Municipality of the
District of Clare

Stantec



MUNICIPAL PLANNING STRATEGY

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CHAPTER 1

CONTEXT SETTING

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1.1 VISION

The community vision was developed around the framework of sustainable development and the Integrated Community Sustainability Plan as the foundation for future municipal decisions.

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



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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.

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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 2019. 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 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,
    - park and 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

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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.

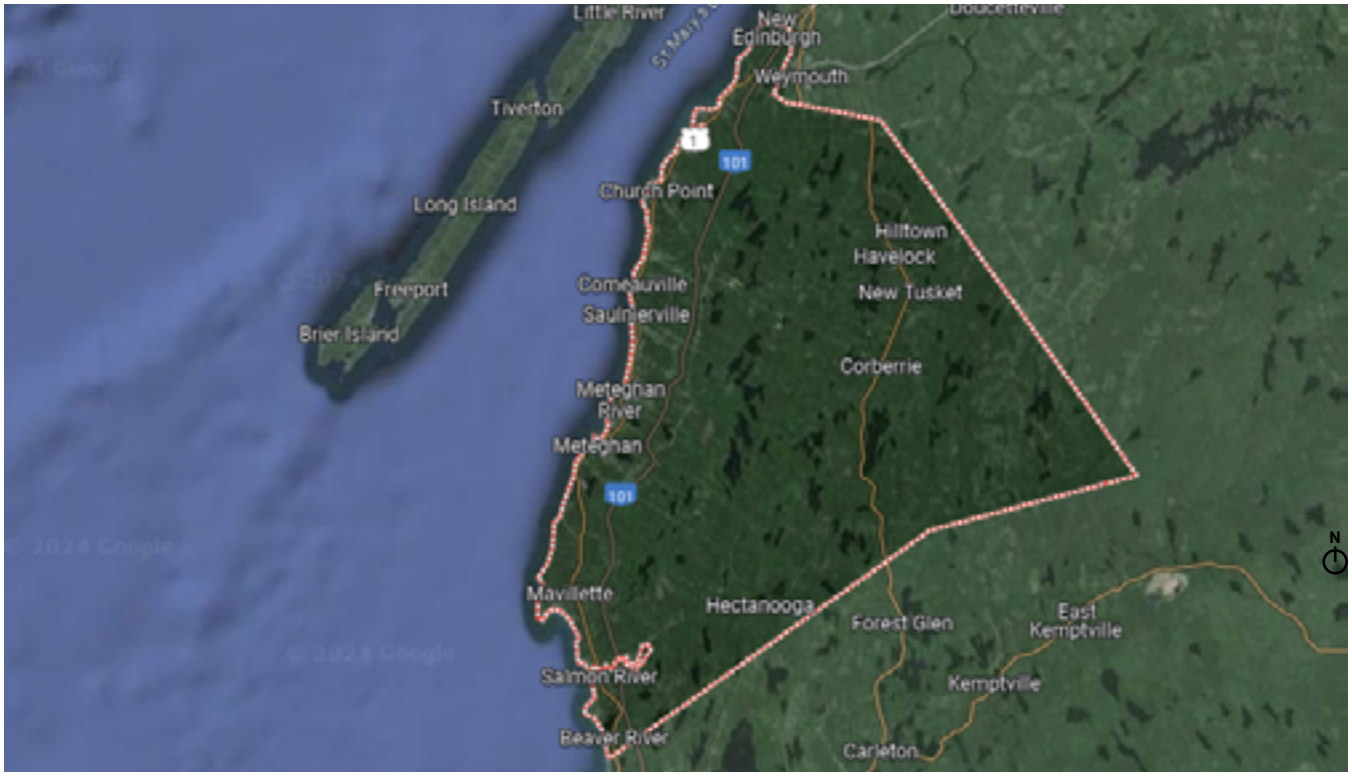


FIGURE 1.
DISTRICT OF CLARE CONTEXT

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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 focuses on efficiently managing land use within the municipal district. After conducting a variety of community surveys, engagements and workshops between November 2024 and November 2025, the residents of Clare helped create the new plan's vision, which 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.

In compliance with Bill 58, this MPS and its LUB have replaced the former planning documents. 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 land uses permitted within buildings. The lands to which zones apply are portrayed graphically on the Zoning Map, which is part of the LUB, while the MPS designates intended future uses with the Future Land Use Map.

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.

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1.5 INFORMING 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

The "La Baie Sainte-Marie" (St. Mary's Bay) is located along the Yarmouth and Acadian 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 way finding, 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. 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.

Clare is blessed with several important industries that support the local economy, including fish/seafood/aquaculture, mink production, forestry, tourism, and Université Sainte-Anne. 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.

Currently, the Municipality of Clare relies on the Western Regional Enterprise Network (WREN) and the Conseil de développement économique de la Nouvelle-Écosse (CDÉNÉ) as its economic development partners. Collaboration with the WREN and the CDÉNÉ enhances Clare's ability to attract new businesses, support existing ones, and foster economic growth in the region.

The current Economic Development Plan was created for the 2013 to 2023 period. While it remains a useful source of information and broadly applicable principles, it is in need of renewal that should consider the significant changes in demographic trends in Nova Scotia and related changes to economic conditions. The Municipality is committed to working alongside developers to find the best opportunities to support sustainable economic growth.

THE MUNICIPALITY OF THE DISTRICT OF CLARE HOUSING ACTION PLAN

Adopted in 2021, the Municipality of Clare's Housing Action Plan provides municipalities 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.

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Immediately following completion of the Action Plan, the housing challenge grew with increasing numbers of new Canadians and increased migration from within Canada to the Maritimes but both trends have recently subsided. 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. It can contribute to new growth in Clare but new housing construction and more varied housing options will be needed to meet the needs of existing as well as new residents.

ACCESSIBILITY PLAN

The Accessibility Plan 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 auspices 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.

MUNICIPALITY OF THE DISTRICT OF CLARE COMMUNITY ENERGY PLAN

The Municipality of the District of Clare created the Clare Energy Concept in 2005. It is spread across three documents that contain an inventory of the energy resources and assessment & opportunities for feasible renewable energy opportunities.

The Renewable Energy: Best Practice Review by Stantec Consulting (2024) outlines the Municipality's role in supporting the transition

to cleaner energy sources while addressing residents' concerns and increasing municipal revenue.

The Review serves as a blueprint for integrating renewable energy technologies such as solar, wind, and green hydrogen into the community. It was developed under the guidance of Stantec Consulting Ltd., which advises the Municipality on best practices for regulating these technologies. The Review identifies key areas of focus, including environmental assessments, zoning, community engagement, and battery storage for green infrastructure. It aims to create a sustainable and innovative environment for all.

PUBLIC INPUT

At a public engagement session held on May 27, 2025, at the Curling Club in the District of Clare, participants shared valuable input on rural land use and development priorities. Key themes included the importance of preserving legacy rights and introducing greater flexibility in land use regulations to reflect the unique needs of rural communities. Participants emphasized the need for clear and practical fencing regulations, particularly in relation to livestock and property boundaries, and expressed strong support for allowing multiple main buildings on a single lot to accommodate agricultural uses and hobby farms. There was also support for more adaptable standards for agricultural lands to enable diverse rural land uses, as well as interest in permitting short-term rentals on rural properties to support local economies and provide supplementary income for landowners.

These themes, along with proposed changes to introduce a Rural land use designation and a language policy recognizing the cultural and linguistic character of the municipality, were further highlighted at a public open house held on February 18, 2026, at the Clare Veterans Centre in Saulnierville.

