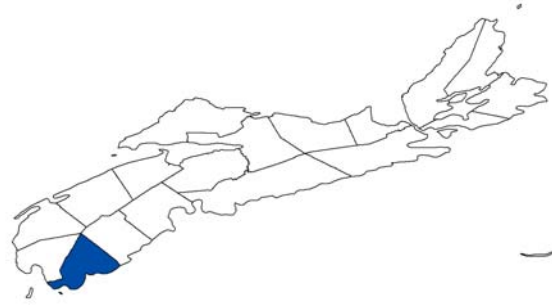


SHELBURNE COUNTY



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 less than 2 percent of Shelburne County (see Table 1). Shelburne has less than 1 percent of the province's arable land; the second smallest potential agricultural land base ahead of only Queens.

Shelburne has approximately 230 hectares in agricultural production. This amounts to less than 1 percent of Nova Scotia land in agriculture. Farming in Shelburne uses less than 1 percent of the county land area.

Table 1. Agricultural land statistics- Shelburne County

	Hectares	Percent of provincial total	Percent of county land area
CLI 2,3,4 TOTAL	4,631	0.3	1.9
CLI 2	0	0	0
CLI 3	3,437	0.4	1.4
CLI 4	1,194	0.3	0.5
Agricultural land (ALIP)*	322	0.1	0.1
Agricultural land (DNR)**	232	0.1	0.1
Blueberry land (DNR)**	101	0.6	0.04

* 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.

Shelburne also has a small amount (100 hectares) of wild blueberry production. This amounts to 0.6 percent of the Nova Scotia total.

