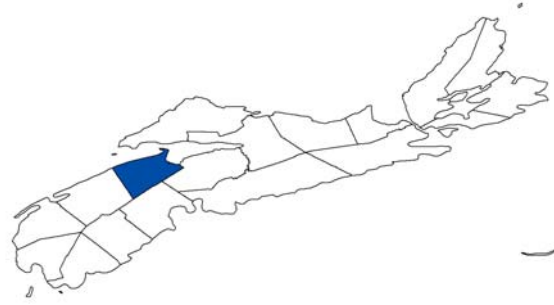


KINGS COUNTY



PROFILE of AGRICULTURAL LAND RESOURCES

Overview of county land resources

Land most suitable for agricultural production (Canadian Land Inventory (CLI) classes 2,3 and 4ⁱ) covers half of Kings County (see Table 1). Kings has 12 percent of the province's CLI 2 soils, 4 percent of CLI 3 and 11 percent of CLI 4.

Kings has more than 40,000 hectares in agricultural production. This amounts to approximately 18 percent of Nova Scotia land in agriculture. Farming in Kings uses 19 percent of the county land area.

Table 1. Agricultural land statistics- Kings County

	Hectares	Percent of provincial total	Percent of county land area
CLI 2,3,4 TOTAL	107,850	6.9	50.6
CLI 2	20,438	12.4	9.6
CLI 3	42,898	4.3	20.1
CLI 4	44,515	10.6	20.9
Agricultural land (ALIP)*	40,188	17.0	18.9
Agricultural land (DNR)**	40,461	17.7	19.0
Blueberry land (DNR)**	0	0.0	0.0

* As indicated by the NSDA Agricultural Land Identification Project.
 ** Based on forest coverage files from NS Natural Resources (blueberry land is low-bush/ wild)
 Source: Nova Scotia Department of Agriculture, Natural Resources Canada, Nova Scotia Department of Natural Resources.

