



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Planning/Heritage Advisory Committee
March 15, 2018, 6:00 p.m.
Sanford Council Chambers**

- PRESENT:** Councillor Jennifer Daniels, Chair
Councillor David Keith
Deputy Warden Paul Morton
Councillor Kathy Monroe
Councillor Rupert Jannasch
Councillor Debbie Francis
Councillor Randy Hussey
Mr. Matt Smith, Resident Member
- STAFF:** Madelyn LeMay, Director of Planning & Development
Saira Shah, Planner
Sara Campbell, Planner
Velma Macumber, Admin Assistant
- REGRETS:** Warden Abraham Zebian
Councillor Tanya Leopold, Vice Chair
Councillor Robbie Zwicker
Mr. John Smith, Resident Member
- GUESTS:** Jocelyn Amyoony, Senior Policy Analyst, Municipal Affairs
Bill Preston, HAAC Resident Member
Greg Pace, HAAC Resident Member
- PUBLIC:** 15 members of 4-H Youth Program

MEETING CALLED TO ORDER

Chair Daniels called the meeting to order at 6:00 p.m. and reviewed fire evacuation procedures. She advised that regrets were sent from Councillor Leopold, Warden Zebian, and Mr. John Smith, that they were unable to attend tonight's meeting.

APPROVAL OF AGENDA & ADDITIONS

MOVED and SECONDED that the agenda be approved as circulated.

Motion carried.

APPROVAL OF PLANNING ADVISORY MEETING MINUTES OF FEBRUARY 15, 2018

MOVED and SECONDED that the Planning Advisory Committee meeting minutes of February 15, 2018 be approved as circulated noting any errors or omissions.

Motion carried.

HOUSEHOLD LIVESTOCK DISCUSSION: SAIRA SHAH

Ms. Shah summarized the background information with respect to the household livestock amendments for the benefit of the 4-H Youth Program members who were present at the meeting. Chair Daniels opened the floor to the public for discussion.

4-H Youth Program leaders and members gave brief presentations to the Committee. In all presentations, the most emphatic point made was that they encouraged the Committee to support the Household Livestock amendments in the Information Report of February 15, 2018. Presentations are attached to the minutes.

Other points that were raised:

- There is a growing movement to buy local
- Agriculture sustainability should be a key priority
- 4-H Youth Program develops valuable life skills
- The programs encourage members to raise, breed, and show their animals. For the Poultry program, it requires a trio of animals; one rooster and two hens. A male and female are also required for other programs as well, i.e., turkeys, rabbits, etc.
- There are economic benefits from 4-H Youth Program to the larger community by participating in the oldest exhibition in Canada, the Hants County Exhibition, which is known worldwide.
- There is general support for amendments that allow household livestock on a parcel of land that is less than an acre
- There are methods to address decreasing the noise produced by a rooster
- Household livestock are more contained than household pets such as cats and dogs, etc. and create no greater issue
- Household livestock are of a greater utility than pets, and should be given the same consideration
- Manure is contained in the chicken run, and can be utilized as garden fertilizer

- The Committee should consider seasonal overlapping such as laying hens are kept all year long, or until too old to lay, and broilers, meat birds, are only kept for approximately eight to ten weeks.
- 4-H Youth members are held accountable for their livestock and are given guidelines to raise and care for their animals
- The West Hants Land Use By-law is outdated; HRM and the Town of Windsor allow laying hens. West Hants has an opportunity to be more progressive.
- 4-H Youth Program creates interest in agriculture and encourages future farming
- Micro farming can be an economic opportunity (small-scale farming that takes place in urban or rural areas, usually on less than 5 acres of land)
- Food bank benefits from local farming by receiving donations of eggs
- Household livestock can create a sense of community
- There are opportunities to create different household livestock regulations based on location (i.e. restricting household livestock in the Growth Centres)

MOVED and SECONDED that the Planning/Heritage Advisory Committee receive the 4-H Youth Program presentations.

Motion carried.

Chair Daniels thanked the 4-H Youth Program members for their presentations. The 4-H Youth Program members left the meeting at 6:56 p.m.

