


Notice of Adoption - By-Law 25-07

Details

 Published: 19 September 2025

Second Reading and Adoption of the By-law to Amend the Land Use By-law 25-07 took place on Wednesday, September 17th, 2025.

The purpose of the adopted By-law is to:

- **Rezone PIDs 25084906, 25268236, 25268228, 25268244, 25084880, 25084872, 25251463, 25468307, and 25468257 from Rural Resource (Rsrc) to Commercial Recreation (CRec) Zone**
- **Amend section 5.2 of the LUB to add section (c) Park, and**
- **Amend section 14 of the LUB to add the definition of Park.**

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 Utility and Review Board (1-855-442-4448 / board@novascotia.ca) in accordance with the provision of the Municipal Government Act.



COUNCIL
SECOND READING
Date: September 17th, 2025

TO: Mayor and Council

FROM: Glen Boone, Director of Development and Planning

DATE: September 17th, 2025

SUBJECT: **Second Reading – By-Law to Amend the Land Use By-Law 25-07 to rezone multiple PIDs along Wyvern Rd. and Wentworth Collingwood Rd., in Collingwood Corner, from Rural Resource (Rsrc) Zone to Commercial Recreation (CRec) Zone.**

ORIGIN: On April 23rd, staff received a rezoning application from Bragg Lumber Company LTD to rezone multiple PIDs from Rural Resource (Rsrc) Zone to Commercial Recreation (CRec) Zone to enable the development of the River Philip Golf Resort along the River Philip.

PID	Location	Current Zone	Proposed Zone	Proposed Use
25084906	Collingwood Corner	Rural Resource (Rsrc) Zone	Commercial Recreation (CRec) Zone	Golf Resort
25268236				
25268228				
25268244				
25084880				
25084872				
25251463				
25468307				
25468257				

LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT

MGA Section 205: Requirements for Adoption of Planning Documents

MPS 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 a rezoning unless council is satisfied;

- (a) *If the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104;*
- (b) *If the proposed change is not prohibited by any other policy in this Plan;*
- (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*
- (cA) *The proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards; and*
- (d) *The proposal meets the general criteria for amending the land use bylaw, set out in Policy 6-19.*



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RECOMMENDATION: THAT Council approve Second Reading of the By-Law to Amend the Land Use By-Law 25-07 to rezone PIDs 25084906, 25268236, 25268228, 25268244, 25084880, 25084872, 25251463, 25468307, and 25468257 from Rural Resource (Rsrc) to Commercial Recreation (CRec) Zone AND to amend section 12.5.2 of the LUB to add section (c) Park, and amend section 14 of the LUB to add the definition of Park.

BACKGROUND:

The subject property is in Collingwood Corner, running along the Wyvern Rd. and Wentworth Collingwood Rd., with many of the subject properties fronting the River Philip. Cumulatively, the subject properties consist of approximately 3844.2 acres in area. The subject properties are currently largely zoned Rural Resource (Rsrc) and are not actively used by the property owner, as they mostly remain unmaintained. The subject lands previously had various hunting camps on the property, which the current property owner had leased to various people. Those leases have since been duly cancelled by the property owner. Collingwood Corner and the River Philip are locations in Cumberland County that see a lot of tourist and outdoor recreation. Within the vicinity, there are ample hiking and ATV trails, local fishing spots and more.

The property owner is looking to develop the subject properties to create a golf resort, boasting an 18-hole golf course, up to 180+/- residential building lots, a pro shop/clubhouse/inn, and an English Style Pub and Restaurant. To permit such development, the property owner is requesting to rezone the property from the Rural Resource Zone to the Commercial Recreation Zone.

Currently, the subject property is zoned Rural Resource, with portions of the subject property zoned Flood Hazard. This zoning assignment was done in 2018, based on the assessment of topographical and geological characteristics of the land, which determined the land to be susceptible to flooding. The Municipality is not considering rezoning the flood hazards; instead, the applicant proposes the use of strategic placement of golf course fairways and putting greens to enable the development within the Flood Hazard Zone, in accordance with the LUB.

Typical concerns relating to development within the Flood Hazard (FLHz) Zone pertain to a development's ability to remove or relocate structures, as needed. These concerns would not exist with the proposed fairways and putting greens located in the Flood Hazard Zone, as minimal structures and infrastructure would be required. Any infrastructure located within the Flood Hazard Zone, relating to the use of the fairways and putting greens, could be easily removed and relocated, and would be limited in size.

DISCUSSION:

Under the current zoning, only a selection of the land uses being proposed would be permitted to exist within the Rural Resource (Rsrc) Zone. To facilitate the entire resort development, a rezoning for Commercial Recreation (CRec) Zone is required.



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In addition to being zoned, Rural Resource portions of the Subject Properties are zoned Flood Hazard (FLHz). This zoning assignment was conducted in 2018, which means the land may be subject to flooding. As such, the MPS identifies that permitted development of these lands is limited to agricultural uses, existing dwellings, and parks. While MPS allows for parks to be permitted within the Flood Hazard Zone, this has not been carried through to the LUB, as Park is not listed as a permitted use within the FLHz Zone. As such, staff are recommending Park be added to section 12.5.2 to carry out the intent of the MPS.

Further to not being permitted within the FLHz zone, Park is not currently a defined use within the LUB. As such, staff are recommending a definition be added to ensure the proper application and administration of development permits for Park uses. The proposed text amendments are attached to this report as Attachment D. The proposed definition for Park includes fairways and putting greens but excludes any structures or infrastructure over 20sqm and not necessary to the safe and accessible operation of the Parkland use. Structures and infrastructure necessary for the safe and accessible operation of Parkland are included in the definition of Park to permit specific infrastructure required by Nova Scotia law, to ensure the safe and accessible public use of land. It is of the opinion of Staff that adding Parks as a permitted land use not only carries out the intent of the MPS but also would be appropriate based on the proposed definition for Park.

Structures associated with the Golf Course development, such as on-course services and accessible washroom facilities over an area of 20sqm, will be required to be located on the portions of the property zoned Commercial Recreation. As mentioned previously in this report, structures under the area of 20sqm are not eligible for development permitting, and therefore, the Municipality does not have the regulatory ability, under the Land Use By-law, to prohibit structures of this size, regardless of the proposed amendment.

The proposed development would be serviced by a central sewage system, designed to meet the service capacity of the entire resort. This system will be subject to NSECC comments and approval at the subdivision stage. The approval of each lot at the subdivision phase is subject to on-site sewage system (OSS) approval from Nova Scotia Environment and Climate Change Dept. (NSECC).

Furthermore, a private water source has been identified to service the proposed development. Initial field investigations have provided positive volume data and has identified groundwater sources through wells. The developer has obtained a hydrologist and is reviewing options for water supply and may develop a private water distribution system.

All road networks interior to the project will be private roads and are subject to Municipal approval at the subdivision stage. The design, construction, certification, and maintenance of the private roads is the responsibility of the property owner and are not entitled to municipal services, including grading, ditching, snow plowing, graveling, school busing, and garbage collection.



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Should Council choose to approve the proposed development, the regulatory requirements for the proposed development would include:

Subdivision Phase:

Road Network Approval – approving authority is the Municipality in respect to private road design and construction, intersections with any public roads require approval from NS Dept of Public Works (NSDPW).

OSS Approval – approving authority is the NS Dept of Environment and Climate Change (NSECC)

Permitting Phase:

Development and Building Permitting - Approving authority is the Municipality.

Council should be aware the By-law number for the proposed by-law has changed since the first reading, due to an administrative error. The By-law name has since changed from By-law to Amend the Land Use By-law 25-05 to By-law to Amend the Land Use By-law 25-07.

FINANCIAL IMPLICATIONS:

River Philip is an area which supports a lot of tourism activities. The development of the River Philip golf course would accommodate the travelling public and support the tourism industry in the area. This will in turn stimulate local economic activity. River Philip Golf Resort would become a significant commercial taxpayer.

ENVIRONMENTAL IMPLICATIONS:

The proposed development would be serviced by on-site sewage systems (OSS). Each residential lot will require OSS and will be subject to approval from NSECC at the subdivision stage. Furthermore, each system being installed will require a permit from NSECC at the permitting stage. At the Subdivision stage, stormwater drainage plans are required in order to enter into a servicing agreement with the Municipality, as required by the Subdivision Bylaw. The developer, through their Qualified Professionals (QP), may consider the development of 'cluster' OSS and/or private sewage treatment systems.

Portions of the subject property are zoned Flood Hazard, which limits permitted development; however, the applicant is proposing strategic placement of land uses and structures to ensure all proposed uses within the Flood Hazard Zone align with the permitted uses and definitions of the Land Use By-law.

Environmental Protection measures have been taken to ensure construction activities do not impact the River Philip. Mitigative practices currently in place have been approved by NSECC and include sediment screening on the river edge and creating interceptor "trenches" between the earthworks and the river to capture any runoff. Furthermore, hydroseeding has been done along the watercourse to increase the structural integrity of the river's edge during construction activities to support sediment and erosion control. The developer also has Strum Engineering on site on a regular basis to monitor the work.



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Furthermore, the proponent has created a stormwater management plan, including the creation of stormwater retention ponds. The grading of the course ensures runoff from the development is directed to the retention ponds and any runoff created by the development, chemical runoff or otherwise, is held within the retention ponds.

The environmental protection measures in place are in alignment with the requirements of NSECC Department of Fisheries (DFO). Regulation and monitoring of construction activities along watercourses, including the River Philip, is the jurisdiction of NSECC and DFO. The Municipality does not have the regulatory authority to require and enforce construction activity protection measures along a watercourse.

The Developer has partnered with the North Shore River Restoration Association (NSRRA) to ensure Atlantic Salmon Habitats are protected throughout construction and the long term operation of the Resort.

COMMUNITY ENGAGEMENT:

On August 27th, a Public Hearing was held on the above matter. In accordance with Section 206 of the MGA, notices were placed on the municipal website on August 13th, 2025, two weeks prior to the scheduled date. Furthermore, a notice was placed in the Chronicle Herald on August 16th, 2025 and two Planning Notice signs were placed on the property, along the Wyvern Road and the Collingwood-Wentworth Road. Staff began receiving comments from the public regarding the proposed development on August 26, one day before the scheduled public hearing. Concerns of the public were verbalized to Council; however, due to the fact that staff had already submitted their report to Council, the full account of comments and concerns received by Staff is being provided to Council for the Second Reading and is included as Attachment H to this report. Concerns presented by the public include:

- Create significant sediment deposits in the river which will impede the reproduction of Atlantic Salmon.
- Decreased tree canopy along the river which will result in warmer waters, impacting the Salmon population's ability to reproduce.
- The potential impacts of stormwater runoff created by the resort,
- The loss of access towards an informal travel way, Ripley Road and
- The impact of river crossings on the local ecosystem.
- One more recent concern raised the potential impact on property taxes and increases

While the Public presents valid concerns, these are largely anticipated impacts which the proponent has planned for and has created mitigation plans to ensure no substantial or long-term impact to the local environment is created. The land shaping activities conducted thus far are permitted to occur under the Land Use By-law, as these are activities that are monitored and enforced by the Nova Scotia Department of Environment and Climate Change. Residents have requested an Environmental Assessment (EA) be completed for the development. An Environmental Assessment is a review process regulated and overseen by the Nova Scotia Department of Climate Change, which the developer is required to identify the potential benefits from development, the potential impacts of the development on the environment and how those impacts will be managed. It is important to understand the Municipality does not currently have an ability to require an EA to be completed.



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Furthermore, Environmental Assessments are assessment tools specially for industrial developers and developments. In response to concerns of the Public, the developer has partnered with North Shore River Restoration Association, with the support of the Nova Scotia Salmon Association, will be carrying out restoration activities on the development property. Their partnership increases the developer's ability to monitor the project. NSRRA has already been on site.

Residents also presented a concern about the loss of access to Ripley Road. Ripley Road is not a formal or Municipally approved Private Road; it is a local, unregistered traveled way. The public use of such a travelled way is at the discretion of the property owner. The proponent has worked with the local ATV and Trails association to create an alternate route (see Attachment D) for members of the public currently using Ripley Road as a trail. A resident raised the question of the applicability of Prescriptive Rights. Prescriptive Rights is a legal means in which a person can gain ownership of land by possession rather than by an expressed or implied granting of land. In order for Prescriptive Rights to be established for Ripley Road, a claim to the land must undergo a legal process, facilitated by a lawyer, in which it is determined if the circumstances of prescriptive rights are fulfilled by the claim made. This is not the responsibility of the Municipality to facilitate the process of establishing prescriptive rights. We have asked the developer to address the access concerns, and they have presented an alternative route for the trail. This is shown in Attachment D of this report.

ALTERNATIVES:

- Council may reject the proposed amendments
- Request further information
- Defer the decision to a later date

ATTACHMENTS:

Attachment A: Zoning Map Change

Attachment B: Aerial and Street Images

Attachment C: Concept Site Plan

Attachment D: Proposed Alternate Trail Routing

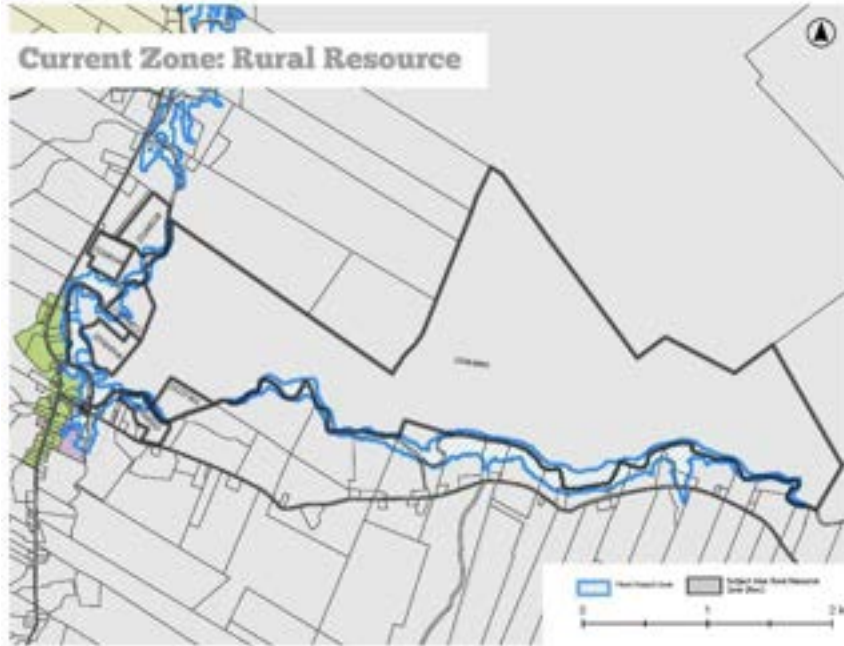
Attachment E: Stormwater Management Plan Mapping

