



WEST HANTS
NOVA SCOTIA

MUNICIPALITY OF THE DISTRICT OF WEST HANTS

Public Hearing

April 9, 2019

Hantsport Household Livestock Land Use By-law Amendment

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
	S. Porier	Municipal Planner
	R. Brown	Municipal Clerk
	J. Woodman	Administrative Assistant

There were 21 members of the public in attendance.

Warden Zebian advised that the Public Hearing for amendments to planning documents and development agreements is required by Part VIII of the *Municipal Government Act*. This session is hosted by Council and provides members of the public with an opportunity to bring up any concerns and ask the applicant and planning staff questions regarding the proposal. When the Public Hearing is complete, the Council meeting will resume, and members of the Council may then ask questions and make comments.

Warden Zebian called on Municipal Planner, Saira Shah, to speak on the amendments Hantsport Land Use By-law . The Municipal Planner reviewed the presentation (attached).

The Municipal Planner informed that 14 residents had reached out to the Planning Department and all have been in support of the amendment. She noted two residents stated that they currently have livestock on their property.

Warden Zebian asked if there were any questions or comments from the public.

Jane Davis, Hantsport, commented that she is in favour of the amendment and encouraged Council to approve it. She offered that residents have taken the time to email the Planning

Department and let them know this is what they want. She stated that there are several Hantsport residents in the audience and that they all wanted the amendment to go through.

Greg Pace, Hantsport, advised he did not email the Planning Department but wanted to add his support.

Joe Price, Hantsport, stated that he had not sent in an email however wanted to add his support for the amendment. He stated that he would like to have the opportunity to have livestock again within the realms what is acceptable.

Bill Preston, Hantsport ,offered his support and suggested it would be very welcomed in the community.

Warden Zebian declared the Public Hearing adjourned at 7:47 p.m.

Abraham Zebian, Warden

Rhonda Brown, Municipal Clerk



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Hantsport Household Livestock
Land Use By-law Amendment
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Background

- ▶ Staff presented this amendment at a Public Hearing February 12th
- ▶ Council passed a motion to have the animal unit definition for Hantsport be the same as West Hants
- ▶ On March 12th the CAO requested direction from Council
- ▶ Council passed a motion to only change the number of chickens permitted as an animal unit

Background

- ▶ Horses are the only livestock currently permitted within Hantsport
- ▶ To develop this amendment, staff have discussed this with:
 - ▶ agricultural experts;
 - ▶ the public (PIM June 6th Afternoon and Evening, PIM October 18th, PH February 12th);
 - ▶ HAAC;
 - ▶ PAC; and
 - ▶ Council.

HMPS Amendments

- ▶ For Council to be able to permit livestock in Hantsport, the HMPS will need to be amended
- ▶ A new section called "Household Livestock" will be added
- ▶ This section will state that regulations for livestock will be in the HLUB and that livestock will be permitted in the residential and commercial zones.

HLUB Amendments

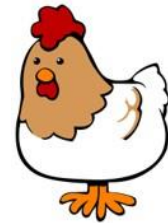
- ▶ In the HLUB, a new section for “Household livestock” will be added and include the following regulations:
 - ▶ livestock will have to be contained on the property;
 - ▶ livestock buildings will be considered accessory buildings;
 - ▶ animals can winter on one property as long as the property owner has enough land (abutting properties);
 - ▶ animals can be killed on the property; and
 - ▶ For lots greater than five (5) acres, manure will need to be kept away from water well and neighbouring properties.

Number of Animals Permitted

- ▶ If you have less than a $\frac{1}{4}$ of an acre (10,890 sq. feet)