BILL 177 DISCUSSION:

Jocelyn Amyoony gave a brief PowerPoint presentation with respect to Bill 177 and examples of how commercial assessments are phased in. Part of the process is to develop Municipal Planning Strategy and Land Use By-law amendments to create policies and designate a Commercial Development District. This District would require that properties be serviced with municipal water and sanitary services. These amendments would require approval by the Minister responsible for Municipal Affairs. A By-law must be drafted to give the Municipality authority to have commercial phased in agreements. Municipalities should consider how cash flow will be affected when preparing agreements. (Presentation attached)

Ms. Amyoony noted that there is a Model By-law available for municipalities to use by the AMANS. She advised that Yarmouth, Shelburne, and Amherst are now phasing in commercial assessments for certain areas.

Ms. Amyoony advised that Ron Dauphinee, Municipal Advisor, had sent his regrets that he would be unable to attend tonight's meeting.

Discussion was held with respect to what direction the Committee wanted to proceed with this matter. By consensus, the Committee asked staff to prepare a discussion paper regarding the commercial areas in the Growth Centre areas and the community of Hantsport.

Chair Daniels thanked Ms. Amyoony for her presentation. She asked the Committee if they would like to defer the remainder of the agenda as two Committee members were leaving the meeting to go to the Brooklyn Fire Department Annual General Meeting, and therefore the Committee would no longer have a quorum present.

MOVED and SECONDED that the remainder of the Planning/Heritage Advisory Committee agenda be deferred until the next meeting.

Motion carried.

ADJOURNMENT

MOVED and SECONDED that the meeting adjourn.

Motion carried.

The meeting adjourned at 7:18 p.m.

Chair

Lisa McNeil

Hello, my name is Lisa McNeil. I live in Ellershouse, and I am the Rabbit Leader for the Newport 4H Club. I'm truly excited that we are discussing the issue of Household Livestock at these meetings. It seems to be timely to consider changing our by-laws, considering the movements to buy local, to reduce individual carbon footprints, and to encourage self-sustainability.

Most of the 4H families that are present today have had a chance to quickly review your document dated Feb. 15th, 2018, on the Household Livestock Amendment. We were encouraged that you sought feedback from 12 provincial agricultural organizations. We were also encouraged by the responses from the Department of Agriculture, Federation of Agriculture, Perennia, and the Chicken Producers Association of Nova Scotia.

So, what is 4H? 4-H is a nation-wide youth program dedicated to the development of young people to help them become responsible members of society. The program is for youth aged 7 to 21. In Canada it has been around for 100 years. There are close to 2,400 youth members, 900 leaders and 100 clubs in Nova Scotia. More than 80 countries worldwide have 4-H clubs. The historical roots of the Canadian 4-H program are solidly grounded in rural Canada. The program originated for the purposes of improving agriculture, increasing and bettering production on the farm, and enriching rural life. Its beginnings were inspired by energetic and idealistic agricultural officials, dedicated school teachers and others committed to ensuring young rural Canadians learned the important skills required to succeed on and off the farm.

In order to participate in some of the smaller livestock projects, such as poultry, waterfowl, turkey, and rabbit, a member is encouraged to raise, breed (this requires a rooster, drake, tom, or buck), and show their own animals. In my own project that I lead, rabbit, I insist that a member owns their own animal. The benefits of raising and caring for one's own animal far exceeds the experience of borrowing an animal from another generous farmer. I cannot help but wonder how many youth in our county do not participate in this program because they live on less than one acre of land.

In our own backyard we have the Hants County Exhibition. It was established in 1765, and is the oldest continuously run agricultural fair in North America. I find that amazing.... that in Hants County we have the oldest running North American fair. I swear it's the only event I've ever participated in where the youth are more concerned about the appearance and cleanliness of their animals than themselves. Our county receives Economic benefits from this exhibition fair. The Enigma Research Corporation (who are research specialists) conducted research on Canadian Fairs in 2008. Results show the gross economic impact of Hants County Exhibition grounds, ~~in Windsor~~, is in excess of \$3 million dollars a year.

Considering our rural history, the positive benefits of 4H, the feedback from the 4 provincial agricultural organizations, and the positive economic impact from our own fair.... I would encourage council to accept the changes recommended for household livestock, submitted in the Feb. 15th, 2018 Information Report.

One final thought I have, is that if a ^{small} property owner does not want ^{the allocated} turkeys, or rabbits, or chickens, for instance if they only want to raise rabbits, could the # of chickens be allocated over to the rabbit category? Or any other combination.

