



**Municipality of the
District of Clare**



OFFICIAL PLAN

2025.05.01

CHAPTER 1 CONTEXT SETTING	1	CHAPTER 4 PLAN POLICIES	29
1.1 VISION	2	4.1 RESIDENTIAL DESIGNATION (R1) (R2)	30
1.2 GOALS	3	4.2 RURAL RESIDENTIAL DESIGNATION (RR)	32
1.3 PLANNING BACKGROUND REVIEW	4	4.3 COMMERCIAL LAND USE (C1)	34
1.4 PLANNING DOCUMENTS	6	4.4 INDUSTRIAL DESIGNATION (IND-1)	35
1.5 OTHER DOCUMENTS	9	4.5 INSTITUTIONAL DESIGNATION (I1)	36
CHAPTER 2 SOCIO-ECONOMIC PROFILE	12	4.6 TRANSPORTATION	38
2.1 STATISTICAL TRENDS	14	4.7 MUNICIPAL INFRASTRUCTURE	38
2.2 POPULATION	16	4.8 ENVIRONMENT	39
2.3 HOUSING	18	4.9 HERITAGE	42
2.4 ECONOMY	20	4.10 CULTURAL PLANNING AND PRESERVATION	42
2.5 CLARE HEALTH CENTRE	22	4.11 SOCIAL SUSTAINABILITY	44
2.6 NATURAL ENVIRONMENT STUDY	23	CHAPTER 5 SUBDIVISION BYLAW	45
2.7 COMMUNITY INFRASTRUCTURE	23	5.1 SUBDIVISION BYLAWS	46
CHAPTER 3 DIAGNOSTIC	25	5.2 LAND USE BYLAWS	47
3.1 LAND USE DESIGNATIONS	26	5.3 IMPLEMENTATION	49



CHAPTER 1

CONTEXT SETTING

1.1 VISION

A municipality that proudly celebrates its vibrant Acadian culture while investing in its people, services, infrastructure and the environment.



1.2

GOALS: A SUSTAINABLE CLARE

The accepted definition of sustainable development is development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”. This means that we need to live in a way that lets our children, grandchildren, and all members of following generations enjoy the same quality of life now and in the future.

Our culture, society and economy are shaped by and rely on the health of our physical environment. Community sustainability is, therefore, inherently environmental sustainability. Our economic, social and cultural lives and beliefs must be balanced with the carrying capacity of local, regional and global ecosystems. Clare recognizes that by striving to be a sustainable community we contribute to both regional and global sustainability.

By striving to achieve a sustainable district the Municipality also works to create a community that focuses on quality of life and the protection of the environment, two key qualities exemplified by our Acadian culture.

A sustainable Clare:

1. Has a healthy and vibrant Acadian culture and French language;
2. Has a quality of life, employment and social opportunities to keep and attract youth;
3. Is a community that supports and cares for all residents especially its senior citizens;
4. Has a stable economy with enough jobs and services for all residents; and
5. Protects its natural environment and reduces its impact on climate change.

1.3

PLANNING BACKGROUND REVIEW

Municipalities in Nova Scotia facilitate and control development through three planning documents: their municipal planning strategy (MPS), land use Bylaw (LUB), and subdivision Bylaw. The current planning documents for Clare were adopted in 2010, 2012, and 2019 respectively. Under the legislative framework for planning in Nova Scotia contained in Part 8 of the Municipal Government Act (MGA) the Municipality is required to incorporate in its municipal planning strategy policies providing for its review.

The Municipality engaged Stantec Consulting and Brighter Communities Planning in 2024 to conduct the required review. In the interim, the Province of Nova Scotia on October 11, 2018, adopted Bill 58, requiring all municipalities in the province to adopt a plan or plans sufficient to satisfy the “minimum planning requirements” set out in the MGA. The minimum planning requirements are as follows under the Province’s Minimum Planning Requirements Regulations:

In addition to the requirements prescribed in subsection 214(1) of the Act, a municipal planning strategy must contain all of the following:

1. a discussion of the background and contextual information that informed the goals and objectives of the municipal planning strategy;
2. a map of the lands within a municipality

that depicts the intended future uses of the lands as contemplated by the municipality’s municipal planning strategy;

3. statements of policy with respect to the lands subject to the municipal planning strategy in relation to all of the following:
 - residential uses,
 - commercial and industrial uses,
 - institutional uses,
 - recreational facilities and public open spaces, and
 - resource uses, where resources are present within a municipality;
4. a statement of policy describing the procedures to be followed when reviewing a municipal planning strategy that must provide for public consultation and notice.

In short, all municipalities must adopt comprehensive planning documents that apply to their entire area. In accordance with subsection (c), a comprehensive plan must address the full range of land uses and support a land use Bylaw that must include a zoning map as required by subsection (b).

Zoning is a standard tool for implementing land use intents. Zones define the land uses to be permitted within a municipality. A Zoning Map defines the locations and extents of

Zones. The 2010 MPS for Clare covered all areas of the municipality but contained only one zone that did not distinguish between land uses and was, therefore, not compliant with subsection (c).

Municipalities are granted the discretion to apply zoning to lands and employ other

planning tools to regulate land use, protect the environment, and promote orderly and cost-effective development. Pursuant to the MPS review process, a zoning map with related LUB requirements has been created to implement MPS policies in all areas covered by the district- wide MPS.”

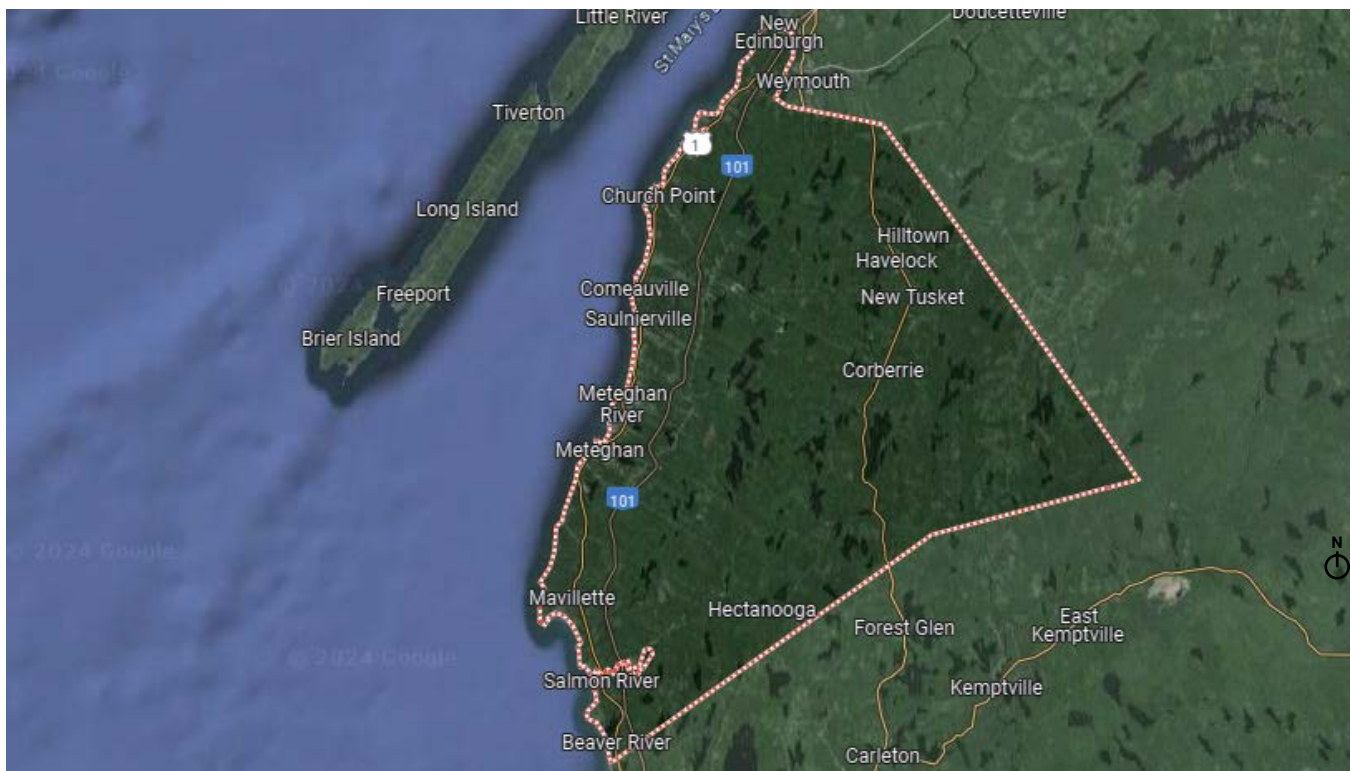


FIGURE 1.
DISTRICT OF CLARE CONTEXT

1.4 PLANNING DOCUMENTS

The MPS, LUB, and Subdivision Bylaw are intended to work together. The MPS is a policy document that sets the direction the community intends to pursue such as whether it sees itself as an urban community or a rural one or, perhaps, as a rural community seeking to develop one or more urban centres within its boundaries. It also sets the direction for development of specific land uses such as residential neighbourhoods and industrial areas. The LUB, which many people will call a zoning Bylaw, implements the MPS. It can regulate wide ranging aspects of land use (e.g., parking or landscaping requirements) but will have its most direct effect by defining zones in which specific land uses are permitted and the standards applied to development within each zone. The Subdivision Bylaw is a companion to the LUB. It sets standards for creating and dividing property, particularly through the creation of plans of subdivision. The following three subsections briefly describe the features of the versions of each document applied in Clare at the time of the MPS review in 2024.

MUNICIPAL PLANNING STRATEGY

Clare's 2010 MPS contained the Municipality's vision, goals, and policy framework. Stantec reviewed the document to assess expectations for future community development, including the residential pattern

and its relationship with other land uses, and determined the type of growth supported by Clare residents. These background policy documents revealed Clare's commitment to growth, density, core development, and the path for achieving its vision.

The vision guiding this MPS, as outlined in Section 1.1, above, is a more concise and focused version of the vision statement adopted in 2010. Like the previous MPS, this version strives to achieve sustainability and works to enhance the quality of life and protect the environment in Clare with an increased emphasis on the cultural background of the community. This MPS focusses on efficiently managing land use within the municipal district. The new plan's vision calls for Clare to become a "vibrant, healthy, growing and sustainable municipality" that embraces "economic, environmental, social, and cultural sustainability." These are the four pillars forming the foundation of the MPS. The current MPS is intended to provide direction to the community through 2035 . Overall, the MPS provides direction on preserving culture, encouraging a strong economy, protecting the environment, and sustaining youth and aging populations, as well as guiding land use.