Figure 1a. Agricultural lands in Kings County

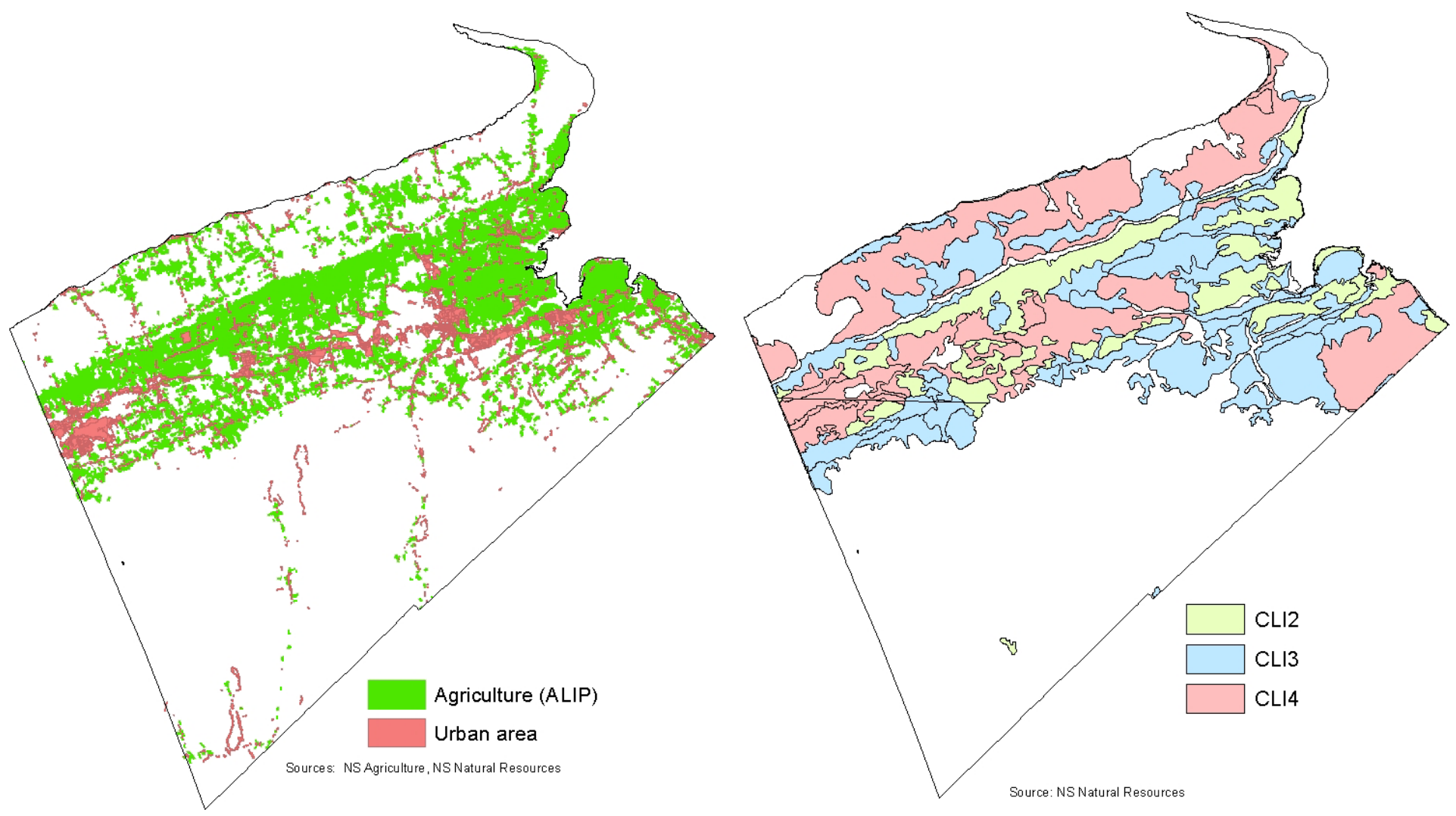
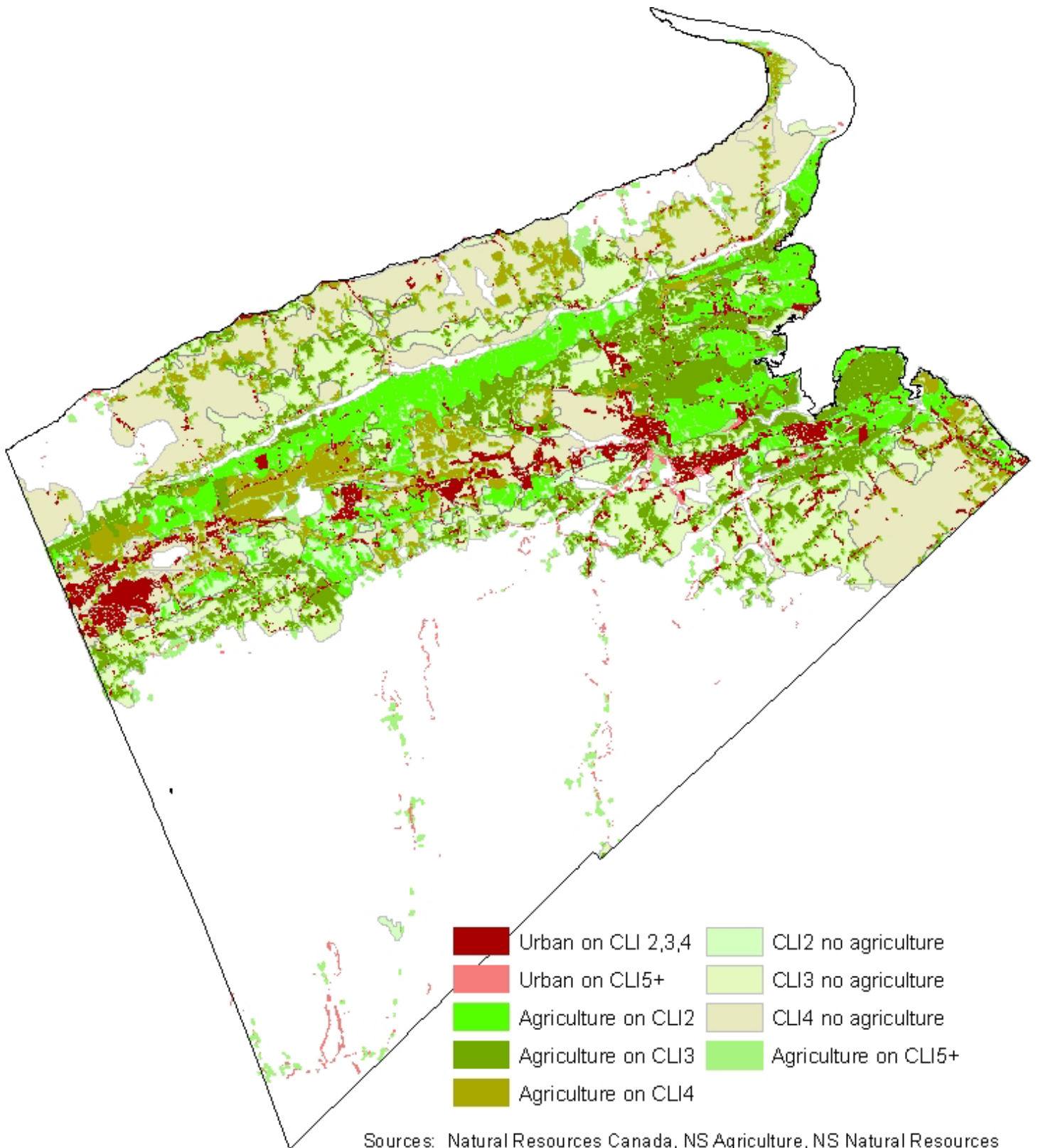