Attachment F: Proposed Text Amendment

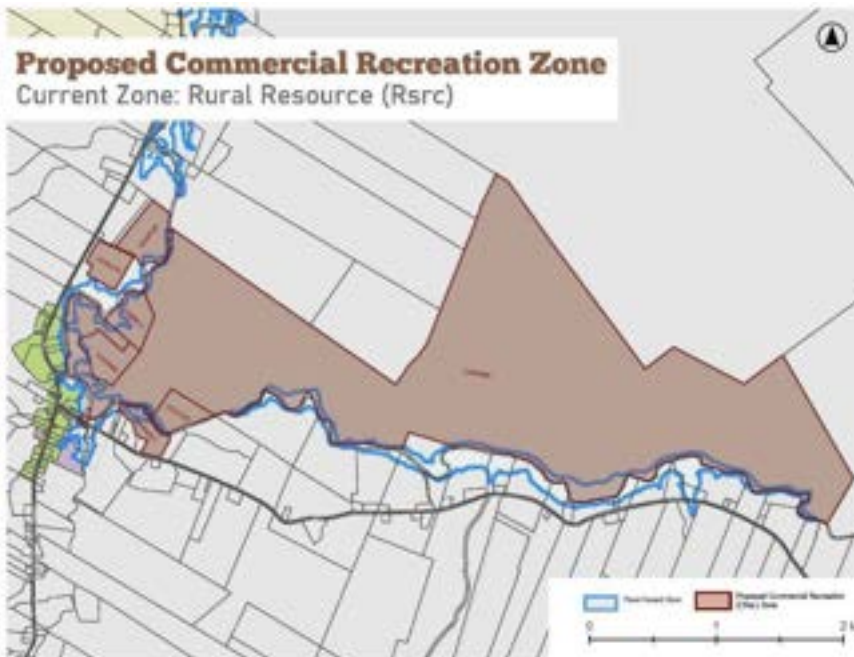
Attachment G: Policy Review

Attachment H: Public Input Report

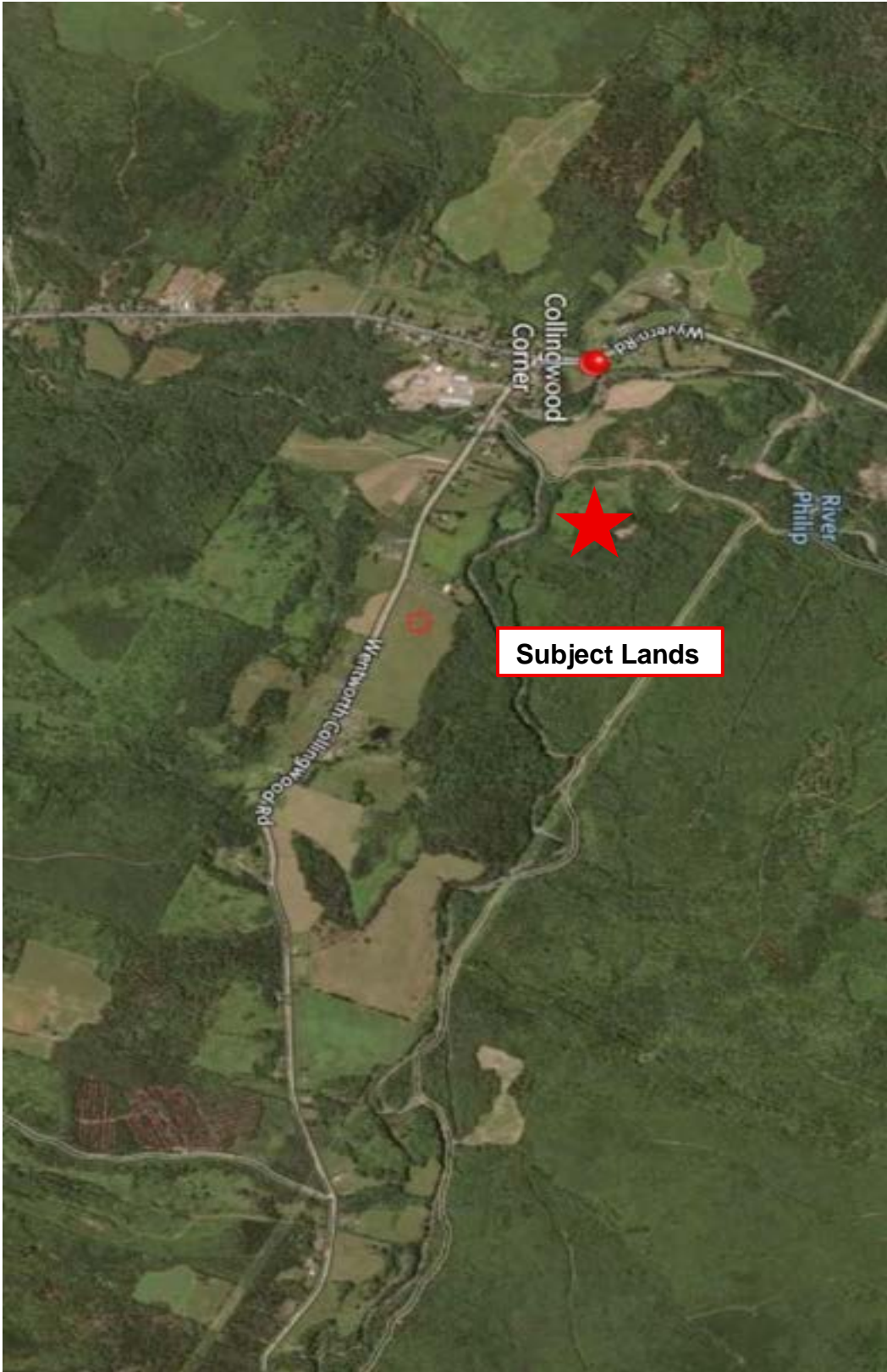
Attachment A: Zoning Map Change



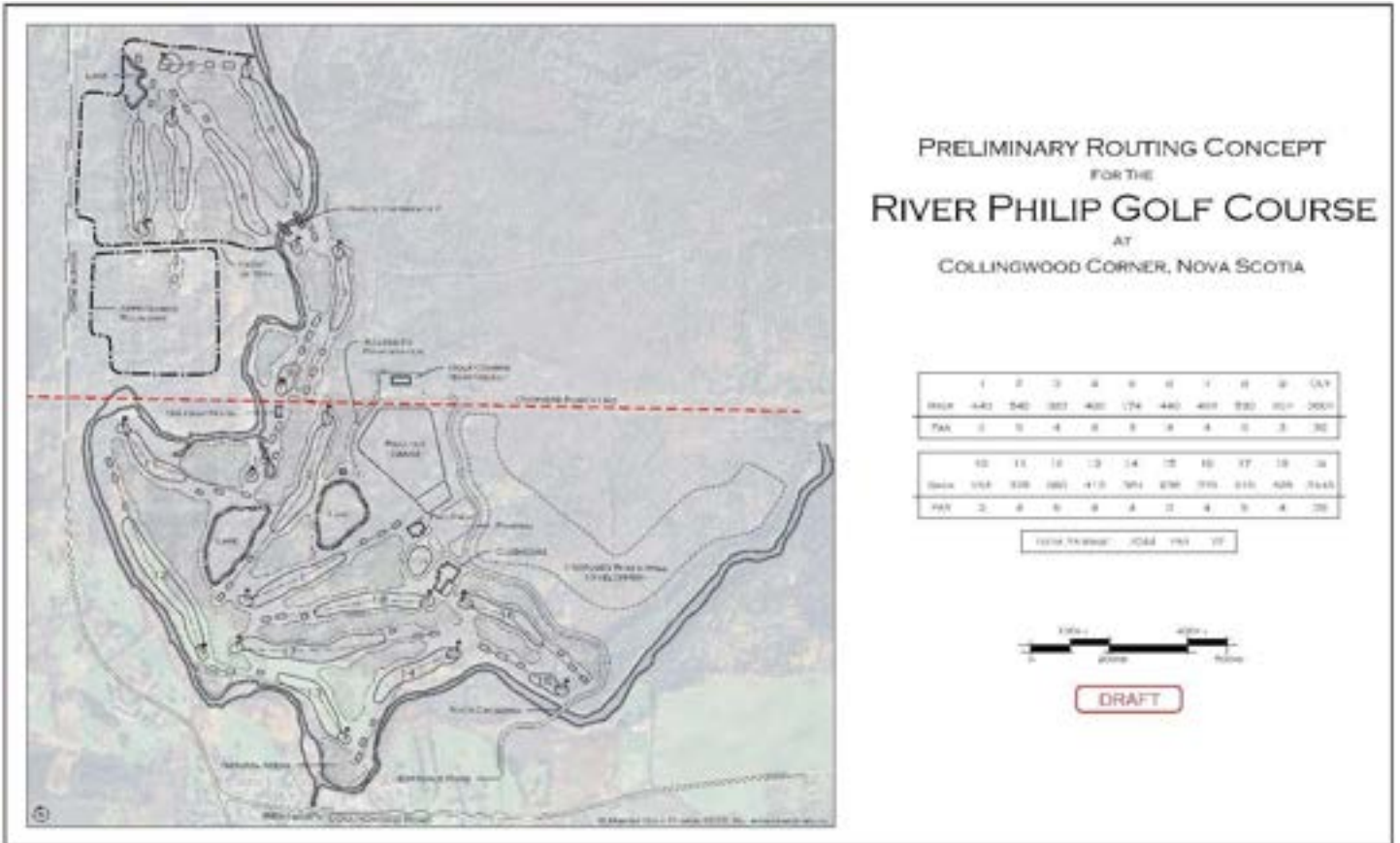
Changes To:



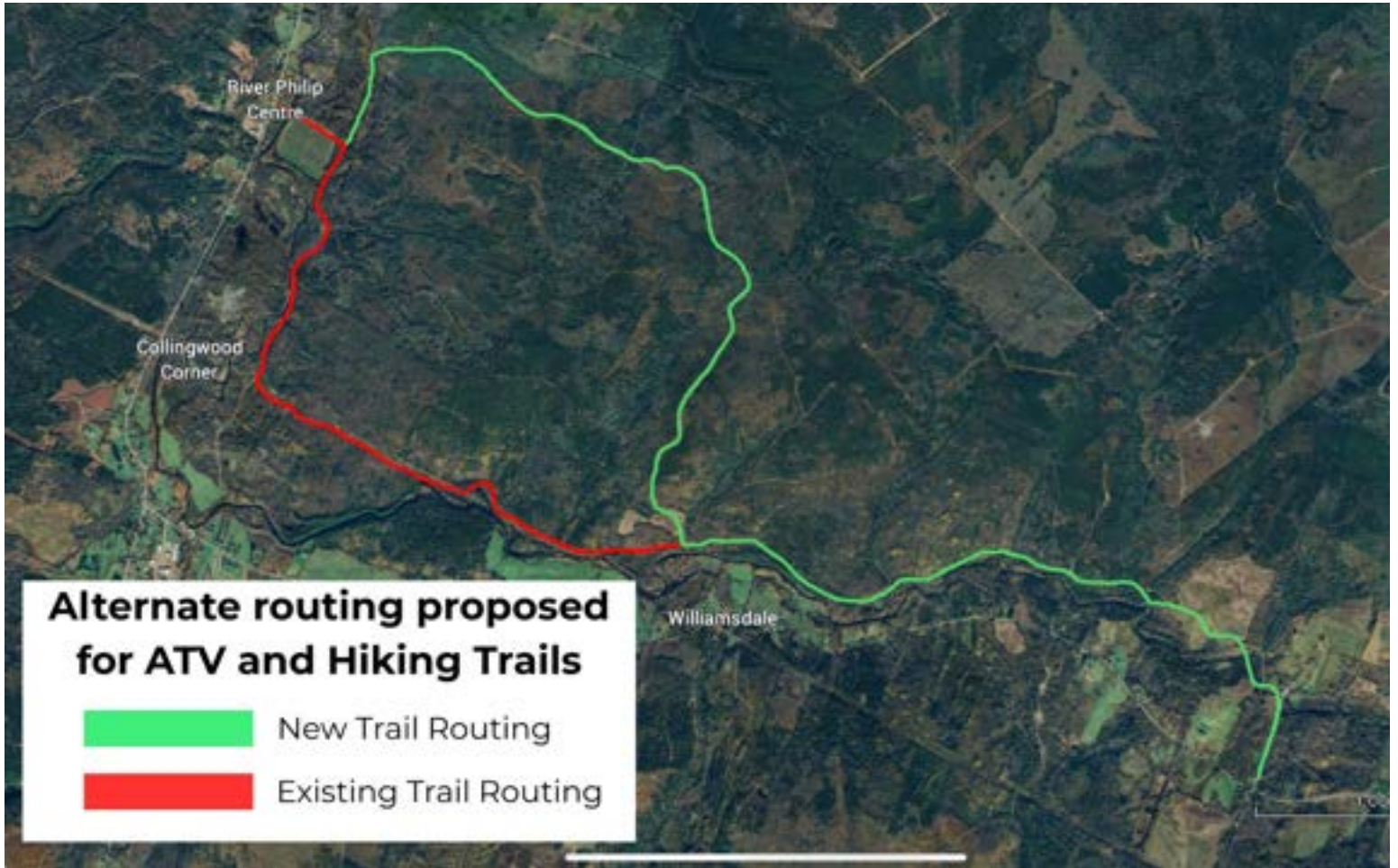
Attachment B: Aerial and Street Images



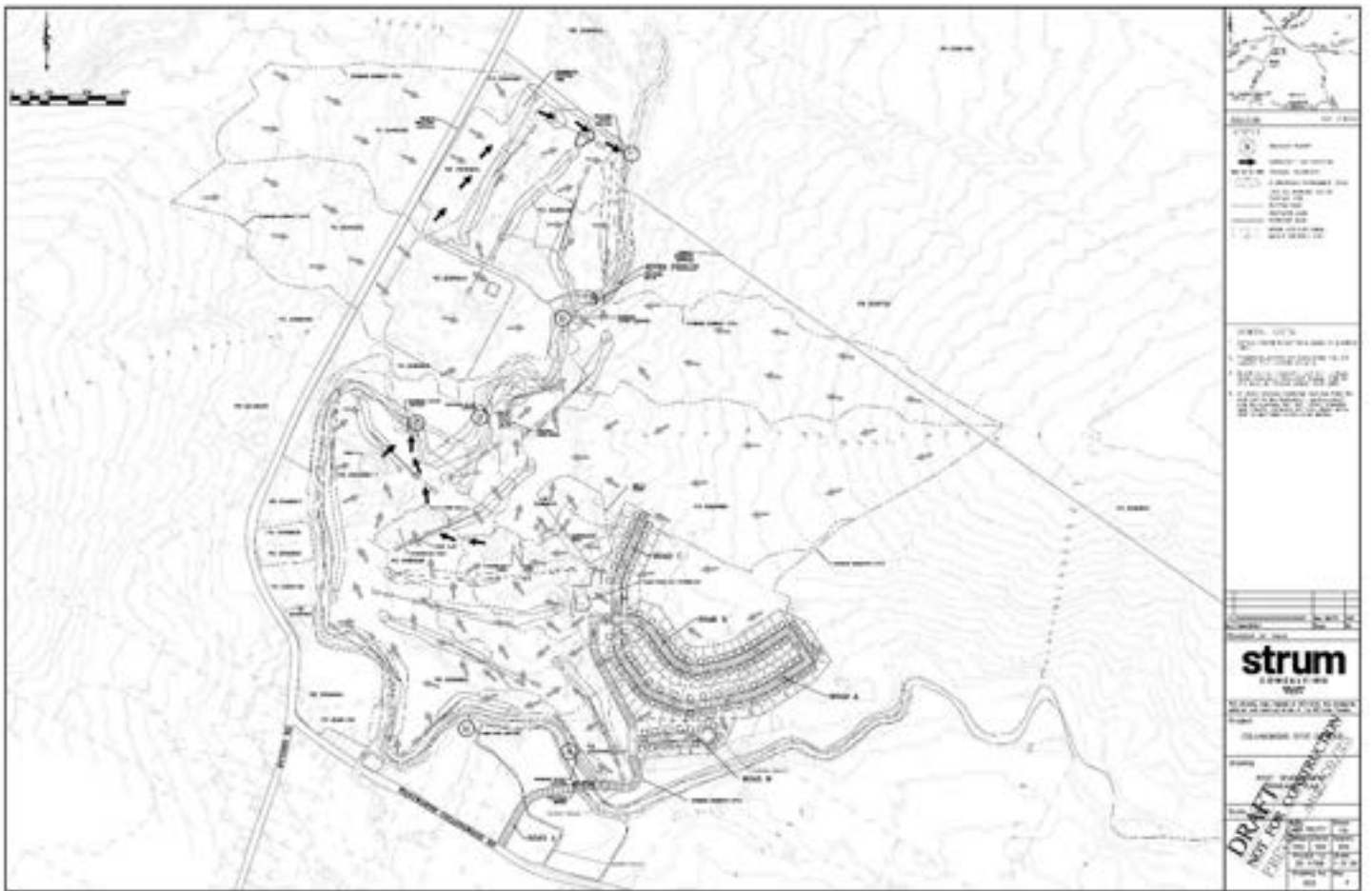
Attachment C: Concept Site Plan



Attachment D: Alternate Trail Routing



Attachment E: Stormwater Management Plan Mapping





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Attachment F: Proposed Text Amendments of the Land Use By-law

12.5.2 the following uses shall be permitted in the Flood Hazard Zone, subject to all applicable requirements of this By-Law.

