



# **PLANNING ADVISORY COMMITTEE MEETINGS**

**THURSDAY, JULY 19, 2018**

**9:00 a.m.**

**COUNCIL CHAMBERS**

## **A G E N D A**

### **PLANNING ADVISORY COMMITTEE MEETING**

1. Meeting to Order
2. Roll Call
3. Amendments to Agenda
4. Approval of the Agenda
5. Approval of Minutes
  - a. May 28, 2018 1
  - b. May 30, 2018 7
6. Business Arising from the Minutes
7. Disclosure of Conflict of Interest Issues
8. Business
9. Other Business
  - a. Recommendations Report for Draft Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) – Section 3.4 of the MPS. 13  
(Planning & Development Services Staff)
10. Correspondence
11. Date of Next Meeting – July 23, 2018 – 9:00 am
12. Public Comments
13. Adjournment

## PLANNING ADVISORY COMMITTEE

### Meeting, Date and Time

A meeting of the Planning Advisory Committee (PAC) was held on Monday, May 28, 2018 at 1:00 pm in the Council Chambers of the Municipal Complex, Kentville, NS.

### Attending

In Attendance:

#### PAC Members

Deputy Mayor Lutz – District 7  
Councillor Meg Hodges – District 1  
Councillor Brian Hirtle – District 3 (Chair)  
Councillor Jim Winsor – District 8  
Councillor Paul Spicer- District 5  
Tom Cosman – Citizen Member  
Emile Fournier – Citizen Member

### Regrets

Bob Smith – Citizen Member

#### Municipal Staff

Trish Javorek – Director of Community Development Services  
Laura Mosher – Manager of Planning and Development Services  
Mark Fredericks –Planner  
Leanne Jennings - Planner  
Will Robinson-Mushkat – Planner  
Lindsay Slade – Summer Student  
Mayor Muttart

#### Councillors

#### Public

6 Members

1. **Meeting to Order** The Chair, Councillor Brian Hirtle, called the meeting to order.
2. **Roll Call** Roll call was taken and all but one Committee members were in attendance
3. **Amendments to Agenda** There were no amendments to the agenda.
4. **Approval of the Agenda** **On motion of Deputy Mayor Lutz and Emile Fournier that the agenda be approved as circulated. Motion Carried.**
5. **Approval of Minutes May 4, 2018** Mr. Cosman noted an error under Policy 2.1.6, stating that the amendment to the Policy does not state what Mr. Cosman had said. Mr. Cosman stated that the motion he made was for agriculture to be permitted in Growth Centres, rather than existing agriculture be permitted in Growth Centres. Laura Mosher agreed to review the recording of the May 4<sup>th</sup>, 2018 PAC and amend the error for the minutes.  
  
**On motion of Deputy Mayor Lutz and Mr. Fournier, approval of the minutes of the PAC meeting of May 4th, 2018 be tabled. Motion carried.**
6. **Business Arising from the Minutes** None

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| 7. <b>Disclosure of Conflict of Interest Issues</b>  | None  |
| 8. <b>Business</b>   | <b>None</b>   |
| 9. <b>Other Business</b>   | <p>Laura Mosher presented the purpose: resuming at Growth Centres from the May 4<sup>th</sup>, 2018 meeting.</p>  |
| <b>9a: Recommendations report for Draft Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) (Planning and Development Services Staff)</b> | <p>Ms. Mosher introduced the first staff initiated recommendation that proposes to include a list of Growth Centre characteristics. See 9b: recommendations.</p> <p>A discussion occurred between Councillor Winsor and Laura Mosher regarding clarification of the first staff initiated recommendation. Councillor Winsor voiced his concern regarding these characteristics, stating that they limit growth to only those Growth Centres existing now, rather than existing and future Growth Centres. Ms. Mosher stated that the concept of Future Expansion Areas has been considered, which would allow existing Growth Centres to expand.</p> <p>On motion of Deputy Mayor Lutz and Councillor Spicer <b>That Planning Advisory Committee direct staff to include as a new policy a list of Growth Centre characteristics. Motion carried.</b></p> |
| <b>Policy 2.1.7</b>  | <p>Laura Mosher reviewed the second staff-initiated recommendation that proposes to include within Policy 2.1.7 an additional criterion that recognizes historical development patterns.. See 9c) Recommendations.</p> <p>A discussion occurred between Ms. Mosher and Councillor Winsor regarding the location of the addition in the Policy. Laura Mosher clarified that historic development patterns refers to where development has already occurred and is in existence today.</p> <p>On motion of Mr. Fournier and Councillor Winsor <b>That planning Advisory Committee directs staff to include historic development patterns as a criterion in Policy 2.1.7 in the Draft Municipal Planning Strategy. Motion carried.</b></p> <p>Ms. Mosher concluded the discussion on Growth Centres.</p>   |
| <b>Policy 2.2.1</b>  | <p>Ms. Mosher outlined the goal and objectives of Policy 2.2 which speaks to Rural Areas.</p> <p>Ms. Mosher indicated that policy 2.2.1 defines rural areas as “any lands outside of Growth Centres”.</p>   |
| <b>Policy 2.2.2</b>  | <p>Ms. Mosher outlined that policy 2.2.2 establishes two zones: one Rural Commercial Zone and one Rural Industrial Zone.</p> <p>Mr. Cosman inquired about Policy 2.2.2 a, and 2.2.6., stating the phrasing is too open ended regarding what type of commercial enterprises may take place. Ms. Mosher responded that staff are considering reducing the amount of commercial uses permitted, as well as reduce the size of</p>  |

commercial uses in this zone.

**Policy 2.2.3**

Ms. Mosher outlined that Policy 2.2.3 limits development on lots without public road frontage, noting the exception within the Shoreland Designation where development on private roads is permitted.

**Policy 2.2.4**

Ms. Mosher outlined that Policy 2.2.4 recognizes existing areas of clustered development and proposes to limit the expansions of these areas. Ms. Mosher clarified that this Policy applies only to existing Hamlets.

**Policy 2.2.5**

Ms. Mosher outlined that Policy 2.2.5 establishes Council's intent to preserve large tracts of undeveloped land, with the intention to preserve these lands for resource development.

Councillor Hodges inquired about the setbacks on these lands, indicating that many residents seek to develop within these zones to permit scenic views of the valley. Ms. Mosher responded stating that the staff will report back on this issue when they review the LUB.

**Policy 2.2.6**

Ms. Mosher stated that Policy 2.2.6 outlines the Rural Commercial (C4) Zone.

Ms. Mosher clarified that lands zoned Agricultural (A1) will not be permitted to rezone to Rural Commercial (C4).

**Policy 2.2.7**

Ms. Mosher stated that Policy 2.2.7 outlines the Rural Commercial (C4) Zone.

**Policy 2.2.8**

Ms. Mosher stated that Policy 2.2.8 outlines the intent of the Rural Industrial (M4) Zone

**Policy 2.2.9**

Ms. Mosher stated that Policy 2.2.9 enables regulation of lot sizes, setbacks and screening controls.

**Policy 2.2.10**

Ms. Mosher stated that Policy 2.2.10 establishes a development agreement option within the Resource Designation for proposals that are not otherwise permitted or cannot meet zone standards which otherwise meet the intent of the designation.

Councillor Winsor stated concerns regarding development agreement options for zones which have strict provisions such as the Agricultural Zone. Ms. Mosher stated Policy 2.2.10 speaks only to the Resource Designation, not Agricultural Designation and 2.2.11 and 2.2.12 speak to both the Agricultural and Resource Designations however, subsection b) of those policies refer to is criteria that are contained within the section for each designation which prohibits the ability to rezone from the Agricultural (A1) Zone.

**Policy 2.2.11**

Ms. Mosher stated that Policy 2.2.11 outlines the opportunity to re-zone to the Rural Commercial (C4) Zone.

**Policy 2.2.12**

Ms. Mosher stated that Policy 2.2.12 outlines the opportunity to re-zone to Rural Industrial (M4) Zone.

Mr. Cosman suggested Policy 2.2.12 a) which speaks to undue conflict in surrounding lands be made more clear.

**Recommendation**

Ms. Mosher outlined the recommendations related to Section 2.2:

Ms. Mosher stated that staff are recommending no change to the draft MPS regarding private roads, because staff are looking to restrict development within rural areas, stating that roads influence development; therefore the creation of new roads and private roads will be restricted. This recommendation was formed after staff heard from members of the public regarding development of private roads in rural areas.

Ms. Mosher stated that comments from the public request more justification for the Rural Commercial Zone and more explicit language used to describe permitted industrial uses in rural areas. Staff recommend no change.

Ms. Mosher stated that the public suggest that uses permitted within the Rural Commercial Zone could undermine the protection of agricultural land, Ms. Mosher stated that staff recommends no change as rezoning from the Agricultural Zone (A1) to Rural Commercial Zone (C4) is not permitted.

Ms. Mosher stated that one comment was made to prohibit rezoning from A1 Zone to C4 Zone. Staff recommend more clarity regarding this and to amend Policy 2.2.11 & 2.2.12 to be more specific that there is no ability to rezone from A1 to any other zone.

On motion of Deputy Mayor Lutz and Councillor Hodges **That the Planning Advisory Committee direct staff to amend policies 2.2.11 and 2.2.12 to clarify that Council does not intend to consider rezoning from the Agricultural (A1) Zone to either the Rural Commercial (C4) Zone or the Rural Industrial (M4) Zone.**  
**Motion carried.**

Ms. Mosher stated that staff recommend, due to an oversight, looking into the draft MPS and add to section 2.2 in the draft MPS, that it is Council's intent to permit household livestock to all resource, agriculture and shore land designations except in the Shoreland Residential (S1) Zone.