In response to public interest, additional public open houses were held on April 2 and June 17, 2026. Participants at the open houses provided valuable feedback and input into the plan-making process to ensure that the planning documents accurately represented the needs of the local community.



CHAPTER 2

SOCIO-ECONOMIC PROFILE

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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:

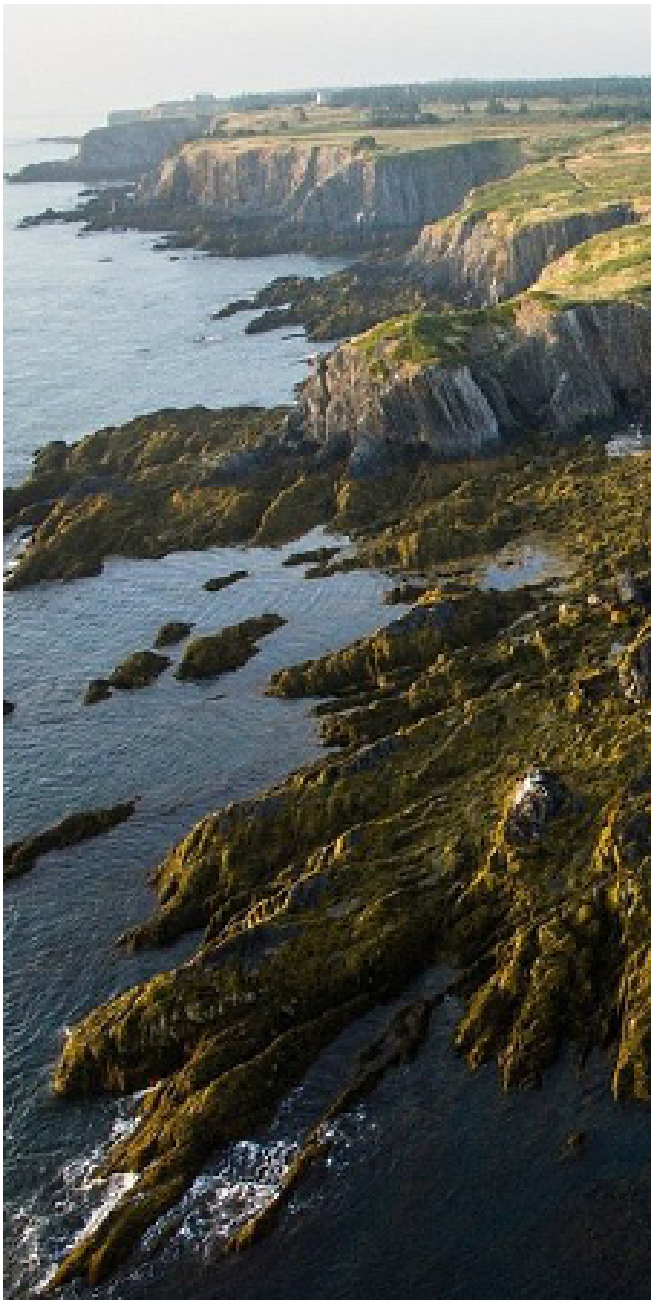
Census of Canada – The national census is conducted every five years. The most recent census was completed in 2021. The next will be in 2026. The census collects comprehensive statistics from all individuals in the nation covering personal characteristics (e.g., age and gender), housing, ethnicity and 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 and age and sex 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. Past estimates can change from year-to-year, however, as more data becomes available and numbers are further adjusted.

Municipal Data – Municipalities collect and report data on their own operations that is also potential 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 deals with smaller jurisdictions like Clare.



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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 for 2023, furthermore, is 8,199.

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.

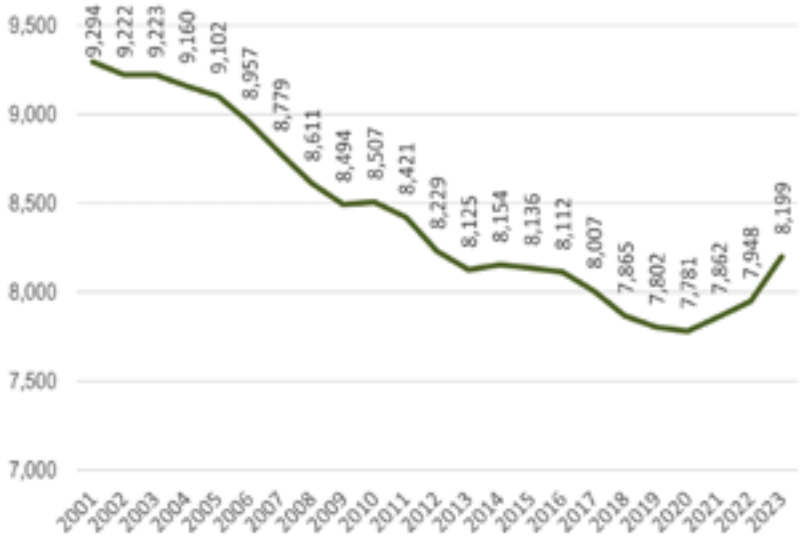


FIGURE 3.
POPULATION TRENDS
Source: Statistics Canada

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.

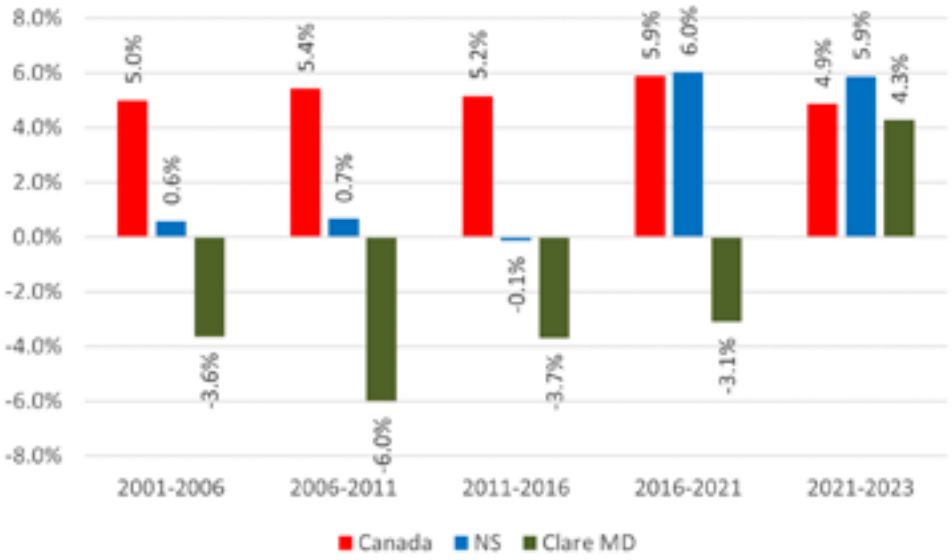


FIGURE 4.
POPULATION TRENDS
Source: Statistics Canada

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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% 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 apartment buildings of five storeys or less.

