

Municipality of the District of Lunenburg
Minutes of a Meeting of the Policy & Strategy Committee
Held in Council Chamber, 10 Allée Champlain Drive, Cookville, N.S.
Tuesday, June 17, 2025 – 9:00 a.m.

Attendance

Deputy Mayor Chasidy Veinotte, District 10, Chair
Councillor Alison Smith, District 6, Vice Chair
Mayor Elspeth McLean-Wile
Councillor Morgen Reinhardt, District 1
Councillor Martin Bell, District 2
Councillor Pam Hubley, District 4
Councillor Cathy Moore, District 5
Councillor Edgar Burns, District 7
Councillor Ben Brooks, District 9

Regrets

Councillor Wendy Oickle, District 3
Councillor Kacy DeLong, District 8

Staff

Tom MacEwan, Chief Administrative Officer
Alex Dumaresq, Deputy Chief Administrative Officer
April Whynot-Lohnes, Municipal Clerk
Tina Robichaud-Bond, Executive Assistant

1. Call to Order

Deputy Mayor Veinotte called the meeting to order at 9:00 a.m. and began by acknowledging that the meeting was held in Mi'kma'ki, the traditional territory of the Mi'kmaq people.

2. Announcements, Acknowledgements, Recognition - Nil

3. Public Input

Dr. David Maxwell, Middle LaHave, was in attendance at Public Input to express concerns regarding uranium mining. He noted that the province is responsible to keep the welfare of Nova Scotians in mind and should provide reasons and justification for arbitrary decisions. He encouraged the Municipality to request that the Province justify the pros and cons of their actions.

David Walmark, Kingsburg, was in attendance at Public Input to express concerns regarding uranium mining, specifically that the offset of the mining in East Dalhousie will leak into the LaHave River.

Marilyn Keddy, Stonehurst, a member of Council of Canadians, was in attendance at Public Input to express concerns regarding uranium mining and asked that that Council support the renewal of the moratorium ban.

Sharon Pepperton-Rutland, Northfield Road, was in attendance at Public Input to express concerns regarding uranium mining, more specifically the impacts to the ecosystem due to the exploration.

4. Changes/Approval of Agenda

Moved by Councillor Moore, seconded by Councillor Burns that the Agenda be approved as circulated. Carried unanimously.

5. Approval of Minutes – May 20, 2025

The Minutes of May 20, 2025, were approved as circulated.

6. Business Arising from Minutes – Nil

9. Staff Reports

9.1 Administration Department

9.1.1 Discussion on Uranium Exploration in the LaHave Watershed

Xinyuan Wu, and Jonathan Bertram, Policy Analysts; Abhimanyu Jain, Manager of Climate Change and Sustainability; and Alex Dumaresq, Deputy CAO; provided a report which reviewed the exploration of uranium mining, outlining the provincial and federal regulatory frameworks for uranium mining (circulated with the Agenda).

Staff gave a presentation, “Uranium Exploration & Mining: Regulatory Processes & Potential Impacts on the LaHave River Watershed”, (attached to the minutes) providing details on the following:

- How uranium is mined
- History of uranium mining
- Rationale for provincial mining strategy
- Critical minerals strategy
- Regulation of uranium exploration (Provincial)
- Public engagement in regulatory process
- Regulation of uranium mining (Federal)
- Public Engagement in federal regulatory process
- Recent Developments, beginning with repeal of Act prohibiting uranium mining, ending with the conclusion of the provincial RFP
- Impacts on Watershed – local site
- Interconnection of LaHave and Petite Watersheds
- Water quality monitoring in both watersheds – LaHave River and Petite Riviere

- Impacts of uranium exploration on watersheds
- Impacts of uranium mining on watersheds
- Public health risk
- Municipality role
- Responses to date from various sources
- Analysis
- Conclusion – more information is required
- Recommendations and Options

Concern was raised that the Province did not follow their critical minerals strategy when they repealed the existing Uranium Exploration and Mining Prohibition Act in March. It was noted that MODL must be positioned to recognize that uranium is not the only resource that the province could pursue. The Province must be held accountable to follow their own strategy when it comes to resource development.

Moved by Councillor Smith, seconded by Councillor Moore that the Policy and Strategy Committee recommends to Council that Municipal Council write a letter to the Premier of Nova Scotia and the Minister of Natural Resources requesting the Province reinstate the moratorium and undertake robust public engagement on whether to proceed with uranium exploration after publicly sharing a risk assessment and cost-benefit analysis. Carried unanimously.

The Committee recessed at 10:12 a.m. and resumed at 10:24 a.m.

7. Presentations/Scheduled Times

7.1 Food Hub Feasibility

Chris Pelham, Principal, and Gary Morten, Principal Lead, Third Sector Enhancement Ltd., gave a presentation titled, "Food Hub Feasibility", (included in the agenda package).

Mr. Pelham stated that they agree a commercially based food hub is not economically feasible to pursue in MODL. Discovered through the engagement process there is momentum and motivation on the supply side, food security side, and on demand side that would lead itself to a community based initiative to move forward.

Mr. Morten gave a presentation, providing details on the following:

- How can a food hub contribute to MODL's food security strategy?
 - Strategic goals and what is needed to get there
 - If food hubs exist, need commitment from purchasers
 - Connection linking producers to consumers
 - Can be achieved in the long term
- Food hub defined
 - Suggests starting between basic and intermediate

- What we Heard
 - Ease of purchasing, i.e., online component
- People involved
 - Interested in helping develop & mentor
 - Interested in exploring opportunity to supply a food hub
 - Interested in exploring opportunity to buy from a food hub
- Available financial opportunities
 - Grants for non-profit organizations
 - Finance programs for for-profit organizations
- Role of Municipality
- Recommended Organization Type & Structure
 - Community enterprise
- Next Steps
 - Confirm champions and organize support
 - Design pilot concept
 - Launch the pilot project
 - Evaluate the pilot project
- Timeline
 - Suggests three (3) years

Discussion included where and what types of supports are available, non-profit organizations taking the lead, potential staff resources and municipal role, and a lack of understanding from the consumer on the economics of farming.

7.2 Bioinnovation Hub – SW Nova Scotia Bio Economy Development Opportunity (BDO) Zone Update

Rod Badcock, Executive Director, Greenspring Bioinnovation Hub, gave a presentation titled, “Greenspring Bioinnovation Hub – SW Nova Scotia BDO Zone Update”, included in the agenda package.

