



Notice of Adoption

By-law to Amend the Land Use By-law 26-11

Temporary Pause on Accepting AI Data Centre Development Permit Applications

Second Reading and Adoption of the By-law to Amend the Land Use By-law 26-11 took place on September 23rd, 2026 at a Regular Council meeting.

Purpose: To implement a temporary pause in which no development permit applications will be received for AI Data Centers while the municipality completes its comprehensive review of the Municipal Planning Strategy and Land Use By-law.

Any aggrieved person, the Provincial Director of Planning, or the Council of any adjoining municipality may, within fourteen days of the publishing of this notice, appeal to the Nova Scotia Regulatory and Appeals Board (1-855-442-4448 / board@novascotia.ca) in accordance with the provision of the Municipal Government Act.

For a copy, please click here: [By-laws - Municipality of Cumberland](#) For further information, please call 902-667-1142, 1-888-756-6262 (toll free), or email clerk@cumberlandcounty.ns.ca

Peter McCracken
Deputy CAO / Municipal Clerk



Special Council

Second Reading

Date of Meeting: September 23, 2026

To: Mayor Gilroy and Members of Council
Submitted By: Glen Boone, Director of Planning and Development
Date Submitted: September 18, 2026
Subject: **Temporary Pause on Accepting AI Data Center Development Permit Applications**

Origin: Council direction at the June 24, 2026, regular meeting of Council.

Legislative Authority: MGA Section 220(3) states “A land-use by-law may regulate or prohibit development, but development may not be totally prohibited unless prohibition is permitted pursuant to this Part.”

Recommendation: That Council approve Second Reading and adopt the By-law to Amend the Land Use By-law 26-11 to implement a Temporary Pause on Accepting AI Data Center Development Permit Applications.

Background: Members of Council have been hearing a significant degree of community-based concern with regard to the potential development of AI Data Centers and wish to complete the ongoing comprehensive review of the MPS and LUB before having to potentially consider any such applications.

Discussion: Council provided direction at the June 24, 2026, meeting of Council to staff to provide information on the mechanics of implementing a moratorium on accepting applications for AI Data Centers. This action is very similar to the short-term moratorium on wind turbine development enacted by Council in early January of 2022. Staff recommendations are based on legal advice received at that time.

Council gave First Reading to the proposed amendment and subsequently held a Public Hearing in accordance with the Municipal Government Act. Following the Public Hearing and consideration of public input, the proposed amendment is now before Council for Second Reading and adoption.

Financial Implications: There may be yet undefined, negative financial implications of foregone potential taxation revenue related to AI Data Centre development. No detailed analysis in this respect has been undertaken as no specific projects have been proposed to date.



Special Council

Second Reading

Date of Meeting: September 23, 2026

Environmental Implications: Almost all of the concerns expressed by members of Council with respect to the potential development of AI Data Centers relate to issue of energy use and or generation and water consumption on potential sites.

Community Engagement: The Public Hearing was duly advertised in accordance with the MGA. A notice was placed on the municipal website prior to the hearing date. Furthermore, a notice was placed in the Chronicle Herald on September 5th, 2026. All notices were circulated on the municipal social media accounts and websites, and through the Voyant Alert app.

Public comments were received in advance of the hearing, and two members of the public, Deborah Gordon and Kim Lyttle, spoke during the hearing. Marilyn Sexton attended the Public Hearing but chose not to speak, as she felt her written submission had been accurately summarized. Mary Purdy, who likewise submitted written comments, was unable to attend due to a prior commitment. Moe Ghoneim attended the hearing and provided written comments afterwards.

Comments received were generally supportive of the proposed temporary pause and focused on concerns regarding the potential impacts of AI Data Centres on local water resources, energy consumption and infrastructure demands, environmental and ecological effects, public health and safety, property values, and the potential long-term impacts on rural communities and existing industries. Several submissions also emphasized the need for additional study and public consultation before permitting such developments within the Municipality.

A summary of submissions and comments received has been included in the Public Input Report attached as Attachment C. Council may consider this feedback in its decision regarding Second Reading and adoption of the proposed amendment.

Alternatives:

- o Council may defer the issue to a later date or;
- o Request further information or;
- o Reject the proposed amendment.

Attachments:

Attachment A: Policy Review

Attachment B: Draft By-law to Amend the Land Use By-law 26-11 (attached separately)

Attachment C: Public Input Report (Attached separately)



Attachment A: Policy Review

Policy Direction for Amendment

MPS Section 3.1 Vision Statement for Municipal Planning Strategy

The Cumberland of future generations will be one of prosperity, inclusiveness, and a high quality of life. The rural and small-town lifestyles and close-knit communities that residents value will be preserved and strengthened. Young people will find that Cumberland provides many opportunities to make a livelihood and to put down long-lasting roots in the community. Residents will feel a strong support for, and commitment to, public life. Local businesses and community initiatives will flourish. The cherished natural areas and scenic landscapes will be preserved in their diversity.

