



WEST HANTS  
NOVA SCOTIA

**MUNICIPALITY OF THE DISTRICT OF WEST HANTS**  
**Public Hearing**  
**March 12, 2019**  
**Land Use By-law Amendment**  
**West Hants Household Livestock**

Present:	A. Zebian	Warden
	P. Morton	Deputy Warden
	R. Jannasch	Councillor District 1
	K. Monroe	Councillor District 2
	D. Keith	Councillor District 3
	T. Leopold	Councillor District 4
	D. Francis	Councillor District 5
	R. Hussey	Councillor District 6
	J. Daniels	Councillor District 7
	R. Zwicker	Councillor District 10
	M. Laycock	Chief Administrative Officer
	C. Rochon	Director of Finance
	M. Lemay	Director of Planning and Development
	S. Shah	Municipal Planner
	B. Carrigan	Director of Public Works
	R. Brown	Municipal Clerk
	C. Remme	Communications Coordinator

There were 9 members of the public in attendance.

Warden Zebian advised that the Public Hearing, required under the Municipal Government Act and hosted by Council, provides members of the public with an opportunity to bring forward concerns and ask staff questions regarding the proposed amendment. He went on to say that upon completion of the Public Hearing, the Council meeting will resume, and members of Council may then ask questions and make comments.

Warden Zebian called on Planner, Saira Shah, to speak on the amendments. The Municipal Planner reviewed the presentation (attached).

Warden Zebian asked if there were any additional questions or comments from the public. There were none.

Warden Zebian declared the Public Hearing adjourned at 7:39 p.m.

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Abraham Zebian, Warden

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Rhonda Brown, Municipal Clerk



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West Hants Household Livestock Land Use By-law  
Amendment  
March 12, 2019

# Background

- ▶ A request was made by PAC to investigate the lot size requirement for household livestock.
- ▶ Household livestock is limited to one (1) animal unit for the first full acre and one (1) additional animal unit for each additional full half acre to a maximum of eight (8) animal units.

# Livestock in West Hants

Household Livestock	Non-Intensive Livestock	Intensive Livestock
Residential and Resource Zones	Resource and Agricultural Zones	Resource and Agricultural Zones
Maximum 8 animal units	Maximum 19 animal units	Minimum 20 animals units
Permitted in all designations	Permitted in all designations	New uses not permitted in Growth Centres, Village, or Hamlets

# Background

- ▶ At the November 15, 2018 PAC meeting, staff presented three (3) options for the Committee.
- ▶ For each option, staff emphasized that:
- ▶ Growth Centres, Village, or Hamlets could be excluded;
- ▶ roosters could be removed for smaller lots or in specific designations; and
- ▶ additional kinds of animals could be removed or added.

# Background

- ▶ PAC directed staff to proceed with the Medium Scale option, and that the Growth Centres be excluded.
- ▶ Household livestock will still be permitted in Growth Centres on lots over one (1) acre.

# Medium Scale

Less than  $\frac{1}{4}$  an acre (1011.5 m<sup>2</sup>)

Laying Hens, Broiler Chickens and Roosters	5
Rabbits	5

$\frac{1}{4}$  an acre (1011.5 m<sup>2</sup>) to  $\frac{1}{2}$  an acre (2,023 m<sup>2</sup>) inclusive

Laying Hens, Broiler Chickens and Roosters	10
Turkey Broilers	5
Rabbits	10

# Medium Scale

Over ½ an acre (2,023 m<sup>2</sup>) to one (1) acre (4,046m<sup>2</sup>)

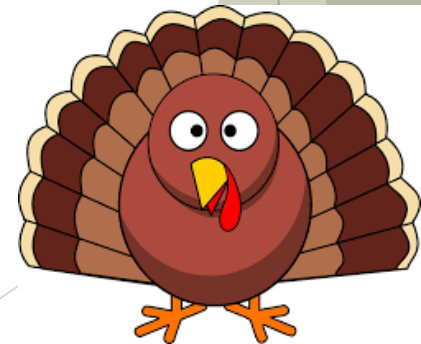
Sheep	2
Hogs	1
Laying Hens, Broiler Chickens, and Roosters	15
Turkey Broilers	10
Rabbits	15

# Amendments

- ▶ The amendments permit the same animals listed in the Medium Scale option with simplified maximums for ease of implementation.

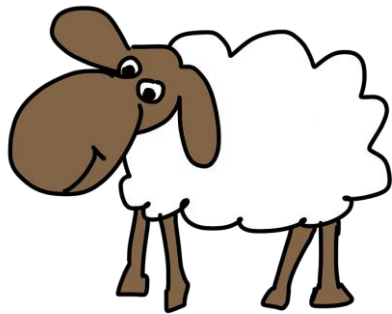
# Amendments

- ▶ (i) Lots less than  $\frac{1}{4}$  an acre (10,890 sq. feet)
  - ▶ a combination of rabbits and chickens (including Roosters, Broilers and Laying Hens) to a total of five (5) animals.
- ▶ (ii) Lots  $\frac{1}{4}$  acre (10,890 sq. feet) up to and including  $\frac{1}{2}$  an acre (21,780 sq. feet)
  - ▶ a combination of rabbits, turkeys and chickens (including Roosters, Broilers and Laying Hens) to a total of ten animals.



# Amendments

- ▶ (iii) Lots over  $\frac{1}{2}$  an acre (21,780 sq. feet) to one (1) acre (43,560 sq. feet)
  - ▶ a combination of rabbits, turkeys, sheep, hogs, and chickens (including Roosters, Broilers and Laying Hens) to a total of fifteen animals with no more than two (2) sheep or one (1) hog.



# Amendments

- ▶ Additional requirements have been added based on comments from PAC and the Hantsport livestock amendments such as:
  - ▶ livestock are not permitted on lots less than one (1) acre in Growth Centres
  - ▶ the slaughter of animals is permitted on lots; and
  - ▶ for purposes of this section of the LUB, a lot may include multiple abutting properties held by the same owner.

# Amendments

- ▶ For all lots over one (1) acre, the current household livestock requirements in the LUB will remain in place
- ▶ The setback requirements for buildings housing household livestock and manure storage were intended to apply to lots larger than one (1) acre, staff have amended the text to reflect this.
- ▶ For any structure containing livestock on a lot less than one (1) acre, it will be considered an accessory building and meet the requirements of Section 5.1 of the LUB.

# MPS General Criteria

- ▶ There are no specific criteria related to this amendment in the MPS.
- ▶ Policy 16.3.1 of the MPS states the general criteria for any amendment to the LUB. In summary:
  - ▶ the proposal is not premature or inappropriate for the area; and
  - ▶ most criteria are specific to map amendments for individual lots and do not apply as this is a text amendment.

# Process

Notices were placed in the local paper

All statutory requirements have been met

No phone calls or emails were received.





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# Recommendation

*Should Council wish to proceed following the Public Hearing, the following motion would be in order:*

**that Council gives Second Reading to and approves the amendments to the West Hants Land Use By-law to enable a variety of livestock on lots that are smaller than one (1) acre and are in a residential or resource zone, in a manner substantially the same as Appendix A attached to the planning staff report dated January 17, 2019.**