- (a) Agriculture uses
- (b) Dwellings – Existing
- (c) Park**

Section 14 – Definitions

Park means a dedicated area of land which is used for passive or active recreation and may include play structures, fairways and greens, structures under 20sqm in area, accessory structures ancillary to the main use, and infrastructure necessary for the safe and accessible use of land.



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Attachment G: Policy Review

**MPS Policy 5-24 Council shall, on Schedule A, the Future Land Use Map, permit the following in zones within the Resource designation.
(b) Commercial Recreation (CRec) Zone
(j) Rural Resource (Rsrc) Zone**

Comment:
As both zones are permitted in the Resource Designation, an MPS amendment would not be required to enable the rezoning.

LUB 12.4.1 The Commercial Recreation zone is intended to permit commercial recreation activities such as Campgrounds, RV Parks, Golf Courses, and Driving Ranges.

Comment:
Proposed development aligns with the intent described.

MPS Policy 4-43 Council shall, in the Land Use Bylaw, establish the Flood Hazard Zone, intended to limit development on the lands that are identified as presenting a higher risk of environmental hazards to development. Permitted uses in the Flood Hazard Zone shall be restricted to agriculture, existing dwellings, and parks. New single unit dwellings and vacation rentals shall be permitted in the Flood Hazard Zone subject to site plan approval requirements aimed at reducing risks to human health and property, and at minimizing erosion and the worsening of flood impacts.

Comment:
The applicant has strategically sited the structures and golf course so that the only development occurring within the Flood Hazard Zone is the development of hiking trails, putting greens and fairways.

All structures will be located in the portion of the property being considered for rezoning.

MPS Policy 4-45 Council may, through the land use Bylaw and in accordance with additional geomorphic floodplain delineation efforts, rezone lands to or from the Flood Hazard Zone. Council shall not otherwise rezone lands out of the Flood Hazard Zone without an amendment to this plan.

Comment:
The intention of the proposed amendment is not to rezone the Flood Hazard lands, but to solely rezone the portion of the property that is currently zone Rural Resource (Rsrc).



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MPS 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 the rezoning unless council is satisfied.	
Requirement:	Comment:
<i>(a) if the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104;</i>	Not applicable.
<i>(b) The proposed change is not prohibited by any other policy in this plan;</i>	No identified conflicts.
<i>(c) the purpose of the proposed zone is consistent with the location and the characteristics of the lands;and</i>	Proposed project aligns with the characteristics of the land.
<i>(cA) the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards;</i>	Strategic siting of structures minimizes the risk of impact the presence of geohazards may pose on the development and surrounding environment.
<i>(d) The Proposal meets the general criteria for amending the Land Use Bylaw, set out in Policy -19</i>	See below

MPS 6-19 Council shall not amend the Land Use By-law or approve a development agreement unless Council is satisfied the proposal:	
Requirement:	Comment:
<i>(a) Is consistent with the intent of this Municipal Planning Strategy</i>	Is Consistent.
<i>(b) Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.</i>	No conflicts have been identified.
<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 development. Applicants are required to post a performance surety at the subdivision stage.
<i>(ii) Impacts on existing drinking water supplies, both private and public.</i>	The developer has identified a private water source for the development.
<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>	The applicant intends to build a shared wastewater treatment facility. This system is subject to approval from NSECC. Residential lots and buildings will be service by OSS subject. Each system is requires NSECC approval and permitting.

<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>All private road networks are subject to Municipal Approval. The applicant is in the process of obtaining driveway approval from NSDPW. Proposed river crossings will require approval from NSECC.</p>
<p><i>(v) The adequacy of fire protective services and equipment;</i></p>	<p>Development is under 5 min travel time from the Collingwood Fire Hall.</p>
<p><i>(vi) The adequacy and proximity of schools and other community facilities.</i></p>	
<p><i>(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.</i></p>	<p>No known pollution problem in the area. Construction activities relating to creating roads and wastewater systems will be subject to review from NSECC to prevent erosion or watercourse siltation occurs. Watercourse siltation and erosion mitigation measures are currently in place for the construction activities occurring, these measures are reviewed and approved by NSECC.</p>
<p><i>(viii) The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i></p>	<p>The developer has created a stormwater management plan to ensure post-development run-off is retained on the property. These plans will be subject to Municipal Approval at the subdivision stage.</p>
<p><i>(x) Impacts on sensitive environments, as identified on Schedule B</i></p>	<p>No structures are intended to be located on the portions of the subject properties identified on Schedule B as a sensitive environment.</p>
<p><i>(xi) Impacts on wildlife corridors</i></p>	<p>No identified wildlife corridors. The developer is working with North Shore Rivers Restoration Association to ensure Salmon population in the River Philip are not negatively impacted by the development.</p>



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<p><i>(x) Impacts on known habitat for species at risk</i></p>	<p>The developer is working with North Shore Rivers Restoration Association to ensure Salmon population in the River Philip is not negatively impacted by the development.</p>
<p><i>(xA) risks presented by geohazards</i></p>	<p>Risks presented by geohazards are mitigated through strategic structure siting.</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>All watercourse buffers shall be maintained. River crossings are subject to approval 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 identified.</p>



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Attachment H: Public Input Report

Attached Separately

Public Input Report

The Public received notification for the Public Hearing on the proposed development through a variety of mediums. A notice for the proposed development was posted to the Municipal Website in accordance with section 206 of the MGA. Further to the notification required by the MGA, Staff placed a advertisement in a local paper, The Chronicle Herald, a week before the scheduled Public Hearing. Finally, Staff also placed two Planning Notice Signs on the subject property, to be visible from the public road. These three forms of engagement and public notification ensured staff was engaging the public on all forms of communication, print, digital, and physical signage. Digital Notices were circulated through municipally operate social media channels and platforms.

Staff received amply engagement from the public;

- 24 written submissions
- 4 calls inquiring towards the development and/or the hearing scheduled

Staff was able to note some consistency in theme with the submissions and comments received. The general theme of the public input revolves around the protection of the River Philip.

Note: This is a neutral report, simply communicating the points of discussion presented by the public. This report does not validate or confirm the presence of development concerns as a fact; it reflects the concerns experienced and/or perceived by the Public.

Some common themes were noted by Staff in the Public Feedback:

Protecting the River Philip

Many Residents are concerned towards the impact that current construction activities are having on the River Philip, specifically on the Salmon populations. Residents are concerned towards;

- Sediments in the water / watercourse siltation
- Removal of brush adjacent to the river will impact the temperature of the river and will disrupt animal habitats.
- Impacts of stormwater runoff and potential impacts to the local water supply.

Oversight and Enforcement

The Public expressed they felt not enough engagement was conducted prior to land clearing and land shaping activities. They feel there has not been enough communication regarding the approval the developer has undergone and the environmental protection

measures in place. Some residents feel the protection measure undertaken are not sufficient. Residents would like to see an Environmental Assessment be conducted for the proposed development to ensure the proper oversight and regulatory approval is being obtained and to ensure all activities are conducted in a sustainable manner

Change to Community Character

Many residents also noted that the serene nature and fishing opportunities are central to the character of the community, many have expressed a concern that with the development of a new golf resort, the community character will change.

The following is an account of all written communications received by Staff in regard to the proposed development, up to September 11, 2025.

Positive Engagement and Communication towards the Proposed Development

From: [Glen Boone](#)
To: [Kira Norgren](#); [CAO](#); [Municipal Clerk's Office](#)
Cc: [Amanda Janes-Kinnear](#)
Subject: Fw: Golf Course Development
Date: September 2, 2025 3:25:47 PM

From: North Shore Rivers Restoration Association <northcolchesterrivers@gmail.com>
Sent: Tuesday, September 2, 2025 12:28:03 PM
To: Amy Weston <amy.weston@nssalmon.ca>
Cc: Nicholas Macinnis <nicholas.macinnis@nssalmon.ca>; Jenell Masse <jenell.masse@nssalmon.ca>; Corey Mosher <corey.mosher@nssalmon.ca>; Glen Boone <gboone@cumberlandcounty.ns.ca>; dgreen@asf.ca <dgreen@asf.ca>; Kate Sherin <kate@sherincreative.com>; Mike Bardsley <bardsley.mike@gmail.com>; Dave Greenwood <dgreenwood@storageinn.ca>
Subject: Re: Golf Course Development

Hi Amy,

Thanks for the letter and offer of support.

Over the past few years the NSRRA has seen successful and exponential growth in funding, capacity and visibility. This success would not have been made possible without the support of our Board of Directors, staff, the NSSA and our other partners in conservation. Over the last 26 years our ongoing restoration activities in the French, Waughs and Wallace River Watersheds have had a positive impact in Cumberland and Colchester Counties.

Over the next few weeks we will be planning restoration activities on the development property. The environmental concerns that have been expressed regarding the construction of the golf course is why the NSRRA is involved and have partnered with the development group. From the very beginning the developers have been very supportive of our integrated watershed management approach and are willing to provide us with the necessary resources to complete the projects.

As with past projects we will be relying on the NSSA and others partners for technical support where needed. I'll be reaching out over the next few weeks as we move forward. We are stronger and have a greater chance of success by working together.

All the best and we will talk soon,
Brent

Brent Locke
Habitat & Development Supervisor
North Shore Rivers Restoration Association
(902) 880-4821
northcolchesterrivers@gmail.com

On Wed, Aug 27, 2025 at 1:16 PM Amy Weston <amy.weston@nssalmon.ca> wrote:

Hi Brent,

Thank you for sharing the NSRRA's engagement with the Bragg Development Group. Local involvement is crucial, and the River Philip is a beautiful river that deserves attention and strong stewardship.

Golf course developments are often linked to negative impacts on rivers, but this is not inevitable. While development carries risks, applying modern best practices can prevent or mitigate environmental harm. This requires a sustained commitment to implementing these measures during both the construction phase and the ongoing operation and maintenance of the golf course.

As the NSSA has expressed, we hope the Bragg Group will demonstrate proactive leadership by ensuring care and expertise on-site. Their contractors should apply effective and comprehensive best practices. This project presents an opportunity to showcase river protection and community development.

We would be happy to provide assistance and recommendations for safeguards to support protection and mitigation efforts. We look forward to collaborating with the NSSRA to protect and restore the river.

Regards -

Amy



Amy Weston
Nova Scotia Salmon Association
Managing Director

Cell 902 521 4612

amy.weston@nssalmon.ca

From: North Shore Rivers Restoration Association <northcolchesterrivers@gmail.com>
Sent: Tuesday, August 26, 2025 11:56 PM
To: Amy Weston <amy.weston@nssalmon.ca>; Nicholas Macinnis <nicholas.macinnis@nssalmon.ca>; Jenell Masse <jenell.masse@nssalmon.ca>; Corey Mosher <corey.mosher@nssalmon.ca>; gboone@cumberlandcounty.ns.ca; dgreen@asf.ca
Subject: Golf Course Development

Hello Everyone,

Over the past number of weeks the NSRRA has had a number of meetings with the Bragg Development Group and has entered into partnership to plan, implement and oversee conservation and restoration projects on the site of the golf course and residential development. This will be announced tomorrow at the residential housing zoning meeting.

As the only active river restoration association working in this community and with the development of our River Philip Watershed Management Plan, the relationship between the developer and our association was a natural fit. We have completed a number of planning meetings, site visits and have identified a number of areas on the development property that may be suitable for restoration. The family has given us full site access and resources to complete any projects that we undertake. We hope that we can rely on your cooperation in assisting us with these restoration activities.

In closing, the NSRRA takes an integrated approach to

watershed management, considering environmental, social and economic factors in any project we undertake. The development of the golf course is important to Collingwood and the surrounding communities. It will provide much needed jobs for Cumberland County, enhance the profile of the community, the River Philip and be a great legacy for the Bragg family. With proper planning and cooperation there is no reason why the golf course and the river can't successfully co-exist.

If you have any questions please feel free to reach out.

All the best,

Brent

Brent Locke

Habitat & Development Supervisor

North Shore Rivers Restoration Association

(902) 880-4821

northcolchesterrivers@gmail.com

Nova Scotia Salmon Association
PO Box 44084 Bedford NS B4A 3X5
NSSalmon.ca



Mr. John Bragg
Oxford Frozen Foods Ltd.
Bragg Lumber Company

c/o: Glen Boone, Cumberland County Municipality
gboone@cumberlandcounty.ns.ca

August 25, 2025

Dear Mr. Bragg,

We are writing to you on behalf of the Nova Scotia Salmon Association to express our shared value in the protection and enhancement of healthy rivers, particularly the River Philip, which is a treasured watershed in our province and an important home to wild Atlantic Salmon.

As your development of a golf course and residential building lots in the Collingwood area progresses, we recognize this as an ambitious and potentially positive legacy for the community. River Philip runs through the heart of the community, and of this planned development -- it deserves to be protected and celebrated. Achieving this requires leadership and commitment to ensure this legacy includes maximum care of the surrounding natural environment, most importantly, the River Philip.

We have heard from members of our association and local residents who are concerned about the early impacts of development activities near the river, including potential effects on water quality, fish habitat, and riverbank stability. These voices reflect a broader public interest in preserving this river not just as a waterway, but as a valuable community asset that supports recreational, ecological, and cultural benefits.

That said, there remains a real opportunity to approach this project with renewed commitment to best practices in design, construction, and long-term land use—practices that recognize the river as a shared responsibility. With the extreme dry conditions we are currently experiencing, it is critical that site planning include robust water management and erosion control measures. Without them, the arrival of seasonal rains will inevitably result in significant sedimentation that can cause long-term damage to Atlantic Salmon spawning habitat and other aquatic life.

We urge you and your team to ensure these measures are not only in place but actively monitored and maintained. The NSSA would be pleased to provide assistance and recommendations for safeguards that could support the preservation—and even improvement—of fish habitat in the River Philip. We know that those involved in the project, like us, care deeply about this river and the legacy it represents.

We believe that with attention to these concerns and a spirit of collaboration, your development can serve as a model for how rural economic development and environmental stewardship can coexist.

We would welcome the opportunity to speak further and offer our support. Thank you for your attention to this important matter.

Sincerely,

Amy Weston
Managing Director
amy.weston@nssalmon.ca
(902) 521-4612

Comments of Concern and/or opposition to the Proposed Development

From: [Diane Dignam](#)
To: [Planning](#)
Subject: River Philippe Golf course
Date: August 27, 2025 10:04:49 AM

Sent from my iPhone

I wanted to express my concern for the proposed Golf course along River Philippe ,I think I would have a terrible effect on the River and surrounding ecosystem and I am strongly opposed to.

From: [Dylan Bingham](#)
To: [Planning](#)
Subject: Oxford/River Phillip golf course
Date: August 27, 2025 7:26:37 AM

Hi my name is Dylan Bingham, I just wanted to reach out in regard to the proposed development along River Phillip. I sincerely hope this development doesn't move forward, the proposed location is some of the most important water in the river providing sanctuary to native Atlantic salmon and brook trout populations and a golf course of all things will pollute the river with run off and destroy the delicate natural ecosystem that is there. To clarify I am strongly opposed to this development. Thanks.