LAND USE Bylaw

Clare's LUB, adopted in conjunction with the MPS in 2012, (Municipality of the District of Clare Bylaw #27) applied to all land within the District; however, it contained only one zone, the General Development (GD) Zone, which permits "all uses." As Clare is a rural and coastal municipality, the LUB also established setbacks for watercourses and wetlands, coastal development, and commercial livestock operations and hobby farms.

This MPS has replaced the GD Zone with a range of zones that cover major land use types, such as residential, commercial, industrial, institutional, and parks and open spaces. Pursuant to MPS policies, the LUB regulates the use of land within the adopted zones defining where structures can be sited on lots, the form of buildings that are permitted, and the uses permitted within buildings. The lands to which zones apply are portrayed graphically on the Zoning Map, which is part of the LUB.

SUBDIVISION Bylaw

Adopted in 2019, the Subdivision Bylaw for Clare (Municipality of the District of Clare Bylaw #37) provides detailed direction on the procedure for approval of the plans, lot size provisions, and servicing. The Bylaw sets the standards and specifications for the works and services as well as the application procedure for subdividing and developing land within the municipality. The process of subdivision results in the creation of additional lots from one or more existing parcels, readjustment of the existing property line, or consolidation of properties to name a few. The Subdivision Bylaw also sets standards for infrastructure construction such as the width and slope of roads and specifications for the installation of water and wastewater systems.

1.5 PLANNING DOCUMENTS

The planning documents address a wide variety of subjects related to development in Clare. Many subjects are relevant to its content including community design, economic development, the environment, and infrastructure development. Consequently, the following past studies were reviewed and considered to help determine the concerns, interests, and aspirations of the community:

TOURISM PUBLIC SPACES MASTER PLAN

“La Baie Sainte-Marie” (St. Mary’s Bay) is located along the shores of the Municipality of Clare. The area offers a variety of outdoor activities across the region’s expansive natural landscape. Numerous parks and trails give access to pristine beaches and camping spots with unobscured views of the ocean. These offer unique locations for events and festivals that profit from the region’s natural beauty.

The Public Spaces Master Plan released in 2021 documents the region’s natural resources and identified the need for improvements to further enhance a regional tourism strategy through wayfinding, site planning, and landscape architecture interventions. The plan identifies sites that need infrastructure improvements or architectural amenities to ensure a cohesive visitor experience.



FIGURE 2.
**BAIE SAINTE-MARIE PUBLIC SPACES MASTER
PLAN 2021**

CLARE ECONOMIC DEVELOPMENT MASTER PLAN

Adopted in 2013, the Clare Economic Development Plan was prepared to guide economic development efforts within the municipality from 2013-2023. The plan included:

- an inventory of the municipality's major assets,
- identification of unique features,
- assessment of opportunities and constraints,
- desired outcomes from implementation of an economic development strategy,
- actions for local governments, private sector, public institutions and
- emphasis on private-public partnership
- attracting people to the community.

THE MUNICIPALITY OF THE DISTRICT OF CLARE HOUSING ACTION PLAN

Adopted in 2021, the Municipality of Clare's Housing Action Plan provides the municipality with a framework that allows them to implement strategies intended to create and develop market, affordable, and non-market housing units.

- the amount of rental housing
- variety of affordable rental housing options
- amount of housing stock suitable for moderate income households
- total housing stock
- develop new housing on surplus municipal lands
- incorporate daycare spaces in new housing developments.

Clare recognizes that housing is a current challenge and is committed to work alongside local employers to find best possible solutions to address the housing situation for its current and future residents. Included with the goals, the Housing Plan recommends action items for the Municipality to implement.

In the years since, as the Action Plan suggested, the housing challenge has deepened with increasing immigration to Canada and increasing migration from within Canada to the Maritimes. The availability of housing that costs less relative to most areas of the country is an attraction of Clare to many, but it puts pressure on the local market and increases the demand for new housing construction.

ACCESSIBILITY PLAN

The Accessibility Plan, adopted in 2023, outlines the Municipality's role in continuing to remove barriers and improve accessibility for persons with disabilities. The Plan aligns with the objectives of the province's 2017 Accessibility Act, which is committed to making Nova Scotia inclusive and barrier-free by 2030.

The Plan is the blueprint to make Clare an accessible community. It was developed under the guidance of the Municipality's Accessibility Advisory Committee, which advise Council on identifying, preventing, and eliminating barriers to people with disabilities in municipal programs, services, initiatives, and facilities. The Plan identifies key areas of focus as transportation, built environment, employment, goods & services, and information & communication. It aims to create a safe and inclusive environment for all.

MUNICIPAL CLIMATE CHANGE ADAPTATION PLAN

Adopted in 2013, the Municipal Climate Change Adaptation Plan accepts vulnerability and prepares for the uncertainty of climate change by committing "to plan for a safer, responsive, and more sustainable municipality that respects change to the natural and built environment". The overall objective of the plan is to recognize the full range of climate challenges, governance decisions to be made, studies to be tested, and actions to be ratified.

EDIA PLAN

Rooted in Respect: A Plan for an Inclusive Future was created in 2025 to meet requirements under the Dismantling Racism and Hate Act Regulations which require Municipalities to have a plan to address systemic hate, inequity and racism in place by April 2025.

Rooted in Respect: A Plan for an Inclusive Future contains an honest community analysis, details about our community consultation and survey results, a police reporting section, and our priorities and recommendations going forward. Our recommendations include allocating additional resources (human resources and financial resources), strengthening relationships with underserved groups and persons, training and education initiatives, establishing a working group, creating a municipal email address to act as a centralized point of contact for EDIA-related matters, and facilitating access to EDIA resources and information.

A watercolor illustration depicting a group of people walking. The figures are rendered in silhouette, with the upper half of the image in warm orange and yellow tones and the lower half in cool blue and green tones, suggesting a reflection in water. The style is soft and painterly, with visible brushstrokes and color blending.

CHAPTER 2

SOCIO-ECONOMIC PROFILE

2.1 STATISTICAL TRENDS

Data from the Census and other Statistics Canada sources, as well as from the Municipality itself is valuable to understanding conditions in Clare. It can also be applied to estimate likely future circumstances.

It is important to understand the features of the key data sources that we use, which include the Census of Canada, Statistics Canada annual population estimates, and data generated by the Municipality. Following is a brief description of each of the three data sets:

Census of Canada – The national census is conducted every five years in years. The most recent census was completed in 2021. The next will be in 2026. The census collects comprehensive statistics from all individuals in the nation covering personal characteristics (e.g., age and gender), housing, ethnicity and language, economic activity, transportation and more. Most data reported by the census is randomly rounded to the nearest five to ensure the confidentiality of respondents and, although, all Canadians are required by law to complete the census form, some do not, which results in undercounting that is usually in the order of 3%.

Statistics Canada – While Stats Can collects the census, the Federal department also collects and generates other data. Much of this data is annual and helps to fill in the gaps between censuses. It is also generally collected from organizations rather than individuals, which means it can cover many topics that are beyond the scope of the census (e.g., business operations and the performance of provincial and local governments).

A very important data series that we use is interim estimates of population, which Stats Can generates annually for most of the geographic entities for which it reports census data (e.g., Canada, provinces and territories, and census division and subdivisions). Estimates are adjustments of census counts that correct for undercount and adjust for annual changes determined through annual sources such as tax filer records. We usually report estimates for total population, age, and gender breakdowns because they are usually a better reflection of the “true” population. They are also usually higher than census numbers because they correct for undercount.

Municipal Data – Municipalities collect and report data on their own operations that is also useful. Records of development permits issued, for example, can give a good picture of housing activity and economic growth that can, if necessary, be broken down to the month. In Nova Scotia, the Province also collects financial data from all municipalities and publishes it annually in the Municipal Statistics Annual Report, which is not only useful to compare municipal governments with each other but also to assess changes in operations over time.

The following subsections summarize key trends in Clare drawn from these sources. Other sources are also available, such as Canada Mortgage and Housing Corporation (CMHC) data and information from the Canadian Real Estate Association (CREA) both of which deal with the housing market. Unfortunately, data from both sources rarely break down data into smaller jurisdictions like Clare.



2.2 POPULATION

POPULATION CHANGE

The 2021 Census counted 7,768 people in Clare. The current Statistics Canada estimate for Clare’s population in 2021, however, is 7,862 or 1.2% more than the Census number. The most recent estimate shows a population of nearly 8,200.

Like most rural areas of Nova Scotia, Clare has struggled with a declining population. From 2001 to very recently, the population of the municipality was declining. Based on Statistics Canada estimates, the district lost 1,513 residents between 2001 and 2021 (16.3%). In the past three years, however, it

regained 418 (5.4%). As the accompanying chart of population change shows, Clare lost population in every five-year period, from 2001 to 2021, but it has made substantial gains in the past three years. As the graph also shows, while Nova Scotia grew more slowly than Canada from 2001 to 2016, it outpaced the nation from 2016 to 2021 and in the three years since 2021. Nova Scotia’s increase in growth began in Halifax as some residents of central and western Canada were drawn there by lower cost housing. Clare and other rural areas appear to have caught onto the province’s growth spurt as Halifax has become less accessible and affordable.

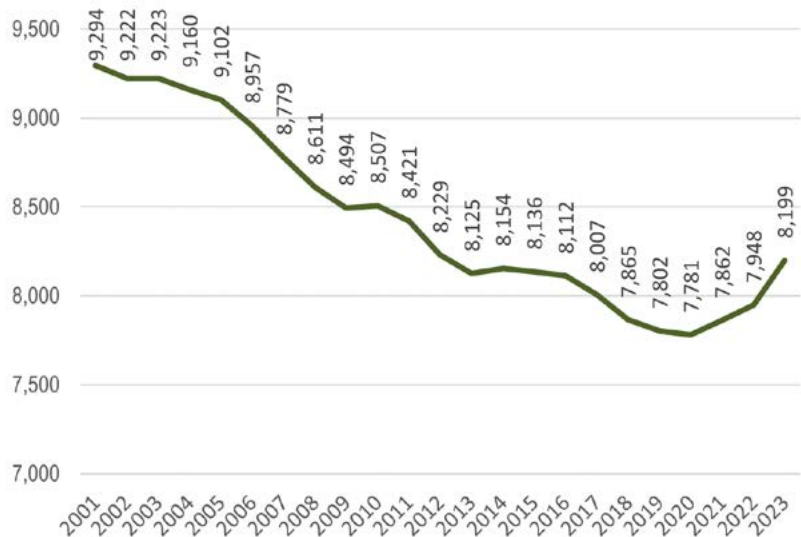


FIGURE 3.
POPULATION TRENDS
Source: Statistics Canada

POPULATION PROFILE

Statistics Canada does not breakdown population estimates for census subdivisions (i.e., municipalities and First Nations communities) like Clare by age or gender, so analysis of the composition of district's population is based on 2021 Census data. Like most rural areas, Clare has an older population. In 2021, 31.0% of Clare residents were over 64 years of age and just 10.2% were under the age of 15. By contrast, although Nova Scotia has the second oldest age profile of Canada's

ten provinces, 22.2% of all Nova Scotians were over 64 and 14.1% were under 15. The median age in Clare is 56.0, relative to 45.6 for Nova Scotia and 41.6 for Canada. The dependency ratio, which economists use to determine the relative proportion of the population of working age (i.e., 15 to 64 years) is 0.70 for Clare, in contrast to 0.57 for Nova Scotia, and 0.54 for Canada indicating a relatively smaller labour force in the municipality to support children and seniors.