A discussion occurred among the PAC members regarding what type of animals will be considered and in what quantities.

On motion of Deputy Lutz and Councillor Hodges **That Planning Advisory Committee direct staff to include as a new policy within section 2.2.6 of the draft Municipal Planning Strategy Council's intention to permit**

**household livestock uses, including beekeeping, in all Resource, Agricultural and Shoreland Designations, with the exception of the Lakeshore Residential (S1) Zone, and to regulate the scale of such uses according to the size of the property and the zone within which the property is located. Motion carried.**

A discussion occurred regarding regulating the scale of use for livestock. Ms. Mosher clarified that household livestock would be regulated through the LUB by animal units.

A discussion occurred between PAC members regarding adding policy for urban bee keeping. Ms. Mosher stated that a policy regarding urban bee keeping would require public engagement and could be explored through a different process following the adoption of the planning documents.

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| 10. <b>Correspondence</b>       | None   |
| 11. <b>Date of Next Meeting</b> | May 30, 2018 at 1:00 pm  |
| 12. <b>Public Comments</b>      | No comments from the public were made.   |
| 13. <b>Adjournment</b>          | <b>On motion of the PAC, there being no further business, the meeting adjourned at 3:00 p.m.</b> |

**Approved by:**

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Councillor Brian Hirtle  
PAC Chairperson

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Lindsay Slade  
Recording Secretary

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## PLANNING ADVISORY COMMITTEE

<b>Meeting, Date and Time</b>	A meeting of the Planning Advisory Committee (PAC) was held on Wednesday, May 30, 2018 at 1:00 p.m. in the Council Chambers of the Municipal Complex, Kentville, NS.
<b>Attending</b>	In Attendance:
<b>PAC Members</b>	Councillor Brian Hirtle – District 3 (Chair) Deputy Mayor Lutz – District 7 Councillor Jim Winsor – District 8 Councillor Paul Spicer- District 5 Councillor Martha Armstrong – District 4 Tom Cosman – Citizen Member Emile Fournier – Citizen Member Bob Smith – Citizen Member
<b>Municipal Staff</b>	Trish Javorek – Director of Community Development Services Laura Mosher – Manager of Planning and Development Services Mark Fredericks –Planner Leanne Jennings - Planner Will Robinson-Mushkat – Planner Lindsay Slade – Summer Student Nicole White – Summer Student
<b>Councillors</b>	Mayor Muttart
<b>Public</b>	6 Members
<b>Regrets</b>	Councillor Meg Hodges – District 1
1. <b>Meeting to Order</b>	The Chair, Councillor Brian Hirtle, called the meeting to order
2. <b>Roll Call</b>	Roll call was taken, Councillor Hodges was absent, with Councillor Armstrong in her place.
3. <b>Amendments to Agenda</b>	None
4. <b>Approval of the Agenda</b>	Approval of the Agenda was not necessary as this PAC meeting was a continuation of the May 28 <sup>th</sup> meeting.
5. <b>Approval of Minutes April 10, 2018</b>	Minutes of the meeting of April 30 <sup>th</sup> , 2018 to be included as part of the agenda package for May 28 <sup>th</sup> , 2018 meeting for PAC.
6. <b>Business Arising from the Minutes</b>	None
7. <b>Disclosure of Conflict of Interest Issues</b>	None
8. <b>Business</b>	



## 9. Other Business

### Section 2.3

Mark Fredericks presented the purpose: section 2.3 of the Draft Municipal Planning Strategy and outlined the infrastructure goals and objectives. Mr. Fredericks stated that this section includes municipal water and sewer lines, roads, sidewalks, trails and pathways, public transit, etc.

Mr. Cosman noted a concern regarding the context section which speaks to infill in areas that are not identified as growth centres but have existing infrastructure.

Mr. Fredericks stated that Policy 2.3.1 states that no public roads will be permitted outside of growth centres, therefore all new roads will be located within growth centres, the Country Residential (A4) Zone, though this zone has been reduced in size significantly to those lands just outside of growth centres.

### Policy 2.3.1

Mr. Fredericks stated that Policy 2.3.1 outlines where New Public Roads will be permitted, and that no public roads will be located outside of the Growth Centres. Mr. Fredericks stated the financial implications of locating roads outside of growth centres.

### Policy 2.3.2

Mr. Fredericks indicated that Policy 2.3.2 permits active transportation infrastructure to link growth centres to each other and to points of interest.

### Policy 2.3.3

Mr. Fredericks stated that Policy 2.3.3 permits public transportation facilities including bus stations and shelters, these transportation facilities may support interregional and regional routes.

### Policy 2.3.4

Mr. Fredericks stated that Policy 2.3.4 permits infrastructure that supports the economic development objectives of this strategy.

### Policy 2.3.5

Mr. Fredericks stated that Policy 2.3.5 outlines that new developments use existing sewer services in areas where sewer and water services are available rather than septic or other services.

A discussion occurred as to whether corporate partners will be incorporated into the Policy.

A discussion occurred as to whether there will be any expansions of sewer infrastructure outside of growth centres. Mr. Fredericks stated that expanding sewer infrastructure outside of growth centres is not encouraged in the draft MPS.

### Policy 2.3.6

Mr. Fredericks stated that Policy 2.3.6 permits linear sewer and water facilities and associated facilities in all zones within a Growth Centre.

### Policy 2.3.7

Mr. Fredericks stated that Policy 2.3.7 will consider only by Development Agreement alternative sewer and water services provided it would be more environmentally sustainable and fiscally feasible than connecting to municipal services.

A discussion occurred regarding who benefits from the financial benefits of alternative sewer services.

- Policy 2.3.8** Mr. Fredericks stated that Policy 2.3.8 outlines drainage and storm water infrastructure. This policy recognizes the physical and financial benefits of natural drainage systems compared to artificial systems. Mr. Fredericks outlined watercourse setback requirements to reduce potential drainage issues.
- Policy 2.3.9** Mr. Fredericks stated that Policy 2.3.9 requires drainage plans, for proposals of development that requires new municipal infrastructure.
- Policy 2.3.10** Mr. Fredericks stated that Policy 2.3.10 requires new developments to preserve and integrate existing natural drainage features into all drainage plans or to include low impact drainage systems where possible.
- Deputy Mayor Lutz asked whether or not this policy would provide flood mitigation services, such as maintaining existing wetlands. Mr. Fredericks stated that Policy 2.4 relates to flood management.
- Policy 2.3.11** Mr. Fredericks stated that Policy 2.3.11 outlines how collector roads are intended to connect growth centres and support a higher volume of traffic as well as multiple modes of transportation. Mr. Fredericks also stated that collector roads may have more intense home-based businesses versus than on roads in lower density areas.
- A discussion occurred regarding ownership of collector roads. Mr. Fredericks stated that collector roads will likely be provincially owned.
- Policy 2.3.12** Mr. Fredericks stated that Policy 2.3.12 encourages development of complete streets, including traffic calming measures, signage, quality surfaces and active transportation infrastructure.
- Councillor Spicer asked if sidewalks would be included in complete street designs as Mr. Fredericks did not mention them when describing the policy. Mr. Fredericks responded that the Policy intends to include sidewalks, and that he will take note of that.
- Councillor Armstrong inquired as to why street lights are encouraged and not required in complete streets, but sidewalks are required. Mr. Fredericks responded that Policy 2.3.12 suggests possible design elements, but that not all are required for all streets.
- Policy 2.3.13** Mr. Fredericks stated that Policy 2.3.13 outlines street light requirements and permissions. A discussion occurred between Mr. Fredericks and Councillor Winsor regarding the requirements of street lighting in subdivisions and safety at night for pedestrians.
- A discussion occurred regarding street lights and safety in subdivisions.
- On motion of Councillor Winsor and Mr. Fournier, that Planning Advisory Committee direct staff to amend the Policy 2.3.13 to indicate that street lights are required as part of the new subdivision requirement. Motion carried.**
- Policy 2.3.14** Mr. Fredericks stated that Policy 2.3.14 states that the development of new private roads are permitted only in the Shoreland Designation.
- Policy 2.3.15** Mr. Fredericks stated that Policy 2.3.15 speaks to the 2012 Road Assessment.

A discussion occurred regarding specifications on the assessment. Mr. Fredericks stated that he will investigate this further.

**Policy 2.3.16**

Mr. Fredericks stated that Policy 2.3.16 speaks to sidewalk provisions within Growth Centres as growth centres are in greatest need of sidewalks.

**Policy 2.3.17**

Mr. Fredericks stated that Policy 2.3.17 outlines the development of sidewalks in accordance with the Sidewalk map, prioritizing areas within Growth Centres around elementary school walking zones, along collector roads that connect to residential areas to employment and services, within central business and shopping areas, and within areas with higher than average density. Mr. Fredericks stated a priority of sidewalk development is to increase the number of elementary school students walking to school.

A discussion occurred regarding the locations of new private roads, and their impacts on waterways and other environmental factors. Ms. Mosher stated that new private roads are permitted only in Shoreland and Country Residential Zones.

Mr. Cosman suggested that middle school and high school students should also require sidewalks. Mr. Fredericks stated that he will make note to include high schools and middle schools into the policy.

Councillor Spicer stated that sidewalks are needed around all schools, including those not located within Growth Centres.