Get [Outlook for iOS](#)

From: [Jason Richards](#)
To: [Planning](#)
Subject: Proposed rezoning for golf course
Date: August 25, 2025 4:04:40 PM
Attachments: [image001.png](#)

To whom it may concern,

I would like to express strong concern about the development of a golf course in such close proximity to River Philip. This river is one of the few salmon rivers we have in Nova Scotia producing salmon year after year. A project of this size has the potential for disaster to the remaining salmon population. I strongly encourage the people responsible for allowing the golf course to proceed or stopping this project, to please listen to the people who live near River Phillip or use it for recreation and stop the progress of the golf course to allow a safe salmon river to continue as it has.

Regards,
Jason Richards



10 Frazee Ave., Dartmouth, NS B3B 1X2
T (902) 468-6472 C (902) 229-9888

From: [Joe Vigder](#)
To: [Planning](#)
Subject: Fwd: Concern with rezoning PIDs along River Phillip
Date: August 25, 2025 5:14:44 PM

Please see my original email below. I had the wrong address.

Thanks

----- Forwarded message -----

From: **Joe Vigder** <joseph.vigder@gmail.com>
Date: Mon, Aug 25, 2025 at 5:11 PM
Subject: Concern with rezoning PIDs along River Phillip
To: <planning@cumberlandcounty.ca>
Cc: <toryrushtonmla@bellaliant.com>, <mindnr@novascotia.ca>

Hello,

I am writing to express my concern with the plans to rezone several properties along River Philip to accommodate a new golf course. While I was not opposed to the golf course when I first heard about it, when I learned more and saw what has already happened to riparian and wooded habitat right up to the banks of the river, I was shocked. Although I live in HRM, I often travel to River Philip to fish, and as I'm sure you know, it is one of the premier fall Atlantic Salmon rivers in the province.

The clear cutting of vegetation with little or no buffer, installing multiple river crossings, and the use of pesticides and other chemicals will likely have a terrible impact on the river and result in habitat degradation that will stress an already stressed population of salmon and other fish.

I feel like this golf course could be done in an environmentally responsible and sustainable way, but it is clear that this is not currently happening, which is why I oppose the proposed rezoning. Privileged golfers should not be given priority to have unimpeded views and crossings of the river at the expense of the river's fish and fish habitat. Why not a nice parks style course with some strategic and responsibly-planned views of the river instead of a course that imposes itself right on top of the shared river and results in serious effects.

Thank you,
Joseph Vigder

From: [ryan barnett](#)
To: [Planning](#)
Subject: Urgent concern River Phillip proposed golf course
Date: August 27, 2025 7:35:34 AM

Dear Members of the Cumberland County Council,

I am writing to express deep concern about the activities of John Bragg and their impact on the health of River Philip and its vital salmon and trout populations. This river is not only a cherished part of our local environment, but also an irreplaceable habitat that sustains biodiversity and supports recreational and economic activity in our community.

In particular, recent clear-cutting in the area has stripped away vital forest cover that stabilizes soils and protects the watershed. Without this natural buffer, erosion and runoff threaten to choke spawning grounds with sediment, directly undermining the survival of salmon and trout. Compounding this, the continued use of older machinery in forestry and land operations raises serious concerns about oil, fuel, and other contaminants seeping into the river system. These risks, left unchecked, could have devastating and long-lasting consequences.

I urge the Council to take this matter seriously and to investigate what measures can be implemented to ensure that River Philip is not compromised by irresponsible practices. Strong environmental stewardship is not optional; it is essential for the future of our county. The salmon and trout populations are already under pressure from climate and habitat changes—our community cannot afford further damage from preventable human activity.

I respectfully request that the Council hold Mr. Bragg accountable for his environmental impact and take immediate steps to safeguard River Philip for present and future generations.

Thank you for your attention to this urgent matter.

Ryan Barnett

From: [Stephen Drage](#)
To: [Planning](#)
Subject: River Philip
Date: August 26, 2025 10:03:19 AM

Hello,

I am writing in regards to the proposed rezoning of multiple PID's along Wyvern Rd. and Wentworth Collingwood Rd. from Rural Resource Zone to Commercial Recreation Zone. I am opposed to the rezoning of these lands, due to their close proximity to River Philip. Nova Scotia only has a few rivers left that support populations of Atlantic Salmon, and River Philip is one of the best resources we have left. Rezoning these lands to Commercial Recreation poses an unacceptable risk to the aquatic life of River Philip, and Nova Scotians should not be asked to gamble with the health of this river, to accommodate a private enterprise.

This area has far more value to Nova Scotia as a Rural Resource Zone, than it does as a Commercial Recreation Zone. The proposed business absolutely has no guarantee of succeeding, so why would we change the zoning and put River Philip at risk, just to take a chance. To me this would be gambling, and River Philip and its population of Atlantic Salmon, are far too valuable to be gambled with.

The proposed golf course can be built, just not on the banks of River Philip. This area is zoned Rural Resource, and for the good of Nova Scotia, these lands need to remain Rural Resource. Thank you.

Stephen Drage
7 Colpitt Lake Rd.
Halifax, NS
B3P 1H7
902-802-7922

From: [Tom Melanson](#)
To: [Planning](#)
Subject: River Philip Golf Course Development
Date: August 27, 2025 1:08:03 PM

Good Afternoon,

I am writing in response to the proposed golf course development in Collingwood and public hearing for the By-Law amendment. I am concerned about the impact on River Philip and its Native Salmon and Sea Trout populations. River Philip has one of the healthiest Atlantic Salmon runs on mainland Nova Scotia and the development on this golf course directly impacts the headwaters and spawning grounds of this protected species. There are hundreds of golf courses in Nova Scotia and I can't understand why there is no opposition by the province to protect this River system. I am puzzled as to why there is a community hearing AFTER the surrounding land has been cleared and have several questions.

1. What mitigation measures have been taken to minimise erosion of the river banks, the inevitable sedimentation of the river, and the food sources for salmon and sea trout parr?
2. If the land was not clear cut prior to rezoning, would it have been legal to clearcut the areas surrounding the river? It seems the clear cutting prior to rezoning was done intentionally to avoid environmental measures.
3. Are there any studies on the economic impact of Atlantic Salmon fishing to the River Philip community and has this been taken into consideration?
4. There will be a massive pushback by the outdoor recreation and fishing community, has the opposition to this project been accounted for in any economic impact studies of the golf course?
5. How will river access be affected?

There are many rumors but no facts on this development. It's extremely disappointing that public hearing wasn't offered before so much damage was done. I'm hopeful that unbiased data and concrete plans will become available to the public.

Best Regards,

Tom Melanson

From: rweatherbee1@oxf.eastlink.ca
To: [Planning](#)
Subject: Golf course Collingwood amendment to land bylaw use 25-07
Date: August 26, 2025 8:18:27 AM

Copy to the Warden and all Cumberland Municipal Councillors please

I'd like to know what will happen if it gets dry like this year, are the fish going to have to suffer so that he can have green grass on the golf course.

I see now we haven't had rain in months, that the river is lower than it's ever been and he has supersoakers in his blueberry fields behind his house sucking water from the river that shoot 200-500' and pump 100s if not 1000s of gallons/hr every other day for 6-8 hours. So what will happen when he wants his golf course to be green. There should be some protection for the river and fish from taking too much water and from fertilizer he will use for the golf course.

What he does now by irrigating his blueberry fields from the river like this in dry times, shows he can't be trusted to regulate himself.

As for the road...Ripley Rd #4 that goes through that piece of land, that he's trying to close down, it is a public road used by everybody for 100s of years with no hindrances. It should be kept open and left where it is by use and law. People have used that road for 100s of years to fish the river and should remain able to do so. These roads and trails have been used by not only fishermen but by snowmobiles, ATV users, hikers, berry pickers, dog walkers, as well as people out for a Sunday drive.

P.S. Hopefully you will do your job in protecting the people's rights and animals lives

Robert Weatherbee
355 Wentworth Collingwood Rd
Collingwood Corner
902-694-6100
Sent from my iPad

From: [Shawn maccormick](#)
To: [Planning](#)
Subject: River Philip/Collingwood
Date: August 25, 2025 4:35:58 PM

Hello, my name is Shawn Maccormick.

I've been fishing the night fishing zone in River Philip for 30 years. My friends/family and I are the current record holders of the Provincial Live release category for Brown Trout. The largest brown trout in our province come from the stretch of river being developed unethically near Collingwood. Trees and rocks pushed and left in the river, clear cutting every single plant right to the edge of the river for kilometres. Hundreds of thousands of tons of fill being brought in, pushed to the rivers edge just waiting to run off and fill the rocky bottom with foreign sediment. It's absolutely mind boggling to me how any of this was permitted. Fishing has been the highlight attraction of the town of Oxford for decades and is being allowed to be completely eradicated in a single year. Irreversible damage and destruction has already been done with from what I've seen zero push back.

In my opinion at minimum a hundred million dollars of restitution should be paid by the owners of the golf course to begin to restore old growth forest, river beds, and banks along the entire river which will be destroyed far below the boundaries of the golf course. It will be affected from the golf course to the ocean.

The chemicals used on golf courses are the worst kind. They will run off into the river and they will kill everything they touch. Reproduction will be very limited for all species that call the river home and in turn, all birds and land based animals that depend on the river for food and water will also be effected negatively.

A serious plan needs to be made going forward regarding this project. The golf course will profit from this project but Oxford and its businesses will see a massive decline its seasonal customer base once the population of the fish in the river is realized.

This season I've witnessed first hand things that are highly illegal by the people developing the golf course. The fishing holes along that stretch of river are ruined, trout and baby salmon displaced permanently. There's no longer any shade or cover along a crucial stretch of reproductive river system and it should not be tolerated.

Thank you very much, and I hope my message is taken very seriously for Oxfords sake, our children's and most importantly the diverse and abundant wildlife that has called this area home for thousands of years.

Sent from my iPhone

From: [Jessica Proulx](#)
To: [Planning](#)
Subject: By-law 25-07
Date: August 25, 2025 4:21:59 PM
Attachments: [IMG_7892.png](#)

Re: Public Hearing for the By-law to Amend the Land Use By-law 25-07 for the Municipality of Cumberland

Hi,

I'm writing as a concerned citizen with regard to the unstable bank and deforestation taking place within buffer zones along a long time salmon run, on the River Phillip.

I am disgusted that Cumberland County would allow the destruction of rich ecological habitat and clear cutting of trees which provide natural erosion protection, and shaded pools for cold water refuge of salmonoid species for the sake of short sighted development project.

The salmon of the river Phillip need to be protected, and celebrated. This is not appropriate and is a gross misuse of natural resources.

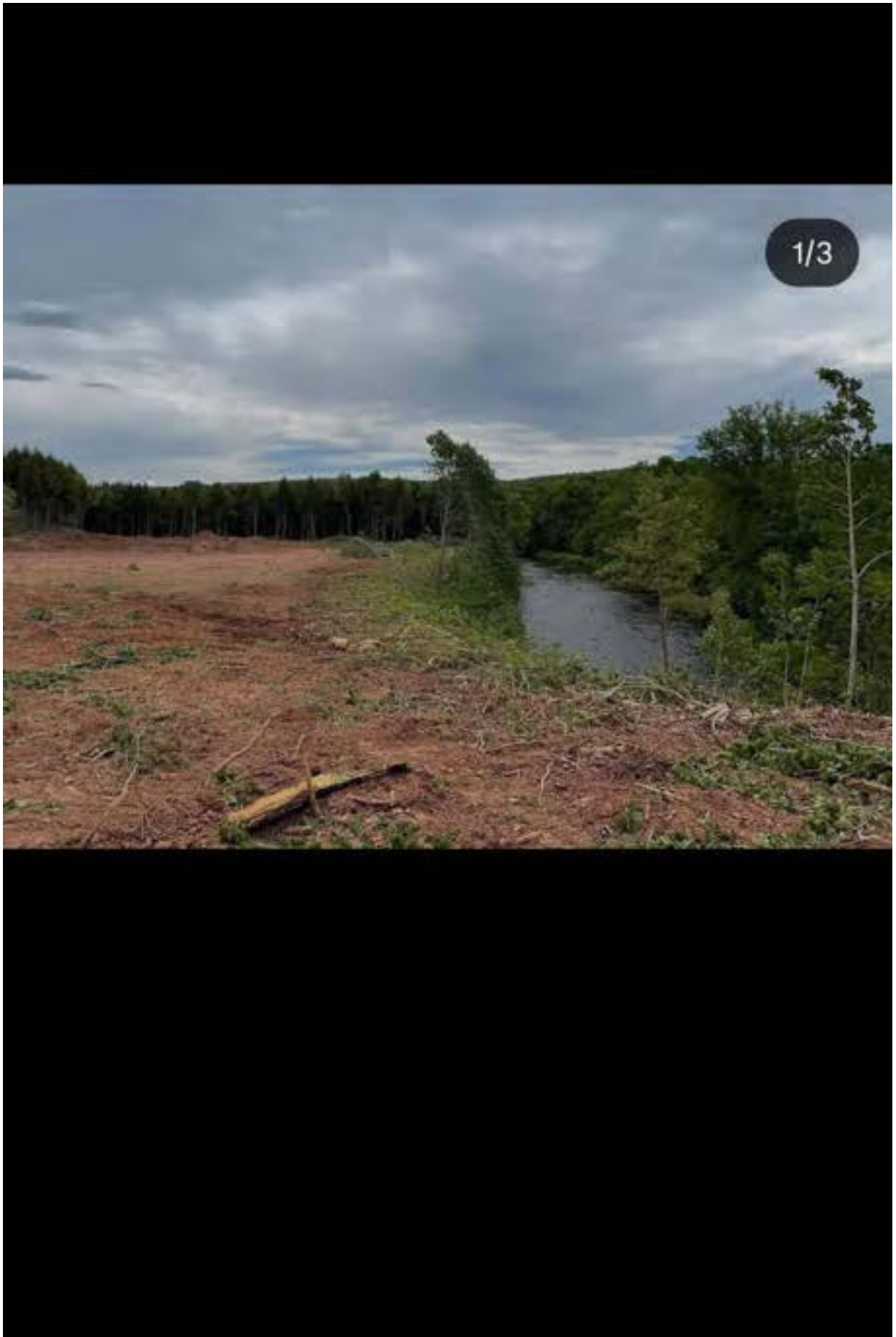
Cumberland County owes the Mi'kmaq First Nations of Nova Scotia due process under the Duty to Consult.

There has not been sufficient public engagement, nor proper mitigation measures in place for this project to commence initial or construction phase.

To allow a private contractor to change bylaws to expand such a project along a historic rivershed is irresponsible of the Cumberland County Council.

Jessica Proulx





From: Yvonne Andersen <ymandersen40@gmail.com>

Sent: August 15, 2025 3:39 PM

To: Rod Gilroy <rgilroy@cumberlandcounty.ns.ca>

Subject: A Public Hearing for the By-law to Amend the Land Use By-law

Mr. Gilroy,

I heard there will be a public hearing to decide on the change of use for some land in the Collingwood/River Philip area. I am assuming this is the property being developed for the golf course that John Bragg is building.

At this time my concern is whether or not anyone from the municipality or from DNR has been to the site to determine if the river is being affected by the development up to this point. I'm sure all the proper permits were obtained to start the work but I've heard rumours about work being done right up to the river bank and am wondering if this is permitted if it's true.

I'm not normally one to cause issues and I understand this land is Mr. Bragg's land to do with as he wishes as long as he has the proper permits, but I believe there needs to be some oversight to the project by someone who is not directly involved. It would be horrible for the community if the river was contaminated in any way by construction and development.

Sincerely,

Yvonne Andersen

River Philip/Wyvern Road resident.

From: [Sydney Calder](#)
To: [Planning](#)
Cc: Minister.Environment@novascotia.ca; mindnr@novascotia.ca; toryrushtonmla@bellaliant.com
Subject: Public Hearing – By-Law to Amend the Land Use By-Law 25-07 to rezone multiple PIDs along Wyvern Rd and Wentworth Collingwood Rd., in Collingwood Corner, from Rural Resource (Rsrc) Zone to Commercial Recreation (CRec) Zone.
Date: August 26, 2025 1:43:40 PM

To whom it may concern:

I am writing to express my serious concern regarding the ongoing development of the “River Philip Golf Resort” in Collingwood Nova Scotia, which, according to reports, has commenced without the proper permits and approvals from the relevant authorities.