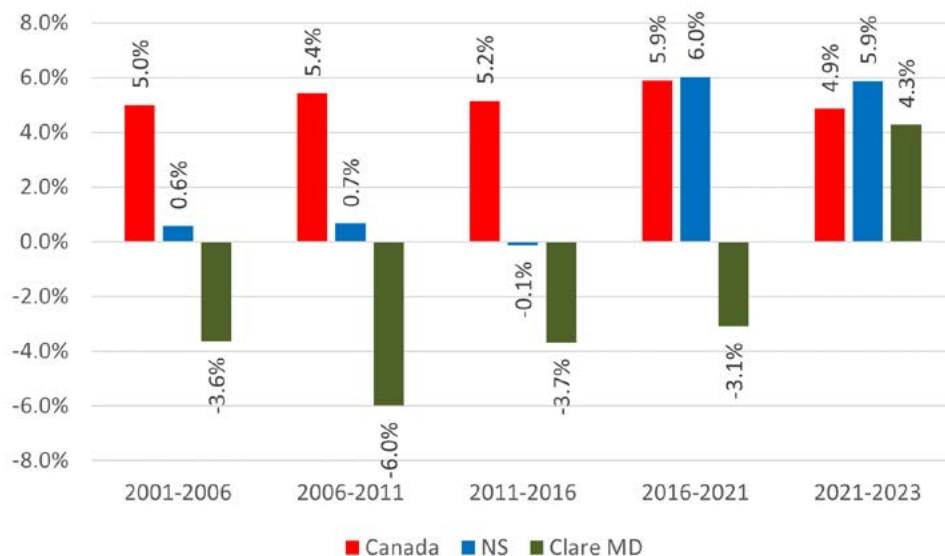


FIGURE 4.
POPULATION TRENDS
Source: Statistics Canada

2.3 HOUSING

The 2021 Census recorded 3,607 occupied private dwellings in Clare. In total, the Census found 4,393 private dwellings, meaning that 786 (17.9%) of dwelling units are not permanently occupied some of which may not be occupied at all. The proportion unoccupied is high relative to Nova Scotia (10.0%) and Canada (8.0%), although it is not much greater than other areas of Nova Scotia outside of Halifax where 12.2.1% of dwellings are not

considered occupied by the Census. In rural areas, unoccupied dwellings are usually seasonally occupied as cottages or second homes, some of which may be rented. A proportion, however, is likely unoccupied units that may be available to accommodate new residents.

Of the 3,607 occupied dwellings in Clare, 93.9% are single detached and 3.8% are apartment units in duplexes or low-rise

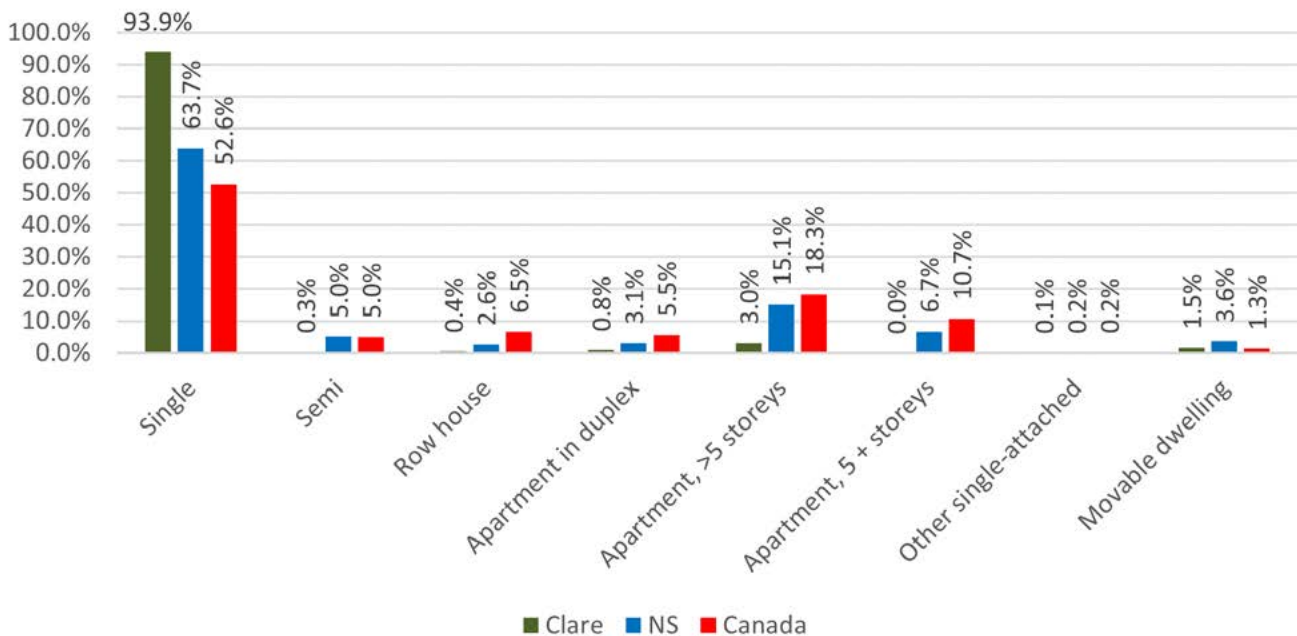


FIGURE 5.
HOUSING TYPOLOGIES
Source: Statistics Canada

apartment buildings of five storeys or less. The remaining 2.3% consists of small proportions of semi-detached, townhomes, and movable dwellings. The high percentage of single-detached units contrasts significantly with the share for Nova Scotia and Canada, but is normal in rural areas. In all areas of Nova Scotia outside HRM 76.4% of dwelling units are singles. It is, nevertheless, a concern given that the lack of housing alternatives can make it difficult for young adults who want to stay in Clare or move to the area and do not have the capital to buy a home. It may also be any issue for many seniors in Clare's current population who may wish to downsize for financial reasons or because of the challenges of maintaining a full-sized home.



2.4 ECONOMY

ECONOMIC ASSESSMENT

According to the 2021 Census, manufacturing is the largest employer in Clare, providing 545 jobs and 16.0% of all employment. It is followed by health care (450 jobs or 13.2% of all employment in the district), agriculture, fishing and hunting (425 jobs or 12.5% of employment), and retail trade (395 jobs or 11.6% of employment).

From 2016 to 2021, the number of individuals employed in Clare declined by 13.8%. Roughly half of this reduction is attributable to the aging of the District's population as the number of residents of working age (i.e., 15 to 64 years) fell by 395 or 7.3%. In the preceding census period from 2011 to 2016, the population of working age decreased by 455 (7.7%). The other significant factor was a decline in the labour

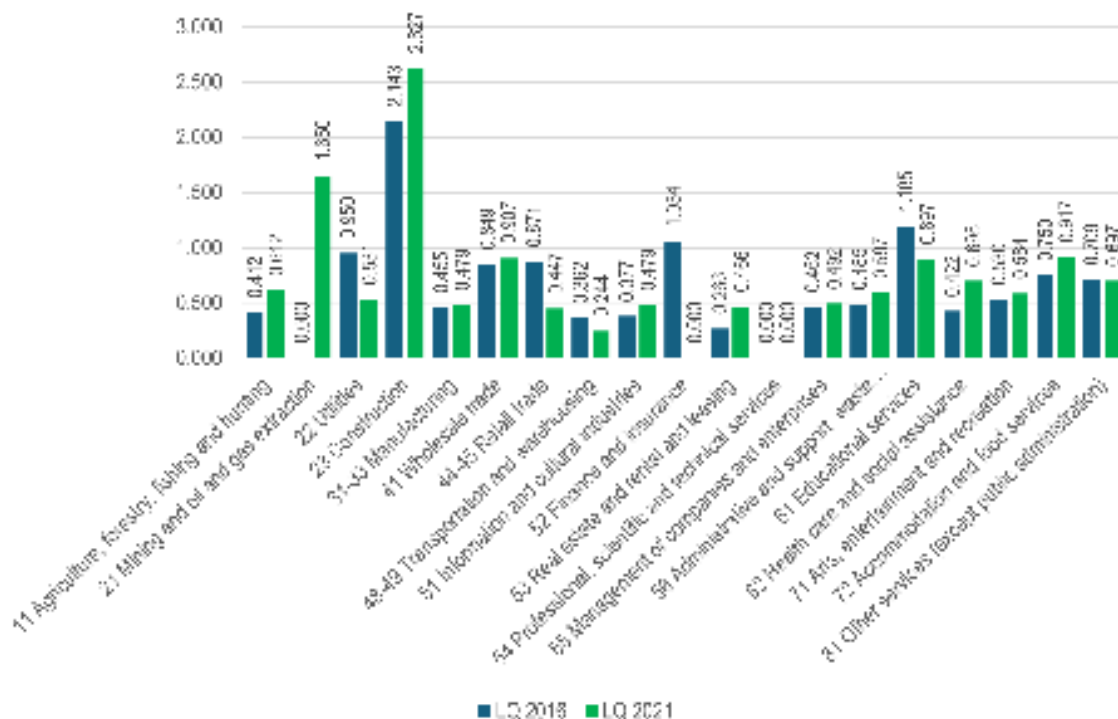


FIGURE 6.
LOCATION QUOTIENTS, CLARE DISTRICT, 2016 AND 2021
Source: Statistics Canada

force participation rate, which went from 56.8% in 2016 to 51.8% in 2021. The number unemployed fell slightly from 450 to 435 over the five years, but the unemployment rate increased from 11.2% to 12.6%. Both rates are high, but the 2016 rate was not far off the 10.0% rate prevailing in Nova Scotia at the time, and the 2021 was slightly lower

than the province-wide rate of 12.7% during the COVID pandemic. The current (April 2025) unemployment rate is not available for Clare, but the prevailing rate for the Southern Nova Scotia Economic Region (of which Clare is part) is much lower at 7.1% while the provincial rate has declined to 7.2%.