**On motion of Councillor Winsor and Councillor Spicer, that Planning Advisory Committee direct staff to amend the policy 2.3.17 to allow council to consider the installation of sidewalks in proximity to all schools regardless of location.**

Deputy Mayor Lutz suggested a friendly amendment to state:

**That Planning Advisory Committee direct staff to amend the policy 2.3.17 to allow council to consider the installation of sidewalks in proximity to all schools regardless of location if there is a demonstrated need. Motion carried.**

**Policy 2.3.18**

Mr. Fredericks stated that Policy 2.3.18 speaks to how funding is prioritized for sidewalk development.

**On motion of Councillor Winsor and Mr. Fournier, that the Planning Advisory Committee direct staff to remove from Policy 2.3.18 subsection d) referring to budget allocation. Motion carried.**

**On motion of Deputy Mayor Lutz and Councillor Armstrong that the Planning Advisory Committee direct staff to report back to PAC on the consideration for requiring active transportation infrastructure in new subdivisions. Motion carried.**

**Policy 2.3.19**

Mr. Fredericks stated that Policy 2.3.19 distinguishes between pathways and trails and speaks to upgrades. Gives priority to the construction of pathways along rail former rail beds to connect growth centres, within and adjacent areas that connect subdivisions together or to local amenities.

**Policy 2.3.20**

Mr. Fredericks stated that Policy 2.3.20 requires pathways to be incorporated into

new residential subdivisions in accordance with policy 2.3.19

**Policy 2.3.21**

Mr. Fredericks stated that Policy 2.3.21 outlines how public transportation will services key destinations such as shopping areas, employment and housing.

Mr. Cosman voiced concern that Policy 2.3.21 may contribute to ribbon development.

Deputy Mayor Lutz asked whether the location of destinations or the routes of transportation are more flexible.

Deputy Mayor Lutz suggested a rewording of this policy in order to clarify the intent of this policy.

**Policy 2.3.22**

Mr. Fredericks stated that Policy 2.3.22 outlines how villages may be involved when coordinating land use or infrastructure development.

**Policy 2.3.23**

Mr. Fredericks stated that Policy 2.3.23 speaks to work with the Municipality to form an agreement for maintenance cost with villages for infrastructure.

**Policy 2.3.24**

Mr. Fredericks stated that Policy 2.3.24 related to antenna systems and specifies setback requirements for antenna systems to dwelling, schools and hospitals.

Mr. Fredericks listed the concerns voiced at public information meetings related to antenna systems as well as federal government guidelines for telecommunication towers. Mr. Fredericks clarified that the intention of Policy 2.3.24 is to permit the Municipality to step back from involvement with these applications, aside from providing comments to the federal government, and permit the federal government to take over the siting of telecommunication towers.

**Policy 2.3.25**

Mr. Fredericks stated that Policy 2.3.25 outlines the areas deemed sensitive to antenna systems. These areas include: residential areas, heritage conservation districts, and lands within Grand Pré (north of Highway 101)

**Policy 2.3.26**

Mr. Fredericks stated that Policy 2.3.26 permits staff to submit comments of proposals within the sensitive areas listed in Policy 2.3.25

**Policy 2.3.27**

Mr. Fredericks stated that Policy 2.3.27 outlines design considerations for antenna systems should they be developed in sensitive areas listed in Policy 2.3.25.

Planning Advisory Committee tabled the discussion of antenna systems to a later date.

**10. Correspondence**

**11. Date of Next Meeting**

June 12, 2018 – 1:00 pm

**12. Public Comments**

Pauline Raven suggested that limiting private roads to Shoreland Designations is too restrictive and development agreements should permit more private roads. Pauline Raven further stated that alternates used for PAC Councillors should be limited in order to ensure all members are up to date.

Mr. Peck stated that he had remarks regarding the December 18<sup>th</sup> and January 22<sup>nd</sup> PAC meetings related to height restrictions. Mr. Peck had prepared a document that he intended to present, but submitted his document electronically to the director to review.

Chris Cann of Baxter's Harbour stated that a definition for "Developer" should be made clear in the MPS.

13. **Adjournment**

**On motion of all PAC members, there being no further business, the meeting adjourned at 4:00 p.m.**

**Approved by:**

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Councillor Brian Hirtle  
PAC Chairperson

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Lindsay Slade  
Recording Secretary



**Municipality of the County of Kings**  
**Report to the Planning Advisory Committee**  
**Recommendations Report**  
**July 19, 2018**  
**Prepared by: Planning and Development Services**

## **1. INTRODUCTION**

Over the past several months, Staff have been seeking direction from the Planning Advisory Committee related to edits to the Draft Municipal Planning Strategy (MPS) and the Draft Land Use By-law (LUB) in order to produce what is known as a 'red-line' version of the document where additions, deletions and edits are tracked and can be reviewed.

On [December 18, 2017](#), the Planning Advisory Committee provided recommendations related to the Shoreland Designation and Alternative Energy sections based on comments from the public. On [January 22, 2018](#), [May 4, 2018](#) and on May 8, 2018 the Planning Advisory Committee provided direction on Growth Centre policies. The meetings in May adopted a new approach wherein staff reviewed each of the policies of the Municipal Planning Strategy with committee members, as opposed to only reviewing comments from the public on a given section. Subsequent meetings in May and June reviewed the balance of the policies in Section 2 of the MPS as well as policies contained in section 3.0, 3.1, 3.2 and 3.3 of the draft Municipal Planning Strategy. On [July 10, 2018](#) and [July 13, 2018](#), the Planning Advisory Committee began its review of section 3.4 of the draft Municipal Planning Strategy that provides policy direction with regard to lands within the Agricultural Designation.

The report included in the agenda packages for the meetings held on July 10, 2018 and July 13, 2018 outlined commentary received from the public related to section 3.4 of the draft Municipal Planning Strategy. This report provides information on Staff recommendations related to this section.

Recommendations and comments related to section 3.5 Shoreland Designation, and section 3.6 Resource Designation will appear in subsequent reports.

## **2. RECOMMENDATIONS**

### **2.1 SECTION 3.4 – AGRICULTURAL DESIGNATION**

#### **2.1.1 Staff Recommendations**

##### **2.1.1.1 Tourism Policies**

As agri-tourism is a growing industry in the Municipality, the draft Municipal Planning Strategy proposes policies that communicate Council's intent with regard to the development of agri-tourism uses including qualifications for such an operation, limits on location, size and use.

There are two locations within section 3.4 of the draft Municipal Planning Strategy that address agri-tourism. The first is in sections 3.4.8 and 3.4.9 which addresses agri-tourism generally within the designation. Section 3.4.10 provides a development agreement option for tourism uses that are not permitted as of right, as enabled in section 2.5.12.

The second location within this section that addresses agri-tourism is in section 3.4.14 that proposes a development agreement option for properties within the Agricultural (A1) Zone only that allows Council to consider a development agreement option for an event venue or a restaurant within the Agricultural (A1) Zone. Within other zones, restaurants and event venues can be considered through policy 2.5.12. Policy 3.4.14 proposes additional restrictions to minimize the loss of farmland.

It is Staff's intent that agri-tourism uses should only occur on properties within the Agricultural (A1) Zone either through as-of-right provisions of the Land Use By-law or through the development agreement option in section 3.4.14.

Section 3.4.14 requires that a restaurant or event venue be accessory to a farming business, it provides a limitation on the size of the structure permitted (1,000 square foot building footprint) for the purpose of the proposed restaurant or event venue and provides direction for the use of temporary structures such as marquis tents (1,100 square feet).

Staff regularly receive inquiries from members of the public interested in establishing restaurants and event venues within the Agricultural (A1) Zone to take advantage of the pastoral setting of the Agricultural area within the Municipality.

It is staff's recommendation that the limits on the size of the use, including the size of temporary structures, be reviewed especially with regard to the potential re-use of farm buildings that have been constructed prior to this proposal.

Permitting a larger footprint, either through the re-use of a previously constructed building or structure, or through the construction of a new building, will provide some flexibility for the re-use of old barns that no longer serve the farming business.

Potential Motion:

**That the Planning Advisory Committee direct staff to review policy 3.4.14 of the draft Municipal Planning Strategy with regard to a development agreement option to establish a restaurant or event venue.**

#### 2.1.1.2 Agrologist

There are two locations within the draft Municipal Planning Strategy wherein the policy of the draft Municipal Planning Strategy requires the submission of a report prepared by an agrologist to ensure that any proposed building, parking area or driveway is in a location is in a location that has little or no impact on agricultural production.

The first reference to an agrologists report is in policy 3.4.14 which requires a report be submitted as part of a development agreement application. The development agreement relates to the siting of an event venue or a restaurant within the Agricultural (A1) Zone.

The second reference is within policy 3.4.18 with regard to an option for rezoning from the Rural Mixed Use (A2) Zone to the Rural Commercial (C4) Zone or the Rural Industrial (M3) Zone.

There are several issues with the use of reports from an agrologist. Under the Municipality's current policies and regulations, an agrologists report can determine if a non-farm dwelling is permitted within the Agricultural (A1) Zone. The reports submitted provide insight on the quality of the soil on a given property. Currently, there are no agrologists within the Annapolis Valley Area that are able to prepare a report that analyzes soil quality. An agrologist also does not typically assess the quality of soil since this is not the main focus of the profession which is generally related to the production of crops and assessments of the agricultural industry.

With regard to the two options, a control on the location of buildings, driveways and parking areas is available to staff and Council can be imposed through the development agreement for the option identified in policy 3.4.14. Within the rezoning option outlined in policy 3.4.18, staff and Council do not have the same level of control. Once a property is rezoned, the owner is able to build anywhere on the property provided the requirements of the Land Use By-law are met. It is also not necessary to have a specific proposal or site plan to apply to rezone a property.

Staff are therefore making a recommendation to remove the reliance on an agrologists report.