Figure 1a. Agricultural lands in Shelburne County

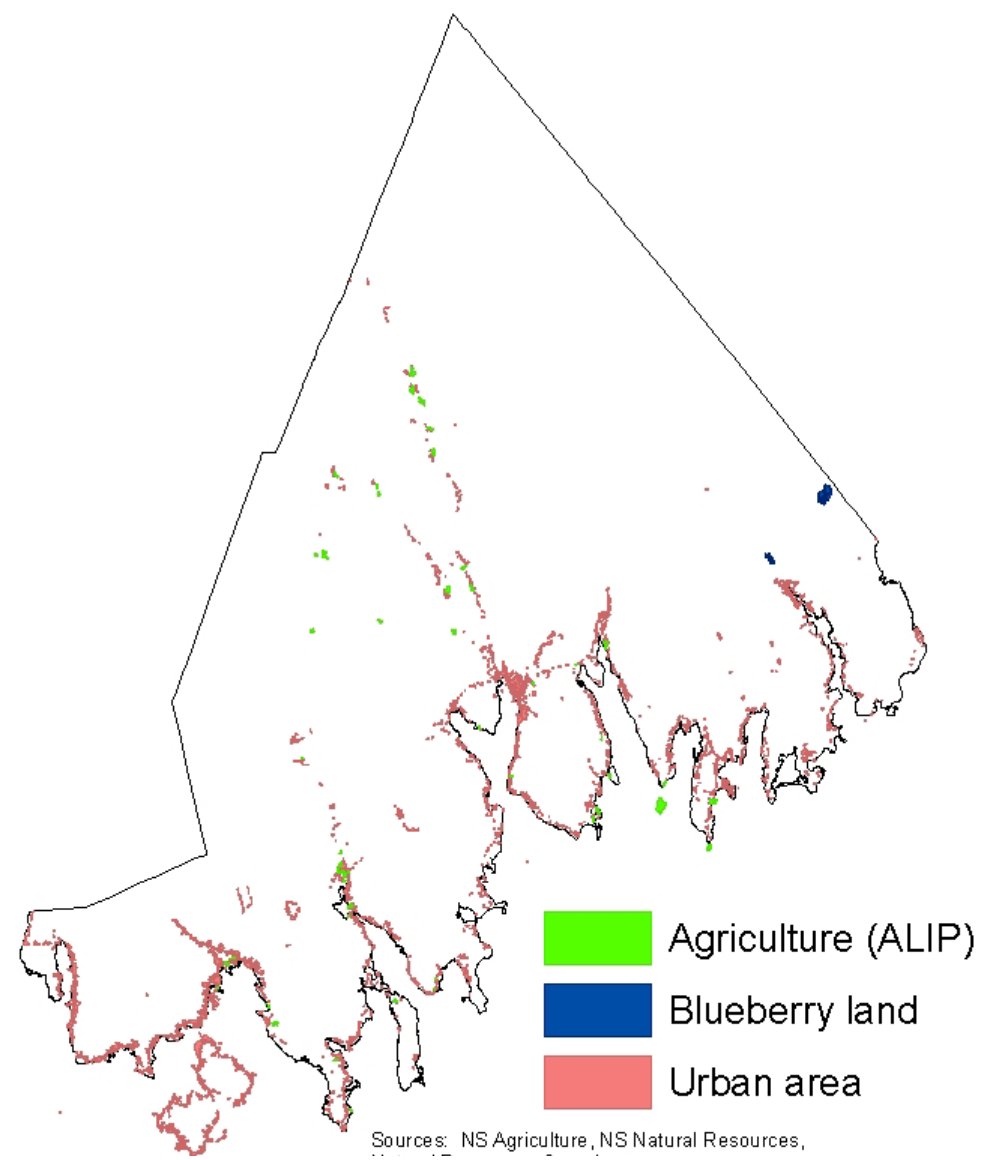