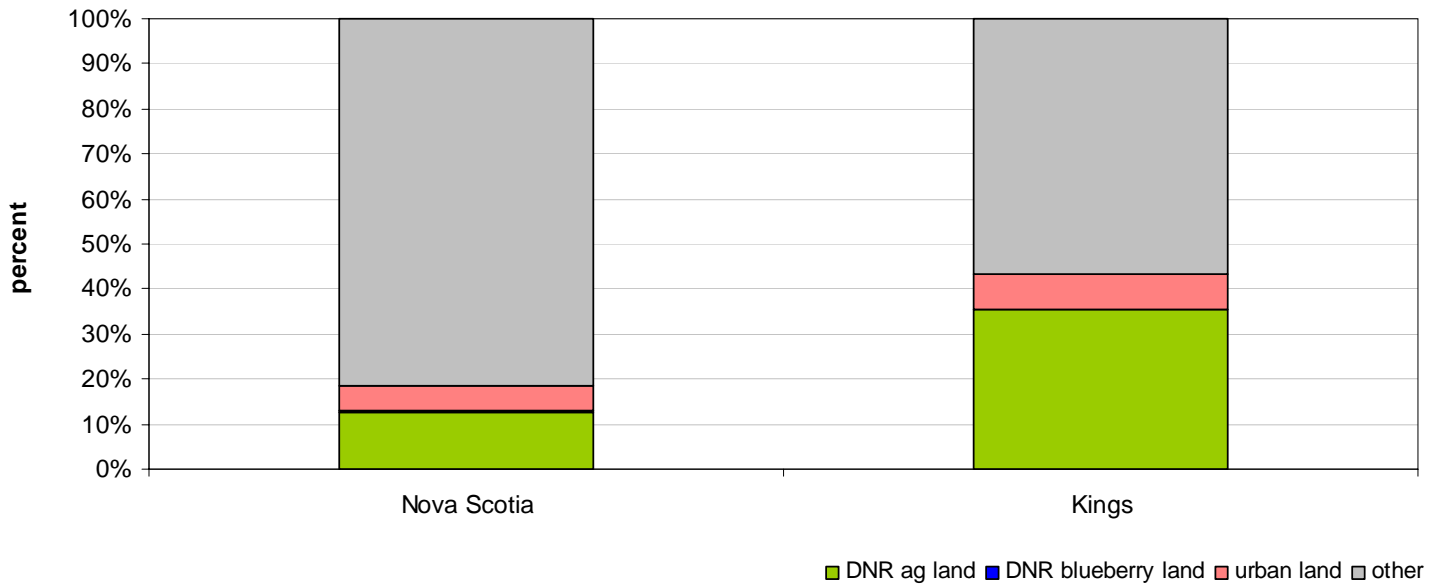
Figure 1b. Agricultural lands in Kings County (overlay)



Usage of arable land and composition of farmed land

Land most suitable for agricultural production (CLI classes 2, 3 and 4) are used for agriculture in Kings County at a significantly higher rate than the provincial average (see Table 2). Over one-third of suitable agricultural land is used for agricultural production in Kings compared with 13 percent provincially. Kings utilizes the most arable land for farming of any county.

