

Septmeber 29th, 2026

Public Information Meeting

Development Agreement Application to
permit an Agri-tourism business on a local
plot of land.

Presented by:
Matthew Lahey

1 Introduction

Throughout this presentation, we will be discussing the proposed on-farm business at address 2382 Highway 215, Newport, Nova Scotia. This property is currently zoned at an Agricultural Priority Two zone, and below we will examine Policies 18.1, 18.2 and 16.3 to help better understand the proposed business and create a detailed image of an agriculture first opportunity development in our community.

I will be providing insight into the vision and plan for the future of the property. There will also be time at the end to answer any questions, and hear any feedback or considerations.

2382 Highway 215 is family-owned property sitting on 293 acres of land, zoned AP-2. The property includes a 4-bedroom 2-bathroom home, on well water, with a 76x76' empty barn that sits 80ft behind the farmhouse. Currently we have developed 18 acres of land for agriculture use, with intention to expand an additional 14 acres in the future. The total 32 acres of agricultural use will not be affected by the proposed on-farm business.

Who we are

Myself, Charlie Lahey and Jannie Lahey are the current sole owners and caretakers of the property. Charlie and Jannie are my parents, who crurently live on site. I spend most of my free time assisting in day to day help alongside them, through yard work, farming, general materince and property upgrades.

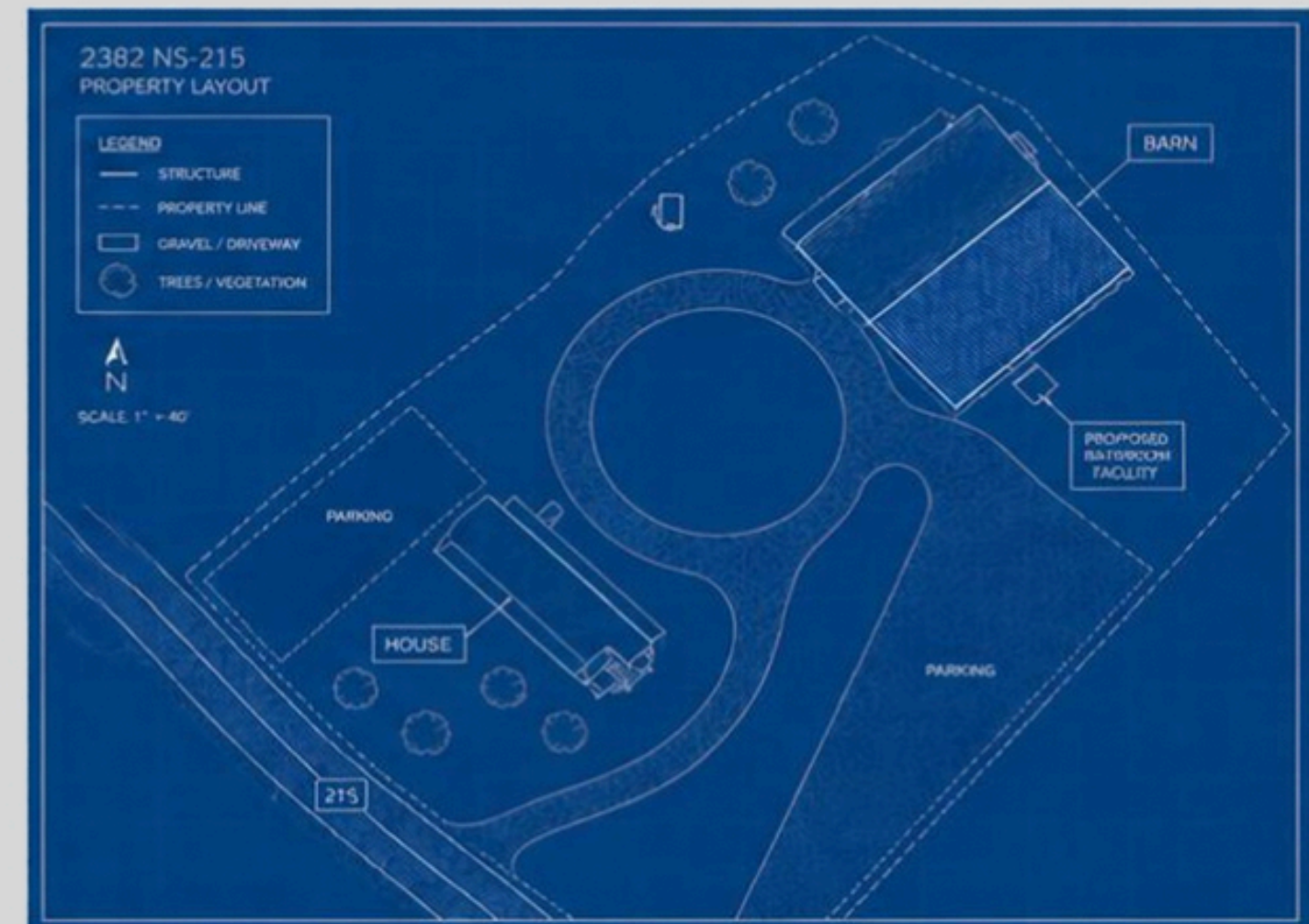
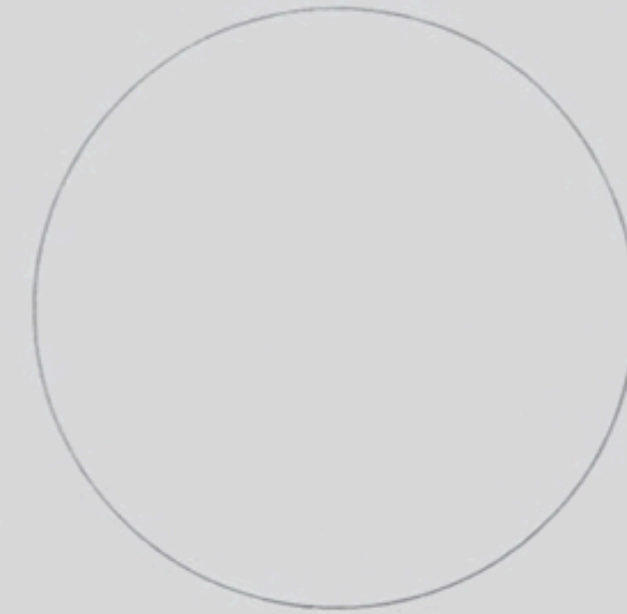
The home itself was built by my grandfather, and is a home that holds significant meaning to our family. Throughout my life, we grew up in this home and on this land creating many memories. I wish to further that to our community.