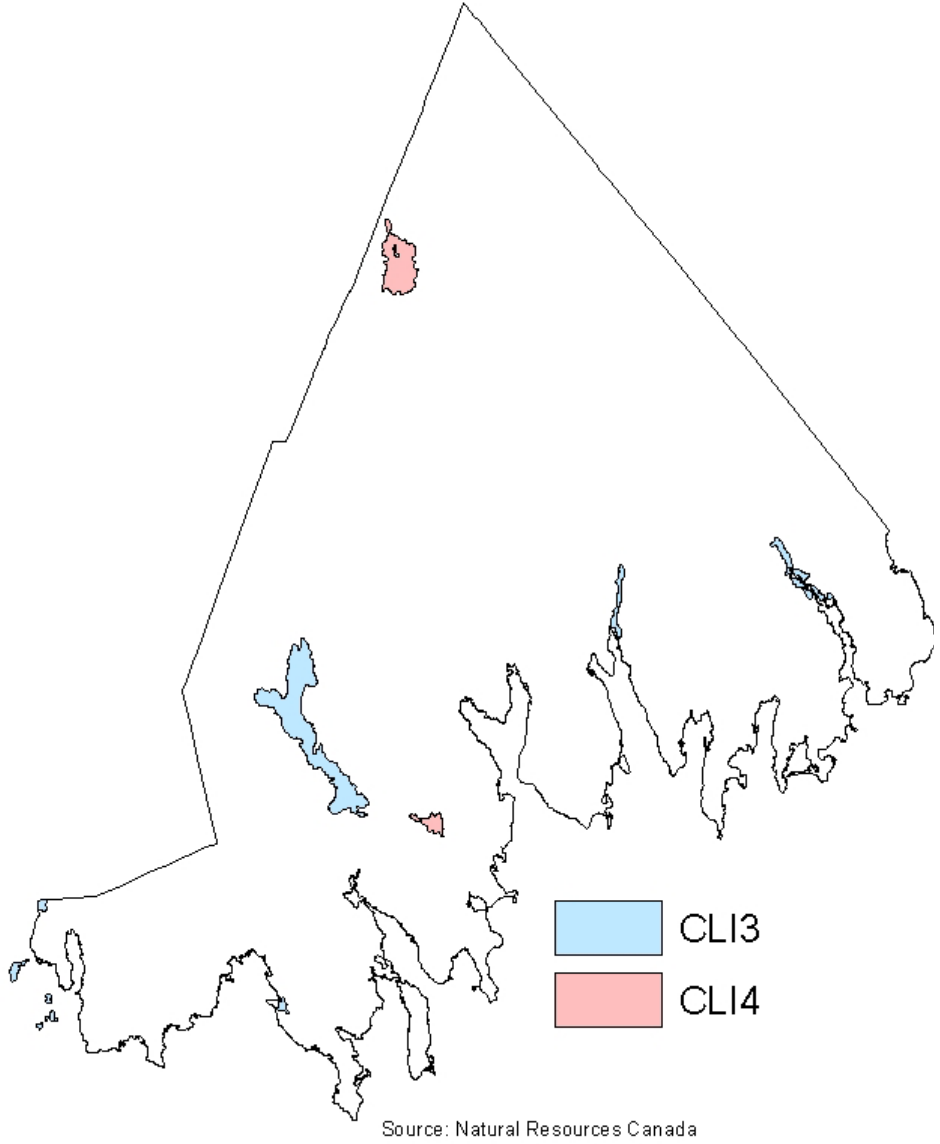
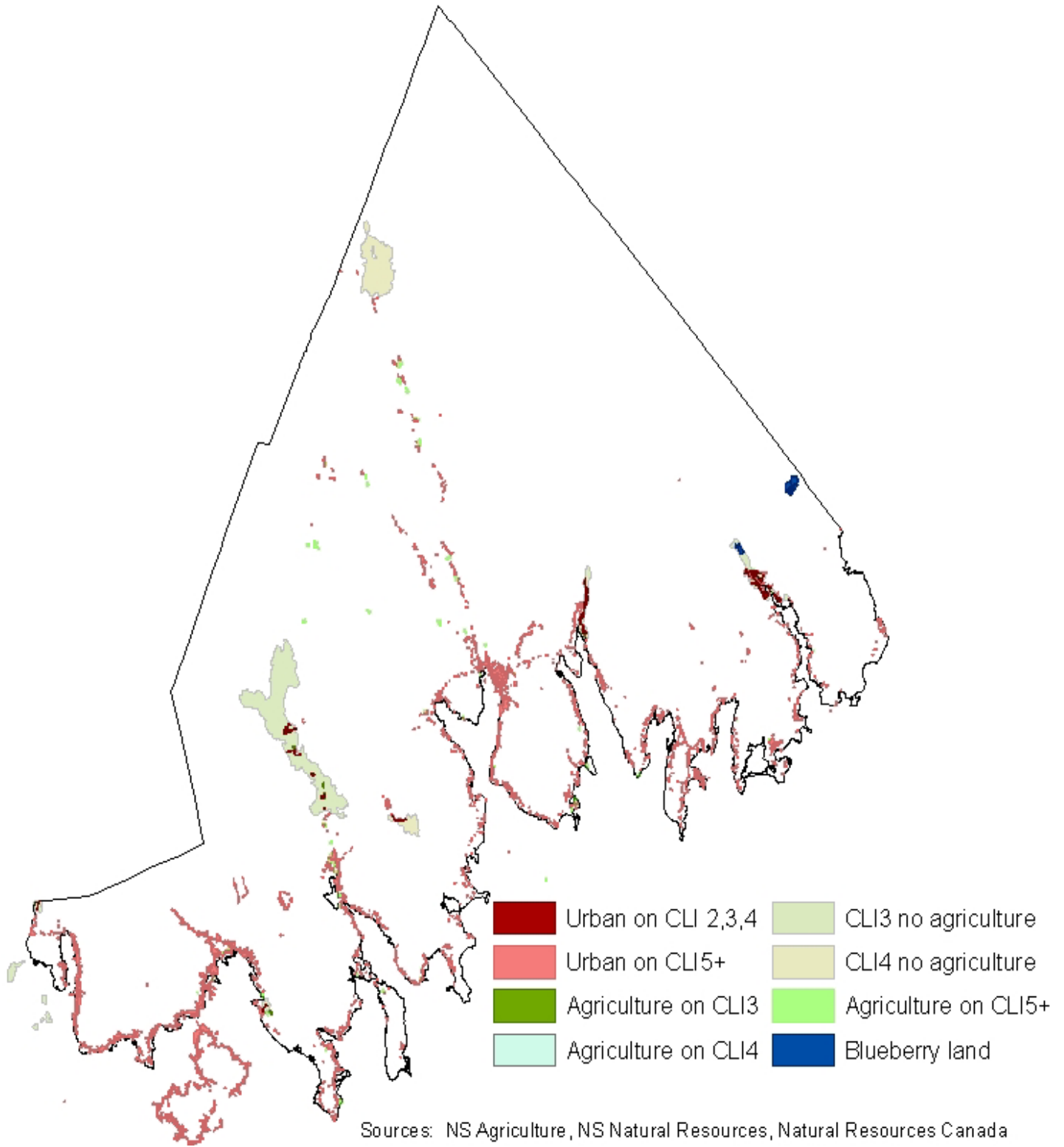


