

DRIVING TRANSFORMATION

The Power of Land Trusts in African Nova Scotian Communities

Presentation to the African Descent Advisory
Committee April 10, 2025



UPPER HAMMONDS
PLAINS COMMUNITY
LAND TRUST



CollectivePower in Action

CMHC's Co-operative Housing Development Program

- Announcement - would be nice...
- Permitted sites in this area in excess of 500 units
- Formed partnerships
- Prepared all required documentation
- Site delivered pad ready



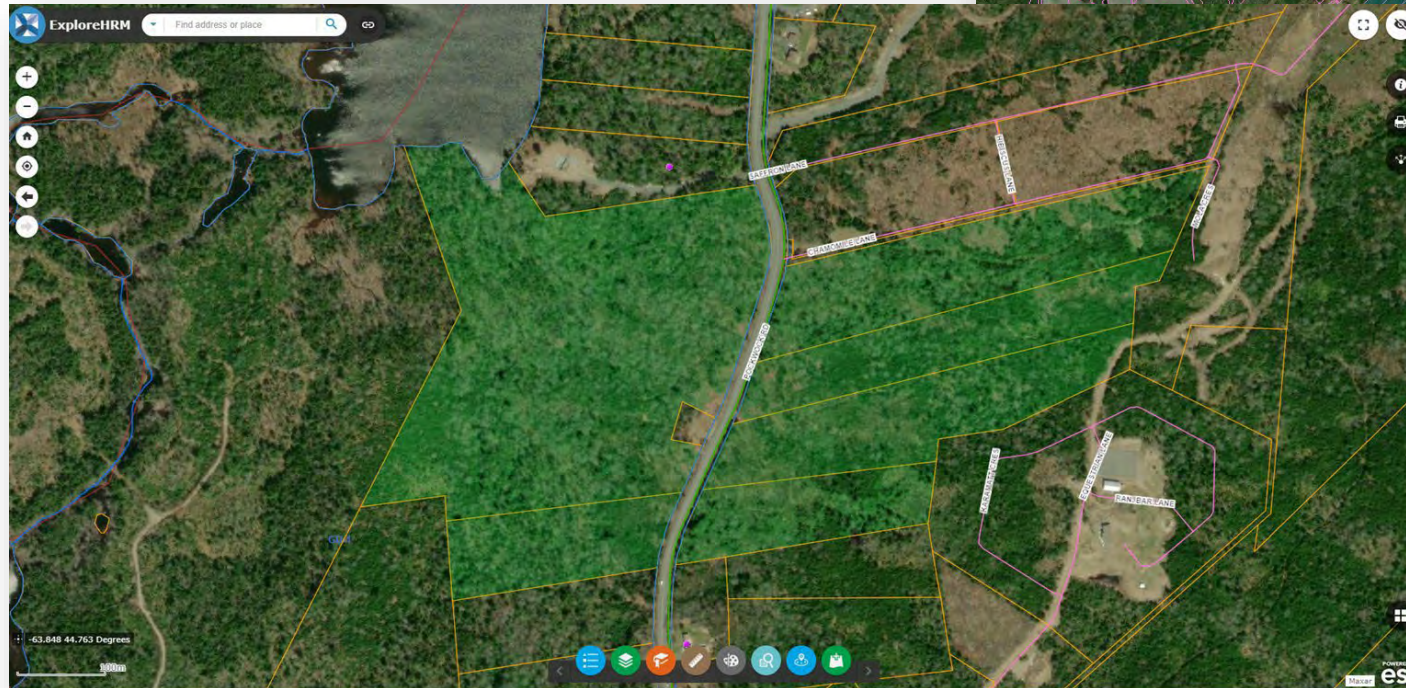
CMHC's Co-operative Housing Development Program