Economic Sector	Employment		Change		Location Quotients	
	2016	2021	Number	%	2016	2021
Total labour force	3,545	3,465	-80	-2.3%		
Industry - Not applicable	0	50	50	0.0%		
All industries	3,545	3,410	-135	-3.8%		
11 Agriculture, forestry, fishing and hunting	555	425	-130	-23.4%	6.641	5.447
21 Mining and oil and gas extraction	0	10	10	0.0%	0.000	0.233
22 Utilities	0	25	25	0.0%	0.000	0.943
23 Construction	235	200	-35	-14.9%	0.937	0.759
31-33 Manufacturing	595	545	-50	-8.4%	1.917	1.972
41 Wholesale trade	65	60	-5	-7.7%	0.496	0.548
44-45 Retail trade	375	395	20	5.3%	0.916	1.024
48-49 Transportation and warehousing	95	90	-5	-5.3%	0.556	0.511
51 Information and cultural industries	55	30	-25	-45.5%	0.669	0.417
52 Finance and insurance	125	85	-40	-32.0%	0.791	0.581
53 Real estate and rental and leasing	10	0	-10	-100.0%	0.152	0.000
54 Professional, scientific and technical services	90	130	40	44.4%	0.345	0.461
55 Management of companies and enterprises	0	0	0	0.0%	0.000	0.000
56 Administrative and support, waste management and remediation services	65	105	40	61.5%	0.432	0.738
61 Educational services	330	340	10	3.0%	1.240	1.341
62 Health care and social assistance	475	450	-25	-5.3%	1.112	1.025
71 Arts, entertainment and recreation	30	40	10	33.3%	0.425	0.636
72 Accommodation and food services	130	170	40	30.8%	0.534	0.873
81 Other services (except public administration)	170	150	-20	-11.8%	1.070	1.048
91 Public administration	145	155	10	6.9%	0.647	0.727

FIGURE 7.

LOCATION QUOTIENTS, CLARE DISTRICT, 2016 AND 2021 (TABLE)

Source: Statistics Canada

Analysis of the district economy based on 2020 data compiled for the 2021 Census of Canada reveals a median total income of \$33,200 for individuals aged 15 and over, with a post-tax figure slightly lower at \$30,400. The median market income stood at \$26,000, while employment income was slightly higher at \$27,800. Government transfers were significant, with a median of \$13,900 received by 5,725 individuals, including COVID-19 emergency benefits, which were significant in 2020, averaging \$8,000 for 1,655 recipients.

The data suggests that higher earners skew the average incomes above the median, with full-year full-time workers earning a median of \$48,800, compared to \$18,200 for those working less consistently. Market income made up 70.6% of total income, with employment income at 56.3%, and government transfers at 29.5%, indicating a reliance on these sources. The income distribution highlighted a concentration in the \$20,000 to \$29,999 range, with a smaller segment earning over \$100,000, showcasing some income diversity.

Occupationally, the largest groups were in sales and service (765 individuals) and trades, transport, and equipment operators (625 individuals), followed by business, finance, and administration (475 individuals), and education, law, social, community, and government services (465 individuals).

Clare is blessed with several important industries that support the local economy including fish/seafood/aquaculture, agriculture, forestry, tourism, education and healthcare. These industries will continue to be the backbone of the economy for the future; however, emerging industries and opportunities also promise to support future growth.

ECONOMIC DEVELOPMENT PARTNERS

The Municipality of Clare relies on the Western Regional Enterprise Network (WREN) as its economic development partner. The WREN is a partnership including the Municipalities and Towns of Yarmouth and Digby Counties, as well as the Municipality of Barrington. Clare makes an annual investment to support the organization. Collaboration with the WREN enhances Clare's ability to attract new businesses, support existing ones, and foster economic growth in the region.

The Conseil de développement économique de la Nouvelle-Écosse (CDÉNÉ) is a not-for-profit organization dedicated to the economic advancement of the Acadian and Francophone community in Nova Scotia. Founded in 1999, it is the only provincial Francophone economic development organization in Nova Scotia.

The CDÉNÉ delivers solutions to businesses, not-for-profit organizations, job seekers, economic immigrants and communities to ensure their economic success. With our personalized approach and the expertise of their team members, they can develop solutions that contribute to success.

With an office located in Clare, the CDÉNÉ offers a variety of services to the community including employment assistance, community economic development, entrepreneurship, youth entrepreneurship and economic immigration.

2.5 **CLARE HEALTH CENTRE**

The expanded Clare Health Centre in Meteghan Centre enhances health care delivery to residents in Clare, and surrounding areas. This initiative, supported by a partnership between Nova Scotia Health and the Municipality of the District of Clare, aims to provide comprehensive access to primary care providers as a response to the growing need for primary healthcare services. The expansion is critical to addressing the healthcare needs of the community effectively. Currently, the Need a Family Practice Registry indicates that very few individuals in the region are awaiting primary care services. The expansion efforts at the Clare Health Centre are designed to accommodate a larger healthcare team, which will play a pivotal role in meeting this demand.

An updated memorandum of agreement between the Municipality of the District of Clare and Nova Scotia Health has been established to provide a monthly operational grant. This funding is essential for supporting the expanded operations of the Clare Health Centre and enhancing the region's primary healthcare services.

This development is in line with the community's priority to ensure accessible primary care for all residents.

The collaborative efforts between Nova Scotia Health and the Municipality underscore a shared commitment to improving healthcare services. The expansion of the Clare Health Centre represents a significant stride towards fulfilling the healthcare needs of Nova Scotians in a close-knit community setting.

2.6 **NATURAL ENVIRONMENT STUDY**

Land in the District of Clare features sedimentary, metamorphic, and igneous rocks, which have created the area's hills and valleys and its current soils. The municipal district is full of wildlife, with special areas along the coast, wetlands, and forests that are home to many plants and animals. The woods in Clare are mostly a mix of trees, including red spruce, balsam fir, and different kinds of hardwoods. These forests are important because they maintain biodiversity and contribute significantly to the character of the municipality.

Clare Ecodistrict 730 in Nova Scotia is home to a diverse range of wildlife, including white-tailed deer, bald eagles, frogs, and snakes. This variety of life indicates a healthy environment. The district's natural landscape is dynamic and requires ongoing monitoring and care.

Clare Ecodistrict 730 is notable for its unique features, including the longest growing season for plants in the province. The coastline extends over 100 kilometers, providing habitat for various bird species such as ducks and mergansers. The area is predominantly forested, with most of the land privately owned. The district also contains numerous lakes and rivers, including the Tusket and Meteghan Rivers.

2.7 **COMMUNITY INFRASTRUCTURE**

The Municipality of Clare's community infrastructure offers safe, inclusive and accessible places for its residents to meet, develop networks and connect. In addition to numerous facilities, the municipality also boasts a healthy fibre network allowing for high-speed connectivity as part of its community infrastructure.

Community facilities owned and operated by the Municipality include six municipal parks, two recreation centres, a newly expanded medical centre, a library, a museum, an outdoor synthetic skating rink, and an administration building, as well as the Cultural Hub building in Comeauville. The Cultural Hub is a renovated century-old schoolhouse that is home to our Acadian radio station CIFA, and serves as the headquarters for the oldest Acadian festival in the world (Festival acadien de Clare), La société Acadienne de Clare, and the Hub Hive - a space dedicated to inclusive programming among others.

Additional infrastructure in Clare is owned and administered by other organizations.

The municipal district is home to a new elementary school as well as two nursing homes. Our community boasts the only French language university in Nova Scotia (Université Sainte-Anne) with its many facilities available for public use (arena, pool, gymnasium, track and field installation, genealogy services, walking trails, library).

Many not-for-profit organizations also run programs and activities from their own buildings such as the Centre communautaire de la Baie Sainte-Marie (formerly the Meteghan Lions Club), Clare Columbus Club, Clare Curling Club, and many volunteer fire departments and church parish halls to name but a few). These community facilities collectively provide a diverse range of programs and services to the community while fulfilling the community's social, economic, recreational and cultural needs.

As the fabric of our Municipality changes, it will be important that the public infrastructure within our community be maintained and enhanced to meet the growing need for diversity. While the main function of many community facilities continues to be as gathering locations, these common spaces also play a role in filling gaps in the realm of community well-being, serving vulnerable populations, offering innovative food programs, and welcoming newcomers.



A photograph of a modern office interior. In the foreground, several people are seated at a long, dark wooden conference table, viewed from behind. They are sitting on black office chairs. The room features large floor-to-ceiling windows that offer a view of a city skyline with various buildings. The lighting is bright, coming from the windows, and there are some colorful, abstract light effects or reflections on the glass. The overall atmosphere is professional and contemporary.

CHAPTER 3

DIAGNOSTIC

3.1

LAND USE DESIGNATIONS

The MPS outlines policies for land use development and protection throughout Clare. These policies are applied based on land use designations shown on the Future Land Use Map (FLUM) in Appendix A of the MPS. Future land use designations represent the predominant established land use in each area or the most suitable future land use for that area. When land use designations differ from current uses, the chosen designation considers the property's inherent characteristics, such as slope, environmental features, road access, and proximity to community facilities. Additionally, designation may be influenced by adjacent land uses and the stated intentions of landowners.

The following designations have been applied on the FLUM to areas predominantly used or appropriate for the land use or uses described:

1. Residential – Areas that are predominately or exclusively developed for residential development in which the primary use of structures is the long-term accommodation of people.

2. Rural Residential - Areas that are primarily developed for residential purposes within rural settings, characterized by larger lots and lower

population densities. They often accommodate small-scale agriculture and aquaculture or hobby farms.

3. Commercial – Areas that are currently predominantly developed with or planned for development of structures to accommodate retail, personal service, or office uses directly serving the public.

4. Industrial – Areas that are currently predominantly developed with or planned for development of structures to accommodate business offices, warehousing, fabricating, and manufacturing uses.

5. Institutional – Areas that are predominantly developed or planned for structures that serve community needs, including offices, schools, churches, community facilities, warehouses, and utilities operated by government or community-based organizations. Additionally, they encompass areas designated for public recreation, featuring facilities such as recreation centres and arenas, as well as parks and open spaces. This combination supports both the functional needs of the community and provides spaces for leisure and recreational activities,

enhancing the overall quality of life for residents.

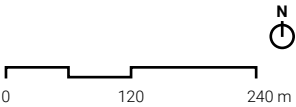
6. Mixed-Use - Areas in which residential, commercial, and, potentially, other land uses are integrated. The last sentence in the paragraph says essentially the same thing. Mixed-use developments often include retail shops, restaurants, and residential units, fostering walkability and reducing reliance on vehicles. By blending various uses, these areas promote social interaction, economic diversity, and a dynamic urban environment.