While I understand the desire for community recreation and economic development, it is crucial that all projects follow established legal procedures to ensure responsible and sustainable growth. The current development appears to have bypassed necessary permissions, raising questions about adherence to local regulations and environmental protections.

I respectfully urge your office to investigate this matter promptly and take appropriate actions to ensure that proper protocols are followed. I also request that the development be halted until full compliance with all legal requirements has been confirmed.

Protecting our community's environment, legal integrity, and overall wellbeing should be our top priorities. Thank you for your attention to this important issue.

From: [Sydney Calder](#)
To: [Kira Norgren](#)
Subject: Re: Follow up to Public Input Provided on the River Philip Golf Resort Rezoning
Date: September 4, 2025 12:47:01 PM

Additional comments I have on this are that it's mentioned this PID was "vacant land" which was not true - there were many cabins here who have been displaced and forced to leave. Some had been there since the 50's. Some had even paid property tax all these years.

Another comment is the new trail for atvs and snowmobiles cuts off access to petals and pitchforks, and go powersports.

Thanks,

Sydney

Sent from my iPhone

From: rweatherbee1@oxf.eastlink.ca
To: [Planning](#)
Subject: Golf course Collingwood
Date: August 29, 2025 7:32:51 PM
Attachments: [image0.png](#)

To mayor and all the councillors

Here is a recent photo of what they are actually doing. No 20m vegetation between river and potential golf course. Tree branches dropped and left in river. The silt fences just went up three weeks ago. Please make a surprise visit and see what's happening for yourself. They have no regard in awaiting any decision. They are going to do as they please.



Sent from my iPad

From: [Rich Dittami](#)
To: [Planning](#)
Subject: River Philip Golf course
Date: August 30, 2025 3:33:42 PM

To Whom it may concern

I would like to proffer an opinion about the golf course construction that is underway alongside the River Philip.

An enormous amount of work has been done on the site with very little publicity. Today I took a ride to view the proceedings. A cursory inspection from the Wentworth Road reveals hundreds of meters of watercourse that are not protected and the land has been cleared all the way to the waterline. A casual glance from the Wyvern road reveals the presence of silt fence and erosion control that has been expertly installed. The disconnect between front and rear of the work indicates a cut corner attitude toward the river. This should not be tolerated. The property should be under a stop work order pending environmental assessment. I'm not anti golf course.

I'm just pro river. Much more care should be taken have been taken.

Sincerely

Richard Dittami

From: [louise cloutier](#)
To: [Planning](#)
Cc: [jennifer houghtaling](#)
Subject: Development on River Philip
Date: August 31, 2025 10:59:34 AM

August 31, 2025

Regarding Proposed Four Season Resort on the River Philip

I own property on Kolbec Road that abuts the River Philip. It recently came to my attention—via social media on August 30th—that the Bragg family has applied for permits and permissions to develop a Four Season Resort along this river we share. I also understand that significant landscaping has already been undertaken in advance of the Special Council Meeting held on August 27, 2025.

At this point, I am not stating whether I support or oppose this development. However, I am fully in agreement with Mr. Larry Duchesne, leader of the Cumberland-Colchester NDP, who spoke at the Council meeting following the presentation: a comprehensive environmental impact study must be conducted before any decision is made.

A project of this scale—one that has the potential to significantly affect the health of the river, local ecosystems, and surrounding vegetation—should not proceed without appropriate and transparent environmental safeguards in place. It is only through careful study and public consultation that we can ensure responsible development that respects the natural resources we all depend on.

Respectfully,
Louise Cloutier

From: [Jesse Lightstone](#)
To: [Planning](#)
Subject: By-law to Amend the Land Use By-law 25-07
Date: August 30, 2025 9:21:03 AM

Good day,

I am writing to express my concern regarding the proposed by-law to amend the land use by-law 25-07. Allowing for mass development on this land such as for the purpose of a golf course will surely have a negative impact on the River Philip. The welcome sign for Oxford, NS promotes enjoying the river and shows someone fly fishing. This tourist attraction and pride in your natural environment will disappear if the river's health is threatened and the already scarce population of Atlantic salmon are endangered further. I urge to to consider the longevity of any proposal. Making a choice that will preserve the natural environment is something to boast about and be proud of. Believing that mass development won't have a negative impact on the river is wishful and misguided thinking.

Respectfully,

Jesse Lightstone

From: [elizabeth.hodgson](#)
To: [Kira Norgren](#)
Subject: Re: Follow up to Public Input Provided on the River Phillip Golf Resort Rezoning
Date: September 4, 2025 1:43:48 PM
Attachments: [image001.png](#)

Hello Kira,

My address is 2403 Gulf Shore Rd, Gulf Shore, NS. B0K 1L0.

My understanding is that public consultation and environmental assessment be done BEFORE bulldozers are allowed to destroy the environment. How could permits have been issued for all the construction and destruction that has been done? The River Phillip is a salmon river; how can the salmon and trout and every other creature, continue to live and reproduce in the murky, silty, polluted water that is the River Phillip now?

Shame on the Cumberland Council for allowing this work to go ahead without due process.

I hope you will add these comments to the email I sent before.

As Chair of the Friends of the Pugwash Estuary and as a person deeply concerned for the environment, I was shocked and disheartened to see the pictures of the destruction that has already occurred in Collingwood.

Yours for the environment,
Betty Hodgson MSc.

On Thursday, September 4, 2025 at 12:30:14 PM ADT, Kira Norgren
<knorgren@cumberlandcounty.ns.ca> wrote:

Hello,

Thank you for providing input to Council regarding the proposed rezoning for the proposed Golf Course Resort in Collingwood Corner. In order to complete my staff records, I need the address for everyone who has submitted comment for the record. Please provide your address by September 16, 2025 to complete my records. Your address will not go in any report to Council, it is simply for our internal records.

If you have questions, feel free to reach out to me.

Thanks,

Kira Norgren,

Municipal Planner

Planning & Development Dept.

Phone 902-694-5821

www.cumberlandcounty.ns.ca



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From: [Mitch Owen](#)
To: [Planning](#)
Subject: Opposition to Rezoning Application – Wyvern Rd. / River Philip Golf Resort
Date: August 29, 2025 11:01:36 AM

Dear Mayor Gilroy and Members of Council,

I am writing to express my opposition to the proposed rezoning of lands along Wyvern Road and Wentworth Collingwood Road from Rural Resource (Rsrc) to Commercial Recreation (CRec) to enable the development of the River Philip Golf Resort.

While I understand the desire to stimulate tourism and economic activity, I believe this development presents significant risks and challenges that outweigh its potential benefits.

1. Flood Hazard Zone Concerns

Portions of the subject property are already zoned Flood Hazard, based on geological assessments that confirmed susceptibility to flooding. The proponent proposes siting golf fairways and putting greens in these areas, yet this does not eliminate the risk of erosion, runoff, and contamination of the River Philip during heavy rain or flooding events. Once disturbed, floodplain ecosystems are difficult to restore, and future councils may face pressure to allow further encroachment into these sensitive areas.

2. Environmental Risks to the River Philip

The River Philip is a valued local natural asset that supports recreation, fishing, and wildlife. Even with mitigation measures like sediment screens, the scale of earthworks, private sewage treatment, and groundwater extraction for a project of this size raises real risks of contamination, habitat disruption, and long-term ecological damage. Oversight to date appears limited, and there are already community concerns that work has been undertaken very close to the riverbank without sufficient monitoring.

3. Community and Infrastructure Impacts

The development includes 180 residential lots and associated facilities. This scale of growth would bring increased traffic and private road networks that the municipality will not service, potentially creating long-term safety and maintenance issues. Furthermore, there are unanswered questions about how groundwater extraction and sewage treatment will affect existing residents' wells and the watershed.

4. Precedent and Planning Integrity

The lands are currently zoned Rural Resource for good reason. Rewriting the Land Use By-law to add "Park" as a defined use within a Flood Hazard Zone, specifically to accommodate this development, sets a troubling precedent. Land use policies are meant to protect the environment and community, not be reshaped around a single project.

For these reasons, I respectfully urge Council to reject the proposed rezoning. Protecting the integrity of the River Philip and surrounding lands is far more important to our community's long-term health and sustainability than short-term economic promises tied to one resort.

Thank you for considering this opposition.

Mitch Owen

From: [Janessa Dignam](#)
To: [Planning](#)
Subject: River Phillip Golf Course
Date: August 29, 2025 6:37:39 PM

Good evening,

I'm emailing in regards to the proposed golf course on River Phillip. Myself and my husband spend a lot of time fishing and exploring this river and it would be an absolute shame to see it destroyed so irresponsibly. It's evident that there has been no consideration in terms of the environmental impact this development will have on the river system. Canadas Atlantic salmon Rivers need to be protected and development like this will without a doubt destroy the entire river, and everyone who stood by and allowed it will be to blame.

I hope the proper research is conducted and this development comes to an immediate halt. I would like to also add that those responsible should be required to pay reparations for damage done to the river and surrounding ecosystem.

Thanks for hearing my concerns,
Janessa

From: [Jordan](#)
To: [Planning](#)
Subject: River Philip devastation
Date: August 27, 2025 6:57:05 AM

Hey guys I wish it was on a positive note I was able to send this message but it's unfortunate that once again it's up to the public to defend our environment as the government choses to turn the blind eye, I've fished the river Philip my entire life and was hoping someday my kids could do the same and experience the great fishery I have unfortunately John Bragg and his company have been deliberately ignoring the woods travel ban, the environmental process, proper buffering zones sediment in the water at extremely unnatural levels, the main salmon river on the mainland has had pools once over my head filled with so much sediment they've been reduced to knee deep and this isn't in the shallows due to low water conditions this is in the actual pools that were filled in already by the workers ignoring the environmental guidelines, at this point we're not looking to see the potential for the property the public wants to know what legal action we are going to take against John Bragg and his company for completed undermining the entire proesses and thinking he can do what he wants obviously self entitlement can't be allowed to render Nova Scotia's natural resources useless to build a golf course, how is this man not in jail already, there isn't going to be nothing left for our kids Nova Scotia has literally hundred of golf course what we don't have is hundreds of natural resources and they also aren't renewable, this will be a decision the resonates for years in Nova Scotia just like northern pulps ignorance in thinking they were bigger than the environment this will set the standard for years to come, will environmental disregard be tolerated in Nova Scotia or will we actually stand up for what's right? After tagging Tim Houston, environment Canada and DFO all in your post and them all removing the tag the answer of them turning the blind eye already is quite obvious it's a shame we don't actually have a voice and these public meeting don't actually mean nothing they are just to make us believe we have a voice when we don't that's why my post and points won't get brought up at the meeting today....

Sent from my iPhone

From: [Jordan](#)
To: [Planning](#)
Subject: Golf course unauthorized use of the land
Date: August 27, 2025 2:29:23 PM

Hey guys are we fully aware of what's going on on the river Philip in Nova Scotia with the development of the new golf course? John Bragg owner of Oxford frozen foods and Bragg lumber started working on a new golf course along the banks of the river Philip here in Collingwood, NS several months before any environmental process was given the chance to take place, buffering zones along the river were completely ignored along with many other environmental concerns the golf course poses the public meeting regarding the use of the new land doesn't happen until 4pm today but work has been happening in the woods here for weeks obviously they don't have permits where the project hasn't been approved so they are also operating heavy machinery in the woods during the woods travel ban, BUT here's where it gets interesting the minister of natural resources Tory Rushton is the former production manager at Oxford frozen foods owned by the man committing the illegal work, John Bragg, Tory Rushton has previously denied other golf courses in areas such as Owl's Head so why would he approve one or allow work to happen during the woods ban before the environmental assessment ever took place on one of the most prolific salmon rivers the east coast has to offer? Simply ask the question and see what the public thinks
Do you think the minister of natural resources is turning the blind eye for his former employer and friend John Bragg or do you think all environmental guidelines are being followed correctly?

Sent from my iPhone

From: [Mary Purdy](#)
To: [Planning](#)
Subject: Golf Course in River Phillip
Date: September 5, 2025 8:08:13 AM

Hello Planning Committee,

I have concerns with a golf course resort being built on the River Phillip.

- The use of fertilizers, herbicides, pesticides and the runoff/leaching into the river.
- The loss of vegetation along the river, which provides cooler water for fish, frogs etc. needed in the heat of summer.
- A lot of water will be required for the golf course, landscaping, and this is not a short term development. Water is a finite resource, with less snow, rain to replenish groundwater, aquifers this is a great concern.
- The River Phillip is a very important ecosystem for salmon and trout, as temperatures rise, less oxygen in the water, so vegetation, trees on the banks of the river are very, very important to the thriving of these species.

With gratitude and care,
Mary Purdy

From: [Mary Purdy](#)
To: [Planning](#)
Subject: Golf Course in River Phillip
Date: September 5, 2025 8:08:13 AM

Hello Planning Committee,

I have concerns with a golf course resort being built on the River Phillip.

- The use of fertilizers, herbicides, pesticides and the runoff/leaching into the river.
- The loss of vegetation along the river, which provides cooler water for fish, frogs etc. needed in the heat of summer.
- A lot of water will be required for the golf course, landscaping, and this is not a short term development. Water is a finite resource, with less snow, rain to replenish groundwater, aquifers this is a great concern.
- The River Phillip is a very important ecosystem for salmon and trout, as temperatures rise, less oxygen in the water, so vegetation, trees on the banks of the river are very, very important to the thriving of these species.

With gratitude and care,
Mary Purdy

From: rweatherbee1@oxf.eastlink.ca
To: [Planning](#)
Subject: Golf course Collingwood
Date: August 29, 2025 7:32:51 PM
Attachments: [image0.png](#)

To mayor and all the councillors

Here is a recent photo of what they are actually doing. No 20m vegetation between river and potential golf course. Tree branches dropped and left in river. The silt fences just went up three weeks ago. Please make a surprise visit and see what's happening for yourself. They have no regard in awaiting any decision. They are going to do as they please.



Sent from my iPad

From: [Mike Duhamel](#)
To: [Planning](#)
Subject: Golf Course in Collingwood Corner
Date: September 10, 2025 12:46:11 PM

To whom it may concern

I am very concerned about the construction that is occurring behind and as I found out today that the main driveway is beside my home. I chose to live in a beautiful and quiet village with my ill and handicapped wife.

Now we are awoken at 5:30 every morning by construction equipment, isn't there a bylaws for start time for construction.

Has there been an Environment Canada study about what this will do to River Philip which is a Salmon spawning ground? If so could provide with this study.

Has there been an infrastructure study as to what this will do to the traffic situation by adding this many homes.

I am very concerned about the water situation. We are all on shallow wells in this area and adding that many homes and businesses along with watering a Golf course will cause our homes to have dry wells.

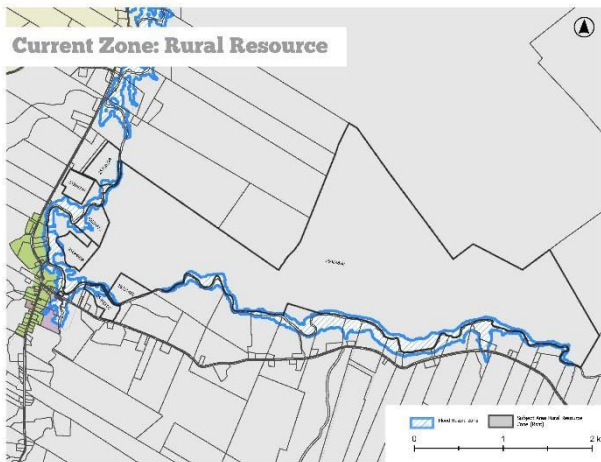
The other concern is that our land taxes will increase to a point that we will not be able to pay as we are on fixed income.

