



**WEST HANTS REGIONAL MUNICIPALITY  
Hantsport Area Advisory Committee (HAAC) Agenda  
December 1, 2020 – 6:30p.m.  
Virtual Meeting (Zoom)**

**NOTE: A PUBLIC INFORMATION MEETING (PIM) WILL BE HELD AT 6:30 PM.  
regarding an application for rezoning at 20 Main Street, Hantsport.  
HAAC will begin immediately following the close of the PIM.**

**1.0 Call to Order**

**2.0 Approval of Agenda and Additions**

**3.0 Approval of Minutes**

**4.0 Business Arising from the Minutes**

4.1 Food Security and Sustainability in Hantsport (Saira Shah)

4.2 File # 20-02 Cannabis in Hantsport (Saira Shah)

**5.0 Building and Development Activity Reports**

**6.0 New Business**

**7.0 Notices from Adjacent Municipal Units**

**8.0 Questions and Comments from Public**

**9.0 Adjournment**



**WEST HANTS REGIONAL MUNICIPALITY  
RECOMMENDATION REPORT**

**To:** Members of Hantsport Area Advisory Committee

**Submitted by:** \_\_\_\_\_  
Saira Shah, Planner

**Date:** 2020-12-01

**Subject:** Food Security and Sustainability in Hantsport

**File** 20-06B

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**LEGISLATIVE AUTHORITY**

Section 205 of the Municipal Government Act.

**RECOMMENDATION**

Should the Hantsport Area Advisory Committee (HAAC) wish to forward a positive recommendation, the following motion would be in order:

HAAC recommends that PAC recommend that Council give First Reading and hold a Public Hearing to consider amending the Hantsport Municipal Planning Strategy and Land Use By-law to improve food security by permitting a variety of livestock in Hantsport, in a manner substantially the same as attached to the staff report to HAAC dated December 1, 2020 as Appendix A.

**BACKGROUND**

At the October 6, 2020 HAAC meeting, the HAAC requested staff start the amendment process by preparing for a Public Information Meeting at the next HAAC meeting on November 3, 2020 based on the amendment attached as Appendix A to the October 6, 2020 information report.

**DISCUSSION**

The amendments to the Hantsport Municipal Planning Strategy (HMPS) and Hantsport Land Use By-law (HLUB) illustrate the importance of food security in Nova Scotia and

would permit residents within Hantsport to own a limited number of livestock on their properties to provide an alternative food source for residents (Appendix A)

Properties less than ¼ an acre (10,890 sq. feet) would be permitted to have:

- a combination of rabbits and chickens (including Roosters, Broilers, and Laying Hens) to a total of five (5) animals.

Properties from ¼ an acre (10,890 sq. feet) to 5 acres (217,800 sq. feet) inclusive would be permitted to have:

- a combination of rabbits and chickens (including Roosters, Broilers, and Laying Hens) to a total of fifteen animals.

Properties greater than five (5) acres (217,800 sq. feet) would be limited to one (1) sustainable livestock animal unit and one (1) additional animal unit for each additional full acre to a maximum of eight (8) animal units. There are only seven (7) properties in Hantsport larger than five (5) acres. The definition of animal unit is included in the draft amendment.

As horses are currently permitted in Hantsport, the lot size requirements for horses will not be altered in the proposed changes. However, horses have been added as a proposed use in the Commercial (C-1) and Mixed Commercial/Residential (C-2) zones to ensure residential properties in these zones are permitted to have horses.

### **HMPS General Criteria**

Policy IM-3 of the HMPS states general criteria for any HLUB amendment. These criteria are examined in detail in Appendix B.

In summary:

- most properties in Hantsport would be limited to less than 16 animals and only permitted to have chickens and rabbits which would reduce the potential impact on adjacent uses;
- the proposed amendments would not create a new pattern of development as Council permits horses in Hantsport; and
- the remaining criteria do not apply as this is a text amendment.

