

Municipality of the District of Lunenburg

Public Information Package



Proposed Amendment:

Lunenburg Municipal Industrial Zone Secondary Planning Strategy & Land Use By-law

Public Hearing

Time: Tuesday August 28th 2018 @ 8.30 AM

Place: Municipal Council Chambers, 210 Aberdeen Rd

Contents:

1. Public Hearing Notice.
2. Proposed Amendment (*as presented to Council on July 24th, 2018*)
3. Report to Planning Advisory (*dated June 18th*)

for more information, please contact Douglas Reid at 902-530-3480 or e-mail: dreid@modl.ca.



PUBLIC HEARING NOTICE

Date & Time: **Tuesday August 28th 2018, at 8:30AM.**

Location: Municipal Council Chambers, 210 Aberdeen Rd.

Lunenburg Municipal Industrial Zone Secondary Planning Strategy & Land Use By-law

On July 24th 2018, Municipal Council gave Notice of its intent to adopt amendments to its planning documents for the area of the District identified as the “**Lunenburg Municipal Industrial Zone.**” The amendments would affect a small number of identified properties located off Harold Whynot Road. The amendments to policy and regulation would provide allowance for the development of agricultural uses on properties located in the identified Zone.

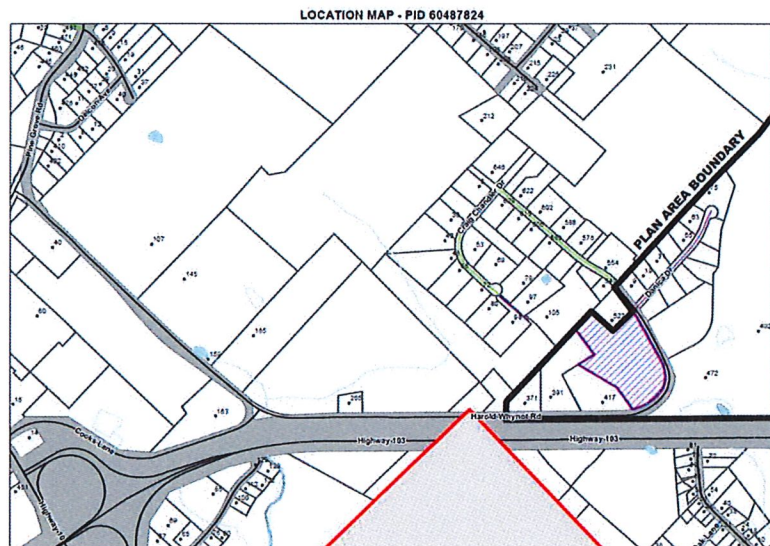
Copies of the proposed amendment & staff reports are available at the municipal offices (210 Aberdeen Rd) during regular office hours (8:00AM-4:00PM) and are also available online:

www.modl.ca/latest-news

A **PUBLIC HEARING** will be held by Council on:

Tuesday August 28th, 2018,

starting at 8:30AM, in Municipal Council Chambers. The public can make formal written or verbal submissions to Council on the amendments. Written submissions will be received until 4:00PM, Monday August 27th, 2018. Written submissions are to be addressed to: Ms. Sherry Conrad, Municipal Clerk, at: 210 Aberdeen Road, Bridgewater NS, B4V 4G8. Verbal submissions will be received at the time and place of the Hearing. For further information, contact the Planning Offices at (902) 541-1325, or email: planning@modl.ca.



Sherry Conrad, Municipal Clerk

Adopted by Council: as submitted to Council as **Appendix A (Meeting July 10th 2018)**

Effective: ____

Municipality of the District of Lunenburg

A BY-LAW AMENDING THE LUNENBURG MUNICIPAL INDUSTRIAL ZONE SECONDARY PLANNING STRATEGY and LUNENBURG MUNICIPAL INDUSTRIAL ZONE LAND USE BY-LAW

Be it enacted by the Council of the Municipality of the District of Lunenburg as follows:

Secondary Planning Strategy Amendments

1. Amend **Policy 3.0.1**, of the **Lunenburg Municipal Industrial Zone, Oakhill Secondary Planning Strategy**, by inserting the word **“agricultural”** to follow the word **“recreational,”** and to precede the word **“and”** in the last sentence of the identified Policy.
2. Amend **Policy 3.0.2**, of the **Lunenburg Municipal Industrial Zone, Oakhill Secondary Planning Strategy**, by adding the words **“agricultural uses”** to follow the word **“recreational,”** and to precede the word **“and”** in the one sentence of the identified Policy.

Land Use By-law Amendments

3. Amend **Section 5.1, Permitted Uses**, of the **Lunenburg Municipal Industrial Zone, Oakhill Land Use By-law**, by adding an additional **clause (m)** to immediately follow existing **clause 5.1(l)**, stating:

m) agricultural uses.