- Secured \$61.2M to build 136 townhomes
- Purchased 4 bare land condo units
- Incubated new co-op:
Incorporated the Upper Hammonds Plains Housing Co-operative Limited
- First example of CLT membership benefit = subsidy
- Middle income affordability
- Scale our CLT and change our trajectory forever



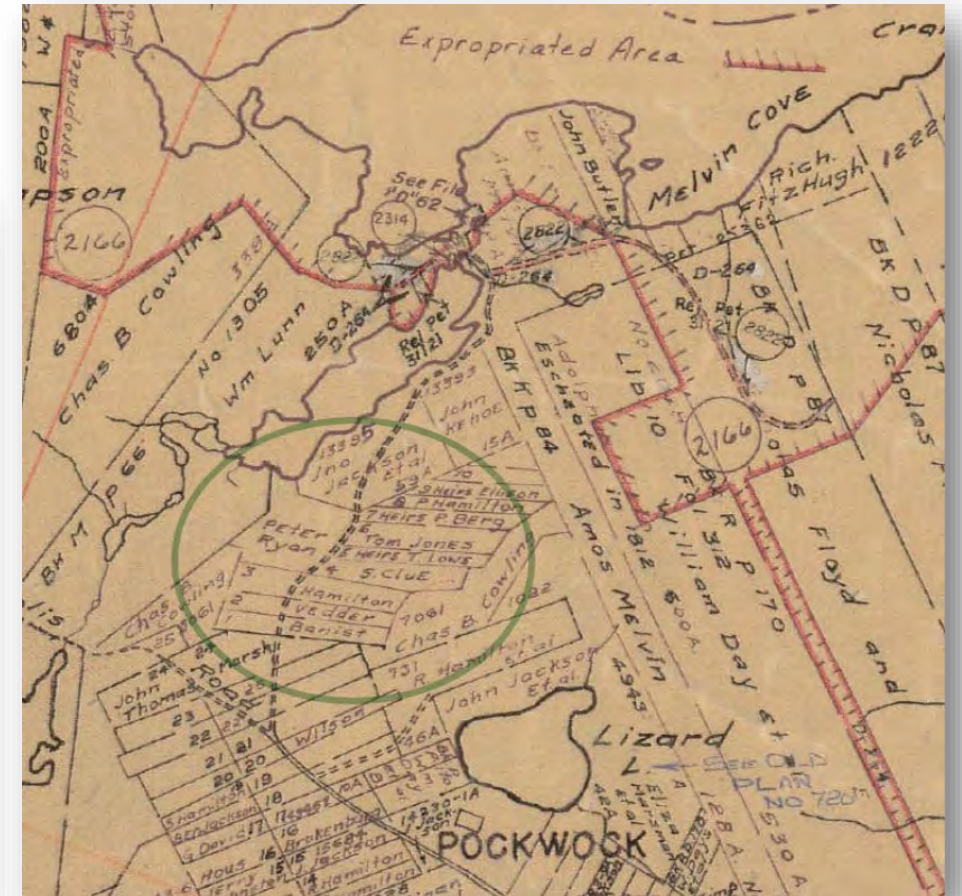
Little Pockwock Area

- Five Parcels of Land total 68 acres
- Approx 300 mixed units approved
- Owner Unknown
- October 2022, Crown Land
- Unclear why, benefit?
- CLT positions for conveyance



Little Pockwock Area

- Research begins, tracing original title holders





Looking Back, Moving Forward: Documenting the Heritage of African Nova Scotians

A return of the number of Black Refugees and their families settled at Hammonds Plains

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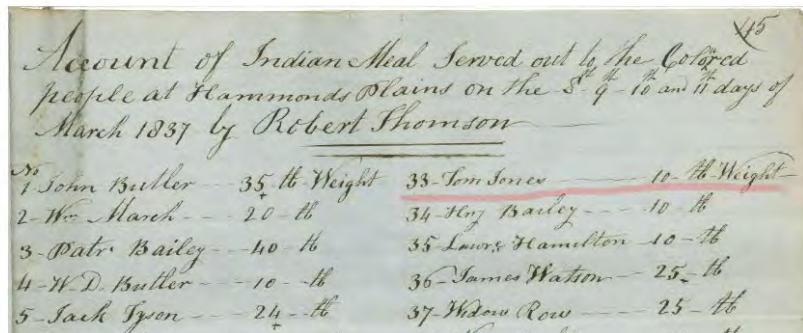