Potential motions:

**That the Planning Advisory Committee direct staff to revise policy 3.4.14 of the draft Municipal Planning Strategy to remove the requirement for an agrologists report and to include instead criteria related to the minimization of lands removed from agricultural production.**

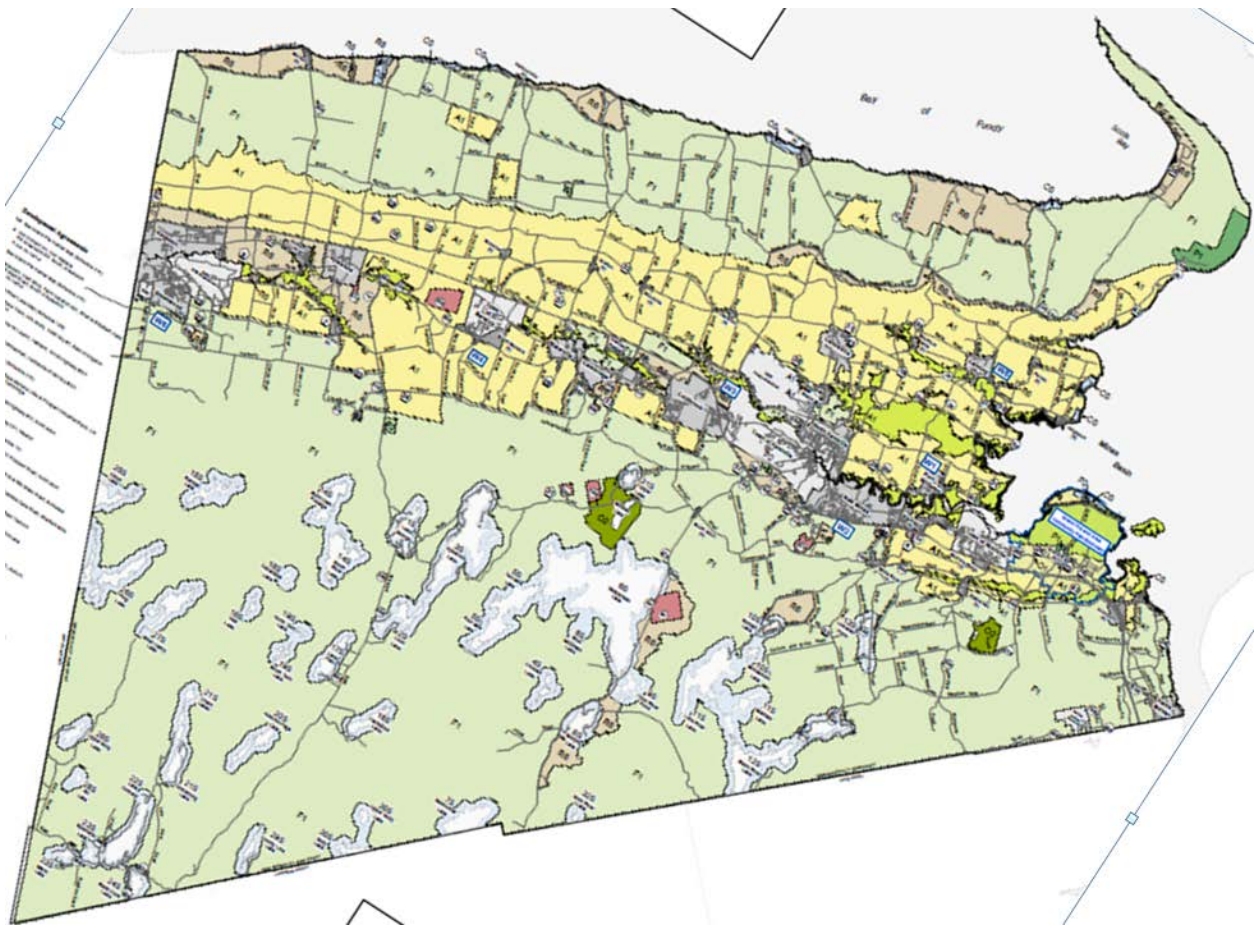
**That the Planning Advisory Committee direct staff to remove the requirement for an agrologists report from section 3.4.18 of the draft Municipal Planning Strategy.**



### 2.1.1.3 Country Residential (A4) Zone

Policies related to the Country Residential (A4) Zone are contained in policies 3.4.19 to 3.4.23. The intent of the Country Residential under the in force Municipal Planning Strategy and Land Use Bylaw indicate that the purpose of the Country Residential (R6) Zone is to provide opportunities for rural residential development and to accommodate resource development. This zone has been applied broadly throughout the Municipality. Within Figure 1 – County Zoning Map, the areas within the Country Residential (R6) Zone are light brown in colour. They can be seen along the Fundy coast, around lake Gaspereau, along Highway 12, at the outskirts of Growth Centres (Kingston, Aylesford, Cambridge, Coldbrook) where good soils do not make up the majority of land area and in other pockets of the Municipality.

Figure 1: County Zoning Map



The draft Municipal Planning Strategy and the draft Land Use By-law propose an overall reduction in the area where this zone has been applied. Country Residential zoning has been proposed to be removed from the coast lines, both along the Bay of Fundy and around lakes. Country Residential areas on the outskirts of Growth Centres have also been reviewed and reduced although, there are still areas proposed to be within the Country Residential (A4) Zone.

In the 2016 draft Municipal Planning Strategy, the intent of the Country Residential (A4) Zone continues to be to accommodate rural residential and resource development. The draft

indicates that new areas are not originally located within the Country Residential (A4) Zone as part of the new drafts are not intended to be expanded nor is the establishment of new Country Residential areas contemplated. This zone permits the development new public roads. Outside of the Shoreland Designation, this is the only zone that permits new roads. The Municipality is seeking to limit the number of new roads in rural areas. This has also contributed to an overall reduction in the size of the area within the Country Residential (A4) Zone and is the reason why rezoning to this zone is not contemplated within the draft.

Throughout the process of developing new planning documents, and as Planning Advisory Committee reviews the draft policies and regulations, former hamlets, some of which are sewer serviced, that were recommended for inclusion as Growth Centres were determined to be better suited as rural areas. There have also been recent issues with isolated residential subdivisions and impacts related thereto have been raised at various times at Council. There has been some indication that Council may have interest in applying a different rural zone, than which is currently proposed (Agricultural (A1) Zone), particularly to isolated rural subdivisions that date to the 1970s and earlier that may or may not be serviced by municipal sewer. There may also be value in applying the zone to Avonport and Greenwich which are sewer serviced and would benefit from lot size requirements that take into account the provision of municipal sewer. Other former hamlets may also benefit from this zoning. Applying a zone with smaller required lot sizes to existing lots will ensure that fewer properties are rendered non-conforming.

Staff are recommending that the overall purpose of the zone and its requirements and application be reviewed by Staff.

Potential Motion:

**That the Planning Advisory Committee direct staff to review the policies, regulations and application of the Country Residential zone.**

#### 2.1.1.4 Topsoil

Policies 3.4.31 and 3.4.32 address topsoil removal within the Agricultural Designation. Current planning documents prohibit the removal of topsoil for commercial sale within the Agricultural (A1) Zone except removal that is incidental to sod farming, the sale of plants by nurseries and greenhouses, peat moss extraction and excavation associated with the construction of buildings and infrastructure such as roads. Within all other zones, the removal of topsoil for commercial sale is permitted provided 4 inches of topsoil is retained, measures to control degradation and erosion are enacted (such as the planting of crops or other means), and the removal occurs only in Summer and Autumn. The current Land Use Bylaw only regulates the removal of topsoil from the Agricultural (A1) Zone and does not contain any regulations regarding topsoil in other zones. The policies of the MPS related to topsoil removal in other zones has never been enforced.

The draft Municipal Planning Strategy proposes similar policies and regulations with some revisions. The revisions relate to the difficulties in enforcing the current policies and regulations, for example, there is difficulty in proving that topsoil is being removed for commercial sale. It has been difficult, as well, to ensure that 4 inches of topsoil remains, especially in examples where the topsoil has already been removed. The draft Municipal Planning Strategy proposes

that the policies related to topsoil removal in the Agricultural (A1) Zone remain the same and in other zones, that some topsoil be retained with no specification related to depth and the restriction on the time of year that removal is permitted has been removed. Erosion and degradation control continues to be proposed.

Staff are recommending that the regulations be revised to prohibit the removal of topsoil for any purpose from properties within the Agricultural (A1) Zone except where incidental to sod farming, the sale of plants by nurseries and greenhouses, peat moss extraction and excavation associated with the construction of buildings and infrastructure, such as roads.