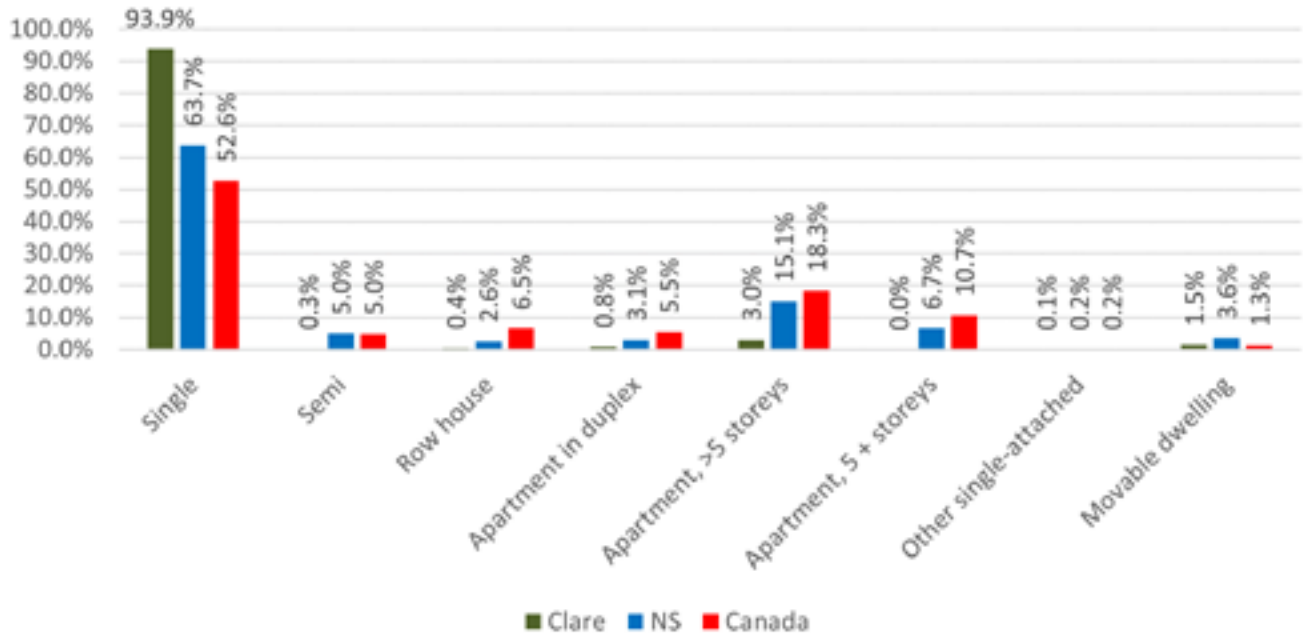


FIGURE 5.
HOUSING TYPOLOGIES
Source: Statistics Canada

The remaining 2.3% consists of small proportions of semi-detached, town homes, 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 an 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.



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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

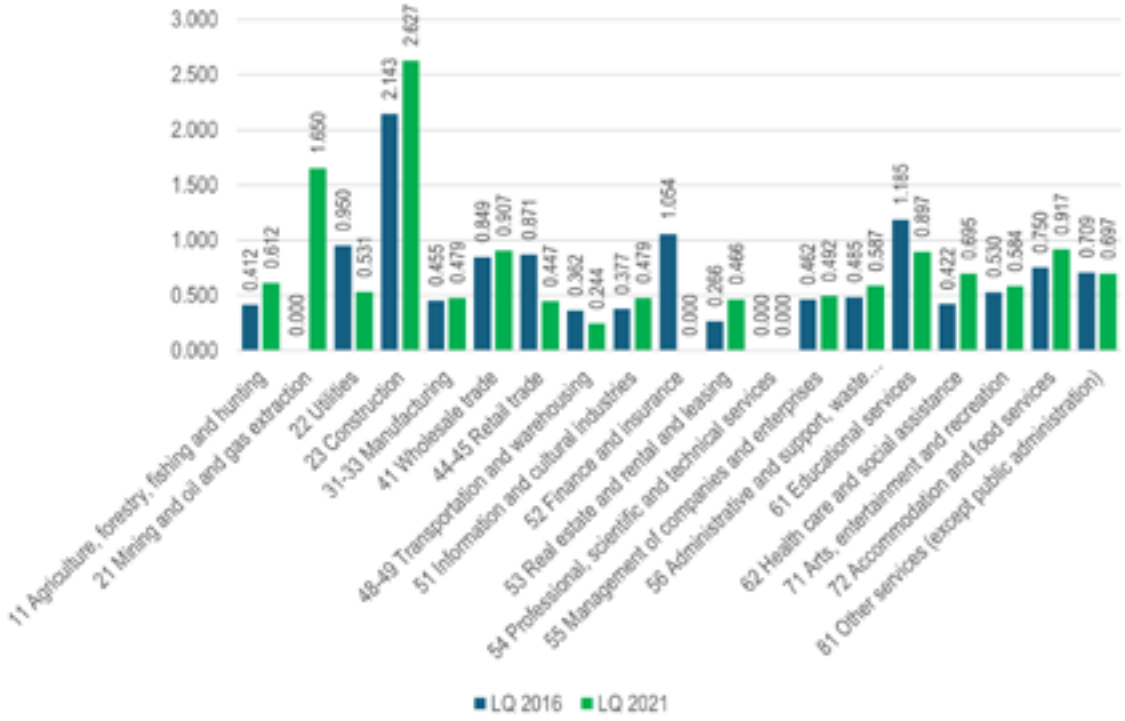


FIGURE 6.
QUOTIENTS, CLARE DISTRICT, 2016 AND 2021
Source: Statistics Canada

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 (May 2024) 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 8.5% while the provincial rate has declined to 6.6%.

	Employment		Change		Location Quotients	
Economic Sector	**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

TABLE 1
LOCATION QUOTIENTS, CLARE DISTRICT, 2016 AND 2021
Source: Statistics Canada

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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). The Francophone community is crucial and vibrant part of Clare's cultural fabric, with a cultural center and municipal building that serve as hubs for various community and cultural groups, including a community radio station, the provincial newspaper, the Acadian Festival, and the Société acadienne de Clare.

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2.5 CLARE HEALTH CENTRE

The Clare Health Centre in Meteghan has undergone an expansion to enhance 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 Clare Health Centre has been expanded to broaden its healthcare team. This expansion was critical in addressing the healthcare needs of the community effectively. Currently, the Need a Family Practice Registry indicates that approximately 300 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.

The collaborative efforts of 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. This report reflects the collective dedication to enhancing the quality of life for the people of Clare and the surrounding area through improved healthcare infrastructure.

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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 municipal parks, two recreation centres, a newly expanded medical centre, a library, a museum, 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 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.

The municipal district is home to a new elementary school, a high school, two nursing homes, and the only French language university in Nova Scotia. Many not-for-profit organizations also run programs and activities from their own buildings (church parish halls, volunteer organizations such as the Centre communautaire d'la Baie Sainte-Marie,

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Clare Columbus Club and many volunteer fire departments 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 Clare changes, it will be important that the public infrastructure within the municipality 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.





CHAPTER 3

LAND USE

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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 Generalized Future Land Use Map (GFLUM) illustrated in Figure 7 (see Appendix A for detailed maps). 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 GFLUM to areas predominantly used or appropriate for the land uses described:

1. Residential – Areas primarily developed for housing, accommodating a range of dwelling types including single-family homes, duplexes, townhouses, and multi-unit apartment buildings. These areas are designed to support daily living with access to amenities such as schools, parks, and local services. Residential zones emphasize walkability, safety, and community cohesion, contributing to a stable and livable environment for individuals and families.

2. Rural - Areas intended primarily for agricultural use, where soils have been identified as suitable for agriculture through based on Canada Land Inventory Classification. These areas support farming as the predominant land use, while allowing other compatible rural land uses, including forestry,limited residential development, and related activities. They are generally characterized by large lots, low population densities, and an agricultural-based rural landscape.