Thank you.

Hello My name is Greg McNeil I am from Ellershouse

I am husband to one and father to several

I would like to thank council for the opportunity that we have had to present our side of the issue this evening. It is obvious that quite a lot of work and consultation has gone into this process and as a resident, Thank you.

I support adoption of the suggestions or recommendations as found in Appendix A of the draft amendment.

I am uncertain of the history that led to the reality that a rural community such as ours could have these restrictions on household livestock.

In our neighbourhood there are residents who enthusiastically feed birds and squirrels. Other residents own cats that catch and kill some of these birds and squirrels. There are dogs with varying temperaments and sizes some of which bark at hours of the day that are less than pleasant for those within earshot. Some of these cats and dogs trespass on neighbouring properties. They seem in some instances to be unaware of the local bylaws. We have pets.

we are aware of our responsibilities

Chickens, Turkeys, Rabbits and other creatures designated household livestock actually provide a greater utility beyond the companionship that is provided by pets, they provide food, eggs and chicken, they provide compost, they reduce the carbon footprint. We have donated eggs and chickens to harvest house, people in need, and friends and family.

This is an opportunity to embrace an aspect of Green living as we move to more sustainable lifestyles.

I would ask council to approve the amendment to the bylaw section 5.17 as outlined in the draft amendment

Household livestock / chickens / rabbits / turkeys etc. can be generally well behaved and restricted in placement than pets. They create no greater issue with residents

the draft amendment
10/11/17
GREG



15' x 12'

hex, he



Hi I'm Mary Grace McNeil, my permanent address is in Ellershouse Nova Scotia and my student address is in Dartmouth Nova Scotia.

4-H has been a large part of my life for 8 years. In that time I have taken many projects including woodworking, beef, dairy, dog obedience, and mainly rabbit. I have also participated in speech competitions all around the province, held the position of Hants County Hostess in 2015, and competed on the Newport woodsmen team for a few years.

Agriculture lends an economic value to society overall but personally it has helped me to grow as a person. It has brought me closer to my community, improved my communication skills, taught me responsibility, driven me towards my education and career, and made me a contributing member of both my community and my country.

Without the opportunity to work with small livestock animals through 4-H I would not be where I am today/ I believe that every single person should have the same opportunities.

Chickens and rabbits both need 4 square feet of space per animal to be comfortable and happy in their living environment. You can keep chickens and rabbits in the city of Halifax. These outdated bylaws need to change. We are taking away the opportunity for local youth to grow by refusing to allow them to keep small livestock on less than an acre of land. We are stunting them in their participation in programs like 4-H.

~~Lets give our youth the opportunity to grow into outstanding young~~
citizens. Let's lend our youth the opportunity to grow in a safe and friendly environment. Let's give our youth the opportunity to get to know their community. In today's world this is so important and without allowing our youth the same opportunity as young people in

HRM to keep small livestock not only are we limiting them, we are telling them that we don't care.

Hants County it's time for change. We can make a difference in the lives of our local youth. Let's start today.

Chairperson, Honourable council members, Fellow 4-H members, family and friends.

My name is Laura McNeil, I am a junior member of the Newport 4-H club, this is my eighth year in 4-H.

During my time in 4H, I have been involved in the following projects:

Exploring 4H,

Crafts,

Cake Decorating,

Rabbit,

Waterfowl,

And Poultry.

Last year at our Hants County Exhibition I was the top junior poultry showman. This success allowed me the opportunity to compete at the Provincial Show. At the Provincial Show I was again the top junior showman. I was also the overall Poultry Reserve Grand Champion Showman. To achieve this, I borrowed Jessica Carvers bird.

While this is an acceptable method it is less than desirable, as it means someone else has raised, nurtured, and prepared the bird that I went on to use. The preferred method would be that the birds would be raised, nurtured, and prepared by the showman. This encourages a bond between the animal and 4H member, but it also encourages learning the art and science of Animal Husbandry.

I want to continue in the poultry project as it will eventually allow me to enter the Market Turkey Project. A member must be involved in the Poultry Project for a minimum of 3 years before being allowed to participate in the Market Turkey Project. Seeing as I do not own an acre of land it will make it much harder to continue.

I am asking that counsel give consideration to and approve the recommendations as outlined in the information package dated February 15, 2018.