In addition to designating specific land uses, this MPS endorses measures to manage sensitive environmental features that could pose hazards if developed. These features include watercourses, coastal zones, and steeply sloped lands, where structures may face instability, flooding, or inundation. Additionally, such structures could exacerbate issues like stormwater runoff or threaten wildlife habitats. Development restrictions addressing these conditions complement land use designations. While these restrictions do not necessarily prohibit the proposed land use, they may limit construction in specific areas, such as riverbanks, where they are directly applied.



FIGURE 8.
LAND USE

- COMMERCIAL
- PUBLIC SERVICE & INSTITUTIONAL
- RESIDENTIAL
- INDUSTIAL
- PARK & OPEN SPACE
- COMMUNITY / ZONE LIMITS
- STREAM



An abstract, painterly illustration of an office environment. The scene is composed of various silhouettes of people in business attire. Some are seated at long tables or desks, while others are standing or walking. The background features large windows and structural elements like pillars. The entire image is rendered in a limited color palette of warm yellows, oranges, and muted greens, with a soft, watercolor-like texture. Long, dark reflections of the figures and furniture stretch across the floor, suggesting a polished surface. The overall mood is professional and dynamic.

CHAPTER 4

PLAN POLICIES

4.1

RESIDENTIAL DESIGNATION (R1) (R2)

The Residential Designation is assigned to areas in Clare that are primarily developed as residential communities or neighborhoods. The designation aims to preserve the predominantly residential character of these lands and can be applied to areas proposed for residential subdivisions intended for mainly residential development. Short-term rentals, typical home-based business activities (such as home-based businesses, offices, and daycare operations), and keeping of household livestock compatible with residential uses are also permitted.

Within this designation, R1 areas are classified as low-density zones, allowing not more than two dwelling units on a lot. In contrast, R2 areas are designated for multi-unit developments, accommodating more than two units.

Policy 4.1.1 Low Density Residential Zone

Council shall establish a Low Density Residential (R1) Zone in the Clare LUB to permit residential structures containing no more than two dwelling units.

Policy 4.1.2 Secondary Residential Structure

Council shall consider the development of a second residential structure on a lot in the Low Density Residential (R1) Zone, provided the proposed structure contains no more than one dwelling unit and is clearly secondary to the original residential use.

Policy 4.1.3 Multi-unit Residential Zone

Council shall establish a Multi-Unit (R2) Zone in the LUB to permit rowhouse, stacked townhouse, or multi-unit apartment structures, as well as low density residential uses permitted by Policy 4.1.1.

Policy 4.1.4 Household Livestock in Residential Zones

Council shall permit the keeping of a limited number of animals defined as domestic livestock in the Low Density Residential (R1) and Multi-Unit (R2) Zones.

Policy 4.1.5 Residential Development Standards

Council shall establish standards to regulate lot size, yard requirements, building height, the dimensions and permitted locations of accessory buildings, and other standards deemed appropriate to ensure the quality and compatibility of residential structures.

Policy 4.1.6 Residential Rezoning

Council shall consider applications for rezoning residential properties, provided the proposed rezoning aligns with all policies of this municipal planning strategy, maintains the character of the neighborhood, and can meet all relevant lot requirements. Rezoning applications will be evaluated based on the land's characteristics, including minimum lot size and configuration to meet setback requirements. Any proposed development on rezoned land will be reviewed separately to ensure compliance with all applicable regulations.



4.2

RURAL RESIDENTIAL DESIGNATION (RR)

The Rural Residential Zone applies to areas where residential properties are generally dispersed, characterized by larger lots and onsite water and wastewater disposal systems, such as wells and septic systems. This zone accommodates a mixture of land uses, prominently featuring agriculture alongside small businesses that may be integrated with residential uses or operate independently.

The Rural Zone aims to protect high-quality agricultural land identified through the Canadian Land Inventory (CLI) Soil Classification Maps, ensuring the preservation of agricultural operations. Policies are in place to minimize land use conflicts that could adversely affect farming activities and to prohibit the removal of topsoil, which is vital for maintaining agricultural viability. Rezoning within this zone is restricted to areas with accessible urban services or where land quality does not support sustainable agricultural practices.

Policy 4.2.1: Establishment of Rural Residential Zone

Council shall establish a Rural Residential (RR) Zone in the LUB, permitting the following uses:

- Single-detached residential structures
- Two-unit residential structures
- Bed and breakfast establishments
- Parks and playgrounds
- Seasonal cottages
- Agricultural activities
- Public service and institutional buildings

Policy 4.2.2: Encourage Rural Residential Development

Council shall encourage rural residential development in varied forms to attract residents to the rural areas and ensure existing residents have housing options that will allow them to stay in the community.

Policy 4.2.3: Accessory Apartments

Council shall consider the development of a second residential structure on a lot in the Rural Residential (RR) Zone, provided the proposed structure contains no more than one dwelling unit and is clearly secondary to the original residential use.

Policy 4.2.4: Home-Based Businesses

Council will define standards for home-based businesses in the Rural Residential Zone to permit the conduct of retail, office, commercial, and professional businesses by an owner-occupant. These standards will include provisions to limit potential residential conflicts such as noise, hours of operation, square footage, number of employees, parking, signage, physical changes to the structure, and any other factors which may represent an impediment to the safety, convenience, or enjoyment of neighbouring residents.

Policy 4.2.5 Agricultural Land Zone

Council shall create an Agricultural (AG) Zone in the Clare LUB to allow all uses related to primary agricultural production as part of a farm operation. This includes greenhouses, nurseries, barns, silos, and accessory buildings necessary for the agricultural operation, as well as a single farm residence with no more than two dwelling units. Additional land uses compatible with farm operations that do not reduce the production capacity of farms but provide additional income streams, such as bed and breakfast operations, counselling offices, farm markets, micro-breweries, distilleries, veterinary offices, clinics, and

arts, craft, and custom workshops in farm buildings or separate structures on the agricultural property, shall also be permitted.

Policy 4.2.6 Commercial and Industrial Uses in Agricultural Land Zones

Council shall permit commercial and industrial uses in the Agricultural (AG) Zone, provided at least 75% of their operation is related to the sale, processing, sorting, grading, packaging, inspection, storage, retailing, and transport of agricultural products or the servicing of agricultural operations. Existing non-agriculture related commercial and industrial uses in the Agricultural (AG) Zone that have less than 75% of their operation related to these activities will be considered a permitted use in the Agricultural (AG) Zone.

Policy 4.2.7 Agricultural Development Standards

Council shall establish standards to regulate lot size, yard requirements, building height, the dimensions and permitted locations of accessory buildings, and other standards deemed appropriate to ensure the quality and compatibility of agricultural buildings and related residential structures.

4.3 **COMMERCIAL LAND USE (C1)**

The Commercial Designation is designed to accommodate retail, service, and office uses that may be located separately or in clusters within Clare. This designation is generally applied on major roadways and at interchanges on Highway 101, although it may also be appropriate for commercial clusters in communities within Clare. It is not intended to be applied to isolated commercial uses within residential areas.

Policy 4.3.1 Local Commercial Zone

Council shall establish a Local Commercial (C1) Zone in the Clare LUB to permit retail, service, and community uses primarily addressing local shopping and service needs.

Policy 4.3.2 Residential Uses in Commercial Land Zones

Council shall permit all existing residential uses in the Commercial zones, but the development of new residential uses shall not be permitted, except where the entire ground floor area of the structure is devoted exclusively to commercial or office use, in which case the upper stories may contain dwelling units .

Policy 4.3.4 Mink Farming

Council shall ensure that mink farms are located in areas zoned for agricultural use and comply with local land use regulations. Farms shall avoid environmentally sensitive areas to minimize ecological impact.

Policy 4.3.5 Future Commercial Areas

Expansions to existing commercial areas shall be determined on a case-by-case basis, by Council to ensure the area is appropriate. The evaluation of development opportunities shall be subject to a rezoning application, including the criteria established in Policy 4.4.5.

4.4 INDUSTRIAL DESIGNATION (IND-1)

The Industrial designation applies to lands with existing manufacturing and warehousing, business parks, and properties intended for such uses. It is generally applied along major roadways and interchanges, not in residential areas, but may suit business parks and rural areas with mixed uses.

Policy 4.4.1 Local Industrial Zone (IND)

Council will establish a Local Industrial (IND-1) Zone in the District of Clare LUB to permit one or more industrial uses, especially those needing multiple buildings on a lot.

Policy 4.4.2 Other Uses in Industrial Zones

Only industrial uses are allowed in the Local Industrial (IND-1) Zone, but commercial, institutional, and parks and recreation uses are also permitted.

Policy 4.4.4 Compatibility of Industrial Uses

Council shall permit Local Industrial (IND-1) Zone uses Commercial (C-1) by development agreement, following if standards for C1 uses are met.

Policy 4.4.5 Future Economic Development Opportunities

There may be other areas in the municipality that could be appropriate for future economic development opportunities, including the growth of industrial lands or additional commercial areas. In such cases, Council shall consider these opportunities on a case-by-case basis through the rezoning process, or depending on the size and scale of the development proposed, as part of a secondary planning exercise.

Policy In considering amendments to the Zoning Bylaw or the imposition of terms and conditions, the Council, in addition to all other criteria set out in the various policies of this Plan, shall have appropriate regard for the following:

the proposal is in conformity with the intent of this Plan and with the requirements of all municipal Bylaws and regulations;

that the proposal is neither premature nor inappropriate by reason of:

- i. financial inability of the Municipality to absorb costs relating to the development,
- ii. adequacy of central or on-site sewage and water supply services and storm drainage measures,

- iii. adequacy or proximity of school, recreation or other community facilities,
- iv. adequacy of road networks leading to, adjacent to, or within the development; and
- v. potential for damage to or destruction of designated historic
- vi. buildings/sites.

that controls are placed on any proposed development, where necessary, to reduce conflict with any adjacent or nearby land uses by reason of:

- i. type of use
- ii. height, bulk, appearance and lot coverage of any proposed
- iii. building,
- iv. traffic generation,
- v. vehicular, pedestrian, bicycle and transit access to/from the site,
- vi. parking,
- vii. open storage,
- viii. signs; and
- ix. any other relevant matter of land use planning.

that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, location of watercourses, marshes or bogs and susceptibility flooding as well as any other pertinent environmental subject; and

that the proposal meets all necessary public health and safety considerations and that the site design meets all fire protection and access requirements.