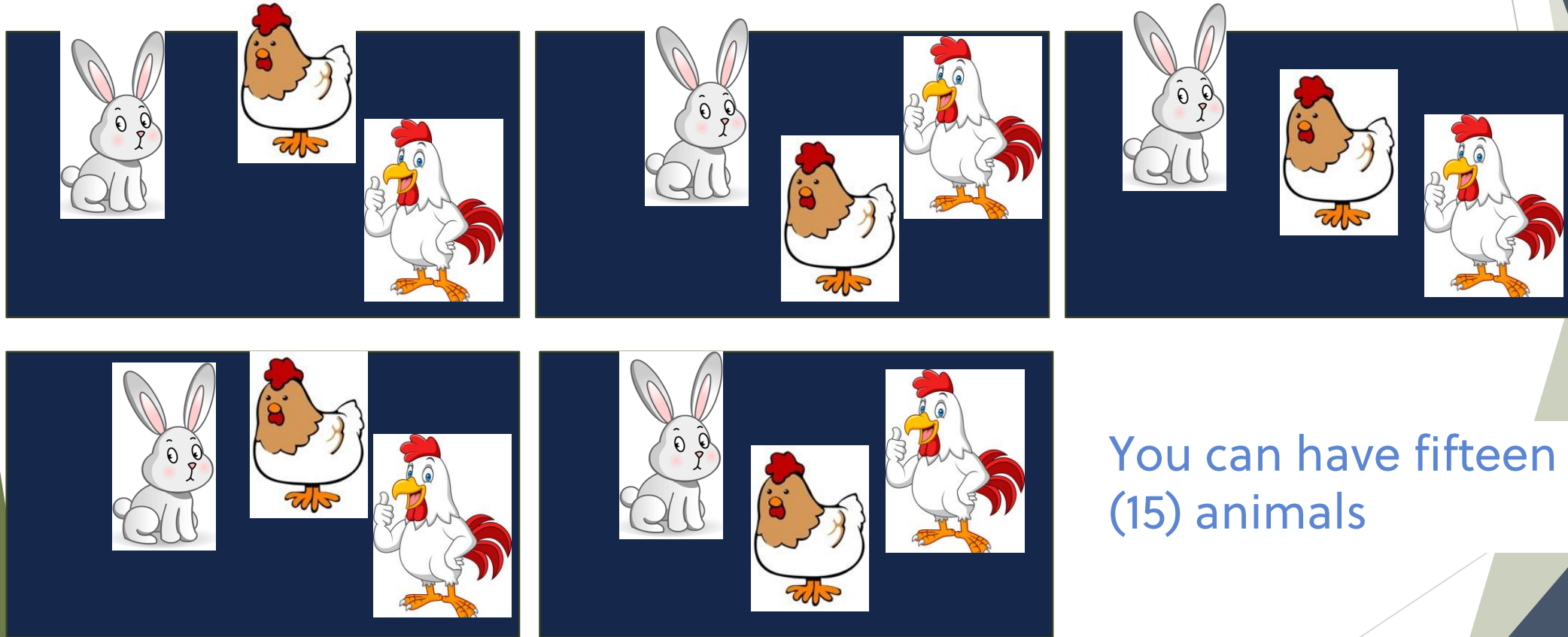


You can have five (5) animals



Number of Animals Permitted

- ▶ If you have more than $\frac{1}{4}$ of an acre up to 5 acres (217,800 sq. feet)



You can have fifteen
(15) animals

HLUB Amendments

- ▶ If you have a property larger than five (5) acres (217,800 sq. feet) you can have **animal units**
- ▶ **Animal unit-** allows for a greater variety of animals based on the size of your property
- ▶ One (1) animal unit for first five (5) acres and one (1) animal unit for each additional acre to a maximum of eight (8) animal units
- ▶ Example: a property with seven (7) acres could have three (3) animal units

HLUB Amendments

	Household Livestock Animal Units
Cows	1
Dairy Heifers	1
Beef Cows	1
Beef Feeders (150 - 500 kg)	2
Veal calves	3
Miniature horses and ponies (<225 kg)	2
Sheep	4
Sows (Breeding/Gestation)	2

HLUB Amendments

	Household Livestock Animal Units
Weaners	3
Hogs (Feeders)	2
Laying Hens (whole year)	25
Broiler Chickens	25
Turkey Broilers (5 kg)	25
Rabbits (female including young)	20
Llamas/Alpacas	1
Ostriches/Emus	1
Sows (Farrow to Finish)	1
Sows (Farrow to Wean)	2

HLUB Amendments

- ▶ Specific animal will not be permitted in Hantsport:
 - ▶ Peacocks
 - ▶ Bulls
 - ▶ Minks
 - ▶ Guinea Fowl

Discussion

- ▶ The requirements for horses will not change
- ▶ Horses will be added to the Commercial (C-1) and Mixed Commercial/Residential (C-2) zones

Process

Notices were placed in the local paper

All statutory requirements have been met

No phone calls were received. Ten (10) emails have been received in support of this amendment.





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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 amendment to the text of the Hantsport Municipal Planning Strategy and Land Use By-law to enable livestock on lots located in the residential and commercial zones, in a manner substantially the same as the draft amendment attached to the staff report dated April 9, 2019 as Appendix A.