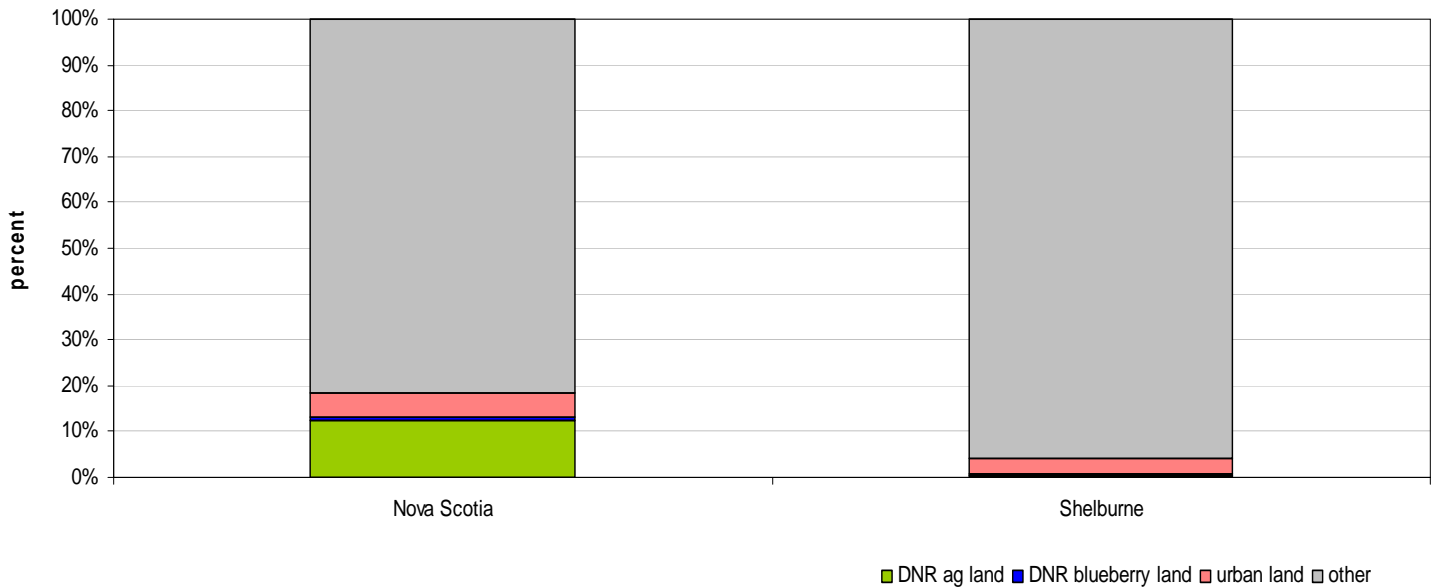
Figure 1b. Agricultural lands in Shelburne County (overlay)