### **MCCAP**

As this is a text amendment it has not been examined in relation to the Municipal Climate Change Action Plan (MCCAP).

### **NEXT STEPS**

As noted above, the proposed amendments have been considered within the context of the general policies of the HMPS and are consistent with the intent, objectives and policies of the HMPS. The amendments meet the general criteria for

amendment to the HLUB. As a result, it is reasonable to consider approving the Hantsport Municipal Planning Strategy and Land Use By-Law amendments to improve food security by permitting a variety of livestock in Hantsport



## **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this application.

## **ALTERNATIVES**

In response to the application, HAAC may recommend that PAC:

- recommend that Council hold First Reading and authorize a Public Hearing to approve the HMPS and HLUB amendments as drafted or as specifically revised by direction of HAAC;
- provide alternative direction such as requesting further information on a specific topic.

## **ATTACHMENTS**

Appendix A Draft Amendments

Appendix B General Criteria for Hantsport Land Use-By-law Amendment

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Report Approved by: \_\_\_\_\_

Madelyn LeMay, Director of Planning and Development

## **Appendix A Draft Amendments**

1. Text Amendments to the Hantsport Municipal Planning Strategy to allow sustainable livestock in all residential and commercial zones to improve food security.

**Insert Section 3.2.5, below, in Part 3 of the Hantsport Municipal Planning Strategy as a new section following Section 3.2.4:**

### 3.2.5 Food Security and Sustainability

Food insecurity is when individuals must compromise on the quality or quantity of food or reduce their food intake. Based on the Canadian Community Health Survey completed by Statistics Canada in 2017/2018 Nova Scotia is the province with the highest percentage of households experiencing food insecurity in Canada. Residents have expressed a desire to raise livestock for personal enjoyment and as a sustainable food resource to improve food security. Council wishes to encourage the raising of sustainable livestock for personal use.

GP-8

It shall be the policy of Council to establish regulations in the Land Use By-law to improve food security by permitting sustainable livestock in residential and commercial zones.

2. Text Amendments to the Hantsport Land Use By-law to allow sustainable livestock in all residential and commercial zones to improve food security.

**Insert Section 5.22, below, in Part 5 of the Hantsport Land Use By-law as a new section following Section 5.21:**

5.22 Sustainable livestock shall be permitted in order to improve food security in any residential or commercial zone subject to the following:

- (a) livestock shall be contained within the limits of the lot by means of fencing, enclosures or non-residential buildings;
- (b) any structure containing livestock shall be considered an accessory building and shall meet the requirements of Section 5.1 of this By-law;
- (c) for purposes of this section, a lot may include multiple abutting properties held by the same owner;
- (d) the slaughtering of livestock shall be permitted on the lot;
- (e) for lots greater than five (5) acres, manure storage shall not be located within:

- (i) 50 ft (15.24 m) of an adjoining lot; and
- (ii) 100 ft (30.48 m) of a water well or watercourse.

(f) the number of animals permitted on a lot shall be limited to:

(i) Lots up to and including ¼ 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 greater than ¼ acre (10,890 sq. feet) up to and including 5 acres (217,800 sq. feet)

- a combination of rabbits and chickens (including Roosters, Broilers, and Laying Hens) to a total of fifteen animals.

(iii) Lots greater than five (5) acres (217,800 sq. feet) shall be limited to one (1) animal unit and one (1) additional animal unit for each additional full acre to a maximum of eight (8) animal units.