Just before I sit down I would like to add that the grand champion poultry showman for last years exhibition and provincial show was also a senior Hants county member.

Thank you.

Good evening,

My name is Wanda George. I live in Mount Denso with my husband and three children. We have a small farm and are active in the 4-H program. I have been a leader with 4-H for 12 years and my children have been members for that same time. We have chosen to raise our children with an understanding of where their food comes from, how to produce their own food and to be conscious of our fragile environment. Our 4-H programs provide an integral piece for our youth through their livestock and agriculture projects. No one, especially our youth, our hope for the future, should be prevented from the ability to learn to feed themselves and others by the existence of strict by-laws.

Our oldest son is attending Dalhousie University in Truro perusing a degree in Agricultural Business Management. His success in this field is due, at least in part, to his experiences, knowledge and skills gained through the 4-H program and his ability to have livestock at his residence.

We support the recommendations outlined for the changes to these bylaws.

LIVESTOCK AMENDMENT MEETING ①

Jessica
Carter

Good evening chairperson, honourable council members, and guests.

My name is Jessica Carter. I am 16 years old and currently a member of the Border Riders 4-H club. I have grown up surrounded by 4-H and this

is my tenth year in the program. ②

Throughout my 4-H career I have experienced many different projects, but my favourite by far is the poultry project. —————>

My chickens and I have been through a lot together. I have had the

opportunity to take one of my roosters to Halifax to model chicken sweaters. We were on live TV and had a great morning. ③

I have also had the opportunity to volunteer at various petting zoos with them. I've

volunteered for Kermesse, which is an

event that takes place every year for the ④ children staying at the IWK. We've been to the Saltscapes expo, meet your farmer at Mic Mac Mall, and the Future Farmers event at our very own Hants County Exhibition. There is no feeling that

could come close to seeing a shy child ⑤ become excited when they see your chicken, or the feeling you get when an elderly couple comes up to you and tells you how much your chickens remind them of lazy summers spent on their grandfathers farms when

they were kids. By passing these ⑥ amendments, you would be giving these same opportunities to other 4-H members in Hants ~~County~~ County that have less than 1 acre of land.

Not only have I been able to teach ⑦ others about agriculture because I have my own chickens, but I have learned so much myself. Having chickens has encouraged me to go out and seek opportunities to learn about ~~agriculture~~

farming. I have attended multiple ⑧ conferences about sustainable agriculture, I've written essays and done projects for school that encourage agriculture biodiversity on local farms, and I'm a member of the sustainable agriculture and farm management

U-H project. I have met both the provincial and federal ministers of agriculture. Less than 1 month ago I travelled to Ottawa for a week to learn about careers in the agriculture industry. If I spoke about everything that I got to experience

in Ottawa this speech would be hours long, but because of this trip I am now considering a job in the agriculture industry.

All of these experiences that I've had and memories that I've

created are because of my chickens.

If it weren't for them I wouldn't have as much of an interest in agriculture as I do today. ~~The~~ The future of farming lies in today's youth. By passing these amendments you are encouraging

more youth in Hants County to be involved in agriculture, and ~~ensuring~~ ensuring that the future of agriculture in our communities will be safe.

Thank you for the opportunity to speak to you all this evening and I hope

you take my experiences into consideration
when thinking about the proposed
ammendments.



Commercial Assessment Phase In

Presentation to Planning Advisory Committee

March 2018



Overview of Phase In Tool

- Enabling by-law authority, introduced as Bill 177
- Originated from the Towns Task Force
- Flexible economic development tool
- Allows phasing in of *increases* of commercial assessments within a designated district
- Eligibility requirements & restrictions

When to Consider

- Support economic growth and development
- Support re-development of brownfield sites
 - Former industrial sites, gas stations & laundramats
- Provide stability to commercial property owners in high growth areas