The following directions (section 3.2 of the MPS) helped guide the creation of the Municipal Planning strategy to ensure the Plan is developed in alignment with the vision statement noted above.

- Make efficient use of existing infrastructure and guide development of new infrastructure to areas where it will be most sustainable.
- Plan for climate change and respect the power of the natural environment when siting development.
- Use a light touch for regulation, focusing on regulations that are needed and effective, and avoiding those that are not.
- Enable and support businesses of all types.
- Leave room for innovation.
- Recognize the value of resource-based industries, and set aside areas where they are prioritized and protected from development that would be better placed elsewhere.
- View agricultural lands as a non-renewable resource that deserve careful management and protection from inappropriate development.
- Enable and support communities that provide a complete range of housing opportunities and services within an easy travel distance.
- Protect sensitive natural environments from degradation caused by development.
- Recognize geohazards when siting development. [CHG-301]

Policy 6-7: Council shall amend the text of the Land Use By-law if the proposed amendment meets the general criteria set out in Policy 6-19.

Policy 6-19: Council shall not amend the Land Use By-law or approve a development agreement unless Council is satisfied the proposal:

Requirement	Comment
(a) is consistent with the intent of this Municipal Planning Strategy; (b) does not conflict with any Municipal or Provincial programs, by-laws, or regulations in effect in the municipality; (c) is not premature or inappropriate due to:	While there is no explicit policy direction providing the legislative authority to amend the LUB as proposed, the proposed amendment doesn't conflict with any policy in the LUB. As provincial directions on Data Centers is not consistent and/or clear between authorities and provincial organizations, the proposed amendment doesn't directly conflict with provincial programs, bylaws or regulations.
(i) the ability of the Municipality and/or Village (where applicable) to absorb public costs related to the proposal;	This is not applicable as the public costs have already been committed to any projects relating to AI Data Centers. It is important to note this is a primary concern pertaining to permitting AI Data Centers, the proposed amendment addresses this concern on a proactive level.
(ii) impacts on existing drinking water supplies, both private and public;	This is not applicable as no Data Centers processing AI already exist. It is important to note this is a primary concern pertaining to permitting AI Data Centers, the proposed amendment addresses this concern on a proactive level.
(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;	This is not applicable as no Data Centers processing AI already exist. It is important to note this is a primary concern pertaining to permitting AI Data Centers, the proposed amendment

	addresses this concern on a proactive level.
(iv) the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;	This is not applicable as no Data Centers processing AI already exist.
(v) the adequacy of fire protection services and equipment;	This is not applicable as no Data Centers processing AI already exist.
(vi) the adequacy and proximity of schools and other community facilities;	This is not applicable, the proposed amendment addresses this concern on a proactive level.
(vii) 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;	This is a primary concern pertaining to permitting AI Data Centers, the proposed amendment addresses this concern on a proactive level.
(viii) the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;	This is a primary concern pertaining to permitting AI Data Centers, the proposed amendment addresses this concern on a proactive level.
(ix) impacts on sensitive environments, as identified on Schedule B;	This is a primary concern pertaining to permitting AI Data Centers, the proposed amendment addresses this concern on a proactive level.
(ixA) impacts on wildlife corridors; [CHG-601]	the proposed amendment addresses this concern on a proactive level.
(x) impacts on known habitat for species at risk;	the proposed amendment addresses this concern on a proactive level.
(xA) risks presented by geohazards; [CHG-601]	the proposed amendment addresses this concern on a proactive level.
(xi) the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way; and	the proposed amendment addresses this concern on a proactive level.
(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	This is not applicable, the proposed amendment addresses this concern on a proactive level.



Special Council

Second Reading

Date of Meeting: September 23, 2026

place limits on existing operational procedures.	
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Special Council

Public Hearing

Date of Meeting: September 16, 2026

To: Mayor Gilroy and Members of Council
Submitted By: Glen Boone, Director of Planning and Development
Date Submitted: September 4, 2026
Subject: **Temporary Pause on Accepting AI Data Center Development Permit Applications**

Origin: Council direction at the June 24, 2026 regular meeting of Council.

Legislative Authority: MGA Section 220(3) states “A land-use by-law may regulate or prohibit development, but development may not be totally prohibited/ unless prohibition is permitted pursuant to this Part.”.

Recommendation: No motions being considered at the Public Hearing stage.

Background: Members of Council have been hearing a significant degree of community-based concern with regard to the potential development of AI Data Centers and wish to complete the ongoing comprehensive review of the MPS and LUB before having to potentially consider any such applications.