3. Mixed-Use – Areas in which residential, commercial, and other land uses are integrated. Mixed use areas often include retail shops, restaurants, and residential units that all benefit from their close proximity and increased opportunities for social connection and diverse economic activities in a dynamic urban environment.

4. Industrial – Areas that are predominantly developed with or planned for development of structures

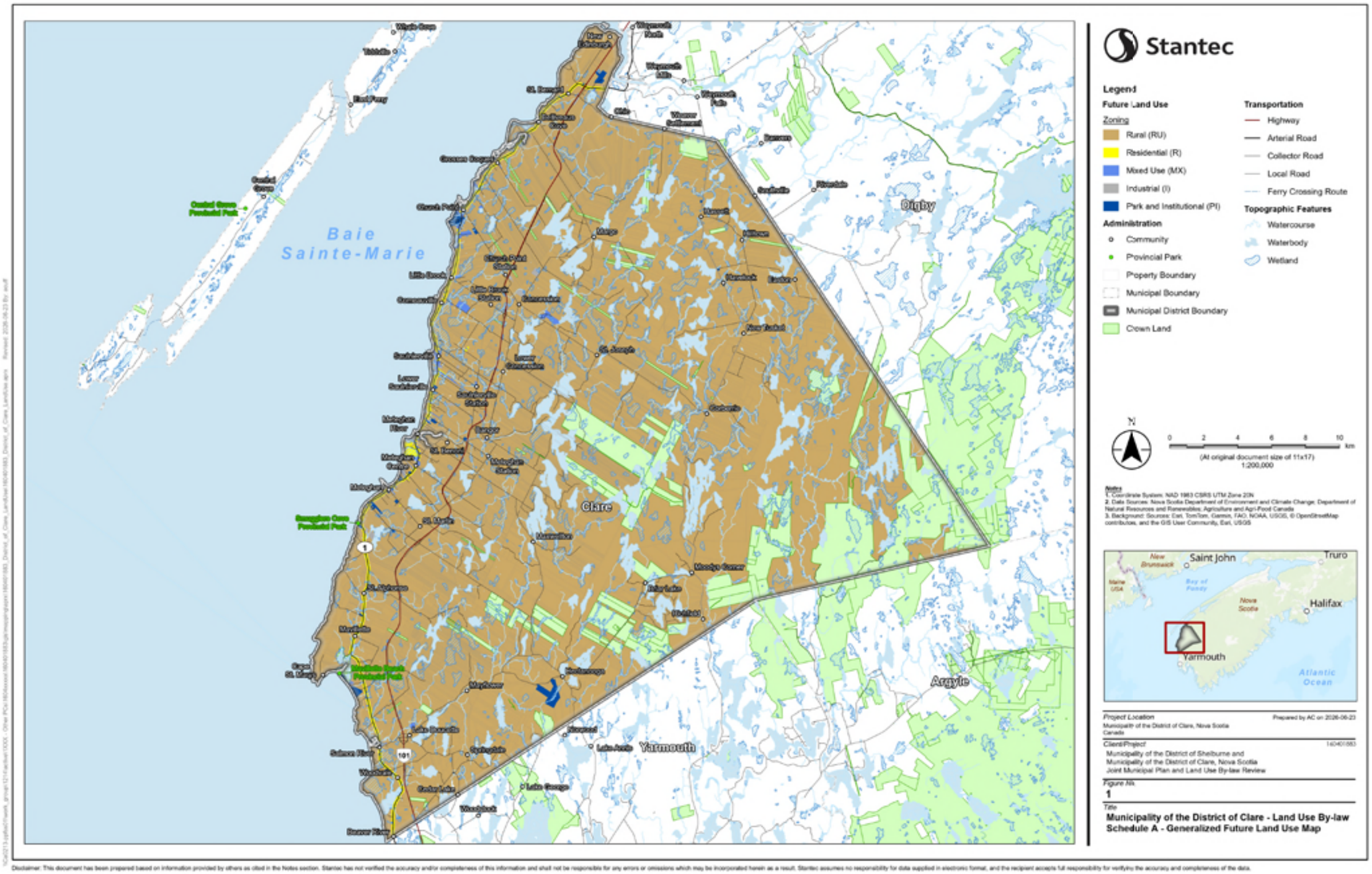
to accommodate industrial uses such as fishing, processing, warehousing, fabricating, business offices, and other manufacturing uses.

5. Park and Institutional – Areas that are predominantly developed or planned for structures that serve community needs, including offices, schools, churches, community facilities, 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.

Crown Lands are designated separately from properties designated "Park and Institutional". Crown land is owned by senior governments, which are not subject to the jurisdiction of the Municipal District. Crown land is generally undeveloped but the Municipality will monitor any potential change of use in the interest of its residents.

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. Structures may also exacerbate issues like stormwater runoff or threaten wildlife habitat.

Development restrictions addressing these conditions complement land use designations and associated zoning regulations. 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.



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CHAPTER 4

PLAN POLICIES

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4.1 RESIDENTIAL (R) DESIGNATION

The Residential designation is generally applied to lands that have direct access to a public roadway that are not designated Mixed Use of Industrial. These lands are typically subdivided into larger lots, often in the traditional seigneurial pattern where they extend deeply from water frontage or a roadway. Buildings are usually found on the front portion of these traditional lots, adjacent to a roadway, and nearly always rely on onsite water and wastewater disposal systems.

The Residential designation is applied along Highway 1 in the Municipality of Clare to a depth of 100 metres. While most properties within the designation are occupied by residential uses, they may also accommodate agriculture or other compatible small businesses that may be integrated with residential uses or operate independently. Portions of properties beyond 100 metres from the roadway are typically designated Rural and, if the land in question is deemed to be suitable for agriculture as described in Section 4.1, shall be subject to agriculture protections provided in that section.

Policy 4.1.1: Residential Zone

Council shall establish a Residential (R) Zone to permit a full range of housing types to satisfy the housing needs of current and prospective residents of Clare. This zone shall also accommodate other supportive land uses, including compatible commercial uses and forestry uses, that reflect the traditional residential development patterns in Clare.

Policy 4.1.2: Encourage Rural Development

Council shall accommodate rural residential development in varied forms that can be supported by existing infrastructure.

Policy 4.1.3: Avoid Conflict with Agriculture

Council shall ensure that the location of new residential uses does not create conflicts that could adversely affect farming activities.

Policy 4.1.4: Additional Dwellings

Council shall consider the development of a second residential structure on a lot in the Residential (R) Zone to enable varied and diverse housing options that compliment the character of the community.

Policy 4.1.5: Home-Based Businesses

Council will define standards for home-based businesses in the Residential (R) Zone to permit business activities by

4.2 RURAL (RU) DESIGNATION

an owner-occupant. These standards may include provisions to limit potential residential conflicts such as noise, parking, physical changes to the structure, and any other factors that may impact the convenience or enjoyment of neighbouring residents.

Policy 4.1.6: Hobby Farms

Council shall investigate approaches to permitting hobby farms in the Residential (R) Zone. Specific consideration shall be given to the total area of the property to be used for agricultural purposes, the number and type of livestock permitted, and the use of setbacks, screening, and buffering to reduce visual and other impacts.