If you approve this construction as is on your website it will cause a huge disruption of our lives and will probably force us to sell our Country home.

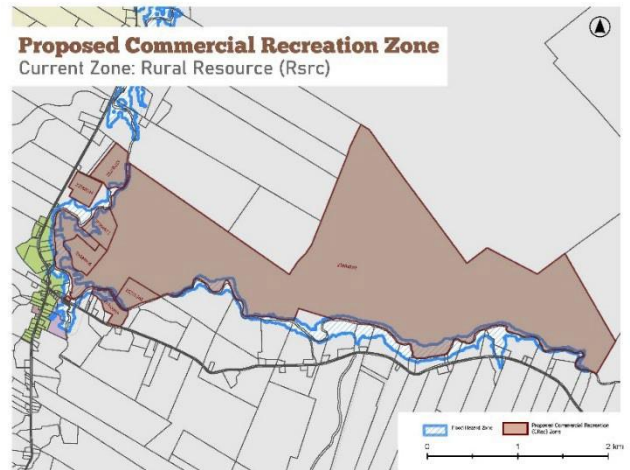
Thank you for allowing me to voice my concern in this manner.
I look forward to your reply.

Mike Duhamel
113 Wentworth Collingwood Rd
782-414-9847

1. This By-law is titled “By-law to Amend the Land Use By-law 25-07”.
2. Schedule A of the Land Use By-law is hereby amended to reflect the change in zoning for PIDs 25084906, 25268236, 25268228, 25268244, 25084880, 25084872, 25251463, 25468307, and 25468257 from Rural Resource (Rsrc) to Commercial Recreation (CRec) Zone.



Changes
to



3. Section 12.5.2 is hereby amended to add (c) Park as a permitted, by-right use, in the Flood Hazard Zone.
4. Section 14 of the Land Use Bylaw is hereby amended to add Park as a Defined use;

Park means a dedicated area of land which is used for passive or active recreation and may include play structures, fairways and greens, structures under 20sqm in area, accessory structures ancillary to the main use, and infrastructure necessary for the safe and accessible use of land.

5. This By-law comes into force upon publication.

Clerk's Annotation for Official By-law Book

Date of First Reading: May 26th, 2025

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 25-07
approved by the Council the Municipality of Cumberland on _____.

Municipal Clerk:

Date:

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



**SPECIAL COUNCIL
PUBLIC HEARING
Date: August 27th, 2025**

TO: Mayor and Council

FROM: Glen Boone, Director of Development and Planning

DATE: August 15th, 2025

SUBJECT: **Public Hearing – By-Law to Amend the Land Use By-Law 25-07 to rezone multiple PIDs along Wyvern Rd and Wentworth Collingwood Rd., in Collingwood Corner, from Rural Resource (Rsrc) Zone to Commercial Recreation (CRec) Zone.**

ORIGIN: On April 23rd, staff received a rezoning application from Bragg Lumbar Company LTD to rezone multiple PIDs from Rural Resource (Rsrc) Zone to Commercial Recreation (CRec) Zone to enable the development of the River Philip Golf Resort along the River Philip.

PID	Location	Current Zone	Proposed Zone	Proposed Use
25084906	Collingwood Corner	Rural Resource (Rsrc) Zone	Commercial Recreation (CRec) Zone	Golf Resort
25268236				
25268228				
25268244				
25084880				
25084872				
25251463				
25468307				
25468257				

LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT

MGA Section 205: Requirements for Adoption of Planning Documents

MPS 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 a rezoning unless council is satisfied;

- (a) *If the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104;*
- (b) *If the proposed change is not prohibited by any other policy in this Plan;*
- (c) *The purposed 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*
- (cA) *the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards; and*
- (d) *The proposal meets the general criteria for amending the land use bylaw, set out in Policy 6-19.*



SPECIAL COUNCIL

PUBLIC HEARING

Date: August 27th, 2025

RECOMMENDATION: No motions to consider at the Public Hearing stage.

BACKGROUND:

The subject property is in Collingwood Corner, running along the Wyvern Rd. and Wentworth Collingwood Rd., with many of the subject properties fronting the River Philip. Cumulatively, the subject properties consist of approximately 3844.2 acres in area. The subject properties are currently largely zoned Rural Resource (Rsrc) and are not actively used by the property owner, as they remain unmaintained. Collingwood Corner and the River Philip are locations in Cumberland County that see a lot of tourist and outdoor recreation. Within the vicinity, there are ample hiking and ATV trails, local fishing spots and more.

The property owner is looking to develop the subject properties to create a golf resort, boasting an 18-hole golf course, 180+/- residential building lots, a Pro Shop, an English Style Pub and Restaurant. To permit such development, the property owner is requesting to rezone the property from the Rural Resource Zone to the Commercial Recreation Zone.

Currently the subject property is zoned Rural Resource, with portions of the subject properties zoned Flood Hazard. This zoning assignment was done in 2018, based on the assessment of topographical and geological characteristics of the land, which determined the land to be susceptible to flooding. The Municipality is not considering rezoning the flood hazards, instead the applicant proposes the use of strategic placement of golf course fairways and putting greens to enable the development within the Flood Hazard Zone, in accordance with the LUB.

Typical concerns relating to development within the Flood Hazard (FLHz) Zone pertain to a development's ability to remove or relocate structures, as needed. These concerns would not exist with the proposed fairways and putting greens located in the Flood Hazard Zone, as minimal structures and infrastructure would be required. Any infrastructure located within the Flood Hazard Zone, relating to the use of the fairways and putting greens could be easily removed and relocated, and would be limited in size.

DISCUSSION:

Under the current zoning, only a selection of the land uses being proposed would be permitted to exist within the Rural Resource (Rsrc) Zone. To facilitate the entire resort development, a rezoning for Commercial Recreation (CRec) Zone is required.

In addition to being zoned, Rural Resource portions of the Subject Properties are zoned Flood Hazard (FLHz). This zoning assignment was conducted in 2018 and means the land may be subject to flooding. As such the MPS identifies that permitted development of these lands is limited to agricultural uses, existing dwellings, and parks. While MPS allows for parks to be permitted within the Flood Hazard Zone, this has not been carried through to the LUB, as Park is not listed as permitted use within the FLHz Zone. As such, staff are recommending Park be added to section 12.5.2 to carry out the intent of the MPS.



SPECIAL COUNCIL

PUBLIC HEARING

Date: August 27th, 2025

Further to not being permitted within the FLHz zone, Park is not currently a defined use within the LUB, as such, staff are recommending a definition be added, to ensure the proper application and administration of development permits for Park uses. The text amendments are attached to this report as Attachment D. The proposed definition for Park includes fairways and putting greens but excludes any structures or infrastructure over 20sqm and not necessary to the safe and accessible operation of the Parkland use. Structures and infrastructure necessary for the safe and accessible operation of Parkland is included in the definition of Park to permit specific infrastructure required by Nova Scotia law, to ensure the safe and accessible public use of land. It is of the opinion of Staff that adding Parks as a permitted land use not only carries out the intent of the MPS but also would be appropriate based on the proposed definition for Park.

Structures associated with the Golf Course development, such as on-course services and accessible washroom facilities over the area of 20sqm, will be required to be located on the portions of the property zoned Commercial Recreation. As mentioned previously in this report, structures under the area of 20sqm are not eligible for development permitting and therefore the Municipality does not have the regulatory ability, under the Land Use By-law, to prohibit structures of this size, regardless of the proposed amendment.

The proposed development would be serviced by a central sewage system, designed to meet the service capacity of the entire resort. This system will be subject to NSECC comments and approval at the subdivision stage. The approval of each lot at the subdivision phase is subject to on-site sewage system (OSS) approval from Nova Scotia Environment and Climate Change Dept. (NSECC). Furthermore, a private water source will be created to service the proposed development, subject to approval from NSECC.

The developer is reviewing options for water supply and may develop a private water distribution system. They have engaged a hydrologist to locate and source an appropriate water supply. Initial field investigation has provided positive volume data and has identified groundwater sources through wells.

All road networks interior to the project will be private roads and are subject to Municipal approval at the subdivision stage. The design, construction, certification, and maintenance of the private roads is the responsibility of the property owner and are not entitled to municipal services including grading, ditching, snow plowing, graveling, school busing, and garbage collection.

Should Council choose to approve the proposed development, the regulatory requirements for the proposed development would include:

Subdivision Phase:

Road Network Approval – approving authority is the Municipality in respect to private road design and construction, intersections with any public roads require approval from NS Dept of Public Works (NSDPW).

OSS Approval – approving authority is the NS Dept of Environment and Climate Change (NSECC)

Permitting Phase:

Development and Building Permitting - Approving authority is the Municipality.



SPECIAL COUNCIL

PUBLIC HEARING

Date: August 27th, 2025

Council should be aware the By-law number for the proposed by-law has changed since the first reading, due to an administrative error. The By-law name has since changed from By-law to Amend the Land Use By-law 25-05 to By-law to Amend the Land Use By-law 25-07.

FINANCIAL IMPLICATIONS:

River Philip is an area which supports a lot of tourism activities. The development of the River Philip golf course would accommodate the travelling public and support the tourism industry in the area. This will in turn stimulate local economic activity. River Philip Golf Resort would become a significant commercial taxpayer.

ENVIRONMENTAL IMPLICATIONS:

The proposed development would be serviced by on-site sewage systems (OSS). Each residential lot will require OSS and will be subject to approval from NSECC at the subdivision stage. Furthermore, each system being installed will require a permit from NSECC at the permitting stage. At the Subdivision stage, stormwater drainage plans are required in order to enter into a servicing agreement with the Municipality, as required by the Subdivision Bylaw. The developer through their Qualified Professionals (QP) may consider the development of 'cluster' OSS and/or private sewage treatment systems.

Portions of the subject property are zoned Flood Hazard which limits permitted development; however, the applicant is proposing strategic placement of land uses and structures to ensure all proposed uses within the Flood Hazard Zone, align with the permitted uses and definitions of the Land Use By-law.

Environmental Protection measures have been taken to ensure construction activities do not impact the River Philip. Mitigative practices currently in place have been approved by NSECC and include sediment screening on the river edge and creating interceptor "trenches" between the earth works and the river to capture any runoff and to support sediment and erosion control. The developer also has WSP Engineering on site on regular basis to monitor the work.

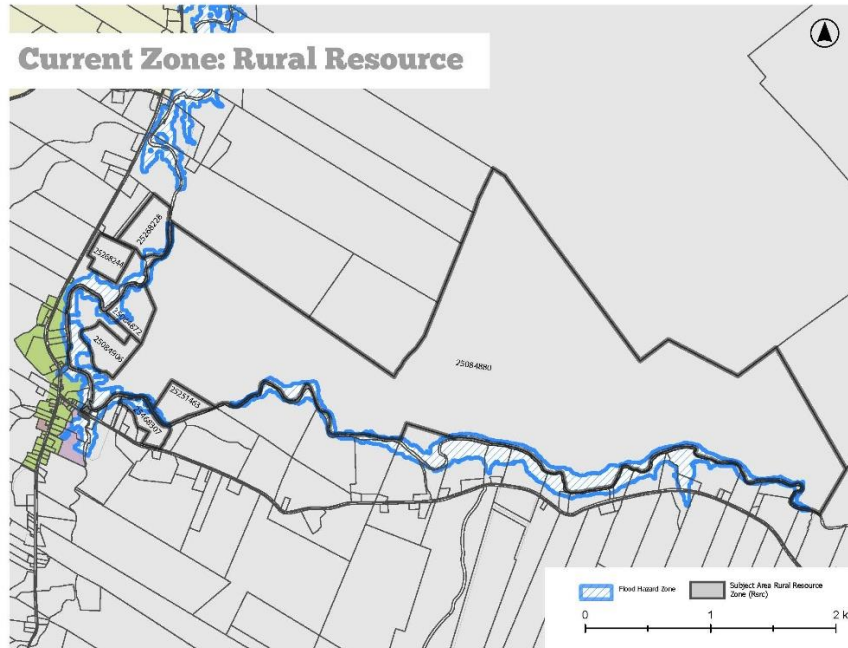
COMMUNITY ENGAGEMENT:

This Public Hearing was duly advertised in accordance with the MGA, Section 206. Notices were placed on the municipal website on August 13th, 2025, two weeks prior to the scheduled date. Furthermore, a notice was placed in the Chronicle Herald on August 16th, 2025 and a Planning Notice sign will be placed on the property.

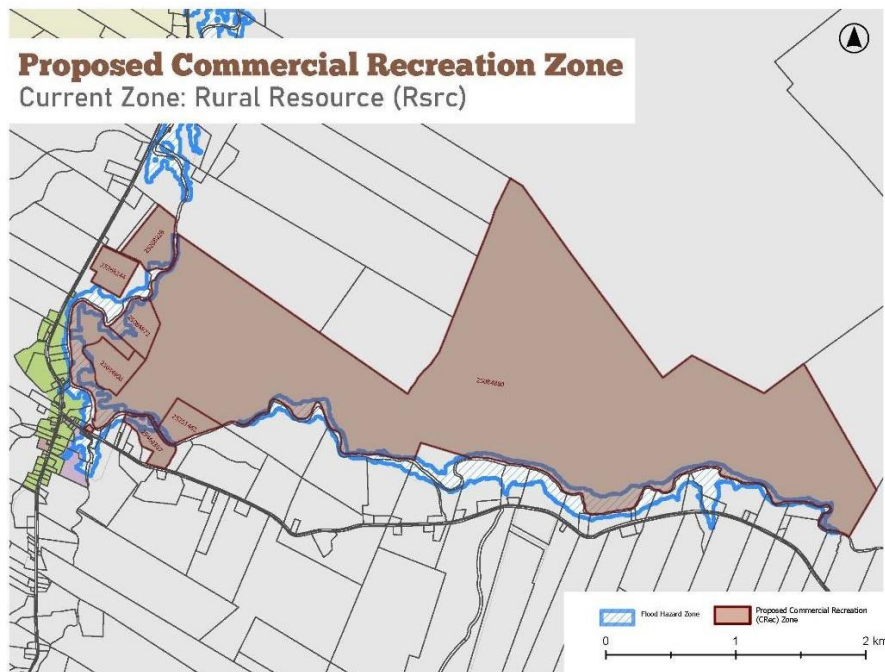
ATTACHMENTS:

- Attachment A: Zoning Map Change**
- Attachment B: Aerial and Street Images**
- Attachment C: Concept Site Plan**
- Attachment D: Proposed Text Amendment**
- Attachment E: Policy Review**
- Attachment F: Public Comment**