Discussion: Council provided direction at the June 24, 2026 meeting of Council to staff to provide information on the mechanics of implementing a moratorium on accepting applications for AI Data Centers.

This action is very similar to the short-term moratorium on wind turbine development enacted by Council in early January of 2022. Staff recommendations are based on legal advice received at that time. Council have given this matter due consideration and provided First Reading to advance the matter to this Public Hearing stage.

Financial Implications: There may be yet undefined, negative financial implications of foregone potential taxation revenue related to AI Data Centre development. No detailed analysis in this respect has been undertaken as no specific projects have been proposed to date.



Special Council

Public Hearing

Date of Meeting: September 16, 2026

Environmental Implications: Almost all of the concerns expressed by members of Council with respect to the potential development of AI Data Centers relate to issue of energy use and or generation and water consumption on potential sites.

Community Engagement: This Public Hearing was duly advertised in accordance with the MGA. A notice was placed on the Municipal website prior to the hearing date. Furthermore, a notice was placed in the Chronicle Herald on September 5th, 2026. All notices were circulated on the Municipal social media accounts and websites, and through the Voyant Alert app.

Some comments from the public have been received by staff in support of a moratorium. Comments received by staff have been included in the Public Input Report which is included in this report as Attachment C.

Alternatives:

No alternatives to consider as no motions have been recommended at the Public Hearing stage.

Attachments:

Attachment A: Policy Review

Attachment B: Draft By-law to Amend the Land Use By-law 26-11 (attached separately)

Attachment C: Public Input Report (Attached separately)



Special Council

Public Hearing

Date of Meeting: September 16, 2026

Attachment A: Policy Review

Policy Direction for Amendment

MPS Section 3.1 Vision Statement for Municipal Planning Strategy

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and pedestrian networks within, adjacent to, or leading to the proposal;	
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(xi) the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way; and	the proposed amendment addresses this concern on a proactive level.
(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.	This is not applicable, the proposed amendment addresses this concern on a proactive level.

Public Input Report – Moratorium on AI Data Centers

This report provides an in-depth summary on the formal input received by Staff, relating to the proposed text amendment being considered by Council, to enable a moratorium on AI Data Centers in Cumberland County, for a period of six months from the date of first reading, with the possibility for Council to extend such deadline by an additional six months, if the Land Use By-law and Municipal Planning Strategy are not yet adopted and in effect.

Eight formal communications were received by the Clerk and forwarded to planning staff. All communications received were in support of the proposed moratorium, noting their approval of the action being taken by Council in considering such amendment and concerns towards the environmental impact of Data Centers. No specific impacts were noted; concerns reflected the overall key issues and impacts of Data Centers.

Included in this report is a copy of the communications received by staff.

From: Moe Ghoneim <moe.ghoneim@outlook.com>

Sent: September 17, 2026 7:52 PM

To: Glen Boone <gboone@cumberlandcounty.ns.ca>

Subject: My thoughts on the AI Data Centre Applications Moratorium - Moe Ghoneim

Dear Glen & Council,

Thank you for the opportunity to submit comments on the proposed pause on AI data centre development in the area. I am writing as a Nova Scotia resident & business professional, a Springhill resident as of two years ago, with an interest in how this region manages the opportunities and risks that come with emerging technology infrastructure.

I support the council's decision to pause and reassess.

I would offer the following thoughts for the public record:

I fully support the council's decision to pause and reassess.

This is exactly the kind of thoughtful, community-first governance that leads to better long-term outcomes. Moving quickly on a matter of this significance — without a clear framework for what responsible development looks like — risks outcomes that cannot easily be undone. Taking the time to define the community's expectations is the right call.

Not all data centres are the same, and the framework should reflect that. The concerns that have prompted this pause; energy consumption, environmental impact, and the question of who actually benefits, are all very legitimate concerns. But they are characteristics of certain types of development, **not inherent to the industry as a whole**. A well-constructed regulatory framework would evaluate proposals on measurable criteria: energy efficiency standards, environmental impact requirements, local employment commitments, and demonstrated community benefit. A **blanket restriction** simply risks discouraging exactly the kind of thoughtful, responsible development this region deserves, while a criteria-based approach protects the community and still allows good projects through.

Cumberland County has genuine natural advantages that make it well-suited for responsible technology infrastructure development. A regulatory framework that acknowledges those advantages and sets a high bar for any project seeking to use them, would serve this community well for many decades.

Thank you for taking this seriously and for creating space for public input. I look forward to engaging and seeing how this process unfolds.