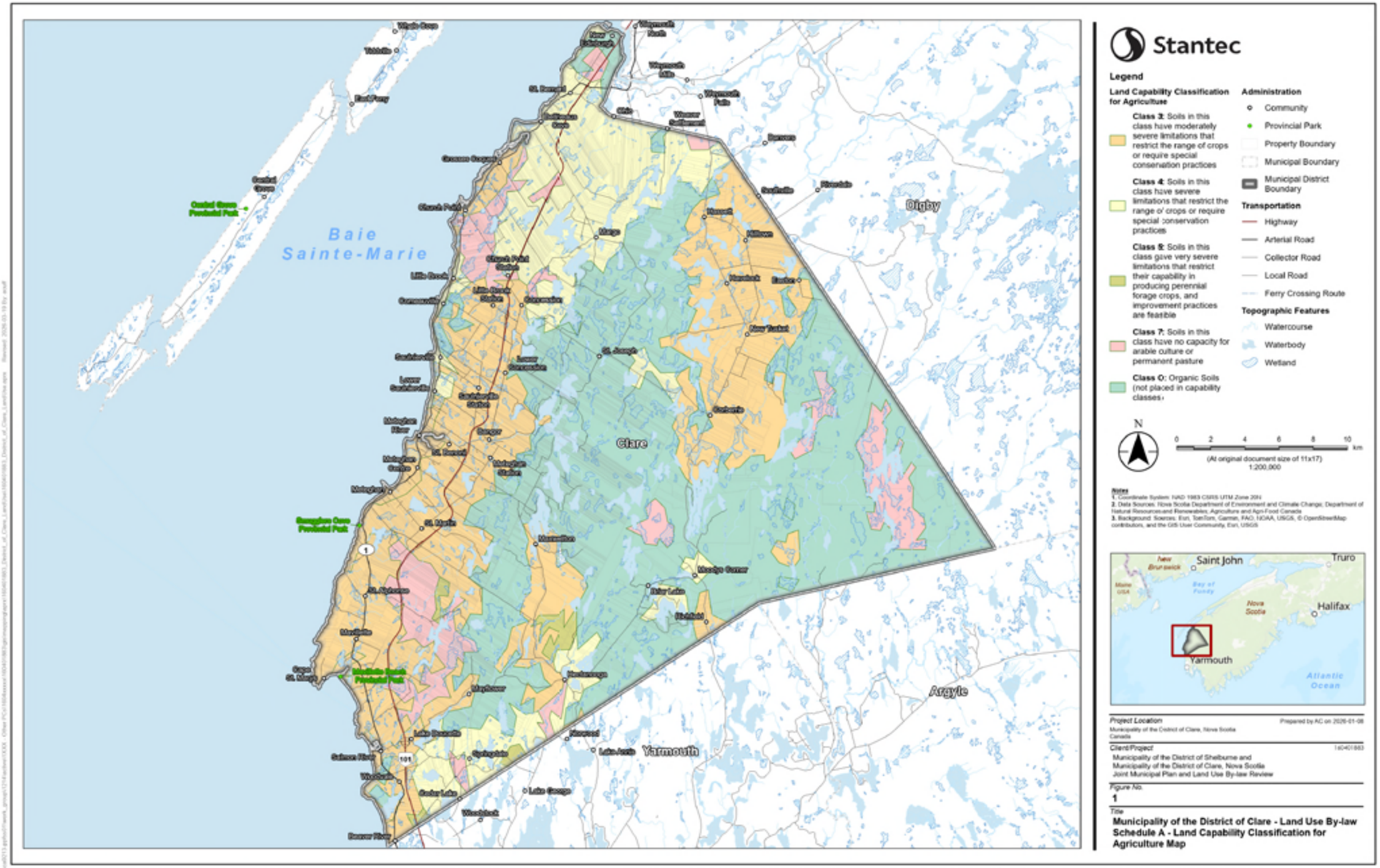
The Rural designation is applied to lands classified as Resource Farm in Nova Scotia land assessment files and vacant lands identified as Classes 1 to 4 by the Canada Land Inventory illustrated in Figure 8. These areas are intended to support and protect agriculture associated land uses where land is considered suitable (i.e., Classes 1 to 4) compatible rural uses. In the balance of the area, the same uses, including agriculture, are permitted but agricultural protections do not apply.

During the plan review process, agricultural uses, including hobby farms, were discussed extensively and recognized as important to residents of Clare, particularly in the context of food security and local food production. Given the varied nature of these uses and the need for additional community discussion, the Municipality has determined that the regulation of hobby farms is more appropriately addressed through the Animal Control By-law or through a future amendment to this Plan, as informed by ongoing engagement and policy considerations.

Policy 4.2.1: Rural Zone

Council shall create an Rural (RU) Zone in the Clare LUB to permit and protect agriculture and related uses as well as other compatible rural land uses.

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Policy 4.2.2: Preserve Agricultural Lands

Council shall ensure that all new development on lands designated in Classes 1 through 4 in the Canada Land Inventory is for agricultural purposes or compatible with agricultural purposes and will not compromise any existing farming operations.

Policy 4.2.3: Agricultural Development Standards

Council shall establish a Rural (RU) Zone 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.

Policy 4.2.4: Agricultural Animal Regulations

Council shall establish regulations through the Animal Control Bylaw or other municipal regulations to minimize conflicts related to agricultural animals kept for personal or commercial uses.

Policy 4.2.5: Agricultural and Hobby Farm Management

Council shall continue to evaluate agricultural uses, including hobby farms, in order to identify and implement appropriate land use planning policies and regulatory provisions that ensure such activities are managed responsibly while enabling Clare residents to continue contributing to local food production.

Policy 4.2.6: Commercial and Industrial Uses in Agricultural Land Zones

Council shall permit specified commercial and industrial uses in the Rural (RU) Zone.

Policy 4.2.7: Agricultural Setbacks

Council shall ensure that Council shall ensure that agricultural land uses comply with all Provincial environmental regulations, particularly those related to storage of manure and setbacks from watercourses.

Policy 4.2.8: Agricultural Protection in the Land Use Bylaw

Within 12 months of approval of this Municipal Planning Strategy by the Minister responsible for the Municipal Government Act. Council shall amend the Land Use Bylaw to include regulation that implements Policy 4.2.2 of the Municipal Planning Strategy and is reasonably consistent with the Statement of Provincial Interest regarding Agricultural Lands. This includes explicitly giving priority to agricultural and related uses which do not eliminate the possibility of using the land for agricultural

4.3 MIXED USE (MX) DESIGNATION

purposes in the future. Non-agricultural uses and the minimum size of lots and density of development should be balanced against the need to preserve agricultural land. *(As per Amendment No. 3 to the Ministerial Approval, dated 22nd September, 2026).*

The Mixed Use designation is assigned to areas in Clare where residential, commercial, and other land uses are integrated. Mixed use areas are typically found in named communities and often include retail shops, restaurants, and residential units that all benefit from close proximity to each other in diverse and dynamic environments.

This designation aims to preserve the historic centres of activity in communities across Clare and to enable those historic centres the flexibility to maintain the flexibility of historic centres to meet the changing and growing needs of adjacent communities.

Policy 4.3.1: Mixed Use Zone

Council shall establish a Mixed Use (MX) Zone in the Clare LUB to permit a variety of uses, including residential, commercial, and forestry uses, that contribute to the small-town character of Clare.

Policy 4.3.2: Secondary Residential Structure

Council shall consider the development of a second residential structure on a lot in the Mixed Use (MX) Zone.

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4.4 INDUSTRIAL (I) DESIGNATION

The Industrial designation applies to lands with existing manufacturing and warehouse uses, business parks, and properties intended for such uses. It is generally applied along major roadways, at interchanges, and in areas of established industrial use.