Usage of arable land and composition of land in farming

Land most suitable for agricultural production (CLI classes 2, 3 and 4) is almost unused for agriculture in Shelburne County and at a substantially lower rate than the provincial average (see Figure 2 and Table 2). Less than 1 percent of suitable agricultural land is used for agricultural production in Shelburne compared with 13 percent provincially. This places Shelburne 18th among the 18 counties in terms of utilization of arable land for farming.

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



Shelburne has about 3.5 percent of its good agricultural soils under urban development ranking Shelburne 14th. The provincial average is 5.4 percent.

Table 2. Use of agricultural soils (CLI classes 2,3,4) in Shelburne County and Nova Scotia

	CLI 2		CLI 3		CLI 4		TOTAL CLI 2,3,4	
	Shelburne	Nova Scotia	Shelburne	Nova Scotia	Shelburne	Nova Scotia	Shelburne	Nova Scotia
	Percent							
Agricultural land (DNR)*	n/a	29.3	0.4	12.0	0.0	7.9	0.3	12.7
Blueberry land (DNR)*	n/a	0.5	0.6	0.3	0.0	1.8	0.4	0.7
Urban area	n/a	6.9	4.5	5.4	0.6	4.6	3.5	5.4
Other	n/a	63.3	94.5	82.3	99.4	85.7	95.7	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 in agriculture, Table 3) it is apparent that the large majority of Shelburne County agriculture is taking place on poorer agricultural soils, significantly differing from the provincial average. This is primarily due to a relative lack of arable land available in Shelburne and agriculture's low importance within the county's economy. More than 90 percent of agriculture in Shelburne takes place on poorer than class 4 soil, with the remainder on class 3 land.

Table 3. Composition of lands in agriculture- Shelburne County

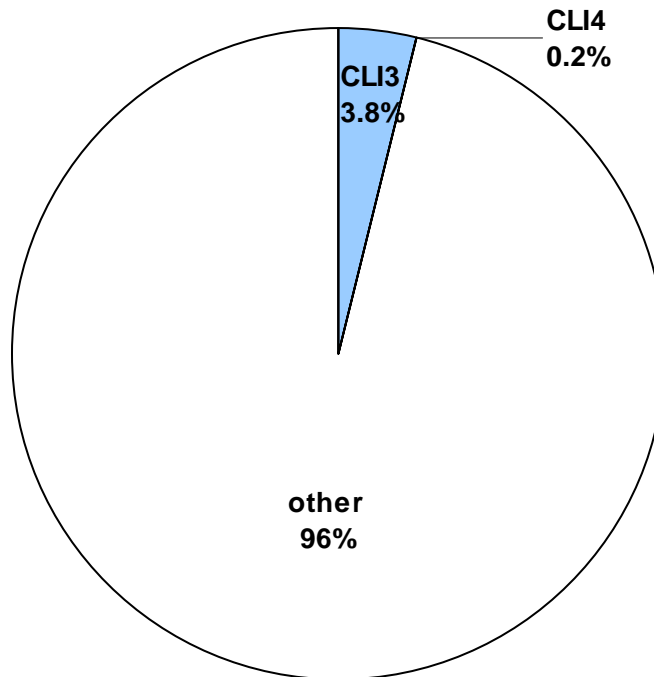
	Agricultural land (ALIP)*		Agricultural land (DNR)**		Blueberry land (DNR)**	
	Shelburne	Nova Scotia	Shelburne	Nova Scotia	Shelburne	Nova Scotia
	Percent					
CLI 2	n/a	20.5	n/a	21.1	n/a	4.7
CLI 3	8.6	49.4	6.6	51.8	19.6	16.4
CLI 4	0.0	16.3	0.0	14.5	0.0	44.5
Other	91.4	13.8	93.4	12.7	80.4	34.4

* 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, less than 5 percent of urban development in Shelburne is on good agricultural soils. The majority of urban development in the county has taken place on lands that are relatively unsuitable for agricultural production.

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



Some lands currently in agriculture may be relatively easily removed for other forms of development. A contributing factor is lot size. Shelburne County has 45 properties that are less than two hectares in size that are centered in ALIP lands (Table 4). These properties amount to 33 hectares, 26 of which are on ALIP.