Mr. Badcock explained that the presentation was to provide an update on a project they, Greenspring, partnered with MODL and provided details on the following:

- Vision of Success
 - Renewable resource
- Projected impact – late stage projects
- How Greenspring helps
 - Be good at information
 - Connections
 - Investment
 - Funding
- SW Nova Scotia Bioeconomy Development Opportunity Zone

- Given an A-Rating
- Designed to attract new bio-economy businesses
- SW Nova Scotia BDO Zones A-rating highlights
- SW Nova BDO Zone Communications Plan
- Results of communications plan
 - Direct inquiries
 - Project enabling

Discussion included use of biomass for heating, steps and what the Municipality can do to help facilitate partners in the area in promoting it.

8. Consideration of Correspondence - Nil

9. Staff Reports

9.2 Economic Development

9.2.1 Final Report of the Food Hub Feasibility Study

Mark Strickland, Business Development Officer, reviewed the report, “Final Report of the Food Hub Feasibility Study”, (included in the agenda package). He advised that the feasibility study performed well overall, but there were deficiencies in the data which led to staff recommending that pursuing a food hub in the District of Lunenburg was not feasible at this time.

Moved by Councillor Bell, seconded by Councillor Burns that the Policy and Strategy Committee recommends to Council that Municipal Council not pursue the opportunity of a Food Hub in the District of Lunenburg.

It was noted that the research/resources from the study are available to organizations, and community members who may want to pursue this type of initiative, but staff resources would not be available. Participants of the study will be contacted to advise of Council’s decision.

Clarified that food security is a priority of the Municipality. The vision of a food hub may not come to fruition, but the discussion may incite community members to come forward with initiatives.

The Motion on the floor was voted on and carried unanimously.

9.1 Administration Dept

9.1.2 Update on Strategic Priorities Work

Alex Dumaresq, Deputy CAO, gave a presentation titled, “Projects Update” (included in the agenda package), providing details on the progress made on Council’s priorities, including:

- Completed Projects
- Progress on Q1 Projects
- Progress on Q2 Projects
- Update on Highest Priority Projects
 - Land Use Planning
 - Transit Service
 - Housing Strategy
 - Regional Growth Management
 - Collaborative Health Centre/Community Space
 - Cell Advocacy
 - Other projects

It was clarified that the upcoming Joint Regional Growth Management meeting with the Town of Bridgewater is an organizational meeting only and dates for future meetings will be posted.

9.3 Recreation, Parks & Tourism

9.3.1 Amendments to Policy 043 – Community Grants Program/Sponsorship Request

Trudy Payne, Director of Recreation, Parks & Tourism, reviewed the report titled, “Amendment – Policy 043, Community Grants Program & Sponsorship Request”, (included in the agenda package).

She advised that the Finance Committee on May 6, 2025, directed 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. Also, noted in the amendments was the new inclusion, diversity, equity and accessibility statement.

Moved by Councillor Moore, seconded by Councillor Hubley that the Policy and Strategy Committee recommends to Council 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. Carried unanimously.

9.2 Economic Development

9.2.2 Retail Market & Accommodations Analysis

Mark Strickland, Development Officer, gave a presentation titled, “Retail Market and Accommodations Analysis” (included in the agenda package), providing details on the following:

- Opportunity & Need
- Retail Market & Accommodations Analysis
- Trade Area Summary
- Trade Area Retail Spending Potential
- Findings Opportunities: Retail

- Accommodations Analysis
- Future allocation of demand to Year 2031
- Opportunities for District of Lunenburg

There was discussion around gaps in filling retail/service based spaces.

A further analysis on reasons that are creating these gaps, and collecting feedback from users should be part of the discussion.

The Committee recessed at 12:15 p.m. and resumed at 1:01 p.m.

9.4 Planning & Development

9.4.1 Municipal-Wide Land Use Planning Project - Agriculture Lands and Uses

A report from Anna Giblin, Planner I, titled, “Agricultural Lands and Uses”, providing details on the Province’s requirement for municipalities to identify existing and future agricultural lands and create regulations that both protect and provide effective use of agricultural land, was circulated with the agenda.

Reid Shepherd, Deputy Director of Planning & Development Services, gave a presentation on “Agriculture Lands and Uses” (circulated with the agenda), providing details on the following:

- Statements of Provincial Interest
- Statements of Provincial Interest – Agricultural Land
- Relevant Legislation
- Agricultural Soils in MODL
- Agriculture in MODL
- Agricultural Land Protection
 - Tools & Approaches
 - Jurisdictional Review
- Regulation Options – Draft #1
- Land Use Conflicts
 - Tools & Approaches
 - Jurisdictional Review
- Regulation Options – Draft #1

Discussion

Agriculture land protection

- First right of refusal for levels of government to ensure agriculture lands are retained
- Confirmed class 3 land could be regulated by limiting number of lots created
- Threshold percentages for protecting lands
- Active versus inactive farming practices
- Support for policy objective to protect farmland

- Commercial farmers (land and livestock based) versus small scale land based agriculture farms
- Three types of farms, commercial, small scale, household and growth has mostly been in small scale agriculture and regulations need to reflect this.

Mr. Shepherd continued the presentation on land use conflicts.

Discussion

Land use conflicts

- Size of land and intensive uses
- Areas can have different regulations for similar uses
- Other regulations do not always address land use conflicts
- Protection of land is more important than regulating the livestock on the land
- Amendments can be made to adjust the needs of the community

Mr. Shepherd advised there will be public engagement where everyone will have an opportunity to discuss the proposed regulations.

Moved by Councillor Bell, seconded by Councillor Brooks, that the Policy & Strategy Committee permit speakers from the gallery to provide public input. Carried unanimously.

Glenn Rhodenizer, Second Peninsula, dairy farmer. Spoke to the fact that he is the last dairy farmer in Lunenburg County. He also grows 80,000 cabbage a year that is used to make sauerkraut by his other business – Krispi Kraut. Supported the concept of incentives or tax breaks in maintaining agricultural lands and promoting it as tourism opportunity and wellness.

Karen Rhodenizer, Second Peninsula. supported the idea of offering some sort of incentive to help farmers who are interested in buying up other plots of land to enhance their farming operation.

10. Mayor's/Deputy Mayor's/Councillors' Matters - Nil

11. Added Items - Nil

12. In Camera - Nil

13. Adjournment

There being no further business, the meeting adjourned at 2:36 p.m.