Figure 2. Utilization of soils suitable for agriculture- Kings vs Nova Scotia



Premium agricultural land (CLI 2) is highly utilized in Kings with 62 percent in agriculture, the highest of any county. Provincially 29 percent of CLI 2 lands are in agriculture.

Kings also has a slightly higher percentage of good agricultural soils under urban development at 7.6 percent compared with 5.4 percent for all of Nova Scotia, with an important consideration being that over half of Kings county is class 2,3 or 4 CLI land in comparison with less than 30 percent provincially.

Table 2. Use of agricultural soils (CLI classes 2,3,4) in Kings County and Nova Scotia								
	CLI 2		CLI 3		CLI 4		TOTAL CLI 2,3,4	
	Kings	Nova Scotia	Kings	Nova Scotia	Kings	Nova Scotia	Kings	Nova Scotia
	Percent							
Agricultural land (DNR)*	62.1	29.3	38.2	12.0	20.8	7.9	35.6	12.7
Blueberry land (DNR)*	n/a	0.5	n/a	0.3	n/a	1.8	n/a	0.7
Urban area	7.6	6.9	6.5	5.4	8.7	4.6	7.6	5.4
Other	30.3	63.3	55.3	82.3	70.4	85.7	56.8	81.2

* Based on forest coverage files from NS Natural Resources (blueberry land is low-bush/ wild)
Source: Nova Scotia Department of Agriculture,
Natural Resources Canada,
Nova Scotia Department of Natural Resources.

Looking at the land base from a slightly different perspective (the composition of lands used for agriculture, Table 3) it is apparent that Kings County agriculture is generally taking place on good agricultural soils. Forty percent of agricultural land is on class 3 soils, while 32 percent is on class 2 soils and 23 percent on class 4. Only 5 percent of Kings' agriculture is on less than class 4 soils, less than half of the provincial total.

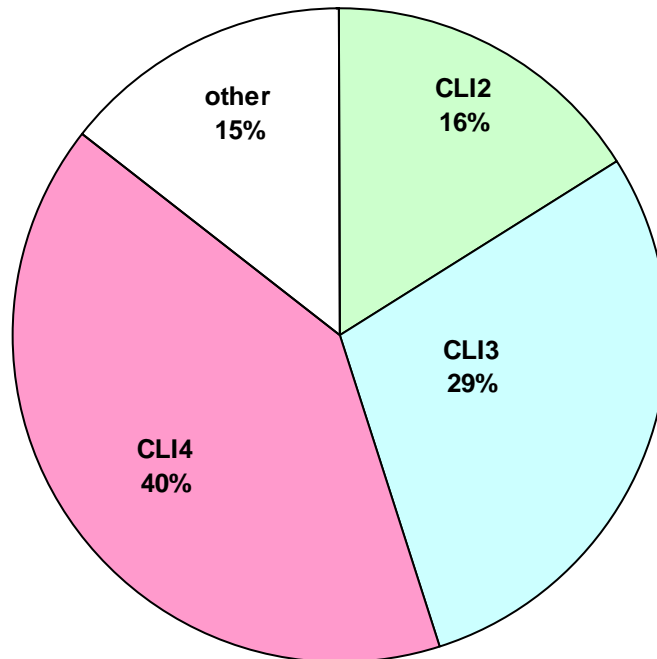
Table 3. Composition of lands in agriculture- Kings County						
	Agricultural land (ALIP)*		Agricultural land (DNR)**		Blueberry land (DNR)**	
	Kings	Nova Scotia	Kings	Nova Scotia	Kings	Nova Scotia
	Percent					
CLI 2	31.8	20.5	31.4	21.1	n/a	4.7
CLI 3	40.1	49.4	40.5	51.8	n/a	16.4
CLI 4	23.2	16.3	22.9	14.5	n/a	44.5
Other	5.0	13.8	5.2	12.7	n/a	34.4

