

Notice of Public Hearings

Details

📅 Published: 02 June 2026

Wednesday, June 17, 2026 at 4 pm

Upper Nappan Service Center

(Visit cumberlandcounty.ns.ca to verify meeting schedule.)

By-law to Amend the Land Use By-law 26-06

·To rezone PID 25236910, 20 MacFarlane St., Springhill from Lower Density Residential (RLow) Zone to the Multi-unit Residential (RMul) Zone.

By-law to Amend the Land Use By-law 26-07

·To rezone a portion of PIDs 25137878 & 25137852, Hwy 2, Southampton adjacent to 8931 Hwy 2 from Country Residential (RCou) Zone to the County Commercial (CCou) Zone.

Hearing documents can be viewed at plancumberland.ca/hearings or by contacting our office at 902-667-1142. Public Hearings are open to the public. You may participate by submitting comments by email to: clerk@cumberlandcounty.ns.ca or by mail to: Planning Dept, Upper Nappan Service Centre, 1395 Blair Lake Rd, Upper Nappan, NS B4H 3Y4.

Peter McCracken

Deputy CAO / Municipal Clerk



To: Mayor Gilroy and Members of Council
Submitted By: Glen Boone, Director of Development and Planning
Date Submitted: May 21, 2026
Subject: **First Reading: By-law to Amend the LUB 26-07 to Amend the Land Use By-law to rezone a portion of PID 25137878 and PID 25137852, to add abattoir as a permitted use in the Country Commercial Zone with a special requirements limiting the scale of the abattoir permitted.**

Origin: On April 28 an application to rezone a portion of PIDs 25137878 & 25137852, located at 8931 HWY 2 Southampton, herein referred to as the Subject Property, to Country Commercial Zone from Country Residential (RCou) Zone to enable the re-development of an old abattoir and the development of a Butcher Shop.

PID	Location	Current Zone	Proposed Zone	Proposed Use
A portion of PIDs 25137878 & 25137852	Southampton	Country Residential (RCou)	Country Commercial (CCou)	Abattoir and Butcher Shop

Legislative Authority:

Policy 5-30: Council shall, on the zoning map of the Land Use By-law, initially apply the Country Commercial Zone to existing rural commercial uses, and the Country Residential Zone to definable clusters of residential development and areas at the fringe of serviced communities where rural residential development with smaller lot sizes would be appropriate.

Policy 5-35: Council shall consider proposals to rezone lands in the Resource Designation to any other zone permitted in that designation. Council shall not approve such a rezoning unless Council is satisfied:

Policy 4-35 Council shall, through the Land Use By-law, permit small- scale keeping of livestock as an accessory use in the Country Residential Zone, Country Commercial Zone, Rural Resource Zone, Agriculture Zone, Recreational Residential Zone, Wellfield 3B Zone, and on large lots in the Lower Density Residential Zone.

Recommendation: That Council approve First Reading of By-law to Amend the LUB 26-7 to:

- **Rezone a portion of PIDs 25137878 & 25137852 to Country Commercial Zone and**
- **Add Abattoir as a permitted use in the Country Commercial Zone**
- **Add special requirement limiting the scale of abattoir permitted and requiring the use be accessory to a Butcher Shop.**

And to schedule a Public Hearing on the above matter.

Background:

The Subject Property, located in Southampton, is currently zoned Country Residential. This zoning was assigned in the initial zoning assigned as Country Residential, based on adjacent properties being used residentially and based on the proximity to community amenities such as Fire Services, proximity to a major highway, and the local post office. It is important to note, in the 2018 zoning assignment, properties would have been assigned a Country Commercial Zoning as opposed to Country Residential based on existing commercial operations. While the abattoir facility existed prior to the 2018 zoning assignment, when land use inventory was being conducted to support the zoning assignment, the abattoir was not in operation which resulted in the property not being identified as commercial. Other than the existing butcher shop and abattoir building, there currently exists a single unit dwelling on the property, which is the primary residence of the proponent.