4. Amend **Part 5, Definitions**, of the **Lunenburg Municipal Industrial Zone, Oakhill Land Use By-law**, by adding the following definition to immediately follow the reference to **ACCESSORY USE** and to immediately precede the reference to **ALTER**:

AGRICULTURAL USE means the utilizing of land, buildings or structures to raise crops. Agricultural use shall include the accessory production, processing, treatment, storage and sale of the products produced on-site, but shall not include industrial uses such as slaughterhouses.

I, Sherry Conrad, Municipal Clerk of the Municipality of the District of Lunenburg, do hereby certify that the foregoing is a true copy of a By-law amending the identified **Lunenburg Municipal Industrial Zone, Oakhill** Secondary Planning Strategy and amending the identified **Lunenburg Municipal Industrial Zone, Oakhill** Land Use By-law, in the Municipality of the District of Lunenburg, duly passed by the Council of the Municipality of the District of Lunenburg at a meeting duly held on

_____.

Dated at Bridgewater, NS the _____.

Sherry Conrad, Municipal Clerk



MUNICIPALITY OF THE DISTRICT OF LUNENBURG

REPORT TO: Planning Advisory Committee. (PAC)
SUBMITTED BY: Douglas Reid.
DATE: 18th June 2018.
RE: Proposed Amendments to:
Lunenburg Municipal Industrial Zone Planning Strategy & Land Use By-law.

PROPOSED RECOMMENDATION:

The Planning Advisory Committee respectfully recommends that:

Municipal Council conduct First Reading and give public notice of their intention to amend the Lunenburg Municipal Industrial Zone Secondary Planning Strategy and Land Use By-law in the manner proscribed, to allow for additional types of uses to be developed on properties located in the Lunenburg Municipal Industrial Zone.

Staff Report - June 18

4p

Appendix A Amending By-law
Appendix B Mapping information
Appendix C Previous materials received by Council re: development proposal

ORIGIN.

May 22 2018 Council motion

Council directed planning staff to conduct a standard amendment process that allows for the proposed development of a property located on Harold Whynot Rd. The property is owned by the Municipality. (PID #60487824) The 12-acre parcel is in an identified Plan Area and subject to development control.

PREAMBLE.

This Report reviews relevant policy, as found in all reports to PAC regarding amendments. The Recommendation above allows for changes to be made to the identified planning documents in accordance with Council's direction.

The development proposal for the property is identified with information provided in an "Update Report" provided to Council (see 6p Report dated **March 12 2018**, in **Appendix C**) titled: South Shore Agri-Innovation Park & previous information submitted to Council by the Agri-Innovation Park Association (see 5p Report dated **October 7 2016**, also in **Appendix C**) These two information sources serve as the basis for planning staff's understanding of the proposed development and intended future use of land.

The two proposals received by Council to-date identified the proposed use of 5 acres of the identified property as an "investigative vineyard". The remaining 7 acres of the property was proposed for future development of "commercial value-added agriculture product facilities," noting in particular: beverage manufacturing using local produce.

BACKGROUND / DISCUSSION.

Authority.

Sections 203-208 of the *Municipal Government Act* set out how a Council can adopt planning documents, to include the adoption of any amendments to existing Planning Strategies & Land Use By-laws.

In this case: Council would be making changes to policy and regulation found in the planning documents adopted in May 1999, specific to a Plan Area known as the **Lunenburg Municipal Industrial Zone, Oakhill**. Unlike most of the Municipality's planning documents, this Plan Area is not considered "community-based". There is no local Area Advisory Committee. Any plan amendment matters proceed directly to PAC upon direction from Council.

Property Details.

PID #60487824 is an undeveloped property located in the Lunenburg Municipal Industrial (LMI) Zone. The parcel is approximately 12 acres in size. It is somewhat oddly -shaped, due to the curvature of Harold Whynot Rd serving as the property line to the northeast and southeast, and the unevenness of property lines to the northwest.

The lot slopes towards the south, the highest point being towards the property line shared with 527 Harold Whynot. It is predominantly cleared land. A portion of land following along the southwest property line with 417 Harold Whynot has some existing tree cover. There are no provincially-identified wetlands or watercourses on the parcel.

The property is owned by the Municipality. At one time, the property was owned by the Lunenburg Municipal Industrial Commission, whose mandate was to encourage the siting of new industrial activity in the District. The property has not been used by the Municipality since acquisition.

There are four adjacent properties, and four properties located across Harold Whynot Rd:

Adjacents:	Existing Use	Identified Zone in 1999 Plan
391 Harold Whynot	Military	Industrial
417 Harold Whynot	Military	Industrial
527 Harold Whynot	Residence	Not in Plan Area
105 Craig Chandler	Residence & Agriculture	Not in Plan Area

Across Road:	Existing Use	Identified Zone in 1999 Plan
PID # 60640364	Undeveloped	Mixed Residential
PID # 60489549	Undeveloped	Mixed Residential
492 Harold Whynot	Osprey Ridge Golf Club	Industrial
Highway #103	Highway	~

The lot has approximately 380-400 metres of frontage on Harold Whynot Rd. Harold Whynot starts as a provincially-owned road in Pine Grove, and "turns" into a municipal public road a short distance beyond the property's location. The Harold Whynot "extension", along with Craig Chandler Drive and Danica Drive, serve as low volume residential streets for closed subdivisions situated to the north and northeast of the parcel. At present, there is no thru-traffic to other proximate subdivisions which have developed in Pine Grove.

