

Sunny Point Farms MPS and LUB Amendments

Planning Advisory Committee
November 18, 2025

Planning & Development



EAST HANTS



Background

Applicant: Phillip Vroegh of Sunny Point Farms

Request: Amend the Municipal Planning Strategy and Land Use Bylaw to allow for a smaller setback for intensive livestock operation uses located within the Rural Use North (RU-2) zone where the neighbouring property is in common ownership.

The current setback requirement in the RU-2 zone for an intensive agricultural use is 45m. The applicant has submitted an application to have the setback reduced from 45m to 2m where the adjacent property is in common ownership.



Discussion

The Municipality's Land Use Bylaw has specific regulations for intensive livestock operations. This use is only permitted within the Rural zones, including the Rural Use (RU), Rural Use North (RU-2) and the Agricultural Reserve (AR) zones.

The General Provisions for rural zones of the Land Use Bylaw has regulations that apply across all three (3) rural zones. The Agricultural Reserve (AR) zone also has specific regulations for agricultural developments within that zone, including for intensive livestock operations.

Discussion

5.2.3. Intensive Livestock Operation

An intensive livestock operation in a Rural Zone shall be subject to the following requirements:

- a) A minimum setback of 45 m from all lot lines and any public road, private road, or right-of-way easement;*
- b) The following setback distances shall be required from any structure or manure storage related to an intensive livestock operation to be located near a watercourse or well; and*

Private or Off-Farm Well	100 m
Lake, River, Brook	50 m
Non-contained storage (solid manure)	100 m
Fully contained storage (liquid, semi-solid manure)	50 m
Ditch/Intermittent Stream or Wetland	20 m

Discussion

The Agricultural Reserve (AR) zone has further regulations for all agricultural related uses and residential uses

Intensive livestock operations have a minimum required setback of 46m to property lines, or 10m if the adjacent property is in common ownership

There is no regulation within the Rural Use (RU) or Rural Use North (RU-2) zones for a reduced setback for properties with a common ownership.

	Residential and Home-Based Business Uses	Agricultural Related Business Uses and Agriculture Buildings	Intensive Livestock Operations
Minimum Lot Area	0.4 hectares	0.4 hectares	2 hectares
Minimum Lot Frontage <ul style="list-style-type: none"> • General • Where the lot is within 23 m of any water course 	30 m 46 m	30 m 46 m	60 m 60 m
Minimum Front Yard <ul style="list-style-type: none"> • Main structure • Accessory structure 	8 m 8 m	8 m 8 m	46 m 46 m
Minimum Rear Yard <ul style="list-style-type: none"> • Main structure • Accessory structure 	10 m 2.5 m	10 m 4.5	46 m or 10 m if adjoining property is in common ownership 46 m or 10 m if adjoining property is in common ownership
Minimum Side Yard <ul style="list-style-type: none"> • Main structure • Accessory structure 	3 m 2.5 m	10 m 4.5 m	46 m or 10 m if adjoining property is in common ownership 46 m or 10 m if adjoining property is in common ownership
Maximum Building Height <ul style="list-style-type: none"> • Main structure • Accessory structure 	10 m 7.5 m	no maximum no maximum	no maximum no maximum





Municipal Planning Strategy

An amendment to the Municipal Planning Strategy policy AR22 is required to proceed with the applicant's request. Policy AR22 states:

AR22. Council shall ensure that buildings or structures housing an intensive livestock operation not be established within 46 m of boundaries of properties within any designation other than Rural Use (RU) or Agricultural Reserve (AR), to reduce possible negative impacts and potential conflicts with rural residential development in areas designated for such use

The amendment to policy AR22 is required to include the Rural Use North (RU-2) zone as an area that allows a reduced setback from 46m for intensive livestock operations.

Citizen Engagement

Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing the amendments. An advertisement outlining the proposed amendments and indicating they are under review by staff will be placed in an upcoming edition of the *Chronicle Herald*.

As this application involves an amendment to the Municipal Planning Strategy, a Public Information Meeting (PIM) is required. A notice of the PIM will be placed in the *Chronicle Herald* and on the Municipal website. As these are not site-specific amendments, questionnaires will not be mailed to residents.

Staff are also suggesting comments be provided from the Agricultural Advisory Committee on the application. The mandate of the Committee includes to review proposals related to agriculture in East Hants and provide comments and recommendations to PAC.

Recommendation

- That Planning Advisory Committee recommends that Council authorize staff to schedule a Public Information Meeting and seek comments from the Agricultural Advisory Committee

Recommended Motion

- *Planning Advisory Committee recommends that Council authorize staff to schedule a Public Information Meeting to amend the Municipal Planning Strategy and Land Use Bylaw to reduce the minimum setback requirement for Intensive Livestock Operations in the Rural Use North (RU-2) Zone, and;*
- *Direct staff to seek comments from the East Hants Agricultural Advisory Committee on the application.*