



NOTICE - PUBLIC HEARING
PROPOSED AMENDMENTS TO LAND USE BY-LAW
RE: AGRICULTURAL USES

In accordance with Section 206 (1) of the Municipal Government Act, the Council of the Municipality of the District of Barrington intends to hold a Public Hearing to consider proposed amendments to the Municipal Land Use By-law relating to agricultural uses. Proposed amendments will clarify and strengthen current regulations relating to agricultural uses such as differentiating between agriculture activity which is accessory to a main residential use versus primary use of land and standards for various types of agricultural activities and structures (barns, pastures, manure storage areas, etc.).

Proposed amendments may be viewed by interested persons between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, excluding holidays, at the Municipal Office, in the Administrative Centre, Civic No. 2447, Highway 3, Barrington, NS.

Any representation by interested persons concerning these matters may be made at the Public Hearing of Council to be held in the Council Chambers, in the Administrative Centre, in Barrington, on Monday April 25, 2022, at 7:00 p.m.

Lesa Rossetti, Municipal Clerk
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INFORMATION SHEET

PROPOSED AMENDMENT TO THE LAND USE BY-LAW AGRICULTURE USES

ISSUE

- Agricultural uses are permitted broadly within the Municipality
- Regulations are in place for certain agricultural activities – fur farms, piggeries, intensive livestock, cannabis production and processing – but not for others and some of the current regulations lack consistency.
- Growing interest in small scale agricultural activities – “hobby farms” – associated with residential uses.
- Food security, environmental sustainability and land use compatibility concerns are present throughout the Municipality.

CURRENT REGULATIONS

- The Land Use By-law does not contain a definition of “agricultural use” but does have definitions for some of the agricultural uses which are subject to specific regulations (i.e. “Hog Operation”).
- Where permitted in a zone the establishment of new Intensive Livestock, Fur Farms and Cannabis production permitted by Development Agreement.
- No distinction provided between small scale agricultural activities accessory to a primary residential use and commercial agricultural use as the primary use of a property.

PROPOSED CHANGES

- Add definitions for “domestic agriculture” (associated with a residential uses, “hobby farm”) and “intensive agriculture” (where agricultural activity is the main land use, commercial agriculture).
- Clarify the definitions of “Fur Farm”, “Intensive Livestock” and “Hog Operation” and add a definitions for “Kennel”.
- Establish minimum lot standards (lot area, fencing, environmental setbacks and manure storage) for Domestic and Intensive Agriculture uses for the Residential General, Mixed Use and Rural Development Zones.



To: Municipality of Barrington Planning Advisory Committee
From: Chris Millier
Date: March 24, 2022
Re: Draft Amendments to the Land Use By-law relating to Agricultural Uses

At its meeting of February 3, 2022 the Committee discussed draft amendments to the Land Use By-law relating to agricultural uses. The Committee considered comments from the public received following the Committee's initial discussions in May 2021.

The following draft amendments incorporate feedback provided by the Committee.

Proposed Amendments to the Municipality of Barrington Land Use By-law

That the Municipality of Barrington Land Use By-law be amended as follows:

1. Part 5.1 Residential General (RG) Zone, Permitted Developments
 - a) Amend permitted use "Agricultural uses except fox, mink farms and piggery operations" to read "Domestic agricultural uses except fox or mink farms and piggery operations".
 - b) Include "Kennel" as a permitted use.

2. Part 9.1 Mixed Use (MU) Zone, Permitted Developments
 - a) Amend permitted use "Agricultural uses except fur farming operations" to read "Domestic and Intensive agricultural uses except fur farms and piggery operations"
 - b) Include "Kennel" as a permitted use.

3. Part 11.1 Rural Development (RD) Zone, Permitted Developments
 - a) Amend the preamble text to read:

“No development permit shall be issued for any use in the Rural Development (RD) Zone except for one or more of the following uses:”
 - b) Amend permitted uses “All agricultural uses except fur farms” to read “Domestic and Intensive Agricultural uses except fur farms and piggery operation”.
 - c) Amend to include “Kennel” as a permitted use.

4. Part 11.3 Developments Permitted Subject To Development Agreements:

Amend to include the following use:

➤ “Piggery Operations”

5. Part 18 Zone Standards

- a) Amend to include the following new Part 18.7 and Part 18.8

18.7 Domestic Agriculture uses in the RG, MU and RD Zones

- a) Minimum lot area shall be 15,000 sq. ft., notwithstanding that where any Domestic Agriculture use includes the keeping of horse(s) or cow(s) the minimum lot area shall be 29,000 sq. ft.
- b) Domestic Agricultural use must be contained within the limits of the property by means of fencing, enclosures, or buildings.
- c) No building or structure in association with the Domestic Agricultural uses, except fencing, shall be located within:
 - i. 30 ft. of the property line or road right-of-way;
 - ii. 50 ft. of any well.
- d) No manure storage shall be located within:
 - i. 30 ft. of the property line or road right-of-way;
 - ii. 50 ft. of a watercourse or wetland;
 - iii. 100 ft. of any well.

18.8 Intensive Agriculture uses in the MU and RD Zone

- a) Minimum lot area shall be 10 acres.
 - b) Intensive Agricultural use must be contained within the limits of the property by means of fencing, enclosures, or buildings.
 - c) No building or structure in association with the Intensive Agricultural uses, except fencing, shall be located within:
 - i. 50 ft. of the property or road right-of-way;
 - ii. 100 ft. of any well.
 - d) No manure storage shall be located within:
 - i. 100 ft. of an adjacent property or road;
 - ii. 100 ft. of a watercourse or wetland;
 - iii. 100 ft. of any well.
- b) Renumber existing Parts 18.7 through 18.11 to Parts 18.9 through 18.13 respectively

6. Part 19 Definitions

- a) Insert the following new definitions:

Agriculture:

Domestic Agriculture, also commonly referred to as “Hobby Farm”, means means the use of land and buildings for farming, dairying, the keeping of livestock, fowl, pasturage, floriculture, apiculture and horticulture and the necessary accessory activities for personal use and enjoyment including the sale of produce, but does not include Fur Farm or Piggery Operation, which is accessory to the main residential use on a lot.

Intensive Agriculture means the use of land and buildings for farming, dairying, the keeping of livestock, fowl, pasturage, floriculture, apiculture and horticulture and the necessary accessory activities for feeding, breeding or holding for purposes of processing, and the packing, storing, or treating the produce for sale and does not include Fur Farm or Piggery Operation.

Fur Farm means fox or mink farm

Intensive Livestock means a livestock or fowl operation in which animals are confined to a barn, feedlot or other facility for feeding, breeding, milking, egg laying, processing or eventual sale.

Kennel means a premise used for the keeping of more than two dogs for the purposes of commercial breeding or sale, overnight boarding of dogs, excluding veterinary clinic, commercial training or the shelter of stray or abandoned animals.

- b) Amend “**Fox or Mink Ranch**” to read “**Fox or Mink Farm**”
- c) Amend “**Hog Operation**” to read “**Piggery Operation**”

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