Currently, the area is largely residential in nature, however given the rural nature of Southampton and the proximity to the post office and fire hall, this is an area has a relatively higher travel load and acts as a village core for the Southampton Community. These village/community cores are often suitable for commercial establishments providing goods and/or services to the community, as it acts to “meet people where they’re at”. Furthermore, consideration to the abattoir structure was taken into consideration when the residential properties were developed, as ample visual screening from the Subject Property was maintained on the residential properties.

The proponent is looking to reopen, a previously existing abattoir in Southampton, to serve a community need for local abattoirs and works to help address food security issues. The proponent intends to sell the processed meat to locals as well as to sell the meats on a commercial/wholesale basis. The operational set is becoming increasingly common and popular among local butchers, as it allows for a more ethical and humane dispatching (killing) of animals.

Discussion:

Traditionally an abattoir would not be an appropriate use for a residential community due to odor and noise concerns impacting existing residential properties. Given the general rural nature of the community, residents are accustomed to a certain level of agricultural and farmland use in the area, as there are existing animal pastures in the area. Furthermore, the proposed abattoir would be accessory to the butcher shop, making the main use a commercial use, as opposed to being heavily agricultural in nature. Pasturing of up to 10 cattle on the site would currently be permitted as an accessory use under the Country Commercial Zoning through section 5.8 of the LUB which permits keeping 10 animal units or less on a property. The abattoir would also be an accessory use because it is subordinate and incidental to the main use, the butcher shop. Having an abattoir close to the butcher shop allows for a less stressful and more humane dispatching (killing) of the animals and creating higher quality of locally sourced meat. The proponent owns a farming operation in which an abattoir would be permitted to be located, however this property provides a more centralized location for rural residents to access the commercial component of land use and allows for dispersing community food resources to rural communities such as Southampton and beyond. In order to ensure the abattoir operation remains accessory to the main commercial use and to prevent the abattoir from becoming a second main use, the proposed special requirement in the Country Commercial Zone would restrict the scale of operation, ensuring there are no more animals on the property than what is already permitted as household livestock under the existing zoning and/or under the proposed Country Commercial Zoning.

This serves a large need in the farming community. There is currently limited abattoirs in the area, Dickies Meats being one of the few abattoirs in the county and is a very busy operation. Farmers who are not sending their cattle to be locally processed are required to send cattle to New Brunswick, PEI or greater Nova Scotia for processing. Further to supporting the farming community, this also supports food security in Cumberland County by providing locals with high quality, homegrown meats at a fair price. By providing food service to the local residents, it makes sense for the butcher shop, and by association the abattoir, to be located in a community core area.

Financial Implications: No direct financial implications or costs to the Municipality.

Environmental Implications: Abattoirs are “Designated Activities” under the Environment Act which require approval from NSECC. This ensures no ground water contamination or depletion will occur as a result of this development.



Council
First Reading
Date of Meeting: May 27, 2026

How Will It Be Communicated: Should Council approve first reading, a public hearing would be held on the above matter, at a future Council meeting. In accordance with MGA Section 206, notices will be placed on the municipal website two weeks prior to the scheduled date. Furthermore, a notice will be placed in a locally circulated newspaper at least one week prior to the public hearing and a planning notice sign will be placed on the property.

Alternatives:

- Council may defer the issue to a later date,
- Request further information or
- Reject the proposed amendment based on conflict with a policy in the Municipal Planning Strategy.