Highway 103 is across the road from the property. The visibility of the properties on Harold Whynot, and potential ease for access, was the assumed rationale for the Industrial Commission's promotional efforts in the 1980s/1990s.

See **Appendix B - Mapping** for locating the specific property in question, and in context with the surrounding area.

Current Policy & Regulations.

Council adopted the current Plan & By-law for the area in May 1999. Plan adoption was near to the same time as the Industrial Commission's dissolution, which occurred with the introduction of the *NS Municipal Government Act*. The current 1999 Plan replaced previous planning documents. Few substantive revisions were undertaken in 1999. Presently, there are nineteen (19) properties subject to the Plan & By-law. Five (5) properties are zoned industrial.

Subject to associated Zone Requirements, **section 5.1** of the current By-law lists permitted developments in the **Lunenburg Municipal Industrial (LMI) Zone**. Twelve (12) types of uses are identified. The proposed development of an *investigative vineyard* would not be permitted on the property, where "agricultural uses" are not listed in **s.5.1**.

The Agri-Innovation Park proposal is less clear on what future uses would specifically take place on the remainder of the property, re: "*commercial value-added agriculture product facilities*". Current zoning permits for: office buildings, retail, warehousing, and manufacturing uses. "Manufacturing uses" potentially can permit for the development of a food production or beverage manufacturing facility. Going forward, Agri-Innovation Park proponents may wish to communicate immediately with the Municipality around future uses should there be any variations or changes in the type of potential developments envisioned for the site, which would be inconsistent with **s.5.1**.

Intent of Local Policy

The policy basis for the types of uses permitted in the **Lunenburg Municipal Industrial (LMI) Zone** is addressed in a general fashion in **Policy 3.0.1** and more specifically in **Policy 3.0.2**. The initial Policy covering permitted uses within the applicable Zone may be considered quite all-encompassing. It is immediately followed by a second Policy statement, specifying the particular uses that are to be permitted:

Policy 3.0.1 <clip>
... It shall further be the policy of Council to permit a range of light industrial, commercial, manufacturing, recreational and residential uses within the Lunenburg Municipal Industrial Zone.
Policy 3.0.2
... It shall be the policy of Council to permit office and public buildings, national defense buildings, ground search & rescue operations, emergency measure operations, warehousing, hotels, motels, manufacturing uses, residential, recreational and retail shopping facilities, excluding mobile homes or mobile home parks, within the Lunenburg Municipal Industrial Zone.

That is to say: the current Planning Strategy *spells out each of the type of uses* that are then listed out in the By-law. In order to proceed, an amendment to **both** the By-law and Planning Strategy is proposed.

The current Planning Strategy is succinct (6p), when compared with Council's community-based plans. (30-40p). Where the lands are - or were at one time - all owned by the Municipality / Commission, there is a particular statement (**Policy 3.0.4**) identifying Council's use of purchase agreements as a means "*to encourage stringent controls*" over potential uses. Another statement (**Policy 3.0.5**) identifies where Council may prohibit certain developments which "*...Council feels are not compatible with the development of the Industrial Park and surrounding properties.*" Rather than explicitly listing what uses are prohibited, the By-law lists permitted uses in the related Zone, and states that all other uses are therefore not permitted (By-law **section 3.4**).

Aside from the standard "Public Participation" -related Policy, (incorporated into the Plan in 2015) concerned with Council's solicitation of public input, the above policy references are the relevant statements for Council to consider in reviewing this amendment. There are no implementation-based policies, such as what is found in other municipal documents, when considering a specific amendment proposal or Development Agreement application.

Conformance with Policy

There are no implementation-based policies to review. It is Council's direction to change the Plan to allow for the proposed agricultural development (*vineyards*) to proceed. The parcel is owned by the Municipality.

The required changes are, basically, to add the identified type of use both to **Policy 3.0.2** and to By-law **section 5.1**. Staff is also proposing to add "agricultural" to the list identified in **Policy 3.0.1**. These specified changes have been incorporated into an **Amending By-law**, which is attached as **Appendix A**.

In staff's perspective: the nature of Council's direction is to allow for a use that is generally considered to be less intensive than the list of uses which are currently permitted in the **Lunenburg Municipal Industrial (LMI) Zone**.

The implications in allowing for an extensive variety of possible developments to take place on the identified property - from agriculture to residential to commercial to manufacturing - does prompt potential debate whether the current planning documents are no longer consistent with Council's perspective on (*or concerns with*) future development opportunities on the Harold Whynot Rd. The initial Plan was created at a time when Council - via the then-existing Industrial Commission - likely held a different outlook on what opportunities would be most attractive to develop in the identified area. Given Council's direction to undertake this amendment process, it is evident that the existing planning documents may require re-visiting at some point.