Respectfully submitted,
Moe Ghoneim
Investment Advisor
(902) 999-7986
Moe.Ghoneim@outlook.com

Public Hearing - Sept 16/26

Re: Municipal Council Public Hearing for Moratorium on receiving or processing applications for AI data centres

Companies looking to make a buck without considering the expense to the community and the environment are looking for out of the way places where they think no one will notice, or the population is too sparse to create opposition. They will be looking for water sources. A data control center can use between 300,000 to 5 million gallons of water a day for cooling the heat generated by the reams of electronic equipment it houses, and while water is not strictly necessary for cooling data centers there are almost no data centers going that route as closed-loop systems are considerably more expensive than open-loop water based systems. Data control centers can also use 2 megawatts of electricity at any given moment going up to 8.76 million Megawatt hours a year depending on its size. At a time when we are struggling over energy and water resources having these data centers in our out of the way places is only a devastation to our areas with no long term benefit to our communities. There is possible, but not necessarily, a short term gain during construction, however, odds are they will be bringing in large scale union backed outside companies for construction in all aspects of the build, and also for the running of the centers and the security of them after the build.

(The concerns I have expressed don't even consider the social aspects of the centers' use in housing data, our data, information used in keeping populations within the scope of whatever the corporate/government agendas might be on any given day as it is housed and acted upon by whatever power wins out in the AI race.)

Profit (as well as control), not care for the environment or the communities, is the goal. We are in a speculative bubble right now. I repeat, we are in a speculative AI and data control center bubble. One of the reasons there's a push on to build data control centers is there is a race for companies to be early in the IPO, the initial public offering that takes companies from private to public for increased funding. They need this accomplished before retail companies, investors and communities realize that we are out over our skis in calling Large Language Models and AI Learning "AI" before it is truly generative AI. If we look at how private equity firms are backing property developers to build data centers to sell to Meta, Alphabet, Anthropic, Open AI and X AI, we can see that we are selling our children's birthright, giving away the baby with the bath water instead of demanding guarantees that these companies will even be here in ten years. You can see the anxiety in the communities, and when you see the narratives from the companies selling the data center, regardless of its size, they almost always promise things like "200 jobs" - a number that looks good enough to be beneficial but is not enough break most local school systems (when outside workers come in). These are marketing approaches to get over a hurdle - to get tax abatement, zoning, and environmental done so they can build. And by the time there are trucks on site and raw materials in the flat and the trade unions have their contracts verified they will say, "hey, that closed-loop system? that's going to be too expensive, so now it needs to be open-loop, but you can't stop it because we've already broken ground." By the time we see whether or not the number of promised jobs materializes, and by the time we get to a point to know whether or not there will be taxes paid after the abatement expires, the people that signed the contracts won't exist anymore in terms of the corporation. We don't even know if this industry will exist in 10 years.

We are in a speculative bubble and besides any other safe guards we can put in place we also need to figure out some kind of registered government bond between province, county and the municipality hosting these sites, where if you are going to tell us there are 200 jobs, then what are those salaries, total, times 10 (representing years), and that money goes into a bond on day one. That way if the company collapses at least the community and municipality has some form of capital to repair the blight that is left behind when this industry either collapses or shrinks as all speculative bubbles do. We need enough respect for our communities and for the next generation to say: put your money where your mouth is, put a bond in place and allow us the security and the guarantee that you're not going to abscond once you have pumped the value out of your projects, you've done your IPO, your founders and your Series A private equity got their cash out - and then the rest of us are left with your problem.

People are anxious and are afraid they are going to lose the little they have left for something they never even asked for. We need accountability and citizen protection - for the huge increase in already stretched local energy prices, for adding to drought and already dry and volatile conditions, for the devaluation of adjacent property values, and so much more.

We ask that you take the time necessary to put safe guards in place that limit the desire of these companies to want to build in our beautiful, ecologically sensitive environments. Their function only adds to climate change issues with the energy resources they consume, the impact to hydrological cycles by the water consumption and any forest clearing they may need to do in order to build, and to the environment at large - especially if we end up demanding that they must use alternative energy. We do not need to be left dealing with the devastation when this speculative bubble bursts. A six month moratorium now at least gives us a small lead time to investigate the concerns raised here. It is worth a deep dive in communicating with other areas that have built them. Not just the governmental layers, but what the actual citizenry is experiencing.

Information from:

<https://www.everycrsreport.com/reports/R48646.html>

<https://mostpolicyinitiative.org/science-note/data-centers-power-requirements/>

Bond/build/speculative bubble information:

Carl Setzer - penetration tester with an information security firm - employed to break test physical and theoretical security systems of DCC's worldwide.

Deborah Gordon



Public Hearing - Ms. Lytle Notes

Sept 16, 2026

Erin Brockovich environmental activist

- 5 million gallons of water everyday.

- 1 - depleted aquifers,
- 6 - noise that never stops
- 2 - strain on power grids
- 4 - wildlife habitat, disrupted
- 5 - our animals & health, food
- 7 - cost & who pays?
- 3 - air quality

Physical footprint
land

power lines
→ cooling equipment (5% turn to steam enters air)
water systems
generators
enormous buildings filled with servers.