Attachments:

Attachment A: Proposed Amendments

Attachment B: Aerial and Site Photos

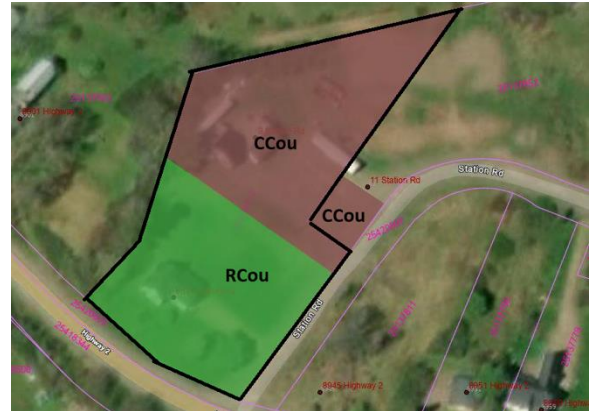
Attachment C: Policy Review

Attachment A: Proposed Amendments

- Schedule A amended to show a change in zoning (see below).



**changes
to**



- Add 11.5.2 (a.1) Abattoir as a permitted as-of-right use.
- Create section 11.5.6 abattoirs shall be a permitted use, granted the use is accessory use to a Butcher Shop and is limited to 10 animal units on the property.

Attachment B: Aerial and Site Photos





Attachment C: Policy Review

The below policy review provides an interpretation of relevant policies of the LUB and MPS. The below policies set out the legislative authority for amending the LUB and guides the development.

MPS Policy 4-35 Council shall, through the Land Use By-law, permit small-scale keeping of livestock as an accessory use in the Country Residential Zone, Country Commercial Zone, Rural Resource Zone, Agriculture Zone, Recreational Residential Zone, Wellfield 3B Zone, and on large lots in the Lower Density Residential Zone.
Comment
As the policy permits the keeping of small-scale livestock within the Country Residential Zone, the proponent is permitted, as-of-right, to keep approximately under 10 animal units on their property. 1 cattle equals 1 animal units, meaning 10 cattle are permitted on the land as an accessory use.

Policy 5-30: Council shall, on the zoning map of the Land Use By-law, initially apply the Country Commercial Zone to existing rural commercial uses, and the Country Residential Zone to definable clusters of residential development and areas at the fringe of serviced communities where rural residential development with smaller lot sizes would be appropriate.
Comment
This policy explains the rationale for the Country Residential Zone. In 2018, the structure existed on the property, but because the former abattoir was not in operation, it was not identified as commercial use. Considering the close similarities between the Country Commercial Zone and the Country Residential zone, it would be appropriate to rezone the land to County Commercial (CCou), as the as the operation would render the property in best alignment with the CCou Zone.

Policy 5-35: Council shall consider proposals to rezone lands in the Resource Designation to any other zone permitted in that designation. Council shall not approve such a rezoning unless Council is satisfied:

Requirement:	Comment
(a) if the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104;	No
(b) the proposed change is not prohibited by any other policy in this Plan;	Not prohibited
(c) the purpose of the proposed zone, as described in the respective policy creating that zone, is consistent with the location and characteristics of the lands and with the proposed use of the lands;	Is consistent
(cA) the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards; and [CHG-506]	Not premature
(d) the proposal meets the general criteria for amending the Land Use By-law, set out in Policy 6-19	Criteria met, see below

MPS 6-19 Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal;	
<i>Requirement:</i>	Comment:
<i>(a) Is consistent with the intent of this Municipal Planning Strategy</i>	Consistent with MPS
<i>(b) Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.</i>	Does not conflict.
<i>(c) Is not premature or inappropriate due to:</i>	
<i>(i) The ability of the Municipality to absorb the public costs related to the project.</i>	No public costs associated with the project.