Uranium Exploration & Mining:

Regulatory processes & potential impacts on the
LaHave River Watershed

Preliminary Staff Analysis

Policy and Strategy Committee

June 17, 2025



Agenda

- Background
 - History of Uranium mining in Nova Scotia
 - Current Situation
 - Regulatory & public consultation processes
- Risks to a Watershed
 - Exploration and Mining impacts
 - Radioactive impacts
 - Issues with exploration regulation
- Discussion
 - Jurisdiction
 - Analysis
 - Preliminary recommendations

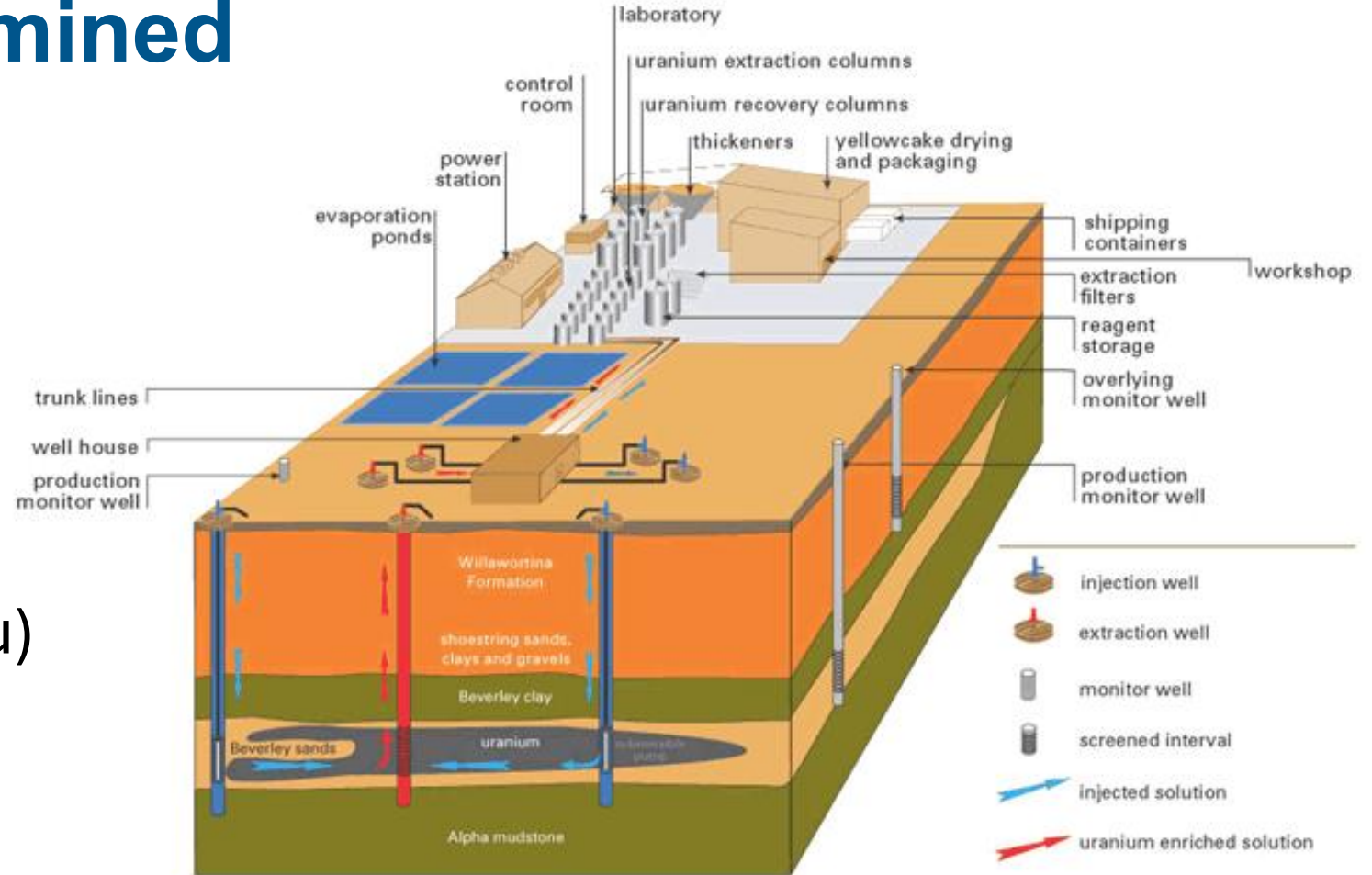


Background



How uranium is mined

- Conventional mining
 - Remove rock
 - Extract uranium
 - Process uranium & waste rock
- Solution-based (In-situ)
 - Inject chemical mix
 - Dissolve uranium
 - Extract mixture
 - Separate uranium



History of Uranium Mining

- Pre-1970's - Only sporadic exploration
- 1972 – NS Geological survey identified potential locations for mining
 - Large interest in, and applications for, exploration spurred public/professional interest throughout the 1970's
- 1981, September 22 – Moratorium issued for uranium exploration
- 1982, January 22 – Public inquiry into uranium mining launched to establish effects on environment, health impacts, and public opinion
- 1985, January 30 – "Report of the Commission of Inquiry on Uranium" (McCleary Report) published
- 2009, November 5 – Uranium mining moratorium formalized as a ban via provincial legislation (The Uranium Exploration and Mining Prohibition Act)
 - MODL voted to support maintaining the ban on May 18, 2008
- 2025, March 26 – The Act is repealed
 - May 14, 2025 – Request for Proposals issued for exploration at previous locations of interest



Rationale for Provincial Mining strategy

- Lifts the blanket ban on exploration and mining of uranium
 - Intent to maintain existing regulatory and environmental standards
 - Allows for individual assessment of cases
- Economic and labour considerations
 - Potential job opportunities and increased economic activity
 - Focus on domestic extraction amidst supply chain concerns
- Updated critical minerals strategy
 - Uranium is primarily used as nuclear fuel – clean energy generation



Critical Minerals Strategy

- Mineral extraction to support:
 - Clean energy transition
 - Investment in NS
 - Job creation
- In November 2023:
 - the Nova Scotia Critical Minerals Strategy was released
 - 16 minerals included
- On May 14, 2025:
 - 4 more added, including uranium
- 6 pillars of strategy:
 - Critical Minerals Geoscience
 - Review of Regulatory Framework
 - Opportunities with Mi'kmaw Partners
 - Opportunities for Nova Scotia
 - Innovation, Research, and Development
 - Enhancing Public Awareness

Regulation of Uranium Exploration (Provincial)

Exploration is governed through the Department of Natural Resources via the Mineral Resources Act, requiring:

- Status as a 'Registered Prospector'
- A 'Mineral Exploration License' - valid for two (2) years
 - The minerals subject to the license
 - The area and location of the minerals
 - A description of the claim, the tracts, and a claim reference map
 - The applicant's name and occupation

This allows exploration up to one (1) meter in depth. Drilling requires an additional drilling permit, as does aerial scanning.