Process - Public Participation

Policy 5.02 identifies where Council is to conduct a Public Participation Program prior to any proposed amendment to this Planning Strategy. Public Notice of the PAC meeting was first posted in the newspaper on **June 20 2018**. In addition, staff would propose that the property owners within 30 metres (100 feet) of the identified property be provided Notice of the Public Hearing, if Council chooses to conduct First Reading of the proposed amendments.

ALTERNATIVES.

In making a recommendation to Council on this specific matter, the Planning Advisory Committee may choose to:

- [a] recommend in support of the proposed Amendments identified in Appendix A (**Motion** on Page 1)
- [b] recommend in support, but with additional changes added to the motion / details in the amendment
- [c] recommend against proceeding with the amendment.

APPENDIX B

- Location Maps for PID #60487824 -

1. OrthoPhoto.
2. Contour & Plan Area Boundary.
3. General Location.

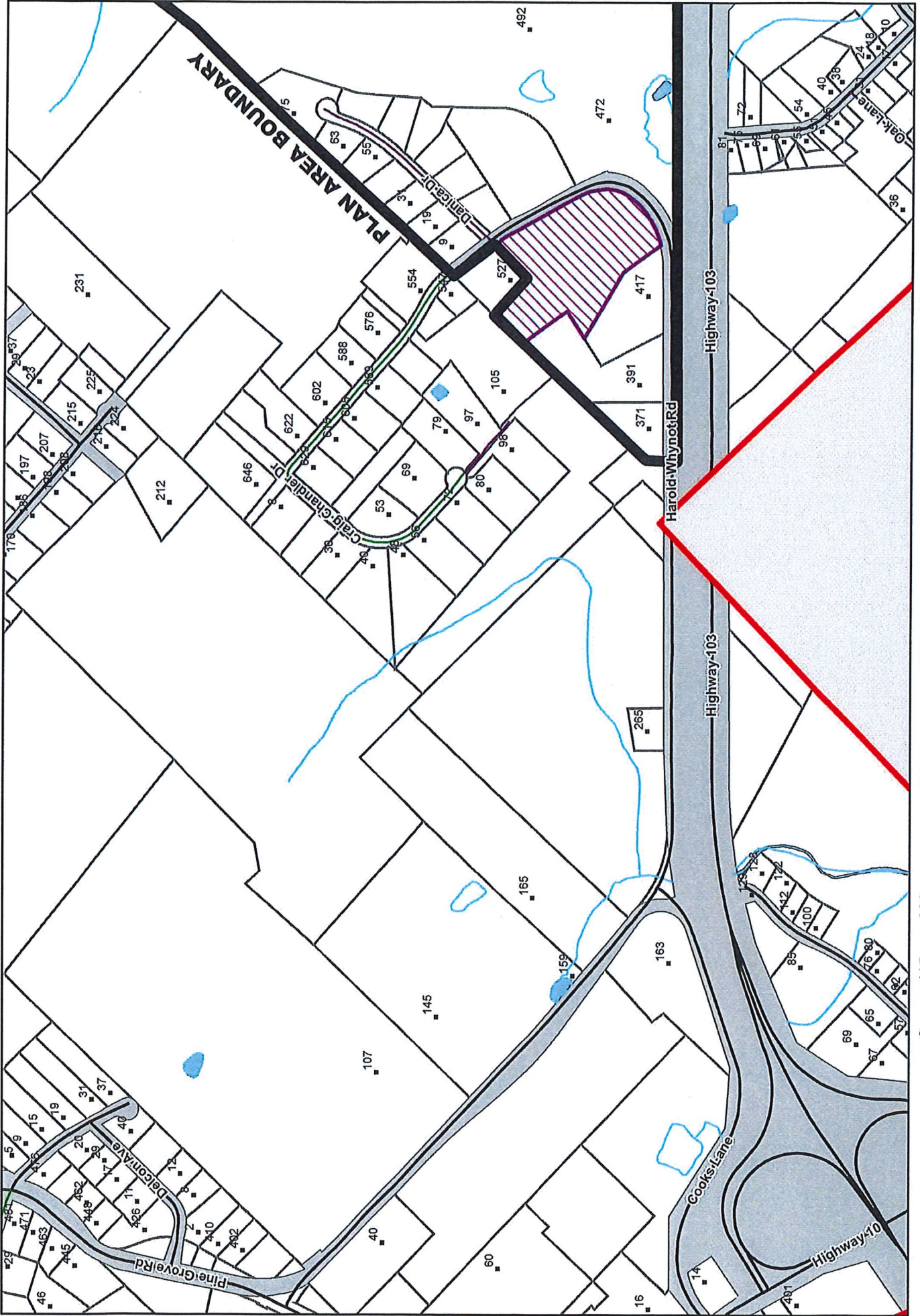
LOCATION MAP - ORTHOPHOTO - PID 60487824