Policy 4.4.1: Industrial Zone

Council will establish an Industrial (I) Zone in the District of Clare LUB to permit industrial uses and commercial and park and institutional uses compatible with industrial uses.

Policy 4.4.2 - Multiple Buildings on a Lot

Council shall permit more than one building on a lot in the Industrial (I) Zone.

4.5 PARK AND INSTITUTIONAL (PI) DESIGNATION

The Park and 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: Park and Institutional (PI) Zone

Council shall establish an Park and Institutional (PI) Zone in the Clare LUB to permit uses that are generally for the public good, including parks, conservation lands, schools, religious institutions, hospitals, and other uses owned or operated by government or non-profit organizations.

Policy 4.5.3: Commercial Uses

Council shall permit commercial uses that are complementary but subordinate to the primary institutional uses within the Park and Institutional (PI) Zone.

Policy 4.5.4: Trails and Accessibility

Council shall seek to increase the extent and connectedness of trails for non-motorized transportation throughout Clare.

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4.6 TRANSPORTATION

Policy 4.5.5 Trails for Motorized Vehicles

Council shall consider endorsing appropriate motorized modes of transportation on publicly accessible trails, based on consideration of a Trails Use Impact Assessment Report prepared and signed by a qualified professional at the expense of the applicant for any such change.

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: Exploring Transportation Alternatives

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

Policy 4.6.2: Assessing Public Transportation Needs

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

Policy 4.6.3: Promoting Active Living

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

4.7 MUNICIPAL INFRASTRUCTURE

Clare is a predominantly rural municipality. It lacks municipal water systems and has limited municipal wastewater networks, sidewalks, and active transportation infrastructure. Efficient use of existing infrastructure is essential for cost-effective operations.

Central sanitary services currently exist in parts of Meteghan, Meteghan River, Meteghan Centre, Church Point, and Belliveau Cove. To support future sustainability, the Municipality will encourage development in these serviced areas.

Policy 4.7.1: Encouraging Development in Serviced Areas

Council will promote development on lands serviced by municipal wastewater systems and consider extending or upgrading municipal services where financially feasible to facilitate future development.

Policy 4.7.2: Reviewing Sidewalk and Infrastructure Needs

Council will assess the need and benefits of sidewalks and active living infrastructure throughout Clare.

Policy 4.7.3: Prioritizing Active Transportation Infrastructure

Council will prioritize the development of sidewalks, trails, cycling lanes, and other facilities supporting active transportation in alignment with planned infrastructure projects.

Policy 4.7.4: Building Height

The height of a main or accessory building shall not exceed 11 m (36.0 feet) except where permitted by site plan approval in locations where fire and emergency equipment is sufficient to deal with the approved height.

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4.8 ENERGY

Clare is committed to a sustainable energy future. Renewable energy helps protect our environment, supports local jobs, and builds climate resilience. Through solar projects and climate programs, we are creating a cleaner, safer, and more economically vibrant community. Land use policies will guide responsible development of alternative energy sources and position Clare as a leader in Nova Scotia's clean energy transition.

Policy 4.8.1: Wind Turbines

Council shall define mini or roof-mounted, small-scale, and large-scale wind turbines and shall permit each type of wind turbine as follows:

1. A maximum of three mini or roof-mounted wind turbines shall be permitted as an accessory use in all zones.
2. A maximum of one small-scale wind turbine shall be permitted on a lot in an Rural (RU) or Industrial (I) Zone , and additional small-scale wind turbines may be permitted by site plan approval, subject to compliance with the setback and safety standards in the Land Use Bylaw.
3. Large-scale wind turbines shall be permitted by development agreement provided all turbines are located at least four times the turbine height from any existing habitable dwelling, subject to the following criteria *(As per Amendment No. 2 to the Ministerial Approval, dated 22nd September, 2026)*:

    a. Submission by the applicant of a site plan that demonstrates adequate access points, buffering; turbine locations relative to existing habitable dwellings, wetlands, and watercourses; and compliance with the following requirements;

    b. Submission by the applicant of a bond equivalent to 1.25 times the value of the turbine at the time of construction subject to terms and conditions approved by Council and a decommissioning plan that commits to removal of the turbine and related infrastructure within one year after operations have ceased.

    c. Submission by the applicant of any information requested by Council to assist in the evaluation of noise, flicker, and other social or environmental impacts; and

    d. The provisions of Policy 5.2.11.

Policy 4.8.2: Hydrogen Facilities

Council shall permit hydrogen facilities by development agreement within the Industrial or Rural designations provided any such facility is at least 50 m (164 ft) from any environmentally sensitive area, such as wetlands, watercourses, or designated conservation lands and a minimum of 500 m (1,640 ft) from any residential or commercial occupancy to minimize potential risks and impacts on adjacent uses subject to the following criteria:

1. Submission by the applicant of a site plan that demonstrates adequate access points and connections to roadways suitable for the safe and efficient movement of materials; distances from existing habitable dwellings, wetlands, and watercourses; the locations of fences and buffers; and compliance with the following requirements;
2. Submission by the applicant of an Emergency Response Plan that documents procedures for managing emergencies, including fire, explosion, or hazardous material release, and provisions for coordination with local emergency responders to ensure they are trained and equipped to respond to potential incidents at the facility;
3. Submission by the applicant of an Environmental Protection Plan incorporating measures to prevent environmental contamination, including appropriate containment systems, stormwater management, and waste management practices and demonstrating compliance with all applicable Provincial and Federal environmental regulations;
4. Submission by the applicant of a Monitoring Plan documenting procedures to assess the facility's ongoing compliance with the terms of the development agreement and applicable regulations;
5. Submission by the applicant of any information requested by Council to assist in the evaluation of noise, odour, health, safety, and other social or environmental impacts; and
6. The provisions of Policy 5.2.11.

Policy 4.8.3: Other Renewable Energy Uses

Council shall permit solar facilities within any zone subject to the requirements of the LUB.

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4.9 ENVIRONMENT

Sustainable development is defined as 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 4.9.1: 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 4.9.2: 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

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4.10 HERITAGE

ensure comprehensive and effective coastal management.

Policy 4.9.3: Wetland and Watercourse Setbacks

Council will establish wetland and watercourse setbacks through the LUB.

Policy 4.9.4: Wastewater Services Review

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

Policy 4.9.5 Crown Land

Council acknowledges that lands designated Crown on the GFLUM are in the ownership and control of senior governments and will work with the appropriate government agencies to ensure any change in uses or activities are in the best interests of the residents of Clare.

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 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 4.10.1: Recognize Valued Community Assets

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

Policy 4.10.2: Collaborate with Government

Council shall 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 4.10.1.

Policy 4.10.3: 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.

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4.11 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.

This Plan recognizes Clare as a coastal Acadian community whose identity is shaped by fishing, Francophone education, and a long-standing tradition of welcoming newcomers, values that inform municipal planning decisions and long-term sustainability objectives.

Policy 4.11.1: Cultural Plan

Council shall work with all levels of government and community groups to protect and maintain historically and culturally significant sites and buildings as well as:

1. Preserve and promote French language
2. Celebrate Acadian culture and traditions
3. Foster pride in all generations
4. Integrate Acadian culture with tourism.

Policy 4.11.2: 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 4.11.3: Language Policy

Council will develop a language policy.

Policy 4.11.4: Language and Municipal Planning

Council shall recognize and support the use of the French language as a defining cultural characteristic of the Municipality of the District of Clare. Municipal planning documents, land use policies, and public engagement processes shall, where reasonably feasible, support the preservation, promotion, and visibility of the French language while ensuring accessibility for all residents.