Public Engagement in the Regulatory Process

The Mineral Resources Act states that an engagement plan must be implemented 'in the prescribed manner' (44, 1, a)

- The Department of Natural Resources provides a guideline for engagement
- Commensurate with the size/scope of the project, there are common groups to include in engagement:
 - Affected landowners
 - NS Department of Natural Resources
 - Municipal officials
 - Member(s) of the Legislative Assembly
 - First Nations communities
 - Local/surrounding communities
 - Local/relevant community interest groups



Regulation of Uranium Mining (Federal)

Canadian Nuclear Safety Commission (CNSC) regulates all uranium mining and milling activities across Canada.

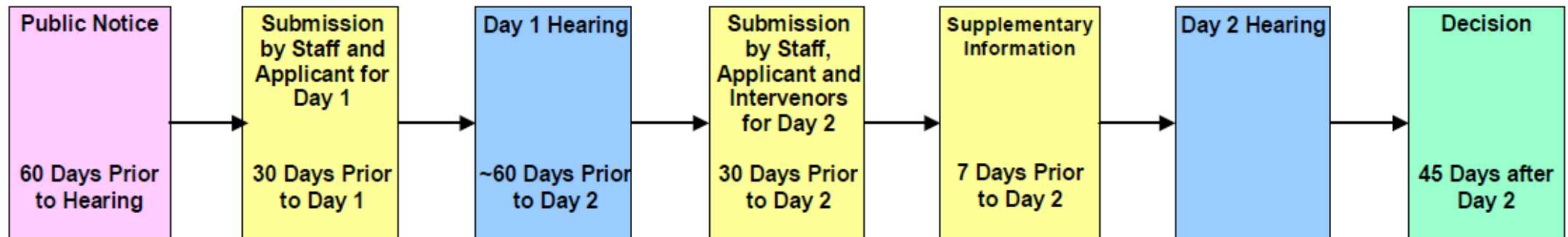
- Three-stage licensing process
 - Environmental Assessment (EA)
 - The screening track
 - The comprehensive study track
 - Licence to prepare site and construct
 - Licence to operate



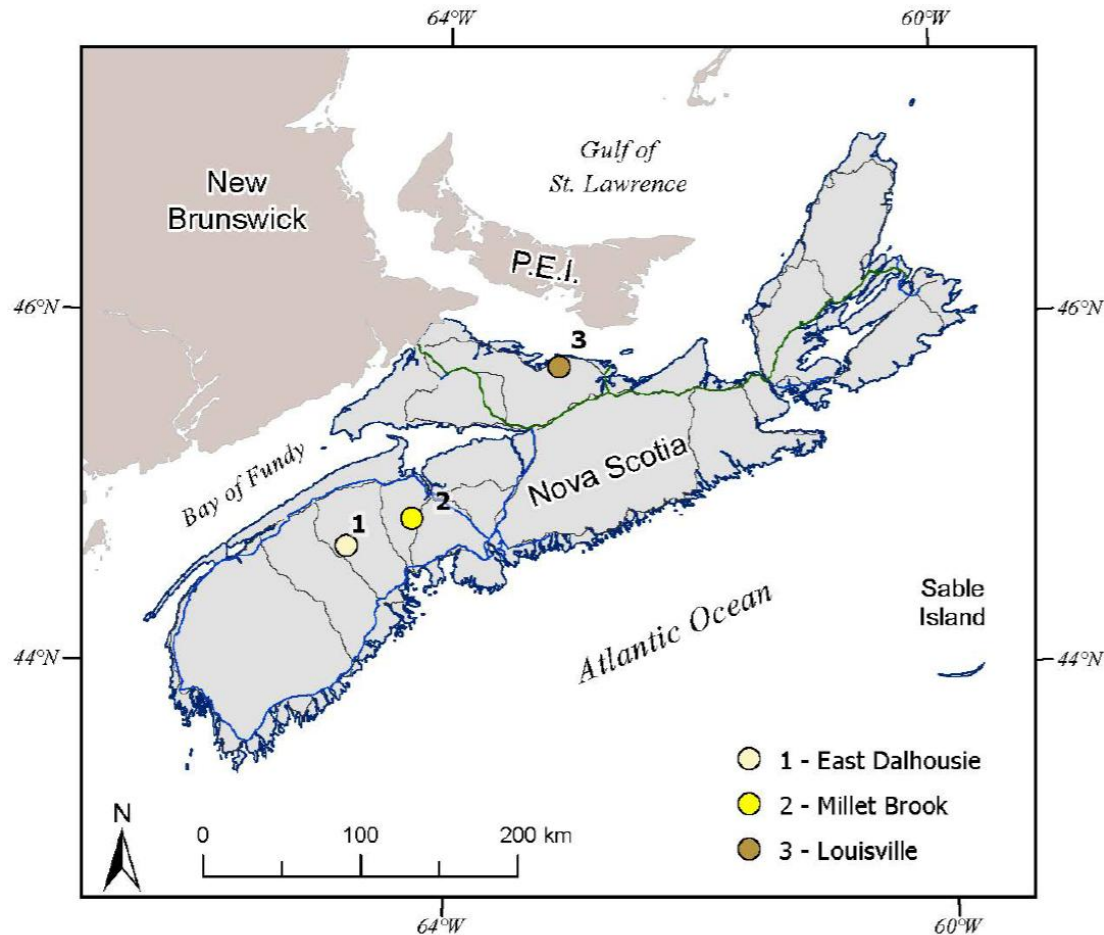
Public Engagement in Federal Regulatory Process

- Public participation is included in each step (EA, preparation, operation)
- Public hearings for licensing applications for uranium mines and mills take place over two hearing days within a ninety-day period
- Public intervenor submissions taking place on the second hearing day

Two-Day Hearing (~ 6 Months)



Recent Developments



- Act prohibiting Uranium mining repealed on March 26, 2025
- May 14, 2025 – Province issues RFP for uranium exploration (3 sites)
- East Dalhousie, Annapolis County
 - Uranium discovered in late 1970s
 - Abandoned in 1979 due to low grade and tonnage
- Lower Vaughan (Millet Brook), Hants County
 - Only known deposit in NS of significant size
 - Extensive drilling and trenching prior to moratorium
- Louisville, Pictou County
 - Uranium intersection is low
 - Potential for significant tonnage at low grades