0 50 100 200 300 400 Meters



LOCATION MAP - PID 60487824



APPENDIX C

- Previous materials submitted to Council re: Development Proposal

1. Update Report dated March 12 2018
2. Proposal dated October 7 2016

**South Shore Agri-Innovation Park
Update Report
To the Municipality of the District of Lunenburg
March 12th, 2018**

Referencing

**#2016-05-405 Uses or Purchase of Municipal Property at
Harold Whynot Rd., Pinegrove, NS
PID # 60487824**

Introduction

This is an update to the October 2016 formal proposal for the creation of an Agri-Innovation Park to advance the Agriculture Industry in the South Shore and create an innovation center for new enterprises & products. This update includes a Project Development Plan for which approval is being sought from Municipal Council.

Background

We have been asked by the Municipality's Administration Team to provide an update to the plan to develop the Agri-Innovation Park. There are several key points coming from the multi-months of discussion held between the Park Association and MoDL's Administrative Team:

1. The original plan was for the Municipality to lease the lands to the Agri-Innovation Park Association ("Park Association").
 - a. On examination, MoDL's Administrative Team has determined the lands proposed for development into experiential vineyards should be leased (approximately 5-acres) directly to the South Shore Wine Growers Association's grower's co-op, called the South Shore Viniculture Co-op ("Vineyard Co-op").
 - b. Secondly, MoDL's Administrative Team has determined the lands that are to be developed into a commercial park should not be leased to the Park Association as the overall plan contemplates the sale of these lands. There is a sense that the Municipality should not be attempting to sell land to one party after it has leased the same lands out to a different party. Thus, MoDL's Administrative Team is proposing to enter into a Management Agreement with the Park Association for the remaining lands not leased to the Vineyard Co-op (approximately 7 acres), herein referred to as the "Commercial Lands."
 - c. The Municipality Administration has determined the lease for the planned vineyards cannot be signed until Municipal Council approves the Property Development Plan outlined within this update.
 - d. Further, the first review of the attached Project Development Plan surfaced the issue that MoDL's Administrative Team feels a more complete Property Development Plan is required prior to the Municipality entering a long-term lease for the Experiential Vineyard.
 - e. MoDL's Administrative Team has asked the Park Association to provide a Property Development Plan including lot design with roads and parking lots. Further, MoDL's Administrative Team does not want to enter into a lease for the 5-acres until the Property Development Plan is approved by Council.

The Park Association does not feel it is possible to simply create a Property Development Plan without pursuing the process outlined in this Project Development Plan. This Project Development Plan is similar in context and just differs in the degree of 'how to get it done' data from the proposal submitted more than a year ago.

The Park Association proposal to move this file forward is for Council to approve this Project Development Plan and enter into a Management Agreement with the Park Association for the 7-acre property.

- i. The advantages to the Municipality is that it breaks this impasse and gets the project moving without the Municipality needing to enter into any long-term lease on the property until more of the Agri-Innovation Park is approved by Council.
 - ii. It does not change the current framework of the Park Association contained within the original proposal that every transaction proposed for the 12 acres, whether a lease or sale, needs to be approved by Council.
 - iii. It allows the Agri-Innovation Park to represent the lands to third parties so that the planning for the lands can begin in earnest.
 - iv. This proposal also works well for the South Shore Wine Growers Association. It desperately needs a lease to pursue the application for Provincial Vineyard Expansion funding as it does not need a commitment until late Spring/Summer 2018. Unfortunately, the opportunity to plant fields in 2018 is long past. In fact, the Wine Growers might prefer to have a lease approved with an effective start date of Spring 2019, just prior to when the use of the land begins, thus avoiding the need to insure the property prior to its use.
 - v. In this approach, the Park Association will lead the negotiation of the lease and bring it to Council for approval after MoDL's legal team has approved the wording.
2. There have been some regulatory changes at the Provincial level. The Dept. of Agriculture has increased the number of acres for a group submission (more than one property owner combining the number of acres for a submission) from more than 5-acres to 10-acres. This makes the 5-acres in Pinegrove critical to an application from the South Shore. The South Shore Wine Growers Association has secured another 7-acres of private land, so an application of 12-acres is contemplated. That will represent a 20% increase in planted acres on the South Shore.
 - a. It is crucial to the timing of the vineyard planting that we are able to secure a lease agreement in the near future. Time is of the essence as many participants had hoped to plant in 2018 and we need to submit an application as a group prior to individual farmers making a deposit on the nursey plants for 2019. The lease must formally exist prior to the submission for Vineyard Expansion Program funding.
 - b. Additionally, the lands at Pinegrove need to be approved for farm usage (change of use), a process we understand to take four to six months.

Summary of Previous 2016 Submission

These following four paragraphs are a summary of the original proposal and provided here to simplify the review by Council.