Policy 4.11.5: Equity, Diversity, and Inclusion in Municipal Development

Council shall continue to advance and implement an equity, diversity, and inclusion plan to ensure that all new municipal development and public infrastructure serve every resident fairly.

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4.12 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 also 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 4.12.1: Aging in Place Strategy

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

1. Assessing current housing stock
2. Identifying future housing needs
3. Identifying affordable housing options
4. Reviewing other forms of housing
5. Reviewing alternatives to seniors' homes
6. Reviewing current and future daycare needs
7. Identifying funding sources
8. Identifying potential partners to address the needs of seniors.

Policy 4.12.2: Seniors' Facilities

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

Policy 4.12.3: Youth Advisory Committee

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

Policy 4.12.4: Youth Retention Needs Assessment

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

1. Recreation and entertainment
2. Career and work opportunities
3. Quality of life
4. Technology
5. Housing access and affordability.

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4.13 FUTURE ECONOMIC DEVELOPMENT

The Municipality recognizes that opportunities for economic development may arise outside the areas currently designated for industrial or commercial activity. As the economy evolves, new or expanded businesses, industrial operations, or commercial uses may seek suitable locations within Clare. To ensure such proposals are evaluated fairly and responsibly, Council requires a clear framework to guide decisions on rezonings or secondary planning processes associated with future economic development opportunities.

Policy 4.13.1: Future Economic Development Opportunities

Council shall consider proposals for new or expanded economic activities, including additional industrial or commercial areas, on a case-by-case basis through the rezoning process or, where appropriate based on scale and complexity, through a secondary planning exercise.

In considering such proposals, and in addition to all other relevant policies of this Plan, Council shall have appropriate regard for the following:

1. The proposal is in conformity with the intent of this Plan and with the requirements of all municipal Bylaws and regulations;
2. That the proposal is neither premature nor inappropriate by reason of:
    a. financial inability of the Municipality to absorb costs relating to the development,
    b. adequacy of central or on-site sewage and water supply services and storm drainage measures,
    c. adequacy or proximity of school, recreation or other community facilities,
    d. adequacy of road networks leading to, adjacent to, or within the development; and
    e. buildings/sites
    f. potential for damage to or destruction of designated historic structures.
3. That controls are placed on any proposed development, where necessary, to reduce conflict with any adjacent or nearby land uses by reason of:
    a. type of use,
    b. height, bulk, appearance and lot coverage of any proposed building,

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c. traffic generation,

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

e. parking,

f. open storage,

g. signs, and

h. any other relevant matter of land use planning.

4. 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

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

CHAPTER 5

IMPLEMENTATION



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5.1 PLANNING DOCUMENTS REVIEW AND AMENDMENT

While councils make provisions in every plan to consider policy changes and amendment requests to their planning documents, Section 214 (2) of the *Municipal Government Act* requires a municipality to include policies in its planning documents to address the review of its MPS and LUB.

Clare Council intends this MPS to be a ten-year plan for the municipal district. Council will treat the MPS as a living document and make periodic updates to respond to emerging trends and circumstances, comply with provincial guidance or legislation, or to address issues in the public interest.

Policy 5.1.1: MPS and LUB Review

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

Policy 5.1.2: Conditions for Amending the MPS

Council shall amend this Plan where any of the following is required:

1. 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
2. Where a secondary planning strategy is to be incorporated into this MPS
3. A change to the intent of one or more MPS policies to address changed or unforeseen circumstances
4. A change to a policy or policies or to the GFLUM are required to ensure compliance with a Provincial land use policy or regulation.

Policy 5.1.3: Notification of Abutting Municipalities

Council shall, as required by the Section 206(5) of the *Municipal Government Act*, notify the Clerk of any abutting municipality by regular mail or electronic mail of its intention to consider the adoption of a revision of this MPS, the LUB, or the Subdivision Bylaw, or any amendment to this MPS, or a development agreement within 500 m of a shared municipal boundary municipal boundary with a general summary of its intentions and proposed changes, and shall provide an opportunity for the abutting municipality to submit comments in response. Council shall consider any comments received from abutting municipalities before the first notice for a public hearing *(As per Amendment No. 1 to the Ministerial Approval, dated 22nd September, 2026)*.

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5.2 LAND USE BYLAW

The LUB will implement the land use intents of this MPS. While the primary purpose of the Bylaw will be to identify and apply zones, it will also contain additional requirements that will 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 permit the continuation of existing uses and structures and, where appropriate, their change and expansion.

Policy 5.2.1: Establishment of the Land Use Bylaw

Council shall create and maintain a LUB that will implement the land use policies of this MPS through the identification of zones for specific land uses that will apply to all lands within the Planning Area and shall adopt standards for the construction of permitted land uses in each zone.

Policy 5.2.12: Appointment of a Development Officer

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

Policy 5.2.3: LUB Zones

Council shall establish the following zones in the LUB:

1. Residential (R) Zone
2. Rural (RU) Zone
3. Mixed Use (MX) Zone
4. Industrial (I) Zone
5. Park and Institutional (PI) Zone

Policy 5.2.4: LUB Provisions

Council shall regulate the use and development of land, buildings, and structures in the LUB, through standards that may include but not be limited to:

1. Requirements for municipal development permits and the submission of supporting documentation
2. Listing of uses permitted or prohibited in each zone
3. Specification of the location and number of buildings and structures and their positioning relative to other buildings and structures
4. Specification of the location of buildings and structures relative to public roads and watercourses

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5. Specification of 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
6. Specification of the maximum height of buildings or structures
7. Provisions for nonconforming uses of land, nonconforming structures, and nonconforming uses in a structure.

Policy 5.2.5: General Provisions

Council shall include development standards for all zones relating to matters such as:

1. Loading, storage, and parking areas
2. Accessory uses and structures
3. Home occupations
4. Temporary buildings (e.g., construction huts), temporary uses, and special events, such as fairs
5. Exterior lighting
6. Permitted encroachments into required yards
7. The development of public and government-authorized private utilities
8. The keeping of agricultural animals
9. Setbacks from watercourses.

Policy 5.2.6: Provisions for Existing Lots with no Street Frontage

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

Policy 5.2.7: Existing Undersized Lots and Existing Buildings

Council shall include provisions in the LUB to allow the reasonable use of a lot legally existing on or before the effective date of the LUB coming into force that has less than the minimum frontage or area or both required by the LUB, provided all other applicable sections of the LUB are met.

Policy 5.2.8: Multiple Main Buildings on a Lot

Council shall permit no more than one main building on a lot in residential designations .

Policy 5.2.9: Amending the LUB

Council shall consider the following criteria when assessing any amendment to the LUB:

1. That the proposal is neither premature nor inappropriate by reason of:
    a. The financial ability of the Municipality to absorb costs relating to the development
    b. The adequacy of municipal or on-site wastewater and water supply services and storm drainage measures
    c. The adequacy or proximity of school, recreation or other community facilities
    d. The adequacy of road networks leading to, adjacent to, or within the development; and
    e. The 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:
    a. Type of use
    b. Height, bulk, appearance and lot coverage of any proposed building
    c. Traffic generation
    d. Vehicular, pedestrian, bicycle and transit access to/from the site
    e. Parking requirements on or off the site
    f. Requirements for open storage
    g. Signs
    h. Any other relevant land use planning matter.
3. That the proposed site is suitable in terms of steepness of grades, soil and geological conditions, location of watercourses, marshes or bogs and that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, location of watercourses, marshes or bogs
4. That the proposal meets all necessary public health and safety considerations and the site design meets all fire protection and access requirements.