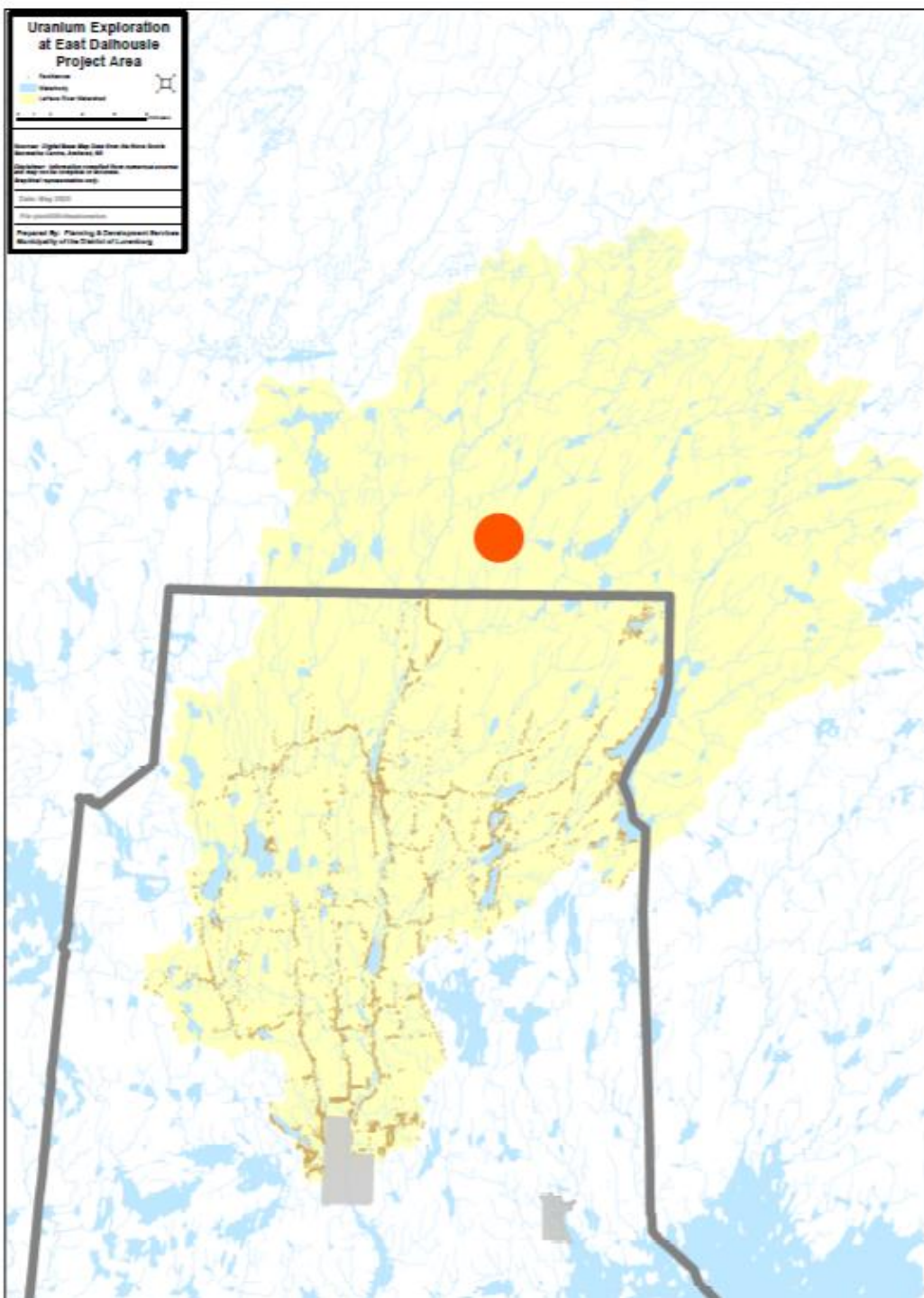
Very Recent Developments

- June 10, MODL council sends letter to the Premier requesting a pause to uranium exploration in East Dalhousie
- June 11, Conclusion of the Provincial RFP
 - No applications to the tendered license call were received
 - NovaROC (Nova Scotia's Registry of Claims) lists no new exploration applications for uranium anywhere in NS since its conclusion, as of June 16, 2025
- Due to the removal of the ban, future uranium exploration or mineral rights applications remain a possibility
 - All claims and issued licenses can be viewed on the NovaROC website



Impacts on Watersheds





Local site & Watershed map

- The proposed uranium exploration site (East Dalhousie) lies within the LaHave River watershed, just outside MODL boundaries.
- The LaHave watershed flows south to the Atlantic, supports 4,500+ households, most of whom rely on private wells for drinking water.

Interconnection of LaHave and Petite Watersheds

Distinct Watersheds

- The Petite Rivière watershed, a distinct system, includes Hebb, Fancy, and Minamkeak Lakes which supply drinking water to Bridgewater and nearby communities.
- Geographical boundaries meet in areas like Newcombville, Wileville, and Chelsea.

Hydrogeological Considerations

- No surface water connection but fractured bedrock may allow localized groundwater exchange
- Subsurface movement between watersheds is not well understood or mapped

Water Quality Monitoring in Both Watersheds

Both programs are led by Coastal Action and follow CCME guidelines

LaHave River Watershed Monitoring (since 2007)

- Monthly sampling at 15+ sites
- Parameters: nutrients, bacteria, metals, habitat indicators
- Limitation: No monitoring of uranium, radon, polonium

Petite Rivière Watershed Monitoring (since 2010)

- 18 sites monitored using multi-parameter probes and lab testing
- Parameters: arsenic, selenium, cadmium, uranium
- Limitation: Uranium testing is infrequent and not near exploration site



Impacts of Uranium Exploration on Watersheds

Early-Stage Exploration Risks

- Drillholes may intersect fractured granite bedrock, altering groundwater pathways
- Drilling can release radon gas, a radioactive carcinogen and known groundwater contaminant
- Chemical drilling fluids or disturbed rock can introduce contaminants into aquifers or streams

Lack of Required Safeguards

- No site-specific hydrogeological studies required under the current RFP
- No mandate for baseline water testing prior to drilling
- No post-drilling long-term groundwater monitoring requirements

Why It Matters

- The LaHave watershed's fractured geology and reliance on private wells makes it highly vulnerable
- Without early safeguards, risks may go undetected until impacts reach drinking water sources



Impacts of Uranium Mining on Watersheds

Tailings and Long-Term Radioactivity

- Tailings retain 85% of uranium ore's radioactivity (e.g., radium-226, polonium-210)
- Remain hazardous for millennia; can leach into groundwater or spread as airborne dust

National Research Council (2012)

- NRC concluded that Virginia's wet climate and storm events pose "significant technical challenges" for tailings containment
- Risks include containment failure, leachate migration, and catastrophic events during heavy rainfall
- These findings are directly applicable to Nova Scotia's even wetter and storm-prone conditions

Climate and Containment Risk

- NS: Receives ~1,300mm/year rainfall - 30% more than Virginia (~1,000 mm/year)
- July 2023: NS experienced 860 mm of rainfall in a single day
- Saskatchewan uranium mines (e.g., Key Lake) are in much drier climates (~400 mm/year)

