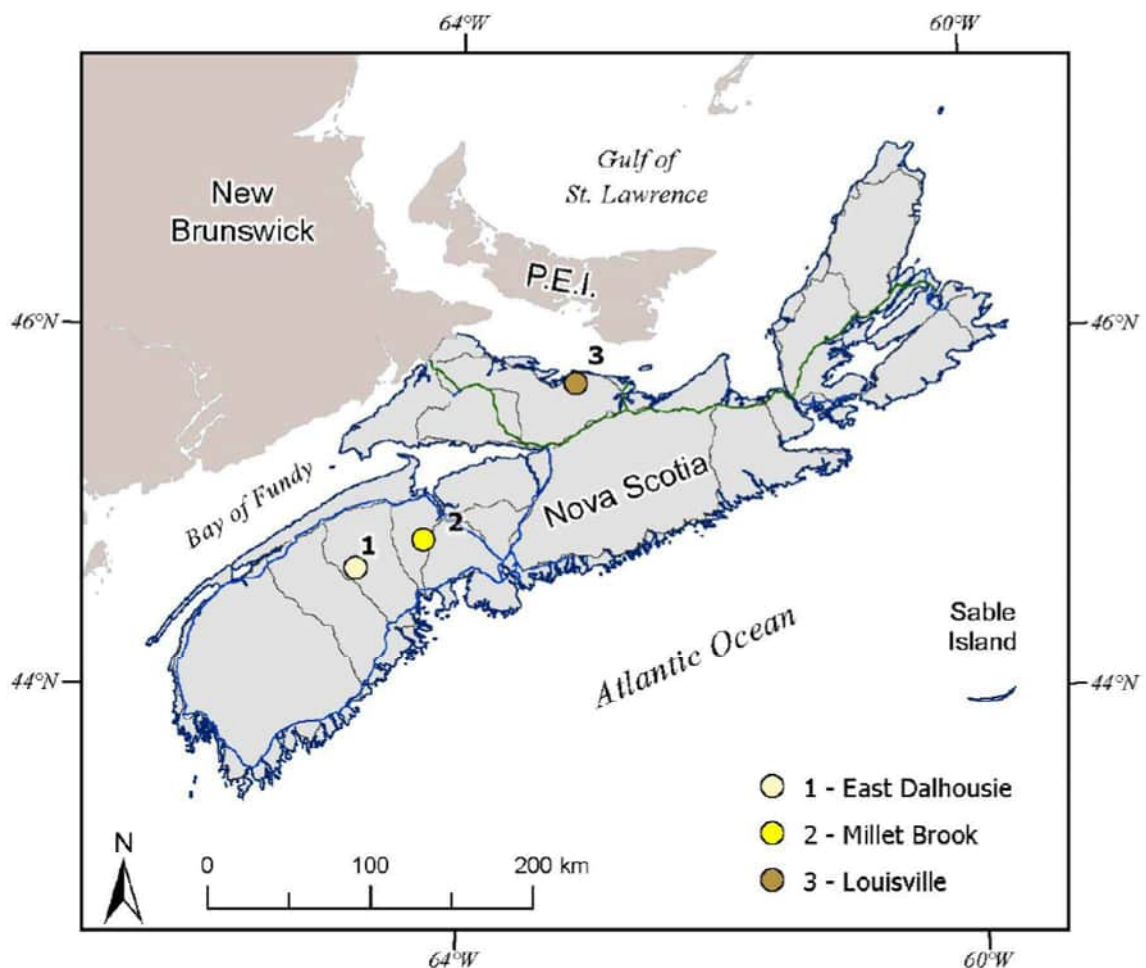


Figure 2: Nova Scotia map showing proposed Uranium exploration sites

Authority for Regulating Uranium Mining

Exploration vs. Mining

Regulatory responsibility for uranium development in Canada is split between the provincial and federal governments, depending on the stage of activity. Mineral exploration is regulated solely by the Province of Nova Scotia, while uranium mining and milling are federally regulated due to the radioactive nature of the material and associated health and safety concerns.

Exploration is considered a preliminary, low-impact phase focused on locating and evaluating mineral deposits. It typically involves activities like geological mapping, sampling, and test drilling. Mining, by contrast, involves the large-scale extraction and processing of ore and is subject to more stringent regulations.

The Request for Proposals (RFP #57089) issued by the Province on May 14, 2025, is limited to uranium exploration. It outlines the criteria for evaluating proposals and offers successful proponents the opportunity to receive an exploration license. It does not authorize mining. Any future mining project would need to undergo a separate federal licensing process administered by the Canadian Nuclear Safety Commission (CNSC).

Provincial Process

Mineral exploration in Nova Scotia is governed by the Mineral Resources Act. To obtain an exploration license, applicants must be registered as licensed prospectors and submit a detailed application to the Nova Scotia Registrar General. Licenses are valid for two years and may be renewed if the holder remains in good standing. The license grants the right to undertake low-impact exploration activities, provided the prospector secures land access either through the Department of Natural Resources (for Crown land) or via independent agreement with private landowners.

Additional permits are required for drilling and aerial surveys. These are intended to supplement the exploration license, not replace it. Agreements with private landowners often include conditions regarding site access, environmental protection, and remediation.

Engagement and Consultation under Provincial Oversight

Public engagement is formally mandated for mineral exploration; however, the specific nature of engagement is highly changeable. The Province encourages proponents to align the scale of their engagement with the nature and duration of their proposed activities. The current RFP emphasizes this expectation by assigning 30 percent of its evaluation score to community and Mi'kmaq engagement strategies.

The Department of Natural Resources has issued guidance suggesting that short-term or minimally disruptive activities may only require communication with landowners and the department. Larger-scale exploration efforts, particularly those involving drilling or multi-week site work, are expected to engage with a broader range of stakeholders. This may include municipal representatives, MLAs, local interest groups, Mi'kmaw communities, and the general public. The Mineral Resources Act states that stakeholder engagement must occur “in the prescribed manner,” without a specific outline, providing flexibility but also reinforcing the need for meaningful outreach to foster trust and minimize opposition.

Federal Process

The Canadian Nuclear Safety Commission (CNSC) is responsible for regulating all uranium mining and milling operations in Canada. Before any site preparation, construction, operation, or decommissioning of a uranium facility can proceed, a company must obtain federal licenses for each stage of the project. These include licenses to prepare the site and construct, to operate, and to decommission.

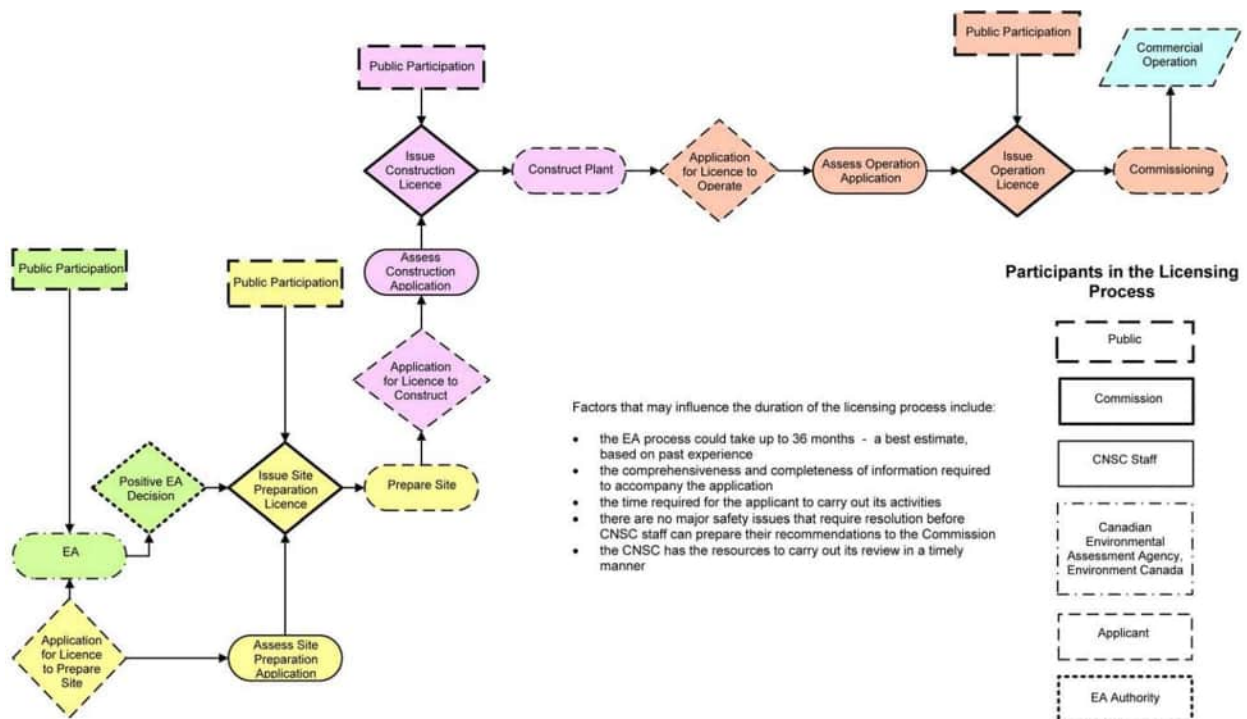


Figure 3: Licensing Process for a New Uranium mine or mill in Canada (Source: CNSC, 2007)

Environmental Assessment

Each stage of licensing is subject to public participation, environmental review, and technical evaluation. The CNSC licensing process follows the Uranium Mines and Mills Regulations and is typically initiated only after a detailed environmental assessment (EA) has been completed under the Canadian Environmental Assessment Act.

There are two tracks for environmental assessment: the screening track, used for smaller or modified projects, and the comprehensive study track, which is triggered by new uranium mines. The results of the comprehensive study are submitted to the Minister of Environment, who will determine whether the project is likely to cause significant environmental harm, taking into account proposed mitigation and follow-up measures. If no significant harm is anticipated, the licensing process proceeds.

To support timely decision-making, the CNSC has committed to completing environmental assessments within a 24-month period. Once the EA is complete, licensing applications require detailed information about the proposed mine's design, environmental protection measures, groundwater regime, and potential release of nuclear substances. Long-term monitoring, emergency response, and financial assurance for decommissioning are also assessed.

Decommissioning plans must be integrated from the outset and are updated as the project progresses. Closure and remediation require a separate license and environmental assessment to ensure that long-term risks are addressed, and the site is returned to a safe condition.

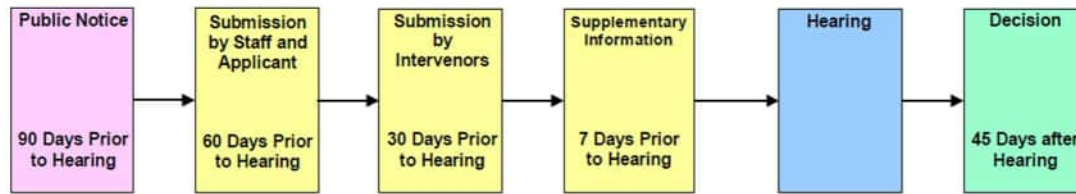
Public Involvement in the Licensing Process

During the environmental assessment, the public can review and comment on draft guidelines and technical studies. This includes commenting on draft Environmental Assessment Guidelines and the Comprehensive Study Report. Comprehensive studies and panel reviews also include provisions for funding to assist participants in preparing for and participating in the review.

Public hearings are held at key points in the licensing process, typically over two days within a ninety-day period, with public intervenor submissions taking place on the second hearing day. This includes opportunities for community members, Indigenous representatives, and other

stakeholders to submit written or oral comments.

One-Day Hearing (~ 5 Months)



Two-Day Hearing (~ 6 Months)

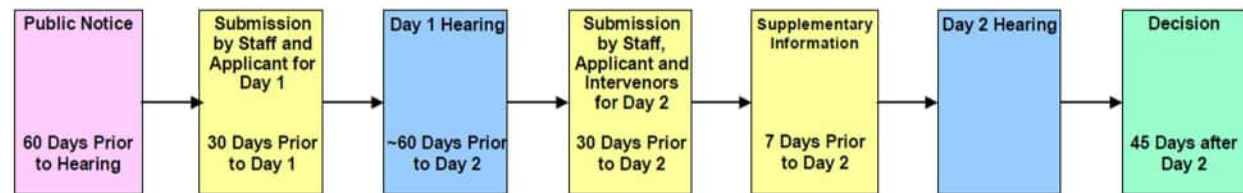


Figure 4: Timelines for One-Day and Two-Day Hearings. (Source: CNSC, 2007)

Provincial Critical Minerals Strategy & Uranium

Nova Scotia’s Critical Minerals Strategy is intended to support Canada’s transition to a clean energy economy, attract investment, and diversify the provincial economy. It outlines six strategic pillars: geoscience, regulatory review, opportunities with Mi’kmaw partners, opportunities for Nova Scotia, research and innovation, and public awareness.

The strategy is reviewed every two years and includes a list of critical minerals that meet specific criteria. These criteria include potential for discovery in Nova Scotia, contribution to climate goals such as achieving 80 percent renewable electricity by 2030 and net-zero emissions by 2050, global supply-demand imbalance, and strategic economic relevance.

Uranium was not originally included in the 2023 strategy due to the ongoing ban. However, following the repeal of the Uranium Exploration and Mining Prohibition Act in March 2025, the Province updated the strategy to add uranium to the Critical Minerals List. This decision was announced on May 14, 2025, alongside the inclusion of high-purity silica, silver, and tellurium.

The Province also issued a Request for Proposals seeking exploration activities in areas previously known to contain uranium. By positioning uranium as a critical mineral, the Province aims to align its economic development and energy strategy with broader national goals while also responding to concerns about global resource security.

While the strategy emphasizes regulatory oversight and responsible development, concerns remain about whether current frameworks adequately address the unique environmental and

public health risks associated with uranium, especially in regions with vulnerable groundwater and limited precedent for radioactive material handling.