	Number of Sustainable Livestock Equal to One (1) Animal Unit
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
Sows (Farrow to Finish)	1
Sows (Farrow to Wean)	2
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

(g)

The following animals shall not be permitted in the area regulated by the Hantsport Land Use By-law:

- Peacocks
- Bulls

- Minks
- Guinea Fowl

**Amend Section 9.1.1 of Part 9 of the Hantsport Land Use By-law by adding the following use “the keeping of horses provided they are kept in a fenced area with a minimum area of 0.4 hectares (44,560 sq. ft.) for each horse” so that Section 9.1.1 reads as follows:**

#### 9.1.1 Permitted Uses

The following uses are permitted in this zone:

- all commercial uses
- artisan workshops
- offices
- medical clinic
- museums
- residential uses existing as of May 1, 2018
- residential uses in accordance with Section 9.1.5
- the keeping of horses provided they are kept in a fenced area with a minimum area of 0.4 hectares (44,560 sq. ft.) for each horse

**Amend Section 9.2.1 of Part 9 of the Hantsport Land Use By-law by adding the following use “the keeping of horses provided they are kept in a fenced area with a minimum area of 0.4 hectares (44,560 sq. ft.) for each horse.” so that Section 9.2.1 reads as follows:**

#### 9.2.1 Permitted Uses

The following uses are permitted in this zone:

- all commercial uses
- artisan workshops
- offices
- medical clinics
- museums
- residential uses existing as of May 1, 2018
- single detached dwellings
- two-unit dwellings
- multiple unit dwellings
- residential day care centres
- guest houses
- bed and breakfast homes

- boarding rooms
- the keeping of horses provided they are kept in a fenced area with a minimum area of 0.4 hectares (44,560 sq. ft.) for each horse
- institutional uses existing as of date of amendment as follow:

Civic Address	Owner	Use
58 Main Street	3262992 NOVA SCOTIA LIMITED	Nursing Home
59 Main Street 61 Main Street	Parish of Avon Valley Rector Wardens and Vestry of Saint Andrews Church	Place of Worship
67 Main Street	Roman Catholic Episcopal Corporation	Place of Worship
19 Chittick Avenue	Municipality of The District of West Hants	Department of Public Works
1 Oak Street 3 Oak Street	Municipality of The District of West Hants	Food Bank
36 William Street		
5 Oak Street	Municipality of The District of West Hants	Fire Station

**Appendix B**  
**General Criteria for Hantsport Land Use By-Law Amendment**

Policy IM-3 of the MPS *“In considering amendments to the Town of Hantsport Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider”*:

	Food Security and Sustainability Amendments
(a) whether the proposal is considered premature or inappropriate in terms of:	
(i) the adequacy of sewer and water services;	As this is a text amendment, this consideration will depend on individual lots.
(ii) the adequacy of school facilities;	No impact on school facilities is anticipated.
(iii) the adequacy of fire protection;	As this is a text amendment, this consideration will depend on individual lots.
(iv) the impact on adjacent uses	Most properties in Hantsport would be limited to less than 16 animals and only permitted to have chickens and rabbits which would reduce the potential impact on adjacent uses.
(v) the adequacy of road networks adjacent to, or leading to the development; and	This consideration is not applicable to this amendment.
(vi) the financial capacity of the Town to absorb any costs relating to the development.	No municipal costs related to this amendment are anticipated.
(b) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;	This consideration is not applicable to this amendment.
(c) the adequacy of the dimensions and shape of the lot for the intended use;	As this is a text amendment, this consideration will depend on individual lots.
(d) the pattern of development which the proposal might create;	Policy RP-4A states Council’s intention to permit the keeping of horses in the Single Unit Residential (R-1) and Two Unit Residential (R-2) zones. The proposed amendments would not create a new pattern of development as Council permits horses in Hantsport.
(e) the suitability of the area in terms of steepness of grade, soil and	As this is a text amendment, the criterion does not apply.

geological conditions, location of water courses, marshes or bogs and susceptibility of flooding;	
(f) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by laws and regulations; and	The proposed amendment meets all relevant municipal, provincial and federal regulations.
(g) the impact of not only the use being proposed but all uses permitted in the zone	As this is a text amendment, the criterion does not apply.
(h) the site meets all of the zone requirements for the zone sought;	As this is a text amendment, the criterion does not apply.
(h) any other matter required by relevant policies of this Strategy.	There is no other matter to address.