Why It Matters

- No uranium mine in North America has operated in a region with Nova Scotia's combination of high rainfall, storm-prone, fractured geology, and nearby population density

Public Health Risks

Radiological Health Concerns

- Radon gas is odorless, carcinogenic, responsible for ~3,200 lung cancer deaths annually in Canada (Health Canada)
- Radioactive dust from ore and tailings may be inhaled or settle onto vegetation
- Drilling and blasting can release radon from underground rock
- Polonium-210, a uranium decay product, is extremely toxic if ingested
- Risks elevated for rural and Mi'kmaw communities relying on private wells or traditional food sources

Regulatory Gaps

- Lack of provincial communication on risk likelihood or potential health impacts
- No existing provincial framework specific to uranium mining
- No requirement for early-stage groundwater assessments and post-drilling long term water monitoring mandate

Nova Scotia Health recommends

- Environmental and Health Impact Assessments (EIA/HIA)
- Baseline air and water testing near proposed sites
- Equity-informed evaluation of risks for rural and Indigenous populations



Discussion



Municipal Role

- No direct regulatory role in mineral extraction
 - Overlap with municipal concerns, e.g. Watershed/groundwater protection
- Province invited municipal support for expanded mineral strategy
 - Municipalities cannot therefore argue there is no role for them in the resource development discussion
 - MODL council has sent a letter asking for a pause to allow for adequate time to inform itself and consult with experts and constituents
- Municipal role to represent constituents
 - Concerned residents may wish to contact their Provincial MLA



Responses to date

- Nova Scotia Federation of Municipalities
 - Concern over blanket request for support
 - Hiring minerals policy staff
- Other Municipalities
 - Surprise and uncertainty
 - Desire for greater information/specific proposals
 - Call for pause
 - Pictou, West Hants, Annapolis, District of Lunenburg
- The Assembly of Nova Scotia Mi'kmaw Chiefs
 - Strongly opposed to fracking and Uranium exploration without consultation
 - Not opposed to considering specific proposals
 - Concern for environmental impacts must be addressed before proceeding



Responses to date

- South Shore Chapter of Council of Canadians
 - Opposed
 - Requested MODL advocate against uranium mining
- Mining Sector
 - Approve of expanded mineral strategy
 - Supportive of a strong but streamlined regulatory process
 - No applications submitted for the RFP which ended on June 11, 2025
- Public opinion
 - Pre-2009 – strongly opposed
 - Current day – unquantified, grassroots opposition growing



Analysis

- Municipalities are not involved in approvals; therefore, any MODL action would be limited to advocacy
- There is logic in the provincial plan to expand resource extraction by lifting outright bans
 - This hinges on appropriate regulatory system and strict environmental controls
 - Provincial Strategy pillars include Mi'kmaw partnerships and public awareness
- There are known environmental impact and public health impacts of uranium mining
 - The risk of these impacts are higher here in Nova Scotia given its climate
 - Without a history of uranium mining or established industry in the province, caution is required



Conclusions

- More information is required for our communities to properly engage on whether uranium mining is appropriate:
 - Establish baseline environmental data
 - Economic analysis of expected benefits
 - Risk assessment of likelihood and scope of impacts
- As an affected municipality, we should be consulted during the regulatory process
 - Enhancing Public Awareness is a pillar of the CMS



Recommendations and Options

Recommendation

that the Policy and Strategy Committee recommends to Council 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 cost-benefit analysis.

Alternate Options

- 1) Take a stance on uranium exploration
- 2) Council may conditionally support uranium exploration so long as environmental standards are met
- 3) Council may choose to not take any action at this time



Agricultural Lands and Uses

June 17, 2025
Planning & Development Services



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.



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.

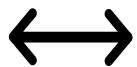
Measures that should be considered include:



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**

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

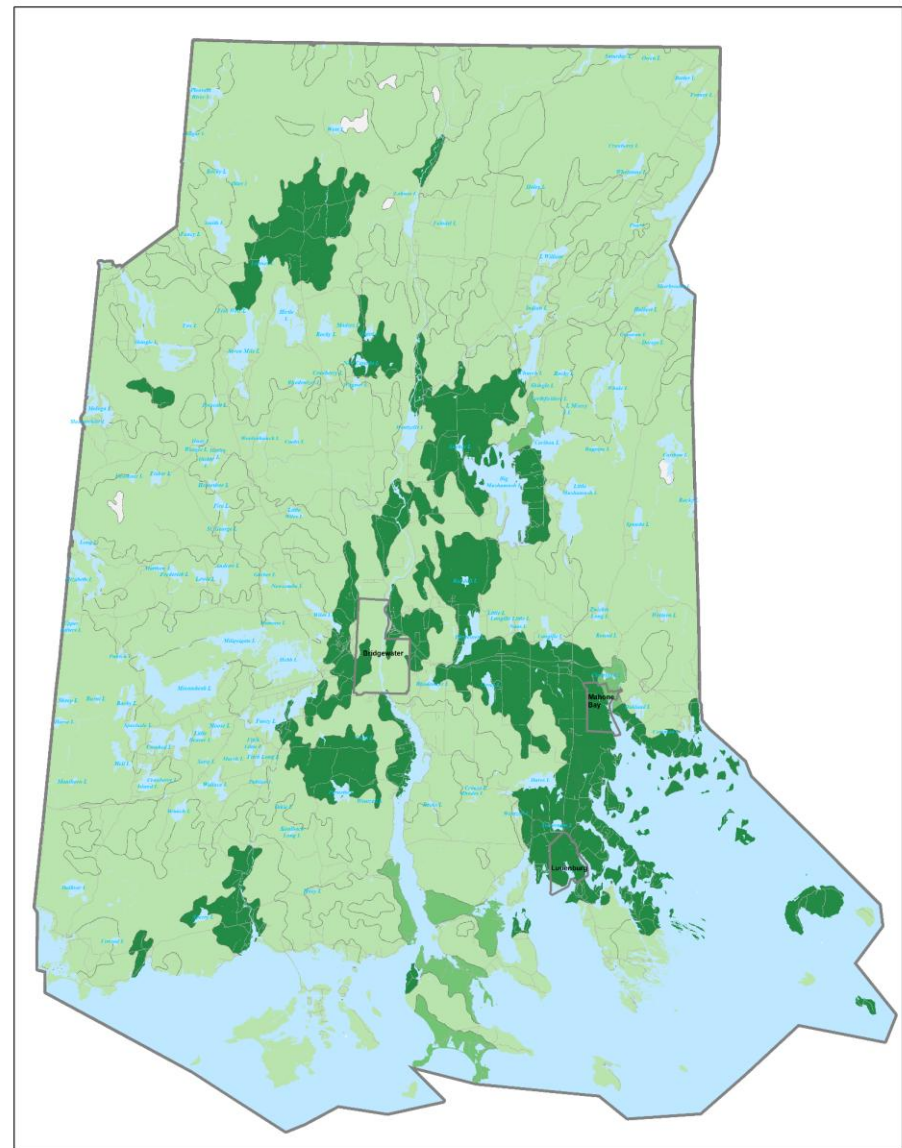
Environmental Farm Plans (EFP) & Nutrient Management Plans

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



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

- Class 3
- Class 5
- Class 7



Sources: Digital Base Map Data from the Nova Scotia Geomatics Centre, Amherst, NS

Disclaimer: Information compiled from numerous sources and may not be complete or accurate. Graphical representation only.