Potential Motion:

**That the Planning Advisory Committee direct staff to remove the words ‘for sale’ from policy 3.4.31 of the draft Municipal Planning Strategy.**

### **3. APPENDICES**

**Appendix A – Recommendations Charts**

**Appendix B – Statements of Provincial Interest**

**Appendix C – Dwelling Statistics in the Agricultural (A1) Zone**

## Appendix A – Recommendations Charts

### Agricultural Recommendations

<u>No. of Responses</u>	<u>Topic</u>	<u>Nature of Comments</u>	<u>Related MPS Policy(ies)</u>	<u>Relevant LUB Section(s)</u>	<u>Recommendation</u>	<u>Rationale</u>
1	Discuss impact of land speculation for Agriculture	<p>One respondent commented on the need for more control over land speculation in Agriculture Zones</p> <p>1 comment in favour</p>	3.4	N/A	Staff recommends strengthening contextual and interpretive language to clarify the importance of agriculture to the Municipality and its economy.	<p>The effect and repercussions of land speculation on land well-suited for agricultural use is a challenging aspect of land use planning and is not a limited or isolated phenomenon to the Municipality. In many instances, land that is best suited for agricultural activities is also prime for residential and non-farm development thereby resulting in conflicts over appropriate land use.</p> <p>One of the principal objectives in the creation of a Municipal Planning Strategy and Land Use By-law is to ensure that undeveloped land is developed in an orderly way and to minimize conflict between different land uses. The draft Municipal Planning Strategy and Land Use By-law seek to limit the degree of land speculation for non-farm purposes in agricultural zones through stringent controls over how non-farm development can occur while providing ample opportunities for non-farm development within the Growth Centres as well as providing criteria for Council to consider the expansion of Growth Centres if conditions that merit the considered expansion occur. By including these policies, the potential for unchecked land speculation outside of Growth Centres and within the Agricultural designation will be minimized.</p>

43	Definition of Agricultural Land and vocabulary surrounding agriculture in Municipal Planning Strategy	<p>The majority of the comments received on this topic indicate support for strengthening the language surrounding the definition of agriculture and removing vague and ambiguous language.</p> <p>40 comments in favour</p> <p>3 comments opposed</p>	3.4	N/A	<p>Staff recommends strengthening contextual and interpretive language to clarify the importance of agriculture to the Municipality and its economy.</p> <p>Staff recommends maintaining the current vocabulary in the draft MPS policies pertaining to the agricultural designation.</p>	<p>The MGA permits Municipalities the ability to regulate land use and the types of activity which can occur on land that is governed by the Municipality. Restrictions and other forms of land use controls can be implemented, but outright prohibition is an over-extension of the authority of a Municipality, as derived from the MGA. Where appropriate, there can be some enhancement of the contextual language, indicating strong support and rationale behind agricultural protection. However, the approach of MPS needs to be balanced in all land use needs within the Municipality. In the Agricultural Designation (particularly in the Agricultural (A1) Zone) agricultural uses are prioritized. In Growth Centres, urban development needs are prioritized to encourage growth/densification.</p>
23	Incorporate/Reference into MPS – Statement of Provincial Interest (Agriculture) and Farm Practices Act	<p>Respondents indicated support for incorporating references to the Statement of Provincial Interest and the Farm Practices Act into the Municipal Planning Strategy</p> <p>23 comments in favour</p>	3.4	N/A	<p>Staff recommend including references to all Statements of Provincial Interest in the draft Municipal Planning Strategy.</p>	<p>The Statements of Provincial Interest (SPI) are intended to be a high-level guiding document for municipalities across Nova Scotia and all Municipal Planning Strategies within the province must be reasonably consistent with the Statements of Provincial Interest. Along with the Agriculture SPI, reference to the direction contained in all other SPIs relevant to the Municipality should be incorporated into the MPS. The Farm Practices Act (FPA) is intended to establish normal farm practices and protect farmers who follow the FPA from civil action. It does not have any applicability with regard to land use. The Statements of Provincial Interest are included as Appendix B.</p>

22	Removal of statements that do not support protection of agricultural land as priority	<p>The majority of comments received on this topic supported the removal of statements that did not support agriculture as a land use priority over all over types of land use; however there were comments that reflected the opposite.</p> <p>21 comments in favour 1 comment opposed</p>	3.4	N/A	<p>Staff recommends maintaining the current definitions pertaining to agricultural practices and uses found in the draft LUB.</p> <p>Staff recommends maintaining the current policy direction regarding protection and prioritization of agricultural lands found in the draft MPS and LUB.</p>	<p>Agricultural uses have been given priority within the Agricultural Designation. Outside of this designation, the priority is not the protection of agricultural lands or uses.</p>
75	Protection of Agricultural Land	<p>The majority of comments received on this subject were supportive of measures that enhanced protection of agricultural designated land.</p> <p>71 comments in favour</p>	3.4	N/A	<p>Staff recommends maintaining the current policy direction pertaining to the protection of agricultural land as found in the draft MPS and LUB.</p>	<p>The policies of the Agricultural Designation including those related to rezoning and development agreements are some of the strongest in Canada with regard to protecting and preserving agricultural land, as defined by the Statement of Provincial Interest. The Agricultural (A1) Zone is comprised of land which has been determined to be comprised of a minimum of 60% of Class 2, 3, and active Class 4 soils – ideal for agricultural uses. There are no mechanisms within the MPS and LUB to rezone out of the Agricultural (A1) Zone because of the agricultural value.</p> <p>Outside of the Agricultural (A1) Zone, the Rural Mixed Use (A2) Zone allows a greater degree of flexibility in land uses, but</p>

ensures that agricultural uses remain a priority use. The Resource (N1) Zone acknowledges the value of resource uses, including agricultural uses, through restrictions on non-resource development. Further, the renaming of the designation from forestry to resource is in recognition that the use of these lands is not limited to forestry, or other resource based industries as there is potential for agricultural purposes in resource designated lands.

4	Overlay maps/inventory that identify and protect all agricultural land	<p>The majority of comments were supportive of utilizing overlay maps to identify and protect agricultural land</p> <p>4 comments in favour</p>	3.4	N/A	Staff recommends maintaining the utilization of the 2012 Land Cover Map as the means of identifying active agricultural land.	Designations were established through the 2012 Land Cover Map. This map is a compilation of previous maps and photos from the 1980s up to 2010. The Agricultural (A1) Zone has been developed through the use of soil classification, a 60% minimum of class 2, 3 and active 4. The Rural Mixed Use (A2) Zone has been developed through identifying areas where agricultural uses are prevalent. The Agricultural Designation prioritizes agricultural uses over all other uses, regardless of agricultural history or lack thereof.
3	Use of 2012 land cover maps to identify agricultural lands in a site-specific manner	<p>Comments indicated concern with the use of these maps to identify agricultural lands</p> <p>3 comments opposed</p>	3.4	N/A	Staff recommend maintaining current policy direction with regard to the use of the 2012 land cover maps.	Contextual text on page 3.4-6 of draft Municipal Planning Strategy justifies why use of 2012 land cover maps is not applicable in a site-specific manner – “Given the generalized nature of the mapping, Council does not intend to base site-specific land-use controls on mapping”. This is separate from the use of 2012 land cover map to identify agricultural activity generally, which was used to delineate the Rural Mixed Use (A2) Zone on the South Mountain.

<b>3</b>	Setbacks for livestock operations are not far enough to protect residential development	Respondents offered differing comments on setbacks for livestock operations  2 comments in favour 1 comment opposed	3.4.6 3.4.7	8.3 8.4 8.5 8.6 14.3	Staff recommend maintaining current policy direction with regard to setbacks from livestock operations as they are currently written in the draft MPS and LUB.	Within the Agricultural Designation, the agricultural uses, including livestock operations have priority over non-farm residential development. The proposed setbacks of 40 feet from the front/flankage lot lines, and 100 feet from the side and rear lot lines for livestock operations occurring in the Agricultural Designation and Resource (N1) Zone provide adequate separation distances between agricultural and non-agricultural uses. In addition to the setback requirements noted above, section 14.3 of the Land Use By-law notes that new and expanded buildings intended for livestock operations must adhere to a minimum setback of 100 feet from any watercourse. Further, any new or expanded livestock operations must be a minimum of 500 feet from the boundaries of Growth Centres. This ensures that there is sufficient separation and buffering between intensive livestock operations and areas of the Municipality which are intended for non-agricultural uses and will prevent land-use conflict between each. Finally, any new or expanded livestock operations must provide written confirmation from the Nova Scotia Department of Agriculture that the operation meets Provincial nutrient management guidelines; this ensures that animal waste produced by the operation is handled and disposed of in a manner that will not have a negative impact on nearby residents or the natural environment.
<b>8</b>	Identify 'highly capable' soils and use in determining and protecting agricultural lands	Respondents indicated support for identification of 'highly capable' soils in determining agricultural lands	3.4.11	8.3 8.4 8.6	Staff recommend maintaining the current policy and methods used to identify high capability soils in	The general extent of the Agricultural (A1) Zone was established through the use of soil capability mapping in the 1980s. The area to which this zone applies has remained generally consistent since it was first identified. This approach has not changed in the development of the Agricultural (A1) Zone as part of the draft MPS and LUB.



8 comments in favour			the Municipality.			
3	Newly constructed dwellings on farm lots be classified as 'accessory uses'	<p>Respondents indicated support for classifying farm dwellings as accessory uses</p> <p>3 comments in favour</p>	3.4.12	8.3 8.4	Staff are not forwarding a recommendation .	<p>This provision ensures that the newly constructed dwelling cannot be subdivided from the lot on which the farm business is located, to be sold separately from the farm.</p> <p>Enabling the subdivision of the newly constructed farm dwelling following construction allows the owner to mortgage the house separately from the farm business, providing a measure of security should the farm fail.</p>
3	Allowing less than 50% of revenue to come from non-farm sources	<p>The comments received on this topic indicated support for allowing less than 50% of revenue to come from non-farm sources</p> <p>3 comments in favour</p>	3.4.12	8.3.4.2	Staff recommend maintaining the policy direction found in the draft MPS with regard to ensuring that 50% of revenue is generated through agricultural operations in order for the Municipality to permit the construction of a farm dwelling, tenement or bunkhouse.	It is the intent of the draft Municipal Planning Strategy and Land Use By-law to have a more clear and verifiable determination of the definition of a farmer for the purposes of the development of farm dwellings. Permitting the development of farm dwellings to owners who derive less than 50% of their income from farming contributes to a situation whereby the development of farm dwellings, tenements, or bunkhouses is opened to non-farmers.