By-Law Considerations

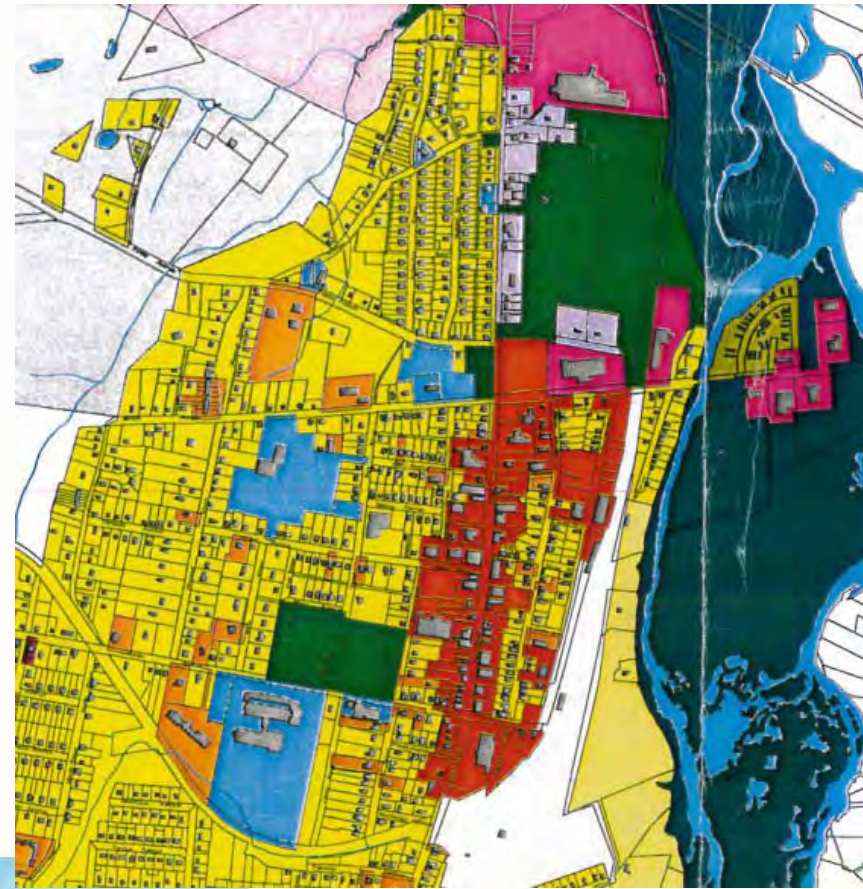
- Cannot be restricted to certain businesses, industries or enterprises (explicitly or practically)
- Eligibility:
 - Minimum threshold (\$ or % increase in assessment)?
 - All commercial properties, remediated brownfield sites, triggered by building permit?
- Financial Implications:
 - Length (10 years or less)
 - Phase in formula (reduction cannot exceed 50% in taxes otherwise payable)
 - Addressing multiple increases in assessed value
- Application: rebate or reduced tax bill
- Awareness & uptake

Overall Process

- Contact your municipal advisor and/or planner
 - By-law requires ministerial approval
 - Reviewed for trade and legal implications
- Amend Municipal Planning Strategy/ land-use by-law to designate area
- Develop by-law for your context
 - Model by-law available through AMANS

Process: Municipal Planning Strategy

- Amend MPS to identify 'commercial development district'
- Must be serviced by water & wastewater
 - Focus economic growth in areas with existing infrastructure