Municipal Role in Uranium Discussion and Responses to Date

Municipalities play no role in the regulation or approval of uranium mining or exploration. Municipalities do have broad responsibilities to work to represent their communities and advocate on behalf of municipal interests. The Municipal government act states that one of the three primary purposes of municipalities is to “develop and maintain safe and viable communities (s. 9(c), Municipal Government Act)”. Various sections of the act also provide municipalities with power and responsibility for protecting the environment and drinking water.

The Province, in writing to municipalities and requesting support for the critical mineral strategy have acknowledged that municipalities have an important voice in the public arena and in the discussion around natural resources. Prior to the removal of the uranium exploration ban, the Province reached out to municipalities across Nova Scotia to seek support for its updated Critical Minerals Strategy and related exploration activities.

The District of Lunenburg chose to defer its response, seeking more time to consider the implications of uranium exploration and community concerns. The Nova Scotia Federation of Municipalities (NSFM) reviewed the Province’s request and facilitated a meeting of Mayors, Wardens, and CAOs on February 26, 2025. The meeting revealed general consensus around the value of a coordinated approach to resource development. Several municipalities responded, highlighting the need for stronger municipal representation in provincial resource policy decisions. In response, NSFM secured funding through the Department of Municipal Affairs and the Department of Environment and Climate Change to hire two new policy analysts focused on resource development and environmental sustainability. These staff are expected to begin work by mid-to-late June.

With the removal of the ban and the issuance of RFPs for exploration, more responses from municipalities and other groups have been made. These responses are summarized below

- **Other municipalities** Initial responses from other municipalities were of surprise, noting they lacked recent experience dealing with uranium-related policy. they emphasized the need for clarity, transparency, and assurance that any development will proceed safely and responsibly. Councils generally stated a preference to evaluate specific proposals on a case-by-case basis rather than offering blanket support for uranium extraction.

- **Pictou County** took more definitive action, voting to request a pause on the approval of uranium exploration licenses until adequate research and consultation can occur. It also initiated steps toward making the River John watershed a designated Protected Water Area. Annapolis County Council and the District of Lunenburg have now passed similar motions requesting a pause.
- **First Nations** responses have been critical. The Assembly of Nova Scotia Mi'kmaw Chiefs voiced opposition to the process by which Bill 6 was introduced, citing lack of consultation and infringement on treaty rights. While the Assembly does not oppose safe and responsible development outright, it has historically rejected both uranium mining and hydraulic fracturing. The Assembly indicated it may pursue a legal challenge and rejected the fast-tracking of exploration decisions without prior engagement on unceded and traditional Mi'kmaw territory.
- **The South Shore Chapter of the Council of Canadians** wrote to municipal council expressing concern and opposing uranium exploration and mining in Nova Scotia. Several more letters and in-person public input has been received by all of council in advance of the report writing, all of which has expressed concern and/or urged the municipality to oppose uranium mining and exploration.

Potential Impacts of Uranium Exploration and Mining in the LaHave Watershed

MODL's key concerns regarding uranium exploration center on potential threats to water security, environmental and public health risks, and gaps in regulatory oversight—particularly given the municipality's proximity to one of the proposed exploration sites.

1. Proximity to MODL Watersheds

The proposed uranium exploration site in East Dalhousie lies just outside MODL's boundaries, within the headwaters of the LaHave River watershed. This watershed flows through a significant portion of the Municipality and drains into the Atlantic Ocean. It is crucial to regional water security, with most of 4,500 households in the watershed relying on private wells for their drinking water.

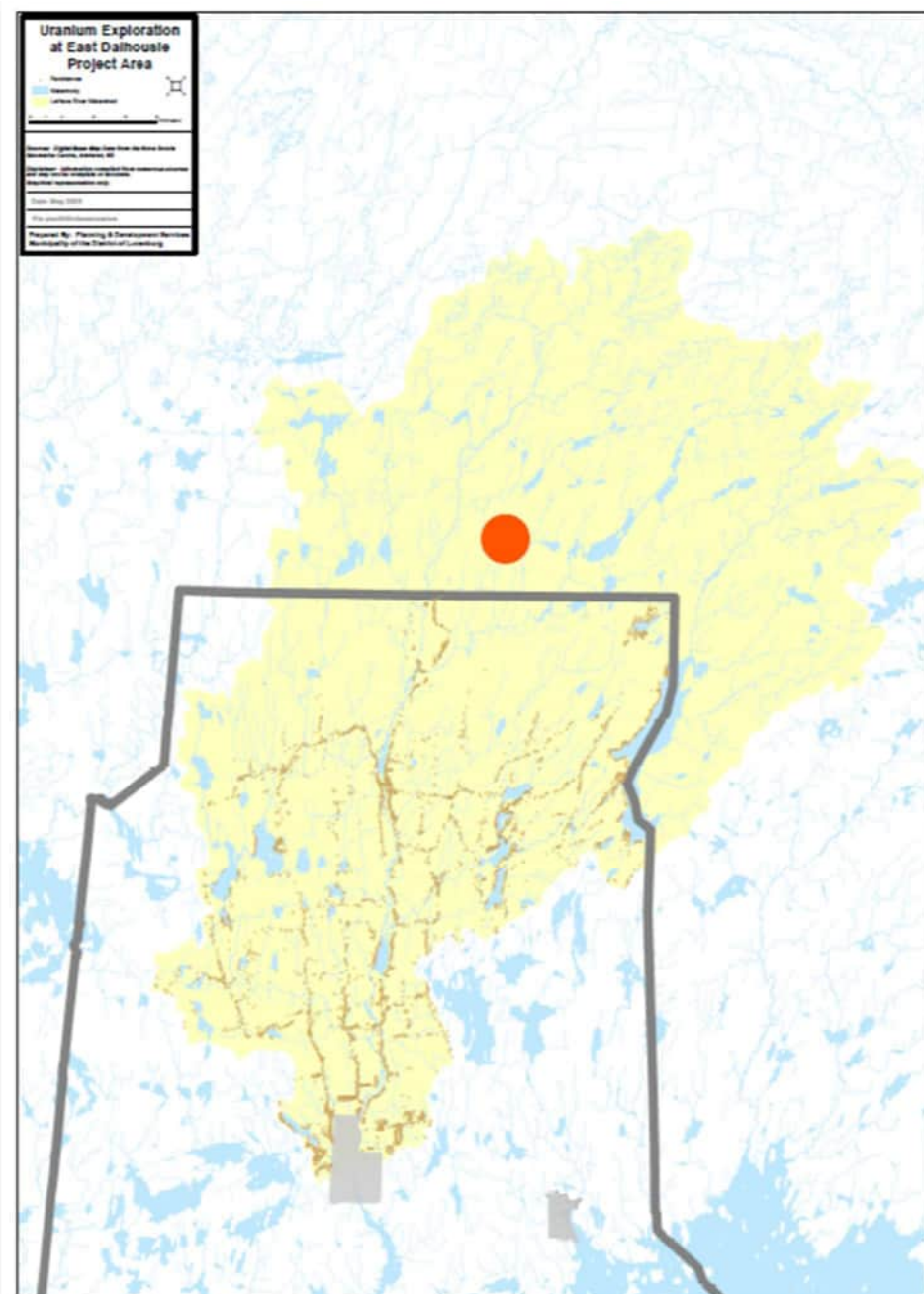


Figure 5: Map showing LaHave River Watershed with proposed East Dalhousie Uranium Exploration Site

The underlying geology of the region consists of fractured granite bedrock, creating complex and poorly mapped groundwater pathways. There is concern that exploratory drilling could disrupt these pathways and release contaminants, including radionuclides and heavy metals, which may migrate toward residential wells, lakes, or streams. These risks are magnified by the fact that the Province’s RFP does not require site-specific hydrogeological studies or groundwater risk assessments during the early exploration stage.

Although the RFP mandates the preparation of an Environmental Management Plan, this plan remains general in scope and does not guarantee meaningful groundwater analysis. As a result, early-stage exploration could introduce environmental hazards that are not adequately assessed or mitigated.

Baseline water quality monitoring programs are in place across both the LaHave and Petite Rivière watersheds. While these programs provide important long-term data, their limitations—discussed below—mean they may not detect site-specific contamination at an early stage.

2. Interconnected Watersheds and Water Quality Monitoring

The **LaHave River** and **Petite Rivière** are two distinct watersheds in Lunenburg County. Although they do not share surface water connections, their boundaries meet in areas like Newcombville, Wileville, and Chelsea. Due to the fractured nature of local bedrock, some degree of localized groundwater exchange between the two systems may be possible, though this interaction is not yet formally mapped or studied in detail.

Both watersheds are environmentally significant and support mixed land uses, including agriculture, forestry, recreation, and residential development. They are also the subject of long-standing water quality monitoring and restoration programs led by Coastal Action.

- **The LaHave River watershed** spans 1,668 square kilometres and extends approximately 97 kilometres from its headwaters at South Mountain to the Atlantic Ocean. Since 2007, the LaHave River Monitoring Program has collected monthly samples from 15 sites. Water quality is assessed using the Canadian Council of Ministers of the Environment (CCME) Water Quality Index (WQI), which tracks parameters such as dissolved oxygen, total suspended solids, nitrates, phosphorus, pH, iron, temperature, and bacterial indicators like fecal coliforms and enterococci. Although the WQI provides a useful overview of watershed health, it does not include key radionuclides or decay products such as uranium, radon, thorium, or polonium. This omission limits the program's ability to detect impacts related to radioactive contamination—especially in upland areas where exploration may occur near shallow private wells.
- **The Petite Rivière watershed**, covering 244 square kilometres, is entirely within Lunenburg County and serves as the source of drinking water for the Town of Bridgewater. It is also the sole habitat of the globally endangered Atlantic whitefish, which survives in three interconnected lakes: Hebb, Milipsigate, and Minamkeak. The

watershed is monitored by the Petite Rivière Watershed Program, established in 2010 and supported by the federal Habitat Stewardship Program. Eighteen freshwater sites are sampled using multi-parameter probes and laboratory analysis. Parameters include acidity (average pH of 5.6), total organic carbon, nutrients such as nitrogen and phosphorus, and metals including arsenic, lead, selenium, cadmium, and uranium. Sediment quality and biological indicators are also assessed.

Testing conducted at Milipsigate Lake in 2018 detected no measurable uranium in either water or sediment. However, this single data point is not sufficient to determine current risk levels near active or proposed exploration areas. Unless radionuclide-related parameters are measured frequently and at sites adjacent to exploration zones, localized contamination may go undetected.

While both monitoring programs adhere to national standards and reflect best practices for watershed-scale assessment, they are not optimized for detecting localized or groundwater-based pollution associated with uranium exploration. Early signs of contamination—particularly those affecting individual wells—may only become visible with targeted sampling at higher frequency and closer proximity to drilling activities.

3. Environmental and Public Health Risks

Uranium exploration can result in significant environmental and health concerns even before mining begins. Exploratory drilling activities may release radon gas, a radioactive carcinogen and the leading cause of lung cancer among non-smokers in Canada. Health Canada attributes over 3,000 radon-related lung cancer deaths annually.

Drill holes may also intersect fractured aquifers, creating pathways for contaminants to enter groundwater systems. In rural areas like MODL, where many residents rely on shallow wells with limited treatment capacity, this presents a meaningful risk. Yet provincial regulations do not mandate hydrogeological studies at the exploration stage, nor do they require long-term groundwater monitoring after drilling is complete.

Disturbances associated with site access, road building, and drilling pads can also damage wetlands, increase erosion, and cause sediment or chemical runoff into nearby streams or lakes. Because municipalities are not formally engaged in the exploration permitting process, they may have limited ability to respond to these site-level impacts.

Should exploration lead to active mining, the risks increase substantially. Uranium tailings retain most of the original ore's radioactivity—including radium-226, thorium-230, and polonium-210—and remain hazardous for millennia. These substances can leach into water or be

dispersed as dust, especially in high-precipitation regions like Nova Scotia. The U.S. Environmental Protection Agency's TENORM report confirms that uranium is highly soluble in both acidic and alkaline waters, making groundwater and surface water the primary transport pathways.

Nova Scotia's climate exacerbates containment challenges. The province receives approximately 1,300 mm of rainfall annually, compared to 1,000 mm in Virginia, where uranium mining was deemed infeasible, and only 400 mm in Northern Saskatchewan, where Canada's current uranium mines are located. In July 2023, Nova Scotia experienced an extreme rainfall event of 860 mm in a single day, raising serious concerns about the structural resilience of tailings containment systems and the risk of runoff.

Airborne emissions also pose risks. Radon gas and radioactive dust can spread far beyond mine boundaries, as shown in past cases such as Elliot Lake, Ontario, where elevated cancer rates prompted costly remediation. Bioaccumulative isotopes like polonium-210 may concentrate in plants, fish, and wildlife, increasing food chain risks in communities that rely on traditional harvesting.

Together, these factors underscore the importance of rigorous early-stage safeguards. In areas like MODL—where settlement patterns overlap with the exploration sites, ecosystems are sensitive, water sources are decentralized, and baseline data remains limited—strong provincial oversight and community engagement are necessary even at the exploration phase.

Analysis

The Province has laid out its rationale for re-opening uranium exploration: economic growth and clean energy supply. To date the Province has not publicly shared estimates of the potential economic growth, job creation estimates or provincial royalties.

Uranium exploration and mining carry site-specific general mining impacts as well as radioactive risks from radon gas and mining waste. These risks are higher in Nova Scotia than in other Canadian uranium mining locations due to the higher annual average rainfall. To date the Province has not publicly shared any assessment of the likelihood of impacts from exploration, or any estimates of impact or financial cost on the environment and human health should contamination occur.

Should uranium exploration proceed, robust assessment, regulatory controls, and long-term monitoring of environmental and health system impacts are all required. Due to the absence of a uranium mining industry, it is unlikely that Nova Scotia has an adequate regulatory regime already existing to manage the risks associated with uranium exploration and mining, especially given the elevated risks due to a wetter climate. The Province should communicate with the public about the measures it is taking to enhance existing regulatory controls for natural resources exploration to account for the elevated risk posed by uranium.