Attachment A: Zoning Map Change



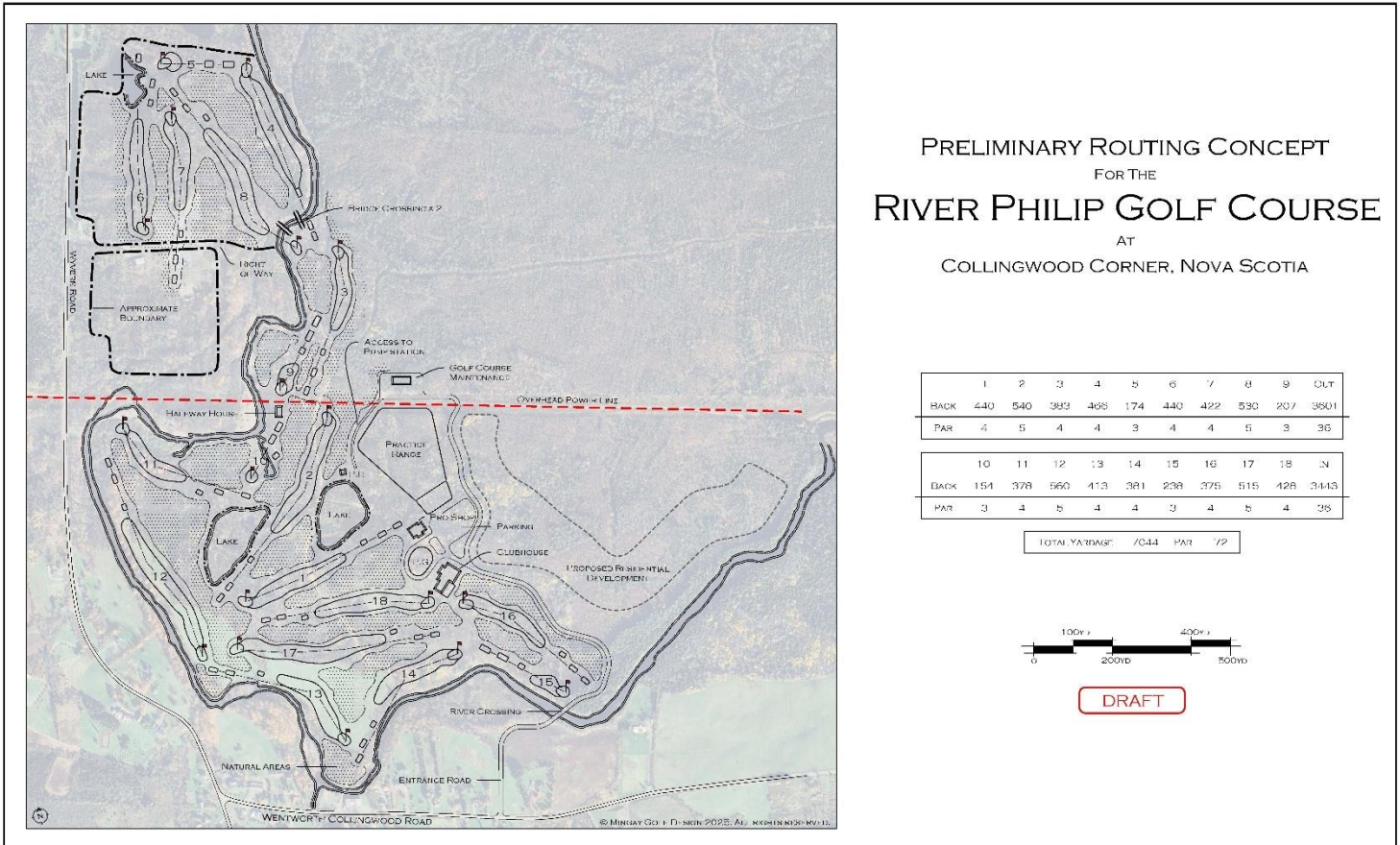
Changes To:



Attachment B: Aerial and Street Images



Attachment C: Concept Site Plan





SPECIAL COUNCIL

PUBLIC HEARING

Date: August 27th, 2025

Attachment D: Proposed Text Amendment

12.5.2 the following uses shall be permitted in the Flood Hazard Zone, subject to all applicable requirements of this By-Law.

- (a) Agriculture uses
- (b) Dwellings – Existing
- (c) Park**

Section 13 – Definitions

Park means a dedicated area of land which is used for passive or active recreation and may include play structures, fairways and greens, structures under 20sqm in area, accessory structures ancillary to the main use, and infrastructure necessary for the safe and accessible use of land.



**SPECIAL COUNCIL
PUBLIC HEARING
Date: August 27th, 2025**

Attachment E: Policy Review

MPS Policy 5-24 Council shall, on Schedule A, the Future Land Use Map, permit the following in zones within the Resource designation.

- (b) Commercial Recreation (CRec) Zone**
- (j) Rural Resource (Rsrc) Zone**

Comment:

As both zones are permitted in the Resource Designation, an MPS amendment would not be required to enable the rezoning.

LUB 12.4.1 The Commercial Recreation zone is intended to permit commercial recreation activities such as Campgrounds, RV Parks, Golf Courses, and Driving Ranges.

Comment:

Proposed development aligns with the intent described.

MPS Policy 4-43 Council shall, in the Land Use Bylaw, establish the Flood Hazard Zone, intended to limit development on the lands that are identified as presenting a higher risk of environmental hazards to development. Permitted uses in the Flood Hazard Zone shall be restricted to agriculture, existing dwellings, and parks. New single unit dwellings and vacation rentals shall be permitted in the Flood Hazard Zone subject to site plan approval requirements aimed at reducing risks to human health and property, and at minimizing erosion and the worsening of flood impacts.

Comment:

The applicant has strategically sited the structures and golf course so that the only development occurring within the Flood Hazard Zone is the development of hiking trails, putting greens and fairways.

All structures will be located in the portion of the property being considered for rezoning.

MPS Policy 4-45 Council may, through the land use Bylaw and in accordance with additional geomorphic floodplain delineation efforts, rezone lands to or from the Flood Hazard Zone. Council shall not otherwise rezone lands out of the Flood Hazard Zone without an amendment to this plan.

Comment:

The intention of the proposed amendment is not to rezone the Flood Hazard lands, but to solely rezone the portion of the property that is currently zone Rural Resource (Rsrc).



**SPECIAL COUNCIL
PUBLIC HEARING**

Date: August 27th, 2025

MPS 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 the rezoning unless council is satisfied.	
Requirement:	Comment:
<i>(a) if the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104;</i>	Not applicable.
<i>(b) The proposed change is not prohibited by any other policy in this plan;</i>	No identified conflicts.
<i>(c) the purpose of the proposed zone is consistent with the location and the characteristics of the lands;and</i>	Proposed project aligns with the characteristics of the land.
<i>(cA) the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards;</i>	Strategic siting of structures minimizes the risk of impact the presence of geohazards may pose on the development and surrounding environment.
<i>(d) The Proposal meets the general criteria for amending the Land Use Bylaw, set out in Policy -19</i>	See below

MPS 6-19 Council shall not amend the Land Use By-law or approve a development agreement unless Council is satisfied the proposal:	
Requirement:	Comment:
<i>(a) Is consistent with the intent of this Municipal Planning Strategy</i>	Is Consistent.
<i>(b) Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.</i>	No conflicts have been identified.
<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 development. Applicants are required to post a performance surety.
<i>(ii) Impacts on existing drinking water supplies, both private and public.</i>	The development intends to develop their own water source.
<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>	The applicant intends to build a shared wastewater treatment facility. This system is subject to approval from NSECC and a servicing agreement between the proponents and the Municipality.
<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>	All private road networks are subject to Municipal Approval. The applicant is in the process of obtaining driveway approval from NSDPW. Proposed river



**SPECIAL COUNCIL
PUBLIC HEARING**

Date: August 27th, 2025

	crossings will require approval from NSECC.
<i>(v) The adequacy of fire protective services and equipment;</i>	Development is under 5 min travel time from the Collingwood Fire Hall.
<i>(vi) The adequacy and proximity of schools and other community facilities.</i>	N/A
<i>(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.</i>	No known pollution problem in the area. Construction activities relating to creating roads and wastewater systems will be subject to review from NSECC to prevent erosion or watercourse siltation occurs.
<i>(viii) The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i>	Stormwater management plans will be required and are subject to Municipal Approval, as a part of the servicing agreement process.
<i>(ix) Impacts on sensitive environments, as identified on Schedule B</i>	No structures are intended to be located on the portions of the subject properties identified on Schedule B as a sensitive environment.
<i>Impacts on wildlife corridors</i>	No identified wildlife corridors.
<i>(x) Impacts on known habitat for species at risk</i>	No impacts anticipated.
<i>(xA) risks presented by geohazards</i>	Risks presented by geohazards are mitigated through strategic structure siting.
<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>	All watercourse buffers shall be maintained. River crossings are subject to approval from NSECC.
<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>	No negative impacts identified.



**SPECIAL COUNCIL
PUBLIC HEARING
Date: August 27th, 2025**

Attachment F: Public Comment

Attached Separately

NOTICE OF PUBLIC HEARING

Details

 Published: 13 August 2025

A Public Hearing for the By-law to Amend the Land Use By-law 25-07 for the Municipality of Cumberland will be held **4 pm, Wednesday, Aug. 27, 2025** in the Council Chambers of the Upper Nappan Service Centre.

Note that this meeting may be rescheduled or conducted online, visit cumberlandcounty.ns.ca to verify meeting schedule.

The purpose of the proposed amendments are as follows:

By-law to Amend the Land Use By-law 25-07

- to rezone multiple PIDs along Wyvern Rd. and Wentworth Collingwood Rd., with many of the subject properties fronting the River Philip from the Rural Resource (Rsrc) Zone to the Commercial Recreation (CRec) 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: Planning@cumberlandcounty.ns.ca or by mail to: Planning Dept, Upper Nappan Service Centre, 1395 Blair Lake Rd, Upper Nappan, NS B4H 3Y4



**COUNCIL
FIRST READING**

Date: May 26th, 2024

TO: Mayor Gilroy and Council
FROM: Glen Boone, Director of Development and Planning
DATE: May 16th, 2025
SUBJECT: **First Reading – By-Law to Amend the Land Use By-Law 25-05 to rezone multiple PIDs along Wyvern Rd. and Wenworth Collingwood Rd., in Collingwood Corner, from Rural Resource (Rsrc) Zone to Commercial Recreation (CRec) Zone.**

ORIGIN: On April 23rd, staff received a rezoning application from Bragg Lumbar Company LTD to rezone multiple PIDs from Rural Resource (Rsrc) Zone to Commercial Recreation (CRec) Zone to enable the development of the River Philip Golf Resort along the River Philip.

PID	Location	Current Zone	Proposed Zone	Proposed Use
25084906	Collingwood Corner	Rural Resource (Rsrc) Zone	Commercial Recreation (CRec) Zone	Golf Resort
25268236				
25268228				
25268244				
25084880				
25084872				
25251463				
25468307				
25468257				

LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT

MGA Section 205: Requirements for Adoption of Planning Documents

MPS 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 a rezoning unless council is satisfied;

- (a) If the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104;*
- (b) If the proposed change is not prohibited by any other policy in this Plan;*
- (c) The purposed 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*
- (cA) the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards; and*
- (d) The proposal meets the general criteria for amending the land use bylaw, set out in Policy 6-19.*



COUNCIL

FIRST READING

Date: May 26th, 2024

RECOMMENDATION: THAT Council approve First Reading of the By-Law to Amend the Land Use By-Law 25-05 to rezone PIDs 25084906, 25268236, 25268228, 25268244, 25084880, 25084872, 25251463, 25468307, and 25468257 along Wyvern Rd. & Wentworth Collingwood Rd. from Rural Resource (Rsrc) to Commercial Recreation (CRec) Zone, amend section 12.5.2 of the LUB to add section (c) Park, amend section 14 of the LUB to add the definition of Park, and furthermore schedule a Public Hearing.

BACKGROUND:

The subject property is in Collingwood Corner, running along the Wyvern Rd. and Wentworth Collingwood Rd., with many of the subject properties fronting the River Philip. Cumulatively, the subject properties consist of approximately 3844.2 acres in area. The subject properties are currently largely zoned Rural Resource (Rsrc) and are not actively used by the property owner, as they remain unmaintained. Collingwood Corner and the River Philip are locations in Cumberland County that see a lot of tourist and outdoor recreation. Within the vicinity, there are ample hiking and ATV trails, local fishing spots and more.

The property owner is looking to develop the subject properties to create a golf resort, boasting a 18-hole golf course, 180+/- residential building lots, and an 80+/- Recreational Vehicle Parking Sites. Accessory to these uses, the development would propose a Pro Shop, an English Style Pub and Restaurant. To permit such development, the property owner is requesting to rezone the property from the Rural Resource Zone to the Commercial Recreation Zone.

Currently the subject property is zoned Rural Resource, with portions of the subject properties zoned Flood Hazard. This zoning assignment was done in 2018, based on the assessment of topographical and geological characteristics of the land, which determined the land to be susceptible to flooding. The Municipality is not considering rezoning the flood hazards, instead the applicant proposes the use of strategic placement of golf course fairways and putting greens to enable the development within the Flood Hazard Zone, in accordance with the LUB.

Typical concerns relating development within the Flood Hazard (FLHz) Zone pertain to a development's ability to remove or relocate structures, as needed. These concerns would not exist with the proposed fairways and putting greens located in the Flood Hazard Zone as minimal structures and infrastructure would be required. Any infrastructure located within the flood hazard zone, relating to the use of the fairways and putting greens could be easily removed and relocated.

DISCUSSION:

Under the current zoning, only a selection of the land uses being proposed would be permitted to exist within the Rural Resource (Rsrc) Zone. In order to facilitate the entire resort development, a rezoning for Commercial Recreation Zone is required.

In addition to being zoned Rural Resource portions of the Subject Properties are zone Flood Hazard. This zoning assignment was conducted in 2018 and means the land may be subject to flooding. As such the MPS identifies that permitted development of these lands is limited to agricultural uses, existing dwellings, and parks. While *Parks* are permitted within the Flood Hazard (FLHz) Zone, as-of-



COUNCIL

FIRST READING

Date: May 26th, 2024

right, *Parks* is not defined in the Land Use Bylaw (LUB). For clarity in the use application and assignment, staff is recommending a *Park* definition be added to Section 14 of the LUB, the proposed definition is attached to this report as Attachment D. The proposed definition includes fairways and putting greens as *Park* land use, but excludes any structures associated with the development and operation of a Golf Course. Structures associated with the Golf Course development, such as on-course-services and accessible washroom facilities will be required to be located on the portions of the property zoned Commercial Recreation.

The proposed development would be serviced by individual on-site -sewage systems for each lot. The approval of each lot at the subdivision phase is subject to on-site sewage system (OSS) approval from Nova Scotia Environment and Climate Change Dept. (NSECC). Furthermore, a private water source will be created to service the proposed development, subject to approval from NSECC.

All road networks interior to the project will be private roads and are subject to Municipal approval at the subdivision stage. The design, construction, certification, and maintenance of the roads is the responsibility of the property owner and are not entitled to municipal services including grading, ditching, snow plowing, graveling, school busing, and garbage collection.

FINANCIAL IMPLICATIONS: River Philip is an area which supports a lot of tourism activities. The development of the River Philip golf course would accommodate the travelling public and support the tourism industry in the area. This will in turn stimulate local economic activity. River Philip Golf Resort would become a significant commercial taxpayer.

ENVIRONMENTAL IMPLICATIONS: The proposed development would be serviced by on-site sewage systems (OSS). Each residential lot will require OSS and will be subject to approval from NSECC at the subdivision stage. Furthermore, each system being installed will require a permit from NSECC at the permitting stage. At the Subdivision stage, stormwater drainage plans are required in order to enter into a servicing agreement with the Municipality, as required by the Subdivision Bylaw.

Portions of the subject property are zone flood hazard which limits permitted development, however the applicant is proposing strategic placement of land uses and structures to ensure all proposed uses within the Flood Hazard Zone, align with the permitted uses and definitions of the Land Use By-law.

COMMUNITY ENGAGEMENT: If Council approves, a Public Hearing could be held on the above matter, at a date of Council's choosing. 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 amendments based on conflict with a policy in the Municipal Planning Strategy.