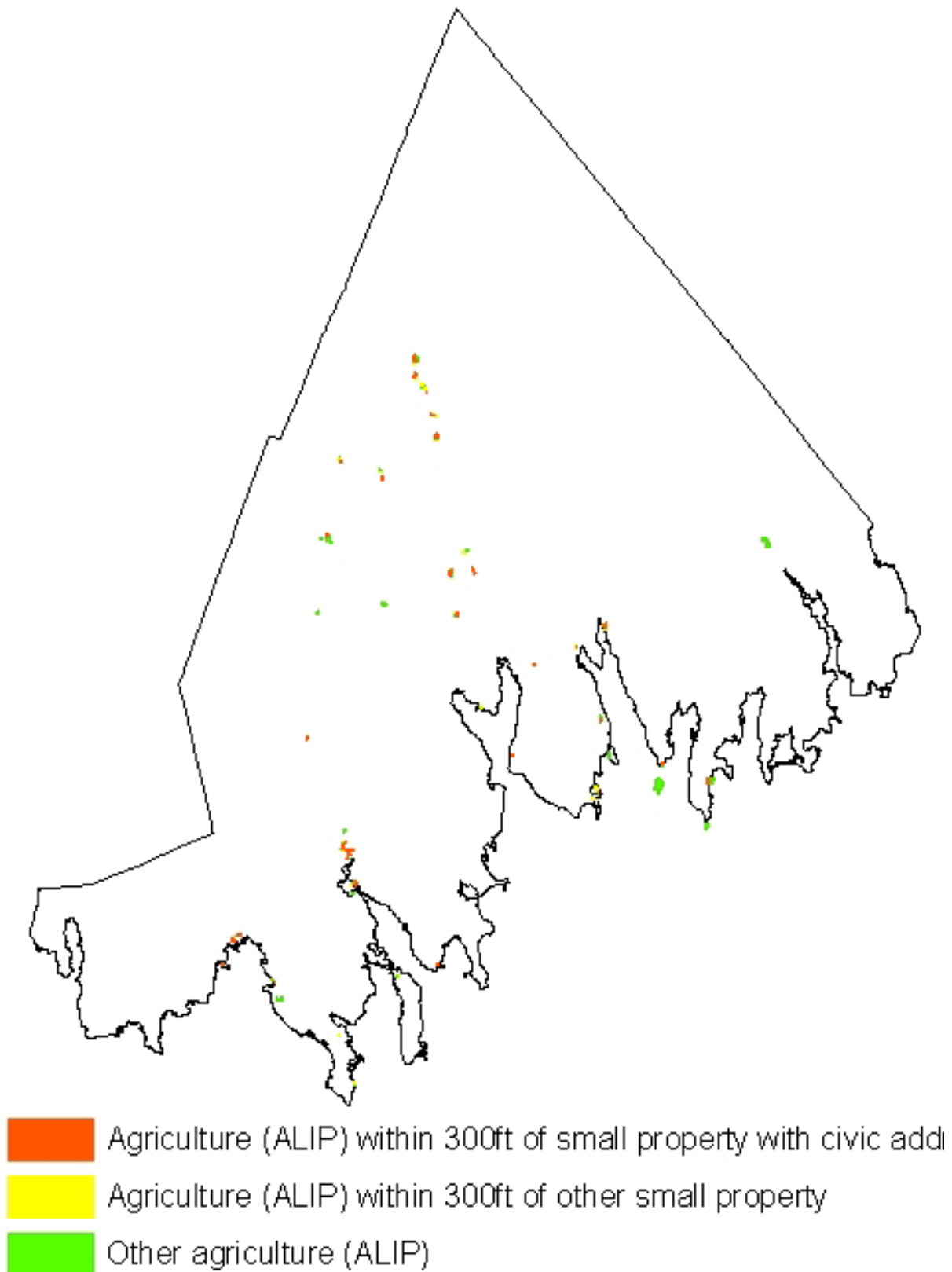
Table 4. Analysis of small properties (< 2ha) encroaching on farm land- Shelburne County, Nova Scotia						
	Vacant properties		Properties with civic address		TOTAL of small properties (< 2 ha)	
	# properties	Hectares	# properties	Hectares	# properties	Hectares
Centered in ALIP farmland	17	12	28	21	45	33
Area in farmland of properties centered in ALIP	17	9	28	17	45	26
Within 10 meters of ALIP farmland	41	36	69	52	110	88
Source: Provincial PID data, NSDA (ALIP data)						

A total of 110 properties less than two hectares in size are on or adjacent to ALIP lands, 63 percent of which have civic addresses (i.e. are not vacant). This amounts to 0.5 percent of the provincial total of these properties. Relative to the amount of farming in Shelburne, the county has the 3rd highest rate of small developed properties that are adjacent to farmland.

Ultimately, approximately 12 hectares (4 percent) of ALIP lands in Shelburne have been lost to urban development since 1998. This places Richmond 2nd in terms of percentage farmland lost to development and 16th 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 farm land 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 farm land falling under this zone was calculated (Figure 4). Shelburne has approximately 38 percent of its ALIP farmland falling under this category, the 5th highest in the province (but the lowest in absolute terms). Approximately 29 percent of Shelburne farmland is within 300 feet of a small property with a civic address (likely a developed property).

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



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

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