1	Permitting replacement of existing houses	Comment indicated support to allow for the replacement of existing houses  1 comment in favour	3.4.12	8.3 8.4	Staff recommend incorporating into the draft LUB regulatory language included in the current LUB with regard to the replacement of an existing dwelling.	The current planning documents permit the replacement of any dwelling, in any zone. This is a permission granted under the MGA but staff see the merit in including this language for the purposes of clarity for the public.
2	Allow multiple houses on generational family farms	Comment indicated support for multiple houses on generational family farms  1 comment in favour	3.4.12	8.3 8.4 8.5 8.6	Staff recommend maintaining current policy direction with regard to permitting farm dwellings, farm tenements, and bunkhouses.	<p>Staff do not recommend allowing for multiple houses on generational family farms. Within the draft LUB, there are provisions that allow for dwellings, farm tenements, and bunkhouses on commercial farms. These provisions allow for more than one dwelling to be located on a farm property. However, the dwelling, tenement, and/or bunkhouse cannot be the first building on the lot, there is a maximum of 2 units per building, the dwelling unit must be a demonstrated part of the farming business operation, and, at the time of application, the farm must demonstrate that the farm's gross revenue from the applicant is greater than all other income sources.</p> <p>While staff understand that generational family farms are unique and that there is a need for succession plans for these types of farms, there are a number of issues that could potentially arise in the event that multiple houses are permitted on family farms. Principally, subdivision of lots with dwellings would be problematic as older generations potentially would need to vacate their dwellings, leaving the only options to have vacant dwellings. This would result in undue fragmentation of farmland and potential disruption to active agricultural lands. A preferred option would be to have property subdivided prior to</p>

						the construction of dwellings through the non-farm dwelling provisions permitted under the MPS and LUB, which would ensure that multiple generations could remain on, or adjacent to, the farm. Another option would be to build a secondary unit onto an existing farm dwelling to allow for multiple generations to remain on a family farm without incurring the cost or challenge of subdivision.
21	Provisions for the Development of Non-Farm Dwellings in Agricultural Designation - 5 acre, 1000 feet. frontage and small farm lots provision	<p>The comments received on this topic indicate no clear public consensus regarding this issue. While the majority were not in favour of allowing exemptions for non-farm development within the agricultural designation, others expressed strong support for these provisions.</p> <p>19 comments opposed 2 comments in favour</p>	3.4.12	8.3.4	Staff recommends maintaining the policy direction found in the draft MPS with regard to the 5 acre, 1000ft. lot frontage provision allowing for the development of non-farm dwellings in the Agriculture (A1) Zone.	Provision is necessary to allow for very limited non-farm development in agricultural designation (therefore no prohibition) but makes non-farm development very challenging as the number of lots with a minimum of 1,000 feet of public road frontage and a maximum of five acres is limited. Further, any dwellings constructed under this provision are not permitted to be set back more than 150 feet from the public road in order to provide further protection for fertile agricultural land. The benefit of this provision is it allows for farmers and their families to plan from transition of the farm and allows for new farmers to establish small-scale farms to commence operation on an incremental basis.
17	Lots in existence on date of MPS/LUB adoption (with 1000ft. frontage)	A small number of respondents, through submitted comments, did not support this provision.	3.4.12	8.3.4	Staff recommend maintaining the policy direction found in the draft LUB with regard to the provision for	This is an option to protect some property owner's existing development rights. Property owners have an expectation to maintain these development rights and given there is a finite number of lots which could qualify under these provisions, this is a known quantity for the Municipality. See Appendix D for a greater discussion on the rationale and implications with regard

		3 comments opposed			lots in existence with 1000ft. lot frontage on the date of the MPS/LUB adoption, allowing for the development of non-farm dwellings in the Agriculture (A1) Zone.	to this provision.
14	Infill development (permitting residential development on lots between two existing dwellings)	There was no consensus on this topic based on the comments received with regard to this topic.  11 comments opposed 3 comments in favour	3.4.12	8.3.4	Staff recommend maintaining the policy direction found in the draft MPS with regard to the provision for infill development, allowing for the development of non-farm dwellings in the Agriculture (A1) Zone.	The land located between two existing residential dwellings can be challenging to incorporate into active farms due to the limited area available. Infill residential (non-farm) development between two existing non-farm dwellings concentrates non-farm development thereby minimizing potential conflicts in new areas where non-farm development does not currently exist. Whereas under the current MPS the measurement was taken from the lot lines, the draft MPS alters this to measure the distance between two dwellings existing on the date of adoption of the Municipal Planning Strategy and Land Use By-law to be a maximum of 500 feet since lot lines are altered more easily than the location of a dwelling. This provides a greater degree of certainty and predictability in the creation of infill residential lots in the Agricultural (A1) Zone.
7	Limit non-farm development (dwellings) that	The majority of comments regarding this topic were	3.4.12 3.4.13	8.3.4	Staff recommends maintaining current policy direction	The draft Municipal Planning Strategy encourages non-farm dwellings (residential development) in Growth Centres because of access to services and employment within close proximity in

	could be located in urban centres	supportive of limiting non-farm development when it could be located in an urban centre.  7 comments in favour			found in the draft MPS with regard to encouraging the location of non-farm dwellings within Growth Centres.	these areas. By encouraging this type of growth, density can be concentrated within Growth Centres. Further, non-farm dwellings are restricted through the elimination of 6 existing provisions such as the pre-94 lot provision and poor soils lots.
7	Elimination of pre-1994 lot development	While the majority of commenters supported the elimination of this provision, support was not unanimous  6 comments in favour 1 comment opposed	3.4.12	N/A	Staff recommend maintaining the policy direction found in the draft MPS with regard to removing the provision for pre-1994 lot non-farm dwelling development found in the current MPS.	This is policy within draft MPS documents and has been well-publicized as part of Kings 2050 process. By eliminating the pre-1994 lot provision, an unpredictable means of permitting non-farm development in the Agricultural (A1) Zone non-farm development within the Agricultural (A1) Zone will be significantly reduced.
4	20 acre lot provision for agricultural land	Respondents indicated support for lots that were less than 20 acres but are being actively farmed  4 comments opposed	3.4.12	N/A	Staff recommend maintaining the policy direction found in the draft MPS with regard to removing the provision for 20 acre lot farm dwelling development found in the current MPS.	Respondents indicated comfort with less than 20 acre lot provision for agricultural land provided the land is actively, and continually, farmed. This allows small-scale farms to be established within the Municipality, encouraging start-up farms. The current provision requires that simply that the property be assessed as Resource/Agricultural, not that the lands be actively farmed. The Municipality does not have the ability to require individuals to farm their farmland.

10	Rezoning of lands within agricultural designation	The majority of comments did not support the ability to rezone lands out of the agricultural designation  7 comments opposed 3 comments in favour	3.4.18	8.3 8.4 8.5 8.6	Staff recommends maintaining policy direction, specifically that within the Agricultural Designation, rezoning to the Agricultural (A1) Zone is permitted but rezoning from the Agricultural (A1) Zone to another zone is not permitted.	The intent of the Agricultural (A1) Zone is to ensure that lands outside of the Growth Centres, are protected from non-farm development consistent with the Statement of Provincial Interest. The ability of rezoning out of the Agricultural (A1) Zone is not permitted under the proposed draft. However, it is proposed to be permitted to rezone lands into the Agricultural (A1) Zone, provided they are already within the Agricultural Designation and not within a Growth Centre.
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#### Other Agricultural Comments

<u>No. of Responses</u>	<u>Topic</u>	<u>Nature of Comments</u>	<u>Related MPS Policy(ies)</u>	<u>Related LUB Section(s)</u>	<u>Recommendation</u>	<u>Rationale</u>
1	Farm Commercial (A3) land in Greenwich	One commenter noted concern with non-agricultural uses in A3 zoned land  1 comment opposed	3.4.24 3.4.25 3.4.26 3.4.27 3.4.28 3.4.29 3.4.30	8.5	Staff recommend maintaining the current policy direction with regard to the Farm Commercial (A3)	The Farm Commercial (A3) Zone is a zone specific to Greenwich. The existing Farm Commercial (C13) Zone was developed through a planning process. The list of permitted uses in the proposed Farm Commercial (A3) Zone is virtually identical to the Farm Commercial (C13) Zone within the existing planning documents. This represents no change. It is the opinion of staff that, since there was a planning process,

					Zone.	the development rights from that process should be maintained.
2	Number of animals permitted for household livestock	Respondents indicated that the number of animals permitted should be increased.  2 comments in favour	N/A	8.3 8.4 8.5 8.6 8.7	Staff recommend reviewing the number of animals in each animal unit and develop an appropriate ratio of animal units to lot area if necessary, based on review.	<p>The draft Municipal Planning Strategy and draft Land Use By-law address the number of animal units permitted as household livestock and where household livestock is permitted to be located. The objective is to strike the appropriate balance between the permitting non-farming residents to own and keep a variety of livestock, which has increasingly become a popular hobby, and the maintaining the appropriate number of livestock for residential purposes so that they do not become a nuisance to adjoining property owners. The development of a ratio will provide an appropriate restriction on the total number of animals permitted based on the size of the lot.</p> <p><b>Addressed at meeting of May 28<sup>th</sup>, 2018 through the passing of the following motion:</b></p> <p>That Planning Advisory Committee direct staff to include as a new policy within section 2.2.6 of the draft Municipal Planning Strategy Council's intention to permit household livestock uses, including beekeeping, in all Resource, Agricultural and Shoreland Designations, with the exception of the Lakeshore Residential (S1) Zone, and to regulate the scale of such uses according to the size of the property and the zone within which the property is located.</p>
3	Studies on future needs for	Respondents comments on further	N/A	N/A	Staff recommends maintaining current	The expansion of existing Growth Centres and the designation of new Growth Centres has been addressed in previous