4.5 **INSTITUTIONAL DESIGNATION (I1)**

The Institutional Designation is intended for larger-scale institutional uses and campuses, such as those associated with schools, military installations, hospitals, or similar publicly owned and operated facilities. Smaller-scale institutional uses should be accommodated within Mixed Use or Commercial designations

Policy 4.5.1 Institutional Zone (I1)

The Council's policy shall be to establish an Institutional (I1) Zone in the Clare Land Use Bylaw (LUB) to permit schools, religious institutions, military installations, hospitals, and similar uses owned or operated by government or not-for-profit organizations.

Policy 4.5.2 Institutional Rezoning

The Council's policy shall be to consider rezoning properties to the Institutional zone only where existing or planned land use reasonably conforms to the proposed zoning category, where the road network is designed and has the capacity to accommodate anticipated traffic, and where municipal services with sufficient capacity are available or onsite servicing can be provided to support the expected water and wastewater requirements of the maximum level of potential development.

Policy 4.5.3 Commercial and Institutional Uses

The Council's policy shall be to permit Commercial (C1) and Institutional (I1) uses that are complementary but subordinate to the primary institutional uses within the designated areas.

Policy 4.4.4 Trails and Accessibility

The Council's policy shall be to permit publicly accessible trails for non-motorized modes of transportation in all land use designations, including those within the Institutional areas, promoting connectivity and accessibility throughout the community.

Policy 4.4.5 Trails for Motorized Vehicles

Council shall consider endorsing appropriate motorized modes of transportation on publicly accessible trails, based on appropriate consultation with affected parties.

4.6
TRANSPORTATION

Given the size of Clare and the location of services and facilities, mobility is crucial for its residents. The Municipality will strive to offer accessible transportation options for all residents.

Policy 4.6.1: Promoting Active Living

The Municipality of Clare through its Recreation Services will promote and encourage active living and a healthy lifestyle in Clare.

Policy 4.6.2: Exploring Transportation Alternatives

Council will work with the community to identify and develop opportunities for public and alternative transportation modes.

Policy 4.6.3: Assessing Public Transportation Needs

Council will periodically review and assess the need for public transportation services in Clare.

Policy 4.6.4: Active Transportation Plan

The Municipality of Clare is in the early stages of developing a comprehensive Active Transportation Plan aimed at promoting healthier, more sustainable ways of getting around the community. This plan will outline key priorities and strategic actions to improve and expand active transportation infrastructure such as trails, sidewalks, and other related amenities. Once completed, the plan will serve as a guiding document to support safer, more accessible, and environmentally friendly travel options for residents and visitors alike.

4.7
MUNICIPAL
INFRASTRUCTURE

As a predominantly rural municipality, Clare has no municipal water networks and piped wastewater networks are limited as are sidewalks and active transportation infrastructure (i.e., walking and bicycle lanes and trails). Efficient development and use of infrastructure is critical to economical municipal operations. Currently, parts of Meteghan, Meteghan River, Meteghan Centre, Church Point, and Belliveau Cove are serviced with central sanitary services. For future sustainability, the Municipality will assess the feasibility of promoting all forms of development within these serviced areas.

Policy 4.7.1: Encouraging Development in Serviced Areas

Council will promote development on lands serviced by municipal wastewater systems.

Policy 4.7.2: Reviewing Sidewalk and Infrastructure Needs

Council will assess the need and benefits of sidewalks and active living infrastructure throughout Clare through an active transportation plan.

Policy 4.7.3: Prioritizing Active Transportation Infrastructure

Council will prioritize the construction of active transportation and lifestyle infrastructure in alignment with planned infrastructure projects.

4.8

ENVIRONMENT

Sustainable development is defined by living within the means of local, regional, and global ecosystems. Historically, Acadians have lived harmoniously with nature, engaging in farming, hunting, and fishing, and enjoying natural landscapes that support these activities. Contemporary challenges such as climate change and watercourse contamination, however, threaten long-term environmental health. Rich in natural assets, Clare must prioritize the protection of its watersheds, watercourses, and coastline, which are key features of its character and attraction.

Climate change is a major global threat, particularly for coastal communities. Clare faces significant risks along Baie Sainte-Marie from rising sea level and extreme weather events. Recognizing this threat, the Municipality will collaborate with the province and other stakeholders to prepare for and mitigate the impacts of climate change.

Climate change is connected to greenhouse gas production to which Clare contributes through burning fossil fuels and releasing pollutants that contribute to climate change. The Municipality will work with residents and all levels of government to reduce emissions and adapt to climate change impacts.

Water is essential for all life forms. Sensitive and productive habitats, such as wetlands and estuaries, are crucial. Activities near these habitats can severely impact environmental health, leading to issues like shellfish closures and algal blooms. Protecting these habitats is vital for maintaining ecological balance and ensuring the health of the environment.

By addressing these challenges through collaborative efforts and sustainable practices, Clare can safeguard its natural resources and ensure a healthy environment for future generations.

Policy 4.8.1: Sea Level Rise and Storm Surge Strategy

Council will collaborate with the province to investigate the potential impacts of sea level rise and storm surge along Baie Sainte-Marie and develop a strategy to address future impacts.

Policy 4.8.2: Coastal Setback Standards

Council will establish coastal setback standards through the LUB to protect private land, beaches, and dune systems. Additionally, the Municipality commits to collaborating with the Province in the ongoing development and implementation of their coastal protection program to ensure comprehensive and effective coastal management.

Policy 4.8.3: Watershed Mapping

Council will adopt a generalized watershed map for Clare through the MPS.

Policy 4.8.4: Wetland and Watercourse Setbacks

Council will establish wetland and watercourse setbacks through the LUB.

Policy 4.8.5: Wastewater Services Review

In areas where private on-site sanitary systems have failed, the Council will review existing wastewater boundaries to determine the feasibility of extending wastewater services.

Policy 4.8.6: Wind Resource Areas

Council shall identify Wind Resource Area the district of Clare that are reasonably separated from existing developed areas and enjoy good regular exposure to wind. The wind resource designation shall be an overlay identified in Schedule “ ” of the Land Use Bylaw that will permit consideration of wind resource developments within the designation.

Policy 4.8.7 Application of the Wind Resource Designation

The Wind Resource designation shall apply to areas designated for wind resource

development within the district of Clare and shall not restrict the development of other uses permitted by the underlying land use designation.

Policy 4.8.8: Adding and Expanding Wind Resource Designations

Council shall consider applications to amend this MPS and to concurrently amend the LUB, where the intent of the application is to include additional land in the Wind Resource designation, subject to the proponent having first received any permit, license, authorization, or approval for a large-scale wind turbine project from any other applicable department, authority or agency, such as but not limited to Department of National Defense, Transport Canada, Nav Canada, Province of Nova Scotia, or Government of Canada where a provincial or federal environmental assessment is required, and to submit copies of any required project specific permit, license, authorization or approval for the large-scale wind turbine project as part of the amendment application.

Policy 4.8.9: Wind Turbine Classification

It is the policy of Council to classify wind turbines into the following categories, and to recognize these categories in the LUB as the basis for regulating wind turbines:

1. Mini-scale Wind Turbines – means a roof mounted or a free-standing wind turbine with an overall height above ground level of 10.6 metres (35 feet) or less
2. Small-scale Wind Turbines – means a wind turbine with an overall height above ground level greater than 10.6 metres (35 feet) but less than 47 metres (155 feet)
3. Large-scale Wind Turbines – means a wind turbine with an overall height above ground level greater than 47 metres (155 feet).

Policy 4.8.10: Mini-scale and Small-scale Wind Turbine Development

Council shall permit mini-scale and small-scale wind turbines in the Mixed Use (MX), Agricultural (AG), Local Industrial (M1), and Business Park (M2) Zones as well as in Wind Resource Areas subject to regulations provided for each wind turbine type in the Land Use Bylaw.

Policy 4.8.11: Large-scale Wind Turbine Development

Council shall permit large-scale wind turbines only in Wind Resource Areas by development agreement in accordance with the evaluative criteria subject to regulations provided for large-scale wind turbines in the Land Use Bylaw.

4.9 HERITAGE

Clare's Acadian heritage connects community members to their historical origins. For a culture to thrive sustainably, it is crucial for the community to acknowledge, take pride in, safeguard, celebrate, and educate residents and visitors about their heritage. This includes identifying and, when appropriate, preserving culturally significant activities, events, locations, and structures to convey the experience and accomplishments of the Clare community to residents, visitors, and future generations.

Policy 4.9.1 Recognize Valued Community Assets

Council may designate, when appropriate, and in consultation with Clare residents, sites and buildings it considers to have significant environmental, historical, and/or cultural value.

Policy 4.9.2 Collaborate with Government:

Council will work with all levels of government to identify methods and secure funds to protect and conserve sites and buildings in Clare it deems to have significant value pursuant to Policy 4.9.1., when appropriate.

Policy 4.9.3 Protection and Maintenance of Historical and Cultural Sites:

Council shall work with all levels of government to protect and maintain sites and buildings it deems to be historically and culturally significant.

4.10 CULTURAL PLANNING AND PRESERVATION

Clare's rich history and traditions are the community's foundation. A Cultural Plan will establish partnerships to develop, conserve, and maintain Acadian arts, heritage, and traditions. The health of the French language is vital for sustaining Acadian culture, with Clare playing a key role in its preservation and promotion. Supporting all forms of art is essential for celebrating Clare's Acadian heritage.

Policy 4.10.1: Cultural Plan

When appropriate, Council shall work with all levels of government to protect and maintain historically and culturally significant sites and buildings.

- Preservation and promotion of the French language
- Promotion and preservation of traditions
- Celebration of Acadian culture
- Protection and conservation of oral history from older generations
- Fostering pride in the younger generation
- Integrating culture into tourism

Policy 4.10.2: Language Policy

Council will develop a language policy.

Policy 4.10.3: French Naming Convention

Council will work with the Province to ensure all Acadian community names in Clare are in French on provincial maps and signage.

Policy 4.10.4: Community Collaboration

Council is committed to fostering strong, collaborative relationships with community groups, organizations, and stakeholders across the Municipality of Clare. This includes engaging with these groups through regular communication, joint initiatives, and inclusive decision-making processes. By working directly with community partners, Council aims to support local capacity-building, address shared priorities, and ensure that municipal programs, services, and projects reflect the needs and aspirations of the community.

4.11

SOCIAL SUSTAINABILITY

Social sustainability ensures everyone can meet basic needs like food, shelter, education, work, and safe living conditions. It also emphasizes community, with Clare's residents showing strong support for volunteer organizations. Key concerns include quality of life for seniors and the importance of youth for the future. Promoting parks and recreational opportunities is essential for a healthy, active community. Effective and transparent municipal decisions and community involvement are crucial.

Clare's aging population increases the need for seniors' housing and support. A sustainable community allows residents to live their entire lives within it. Youth are vital for Clare's future and should be involved in community decisions. Clare aims to retain and attract youth.