Date: February 2023

Prepared By: Planning & Development Services
Municipality of the District of Lunenburg

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)



Land Use Issues

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



1. Agricultural Land Protection



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



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

Regulation Options – Draft #1

Rural Agricultural Potential (R2) Zone

Applied to lands:

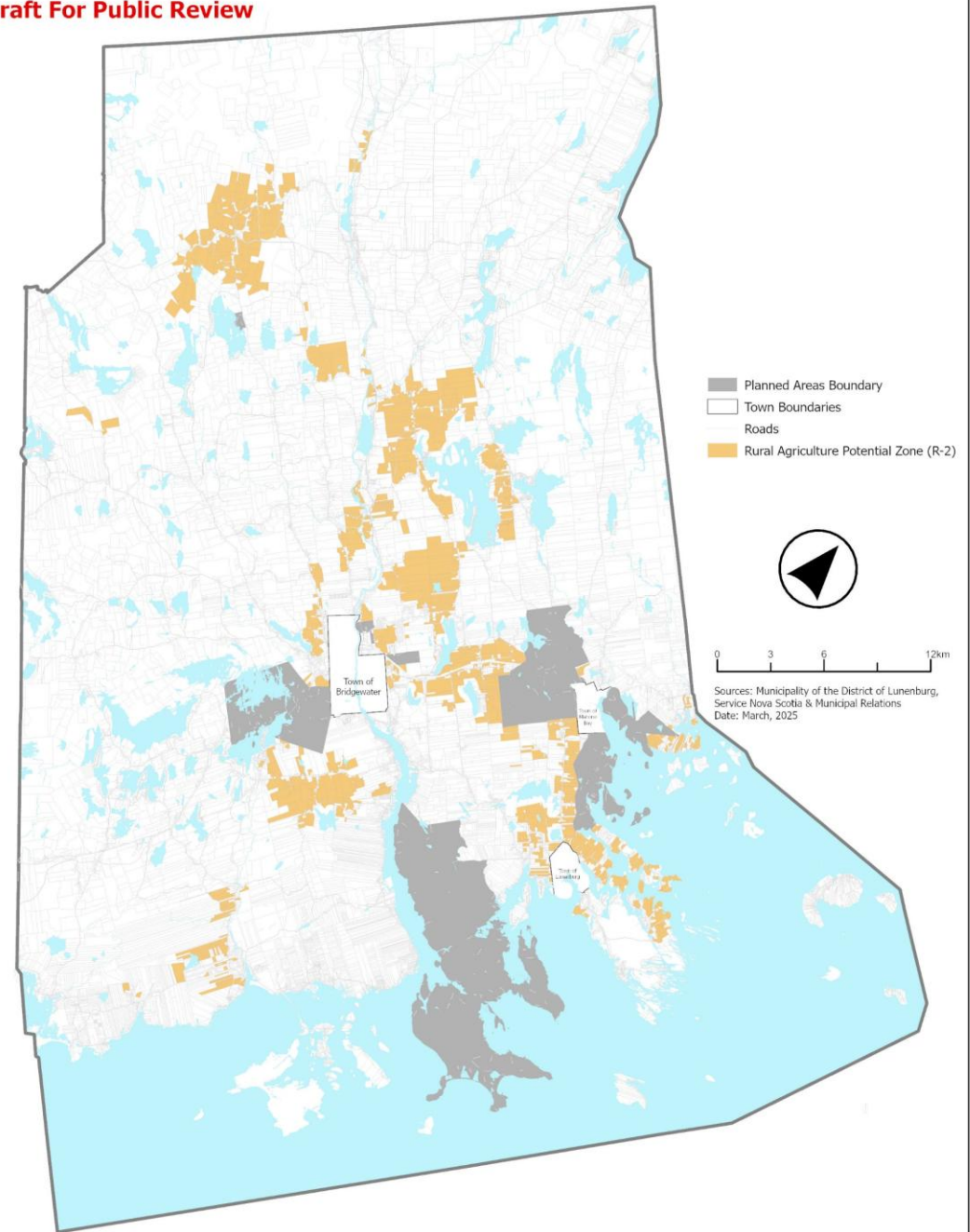
- outside settlement or watershed protection areas
- AND larger than 4 hectares (9.88 acres)
- AND consist of at least 60% of Class 3 soil