→ International Energy agency says
data centers used about 1.5% of
global energy in 2024

→ - electricity consumption could more
than double by 2030

~~UN says AI could consume more
cooling water than the whole world needs for
drinking by 2030~~

→ 2026 report United Nations University estimates by 2030 water footprint linked to AI data centers could equal basic annual domestic water needs of about 1.3 billion people.

→ 945 terawatts of electricity by 2030 adding more pressure to water, land, energy resources

→ 24 hrs a day, 365 days a year as well as cooling systems, fans, chillers, pumps, transfer back up generators.

→ July 8, 2026
Meta datacenter 9.1 billion data centers in Sturgeon county Alberta, it will consume one gigawatt of power, equivalent to 750,000 homes, powered by a new natural gas plant that won't be open until 2030.

property value

Amanda Janes-Kinnear

From: Marilyn <marilyn.sexton19@gmail.com>
Sent: September 13, 2026 10:42 PM
To: Municipal Clerk's Office
Cc: Marilyn
Subject: My comments for Sept, 16 AI Data Center Meeting

You don't often get email from marilyn.sexton19@gmail.com. [Learn why this is important](#)

Please forward this email as part of the consideration of Council to pause AI Data Centres development in Cumberland County.

From Marilyn Sexton
476 Gulf Shore Road
Pugwash, NS. B0K1L0

Dear Cumberland County Council,

The one thing I am most worried about is that Nova Scotia will fall prey to large tech corporations forcing the creation of moderate to massive AI Data Centres in our beautiful province. That is my absolute truth since land has already been purchased close to my dream retirement home in Pugwash.

I worry that our Premier is so focused on his wind energy project that he is not seeing what could go wrong and protect us. An AI data centre will severely reduce our access to water, electricity and possibly create health concerns in our already troubled health system. Once the land is rezoned and contracts signed we will lose all that we had.

When I retired from the RCMP they would have moved me anywhere in Canada. I have lived in 4 provinces including BC and NS but in the end I chose Pugwash - my absolute zen zone. I chose it for the beautiful landscapes, the ocean views, the many community groups and events and of course the gift of kindness from my neighbors.

If the data centre proposed for Malagash goes ahead I worry about our regular cottage economy or the current wave of creative new businesses being altered.

I am begging our council to do your due diligence and pause AI Data Centres in Cumberland County until a proper analysis can be done. A multi-faceted deep study into the benefits vs losses to our people, homes and industries.

I can live without AI doing my thinking for me. While the Council still can make human decisions please protect our County. Corporations will offer the moon to get what they want. I just want us to keep our sea. Remember we are "Canada's Ocean Playground"

Thank you for considering my comments.

Marilyn Sexton

Glen Boone

From: Mary Purdy <leelainnergy@gmail.com>
Sent: September 15, 2026 4:34 PM
To: Glen Boone
Subject: Feedback on Data Centres

Hello Glen,

A pause on data centres is a start and we should prohibit the building of data centres in Cumberland County.

Why

- Health and well-being of our communities. The data centres create pollution, use enormous amounts of water which would need to be treated, continuous sound pollution, light pollution, and air pollution. Risk of fire and dangerous chemical exposure for community members and firefighters.

- If we all asked the question "Would I want it in my area, close to my home?" We would say no. Then why would it be acceptable to us for someone else to have it built close to their home?

- People want to live here, raise families here, stay close to families and a lot are already struggling to stay in Cumberland County, we cannot allow a data centre to create another reason they leave, and not everyone can leave, and who would buy property close to a data centre!

- Water is precious, we have had a recent drought, Cumberland County citizens' wells went dry. Data centres would compound this issue, so the citizens should be priority going forward. The aquifer is under increasing pressure from climate change.

- All issues noted above also have a negative impact on the environment and all species who live there and in surrounding area.

- University of Waterloo, July 2026

Hidden risks in AI data centres spark new battery safety research

As lithium-ion systems scale up globally, Waterloo researchers are investigating fire hazards and solutions to protect critical infrastructure

As lithium-ion systems scale up globally, Waterloo researchers are investigating fire hazards and solutions to protect critical infrastructure

What makes a lithium-ion battery cell quite dangerous is that it can release all of that energy in a very short period of time," Gupta says.

In large-scale systems like data centres, that risk multiplies. A single failing cell can transfer heat to neighbouring cells, triggering a domino effect and a cascading failure that engulfs an entire battery module or rack.

“We can get into an uncomfortable scenario where if one cell does indeed fail, that energy is essentially being used to heat up adjacent cells,” Gupta says. “We call this thermal runaway propagation.”

The result can be a fast-moving, high-intensity fire that is far more difficult to control than conventional building fires. These incidents are also complicated by the chemical nature of lithium-ion batteries, which can emit both flammable and toxic gases.