Given that uranium mining was not discussed during the recent Provincial election, there is a strong argument to be made that the Provincial government does not have a mandate from the electorate to pursue such high-risk natural resources without public consultation. In order for that consultation to be meaningful, the Province must first publicly share the estimated benefits analysed against the known risks, their likelihood and their impact. This information is critical before any meaningful engagement with the public or municipalities can take place. It must also be noted that the exploration is taking place in the ancestral and unceded territory of the Mi'kmaq. The provincial government is obliged to meaningfully consult with the appropriate indigenous groups and ensure their actions reflect the results of the consultation.

Significant questions remain about how the Province analysed the economic potential of a uranium mining industry in Nova Scotia and whether current regulatory processes are adequate to address the significant and long-term risks - especially given our Province's geology, wet climate, reliance on private drinking water systems, and denser settlement patterns.

As noted above, Municipalities play no role in the regulation or approval of uranium mining or exploration. Not being in a position to make the decision to require adequate assessment, engagement and regulation, municipalities can only ask that the Province complete this due

diligence and encourage residents to voice their concerns to their elected Provincial representatives.

STRATEGIC FOCUS

This issue intersects with several of MODL’s Council-approved strategic priorities, including Quality of Life, Communication and Engagement, and Climate Change Action. Ensuring clean water access, safeguarding public health, and promoting transparent governance are essential considerations, particularly where activities are proposed within ecologically sensitive watershed areas.

BUDGET/FINANCIAL IMPLICATIONS

There are no direct budget impacts resulting from this report. However, if uranium exploration proceeds, MODL may wish to consider allocating resources to support technical review, legal guidance, or community engagement activities in order to respond effectively.

CLIMATE CHANGE/SUSTAINABILITY

Uranium mining poses long-term contamination risks that are exacerbated by a changing climate. Nova Scotia’s high annual precipitation and increasing frequency of extreme weather events raise concerns around the stability of containment structures, runoff management, and overall watershed resilience. These climate-related pressures amplify the need for stringent safeguards and adaptive planning.

INCLUSION DIVERSITY EQUITY AND ACCESSIBILITY (IDEA@MODL)

The risks associated with uranium exposure—such as radon and radioactive isotopes in groundwater—disproportionately affect vulnerable populations, particularly rural households reliant on private wells and Mi’kmaq communities with traditional land and water uses. Equity-informed engagement will be essential to ensure inclusive, respectful consultation, especially within unceded Mi’kmaq territory.

STRATEGIC COMMUNICATIONS

Public communication should emphasize MODL’s commitment to drinking water protection, scientific evidence, and resident well-being. Strategic outreach to watershed organizations and

Nova Scotia Health should be considered to ensure consistent messaging and access to relevant health and environmental information.

WORK PLAN

If Council chooses to pursue advocacy, technical analysis, or expanded public engagement, staff capacity may need to be reallocated. These impacts can be scoped and managed based on the level of response Council directs.

OPTIONS & ALTERNATIVES

Based on the analysis above, it is recommended that Council express that robust public engagement based on a robust risk assessment and a cost-benefit analysis is required. Because the municipality has no role in the regulatory process, MODL can only advocate to the province and encourage concerned residents to share their views directly with their elected Members of the Legislative Assembly (MLAs).

Council could also choose from the following alternatives.

- 1. Oppose uranium exploration based on current risks**
Council may determine that the risks to public health, water security, and environmental sustainability are too great and issue a formal statement opposing uranium exploration within the LaHave River watershed. A letter may also be sent to the Premier and Minister of Natural Resources.
- 2. Request a provincial pause, pending more data and engagement**
Council may request that the Province pause the issuance of uranium exploration licenses until more robust environmental data and public consultation are provided. This approach aligns with the position taken by Pictou County and reflects the need for precaution given the lack of existing uranium mining experience in Nova Scotia.
- 3. Support conditional on environmental safeguards**
Council could indicate conditional support for uranium exploration provided that strict environmental protections, site-specific risk assessments, and community consultation requirements are established and enforced.
- 4. Take no formal position at this time**
Council may determine that uranium exploration falls outside the municipality's jurisdiction and choose not to take a formal position. In this case, concerned residents can be referred to provincial regulatory processes and public engagement channels.

CONCLUSION

The resumption of uranium exploration in Nova Scotia reopens a complex discussion involving water protection, public health, energy policy, and community trust. While MODL does not have regulatory authority over exploration or mining, the Municipality is charged with some responsibility for protecting its residents, watersheds, and long-term interests. Given the scientific uncertainties, ecological sensitivities, and legacy concerns associated with uranium, Council should advocate for more transparent, evidence-based provincial decision-making—and ensure that residents have a voice in a process with potentially lasting consequences.

Report Preparation	
Department	
Report Prepared by	
Report Approved by	
Date Reviewed by C.A.O.	



The Municipality of the District of Lunenburg Request for Decision

Report to: Policy and Strategy Committee
Submitted by: Alex Dumaresq
Date: June 17, 2025
Re: Update on Strategic Priorities Work

Recommendation

Not Applicable – Information only

Background

Following the 2024 Elections Council engaged in a strategic priority setting exercise and established five priority areas, illustrated in the graphic below:



Figure 1: Council's Strategic Priorities

During budget deliberations additional topics for research and analysis were identified. In April of 2025 Council reviewed these and provided direction to staff on prioritization of this work. The results of this prioritization and the complete list of work can be found in the chart attached to this report.

Discussion

Overall, the workplan remains on track as outlined in April. Below is a brief summary of the projects completed to date, the projects on track for the first and second quarters, and a summary of progress towards Council's highest priority projects.

Completed Projects

- New lenses for Council Decision-making:
 - Templates have been revised;
 - Staff guides and training implemented to highlight the new analyses required.
- Pine Grove Park Engagement:
 - Public engagement was completed and a summary report presented to Council. Staff are working to address the direction that came out of the Council discussion regarding video cameras to deter vandalism at the park.
- Neighborhood Nuisance Bylaw:
 - Council conducted second reading of the Bylaw in May, it is now in effect and the RCMP may now lay charges;
 - Staff continue to work through the Department of Justice process to allow for summary offense ticketing by the police service.
- Cluster Development Regs:
 - Council conducted second reading of the Bylaw in May. Council is currently considering the first Development Agreement under the new cluster development regulatory process.
- Paved Shoulders in Wileville:
 - Staff investigated Provincial plans for capital work on Highway 325 connecting Wileville to Town; improvements are not anticipated in the next 5 years;
 - The extent of work required to expand the paved shoulders is not financially feasible to be conducted as a standalone capital project;
 - Staff continue to work towards the implementation of a fixed route transit service on this corridor;
 - Staff will incorporate this suggestion in the upcoming Active Transportation Strategy.

In progress for the 1st quarter

June 17, 2025

Page 3 of 5

- Parks Washroom Analysis:
 - Research complete, Analysis and report writing underway for presentation to Council in June 2025.
- Food Hub Study:
 - Consultant's report complete, report planned for the June PSC meeting.

In progress for the 2nd quarter

- Quality of Life – Volunteer Sector Support:
 - A staff team has been assigned to research current initiatives and options on supporting community connections through the volunteer sector.
- Gender Based Violence Report:
 - Staff are assigned to report to Council on the recommendations made to the Municipality by civic society on how to address the epidemic of gender-based violence;
 - Council discussion expected before the completion of the quarter.
- E-bike Loan Program:
 - Procurement underway;
 - Planning underway for the loan management system and equipment maintenance;
 - Project on track to launch in the summer of 2025.

Update on Highest Priority Projects

- Comprehensive Land-use Planning:
 - Extensive public engagement ongoing;
 - Research & options drafting ongoing;
 - Council discussion sessions on priority topics have begun;
 - Project on track for second draft to be prepared for fall of 2025;
 - Further public engagement sessions will follow Council's review of the draft.
- Transit Service:
 - MODL submitted route proposals to the Twon of Bridgewater;
 - Staff working group from MODL & TOB to examine most efficient routes in conjunction with existing service;
 - Staff working with Utility and Review Board to ensure smooth approval/adoption of the inter-municipal transit service;
 - Project currently on track for launching in 2026.
- Housing Strategy:
 - Term staff hired and onboarded;
 - Scan of municipal approaches complete;
 - Case study research underway;
 - Preparing for Council discussion session in July.

- Regional Growth Management:
 - Terms of Reference Approved by TOB & MODL;
 - Appointments and meeting planning underway.
- Collaborative Health Centre/Community Space:
 - Site Preparations for the Collaborative Health Centre ongoing;
 - Design work for community space underway;
 - Exploration of management partner ongoing.
- Cell Service Advocacy:
 - Council launched a campaign to encourage residents to identify service gaps;
 - planning for ministerial meetings with Mayor to raise profile of issue with Cabinet.

Other Projects

- Report on Uranium Mining in the LaHave River Watershed:
 - Issue was not known during priority setting process;
 - Council directed staff to work on report to Council – Planning and Admin staff assigned to work on the project, putting some time pressure on the housing strategy research, gender-based violence report and the evaluation of climate initiatives.
 - Report completed for presentation to the June PSC meeting.

Strategic Focus

The priorities chart provides clarity to staff on where to direct municipal resources. Regular progress reporting provides information to Council on how those resources are used and progress being made towards Council's goals.

Budget/Financial Implications

The proposed workplan is based on the 2025/26 budget.

Climate Change/sustainability

Climate Change is identified as a Strategic Priority; projects within the chart include initiatives identified in the LCAAP.

Inclusion Diversity equity and Accessibility (IDEA@MODL)

Specific projects address greater social inclusion, in particular items associated with quality of life such as the Housing Strategy and Public Transit. No specific consultation was completed with historically marginalized groups.

Strategic Communications

Public engagement (in person and via Engage.modl.ca) was conducted before Council finalized the strategic priorities.

Work plan

Regular reporting is provided to council on any required adjustments to timelines.

Alternatives

Not applicable, no decision is being sought currently.

Conclusion

Council has established an ambitious set of priorities to provide high quality public services and facilities and improve citizens’ quality of life and economic opportunities while protecting our natural environment. The work completed to date in the first quarter of the fiscal year is proceeding according to the prioritization and timeline approved by Council.

Report Preparation	
Department	
Report Prepared by	
Report Approved by	
Date Reviewed by C.A.O.	

Rank	Initiative	Scope	Lead Dept	Priority	Completion target (FY & Quarter)	Status
1	Comprehensive Land-Use Planning (MODL 2040)	<ul style="list-style-type: none"> •Draft a comprehensive Municipal Planning Strategy and Land-use Bylaw for the entire geography of the Municipality. •Conduct rigorous public engagement •Council adoption of MPS/LUB 	Planning	Very High	2026 Q3	<ul style="list-style-type: none"> •Extensive public engagement ongoing •research & options drafting ongoing •Council discussion sessions taking place in May/June
2	Transit Service	<ul style="list-style-type: none"> •Work with TOB on the expansion of service into MODL •Seek funding for pilot •Secure Vehicle(s) required •Launch service in 2026 	CAO	Very High	2026 Q1	<p>MODL submitted route proposals Staff working group from MODL & TOB to examine most efficient route Waive URB jurisdiction because of short distance across municipal boundary still targeting spring 2026</p>
3	Housing Strategy	<ul style="list-style-type: none"> • Prepare a draft housing strategy for Council consideration • complete public engagement on content of draft 	Admin	Very High	2025 Q3	<ul style="list-style-type: none"> • Background research underway •Provincial scan of municipal plans complete •Case study research underway •Preparing for Council discussion session in July
4	Regional Growth Collaboration	<ul style="list-style-type: none"> •Develop & approve TOR for the JRGM Committee •Committee to Begin work on collaboration (Planning, Transit, Regional industrial park exploration, master water agreement) 	CAO	Very High	2025 Q3	<ul style="list-style-type: none"> •Terms of Reference Approved by TOB & MODL • Appointments and meeting planning underway.
5	Collaborative Health Centre/Community Space	<ul style="list-style-type: none"> •Construction of collaborative Health Centre •Consultation on & Development & management of Community space on ground floor 	Ec Dev	Very High	2026 Q3	<ul style="list-style-type: none"> •Site Preparations of Collaborative Health Centre ongoing •Design work for community space underway •Exploration of management partner ongoing
6	Cell Service Advocacy	<ul style="list-style-type: none"> •Follow up on BuildNS advocacy for more detail analysis of the current Cell coverage •Develop advocacy plan •Support & amplify NSFAM advocacy on the issue. 	CAO	Very High	2025 Q4	<ul style="list-style-type: none"> •Staff developing campaign material to encourage residents to identify service gaps •planning for ministerial meetings with Mayor to raise profile of issue with Cabinet
7	Implement lenses into staff approach & report templates	<ul style="list-style-type: none"> •Revise RFD template •Develop guide for staff in applying lenses 	Admin	Very High	2025 Q1	complete
7	Municipal App development	<ul style="list-style-type: none"> •Procure app developer •Manage development & integration with website •Train staff on use •Promo plan for launch & use 	Comms	High	2025 Q4	<ul style="list-style-type: none"> •RFQ for developer issued