The Agri-Innovation Park ("The Park") will be industry led and focused on value-added products, particularly beverage based on NS produce. The key proponents include the South Shore Wine Growers Association and the South Shore Wine Co-op and a collection of private companies including Elmwood Winery, Petite Riviere Vineyards, ShipBuilders Cider, and Saltbox Brewery.

This group proposes to partner with the Municipality of the District of Lunenburg (MoDL) and form the South Shore Agri-Innovation Park Association (the "Park"). The Park asks to acquire, by lease, management control of the land owned by MoDL situated at Harold Whynot Road, PID # 60487824 the ("Land"). The Park participants feel these Lands can build a community economic development asset that alters the trajectory of South Shore's agricultural industry and the production of valued-added products.

The members of the South Shore Wine Growers Association, an association of 20 members dedicated to the growth of the wine industry in the South Shore, reached an agreement with the Ministry of Agriculture to form a South Shore Wine Coop (the "CO-OP"). The expressed purpose of the CO-OP is to act as an economical catalyst to expand the wine industry at an accelerated rate in the South Shore.

Initially, the formation of the CO-OP would allow all commercial vineyards on the South Shore, regardless of size, to access the funding from the Provincial Vineyard Expansion Program. Currently the funding program requires each vineyard to have a minimum of 5 acres under development. The Ministry of Agriculture was sympathetic to the South Shore topography, dominated by Drumlin Hills, which hills individually typically have less than 5 acres suitable for vineyard planting. Thus, by pooling their new planting acres together the participants in the Wine Growers Association can level the playing field with other NS grape growers.

2018 Project Development Plan

The following is the Park Associations plan to develop the Commercial Lands component of the South Shore Agri-Innovation Park. Specifically, this refers to the lands separate from the investigation vineyard.

Process

The Agri-Innovation Park Association was formed on May 20, 2017. Its Board ("The Park Board") consists of 5 members:

- Dan Thimot, President of the South Shore Wine Growers Association
- Sean Sears, CEO of Ogden Pond Capital and Partner of Petite Riviere Vineyards
- George Anderson, Former CEO CMHC and Partner of Salt Box Brewery
- Lief Helmer, Community Activist and NSCC Faculty Member
- Ton Kars, Former CFO of Paramount Films Canada and Famous Players Theaters

The Park Board has approved the following process and feels it has the adequate personnel and financial resources to execute this plan in a reasonable time period.

1. Development Objectives – The Park Association would survey and discuss with stakeholders a finalized set of objectives for the Park's development. These Park objectives would be brought back to MoDL Municipal Council for approval and would include:
 - a. The Park Association's original 2016 proposal that was framed in the use of an economic clustering model. This is similar to the Super Ocean Cluster which the Federal Govt. recently announced funding:

A business *cluster* is a geographic concentration of interconnected businesses, suppliers, and associated institutions in a particular field. *Clusters* are considered to increase the productivity with which companies can compete nationally and globally. Participants often share common markets, technologies, worker skill needs, and which are often linked by buyer-seller relationships.

In this step, the Park Association would produce a precise definition of the industry cluster to be promoted within the Park. This would be very specific as we anticipate the definition would define the inclusivity of the Park participants and be used to attract participants from both industry (members) and research partners.

- b. In the original Park Association's 2016 proposal, it was proposed the cluster be based on value-added beverages from locally grown ingredients. Since the idea was first developed, numerous other types of use cases have been identified. This was recently reflected when the South Shore's very own rural incubator, Mash-Up Labs, reported that of the 37 applications from the South Shore for its recent incubation cohort more than 10 were Agri-industry culture related. Further, 6 of the 11 accepted applications were Agri-industry related with everything from growing hops to cosmetics made

from locally-grown materials.

2. **Participant Identification** – This step would involve community planning sessions, some with public access, to engage the local entrepreneurial community to understand the who, how and when participants might participate so that an economic model could be created outlining the needs of the park's proposed users and participants interested in investing and using the park.

A large emphasis will be placed on identifying the type of R&D intended by the participants and any common equipment or facilities that might enhance or accelerate the Parks outcomes. The outcomes of this process will be presented to MoDL Council for their review and feedback.

3. **Property Development Plan Proposal** – This step involves the Park Association working to develop the final Property Development Plan including lot layouts, road access, and infrastructure such as parking lots, power, water and septic. This property development plan would be brought to MoDL Council for approval.
4. **Sale of Lands** – The Park Association will work with interested investors to define facility and land needs and bring recommendations to MoDL administration and Council for each transaction to sell or make use these lands.

Specific Approval Being Sought

This update to our October 2016 proposal is meant to seek Council's approval to instruct Municipal Administration staff to:

1. Approve the Project Development Plan as outlined or add suggestions as to how it can be improved. We request that any suggestions be conducted in tandem with the approval of the Project Development Plan.
2. To appoint to the Agri-Innovation Board member of Council to sit on the Park Board and to task that Councilor with finding an appropriate community member to join the Park Board as the Municipalities 2nd member.
3. To instruct MoDL's Administration Team to complete a Management Agreement with the Park Association for the 7d Acres, based on this Project Development Plan.