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Policy 5.2.10: Information Required for Application to Amend the LUB

Council may request any or all the following information be submitted in text, map, photographic, or electronic form by the applicant for a LUB amendment:

1. 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. The lot area, dimensions, ownership, and location of the property
3. 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. The adequacy of municipal services particularly municipal wastewater, and stormwater systems; fire protection; solid waste collection; and police protection
5. Where municipal piped services are not to be provided, information as to the adequacy of physical site conditions for on-site sewage, water, and stormwater management
6. 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. The intended outdoor storage and/or display, and commercial signage
8. Proposed measures to mitigate the impact of nuisance factors such as illumination, flicker, noise, vibration, shadows, dust, odors and other safety concerns related to the development
9. Separation distances and buffering between the development and other buildings or structures, and setback distances from public roads, watercourses, and property boundaries
10. The presence of significant natural features or buildings or sites of historical or archaeological significance
11. The presence of sensitive habitat or endangered species on the site of the proposed development
12. Copies of permits, licenses,

authorizations, or approvals from any other 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.
14. Any other information that in the opinion of Council is required to assess the impact of the proposed LUB amendment on the Municipality and/or the public.

Policy 5.2.11: Variances

There are situations related to development that cannot be predicted. To ensure that undue hardship is not caused by requirements for developments, the following *Municipal Government Act* provisions regarding variances shall be permitted.

Council shall enable the Development Officer to vary the following Land Use Bylaw requirements or terms in a development agreement, where such variation is provided for in the development agreement:

1. The percentage of land that may be built on;
2. The size or other requirements relating to yards, lot frontage or lot area;
3. The number of parking and loading spaces required;
4. The ground area and height of a structure; and
5. The floor area occupied by a home-based business.

Policy 5.2.12: Criteria for Development Agreements

Council shall, in considering an application for a development agreement or an application to amend a development agreement 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:

1. The suitability of the proposed site in terms of the steepness of grades, soils, and geological conditions; the location of watercourses and wetlands such as marshes, swamps, and bogs; and the proximity to highway ramps, and other nuisance factors
2. The impact of the proposed development

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on nearby land uses, particularly the use, size, and appearance of the structures proposed, buffering and landscaping, hours of operation (where applicable), and other similar features of the use and structure that may cause land use conflicts

3. The adequacy of municipal services with particular regard to demands on the municipal stormwater system, sanitary sewer systems, fire protection, solid waste collection, police protection, and existing schools and churches
4. The adequacy of provisions for on-site wastewater disposal and water supply where the proposed development will not be connected to a municipal network for either service
5. The proximity of the proposed development to adequate recreation and other community facilities, including schools
6. The adequacy of the proposed access and egress points; the adequacy of the existing road network, sidewalk, and active transportation facilities to accommodate vehicle traffic and pedestrian needs, particularly traffic that the development will generate; and the adequacy of proposed parking areas to satisfy demands expected from the proposed development
7. The impact of the proposed development on adjacent lots in terms of considerations such as height, roofline, setbacks, and lot coverage, in order to minimize potential land use conflicts between the proposed development and adjacent properties.
8. The adequacy of proposed screening and landscaping to minimize the potential for any land use conflicts with adjacent uses
9. Compliance with the provisions of Policy 5.2.12 concerning the content of a proposed development agreement and Policy 5.2.13 concerning the provision of information by the applicant
10. Any other information that in the opinion of Council is required to assess the impact of the proposed development on the Municipality and/or the public.

Policy 5.2.13: Development Agreement and Site Plan Approval Terms

Council may, when determining the content of a development agreement or site plan approval, or an amendment to an existing development agreement or approved

site plan, require that the agreement or amendment include any or all of the following terms:

1. The location of and size of the proposed structure or expansion, and accessory uses to be developed on the site, their proposed use, and the minimum size of the lot or lots subject to the Agreement including any prohibited land uses, structures, or features of structures
2. The percentage of land area that may be built upon, setbacks and yard sizes, proposed courts or other open spaces
3. The external appearance of all structures to be added or altered on the site, including height, roof type, window type, building cladding, and building footprint
4. Specification of access to and from streets and parking areas, provisions for required services and utilities, and the size and location of areas for open storage including screening of such areas
5. Proposed landscaping or buffering, including proposed fencing, vegetation, walkways, and exterior lighting provisions
6. Time limits for the initiation of construction and proposed phasing after commencement of construction
7. The hours of operation and the maintenance of the property after completion of construction
8. Any other matters that may be addressed in a Development Agreement that Council feels are necessary to ensure the compatibility of the development with adjacent uses, structures, and areas
9. 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 by the applicant pursuant to Policy 5.2.13.

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Policy 5.2.14: Information Required for a Development Agreement Application

Council may require that any or all the following information be submitted (in text, map, plan, or photographic form) by the applicant to support an application for a development agreement or an amendment to a 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 stormwater 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.

5.3 SUBDIVISION BYLAW

The Clare Subdivision Bylaw governs land subdivision, setting standards for road construction and the installation of water and sewer services complementary to the policies of this MPS and the requirements of the LUB.

Policy 5.3.1: Establishment of Subdivision Bylaw

Council shall maintain a Subdivision Bylaw regulating land subdivision, road construction standards, service installation, open space dedication, and other requirements specified in Part 8 of the *Municipal Government Act*.

Policy 5.3.2: Compliance of Subdivided Lots with LUB Requirements

Council shall require that all new lots in the Planning Area abut a public or private street, road, or highway, and meet the area and frontage requirements of the LUB for the respective zone except as specifically exempted in the Subdivision Bylaw.

5.4 PUBLIC PARTICIPATION

This MPS as well as the LUB and Subdivision Bylaw are public documents and the public must be informed of changes to them and through development agreements or site plan approvals made pursuant to the documents, beyond the statutory requirement for a public hearing set out in the *Municipal Government Act.*

Policy 5.4.1: Planning Advisory Committee

Council shall create a Planning Advisory Committee (PAC) to provide advice and recommendations to Council with respect to matters related to land use, development, and community planning, which may include planning document amendments, rezoning of properties, zone amendments, and subdivisions

Policy 5.4.2: Public Participation Program

Council shall ensure that a public participation program for development agreements, LUB text or rezoning amendments, and amendments to this MPS shall include the following:

1. Referral of the application to the PAC
2. Setting the date of the PAC Public Meeting
3. Advertising the PAC Public Meeting on the Municipal website as well as in a

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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 PAC Public Meeting, prior to any discussion among PAC 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 PAC Public Meeting, prior to any discussion among PAC members, written submissions from members of the public are to be heard.

Policy 5.4.3: 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 5.4.4: Advertising Costs Associated with Amendments and Variances

Council shall 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. The applicant shall deposit to the Municipality an amount estimated by Council, to be 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.

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Policy 5.4.5: Processing Costs for Amendments and Permits

Council shall 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.



Municipality of the
District of Clare

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THIS IS TO CERTIFY that the Municipal Planning Strategy, of which the forgoing is a true copy, was passed by the majority of the whole of Council at a duly called Council Meeting of the Municipality of the District of Clare held on July 22, 2026.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the Municipality of the District of Clare this 30th day of July, 2026.

MUNICIPALITY OF THE DISTRICT OF CLARE N S
SEAL

Stéphane Cyr,
Chief Administrative Officer

Chief Administrative Officer's Annotation for Official By-Law Book	
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Date of First Publication	June 29, 2026
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