Rank	Initiative	Scope	Lead Dept	Priority	Completion target (FY & Quarter)	Status
8	Revised Comms strategy	<ul style="list-style-type: none"> •Standard criteria for when to do public engagement •Increased tactic use for engagement events •Enhanced civic engagement at Council (Livestream, evening mtgs., in community mtgs.) •Representative polling on MM & Engagement 	Comms	High	2025 Q4	<ul style="list-style-type: none"> •Livestreaming now standard across Tuesday meetings •homepage button to next agenda installed •RFQ for A/V providers issued to allow for fully functional council meetings in the community •Regular evening Council meeting instituted •voluntary survey on Municipal Matters conducted •standard triggers for consideration of public engagement now adopted for program staff • Significant engagement efforts dedicated to MODL2040 project; no additional capacity for other enhanced communications.
9	Local Accessible Temporary Washroom Options/Analysis	<ul style="list-style-type: none"> •Research and report to council on local procurement and accessibility considerations for washroom facilities 	Rec	High	2025 Q1	<ul style="list-style-type: none"> • Research complete, Analysis and report writing underway for presentation to Council in June 2025
10	Establish Formal Regional Economic Development Platforms	<ul style="list-style-type: none"> •Initiate regional discussions on enhanced formal collaboration •Pursue immediate opportunities for joint work •Staff report to stimulate Council discussion and clarification of the municipal role in catalysing economic activity. •Develop joint report for Councils evaluating formal structures & funding opportunities 	Ec Dev	High	2026 Q4	<ul style="list-style-type: none"> •preparing for study re: effective model for regional economic collaboration •Grant application submitted to Municipal Affairs •support indicated from all 5 units in Lunenburg County •presentations to mayors and wardens
11	QoL - Volunteer Sector Support	<ul style="list-style-type: none"> •Report to Council on Project Volunteer, current initiatives, and options on supporting community connections 	Rec	High	2025 Q2	<ul style="list-style-type: none"> •Staff assigned; Research and analysis underway
12	Cluster Development Regs	<ul style="list-style-type: none"> •Revisions to draft bylaw based on Council direction 	Planning	High	2025 Q1	complete
13	E-Permitting for Building Services	<ul style="list-style-type: none"> •Purchase, install and launch an online platform for applying and issuing building permits 	Planning	High	2025 Q4	<ul style="list-style-type: none"> •Procurement complete •implementation work going well - MODL coordinating with appropriate staff in partner municipalities
14	Investigate a Food Hub for the Region	<ul style="list-style-type: none"> •Complete a feasibility study for a food hub, including public engagement •Council discussion and decision on whether & how to proceed 	Ec Dev	High	2025 Q1	Staff preparing report for June PSC meeting

Rank	Initiative	Scope	Lead Dept	Priority	Completion target (FY & Quarter)	Status
15	Fire Governance Issue re: Incident in Cumberland County	•Collaborative discussion with Fire service on appropriate system of accountability for Dept. officers, members, Drivers	Admin	High	2025 Q3	•workshop with fire service representatives in planning stages (targeting July 2025)
16	Analysis of Small Wastewater Systems	•Staff report exploring cost comparison, environmental outcomes, benefits and issues with small centralized systems vs. onsite wastewater treatment	Eng	Medium	2025 Q4	• Staff assigned •procurement underway
17	Gender Based Violence Report	•Staff report on Municipal role in addressing the gender-based violence epidemic	Admin	Medium	2025 Q2	•Staff assigned; Research and analysis underway
18	Criteria for evaluating Recreation investments	•Staff report providing options for Council on developing criteria for assessing proposed investments in Recreation assets.	Rec	Medium	2025 Q4	
19	Refresh Open Space Strategy	•Using enhanced public engagement & new criteria, establish a refreshed open space strategy	Rec	Medium	2026 Q3	
20	Tax Portal	•Purchase, install and launch online portal to access tax account information	Finance	Medium	2025 Q4	Waiting on vendor; if delay continues, may impact implementation.
21	Investigate a Regional Industrial Park	•Included in TOR of the JRGM Committee	Ec Dev	Medium	N/A	
22	Neighbourhood Nuisance Bylaw	adopt a bylaw to address nuisances	CAO	Medium	2025 Q2	complete
23	Bioeconomy Development Opportunity (BDO) Zone	•Work to promote the zone and attract business & investment in forestry byproduct development	Ec Dev	Medium	Ongoing	
24	Dog Bylaw	•Complete an evaluation and update of the Dog bylaw	Admin	Medium	2025 Q4	
25	Personnel Policy Review	•Complete an evaluation and update of the Personnel Policy	HR	Medium	2026 Q4	
26	Reduce Wildfire Risk	•Work to eliminate tipping fees on residential brush •Explore options for increasing adoption of Fire Smart program in our communities	Admin		2026 Q2	

Rank	Initiative	Scope	Lead Dept	Priority	Completion target (FY & Quarter)	Status
27	Local Immigration Partnership	•Collaborate with South Shore Multicultural Association & municipalities to support the attraction integration and retention of newcomers into the labour market and broader community	Ec Dev	Medium	N/A	
28	E-bike Loan Program	•Acquire equipment required for an e-bike loan program •Launch pilot service	Rec	Medium	2025 Q2	Procurement underway; planning for management of loan program and equipment; Bikes ordered - there was a supplier delay, still believe launch in summer of 2025
29	Fire Service Training Strategy	•Collaborative development and implementation of a strategy to increase training for the volunteer fire service	Admin	Medium	2025 Q4	
30	Cape Lahave Conservation Easement	•wwh report to council, recommend 1 final public information session; •Enter into agreement with conservation group for the management of the public asset.	Rec	Medium	2025 Q4	
31	Review Criminal Record Check Fees	•Report to Council on criminal record check fees	Admin	Medium	2025 Q4	Project assigned; research underway
32	Dry Hydrants	•Collaborative discussion with the Fire service on location and gaps in network of dry hydrants •Explore options to expand network	Admin	Low	2026 Q2	
33	Analysis of Vehicle Types: Costs & Emissions	•Tracking & Analysis on existing fleet	Finance	Low	2025 Q4	• 2025 vehicle procurement efforts returned non hybrid or EV options; • Planning department leading uniform vehicle procurement analysis going forward.
34	Pine Grove Park Engagement	•Complete an engagement process with community on neighbourhood park in Pine Grove & report to Council	Rec	Low	2025 Q2	complete
35	Evaluation of the CES Lease	•Report to Council on the history, current lease terms, issues and benefits of relationship with Reserves	Eng	Low	2026 Q4	
36	Evaluation of Climate Initiatives	•Review of projects identified in the LCAAP •Identify evaluation measures for projects	Planning	Low	2025 Q3	will be part of annual update on the Local Climate Change Action Plan

Rank	Initiative	Scope	Lead Dept	Priority	Completion target (FY & Quarter)	Status
37	Updated AT Plan for Council Consideration	<ul style="list-style-type: none"> •Report to Council summarizing the drafted (not adopted) AT plan •Options for proceeding with implementation 	Rec	Low	2025 Q4	
38	Development of an Arts and Culture Policy	<ul style="list-style-type: none"> •Report outlining benefits of and effort required for the development of an Arts and Culture policy 	Rec	Low	2027 Q2	
39	Paved Shoulders Wileville	<ul style="list-style-type: none"> •Investigate current TPW plans for capital work on 325 connecting Wileville to Town •Options for improving AT in area 	CAO	Low	2025 Q2	not feasible given amount of work to do stand alone recommend we collapse into AT refresh
40	Mobile VIC Evaluation	<ul style="list-style-type: none"> •Establish output and outcome measures for VIC services •Report to Council on same 	Rec	Low	2025 Q4	
41	Fire Service Governance - Oakland/Clearland Issue	<ul style="list-style-type: none"> •Evaluate options to provide appropriate fire tax governance mechanism in place for Clearland 	Admin	Low	2026Q4	
42	Discussion re: Regional Fire Training Facility	<ul style="list-style-type: none"> •Introduction of concept to Council •begin regional discussions on components & feasibility 	Admin	Low	2026Q4	
43	Evaluation of Old Code of Conduct	<ul style="list-style-type: none"> •Report to Council identifying any items omitted during adoption of provincial code of conduct and analysis on inclusion in other Council policies 	Admin	Low	2025 Q4	
45	Marketing Levy Decision	<ul style="list-style-type: none"> •Evaluation and adoption or dismissal of levy on room stays to fund tourism initiatives 	Rec	Low	2026 Q1	
45	Extension of Central Services Surrounding Mahone Bay	<ul style="list-style-type: none"> •Work with the town on identifying growth areas •Extension of underground services to permit high density residential development 	CAO	Low	2027 Q4	

Rank	Initiative	Scope	Lead Dept	Priority	Completion target (FY & Quarter)	Status
46	Solar Garden	•Awaiting Provincial decision on Bid	Planning	N/A		May 2025 Bid not accepted by Province - Project has concluded
47	Dangerous and Unsightly Hardship Issue	•RFD for Council on D&U policies & their impact; options for reducing hardship for lower income/health complications	Planning	Low	2026 Q3	
48	Floodplain Data Collection	•Address data gaps and mapping of floodplains to meet provincial requirements around floodplain protections	Planning	Low	2028 Q1	
49	Enhanced Comms Strategy Implementation	•Increased storytelling •Weekly council reporting	Comms	N/A	N/A	
50	Review of Policing Service and Alternatives	•Comprehensive review of policing governance, costs, and outcomes considering existing provider or a local force.	Admin	Low	N/A	
51	Municipal Road Condition and Prioritization	•Report to council identifying service levels, condition of municipal roads •Outlining costs, recommendation, and options for capital upgrades	Eng	Low	2026 Q3	
C	Procurement Evaluation Tool for Vehicle Purchases	•Report to Council on financial and emission analysis for future fleet purchases based on municipal lifecycle costs	Planning	N/A	N/A	
C	Information on Osprey Village Marketing	•marketing includes, business directory, updated area map, community hub promotion and awareness & attraction campaigns	Ec Dev	N/A	N/A	

Rank	Initiative	Scope	Lead Dept	Priority	Completion target (FY & Quarter)	Status
NR	Council Discussion re: Re-establishing a Sustainability Committee	•Report to Council outlining costs, benefits and issues, and potential evaluation parameters for establishment of new community committee focused on the local climate change action plan	Planning	N/A	N/A	
NR	Report on Uranium extraction and Mining in the LaHave River Watershed	•Report to Council Summarizing the regulatory process and history of uranium mining in NS; as well as a brief summary of possible impacts to the watershed	Administration	High	2025 Q2	<ul style="list-style-type: none"> •direction given to prepare report in May of 2025; •Report complete, presentation to June PSC meeting.



The Municipality of the District of Lunenburg Request for Decision

Report To: Municipality of the District of Lunenburg Council
Submitted By: Mark Strickland
Date: June 17, 2025
Re: Final Report of the Food Hub Feasibility Study

Recommendation

That Municipal Council does not pursue the opportunity of a Food Hub in the District of Lunenburg as this time.

Executive Summary

In July 2024, Municipal Council awarded the tender for a Food Hub-Feasibility Study to Third Sector Enhancement Ltd. The project began in August of 2024. A final report was submitted to the Economic Development Department on May 16, 2025.

Background

A food hub is a centrally located organization or business that helps collect, store, process, package, market, sell, and distribute food from local producers. Its purpose is to support farmers and food producers in getting their products to market more effectively and sustainably. By streamlining the supply chain, food hubs make it easier to deliver fresh local food to places like hospitals, schools, restaurants, grocery stores, and even directly to consumers.

Third Sector Enhancement Ltd were asked to provide:

- Provide a study of the backgrounds of Food Hubs across Atlantic Canada, including social and economic to the District.

- Consult with specific groups of stakeholders to assess level of support, interest, needs, and partnership opportunities.
- Complete a market context analysis including needs in the region, existing programs and the strategic advantages for the District.
- Exploring the potential and vision for a Food Hub in the District, addressing needs filled, realistic utilization, revenue opportunities, potential sites and management models.
- Recommending future steps to develop a Food Hub including potential site, potential design, a management model, marketing strategy, and identification of risks.

Discussion

Third Sector Enhancement Ltd.’s Final Report recommends that a Food Hub would be feasible - “The community of the District of Lunenburg is ready to be organized around a shared vision of a grassroots, small scale food hub operation, with growth potential”. The recommendation would be a Basic+ model (720 sq. ft building) and be a nonprofit or a social enterprise organization type.

The recommendation stems from:

- 60 completed digital surveys.
- In person community engagement sessions with 90 participants.
- 60 completed collaborative interviews.

Financial Projections Pilot-Year3

Item	Pilot	Year 1	Year 2	Year 3
Sales	\$ 150,000	\$ 250,000	\$ 300,000	\$350,000
Gross Margin	\$ 37,500	\$ 62,500	\$75,000	\$ 87,500
Payroll	\$ 30,000	\$ 40,000	\$ 50,000	\$ 60,000
Total Expenses	\$ 54,900	\$ 67,450	\$ 80,000	\$ 92,550
Net	(\$ 17,490)	(\$ 4,950)	(\$ 5,000)	(\$ 5,050)

Start up Costs – New Build versus Retrofit:

New Build \$239,000.00 and a retrofit would be \$68,300.00 with no recommendations on lots.

Third Sector Enhancement performed the feasibility study well and were very strong in the engagement and research component of the study. They identified the need for Champions to

bring the stakeholders together to organize and operate a food hub; and it must be community run with funding support from grants and government.

Municipal Staff have identified several shortfalls jeopardizing the feasibility of the food hub:

- It is not clear whether the local supply chain could adequately supply the food hub to ensure constant inventory to meet demand.
- In this volatile real estate market, lack of a site and unpredictable building costs, it is felt that start up costs are low.
- Labour costs are low considering the need to be available to your customers. The recommendation equates to less than a fulltime position to perform stocking/ receiving inventory, processing orders, deal with customers, market the food hub and deliver orders.
- The financial projections are stunted considering there were no calculations for the land and mortgage for the building and startup costs. The overhead costs would be significantly increased creating further risks for the project.
- The financials showed losses every year without land and mortgage costs being included in the projections.
- There was a lack of identifiable land or buildings recommended, creating another barrier for the feasibility.

Staff considered the study results along with the shortfalls in the data and recommend that pursuing a food hub in the District of Lunenburg is not feasible at this time.

Strategic Focus

The Food Hub Feasibility Study aligns with Regional Economic Development. The study would identify the opportunities for a Food Hub within the Municipality, which could potentially result in more access to local food for the institutions and citizens of Lunenburg County. At the same time, it gives local food producers the opportunity within the region to grow their business.