* As indicated by the NSDA Agricultural Land Identification Project.
** Based on forest coverage files from NS Natural Resources (blueberry land is low-bush/ wild)
Source: Nova Scotia Department of Agriculture, Natural Resources Canada,
Nova Scotia Department of Natural Resources.

Urban use and property fragmentation of the agricultural land base

As shown in Figure 3, the majority of urban development in Kings is on good agricultural soils. Only 15 percent of urban development occurs on soils that are of poorer quality than class 4. As indicated in Table 2, in Kings, the proportion of urban land encroachment on CLI soils goes down as soil class improves; the opposite is true for Nova Scotia as a whole. This is reflective of the importance of agriculture and good agricultural land to the Kings economy.

**Figure 3. Composition of urban land-
Kings**



Some lands currently in agriculture may be relatively easily removed for other forms of development. A contributing factor is lot size. Kings County has 3,023 properties that are less than two hectares in size and centered in ALIP lands (Table 4). These properties amount to 2,174 hectares, 1,883 of which are on ALIP.

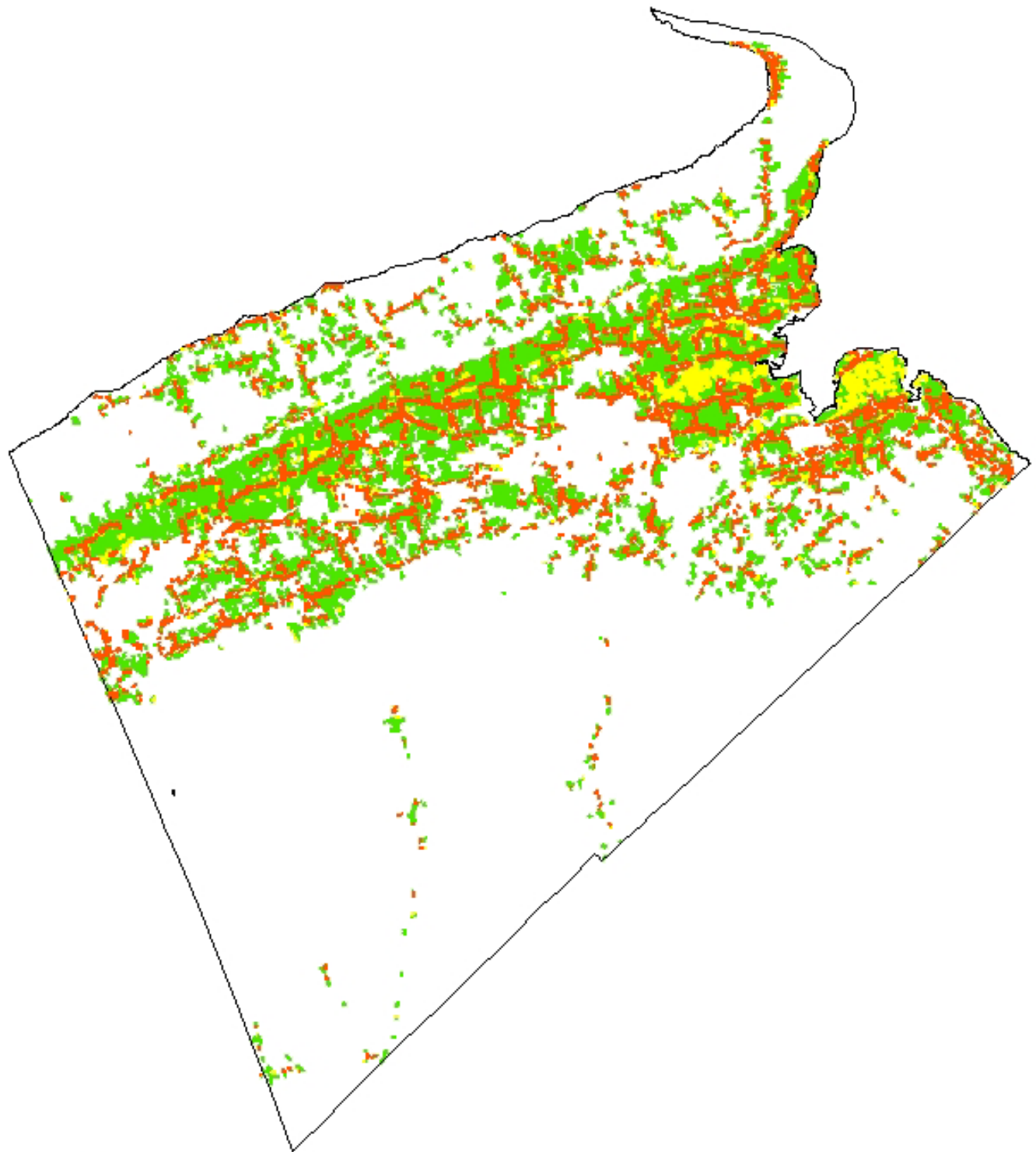
Table 4. Analysis of small properties (< 2ha) encroaching on farm land- Kings County, Nova Scotia						
	Vacant properties		Properties with civic address		TOTAL of small properties (< 2 ha)	
	# properties	Hectares	# properties	Hectares	# properties	Hectares
Centered in ALIP farmland	1,343	1,051	1,680	1,123	3,023	2,174
Area in farmland of properties centered in ALIP	1,340	943	1,680	940	3,020	1,883
Within 10 meters of ALIP farmland	2,264	1,543	4,942	2,718	7,206	4,261
Source: Provincial PID data, NSDA (ALIP data)						