Looking Back, Moving Forward: Documenting the Heritage of African Nova Scotians

Account of provisions served out to Black people at Hammonds Plains in March 1837, accompanying Robert Thomson's letter

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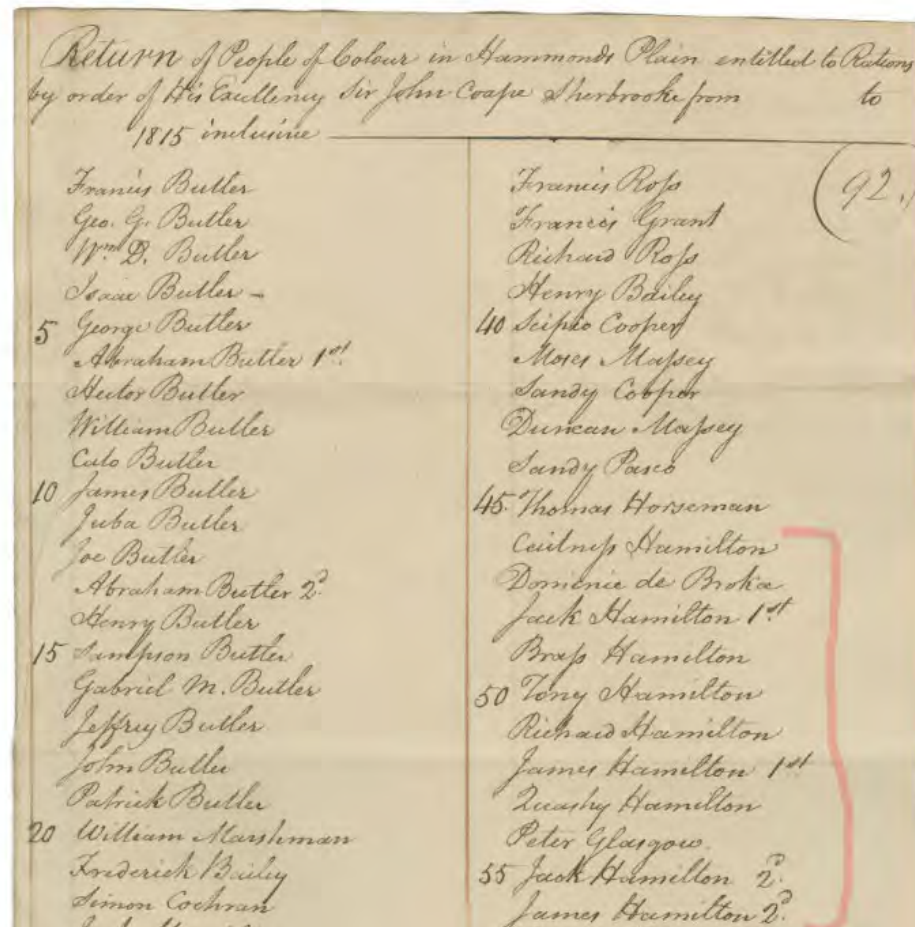


Looking Back, Moving Forward: Documenting the Heritage of African Nova Scotians

Return of Black Refugees at Hammonds Plains entitled to rations by order of Lieutenant Governor Sir JC. Sherbrooke