**South Shore
Agri-Innovation Park
October 07, 2016**

This constitutes a formal proposal for the creation of an Agri-Innovation Park to advance the Agriculture Industry in the South Shore and create an innovation center for new enterprises & products. The Agri-Innovation Park ("The Park") will be industry led and focused on value-added products, particularly beverage based on NS produce. The key proponents include the South Shore Wine Growers Association and the South Shore Wine Co-op and a collection of private companies including Elmwood Winery, Petite Riviere Vineyards, ShipBuilders Cider and Saltbox Brewery.

This group proposes to partner with the Municipality of the District of Lunenburg (MoDL) and form the South Shore Agri-Innovation Park Association (the "Park"). The Park asks to acquire, by lease, management control of the land owned by MoDL situated at Harold Whynot Road, PID # 60487824 the ("Land"). The Park participants feel these Lands can build a community economic development asset that alters the trajectory of South Shore's agricultural industry and the production of valued-added products.

The members of the South Shore Wine Growers Association, an association of 20 members dedicated to the growth of the wine industry in the South Shore, reached an agreement with the Ministry of Agriculture to form a South Shore Wine Coop (the "CO-OP"). The expressed purpose of the CO-OP is to act as an economical catalyst to expand the wine industry at an accelerated rate.

Initially, the formation of the CO-OP would allow all commercial vineyards on the South Shore, regardless of size, to access the funding from the Provincial Vineyard Expansion Program. Currently the funding program requires each vineyard to have a minimum of 5 acres under development. The Ministry of Agriculture was sympatric to the South Shore topography, dominated by Drumlin Hills, which hills individually typically have less than 5 acres of suitable vineyard acreage. Thus by pooling their new planting acres together the participants can level the playing field with other NS grape growers.

Concept

The Park would like to enter into a long-term lease agreement of the Land. There would be two purposes for the Land: the growing of investigational produce and the development of commercial buildings to house agri-innovation business and value added manufacturing.

The CO-OP itself would lease 5 acres of the Lands from The Park, at the same terms and conditions as The Park & MoDL's' agreement. They CO-OP would develop an investigational vineyard to trial the wine-making quality of specific grape varieties and measure the quality of these varietals grown in the soils of the South Shore. It would choose up to 10 varietals and plant approximately half an acre per variety. Grape varieties are known to produce distinct wines from different growing conditions in what is common referred to as *terroir*.

The CO-OP understands that the greatest accelerant to the wine industry is discovering the ideal grape varietals for our region, which grapes produce the best yield and wine quality from our authentic soils. This would give the industry a clear path of exactly how to accelerate the growth of the grape and wine industry.

The remaining acreage would be included in the lease with The Park, but would be set aside for specific economic development initiatives that The Park will administer and manage. In each case the specific initiative would be submitted to council for their approval. In the case of the proposed sale of lands to a commercial entity, the Municipality will receive all the proceeds of the sale and the sale will be directly between the buyer and the Municipality, with The Park retiring that parcel of land from its lease. In this manner, The Park becomes a creator of initiative; all of which the Municipality remains the principal decision maker and beneficiary.

By managing the Lands through carefully planning, the commercial area could share common services such as planning, parking, and power. By driving down the costs (land & services) The Park would become the "go-to" place for developing the value-added agriculture packaged goods sector. In bringing such organization into close proximity, they will be able to leverage each other and benefit from the power of economic clustering.

The use of the Lands will be primarily for the development of commercial value-added agriculture product facilities. The intent is this definition is not too restrictive as to eliminate projects that add value to the ecosystem of The Park's objective of a cluster of business that share services. For instance, it is understood a group would like to develop a warehouse space to move barn capacity from one location to within The Park. Such a facility could be a valuable early asset of The Park and an early win for the Municipality.

A well-designed cooperative arrangement with MoDL would allow the Municipality to have direct input to ensure that development of The Park would fit with their overall strategy of developing sustainable agriculture in our region. Further, the exact nature of the Municipality's interest would enable an estimate of potential tax revenues from The Park and the finalization of a governance structure. The potential inclusion of a year-round indoor farm market could have a very positive impact on The Park and if it is to be included, would need to be planned from the outset.

Benefits

This project's benefits tightly align with the Municipalities Strategic Priorities in Economic Objectives:

1. The economic benefit is four-fold;
 - a. Increased tax revenue
 - b. Increases Osprey Village general uses and appeals
 - c. Increase the attractiveness of investment by encouraging new participants to join the sector and existing participants to cluster together in a central location promoting sharing of resources.
 - d. This cluster opportunity is at the heart of all successful knowledge-based economic development initiatives.
2. Increased tourism including a natural center point for regional beverage tours which would cover wineries, micro-brews, cideries and distilleries similar to the Wolfville Wine Bus. In addition, this will add to the areas 'foodie' attraction.
3. Aligns with the expansion of agriculture & food sector.