	Agricultural lands	studies on the need for agricultural land vs. Growth Centres and other non-agricultural land uses			policy direction.	recommendations.
		3 comment in favour				
3	Require a comprehensive agricultural impact assessment for expanded growth centres	Comments indicated support for requiring an agricultural assessment for non-farm dwellings in rural areas and expanded Growth Centres	N/A	N/A	Staff recommend that a soil capability assessment is required as part of future Growth Centre expansions beyond the adopted boundaries in the draft MPS and LUB	<p>The issue with comprehensive agricultural assessments is that the scope of such a report would extend well beyond the property in question and its suitability for agricultural uses and could potentially impact a wide range of neighbouring properties and land uses. It is appropriate to assess the impacts on the broader agricultural community when Growth Centres are expanded.</p> <p><b>Addressed at meeting of May 4<sup>th</sup>, 2018 through the passing of the following motion:</b></p> <p>That Planning Advisory Committee direct staff to include within policy 2.1.11 a requirement that Council conduct an Agricultural Impact Assessment when considering an expansion to Growth Centre boundaries.</p>
5	Tax incentives to promote agricultural production and active use	Comments on this topic indicate support for tax incentives	N/A	N/A	Staff recommend that PAC affirm that tax incentives cannot be contemplated within planning	The Municipal Planning Strategy and Land Use Bylaw are documents which inform the Municipality's policies and regulations related to land use. Tax policy and incentives are outside of the scope of the Municipality's planning documents.
		5 comments in favour				



					documents.	
2	Use European model to plan future growth around farmland	Two separate comments from one respondent indicated using European growth models to plan agricultural land use development.  2 comments in favour	N/A	N/A	Staff recommend maintaining the current Growth Centres model to plan for future growth.	<p>The practice of land use planning is grounded in planning principles but is also largely based on the specific context of a location including, but not limited to, history, traditional development patterns, topography, climate, and culture.</p> <p>The European context, both agriculturally and from a legal perspective, represent very different contexts. It is not possible, within our legal framework, to adopt the practices that are described as they are outside the scope of the planning documents.</p>
3	Develop and adopt a Secondary Plan specific to agriculture, within the MPS	Respondents indicated support for the development of an Agriculture SPS  3 comments in favour	N/A	N/A	Staff recommend maintaining the current policy direction with regard to an agriculture specific Secondary Planning Strategy.	<p>Under Section 216 (a) and (b) of the Municipal Government Act, a Secondary Planning Strategy is land use planning tools which are tailored to a specific area(s) and/or community as part of the overall Municipal Planning Strategy. They are utilized by Council when, in the opinion of Council, the Municipal Planning Strategy does not, or cannot, adequately address the land use planning needs of the community in question or if the community in question has unique characteristics within the broader municipality.</p> <p>Given that there is a dedicated Agricultural Designation and several agricultural zones, any additional policy or regulatory direction can be incorporated within the documents without the need for a Secondary Planning Strategy.</p>
12	Creation of Independent Agricultural Advisory	Respondents indicated support for an Independent Agricultural Advisory	N/A	N/A	Staff recommend that the Planning Advisory Committee	This is outside the scope of the planning documents.

	Committee	Committee			continue to act as the body for assessing planning matters in the Municipality.	
		12 comments in favour				
<b>1</b>	Incorporate enrollment statistics from AVRSB into MPS and LUB	The comment pertained to demonstrating a population decline in youth in the Municipality.	N/A	N/A	Staff recommend updating the Kings 2050 Background Paper 2 – Demographics, Development Activity and Land Use with the latest census and development data.  Staff recommend incorporating salient demographic and development data in the draft Municipal Planning Strategy as necessary.	It is the opinion of staff that demographic information from the census is more appropriate for inclusion.  <b>Addressed at meeting of January 22<sup>nd</sup>, 2018 through the passing of the following motion:</b>  That the Planning Advisory Committee direct staff to update the Kings 2050 Background Paper 2 – Demographics, Development Activity and Land Use with the latest census and development data.
<b>2</b>	Dwellings permitted on existing undersized lots	Respondents' comments indicated comfort with this provision.	N/A	8.3.4 14.2.9 (b)	Staff recommend maintaining the policy direction found in the draft LUB with regard to the provision for	Non-farm dwellings are permitted on properties within the Agricultural Designation, except within the Agricultural (A1) Zone, provided that they meet all other requirements of the zone in which they are developed. Within the Agricultural (A1) Zone, non-farm dwellings are not permitted to be developed on existing undersized lots unless the non-farm dwelling meets

		2 comments in favour			<p>dwelling to be permitted on existing undersized lots within the Agricultural designation.</p>	the requirements for an infill development.
<b>1</b>	Farm stays	<p>One comment did not support farm stays within the Agricultural designation</p> <p>1 comment opposed</p>	N/A	<p>5.6</p> <p>8.3</p> <p>8.4</p> <p>8.5</p> <p>8.6</p>	<p>Staff recommend maintaining the current policy direction with regard to farm stays.</p>	<p>Farm stays are currently permitted in all zones within the Agricultural Designation, as an accessory to the farm, as well as the Rural Commercial (C4) Zone. Farm stays are an important agritainment use for some agricultural businesses and provide for greater exposure to the agricultural industry. Draft policies and regulations place the following limitations on farm stays:</p> <ul style="list-style-type: none"> <li>a) Must be associated with a farm business</li> <li>b) Located in repurposed farm building, dwelling, place of worship, or seasonal structures not permanently affixed</li> <li>c) The number of rental units is limited to five or less</li> <li>d) The total combined floor area of units is 2,500 square feet or less</li> <li>e) Seasonal structures, outdoor amenities, and guest gathering areas must meet main building setback requirements for agricultural uses</li> <li>f) Complies with all other applicable provincial regulations</li> </ul>
<b>2</b>	Permit two-unit dwellings in A1 Zone	<p>Comments on this topic indicated no majority opinion</p> <p>1 comment in favour</p> <p>1 comment opposed</p>	N/A	8.3	<p>Staff recommend maintaining the current policy direction permitting two-unit dwellings in the Agriculture</p>	<p>The current draft of the Municipal Planning Strategy and the Land Use Bylaw permit the development of two-unit dwellings in the Agricultural (A1) Zone.</p>

					(A1) Zone.	
1	No large scale processing in the Agricultural (A1) Zone	Comment indicated support for not allowing large scale processing  1 comment in favour	N/A	8.3	Staff recommend maintaining current policy direction with regard to prohibition on large scale processing in the Agricultural (A1) Zone.	Large scale commercial and industrial processing is not appropriate in the Agriculture (A1) Zone. This is reflected in the list of uses permitted within the Agricultural (A1) Zone in the draft Land Use By-law. It is suitable in other rural land use designations such as the Rural Mixed Use (A2) Zone, and the Resource (N1) Zone.
4	Determination of boundaries and setback requirements; (1000 feet. maximum setback) in Rural Mixed Use (A2) Zone	Respondents comments indicated varying opinions on the Rural Mixed Use (A2) Zone boundaries and setback requirements  2 comments in favour 2 comments opposed	N/A	8.4	Staff recommends maintaining current policy direction with regard to the boundaries and setback requirements in the Rural Mixed Use (A2) Zone.	The intent of the 1000 foot maximum setback front yard in the Rural Mixed Use (A2) Zone, is to protect back lands for agricultural and resource uses. There is the ability for a property owner to apply for a variance to increase this maximum setback.
1	Attracting and retaining new farmers to achieve economic growth and stability	The comment indicated a desire to see the Municipality attract and retain young farmers  1 comment in favour	N/A	N/A	Staff recommends strengthening contextual and interpretive language in draft MPS to support commitment to attract and retain farmers	While it is outside of the scope of the Kings 2050 exercise to create policy with regard to attracting and retaining new farmers, it is recognized by staff that there is need to be supportive of this goal.

## **Appendix B – Statements of Provincial Interest**

**Statements of Provincial Interest  
made under Section 193 and subsections 194(2) and (5) of the  
*Municipal Government Act*  
S.N.S. 1998, c. 18  
N.S. Reg. 101/2001 (April 1, 1999)  
N.S. Reg. 272/2013 (August 6, 2013)**

### **N.S. Reg. 101/2001**

**[N.S. Reg. 101/2001 consists of the statements of Provincial interest set out in Schedule B to the Act, which, in accordance with subsections 194(2) and (5) of the *Municipal Government Act*, are regulations within the meaning of the *Regulations Act*.]**

### **Introduction**

Nova Scotia's land and water resources are fundamental to our physical, social and economic well-being. But they are finite resources and using them in one way can mean the exclusion of other uses forever. Therefore, it is important that decisions about Nova Scotia's land and water be made carefully. Ill-advised land use can have serious consequences for the physical, economic and social well-being of all Nova Scotians.

These statements of Provincial interest recognize the importance of our land and water resources. The statements also address issues related to the future growth of our communities. They are intended to serve as guiding principles to help Provincial Government departments, municipalities and individuals in making decisions regarding land use. They are supportive of the principles of sustainable development.

Development undertaken by the Province and municipalities should be reasonably consistent with the statements.

As the statements are general in nature, they provide guidance rather than rigid standards. They reflect the diversity found in the Province and do not take into account all local situations. They must be applied with common sense. Thoughtful, innovative and creative application is encouraged.

### **Definitions**

These definitions apply to the Statements of Provincial Interest.