These hazards are not unique to data centres, but their scale makes them especially significant. As demand for AI computing accelerates, companies are racing to build more facilities, increasing the total volume of battery storage deployed worldwide.

We do have a choice, no to data centres.

With care,

Mary Purdy

From: [Customer Service](#)
To: [Kira Norgren](#)
Cc: [Glen Boone](#)
Subject: FW: Gratitude to Wise Council (re: AI); Please Forward
Date: August 26, 2026 10:59:00 AM
Attachments: [TCWiCImageFromSite.webp](#)
[image001.png](#)

Amanda Janes-Kinnear

Deputy Clerk

Administration Department

902-664-9933

www.cumberlandcounty.ns.ca



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From: Darryl Whetter <Darryl.Whetter@usainteanne.ca>
Sent: August 26, 2026 8:16 AM
To: Customer Service <customerservice@cumberlandcounty.ns.ca>
Subject: Gratitude to Wise Council (re: AI); Please Forward

You don't often get email from darryl.whetter@usainteanne.ca. [Learn why this is important](#)

Dear Members, Cumberland Council,

I write to express my profound gratitude at your wise decision to place a moratorium on AI data-centre development here in Cumberland. I divide my time between my cottage in Advocate Harbour and my “teaching house” over near Digby. I’ve lived off and on in Advocate for 25 years and have rarely been so proud of a council as I am of your wise members who proactively refused the costs to the environment, energy, water and resident health posed by AI data centres.

It’s so refreshingly rare to admire politicians.

Appreciatively yours,

Professor/Professeur titulaire Darryl Whetter, BAH, MA, PhD
Chair/directeur, Département des Études anglaises
Université Sainte-Anne

www.darrylwhetter.ca

My Latest Books:

Teaching Creative Writing in Canada:

[https://www.routledge.com/Teaching-Creative-Writing-in-Canada/Whetter/p/book/9781032614106?](https://www.routledge.com/Teaching-Creative-Writing-in-Canada/Whetter/p/book/9781032614106?srsltid=AfmBOoolr1q1pcEEMMBJgHBxK7wLvM5DaTp4fPSZPgZShqo0Itf2QK8T)

[srsltid=AfmBOoolr1q1pcEEMMBJgHBxK7wLvM5DaTp4fPSZPgZShqo0Itf2QK8T](https://www.routledge.com/Teaching-Creative-Writing-in-Canada/Whetter/p/book/9781032614106?srsltid=AfmBOoolr1q1pcEEMMBJgHBxK7wLvM5DaTp4fPSZPgZShqo0Itf2QK8T)

Precarious travel poems:

<https://www.moosehousepress.com/product-page/travelsend-poems-travel-s-end>

The cli-fi novel Our Sands:

<https://www.penguin.sg/book/our-sands/>

From: [Municipal Clerk's Office](#)
To: [Kira Norgren](#)
Cc: [Glen Boone](#)
Subject: FW: possible data centers in Cumberland
Date: August 26, 2026 10:59:54 AM
Attachments: [image002.png](#)

Amanda Janes-Kinnear

Deputy Clerk

Administration Department

902-664-9933

www.cumberlandcounty.ns.ca



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From: Christina Davis <revchristinadavis@gmail.com>
Sent: August 25, 2026 10:11 AM
To: Cathy Coon <ccoona@cumberlandcounty.ns.ca>
Subject: possible data centers in Cumberland

You don't often get email from revchristinadavis@gmail.com. [Learn why this is important](#)

I want to express my concern and opposition to data centers in Cumberland. There is sufficient data available to warrant such concern.

I have looked all over the web site looking for councillor contact information. I believe Angela McCormick is mine. The district map is unclear to me.

I hope the planning department is represented at the council meeting later today. Due to a conflict I am unable to attend the public meeting.

If a committee is struck to explore this topic, I am interested in becoming a citizen member.

Thank you for any help you are able to provide in putting this before council.

regards,

Christina

"I have not failed. I just found 10,000 ways that won't work. Thomas Edison

Rev Christina Davis

902 719-7310 cell



Virus-free www.avg.com

From: [Glen Boone](#)
To: [Kira Norgren](#)
Cc: [Sydney Calder](#)
Subject: FW: No to AI Data Centres
Date: September 3, 2026 4:19:05 PM
Attachments: [image001.png](#)

Glen W. Boone

Director Development and Planning
Development and Planning Department
902-664-9544
www.cumberlandcounty.ns.ca



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From: Jennifer Houghtaling <jhoughtaling@cumberlandcounty.ns.ca>
Sent: August 24, 2026 10:36 PM
To: Glen Boone <gboone@cumberlandcounty.ns.ca>
Subject: FW: No to AI Data Centres

Thank you,
Jennifer Houghtaling
Municipal Councillor
District 3
902-297-1298

jhoughtaling@cumberlandcounty.ns.ca

In the spirit of reconciliation, I acknowledge that I live, work, and play on the unceded, traditional territory of the Mi'kmaq people, and that all people who make their homes here are covered by the Treaties of Peace and Friendship.

