



Fact Sheet 2 Agriculture

Planning documents in Nova Scotia are required to outline an approach for preserving agricultural land. The preservation of agricultural land is important to the future of Nova Scotians. It helps to ensure local food security and the continued development of a viable and sustainable agriculture and food industry close to home.

Viable agricultural land is being lost to development and there are growing land use conflicts between agricultural and non-agricultural land uses. Planning can help to both protect agricultural land for future generations, as well as prevent land use conflicts by ensuring proper setback distances and other regulatory controls.



2021 Inverness Agricultural Profile

(Nova Scotia Federation of Agriculture)



The county produced \$13,075,100 in agricultural operating revenues



The county saw a decrease in 11% from the previous census (2016) in cattle farming. This shift was mostly due to a 28% decrease in the number of dairy farms, while the number of beef farms stayed the same.



Since the previous census (2016), the number of fruit and tree nut farms in the county decreased from 17 to 8 and the number of animal combination farms decreased from 10 to 3



Inverness accounted for 8% of Nova Scotia's maple syrup farms and was home to 2 fur-bearing and rabbit farms, accounting for 8% of the provincial total.

For more information or to share your feedback on the draft documents, please visit www.planinverness.ca or email the project team at hello@planinverness.ca



**PLAN
INVERNESS
COUNTY**

What is Being Proposed

While agriculture is widely permitted across the municipality (with the exception of the Source Water Protection Zone and within community cores), the proposed planning documents introduce the **Agriculture Potential Zone**. This Zone is intended to identify good agricultural soils (as identified by the Canada Land Inventory map) and prioritize agricultural activities in these areas. This does not mean that other types of development are not permitted, or that agricultural land use must occur, it simply means that this area has agricultural potential and the regulations for development are designed to protect that potential over the long term and avoid the fragmentation of these lands.

➤ Limiting Subdivision on New Roads

The main tool for limiting fragmentation of agricultural land is by limiting the development of new roads in the Agriculture Potential Zone. Minor new roads allowing for the subdivision of up to six new lots are permitted, but building new roads for larger subdivisions is not permitted in the Agriculture Potential Zone. Subdivision on existing roads and highways is not affected by this rule.

➤ Limiting High-Impact Land Uses

Another measure to keep agricultural soils ready for local food production in the future involves limiting land uses that offer higher risks of pollution and soil contamination. This is why the Agriculture Potential Zone does not permit some potentially hazardous land uses such as new gas stations or certain industrial facilities.



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