<p><i>(ii) Impacts on existing drinking water supplies, both private and public.</i></p>	<p>NSECC ensures no impacts to groundwater which provides the source for local private, is created by this development, as the proposed use is listed under the “Activities Designated Regulations “ section of the Environment Act. The proponent will need to obtain approval from NSECC. This is enforced at the permitting stage.</p> <p>The proposed development is not within any proximity to existing public water supply areas.</p>
<p><i>(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services</i></p>	<p>The Development requires an on-site sewage system, which is permitted and regulated by NSECC. The owner is responsible for ensuring adequate OSS and water services is provided for the site are adequate for the proposed use.</p>
<p><i>(iv) The creation of any excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal</i></p>	<p>No concerns toward excessive traffic hazards or congestion.</p>

<p>(v) <i>The adequacy of fire protective services and equipment;</i></p>	<p>Fire Services are adequate.</p>
<p>(vi) <i>The adequacy and proximity of schools and other community facilities.</i></p>	<p>The proposed development is located in a ribbon development community. In close proximity to Fire Services and the Local Post Office. This beneficial as the commercial component of his proposal is able to take advantage of existing local traffic</p>
<p>(vii) <i>The creation of a new or worsening of a known pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses.</i></p>	<p>No concerns towards erosion or watercourse siltation.</p>
<p>(viii) <i>The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i></p>	<p>Effluent is required to be managed on site. Proper Effluent system must be established by the operator prior to operation. This would be regulated under the Meat Inspections Act and the Environment Act.</p>
<p>(ix) <i>Impacts on sensitive environments, as identified on Schedule B</i></p>	<p>Property is not identified as a sensitive environment on Schedule B.</p>
<p>(ixA) <i>Impacts on wildlife corridors</i></p>	<p>No wildlife corridors noted to be impacted.</p>
<p>(x) <i>Impacts on known habitat for species at risk</i></p>	<p>No identified impacts to at-risk species.</p>

<p><i>(xA) risks presented by geohazards</i></p>	<p>No geohazards identified.</p>
<p><i>(xi) the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility right-of-way</i></p>	<p>Site is currently suitable under Municipal Standards. Abattoirs are a designated activity under the NS Environment Act that requires approval from NS ECC. The Municipality is not responsible for the enforcement of the Environment Act, therefore it is the responsibility of the property owner and operator to obtain the proper approvals from NSECC.</p>
<p><i>(xii) negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.</i></p>	<p>No negative impacts to the existing residential community. This may change subject to public input received at the public hearing stage. This business has the potential to benefit the local farming industry by meeting local needs for abattoirs and providing an additional source for locally grown meats for residents in the area.</p>

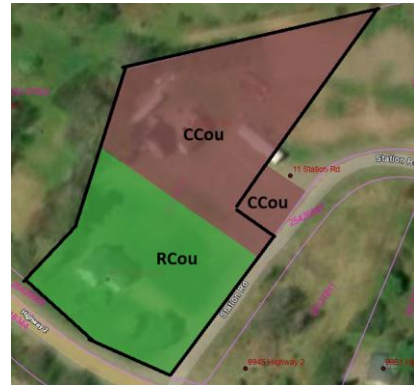


Municipality of Cumberland By-law 26-07 By-law to Amend the Land Use By-law

1. This By-law is titled "By-law to Amend the Land Use By-law 26-07".
2. Schedule A of the Land Use By-law is hereby amended to reflect the change in zoning for a portion of PID 25137878 and a portion of PID 25137852, located along Hwy 2 and Station Rd., Southampton from Country Residential Zone (RCou) Zone to the Country Commercial (CCou) Zone.



Changes to



3. Add section 11.5.2 (a.1) Abattoir as a permitted as-of-right use.
4. Add section 11.5.6 Abattoirs shall be permitted granted the use is accessory use to a Butcher Shop and is limited to 10 animals units permitted on the property.
5. This By-law comes into force upon publication.

Clerk's Annotation for Official By-law Book

Date of First Reading: _____

Date of Second Reading: _____

*Date of advertisement of Approval of By-law: _____

Date of mailing to Minister a certified copy of the By-law: _____

I hereby certify that this is a true copy of the By-law to Amend the Land Use By-law 26-07 approved by the Council the Municipality of Cumberland on _____.

Municipal Clerk:

Date:

*Effective date of By-Law unless specified in the By-Law