Policy 4.11.1: Aging in Place Strategy

Council will create a strategy to address aging in place, including:

- Assessing current housing stock
- Identifying future housing needs
- Identifying affordable housing options
- Reviewing other forms of housing

- Reviewing alternatives to seniors' homes
- Reviewing current and future daycare needs
- Identifying funding sources
- Identifying potential partners

Policy 4.11.2: Seniors' Facilities

Council will work with local organizations and all levels of government to maintain and upgrade seniors' facilities offering services in French.

Policy 4.11.3: Youth Advisory Committee

Council will create a youth advisory committee to advise on youth issues.

Policy 4.11.4: Youth Retention Needs Assessment

Council will work with the youth advisory committee to complete a retention needs assessment, reviewing:

- Recreation and entertainment
- Career and work opportunities
- Quality of life
- Technology
- Housing access and affordability

The background is a solid teal color with a faint, artistic illustration of several people sitting around a table. The figures are rendered in a sketchy, watercolor-like style, with some areas appearing darker and more defined than others. The overall composition is centered and balanced.

CHAPTER 5

SUBDIVISION BYLAW

5.1 SUBDIVISION BYLAW

The Clare Subdivision Bylaw governs land subdivision, setting standards for road construction and the installation of water and sewer services. Developers must dedicate 5% of land for parks and open spaces or provide a cash equivalent. They are also responsible for constructing new roads and installing water and sewer services.

Policy 5.1.1 Establishment of Subdivision Bylaw

Council Policy shall be to maintain a Subdivision Bylaw for Clare, regulating land subdivision, road construction standards, service installation, open space dedication, and other requirements per Part 8 of the MGA.

Policy 5.1.2 Compliance of Subdivided Lots with LUB Requirements

Council shall require that all new lots in the Clare Planning Area must abut a public or private street, road, or highway and meet the area and frontage requirements of the Clare LUB for the respective zone.

Policy 5.1.3 Exceptions to Requirements

Council shall permit approval of lots not meeting all LUB and/or Subdivision Bylaw requirements under the following conditions:

1. Multiple Main Buildings: For lots existing before the Subdivision Bylaw's effective date with two or more main buildings, separate lots can be created for each building if each new lot meets Nova Scotia Environment and Climate Change, and Public Works requirements, contains at least one main building, and has a minimum of 12.2 meters (40 feet) of frontage.
2. Flag Lots: For lots with 40 meters (200 feet) of frontage existing before the Subdivision Bylaw's effective date, lacking required frontage for two lots, a new flag lot can be created if the lot meets all other Bylaw requirements, including minimum lot areas and yard setbacks, with access via a minimum 12.2-meter (40-foot) strip.
3. Minimum Requirements: Approval of up to two lots with 90% or more of the required minimums for lot area and frontage.
4. No Frontage Lots: Subdivision of no frontage lots per the Subdivision Bylaw for lots existing before the effective date.
5. Encroachments: Subdivision to remove encroachments of permanent structures, driveways, wells, or septic tanks on abutting properties.

5.2

LAND USE BYLAWS

The LUB, as stated previously, will implement the land use intent of this MPS. While the primary purpose of the Bylaw will be to identify and apply zones, it will also contain additional requirements that shall apply to more than one land use or to all land uses pursuant to the policies of this MPS. It must also, like the Subdivision Bylaw, have the flexibility to address situations where past subdivision and construction do not satisfy LUB requirements, but where Council wishes to preserve existing uses and structures and permit their continuation and, where appropriate, change and expand.

Policy 5.2.1 Establishment of the Land Use Bylaw

It is the policy of Council to create and maintain a Land Use Bylaw or LUB that will implement the land use policies of this MPS through the identification of zones for specific land uses and adoption of standards for construction of those land uses.

Policy 5.2.2 General Provisions

Council shall include in the LUB a section titled General Provisions for All Zones that sets out the development standards, relating to matters such as loading; accessory uses and structures; lighting; signage; permitted

encroachments into yards, and home occupations among other matters.

Policy 5.2.3 Sign Provisions

Council shall, for reasons of public safety, visual appearance, and to avoid a proliferation of signs in the municipality, adopt sign requirements dealing with the size, location, illumination, type, and number of commercial signs shall be included in the Land Use Bylaw. In addition, certain types of commercial signs shall be prohibited completely or prohibited in specific zones and other types of signs, not requiring a development permit, shall be permitted in all zones.

Policy 5.2.4 Additional General Provisions

Additional standards in the General Provisions section of the LUB shall include:

1. Provisions respecting temporary buildings (e.g., construction huts), temporary uses and special occasions, such as fairs, that shall not require a development permit but shall be subject to time restrictions.
2. Provisions respecting illumination from lights such that it is directed away from abutting lots for privacy and to prevent nuisance situations.

3. Provisions with respect to accessory buildings to ensure a subordinate relationship to the main use.
4. Provisions with respect to permitted encroachments into yards to allow for some architectural flexibility and to meet accessibility standards.
5. Provisions with respect to traffic movement for vehicular and pedestrian safety reasons including development in corner vision triangles.
6. Provisions to permit the development of government-authorized, private or public, operated utilities within any zone or within the watercourse setback.
7. Provisions to permit the keeping of agricultural animals as a primary use or as an accessory use to an existing residential use.

Policy 5.2.5 Provisions for Existing Lots with no Street Frontage

Council shall include provisions in the Clare LUB to allow the reasonable use of a lot legally existing on or before the effective date of the Clare LUB coming into force that does not meet the required lot frontage on a municipal or provincial public street or highway or private road, provided that all

other applicable sections of the LUB are met.

Policy 5.2.6 Existing Undersized Lots and Existing Buildings

Council shall include provisions in the Clare LUB to allow a lot legally existing on or before the effective date of the Clare LUB coming into force that has less than the minimum frontage or area or both required by the LUB or has been subdivided to be used for a purpose permitted in the zone in which it is located..

Policy 5.2.7 Multiple Main Buildings on a Lot

Council's shall permit no more than one main building on a lot except by site plan approval where development on the lot shall comply with the land use, yard, height, setback, and coverage requirements of the applicable zone and where provisions for separation of all additional structures are sufficient to accommodate convenient pedestrian and vehicle access, provide for onsite water and wastewater servicing where applicable, and ensure the safety of occupants and the public.

5.3 IMPLEMENTATION

From time to time, it is expected that this MPS and its accompanying LUB will be amended. The *Municipal Government Act* also requires the Municipality to review the MPS and LUB within a reasonable period following its adoption. The MPS and LUB policies in this section establish procedures for reviewing, amending, and applying the MPS and LUB, including public consultation procedures.

Policy 5.3.1 MPS and LUB Review

Council shall commence a review of the District of Clare MPS and LUB within ten years after the effective date to ensure that the planning documents remain consistent with the planning and development control needs of the Municipality.

Policy 5.3.2 Conditions for Amending the MPS

Council shall amend this Plan where any of the following occurs:

1. A change to the intent of one or more MPS policies
2. A change to the FLUM
3. Where the plan is in conflict with a Provincial Government land use policy or regulation
4. Where a requested amendment to the LUB is in conflict with this MPS and there are valid reasons for an amendment to address the conflict
5. Where a secondary planning strategy is to be incorporated into this MPS.

Policy 5.3.3 Notification of Abutting Municipalities

Council shall, as required by the Section 206(5) of the *Municipal Government Act*, to notify all abutting municipalities of its intention to consider the adoption of a revision of this MPS, or the LUB or Subdivision Bylaw, or an amendment to this MPS.

Policy 5.3.4 Appointment of Development Officer

Council shall, as required by Section 243(1) of the *Municipal Government Act*, to appoint Development Officers to administer the Clare LUB and the Clare Subdivision Bylaw.

Policy 5.3.5 LUB Content

The Clare LUB shall state in text, the permitted or prohibited uses and development standards, while identifying on the Zoning Map the division of land into

zones, These regulations and zones shall be generally compatible with the policies of the Clare MPS. The Zoning Map, appended as Appendix A to the LUB, shall represent the geographical extent of all zones in the Planning Area and the following zones shall be established in the LUB:

1. Low Density Residential (R1) Zone
2. Multi-unit Residential (R2) Zone
3. Agricultural (AG) Zone.
4. Commercial (C) Zone
5. Industrial (M) Zone
6. Institutional (I) Zone
7. Parks and Recreation (PR) Zone

Policy 5.3.6 LUB Provisions

It is the policy of Council to regulate the use and development of land, buildings and structures in the LUB. This LUB shall also contain provisions, regulations, and development standards, which may vary according to the use, zone and location, including but not limited to:

1. Requirements for municipal development permits and the submission of

supporting documentation

2. Listing of permitted or prohibited uses in a zone
3. Permitting multiple uses, buildings, or structures to be developed on a lot and provisions with respect to permitting multiple uses to be developed within a building
4. Regulate the location of buildings and structures relative to other buildings and structures
5. Regulate the location of buildings and structures relative to public roads and watercourses
6. Regulate the location of buildings and structures relative to property boundaries, allowing for a waiving of setbacks of common boundaries where the properties under consideration are owned by the same person
7. Waiving the minimum property setback requirement so as to permit the rotor blade of a large-scale wind turbine to overhang a property boundary
8. Regulate the height of buildings or structures
9. Regulate or prohibit the placing of

signage on buildings, structures or property

10. Nonconforming uses of land, nonconforming structures and nonconforming uses in a structure

11. The regulation of main buildings and structures and accessory buildings and structures on a lot.

12. The regulation of mini-scale, small-scale, and large-scale wind turbines.

Policy 5.3.7 Amending the LUB

Council may entertain applications to amend this LUB and what additional information must be submitted. However, there may be instances where Council may wish to entertain amendments to the LUB concerning the requirements established in the LUB.

1. that the proposal is neither premature nor inappropriate by reason of:
 - i. financial inability of the Municipality to absorb costs relating to the development,
 - ii. adequacy of central or on-site sewage and water supply services and storm drainage measures,

iii. adequacy or proximity of school, recreation or other community facilities,

iv. adequacy of road networks leading to, adjacent to, or within the development; and

v. potential for damage to or destruction of designated historic buildings/sites.

2. that controls are placed on any proposed development, where necessary, to reduce conflict with any adjacent or nearby land uses by reason of:

i. type of use

ii. height, bulk, appearance and lot coverage of any proposed building

iii. traffic generation

iv. vehicular, pedestrian, bicycle and transit access to/from the site

v. parking

vi. open storage

vii. signs;

viii. any other relevant matter of land use planning.

3. that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, location of watercourses, marshes or bogs and susceptibility to flooding as well as any other pertinent environmental subject; and
4. that the proposal meets all necessary public health and safety considerations and that the site design meets all fire protection and access requirements.