With this property we have a goal of operating a family run small business that promotes, supports and involves other local business to thrive. We'd like to create a space that people can gather for events, markets and seasonal outings.

All while at our core, we will continue to invest in the agriculture aspects of the property and develop the primary purpose the land was inteded for.

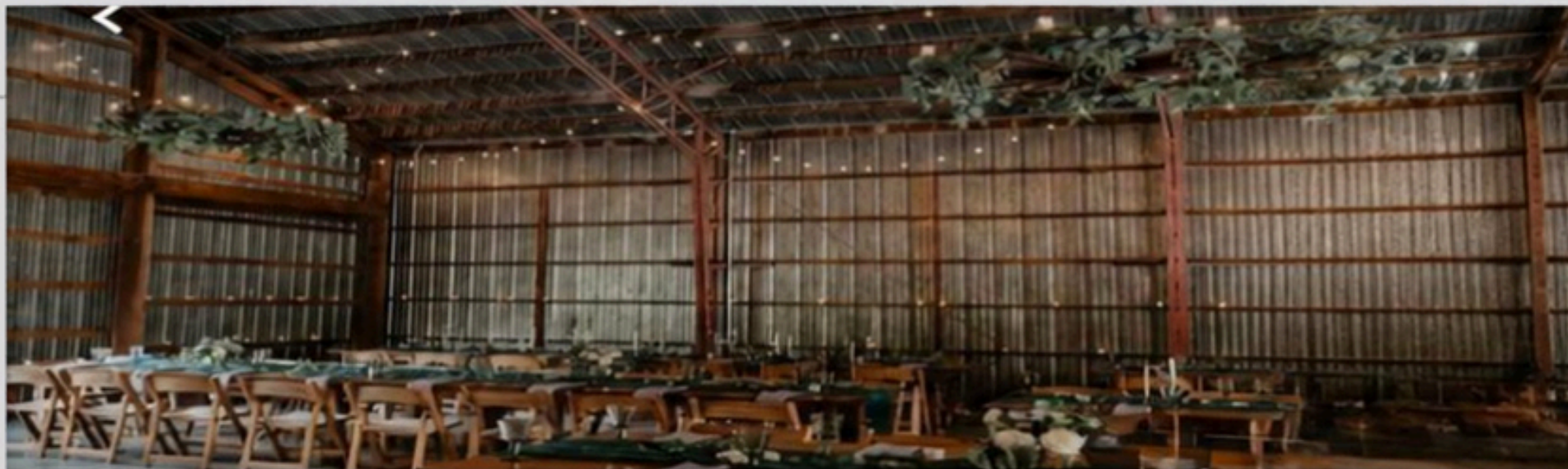
3 Our Strategy

Below are a couple basic diagrams showing the current directional goals of the land. It identifies the areas we currently work on, and areas we wish to develop. The business development will allow for financial opportunities to kick start further improvements of the farm land and agricultural work, while bringing people into the space we admire for all to enjoy.



4 Our Goals

Our goal is to create a space that brings people together through events, community engagement, and agriculture, while thoughtfully developing and highlighting the beauty of the land.



5 Conclusion

Jannie, Charlie, our families, friends, and I would be incredibly grateful for your support and guidance as we continue working toward bringing our vision to life.

Floor is open to any questions and comments the group may have.





Thank You

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