4. This piece of land is special and should be used for its ideal purpose:
- a. The strategic location of these lands, visible from the 103 highway, located adjacent to a major town, within the Osprey Village provide the opportunity of a physically visible expression of the agriculture industries existence and a center for its presence. The visibility this particular land mass affords could be critical to helping all participants gain exposure and aid in re-establishing the South Shore as a center of agriculture and agri-innovation. The topography of the South Shore's Drumlin's Hills often means our farming activities are sloped away from roads, in stark contrast to the field of Annapolis Valley, are hidden from public view.

Many readers of this report might be surprised to know that the South Shore has 4-winerles and 21 vineyards. Primarily this is because they are out of sight and placing the center of the industry in sight of the 103 highway will itself act as a catalyst for increased investment.

- B. The Land is a perfect illustration of a south facing side of a Drumlin Hill, so ideal growing conditions for an investigational vineyard or most other crops.
- C. Good water is critical to the development of almost every beverage and for agriculture producing industries. Unlike many areas of the Municipality, the Land is known to have easy to access, great water.

Support

The recently completed 5-year climate study of Southwest Nova Scotia highlighted the tremendous potential of high-value berry and grain/hop products on the South Shore. In recent years, advocates of South Shore agriculture have been meeting regularly (primarily facilitated by the Municipality's own economic development team) and the underlining context from these sessions includes:

- Our farm land is some of the best valued in the world;
- Our soils are unique and grows products of distinct definable attractive qualities;
- There exists a nucleus of existing participants to grow the agriculture sector into a significant component of the local economy.

Similarly, food experts and local produce advocates have been arguing the profound need for communities to develop strategies to promote and sustain food security. Many view this as a mission-critical community need and we believe The Park would serve as an ideal focal point for this movement. Certainly, it is well known that the lack of commercial kitchen space, including fridge and freezer space is slowing economic development. The local food movement desperately needs a year-round indoor farm-market.

Private Sector Assets:

1. The CO-OP plans include attaining regulatory approval from the Province to allow multiple wine labels to come from one winery facility as is the standard in many other parts of the world. It feels this would drive faster growth in the development of the wine industry on the South Shore. A substantial benefit is the additional tourism attraction of several new wine labels from the South Shore on the menus of our local restaurants and retail shelves. With wine, the overarching trend is drinking wine and eating foods grown in the same soils as indicated by the mantra, "It goes with what it grows with".
2. Both Elmwood Winery and Petite River Vineyards have current and future space needs and have discussed moving some of their production to a central facility, specifically the CO-OP as part of populating the CO-OP with the necessary equipment.
3. Shipbuilders Cider, the province's second largest hard apple cidery currently located in Windsor, NS is interested in building a new cidery in The Park. In addition, ShipBuilders Cider recently acquired a bottling-canning packing line with the intention of staffing up to be a co-packing facility for the NS beverage industry.
4. The South Shore Wine CO-OP has discussed the possibility of co-locating in the same facility with ShipBuilders. Much of the facilities requirements, specialized equipment, and skills necessary for the production of cider are the same for wine.
5. Saltbox Brewing, which opened in Mahone Bay earlier this year, has in their plans to develop a commercial production facility so it can produce its products for the provincial market and beyond.
6. Haskapa, the highly successful local primary producer of Haskap and related value added products, has indicated that a primary processing facility is likely within the next 5 years and that locating the facility within a cluster of similar organizations would be very attractive.
7. Finally, the CO-OP plans to reach out to potential community partners, including the local First Nations community, to encourage and enable the potential of a new product development and to feature the produce from this region.

Government Support

The Provincial and Federal Government are investing heavily in the agriculture and value-added processing sectors, with large investments in infrastructure, primary production and research.

Recently, the following funding announcements were made:

1. Vineyard and wine making facility and educational programming at Kingstec in Kentville as well as program integration with Niagara College.
2. Provincial 4-year Vineyard Expansion Funding Program
3. Federal Investment in a Wine Lab at Acadia
4. Bottling-line in Truro's Perennia Innovation Lab
5. \$400,000 investment in grape research at Kentville Research Center - See Appendix A

The grape research funding is something the CO-OP can leverage as they will be researching the impact of specific terroirs on wine making qualities. This funding is similar to the climate study, but focused solely on grape quality.

The Province has also started the development of the Nova Scotia Beverage Strategy and participants from this industry in the South Shore are responding to participate and attracting some of that investment; but currently we are being shut out.

Conclusion

The Province has tremendous infrastructure which needs to enable the agri-innovation industry to flourish in the South Shore. The South Shore Agri-Innovation Park can act as a catalyst and showcase for all these important community opportunities. The Park could supply key infrastructure available for multi-purpose use for both food security and commercialization of products.

The Park as proposed provides the opportunity for the Municipality to participate in a private-public partnership that would be ideal for leveraging infrastructure and research investment dollars from the Provincial and the Federal Government.