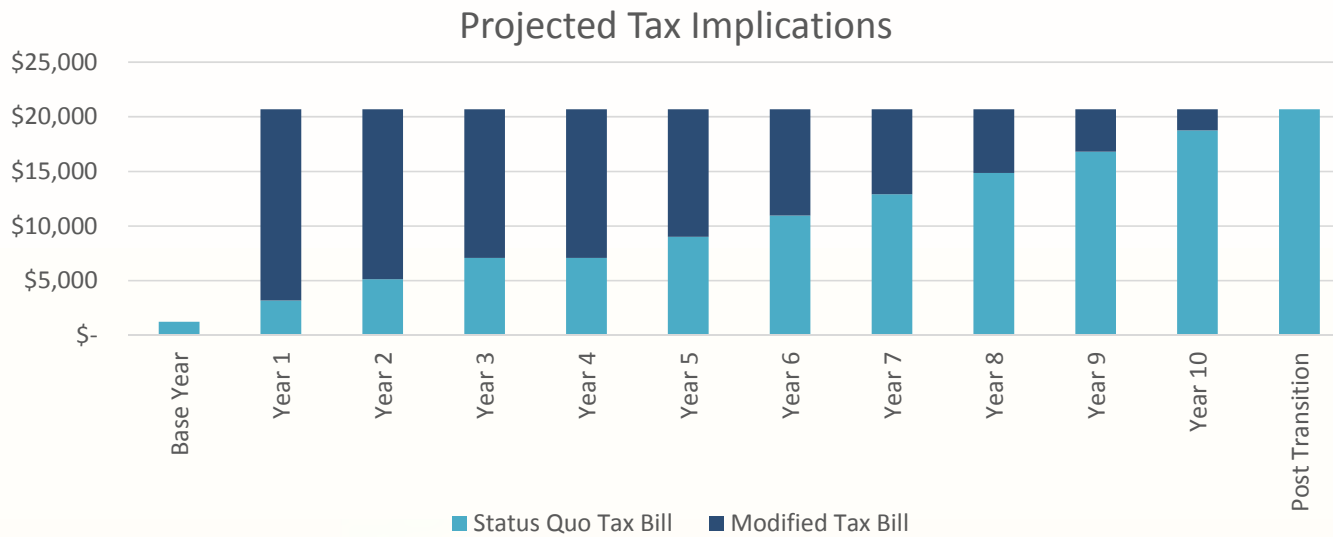


Process: Develop By-Law

- Subject to Ministerial Approval
- Clearly state objective of the tool
- Eligibility criteria, parameters & triggers
 - Must align with MPS explicitly
- Formula and length of phase in
- Contractual Agreement with property owners
- By-law review required every four years

Example: new development

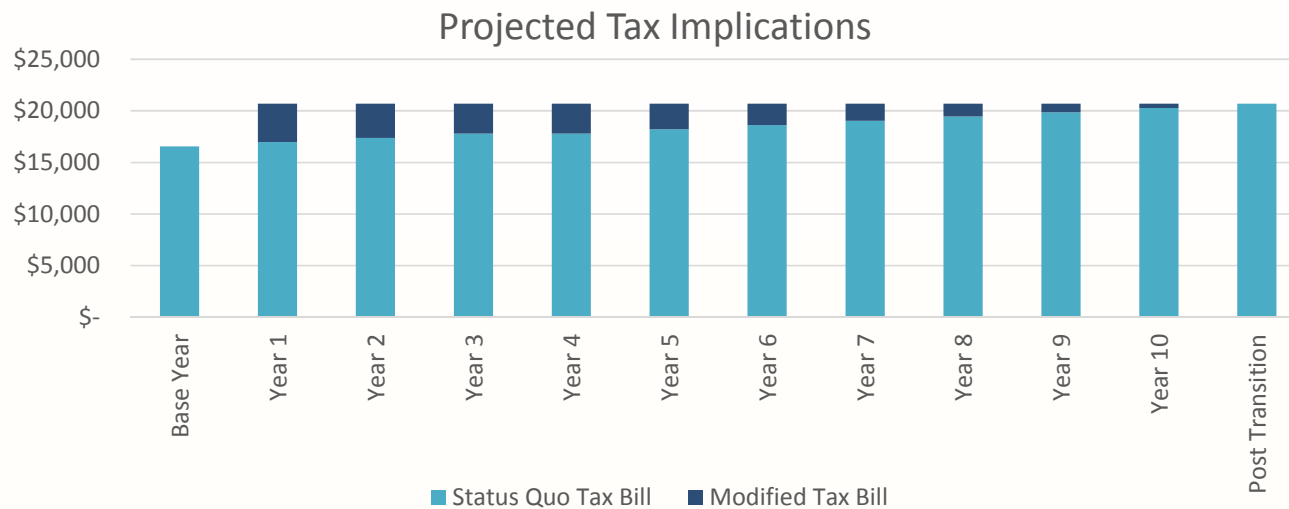
Pre-development Assessment	Post-development Assessment	Increment	Years of transition	Property Tax Rate
\$ 30,000	\$ 500,000	\$ 470,000	10	\$ 4.14



Total Reduction in Tax Bill:	Ave Annual Reduction	Total % Reduction During Transition
\$ 101,182	\$ 10,118	49%

Example: building improvement

Pre-development Assessment	Post-development Assessment	Increment	Years of transition	Property Tax Rate
\$ 400,000	\$ 500,000	\$ 100,000	10	\$ 4.14



Total Reduction in Tax Bill:	Ave Annual Reduction	Total % Reduction During Transition
\$ 21,528	\$ 2,152	10%