Policy 5.3.8 Information Required for Application to Amend the LUB

Council may require that any or all the following information be submitted by the applicant in text, map, photographic, or electronic form to explain and support applications for LUB amendments:

1. Information as to the physical and environmental characteristics of the proposed site, including information regarding topography, contours, elevations, dimensions, natural drainage, soils, geological features, watercourses, wetlands, swamps, or marshes, existing vegetative cover, and vegetative cover to be retained.
2. Information as to the lot area, dimensions, ownership, and location of the property.
3. Information as to the proposed location, height, color, dimensions, nameplate capacity in the case of wind turbine developments, and use of all existing and/or proposed buildings or structures to be built, erected or altered on the site.
4. Information as to the adequacy of municipal services with particular regard to demands on the municipal storm water system, sanitary sewer systems, water system, fire protection, solid waste collection, police protection, existing schools and churches.
5. Where central piped services are not to be provided, information as to the adequacy of physical site conditions for on-site sewage, water, and storm water management.
6. Information as to the adequacy of the proposed access to and from the lands and estimated traffic flows to be generated by the proposed development, as well as parking and loading provisions.
7. Information as to intended outdoor storage and/or display, and commercial signage.

8. Information as mitigation of the impact of nuisance factors such as illumination, flicker, noise, vibration, shadows, dust, odors and other safety concerns related to the development.
9. Information as to the separation distance of the development from other buildings or structures, setback distance from public roads, watercourses, and property boundaries, and buffering between the proposed development and adjacent buildings, structures, and properties.
10. Information as to the presence of significant natural features or buildings or sites of historical or archaeological significance.
11. Information as to the presence of sensitive habitat or endangered species on the site of the proposed development.
12. Copies of a permit, license, authorization, or approval from any other applicable provincial or federal government or First Nations department, authority, board, tribunal, band, or agency approving the design and operation of the proposed use, building, structure, or project.
13. A suitability study specified by the Municipality to justify the requested amendment.

Policy 5.3.9 Criteria for a Development Agreement or Site-Plan Approval

14. It is the policy of Council that in considering an application for a development agreement, a development by site-plan approval, or an application for an amendment to an existing development agreement or site-plan that Council, with the written advice of staff, shall have regard to the following evaluative criteria, where applicable, to ensure that the agreement or agreement amendment is in conformity with the intent and policies of this MPS and the requirements of the LUB. It is further the policy of Council to have regard to the provisions of Policy **5.3.10** concerning the content of a proposed development agreement or site-plan approval application and **Policy 5.3.11** concerning the provision of information by the applicant:
 1. The adequacy and the proximity of the proposed development to recreation and other community facilities.
 2. The impact of the proposed development on existing nearby land uses with particular regard to the use and size of the structures that are proposed, buffering and landscaping, hours of

operation for the proposed use (where applicable), and other similar features of the use and structure in order to minimize any potential land use conflicts.

3. The adequacy of municipal services with particular regard to demands on the municipal storm water, sanitary sewer, and water systems: fire protection: solid waste collection: police protection; and existing schools and churches.
4. The adequacy of provisions for on-site sewage disposal and on-site water where the proposed development will not be connected to a centralized municipal system.
5. The impact of and the adequacy of proposed pedestrian and vehicular traffic circulation with particular regard to the traffic that the development will generate, the adequacy of the proposed access and egress points from the site, traffic flows in and around the site in terms of its ability to handle any new traffic and the adequacy of the proposed parking areas.
6. The impact of the proposed development on structures on the immediately abutting lots in terms of such considerations as height, roof line, setbacks, and lot coverage to

minimize any potential land use conflicts between the proposed development and structures on abutting properties.

7. The adequacy of the proposed lot to ensure that adequate screening and landscaping can be undertaken to minimize the potential for any land use conflicts with adjacent uses.
8. The suitability of the proposed site in terms of steepness of grades, soils and geological conditions, location of watercourses, wetlands such as marshes, swamps, and bogs and the proximity to highway ramps, and other nuisance factors.

Policy 5.3.10 Development Agreement Terms

It is the policy of Council, when considering an application for a development agreement or a site plan approval application or an application for an amendment to an existing development agreement or approved site plan, that the agreement or amendment agreement may include, but is not limited to, some or all of the following terms:

1. The specific use and size of a structure, either new or an expansion of an existing

structure, the minimum lot sizes and accessory uses

2. The regulating or prohibiting of the use of land or the erection or use of structures except for purposes as may be set out in the agreement
3. The location of any structure within the development
4. The percentage of land area that may be built upon, setbacks and the size of yards, courts or other open spaces
5. The external appearance of structures, in particular the compatibility with adjacent structures and uses in terms of architecture and appearance, with respect to, but not limited to, height, roof type, window type, building cladding, and building footprint
6. Adequacy of access to and from streets and parking
7. Adequacy of the proposed landscaping or buffering of development which may include fencing, vegetation, walkways and lighting and their compatibility with adjacent structures and uses
8. Other forms of advertising, open storage and screening, the provision of services and utilities, time limits for the initiation of construction (and may include phased construction)
9. The hours of operation and the maintenance of the property
10. Any other matters that may be addressed in a LUB which Council feels is necessary to ensure the compatibility of the development with adjacent uses, structures and areas
11. It is also the policy of Council to require, where applicable, that the development agreement be accompanied by a site plan or other clear description showing the existing and proposed site characteristics, and existing and proposed developments that shall form part of the agreement. A development agreement shall not require an amendment to the LUB but shall be binding to the property until the agreement or part thereof is discharged by the Council. Information required for evaluation of a proposed development agreement or amendment to an existing development agreement may be required to be submitted (in text, map, or photographic form) by the applicant pursuant to **Policy 5.3.12**.

Policy 5.3.11 Information Required for a Development Agreement Application

Council may require that any or all of the following information be submitted (in text, map, or photographic form) by the applicant with respect to applications for development agreements, or amendments to an existing development agreement:

1. Information as to the physical and environmental characteristics of the proposed site including information regarding topography, contours, elevations, dimensions, natural drainage, soils, existing watercourses, vegetative cover, size and location of the lands.
2. Information as to the location, height, dimensions and use of all buildings or structures proposed to be built or erected on the lands.
3. Information as to the adequacy of the proposed provisions for site drainage and servicing with water supply and sewage disposal or if central piped services are not provided, the adequacy of physical site conditions for private on-site sewer and water systems and storm water management.
4. Information as to the adequacy of the access to and from the lands, estimated

traffic flows to be generated and parking provisions.

5. Information as to intended hours of operation, open storage, and signs.
6. Information as to provision of appropriate buffering between the proposed development and the adjacent structures and/or uses; and
7. Presence of significant natural features or historical buildings or sites of historical or archaeological significance.

Policy 5.3.12 Completeness of Applications

Applications for development agreements, site-plan approval, or LUB amendments, whether a rezoning or a text amendment, require careful consideration of the circumstances surrounding the request. The onus therefore falls to the applicant to provide adequate and accurate information to Council to make the case for receiving development agreements, site-plan approvals, or LUB amendments. However, because the complexity of requests varies, the nature of the information that Council will require to assess the request will also vary.

Policy 5.3.13 Public Participation Program

It is the policy of Council that a public participation program for development agreements, LUB text or rezoning amendments, and amendments to this MPS shall consist of the following:

1. Referral of the application to the Planning Advisory Committee
2. Setting the date of the Planning Advisory Committee Public Meeting
3. Advertising the Planning Advisory Committee Public Meeting on the Municipal website as well as in a local newspaper (with the advertisement specifying in both cases the date, time and place of the public meeting, the matter to be discussed, the specific property affected, where applicable, and the place where application information is available)
4. Where an agreement or amendment pertains to a specific site, the applicant shall post a sign on the site in a location visible to the public in text readable from the property boundary stating the nature of the application and the date, time and place of the public meeting
5. At the Planning Advisory Committee

Public Meeting, prior to any discussion among Planning Advisory Committee members, members of the public are to be afforded an opportunity to speak, ask questions or obtain further information about the application

6. At the Planning Advisory Committee Public Meeting, prior to any discussion among Planning Advisory Committee members, written submissions from members of the public are to be heard.

Policy 5.3.14 Extending the Public Participation Program

Council may, in any matter, choose to extend the public information process more widely, require the Development Officer to notify all landowners within a minimum 61-metre (200-foot) radius affected area by personal service or regular mail, require more advertisements or more information in the advertisement or otherwise vary the public information process, so long as the minimum radius for notification set out above is met.

Policy 5.3.16 Notifying Abutting Municipalities

It shall be the policy of Council to require the following notification standards when consulting with abutting municipalities as required by the *Municipal Government Act*:

1. Notification shall occur under the following circumstances directed by Council:
 - i. The creation or review of a Municipal Planning Strategy.
 - ii. The creation or review of a Land Use Bylaw.
 - iii. The creation or review of a Subdivision Bylaw.
 - iv. The preparation of a draft Development Agreement, where the property is located within 500 metres of the County Boundary.
 - v. The preparation of amendments to a Municipal Planning Strategy or Land Use Bylaw, where the amendment is for a property located within 500 metres of the County boundary, or where the amendment has potential to impact a property located within 500 metres of the Town boundary.
 - vi. The preparation of amendments to a Municipal Planning Strategy or Land Use Bylaw, where the amendment is associated with the Statements of Provincial interest.
2. Notification shall be sent by regular mail or electronic mail to the Clerk of the adjacent municipality. The notice shall provide a general summary of the proposal and provide an opportunity for the abutting municipality to submit comments.
3. Comments received from the abutting municipality shall be considered at a Council meeting prior to Council giving first reading.
4. The notification and opportunity to submit comments prior to the date of the first reading shall be deemed as having solicited comments, regardless of whether a written response is received.

Policy 5.3.17 Advertising Costs Associated with Amendments and Variances

It is the policy of Council to include provisions in the LUB regarding an administration deposit fee to cover the cost of advertising for development agreements, MPS and LUB Amendments and Variances, and the processing costs for notification of affected property owners. As estimated by the Council, the applicant shall deposit to the Municipality an amount sufficient to pay the cost of all advertising and notification with respect to the application. Should the notification or advertising cost be more than the established deposit, the applicant may be billed for the difference, or if the cost is less than the established deposit, the applicant shall be refunded the difference.

Policy 5.3.18 Processing Costs for Amendments and Permits

It is the policy of Council to include provisions in the LUB regarding an administrative processing fee to recover costs associated with applications for development agreements, MPS and LUB Amendments, Variances, and Municipal Development Permits.

LAND USE MAP



**Municipality of the
District of Clare**

