

***Swinks Agro Engineering Ltd.:
Application to Amend the
Official Community Plan and
Development Agreement***

Planning Advisory Committee

Planning and Development Department

October 20, 2026



EAST HANTS

Subject Property

- **Applicant:** Swinks Agro Engineering Ltd.
- **Location:** 1108 Burntcoat Rd, Burntcoat, and is identified as PID 45382199
- **Subject Property Size:** Total area of the subject property is approximately 5.4 hectares with approximately 195 m of frontage
- **Proposal:** To amend the Official Community Plan to allow for reduced intensive livestock operations setbacks in the Rural Use North (RU-2) Zone by development agreement and to enter into a development agreement



Development Proposal

- There are three poultry units located on the applicant's lands. These barns were built prior to the 45 m setbacks for livestock operations being introduced in the Rural Use North (RU-2) Zone
- The applicant is proposing a new barn be constructed in line with the existing structures in order to facilitate efficient egg processing
- The applicants proposed building configuration is 26.42 m from the front yard property boundary
- Therefore, the applicant is applying to decrease setback requirements for their property
- In July, staff presented PAC with two options to allow for reduced intensive livestock setbacks in the Rural Use North (RU-2) Zone. Council motioned to continue with reduced setbacks by development agreement.

Proposed Amendments - MPS

At June PAC, Council directed staff to identify policy to allow for reduced intensive livestock operations by development agreement:

AR39. Council shall within the Rural Use North (RU-2) Designation on lands zoned Rural Use North (RU-2), consider the following uses by development agreement:

m) Intensive livestock operation with reduced front yard setbacks

AR39A. In addition to the other evaluation criteria of this Strategy, Council shall consider the following criteria when reviewing a development agreement application for reduced front yard setbacks for intensive livestock operations:

- a) The impact of the proposed development on nearby sensitive land uses, including residential uses*
- b) The impact of neighbouring land uses on the proposed development*
- c) The adequacy of buffering to minimize the visual and environmental impact of the operation on adjacent properties, with specific regard to odour, noise, and dust generated on the site*
- d) Ensuring the reduced setback maintains adequate distances from wells and watercourses*

Proposed Amendments - LUB

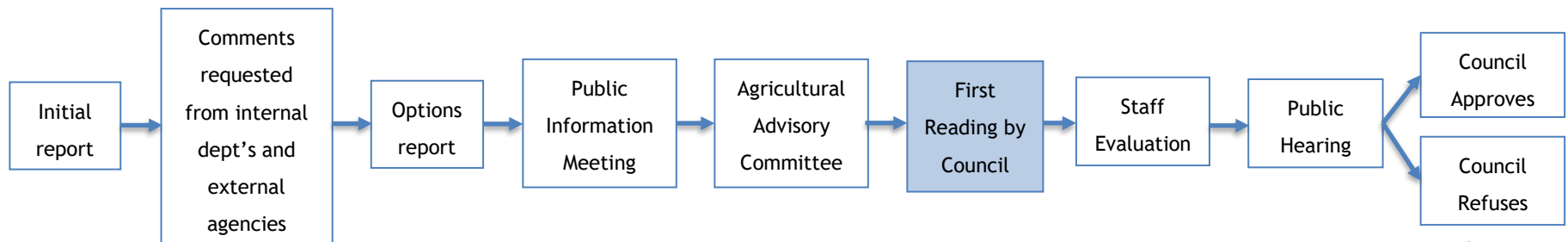
5.5.6. Development Agreements

The following use shall be considered only by development agreement in the RU-2 Zone.

- a) Multiplexes over 12 dwelling units and up to a maximum of 24 dwelling units and cluster townhouse developments over 12 units and up to a maximum of 24 dwelling units*
- b) Accommodations, General over 12 units*
- c) Drinking establishments open after 1 am*
- d) Notwithstanding section 5.2.3 a) and f), Intensive livestock operation with reduced front yard setbacks*

Citizen Engagement

- Staff are following the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application
- An advertisement outlining the application and indicating that it is under review was placed in the July 15th edition of the Chronicle Herald
- The proposed amendments are not appealable to the Nova Scotia Regulatory and Appeals Board. The development agreement would be appealable



Citizen Engagement

- Amendments to the Municipal Planning Strategy require a public information meeting (PIM).
- The PIM was advertised in the September 22nd edition of the Chronicle Herald and took place on October 6th, 2026
- Two residents attended. Questions and concerns about noise were discussed. The applicant suggests no louder noise would be created with the additional building
- Noise minimization is a proposed criteria for development agreements under this policy. Further discussions with the applicant is required

Agricultural Advisory Committee

- The Agricultural Advisory Committee (AAC) met on September 28th to discuss the proposed amendments
- The Agricultural Advisory Committee (AAC) is mandated to review studies, plans, proposals, and policy changes related to agriculture and provide recommendations on agricultural matters
- The AAC supports the amendments to the official plan and supports the municipality entering into a development agreement with Atlantic Broilers Ltd.

Note: the wording of the amendments have changed slightly since AAC met

Recommendation

Recommend that Council give first reading to amend the Municipal Planning Strategy and Land Use Bylaw to allow intensive livestock operations with reduced front yard setbacks by development agreement in the Rural Use North (RU-2) Zone, and authorize staff to schedule a Public Hearing

Motion

Planning Advisory Committee recommends to Council that Council:

- *Give First Reading to amend the Municipal Planning Strategy and Land Use Bylaw to allow intensive livestock operations with reduced front yard setbacks by development agreement in the Rural Use North (RU-2) Zone, notwithstanding section 5.2.3 a) and f) of the Land Use Bylaw, to permit Council to consider entering into a development agreement with Atlantic Broilers Ltd. for PID 45382199 for a reduced public road setback for an intensive livestock operation, and;*
- *Authorize staff to schedule a Public Hearing*