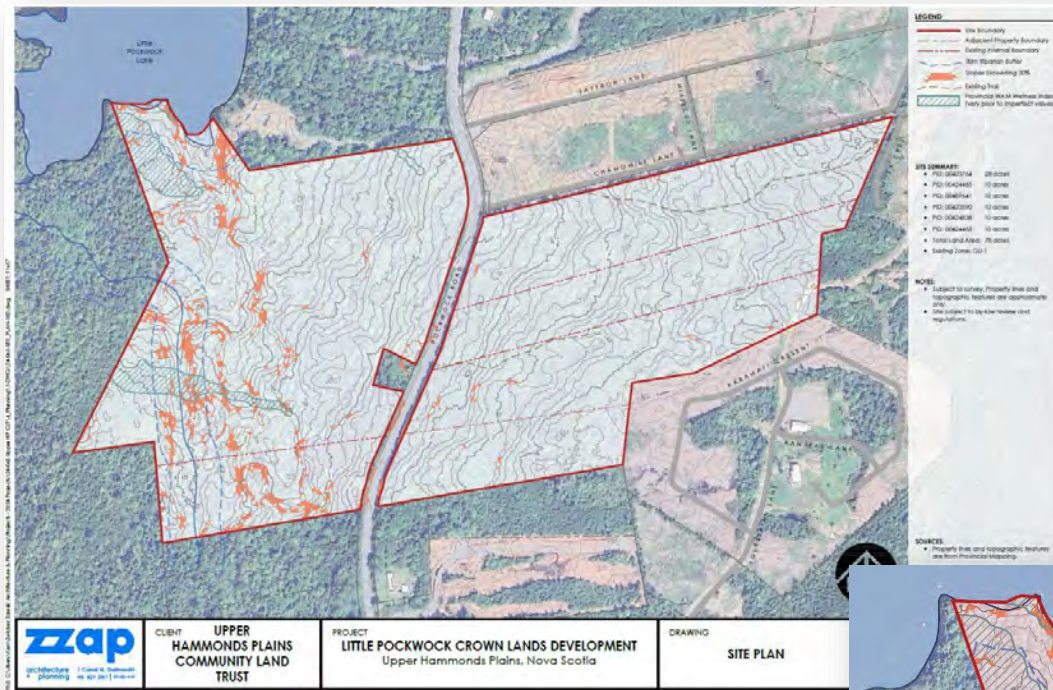
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“Little Pockwock” Acquisition and Pre- Development

- Applied to purchase NNR land in June 2023
- Followed up in June 2024
- In October 2024, received Ministerial approval to begin site feasibility and pre development planning
- Historical achievement
- Larger scale community planning



Site Feasibility and Predevelopment Planning with Emmanuel Baptist Church

1. Boundary and Topographical Survey
2. Base Level Geotechnical Assessment
3. Phase 1 Environmental Site Assessment



Solar Farm Project

- Successful 10 Megawatt Chebucto Pockwock Windfarm
- New Provincial program to develop 100 megawatts across the province
- Proposing 7 Megawatt solar farm on leased portion of the Melvin Land Tract
- Total cost \$16 million, raised through investors
- MOU between community organizations: UHPCLT, UHPCDA, MLTPS, EBC
- Community owns 51% of partnership
- Sustained revenue for organizations and community



Chebucto Pockwock Windfarm

Community Action Planning

Critical Barriers: water infrastructure, fire protection, flooding mitigation, egress routes, traffic, safe streets, streetlights, cultural appropriate zoning...

- May 2021 - Councillor Lovelace makes motion proposing engagement on zoning
- January 2022 – Survey launches
- June 2022 – UHPCLT letter to council requesting Community Action Planning, staff, land conveyance, etc.
- November 25, 2022 – Request for zoning amendment submitted by planners
- January 10, 2023 – Council passes zoning amendment (could have started Community Action Planning)
- November 25, 2023 – Permitting window closes, 945 units approved, none are rejected
- August 2024 – Community meeting unveils lack of fire protection
- September 2024 – Regional Council Approves ANSCAP Regional Council Report
- March 6, 2025 – Community Action Planning begins