Budget/Financial Implications

N/A

Climate Change/sustainability

N/A

Inclusion Diversity equity and Accessibility (IDEA@MODL)

N/A

Strategic Communications

N/A

Work plan

N/A

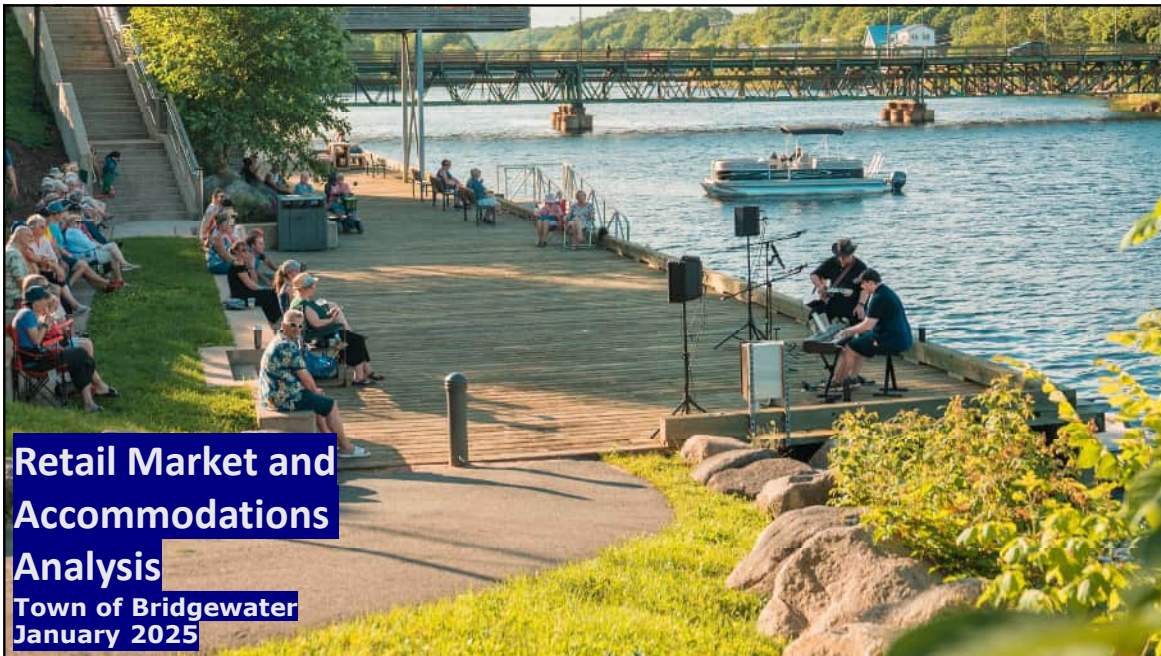
Alternatives

- That Municipal Council instructs staff to further pursue the opportunity of a Food Hub in the District of Lunenburg.

Conclusion

The feasibility study performed well overall, but there were some deficiencies in the data which has led to staff recommending that pursuing a food hub in the District of Lunenburg is not feasible at this time. The study results should be shared with potential champions and stakeholders and if there was interest from them, the Economic Development Department would work with them to explore the opportunity.

Report Preparation	
Department	Economic Development
Report Prepared by	Mark Strickland, Business Development Officer
Report Approved by	Dave Waters, Director of Economic Development
Date Reviewed by C.A.O.	



1

OPPORTUNITY: Significant growth, development, investment

- New interchange at Exit 12A opened (Dec 2024)
 - Business Park Expansion: 125+ acres; Concept Development Plan underway; Clean Fuel Feasibility Study
- Town & surrounding areas experiencing:
- Population growth & demographics changing
 - Housing inventory growth
 - Expansions at Michelin, South Shore Regional Hospital

**NEED:
Current and potential retail and accommodation landscape, insights to guide economic development:**

Awarded Retail & Accommodation Gap Analysis contract to FBM: \$24,600 (funded by ACOA/ToB/MODL)
Study undertaken June 2024 – January 2025 Council Workshop/ Interim Presentation
Consultation with business/industry, Bridgewater & Area Chamber of Commerce, and internally



2

Bridgewater is the economic and commercial hub of the South Shore with the Downtown serves as the “geographic and beating heart of the community”.

Retail Market & Accommodation Gap Analysis Report articulates

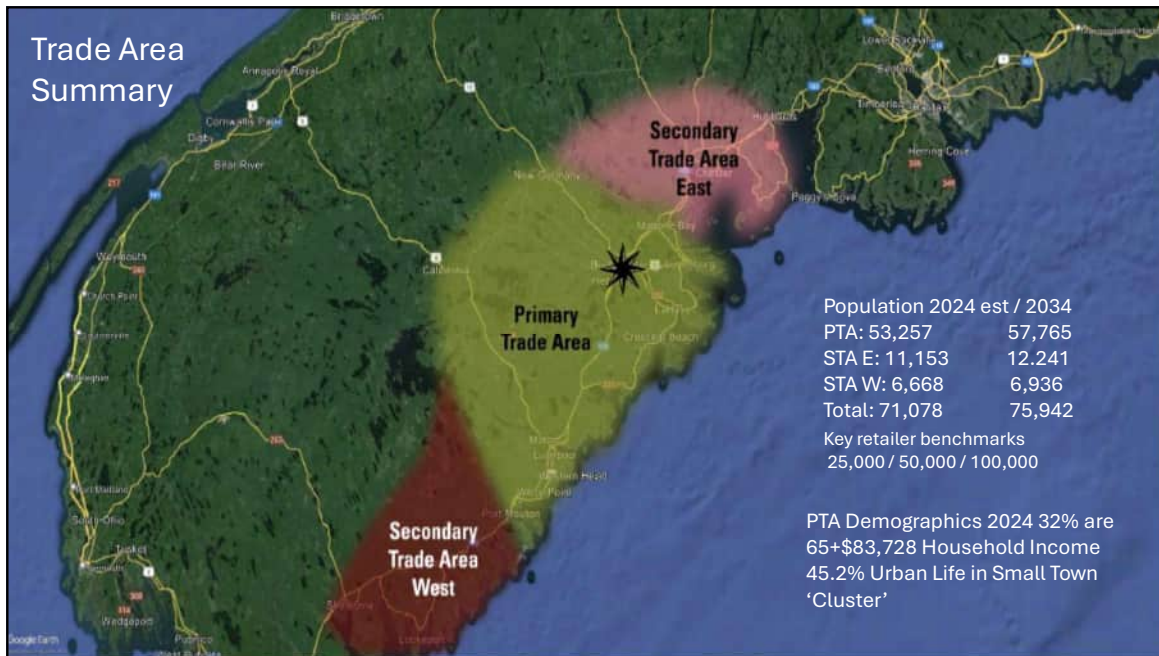
- Core retail nodes and their roles
- Trade Areas – primary & secondary
- Current retail and accommodation market landscape
- Gaps and Opportunities
- Recommended Considerations

Used to guide and inform Bridgewater’s investment and business retention, expansion, and attraction, planning considerations AND serve as a valuable resource for existing and new businesses.

BRIDGEWATER Retail Market & Accommodations Analysis



3



4

Total Bridgewater Trade Area Retail Spending Potential: \$1.19 billion

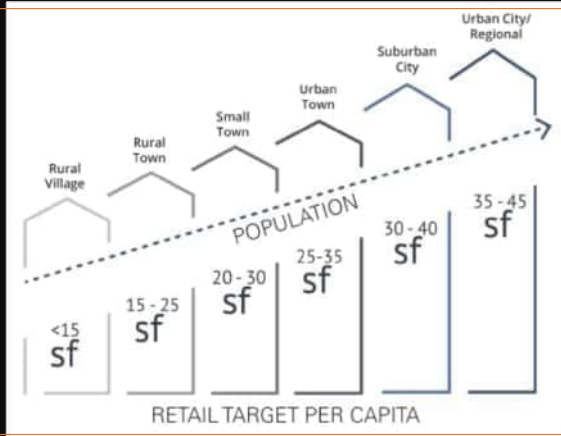
Primary Trade Area Total Spending (excludes Health/Auto) 2024: \$600 million

Grocery & Convenience: \$255 m Comparison Merchandise: \$269 m Restaurant: \$107 m
 2029: \$720 million
 2034: \$809 million

Primary Trade Area Spending Capture Rate (2024): 31% Spending leakage: 69% spent elsewhere

- Increase marketing & penetration
- increased performance of existing retail
- infill commercial vacancies
- increase population: 20 mins walk of downtown core node
- Increased retail sales to \$25-\$35 (\$19.5)

Retail Space per Capita: 27 sq, 6.5% vacancy rate
 52% Local (21% floor space) 42% Brand (79% floor space)
 Total Retail – 965, 910 sf Potential demand by 2033 for: 195,000-335,00 sq



5

Findings Opportunities: Retail chases Rooftops

- Support & Strengthen Downtown Vitalization
 - **Shop local campaign**
 - Enhance pedestrian friendly designs & bridge
 - **Co-working spaces**
 - Activate vacant storefronts
 - Activate LaHave River an asset/amenity
 - **Grow dining and entertainment/experiential retail**
 - **Grow housing/population density within downtown & Glen Allan**
 - **Expand transit to connect to Cookville**
 - Encourage Downtown Business Association
- Gaps in Retail**
- Home Improvement & Gardening
 - Specialty retail and Services for Older Adults (>30% over 65 yrs)
 - Personal Care and Wellness
 - Retail & Food Service Opportunities
 - Wholesale Club at 12A
 - Old Navy
 - Starbucks
 - Montana's BBQ
- and many more identified



6

Accommodations Analysis

South Shore attracts 18% of NS Visitors

Bridgewater & Area: 3 Chain Hotels

- 234 rooms
- 70-80% occupancy rate
- Corporate, extended stays, travel 2 Independent + AirBnB/VRBO
- 97 rooms
- 40-54% occupancy

Gaps

Current demand for additional 40 rooms

Growth: Hub & Spoke

- Tourism Development & Marketing Plan
- Packaging & Product Development
- Event Development



7

KEY FINDINGS & CONSIDERATION SUMMARY

Retail Demand Allocation

Increase market penetration (new-to-market retailers)

- Boutique and larger format
- Infill vacancies and underperforming vacancies land

Housing diversity and density & retail ecosystem

- Within 20 min walk of Downtown
- Density towards/within Glen Allan
- Customers & Employees, foot traffic/active transportation

Economic Development & Planning Considerations

- Downtown Vitalization (pedestrian access/river activation)
- Planning recommendations

Target Retail Prospects

- Downtown & across all retail nodes
- 12A commercial Wholesale Club, expanded Kent
- New & missing Food & Beverage

Establish a Downtown Champion: Business Association



8

Table 6-1. Future Allocation of Demand to Year 2031 (Based on Current and Increased Market Shares)

(Source: FBM)

	Total 10-yr New Demand by 2034 with <u>CURRENT</u> Market Share (sf / acres)		Bridgewater / MODL			
			% Share of Demand	Share of Demand (sf)	Site Coverage Ratio	Net Land Area (acres)
Total	193,613	12.4	100%	193,613	0.36	12.4
			40%	77,445	0.5	3.6
 Municipality of the District of Lunenburg			60%	116,168	0.3	8.9
	Total 10-yr New Demand by 2034 with <u>INCREASED</u> Market Share (sf / acres)		Bridgewater / MODL			
			% Share of Demand	Share of Demand (sf)	Site Coverage Ratio	Net Land Area (acres)
Total	336,317	21.6	100%	336,317	0.36	21.6
			40%	134,527	0.5	6.2
 Municipality of the District of Lunenburg			60%	201,790	0.3	15.4

9

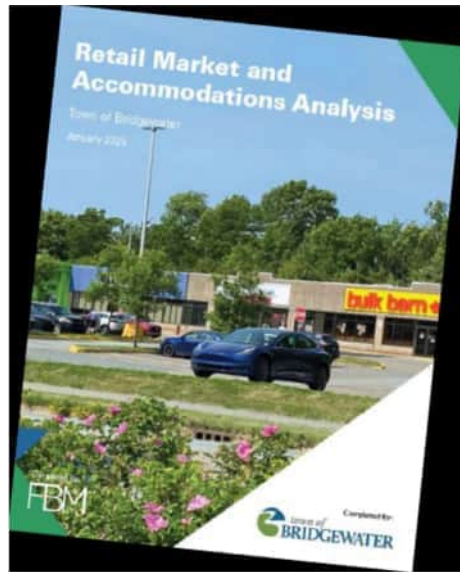


Opportunities for the District of Lunenburg

- Finalized transit between Cookville and Bridgewater.
- Increase retail primary trade area spending from 30-65%, similar, to Yarmouth, New Minas, and Truro. (More variety.)
- Continue with buy local campaign.
- Capitalized Osprey Village with branded and franchised retailers. Advantages highway exposure and highway access,
- Wileville/Hebville, recognizing this node requires brand seeking vehicular traffic.
- Evaluate new lands within the District to capture potential growth opportunities for the ten-year increased market share demand. 201,790 SF retail and 15.4 acres.

10

Recommendation: That Municipal Council accepts the Retail Market & Accommodation Analysis Report, directing staff to use it to inform the District of Lunenburg's economic development plan and implementation of Council's Strategic Priorities, and further that the report be shared publicly to serve as a resource for existing and future businesses and the community



Policy & Strategy Committee
Item #: 9.3.1
Date: June 17, 2025



The Municipality of the District of Lunenburg

Request for Decision

Report to: Policy and Strategy Committee

Submitted by: Trudy Payne, Director of Recreation, Parks, & Tourism

Date: June 17, 2025

Re: Amendment – Policy 043, Community Grants Program & Sponsorship Request

Recommendation

“that Municipal Council amend Policy 043, Community Grants Program & Sponsorship Request as presented and gives seven days’ notice of Council’s intention to amend on June 24, 2025”.

Executive summary

Staff were directed to bring forward amendments to the policy to change the approval authority for grants.