A total of 7,206 properties less than two hectares in size are on or adjacent to ALIP lands, almost 70 percent of which have civic addresses (i.e. are not vacant). This amounts to 26.5 percent of the provincial total of these properties. Relative to the amount of farming in Kings, the county has the 11th highest rate of small developed properties that are adjacent to farmland (but 1st in absolute number of properties).

Ultimately, approximately 400 hectares (1.64 percent) of ALIP lands in Kings have been lost to urban development since 1998. This places Kings tied for 12th with Yarmouth in terms of percentage farmland lost to development and 3rd in terms of area of farmland lost.

While physical occupancy of land by non-farm development or land with the potential for non-farm development can be used to estimate potential loss of land to the sector, the effect of development on adjacent agricultural lands is probably of greater significance in terms of area affected. In order to estimate the area of farmland that is at risk due to the proximity of development, a 300 ft (91.44m) buffer was drawn around each small (<2ha) property and the amount of ALIP farmland falling under this zone was calculated (Figure 4). Kings has approximately 30 percent of its ALIP farmland falling under this category, the 8th highest in the province (highest in absolute terms). Approximately 21 percent of Kings farmland is within 300 feet of a small property with a civic address (i.e. likely developed property).

Figure 4. Agriculture (ALIP) within 300 feet of small properties (< 2ha)



- Agriculture (ALIP) within 300ft of small properties with civic address
- Agriculture (ALIP) within 300ft of other small properties
- Other agriculture (ALIP)

Sources: NS Agriculture, SNSMR

ⁱ Nova Scotia does not have any CLI class 1 soil. Class 2 to 4 soils have moderate to severe limitations that restrict the range of crops or require special conservation practices or both. Class 5 soils and below have very severe limitations for agriculture.

Sources

Natural Resources Canada. Canada Land Inventory. Available from: <http://geogratis.cgdi.gc.ca/CLI/frames.html>. Accessed [25 January 2010].

Nova Scotia Department of Agriculture. Agricultural Land Identification Project (ALIP).

Nova Scotia Department of Natural Resources. Forest Inventory - Geographic Information Systems. Available from: www.gov.ns.ca/natr/forestry/gis/forest-inventory.asp. Accessed [25 January 2010].

SNSMR (Service Nova Scotia and Municipal Relations). 2009. NS Civic Address File and property polygons.