From: Laura Browne <laurabrowne@live.ca>
Date: Monday, August 24, 2026 at 4:15 PM

To: Jennifer Houghtaling <jhoughtaling@cumberlandcounty.ns.ca>

Subject: No to AI Data Centres

[You don't often get email from laurabrowne@live.ca. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Jennifer,

Please represent your constituents who voted you in by strongly opposing any promotion of AI Data Centres anywhere in Cumberland County.

Thank you profoundly for your service.

Laura Browne,

Notice of Public Hearing By-law to Amend the Land Use By-law 26-11

Details

 Published: 03 September 2026

Temporary Pause on Accepting AI Data Centre Development Permit Applications

Wednesday, September 16, 2026 at 5:00 pm

Upper Nappan Service Centre

1395 Blair Lake Road, Upper Nappan

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

Purpose: To implement a temporary pause in which no development permit applications will be received for AI Data Centers while the municipality completes its comprehensive review of the Municipal Planning Strategy and Land Use By-law.

Hearing documents can be viewed at cumberlandcounty.ns.ca/plan-cumberland 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



Special Council
Request For Decision (RFD)
Date of Meeting: August 25, 2026

To: Mayor Gilroy and Members of Council

Submitted By: Greg Herrett, CPA, CA
Chief Administrative Officer

Date Submitted: August 18, 2026

Subject: **Temporary Pause on Accepting AI Data Center Development Permit Applications**

Origin: Council direction at the June 24, 2026 regular meeting of Council

Legislative Authority: MGA Section 220(3) states “A land-use by-law may regulate or prohibit development, but development may not be totally prohibited/ unless prohibition is permitted pursuant to this Part.”.

Recommendation: That Council approve, by way of first reading, an amendment to the Cumberland Land Use By-law to include a new section 5.1.24, which shall read as follows:

5.1.24 For a period of six months commencing XX DATE, no development permit applications will be received for AI Data Centers while the municipality completes its comprehensive review of Municipal Planning Strategy and Land Use By-Law.

Upon a motion by Council/ where additional time is deemed necessary to complete the review, this review period may be extended one time by a further period of up to six months.

Any applications received following the expiry of the review period shall be processed in accordance with the requirements in force at that time.

Background: Members of Council have been hearing a significant degree of community-based concern with regard to the potential development of AI Data Centers and wish to complete the ongoing comprehensive review of the MPS and LUB before having to potentially consider any such applications.



Special Council
Request For Decision (RFD)
Date of Meeting: August 25, 2026

Discussion: Council provided direction at the June 24, 2026 meeting of Council to staff to provide information on the mechanics of implementing a moratorium on accepting applications for AI Data Centers.

This action is very similar to the short term moratorium on wind turbine development enacted by Council in early January of 2022. Staff recommendations are based on legal advice received at that time.

Financial Implications: There may be, as yet undefined, negative financial implications of foregone potential taxation revenue related to AI Data Centre development.

Environmental Implications: Almost all of the concerns expressed by members of Council with respect to the potential development of AI Data Centers relate to issue of energy generation and water use.

Community Engagement: If Council approves first reading, a public hearing on the above matter can be held, at a future Council Meeting. In accordance with MGA Section 206, notices for the public hearing will be placed on the Municipal Website two weeks prior to the scheduled date.

Alternatives:

- 1) **Proceed with first reading of the attached by law (recommended).** Once first reading has been given no development permit may be issued in the face of the pending changes.
- 2) **Allow the MPS/LUB review to proceed without enacting a short term moratorium.** Planning staff are of the opinion that the current MPS and LUB likely do not permit the issue of a development permit. Council could allow development to proceed within the existing provisions of the LUB

Attachments:

Attachment A: Draft By-law to Amend the Land Use By-law 26-11 (attached separately)

Attachment B: Policy Review



Special Council
Request For Decision (RFD)
Date of Meeting: August 25, 2026

Attachment B: Policy Review

Policy Direction for Amendment

MPS Section 3.1 Vision Statement for Municipal Planning Strategy

The Cumberland of future generations will be one of prosperity, inclusiveness, and a high quality of life. The rural and small-town lifestyles and close-knit communities that residents value will be preserved and strengthened. Young people will find that Cumberland provides many opportunities to make a livelihood and to put down long-lasting roots in the community. Residents will feel a strong support for, and commitment to, public life. Local businesses and community initiatives will flourish. The cherished natural areas and scenic landscapes will be preserved in their diversity.