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



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



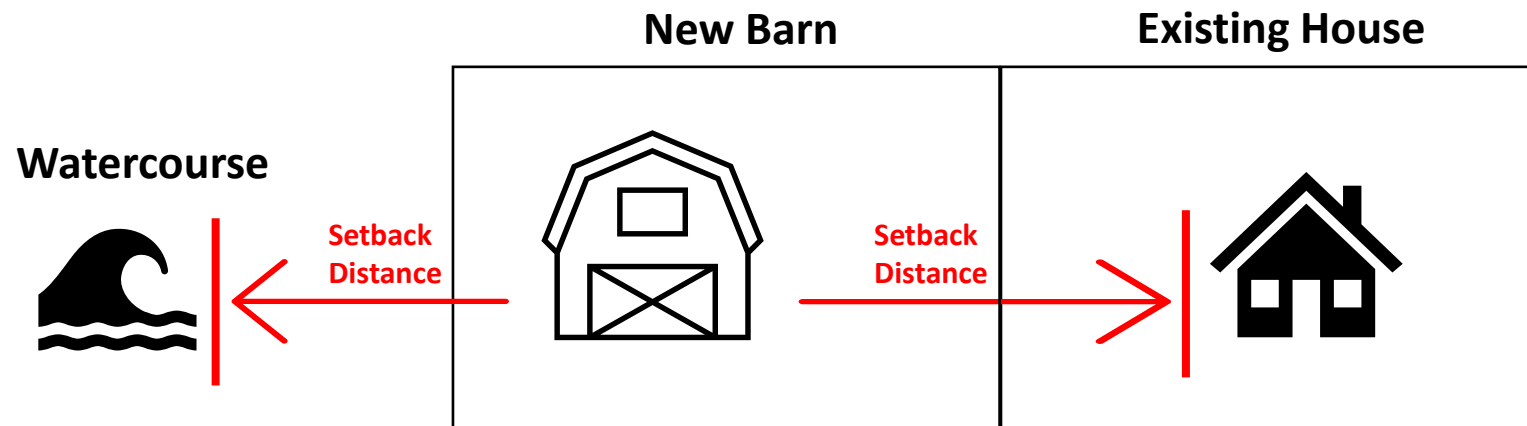
2. Land Use Conflicts



Tools and Approaches – Land Use Conflicts

Setbacks for Livestock Related Structures

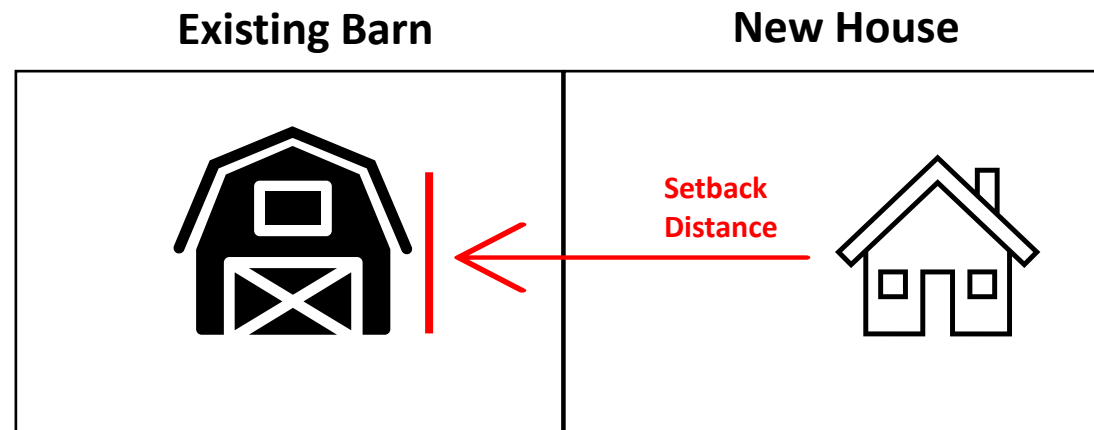
- Setbacks for new barns and manure storage facilities to reduce nuisances to neighbours and environmental contamination
- Categorizing sizes of livestock operations to apply appropriate setbacks
- Factoring in property size - smaller lots are more prone to land use conflicts
- Requiring setbacks everywhere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



Tools and Approaches – Land Use Conflicts

Setbacks for Non-agricultural Development

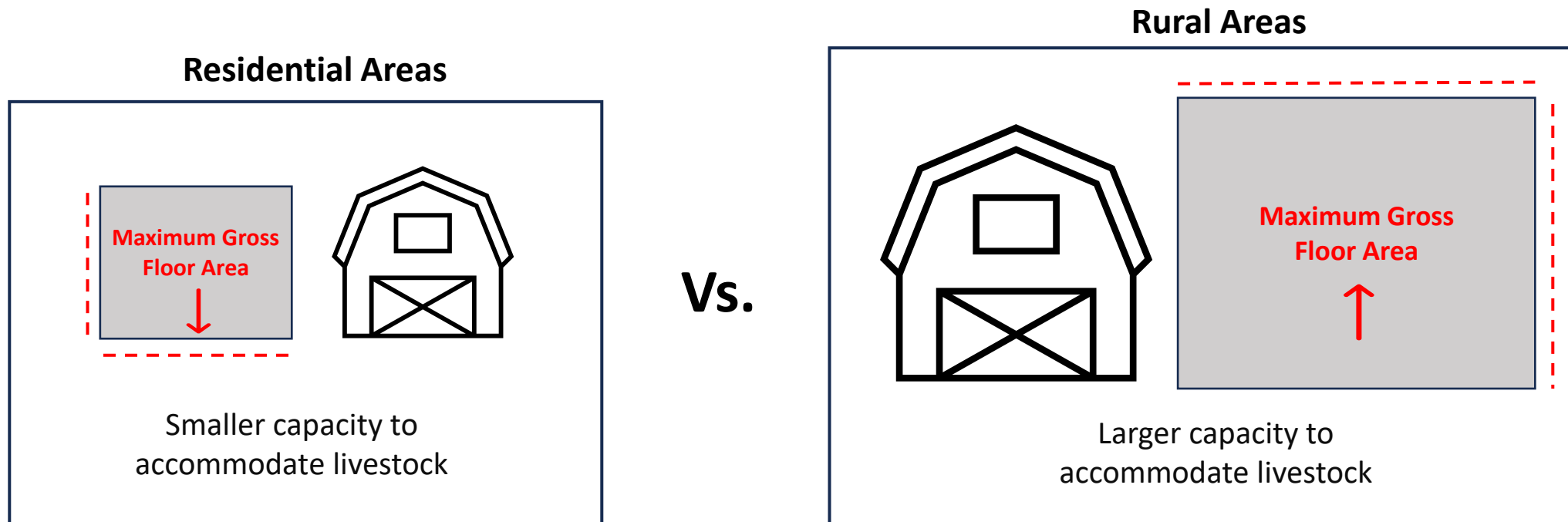
- Setbacks for new dwellings or institutional uses from existing livestock operations to reduce farm encroachment and protect existing farms



Tools and Approaches – Land Use Conflicts

Regulating Structure Size

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



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>

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

Jurisdictional Review – Land Use Conflicts

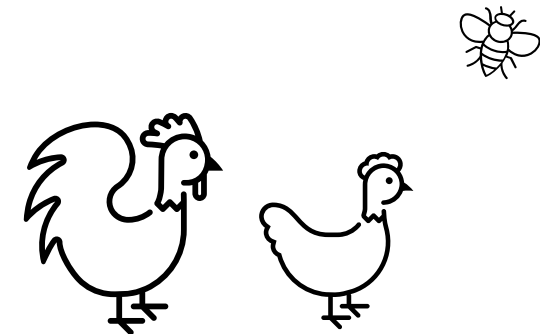
Municipality	Approaches
East Hants	<p>‘Intensive livestock Operations’ = 20 or more animal units</p> <ul style="list-style-type: none"> - setbacks for structures and manure storage (or by Site Plan) - minimum lot size requirements in certain zones - larger lot frontage and larger yard requirements in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

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)



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

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

Thank you

Questions?

