



**MUNICIPALITY OF THE DISTRICT OF WEST HANTS  
RECOMMENDATION REPORT**

**To:** Members of West Hants Planning Advisory Committee

**Submitted by:** \_\_\_\_\_  
Councillor Robbie Zwicker, HAAC Chair

**Date:** 10-18-2018

**Subject:** Hantsport Household Livestock Land Use By-law Amendment

**File #:** HLUB:WHLUB 17-01

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**1.0 BACKGROUND**

Background information can be found in the following HAAC Reports

November 15, 2017	Recommendation to HAAC –Proposed Amendment Chickens Land Use By-law
February 14, 2018	Hantsport Household Livestock Land Use By-law
July 11, 2018	Hantsport Household Livestock Land Use By-law Amendment
September 12, 2018	Hantsport Household Livestock Land Use By-law Amendment

and Minutes of the following Committees:

November 15, 2017	Hantsport Area Advisory Committee;
February 14, 2018	Hantsport Area Advisory Committee;
March 15, 2018	Planning Advisory Committee;
April 11, 2018	Hantsport Area Advisory Committee;
July 11, 2018	Hantsport Area Advisory Committee; and
September 12, 2018	Hantsport Area Advisory Committee.

**2.0 LEGISLATIVE AUTHORITY**

Section 205 of the Municipal Government Act.

**3.0 RECOMMENDATION**

HAAC has recommended:

**that PAC recommend that Council give First Reading and hold a Public Hearing to consider amending 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, as attached to the planning staff report dated September 12, 2018 as Appendix A and as amended by the HAAC on September 12, 2018.**

**9.0 ATTACHMENTS**

Appendix A Draft Amendment

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Report Prepared by: \_\_\_\_\_  
Saira Shah, Planner

Report Approved by: \_\_\_\_\_  
Madelyn LeMay, Director of Planning and Development

## Appendix A Draft Amendment

Text Amendments to the Hantsport Municipal Planning Strategy to allow household livestock in all residential and commercial zones.

Blue text represents amendments proposed by Staff on September 12, 2018.

Red text represents amendments proposed by HAAC on September 12, 2018.

1. Insert Section 3.2.5, below, as a new Section following Section 3.2.4 so that Section 3.2.5 reads as follows:

### 3.2.5 Household Livestock

Residents have expressed a desire to raise livestock for personal enjoyment and as a food resource. Council wishes to encourage the raising of livestock for personal use.

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It shall be the policy of Council to establish regulations in the Land Use By-law for household livestock in residential and commercial zones.

Text Amendments to the Hantsport Land Use By-law to allow household livestock in all residential and commercial zones.

2. Insert Section 5.22, below, as a new Section following Section 5.21 so that Section 5.22 reads as follows:

5.22 Household livestock shall be permitted in any residential or commercial zone subject to the following:

(a) household 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 household 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  $\frac{1}{4}$  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 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 Household Livestock animal unit and one (1) additional animal unit for each additional full acre to a maximum of eight (8) animal units.

	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
Sows (Farrow to Finish)	1
Sows (Farrow to Wean)	2
Weaners	3
Hogs (Feeders)	2
Laying Hens (whole year)	80
Broiler Chickens	80
Turkey Broilers (5 kg)	25
Mink (female including young)	10
Rabbits (female including young)	20
Llamas/Alpacas	1
Ostriches/Emus	1

(g) The following animals shall not be permitted in Hantsport:

- Peacocks
- Bulls
- Minks
- Guinea Fowl

3. Amend Part 9 Section 9.1.1 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

4. Amend Part 9 Section 9.2.1 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 36 William Street	Municipality of The District of West Hants	Food Bank
5 Oak Street	Municipality of The District of West Hants	Fire Station