Background

On May 6, 2025, Finance Committee the following motion was made:

“Direct staff to amend Policy 043, Community Grants Program/Sponsorship Request by changing the approval authority from Council to staff for the Annual Operating, Major Events, and Major Recreation Capital grants and bring back proposed amendments for consideration to the Policy and Strategy Committee.”

Discussion

There are three remaining grants that required Councils approval. However, it was felt that since Council sets a budget, criteria and process for applying are outlined in a policy and staff approve other grants under the same policy it was felt bringing these grants forward was

unnecessary. In addition, reporting of all approved grants is posted on the municipal website annually as per the Municipal Government Act. The direction given requires a policy amendment and these changes are reflected on page 4 of the attached proposed amended policy.

Also, inclusion, diversity, equity and accessibility are values that the Municipality supports and in fact has changed the staff report template to now include how the work undertaken by the municipality reflects these values. To reflect these values within the municipal grant program changes are being recommended to the policy. These changes are reflected on page 5 of the attached proposed amended policy.

The overall changes to the policy can be identified by the sections that are “striked through” and by the “yellow highlighting”.

Strategic Focus

N/A

Budget/Financial Implications

There would be no budget implications.

Climate Change/sustainability

N/A

Inclusion Diversity equity and Accessibility (IDEA@MODL)

Including a section in the policy that clearly states that the Municipality values equity and inclusion further outlines MODL’s commitment and helps to inform those applying for funding of MODL’s commitment. Having groups include in their application, efforts they are making towards advancing inclusion, diversity, equity and accessibility of equity-deserving groups will help them in assessing these values within their own organizations and demonstrate to MODL the efforts they are taking concerning equity and inclusion.

Strategic Communications

N/A

Work plan

The amended policy will not affect the department’s workplan.

Alternatives

Council can decide not to accept the amendments as presented, and/or suggest further revisions.

Conclusion

The amendments made to the policy reflect the direction provided by the Finance Committee and reflect the municipality’s values of inclusion, diversity, equity and accessibility. And these amendments will simplify the process and provide timely disbursement of funds to organizations.

Report Preparation	
Department	Recreation, Parks, & Tourism
Report Prepared by	Trudy Payne, Director of Recreation, Parks & Tourism
Report Approved by	
Date Reviewed by C.A.O.	

Municipality of the District of Lunenburg

Policy Details	
Name	Community Grants Program/Sponsorship Request
Number	043
Legislative Authority	MGA 2, 47, 48(3) 65C
Effective Date	February 27, 2024

Purpose

- 1 (1) The purpose of this Policy is to set guidelines for the distribution of funds to not-for-profit and charitable organizations in the community.
- (2) The Municipality recognizes and supports the efforts of community organizations to provide cultural, social, heritage, economic and/or recreation programs, facilities and events to the benefit of Municipal residents.
- (3) The Municipality offers grants for training of volunteers to further the benefits of their volunteerism, supporting local athletes competing in national or international events and to persons travelling to provincial, national or international competitions in sports, recreational or cultural events.

Authority

- 2 (1) Authority is provided under Sections 2, 47, 48(3) and 65C, Municipal Government Act, as amended.

Eligibility

- 3 The following types of organizations/individuals are eligible for funding:
 - (1) Charitable organizations (e.g., foundation and charities);
 - (2) Global community service organizations (e.g., VON, United Way);
 - (3) Community-based organizations (e.g., community halls, sports halls, recreation groups, social groups;
 - (4) Any funding requests from community groups who have management agreements with the Municipality and any adjacent municipal units requesting funding to support their municipally owned recreation facilities will be processed through the budget and not through the grant policy, unless otherwise stated in the management agreement.
 - (5) For grant applications, organizations should ensure that any outstanding grant approvals from the previous fiscal year should be completed, unless an extension to the

funding has been approved.

(6) Individuals who meet the criteria of the grant they are applying for.

Grant Categories

4 (1) **Annual Operating**

To help with an organization's annual operating costs.

(2) **Community Economic Development**

To help with the development of projects or initiatives that promote the area and foster community economic growth.

(3) **Community Event**

To help with the hosting and/or delivery of a Community Event, under \$30,000.

(4) **Community Recreation Capital**

To help with the expansion or improvement of an indoor or outdoor cultural, social, heritage and/or recreation facility, and/or equipment, for projects under \$10,000.

(5) **Community Recreation Program**

To help with the delivery of a new or expanded cultural, social, heritage and/or recreation program.

(6) **Elite Athlete Travel**

To help elite athletes living in the Municipality of the District of Lunenburg with travel costs when competing at National or International events.

(7) **Leadership Training**

To help with training costs for individuals or community organizations that will continue to expand the programs, services and activities provided by community organizations.

(8) **Major Events**

To encourage new or expand existing large-scale events that create a positive economic impact for the Municipality, for events over \$30,000. The Major Events grant is to support operating, marketing, or promotional expenses for events that will attract visitors to the area.

(9) **Major Recreation Capital**

To help with the development, expansion or improvement of an indoor/outdoor cultural, social, heritage and/or recreation facility and/or equipment for capital projects \$10,000 or more.

(10) Sponsorship Ad/Donation of Prize(s) Request

To help with sponsorship of local, not-for-profit organization's projects, events or initiatives that help residents of the Municipality, or to supply prize(s) to enhance the project, event or initiative.

(11) Sport, Recreational & Cultural Travel Assistance

To help individuals, teams/groups with travel costs when competing in provincial, national or international competitions in sport, (who do not meet the Elite Athlete grant criteria) or recreational and cultural events.

General Information

- 5 (1) Municipal Council sets funding limits and annual budget allotments for each grant category.
- (2) Applicants will complete the proper Municipal application form and provide the requested information.
- (3) Application deadlines and expiry periods may apply.
- (4) Funding frequency is limited within each grant category.
- (5) Applicants should show community support, fundraising efforts and efficient use of resources, sound business practices and development of volunteers.
- (6) A financial statement and pertinent document must be filed with the Municipality following completion of the project.
- (7) The Municipality reserves the right to deny any application believed not within its mandate.
- (8) All proposed work must follow Municipal, Provincial and Federal regulations.
- (9) Applicants must agree to recognize the Municipality for its contribution (e.g., banner, public announcement, sign, brochures, programs, advertisements).
- (10) The municipality will publish to the public a list of recipients of grants and the amounts given as stated in Section 65C of the Municipal Government Act.

Approval Process

- 6 (1) ~~Municipal Council approves the following grants~~
a) ~~Annual Operating~~

- ~~b) Major Recreation Capital~~
- ~~c) Major Events Grant (request more than \$2,500)~~

(2)(1) Applications for all other grants under this Policy, and grants under the specified amounts in 6(1)c) are reviewed and approved/denied by the responsible staff person, with notification to Municipal Council.

(3)(2) Applicants will be notified in writing of approval or denial. This communication will explain any terms and conditions that apply to the grant approval.

Evaluation Criteria

- 7 (1) The evaluation may include but is not limited to the following criteria
- a) Project/program fits within the mandate (vision/mission) of the Municipality.
 - b) Organization is a not-for-profit group.
 - c) Program, event, facility is for public community use.
 - d) A financial need is proved.
 - e) The organization is sourcing other funding partners.
 - f) The grant proposal is practical.
 - g) The funding provided by the Municipality will enable the organization to use dollars from other funding partners.
 - h) The application has shown that they will recognize the Municipality's contribution.
 - i) The organization shows long-term sustainability.
 - j) The applicant has proved its their own commitment to the project (i.e. financial, in-kind donations).
 - k) The percentage of users from the Municipality of Lunenburg.
 - l) The breakdown of staff (volunteer, paid, externally funded).
 - m) Funding must be requested from the host Municipality if organization is located outside the Municipality of Lunenburg (proof of request is required).
 - n) Efforts made towards advancing inclusion, diversity, equity, and accessibility of equity-deserving groups.

Equity and Inclusion

8 (1) One of the Municipality's Values is "Equity and Inclusion: We take action to change and grow to be a truly diverse, equitable, and inclusive municipality".

- a) "Equity Deserving Groups" means groups who have historically been denied equal access to employment, education, and other opportunities;

b) Equity deserving groups include, without limitation, the following:

- Indigenous peoples,
- Racialized communities,
- Newcomers,
- Refugees and asylum seekers,
- Persons with disabilities/disabled persons,
- Women and gender minorities,
- Members of the 2SLGBTQIA+ community, and
- Others experiencing barriers to economic opportunity and participation.

Policy Adoption	
Date of Original Passage	January 10, 2023
Date of Notice of Intent to Amend	
Date of Council Approval	
Effective Date (if different from Council Approval)	
I certify that this Policy 043 Community Grants Program/Sponsorship Request was adopted by Municipal Council as indicated above.	
Signature of Municipal Clerk	

Version	Amendment Description	Council Approval Date
Repeal & Replace	Update for accessible formatting, and a complete review of the policy.	Jan. 10, 2023
V2	Removed the “Membership based, not-for-profit organizations having an annual adult membership of \$125 or less and for Youths or Seniors” from the eligibility criteria.	Mar. 28, 2023
V3	Addition of training for volunteers, support for athletes, and persons travelling to Provincial, National, or international competitions in sports, recreational or cultural events to the purpose. Amended eligibility grant criteria, further defined Community Events, Major Events, clarified Elite Athlete funding, Removed PRO Kids program and revised Youth Travel to Sport, Recreational and Cultural Travel.	Feb. 27, 2024

V4	Amended approval authority for Annual Operating, Major Recreation Capital, and Major Events Grants to be done by responsible officer, and added new section on equity and inclusion, and amended evaluation criteria to include equity and inclusion.	
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The Municipality of the District of Lunenburg Information Report

Report to: Mayor and Municipal Council
Submitted by: Anna Giblin, Planner I
Date: June 17, 2025
Re: Municipal Wide Land Use Planning Project –
Agriculture Lands and Uses

Executive Summary

Agriculture plays an important role in shaping MODL's unique rural character and sustaining residents. With the rising cost of living and food insecurity becoming more widespread, it is increasingly important that residents produce their own food. This not only benefits individuals but also supports healthier communities and strengthens regional resiliency.

The province requires municipalities to identify existing and future agricultural lands and create regulations that both protect and provide effective use of agricultural land. The process of developing municipal-wide land use planning documents is an opportunity to strengthen support for local agriculture and to ensure that future generations can farm.

Objectives for agriculture include protecting farmland, reducing land use conflicts between agriculture and non-agriculture land uses, improving food security, and supporting the existing agricultural sector. This report addresses two main land use issues related to agriculture which are the loss of agricultural land to development, and land use conflicts from keeping livestock. It provides an overview of MODL's agricultural sector, highlights relevant legislation, outlines some tools and approaches, and looks at how other municipalities address these same issues.

Background

MODL is home to a variety of farm types, including cattle ranching for beef and some dairy, poultry and egg production, fruit and vegetable cultivation, beekeeping, maple syrup, Christmas trees, as well as vineyards and floriculture. Small-scale mixed farming is very common, though some producers operate larger more specialized farms.

According to MODL's 2023 Economic Development Strategic Action Plan, the agriculture, forestry, fishing and hunting sector made up 16% of the total number of businesses in 2021. This is the highest proportion of any sector. In 2022, agriculture, forestry, fishing and hunting was the fourth largest sector by employment with 7% of the total number of jobs.

In Canada, soils are classified using the Canada Land Inventory (CLI) system which categorizes soils for agriculture from Class 1 (most suitable) to Class 7 (least suitable). In MODL, approximately 15% of the land is classified as Class 3, and the rest is either Class 5 or Class 7. While Class 1, 2, and 3 soils are ideal for growing most crops, other agricultural activities such as animal grazing, greenhouses, and the growing of certain crops such as blueberries can thrive regardless of the soil class.

In MODL, Class 3 soils are becoming increasingly threatened from non-agricultural development. Since 2004, a greater proportion of development has occurred on Class 3 soils than on all other lands. Between 2011-2021, crop land (excluding Christmas tree farms) declined by 22.3%, and the number of farms reporting with land in crops decreased by 28.9%.

Past public engagement for the MODL 2040 Project in 2020 indicated that the protection of agricultural land was a mid-ranked priority when compared to the other Statements of Provincial Interest. Residents emphasized the importance of strengthening resiliency by better utilizing agricultural land and encouraging local agriculture.

Minimum Planning Requirements

The protection of agricultural land is a Statement of Provincial Interest, therefore planning documents must identify and address the protection of agricultural lands. The Statement of Provincial Interest regarding agricultural land states, "to protect agricultural land for the development of a viable and sustainable agriculture and food industry". This statement is based on the fact that agricultural land is being lost to non-agricultural development, land-use conflicts between agricultural and non-agricultural land uses are occurring, and the preservation of agricultural land is important to the future of all Nova Scotians.

To satisfy this requirement, the Municipal Government Act states that Municipal Planning Strategies should consider the following:

1. Giving priority to agricultural uses and agricultural related uses

2. Limiting the number of lots
3. Establishing separation distances between agricultural and new non-agricultural development to reduce land use conflicts
4. Reducing the removal of topsoil

In addition to addressing the Statements of Provincial Interest, planning documents must contain policy statements as prescribed in Subsection 214(1) of the MGA. These include but are not limited to, municipal objectives in respect to its physical, economic, and social environment, the management and development of lands, and the implementation and administration of the plan. The Guidebook for Municipal Councils in Rural Municipalities outlines the minimum planning requirements that all municipalities must meet in Nova Scotia in addition to the requirements of Subsection 214(1) of the MGA. The mandatory content includes statements of policy in relation to residential uses, commercial and industrial uses, institutional uses, recreational facilities and public open spaces, and resource uses.

Provincial Livestock Guidelines

The Manure Management Guideline and the Siting and Management of Hog Farms in Nova Scotia Guideline are provincial guiding documents that outline best practices for livestock manure management. These documents include recommended minimum separation distances for new livestock facilities aiming to minimize environmental contamination and reduce nuisance complaints concerning livestock manure.