The following directions (section 3.2 of the MPS) helped guide the creation of the Municipal Planning strategy to ensure the Plan is developed in alignment with the vision statement noted above.

- Make efficient use of existing infrastructure and guide development of new infrastructure to areas where it will be most sustainable.
- Plan for climate change and respect the power of the natural environment when siting development.
- Use a light touch for regulation, focusing on regulations that are needed and effective, and avoiding those that are not.
- Enable and support businesses of all types.
- Leave room for innovation.
- Recognize the value of resource-based industries, and set aside areas where they are prioritized and protected from development that would be better placed elsewhere.
- View agricultural lands as a non-renewable resource that deserve careful management and protection from inappropriate development.
- Enable and support communities that provide a complete range of housing opportunities and services within an easy travel distance.
- Protect sensitive natural environments from degradation caused by development.
- Recognize geohazards when siting development. [CHG-301]



Special Council
Request For Decision (RFD)
Date of Meeting: August 25, 2026

Legislative Authority

Policy 6-7: Council shall amend the text of the Land Use By-law if the proposed amendment meets the general criteria set out in Policy 6-19.

Policy 6-19: Council shall not amend the Land Use By-law or approve a development agreement unless Council is satisfied the proposal:

Requirement	Comment
(a) is consistent with the intent of this Municipal Planning Strategy; (b) does not conflict with any Municipal or Provincial programs, by-laws, or regulations in effect in the municipality; (c) is not premature or inappropriate due to:	While there is no explicit policy direction providing the legislative authority to amend the LUB as proposed, the proposed amendment doesn't conflict with any policy in the LUB. As provincial directions on Data Centers is not consistent and/or clear between authorities and provincial organizations, the proposed amendment doesn't directly conflict with provincial programs, bylaws or regulations.
(i) the ability of the Municipality and/or Village (where applicable) to absorb public costs related to the proposal;	This is not applicable as the public costs have already been committed to any projects relating to AI Data Centers. It is important to note this is a primary concern pertaining to permitting AI Data Centers, the proposed amendment addresses this concern on a proactive level.
(ii) impacts on existing drinking water supplies, both private and public;	This is not applicable as no Data Centers processing AI already exist. It is important to note this is a primary concern pertaining to permitting AI Data Centers, the proposed amendment addresses this concern on a proactive level.
(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to	This is not applicable as no Data Centers processing AI already exist. It is important to note this is a primary concern pertaining



Special Council
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Date of Meeting: August 25, 2026

accommodate on-site water and sewage services;	to permitting AI Data Centers, the proposed amendment addresses this concern on a proactive level.
(iv) the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;	This is not applicable as no Data Centers processing AI already exist.
(v) the adequacy of fire protection services and equipment;	This is not applicable as no Data Centers processing AI already exist.
(vi) the adequacy and proximity of schools and other community facilities;	This is not applicable, the proposed amendment addresses this concern on a proactive level.
(vii) 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;	This is a primary concern pertaining to permitting AI Data Centers, the proposed amendment addresses this concern on a proactive level.
(viii) the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;	This is a primary concern pertaining to permitting AI Data Centers, the proposed amendment addresses this concern on a proactive level.
(ix) impacts on sensitive environments, as identified on Schedule B;	This is a primary concern pertaining to permitting AI Data Centers, the proposed amendment addresses this concern on a proactive level.
(ixA) impacts on wildlife corridors; [CHG-601]	the proposed amendment addresses this concern on a proactive level.
(x) impacts on known habitat for species at risk;	the proposed amendment addresses this concern on a proactive level.
(xA) risks presented by geohazards; [CHG-601]	the proposed amendment addresses this concern on a proactive level.
(xi) the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way; and	the proposed amendment addresses this concern on a proactive level.



Special Council

Request For Decision (RFD)

Date of Meeting: August 25, 2026

(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.	This is not applicable, the proposed amendment addresses this concern on a proactive level.
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Municipality of Cumberland By-law 26-11

By-law to Amend the Land Use By-law

1. This By-law is entitled the By-law to Amend the Land Use By-law 26-11.

2. Inclusion of Section 5.1.24 which shall read as follows:

5.1.24 For a period of six months commencing upon Council approving First Reading of the By-law to Amend the Land Use By-law 26-11, no development permit applications will be received for AI Data Centers while the municipality completes its comprehensive review of Municipal Planning Strategy and Land Use By-law.

Upon a motion by Council/ where additional time is deemed necessary to complete the review, this review period may be extended one time by a further period of up to six months.

Any applications received following the expiry of the review period shall be processed in accordance with the requirements in force at that time.

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 26-11 approved by the Council of the Municipality of Cumberland on _____.

Municipal Clerk:

Date:

*Effective date of By-law unless specified in the By-law.