ATTACHMENTS:

Attachment A: Zoning Map Change

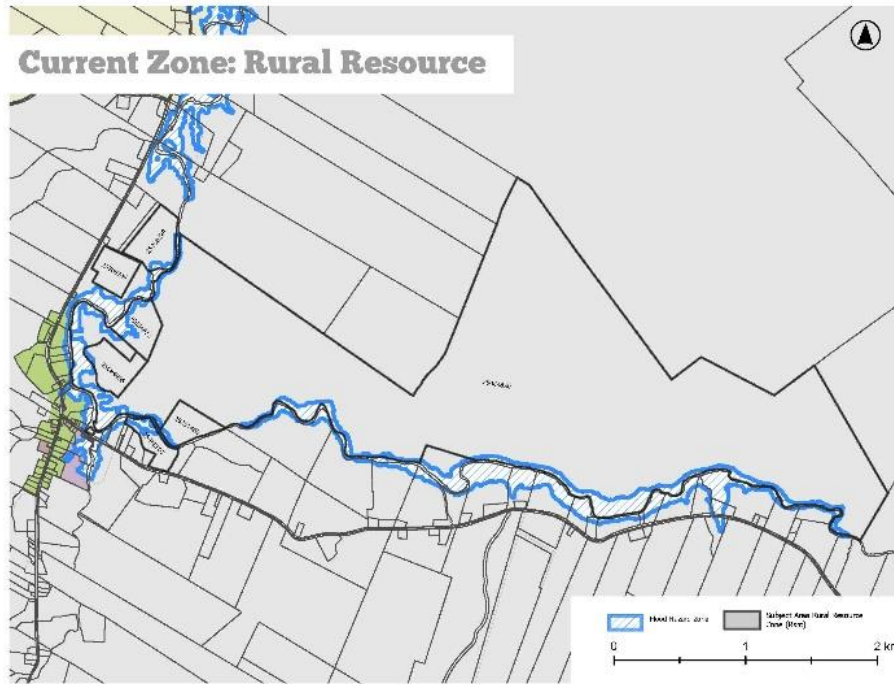
Attachment B: Aerial and Street Images

Attachment C: Concept Site Plan

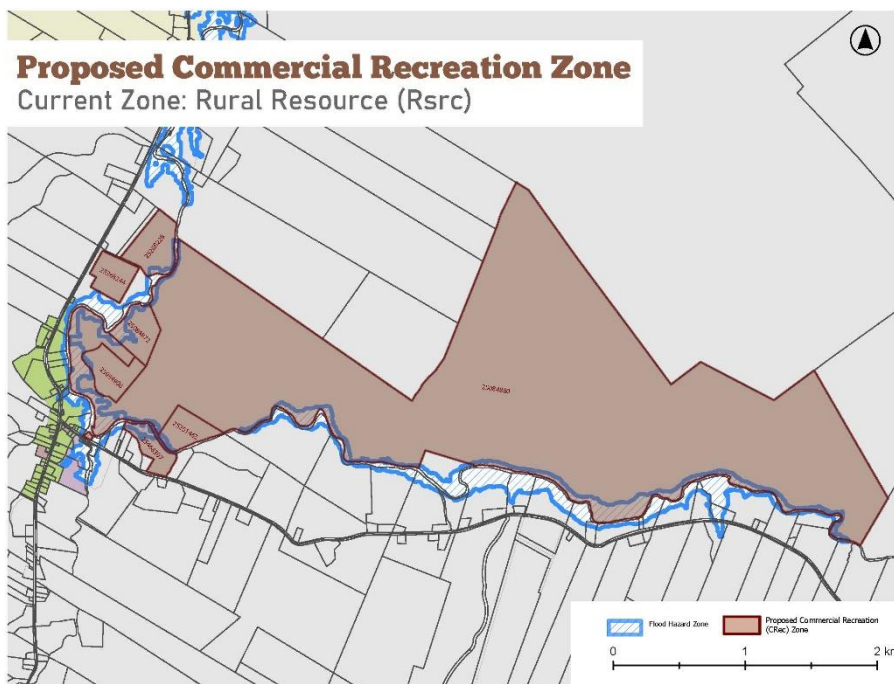
Attachment D: Proposed Text Amendment

Attachment D: Policy Review

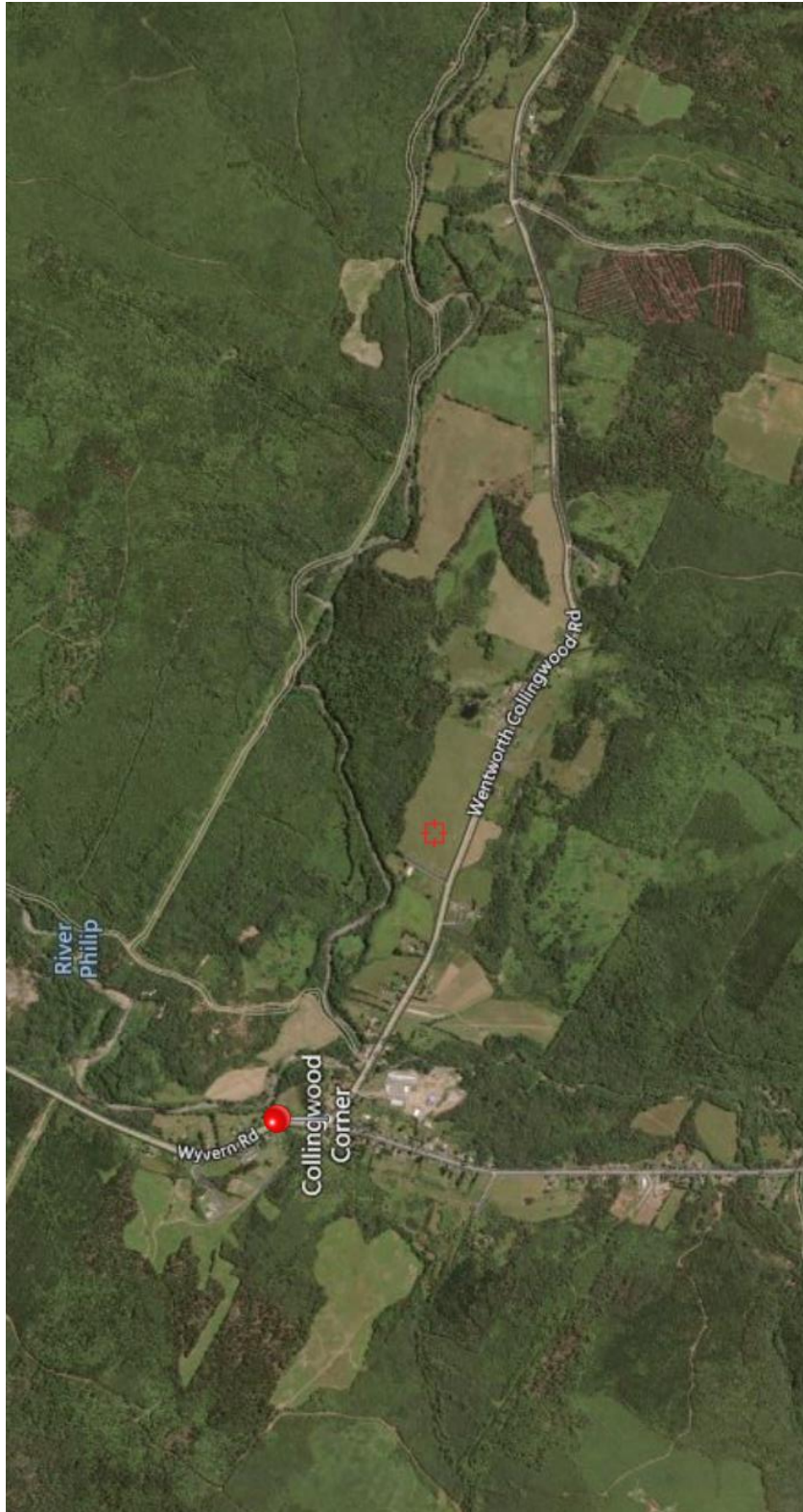
Attachment A: Zoning Map Change



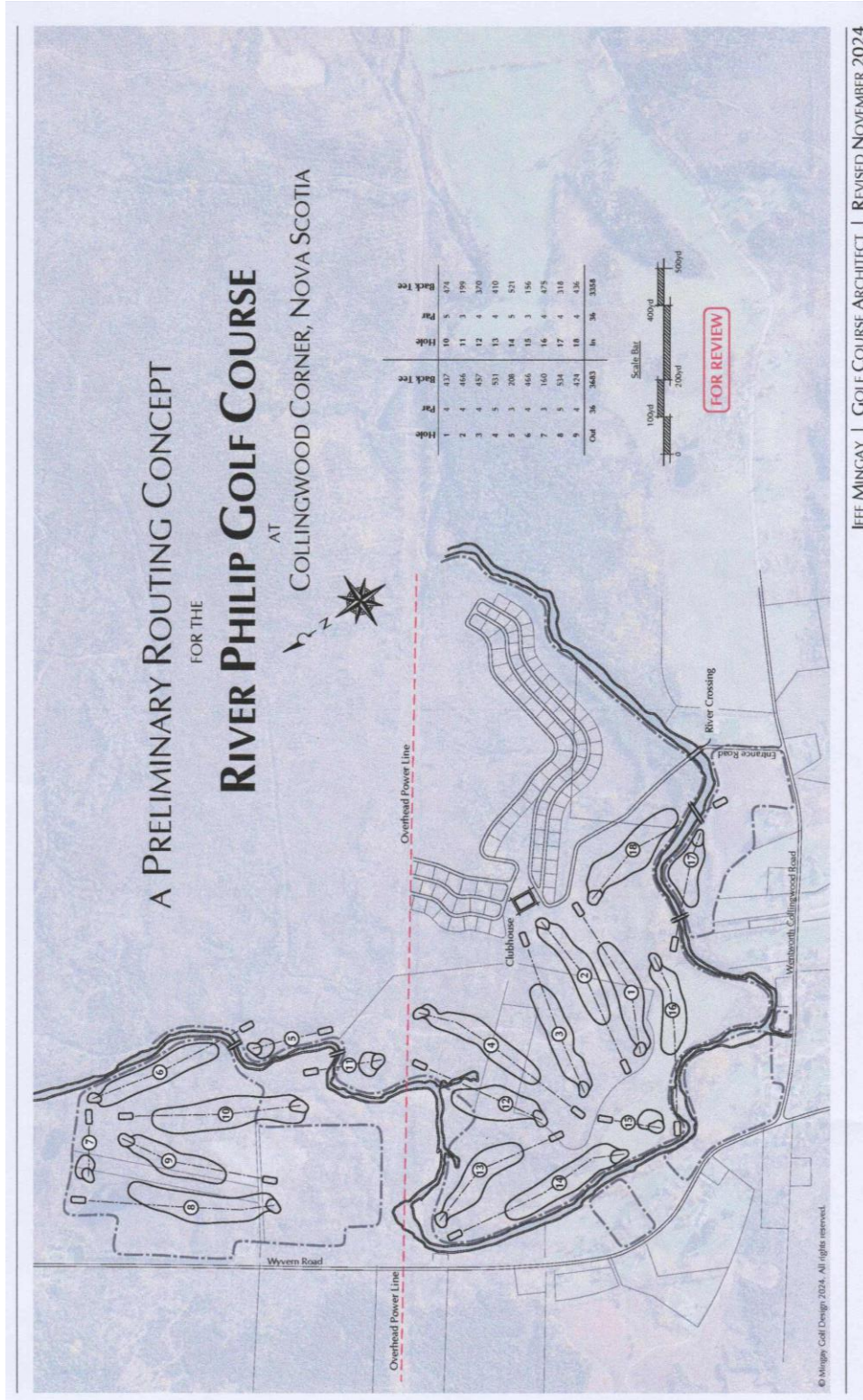
Changes to



Attachment B: Aerial Image



Attachment C: Concept Site Plan





COUNCIL
FIRST READING
Date: May 26th, 2024

Attachment D: Proposed Text Amendment

12.5.2 the following uses shall be permitted in the Flood Hazard Zone, subject to all applicable requirements of this By-Law.

- (a) Agriculture uses
- (b) Dwellings – Existing
- (c) Park**

Park means a dedicated area of land which is used for passive or active recreation and may include play structures, fairways and greens, structures under 20sqm in area, accessory structures ancillary to the main use, and infrastructure necessary for the safe and accessible use of land.



COUNCIL
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Attachment E: Policy Review

<p>MPS Policy 5-24 Council shall, on Schedule A, the Future Land Use Map, permit the following in zones within the Resource designation.</p> <p>(b) Commercial Recreation Zone (j) Rural Resource Zone</p>
<p>Comment: As both zones are permitted in the Resource designation, and MPS amendment would not be required to enable the rezoning.</p>

<p>LUB 12.4.1 The Commercial Recreation zone is intended to permit commercial recreation activities such as campgrounds, RV parks, golf courses, and driving ranges.</p>
<p>Comment Proposed development aligns with the intent described.</p>

<p>MPS Policy 4-43 Council shall, in the Land Use By-Law, establish the Flood Hazard Zone, intended to limit development on the lands that are identified as presenting a higher risk of environmental hazards to development. Permitted uses in the flood hazard zone shall be restricted to agriculture, existing dwellings, and parks. New single unit dwellings and vacation rentals shall be permitted in the flood hazard zone subject to site plan approval requirements aimed at reducing risks to human health and property, and at a minimizing erosion and the worsening of flood impacts.</p>
<p>Comment The applicant has strategically sited the structures and golf course so that the only development occurring within the Flood hazard zone is the development of hiking trails, putting greens and fairways. All structures will be located in the portion of the property being considered for rezoning</p>

<p>MPS Policy 4-45 Council may, through the land use bylaw and In accordance with additional geomorphic floodplain delineation efforts, rezone lands to or from the Flood Hazard Zone. Council shall not otherwise rezone lands out of the flood hazard zone without an amendment to this plan.</p>
<p>Comment The intention of the proposed amendment is not to rezone the Flood Hazard lands, but to solely rezone the portion of the property that is currently zone Rural Resource Rsrc.</p>



**COUNCIL
FIRST READING**

Date: May 26th, 2024

MPS 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 the rezoning unless council is satisfied.	
Requirement	Comment
(a) <i>if the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104.</i>	N/A
(b) <i>The proposed change is not prohibited by any other policy in this plan.</i>	No
(c) <i>the purpose of the proposed zone is consistent with the location and the characteristics of the lands;</i>	Proposed zone is consistent.
(cA) <i>the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards</i>	Strategic siting of structures minimizes the risk of impact the presence of geohazards may pose on the development and surrounding environment
(d) <i>The Proposal meet the general criteria for amending the Land Use Bylaw, set out in Policy -19</i>	Yes, see below

MPS 6-19 Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal;	
Requirement:	Comment:
(a) <i>Is consistent with the intent of this Municipal Planning Strategy</i>	Consistent
(b) <i>Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.</i>	Does not conflict
(c) <i>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 development. Applicants are required to post a performance surety.
(ii) <i>Impacts on existing drinking water supplies, both private and public.</i>	The development intends to develop their own water source.
(iii) <i>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>	The applicant intends to build a share wastewater treatment facility. This system is subject to approval from NSECC and a servicing agreement between the proponent and the Municipality.
(iv) <i>The creation of any excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal</i>	All private road networks are subject to Municipal Approval. The applicant is in the process of obtaining driveway approval from NSDPW. Proposed river

	crossings will require approval from NSECC.
(v) <i>The adequacy of fire protective services and equipment;</i>	Development is under 5 min travel time from the Collingwood Fire Hall.
(vi) <i>The adequacy and proximity of schools and other community facilities.</i>	N/A
(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>	No known pollution problem in the area. Construction activities relating to creating roads and wastewater systems will be subject to review from NSECC to prevent erosion or watercourse siltation occurs.
(viii) <i>The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i>	Stormwater management plans will be required and are subject to Municipal Approval, as a part of the servicing agreement process.
(ix) <i>Impacts on sensitive environments, as identified on Schedule B</i>	No structures are intended to be located on the portions of the subject properties identified on Schedule B as a sensitive environment.
(ixA) <i>Impacts on wildlife corridors</i>	No identified wildlife corridors.
(x) <i>Impacts on known habitat for species at risk</i>	No impacts anticipated.
(xA) <i>risks presented by geohazards</i>	Risks presented by geohazards are mitigated through strategic structure siting.
(xi) <i>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>	All watercourse buffers shall be maintained. River crossings are subject to approval from NSECC.
(xii) <i>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>	No negative impacts identified