Environmental Farm Plan Program

The Environmental Farm Plan (EFP) Program is an educational program offered by the Nova Scotia Federation of Agriculture that helps registered farms assess and identify environmental risks on their property. The EFP Program helps to protect the environment and drinking water supplies from agricultural related contamination by encouraging minimum separation distances for agricultural activities from wells, watercourses, and ditches. While the Program is a voluntary process, it is sometimes required for farmers to access provincial funding opportunities. As there is no regulatory component to the program, farmers are not required to follow the recommendations.

Nutrient Management Plans are included through the EFP Program and assist farmers in balancing nutrients from manure, fertilizer, soil, and crops. These plans help in crop production while ensuring the efficient use of manure and other inputs to reduce environmental contamination and improve soil quality.

Farm Practices Act

The Farm Practices Act of Nova Scotia protects farmers who are engaged in normal farm practices from legal actions made by neighbours. Normal farm practices follow a standard code, abide by the direction of the Minister of Agriculture and Marketing, and are consistent with similar operations occurring within the same region. The Minister can appoint a board that oversees any complaints that are submitted related to noise, odour, or other disturbances surrounding agricultural use.

Animal Protection Act

The Animal Protection Act of Nova Scotia concerns the welfare of farm animals. The appointed Provincial Inspector responds to complaints related to the cruelty of farm animals.

Fencing and Detention Act

The Fencing and Detention of Stray Livestock Act of Nova Scotia requires owners of livestock to build and maintain adequate fencing that will prevent livestock from escaping.

Discussion: Agricultural Land Protection

This section outlines various tools and approaches available through land use planning to help address the issue of protecting agricultural land from development. This section also highlights the approaches used in other municipalities in Nova Scotia. As each municipality is unique in its context and agricultural characteristics, it is important to recognize that there is no one-size-fits-all solution that exists.

Tools and Approaches

Removal of Topsoil

Restricting or limiting the removal of high-quality topsoil to preserve and maintain agricultural lands is an approach used in some municipalities that contain valuable agricultural soils.

Limiting Subdivision and New Private Roads

Limiting the subdivision of lots in areas with significant agricultural potential can help maintain large parcels of agricultural land and limit their fragmentation. Similarly, limiting the creation of new private roads can direct future development to areas with existing roads and infrastructure, reducing the amount of agricultural land being lost to non-agricultural development.

Regulating Land Uses

Regulating the types of land uses and activities that can occur in existing agricultural areas to help protect the agricultural industry from conflicting or disruptive uses. This approach

could involve permitting and restricting specific types of uses in areas that are deemed agriculturally significant.

Jurisdictional Review

Region of Queens Municipality

As the Region of Queens Municipality does not contain any Class 2, 3, or active Class 4 soils, this municipality has no specific agricultural zone. The planning documents here address agricultural land by supporting and enabling agricultural uses.

Municipality of Chester

Similar to Queens, the Municipality of Chester does not have a specific agricultural zone. The planning documents address agricultural land by permitting agricultural activities throughout the municipality and regulating farm animals in certain zones.

The Municipality of the County of Richmond

Despite not having an abundance of high-quality soils, the County of Richmond has an Agricultural Potential Zone. This zone is applied to all Class 2, 3, active Class 4 soils, and prioritizes agricultural activities on good quality soils and established agricultural areas. The Agricultural Potential Zone prohibits non-agricultural or forestry related development on private roads that provide access to more than six lots. This attempts to limit the fragmentation of agricultural land by directing development to existing public roads.

Municipality of Cumberland

The Municipality of Cumberland contains a large portion of Nova Scotia's high-quality agricultural soils. This municipality has an Agricultural Zone which is applied to the Class 2 and Class 3 soils, as well as continuous blocks of existing farmland. This zone addresses the protection of agricultural land by prioritizing agricultural activities, reducing non-agricultural development, and minimizing land fragmentation. This zone permits certain land uses and activities related to resource extraction, commercial livestock operations, abattoirs, community facilities, and limited residential uses, while discouraging the creation of residential and commercial subdivisions and prohibiting homes on flag lots.

The Municipality of East Hants

East Hants addresses the protection of agricultural land with the Agricultural Reserve Zone. This zone is applied to Class 2, Class 3, and active Class 4 soils, but is not applied to lands within the Rural North Use Zone. The Agricultural Reserve Zone limits the subdivision of lands to the creation of two lots per calendar year, prioritizes agricultural land uses, and restricts the removal of topsoil. East Hants also has a Rural Use Zone that aims to maintain rural lands by limiting the development of rural lands for larger subdivisions by preventing the creation of new public or private roads.

Municipality of the County of Kings

Kings County has five zones under the Agricultural Designation to address the protection of agricultural land. These zones are applied to lands where agriculture is the dominant use and limit non-farm residential uses. These zones include the Agricultural Zone, Rural Mixed Use Zone, Farm Commercial Zone, Country Residential Zone, and the Historic Hamlet of Grand Pre Zone.

Notably, the Agricultural Zone is applied to lands with the highest quality agricultural lands and prohibits the removal of topsoil. It is applied to blocks of land where more than 60 percent is Class 2 and Class 3 soils, and Class 4 lands when combined with lands in active agriculture production. Both new residential and non-agriculture development are limited in this zone.

Discussion: Land Use Conflicts

This section describes some of the tools and approaches that can be used to help minimize the potential for land use conflicts from livestock. Several municipal examples are provided to demonstrate how other municipalities address this issue through land use planning. Additionally, there are some approaches already used within MODL's Secondary Plan Areas.

Tools and Approaches

Setbacks for Structures

Creating setbacks for structures such as barns and manure storage facilities, can help minimize land use conflicts with neighbouring properties. Categorizing the size of a livestock operation allows for the application of appropriate setbacks based on the scale of the operation. These setbacks could either be applied to all areas of the municipality or only to specific areas. Additionally, determining appropriate livestock limits based on lot size can help reduce land use conflicts, as keeping larger amounts of livestock on smaller lots increases the potential for nuisances.

The Provincial Manure Management Guideline has recommended setbacks for new livestock facilities from features such as public buildings, property lines, off-farm dwellings and wells, public highways, and watercourses. Municipalities can use these setbacks as a guide when developing setbacks for livestock operations at the municipal level.

Setbacks for New Developments from Existing Livestock Operations

Similar to having setbacks for structures related to livestock, establishing setbacks for new residential and institutional developments from existing livestock operations can help protect farms from being encroached upon by conflicting uses.

Regulating Structure Size

Regulating the size of structures related to livestock can reduce land use conflicts with nearby uses as larger structures can house more animals which can lead to increased potential for nuisances. This approach could involve establishing a limit on the gross floor area of barns within certain areas, particularly those that are predominantly residential.

Jurisdictional Review

Region of Queens Municipality

Queens Municipality regulates the keeping of livestock based on the intensity of the operation, categorizing livestock operations as either “Intensive Livestock Operations” or “Household Livestock Operations”. The number of animal units determines the category of the operation with intensive operations having more than 10 animal units, and household operations having equal to or less than 10 animal units.

Intensive Livestock Operations are subject to meeting a minimum lot size requirement of 4 hectares, and setbacks for buildings related to livestock and manure storage from lot lines, off-farm dwellings, wells, and watercourses. Intensive Livestock Operations are permitted only in the Inland Rural Zone and permitted by Development Agreement in the Coastal Rural Zone.

Household Livestock Operations have a land size requirement for determining how many animal units are permitted on a lot (4,000 square metres for every animal unit). Animal housing and structures for manure storage are subject to setbacks from lot lines, lines, off-farm dwellings, wells, and watercourses. Household Livestock Operations are permitted in the General Residential Zone, Hamlet Residential Zone, Hamlet Core Zone, Inland Rural Zone, Coastal Rural Zone, and the Rural Commercial Zone.

The keeping of fowls and rabbits are limited to 10 animals per lot, and the slaughtering of these animals is prohibited in some zones. When there is a rooster, the use is subject to meeting the same requirements as a Household Livestock Operation. Farm, fish, and forest stalls are permitted as long as the structure does not exceed 10 square metres, and the structure must meet zone requirements for minimum side and rear setbacks.

“Agricultural Uses” are defined separately from livestock operations and include and the commercial cultivation of crops, bee keeping, and animal pasturing. This use is permitted only in certain zones.

Municipality of Chester

In the Municipality of Chester, regulations for the keeping of farm animals vary by zone. In the Single Unit Residential Zone, farm animals are prohibited. While in the Settlement

Residential One Zone and Lakeside Zone, there are land size requirements for determining how many animals are permitted on a lot, along with setbacks for livestock related buildings from property lines, wells and watercourses. The distance of the setback is dependent on the number of animal units present. Farm animals are not regulated in the other zones.

Municipality of the County of Kings

The Municipality of the County of Kings regulates the keeping of livestock based on the intensity of the operation, categorizing operations by either “Household Livestock” or “Livestock Operations”. Household Livestock is when there are five or less animal units, and Livestock Operations are when there are over five animal units.

Household Livestock is permitted in all zones outside of Growth Centre, excluding the Shoreland Residential Zone. The number of animals that are permitted is determined based on the lot size. One animal unit is permitted for every 1 acre (0.4 ha), and additional animal units are permitted for every additional full acre. In the Country Residential Zone, the minimum lot area for Household Livestock is 30,000 square feet (0.28 ha), and on lots that are smaller, only five chickens are permitted. New buildings used for Household Livestock are subject to meeting setbacks for agricultural use dependent on the zone in which it is located.

Livestock Operations are only permitted in some zones. New buildings related to Livestock Operations must maintain a separation distance of at least 500 feet (152.4 m) from all Growth Centre boundaries. Existing Livestock Operations are permitted to expand but cannot encroach more than 20% of the existing distance between the nearest wall of the livestock operation and the Growth Centre boundary.

Kings requires a setback from all watercourses for livestock operation buildings or manure storage facilities of 100 feet (30 m). “Agricultural Uses” are defined separate from livestock operations and are permitted only in certain zones.

“Urban Chickens” are permitted within the Growth Centre zones, with a maximum of five chickens per lot. Selling eggs and meat is not permitted, as well as slaughtering. Coops cannot be kept in the front yard, and when there is a rooster, the lot must be at least 3 acres in size, the coop must have a setback of 50 m from any lot line, and there is a maximum of 2 coops per lot.

The Municipality of East Hants

The Municipality of East Hants has multiple rural zones which include the Rural Use Zone, the Agricultural Reserve Zone, and the Rural Use North Zone. The Rural Use North Zone has been recently applied to the northern and central areas of the municipality, and it is here

where a minimal planning approach was used. The Rural Use North Zone permits a wide range of uses but still aims to minimize potential land use conflicts between different land use types. There are minimum lot size requirements to ensure compatibility with the rural landscape and setback requirements for new dwellings from existing intensive livestock operations of 46 m.

Intensive livestock operations in all Rural Zones are subject to meeting minimum setback distances from wells, watercourses, ditches, and wetlands. Non-Intensive Agricultural uses are permitted only in the Rural Zones but are not subject to meeting any setback distances.

In the Agricultural Reserve Zone, intensive livestock operations must be a minimum of two hectares in size, and are subject to larger lot frontage requirements, as well as larger front, rear, side yard setbacks. Other agricultural related buildings are subject to similar requirements as residential uses.

The Municipality of East Hants also has an Agricultural Advisory Committee that works to address issues such as long-term agricultural land preservation and addressing land use conflicts.

MODL Secondary Plan Areas

MODL currently has seven Secondary Plan Areas with individual Planning Strategies and Land Use Bylaws. Some of which contain regulations for keeping livestock.

In the Hebbville Plan Area, a maximum of one animal unit is permitted in all zones except for the Rural Zone. In the Rural Zone, structures related to the keeping of farm animals must be setback from an abutting Residential Zone boundary depending on the size of the operation.

In the Blockhouse Plan Area, one animal unit is permitted for every 1 hectare, unless a Nutrient Management Plan or Environmental Farm Plan is completed.

Oakland Plan Area has setback requirements for buildings related to ten or more animal units if no Nutrient Management Plan or Environmental Farm Plan is completed.

In the Princes Inlet Plan Area, no farm animals can be kept in the Residential Zone, and there are yard setbacks and abutting zone boundary distances for buildings used for sheltering farm animals.

Conclusion

Protecting agricultural land from non-agricultural related development is important for ensuring the long-term viability of the farming sector of MODL. Additionally, minimizing

June 17, 2025

Page **10** of **10**

potential land use conflicts related to livestock helps to ensure that residents are not negatively impacted by nuisances such as odor, noise, and manure runoff associated with keeping livestock. Although some legislation currently exists, municipal land use planning plays an important role in addressing gaps and meeting the Statement of Provincial Interest regarding agriculture.

Report Preparation	
Department	Planning and Development Services
Report Prepared by	Anna Giblin, Planner I
Report Approved by	
Date Reviewed by C.A.O.	

Agricultural Lands and Uses

June 17, 2025
Planning & Development Services



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Statements of Provincial Interest

SPI	Goal
Drinking Water	To protect the quality of drinking water within municipal water supply watersheds
Flood Risk Areas	To protect public safety and property and to reduce the requirement for flood control works and flood damage restoration in floodplains.
Agricultural Land	To protect agricultural land for the development of a viable and sustainable agriculture and food industry.
Infrastructure	To make efficient use of municipal water supply and municipal wastewater disposal systems.
Housing	To provide housing opportunities to meet the needs of all Nova Scotians.

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Statements of Provincial Interest – Agriculture Land

The Municipal Government Act states:

1. Planning documents must identify agricultural lands within the planning area.
2. Planning documents must address the protection of agricultural land.

Measures that should be considered include:



Giving **priority to agricultural uses** and agricultural related uses



Limiting the number of lots



Establishing **separation distances** between **agricultural and new non-agricultural development** to reduce land use conflicts



Reducing the **removal** of high-quality **topsoil**



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Relevant Legislation

Manure Management Guidelines & Siting and Management of Hog Farms in Nova Scotia

- Provincial best practices for livestock manure management
- Recommended minimum separation distances →

Public Building	200 m (660 ft)
Property Line	50 m (165 ft)
Existing Off-Farm Dwelling	100 m (330 ft)
Provincial Highway	50 m (165 ft)
Off-Farm Well	100 m (330 ft)
Lake, River, Brook	
A. Non-contained storage (solid manure)	100 m (330 ft)
B. Fully contained storage (liquid, semi-solid manure)	50 m (165 ft)
Ditch/Intermittent Stream or Wetland	20 m (66 ft)

Animal Protection Act

- Farm animal welfare

Farm Practices Act

- Protects farmers from legal actions made by neighbours

Fencing and Detention Act

- Requires livestock to be fenced in

Environmental Farm Plans (EFP) & Nutrient Management Plans

- Voluntary program
- Helps assess and identify environmental risks
- Encourages minimum separation distances from watercourses, wells, ditches

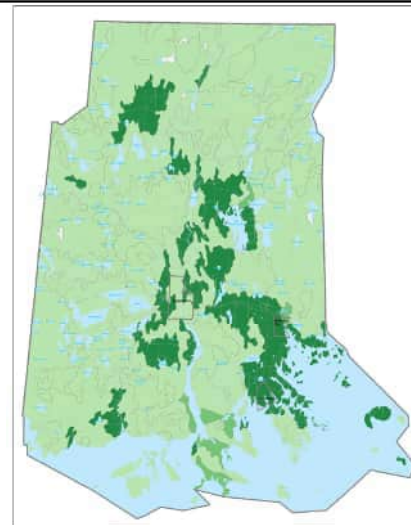


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Agricultural Soils in MODL

- No Class 1 or Class 2 soils present
- Approximately 15% Class 3 soils
- Remaining lands are Class 5 and Class 7 soils



Part 7: Agriculture
Soil Classification



MODL2040
2011 2012 2013 2014 2015

Map Date: 2022-01-10
Map Scale: 1:50,000
Map Projection: UTM
Map Datum: NAD83
Map SRS: UTM
Map Units: Meter
Map Author: Planning & Development Services
Map Reviewer: Planning & Development Services
Map Contact: Planning & Development Services
Map Copyright: Municipality of the District of Lunenburg
Date: February 2022
Prepared by: Planning & Development Services
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Agriculture in MODL

The Agriculture, Forestry, Fishing, and Hunting sector:

- 16% of total businesses in 2021
- 4th largest sector by employment in 2022
- Since 2004, a **greater proportion of development** has occurred on **Class 3 soils**
- **Crop land** (excluding Christmas tree farms) has **decreased by 22.3%** (2011-2021)
- **Number of farms** reporting with land in crops **decreased by 28.9%** (2011-2021)



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Land Use Issues

1. Protecting agricultural land from non-agricultural development
2. Addressing land use conflicts related to keeping livestock



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1. Agricultural Land Protection



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Tools and Approaches – Agricultural Land Protection

Restricting Topsoil Removal

- Restricting or limiting the removal of high-quality agricultural soils

Limiting Subdivision

- Minimizing the subdivision of agricultural lands to maintain large blocks of farmland and reduce land fragmentation

Limiting New Private Roads

- Directing development to existing roads

Regulating Land Uses

- Permitting or restricting certain types of uses in areas that are agriculturally significant
- Protects agricultural activities from conflicting or disruptive uses



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Jurisdictional Review – Agricultural Land Protection

Municipality	Approach
Queens	<ul style="list-style-type: none"> - No agriculture zone - Planning documents support agricultural uses
Chester	<ul style="list-style-type: none"> - No agriculture zone - Planning documents permit agricultural uses
Richmond	<ul style="list-style-type: none"> - "Agricultural Potential Zone" - applied to Class 2, 3 & active Class 4 soils - Prioritizes agricultural uses - Directs development to existing roads (prohibits non-agricultural development on private roads that provide access to more than 6 lots)
Cumberland	<ul style="list-style-type: none"> - "Agricultural Zone" - applied to Class 2, 3 soils & large blocks of farmland - Prioritizes agricultural uses, reduces non-agricultural development, minimizes land fragmentation - Permits only certain land uses, discourages residential and commercial subdivisions, prohibits homes on flag lots
East Hants	<ul style="list-style-type: none"> - "Agricultural Reserve Zone" - applied to Class 2, 3 & active Class 4 soils (excluding lands in the Rural North Use Zone) - Limits subdivision to 2 lots per year - Prioritizes agricultural uses - Restricts removal of topsoil - "Rural Use Zone" – prevents the creation of new public or private roads
Kings	<ul style="list-style-type: none"> - 5 zones under Agricultural Designation - "Agricultural Zone" – applied to lands with >60% Class 2, 3, 4 soils - New residential and non-agricultural development limited

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Regulation Options – Draft #1

Rural Agricultural Potential (R2) Zone

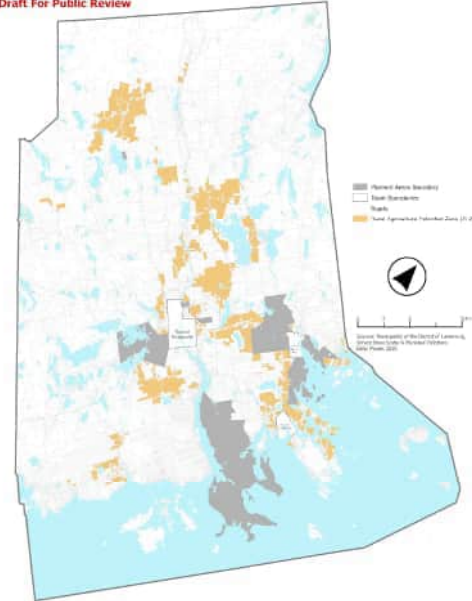
Applied to lands:

- outside settlement or watershed protection areas
- AND larger than 4 hectares (9.88 acres)
- AND consist of at least 60% of Class 3 soil

14% of total land in MODL (25,249 hectares)

929 properties

Properties under the Rural Agriculture Potential Zone (R-2 zone)
Draft For Public Review



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Regulation Options – Draft #1

Rural Agricultural Potential (R2) Zone

- **Limiting subdivision** to the creation of 2 new residential lots per year (max of 6 lots)
- **Prohibiting new private roads and flag lot developments**
- **Not regulating land uses** – permitted uses similar to the Rural General Zone
- Rezoning considered based on agricultural impact assessment report



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2. Land Use Conflicts

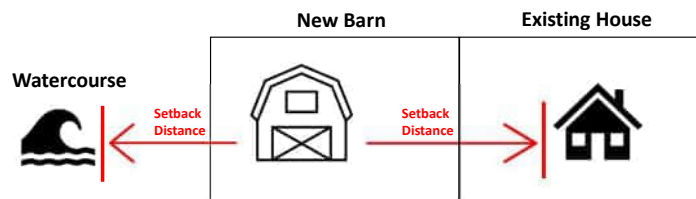


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Tools and Approaches – Land Use Conflicts

Setbacks for Livestock Related Structures

- Setbacks for new barns and manure storage facilities to reduce nuisances to neighbours and environmental contamination
- Categorizing sizes of livestock operations to apply appropriate setbacks
- Factoring in property size - smaller lots are more prone to land use conflicts
- Requiring setbacks everywhere or applying only to certain areas



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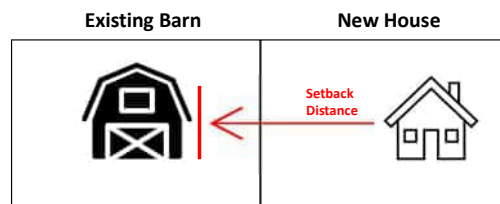


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Tools and Approaches – Land Use Conflicts

Setbacks for Non-agricultural Development

- Setbacks for new dwellings or institutional uses from existing livestock operations to reduce farm encroachment and protect existing farms



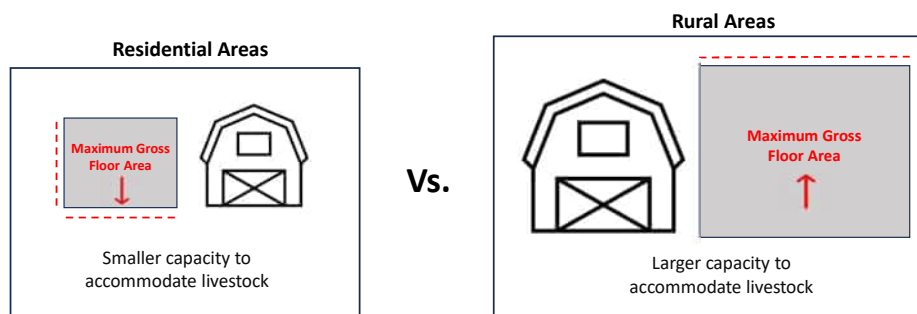
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Tools and Approaches – Land Use Conflicts

Regulating Structure Size

- Limiting the gross floor area of new structures related to keeping livestock in certain contexts



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Jurisdictional Review – Land Use Conflicts

Municipality	Approach
Chester	<ul style="list-style-type: none"> - Farm animals regulated in certain zones: Single Unit Residential Zone and Lakeside Zone - Land size requirement to determine number of animal units permitted - Setbacks for livestock related buildings from property lines, wells, watercourses - Size of setback depends on number of animals
Queens	<p>'Intensive Livestock Operations' = more than 10 animal units</p> <ul style="list-style-type: none"> - minimum lot size requirement: 4 ha - setbacks for buildings and manure storage - permitted only in the Inland Rural Zone and by DA in Coastal Rural Zone <p>'Household Livestock Operations' = 10 or less animal units</p> <ul style="list-style-type: none"> - minimum lot size requirement: 1 animal unit = 0.4 ha - setbacks for buildings and manure storage - permitted in some zones <p>'Keeping Fowls and Rabbits' limited to 10 per lot</p> <ul style="list-style-type: none"> - slaughtering prohibited in some zones <p>'Agricultural Uses' defined separate from livestock operations and permitted in some zones</p>

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Jurisdictional Review – Land Use Conflicts

Municipality	Approach
Kings	<p>'Household Livestock' = 5 or less animal units</p> <ul style="list-style-type: none"> - permitted in all zones outside Growth Centre (excluding Shoreland Residential Zone) - number of animal units permitted based on lot size (1 animal unit = 0.4 ha) - country Residential Zone minimum lot area 0.28 ha, 5 chickens permitted on smaller lots - setbacks for livestock buildings dependent on the zone <p>'Livestock Operations' = over 5 animal units</p> <ul style="list-style-type: none"> - permitted in some zones - buildings must be 500 ft from Growth Centre Boundary - Existing operations can expand but cannot encroach more than 20% of distance to Growth Centre <p>'Urban Chickens' in Growth Centre permitted up to 5 per lot</p> <ul style="list-style-type: none"> - selling eggs/meat & slaughtering prohibited - coops not permitted in front yard, subject to lot line setbacks, max of 2 coops per lot - minimum lot size of 3 acres for roosters <ul style="list-style-type: none"> - Setbacks from all watercourses for livestock buildings - 'Agricultural Uses' defined separate from livestock operations and permitted in certain zones

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Jurisdictional Review – Land Use Conflicts

Municipality	Approaches
East Hants	'Intensive livestock Operations' = 20 or more animal units <ul style="list-style-type: none"> - setbacks for structures and manure storage (or by Site Plan) - minimum lot size requirements in certain zones - larger lot frontage and larger yard requirements in certain zones <ul style="list-style-type: none"> - Setback of 46m for new dwellings from existing intensive livestock operations
MODL Secondary Plan Areas	Hebville <ul style="list-style-type: none"> - max. of 1 animal unit in all zones except the Rural Zone - setbacks for structures from Residential Zone boundary Blockhouse <ul style="list-style-type: none"> - 1 animal unit per hectare Oakland <ul style="list-style-type: none"> - setbacks for buildings housing 1 or more animal units Princes Inlet <ul style="list-style-type: none"> - farm animals prohibited in Residential Zone - yard setbacks and abutting zone boundaries for barns

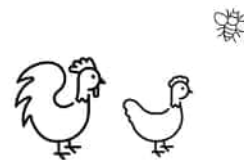
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Regulation Options – Draft #1

- Setbacks for **new livestock facilities** to property lines, houses, wells, institutional uses, and watercourses. Setback distances depend on size of livestock operation.
- Setbacks for **new residential or institutional developments** to existing livestock operations.
- 3 categories of livestock operations to determine appropriate setbacks:
Backyard Agriculture, Small-scale Livestock Operation & Intensive Livestock Operation

1. Backyard Agriculture

- Accessory to residential uses
- 10 or fewer chickens and bee keeping
- No setbacks for structures
- Where small-scale livestock operations are not permitted (smaller lots or residential areas)



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Regulation Options – Draft #1

2. Small-scale Livestock Operation

- Accessory to residential uses
- Less than 10 animal units
- Property size determines how many farm animals are permitted
- Smaller setbacks apply to structures

***Can be considered an 'Intensive Livestock Operation' if lot size requirements cannot be met (greater setbacks would apply)

Examples:

1 acre lot = 1 cow or 2 pigs or 20 chickens

3 acre lot = 3 cows, 6 pigs, 12 sheep or 20 chickens

7 acre lot = 7 horses, 14 pigs, 28 sheep or 140 chickens

Combinations of farm animals also ok

Type of Livestock	Number of Livestock Equal to One Animal Unit
Cattle	1
Horses	1
Ponies	2
Sheep	4
Goats	4
Fowl	20
Turkeys	5
Swine	2
Mink	3
Rabbits	20
Llama/Alpaca	2
Ostriches/Emu	2



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Regulation Options – Draft #1

3. Intensive Livestock Operation

- 10 or more animal units
- Minimum lot area of 4 hectares (9.88 acres)
- Greater setbacks apply for structures
- Even greater setbacks for large scale pig operations

*** Can be considered by Site Plan if structures cannot meet setbacks

10 animal units =
10 cows,
20 pigs,
40 sheep,
OR 200 chickens



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Thank you
Questions?



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