**Agricultural Land** means active farmland and land with agricultural potential as defined by the Canada Land Inventory as Class 2, 3 and Class 4 land in active agricultural areas, speciality crop lands and dykelands suitable for commercial agricultural operations as identified by the Department of Agriculture and Marketing.

**[Note: Effective February 24, 2006, the reference to the Department of Agriculture and Marketing should be read as a reference to the Department of Agriculture in accordance with Order in Council 2006-121 under the *Public Service Act*, R.S.N.S. 1989, c. 376.]**

**Floodplain** means the low lying area adjoining a watercourse.

**Floodproofed** means a measure or combination of structural and non-structural measures incorporated into the design of a structure which reduces or eliminates the risk of flood damage, usually to a defined elevation.

**Floodway** means the inner portion of a flood risk area where the risk of flooding is greatest, on average once in twenty years, and where flood depths and velocities are greatest.

**Floodway Fringe** means the outer portion of a flood risk area, between the floodway and the outer boundary of the flood risk area, where the risk of flooding is lower, on average once in one hundred years, and floodwaters are shallower and slower flowing.

**Groundwater Recharge Area** means the area of land from which water flows to supply a well.

**Hazardous Materials** means dangerous goods, waste dangerous goods and pesticides as defined in the *Environment Act* c.1, S.N.S. 1994-95.

**Municipal Water Supply Watershed** means an area encompassing a surface watershed or recharge area, or a portion of it, serving as a water supply area for a municipal water system.

**Off-site Fill** means fill that has been imported from outside the floodplain or fill which is transported from the Floodway Fringe to the Floodway.

**Planning Documents** means a municipal planning strategy, land-use by-law, development agreement and subdivision by-law.

### **Statement of Provincial Interest Regarding Drinking Water**

**Goal**

To protect the quality of drinking water within municipal water supply watersheds.

**Basis**

A safe supply of drinking water is a basic requirement for all Nova Scotians.

Inappropriate development in municipal water supply watersheds may threaten the quality of drinking water.

Some water supply watersheds are located outside the municipality using the water. The municipality depending on the water therefore has no direct means of protecting its supply.

**Application**

This statement applies to all municipal water supply watersheds in the Province including surface watersheds and groundwater recharge areas.

**Provisions**

1. Planning documents must identify all municipal water supply watersheds within the planning area.
2. Planning documents must address the protection of drinking water in municipal water supply watersheds. Measures that should be considered include
  - (a) restricting permitted uses to those that do not pose a threat to drinking water quality;
  - (b) balancing the expansion of existing uses against the risks posed to drinking water quality;
  - (c) limiting the number of lots. Too many lots may result in development which cumulatively affects drinking water quality. The minimum size of lots and density of development should be balanced against the risks posed to the quality of drinking water;
  - (d) setting out separation distances between new development and watercourses to provide protection from run-off;
  - (e) establishing measures to reduce erosion, sedimentation, run-off and vegetation removal associated with development.

3. Existing land use and the location, size and soil conditions of a municipal water supply watershed will determine the land-use controls that should be applied. Large surface watersheds, for example, may be able to sustain more development than a small groundwater recharge area.

It is recognized that in some situations the long-term protection of the drinking water supply may be impractical. In these cases planning documents must address the reasons why the water supply cannot be protected. Municipalities in this situation should consider locating an alternate source of drinking water where long-term protective measures can be applied.

4. The Province supports the preparation of watershed management strategies for all municipal water supply watersheds. These strategies should be prepared by the concerned municipalities and the municipal water utility, in consultation with all affected parties, including landowners.

### **Statement of Provincial Interest Regarding Flood Risk Areas**

#### **Goal**

To protect public safety and property and to reduce the requirement for flood control works and flood damage restoration in floodplains.

#### **Basis**

Floodplains are nature's storage area for flood waters.

New development in a floodplain can increase flood levels and flows thereby increasing the threat to existing upstream and downstream development.

Five floodplains have been identified as *Flood Risk Areas* under the Canada-Nova Scotia Flood Damage Reduction Program.

#### **Application**

This statement applies to all *Flood Risk Areas* that are designated under the Canada-Nova Scotia Flood Damage Reduction Program. These are

- (1) **East River**, Pictou County,
- (2) **Little Sackville River**, Halifax County,
- (3) **Sackville River**, Halifax County,



- (4) **Salmon and North Rivers**, Colchester County, and
- (5) **West and Rights Rivers and Brierly Brook**, Antigonish County.

There are other areas in the Province that are subject to flooding which have not been mapped under the Canada-Nova Scotia Flood Damage Reduction Program. In these areas, the limits of potential flooding have not been scientifically determined. However, where local knowledge or information concerning these floodplains is available, planning documents should reflect this information and this statement.

### **Provisions**

1. Planning documents must identify *Flood Risk Areas* consistent with the Canada-Nova Scotia Flood Damage Reduction Program mapping and any locally known floodplain.
2. For *Flood Risk Areas* that have been mapped under the Canada-Nova Scotia Flood Damage Reduction Program planning documents must be reasonably consistent with the following:
  - (a) within the *Floodway*,
    - (i) development must be restricted to uses such as roads, open space uses, utility and service corridors, parking lots and temporary uses, and
    - (ii) the placement of off-site fill must be prohibited;
  - (b) within the *Floodway Fringe*,
    - (i) development, provided it is flood proofed, may be permitted, except for
      - (1) residential institutions such as hospitals, senior citizen homes, homes for special care and similar facilities where flooding could pose a significant threat to the safety of residents if evacuation became necessary, and
      - (2) any use associated with the warehousing or the production of hazardous materials,
    - (ii) the placement of off-site fill must be limited to that required for flood proofing or flood risk management.

3. Expansion of existing uses must be balanced against risks to human safety, property and increased upstream and downstream flooding. Any expansion in the *Floodway* must not increase the area of the structure at or below the required flood proof elevation.
4. For known floodplains that have not been mapped under the Canada-Nova Scotia Flood Damage Reduction Program, planning documents should be, at a minimum, reasonably consistent with the provisions applicable to the *Floodway Fringe*.
5. Development contrary to this statement may be permitted provided a hydrotechnical study, carried out by a qualified person, shows that the proposed development will not contribute to upstream or downstream flooding or result in a change to flood water flow patterns.

### **Statement of Provincial Interest Regarding Agricultural Land**

#### **Goal**

To protect agricultural land for the development of a viable and sustainable agriculture and food industry.

#### **Basis**

The preservation of agricultural land is important to the future of Nova Scotians.  
Agricultural land is being lost to non-agricultural development.

There are land-use conflicts between agricultural and non-agricultural land uses.

#### **Application**

This statement applies to all active agricultural land and land with agricultural potential in the Province.

#### **Provisions**

1. Planning documents must identify agricultural lands within the planning area.
2. Planning documents must address the protection of agricultural land. Measures that should be considered include:
  - (a) giving priority to uses such as agricultural, agricultural related and uses which do not eliminate the possibility of using the land for agricultural purposes in the future. Non-agricultural uses should be balanced against the need to preserve agricultural land;

- (b) limiting the number of lots. Too many lots may encourage non-agricultural development. The minimum size of lots and density of development should be balanced against the need to preserve agricultural land;
  - (c) setting out separation distances between agricultural and new non-agricultural development to reduce land-use conflicts;
  - (d) measures to reduce topsoil removal on lands with the highest agricultural value.
3. Existing land-use patterns, economic conditions and the location and size of agricultural holdings means not all areas can be protected for food production, e.g., when agricultural land is located within an urban area. In these cases, planning documents must address the reasons why agriculture lands cannot be protected for agricultural use. Where possible, non-agricultural development should be directed to the lands with the lowest agricultural value.

### **Statement of Provincial Interest Regarding Infrastructure**

#### **Goal**

To make efficient use of municipal water supply and municipal wastewater disposal systems.

#### **Basis**

All levels of government have made significant investment in providing municipal water supply and municipal wastewater disposal infrastructure systems.

Unplanned and uncoordinated development increases the demand for costly conventional infrastructure.

#### **Application**

All communities of the Province.

#### **Provisions**

1. Planning documents must promote the efficient use of existing infrastructure and reduce the need for new municipal infrastructure. Measures that should be considered include:
  - (a) encouraging maximum use of existing infrastructure by enabling infill development on vacant land and higher density development;
  - (b) discouraging development from leapfrogging over areas served by municipal infrastructure to unserved areas;

- (c) directing community growth that will require the extension of infrastructure to areas where serving costs will be minimized. The use of practical alternatives to conventional wastewater disposal systems should be considered;
  - (d) identifying known environmental and health problems related to inadequate infrastructure and setting out short and long-term policies to address the problems including how they will be financed.
2. Where on-site disposal systems are experiencing problems, alternatives to the provision of conventional wastewater disposal systems should be considered. These include the replacement or repair of malfunctioning on-site systems, the use of cluster systems and establishing wastewater management districts.
  3. Installing municipal water systems without municipal wastewater disposal systems should be discouraged.
  4. Intermunicipal solutions to address problems and provide infrastructure should be considered.

### **Statement of Provincial Interest Regarding Housing**

#### **Goal**

To provide housing opportunities to meet the needs of all Nova Scotians.

#### **Basis**

Adequate shelter is a fundamental requirement for all Nova Scotians.

A wide range of housing types is necessary to meet the needs of Nova Scotians.

#### **Application**

All communities of the Province.

#### **Provisions**

1. Planning documents must include housing policies addressing affordable housing, special-needs housing and rental accommodation. This includes assessing the need and supply of these housing types and developing solutions appropriate to the planning area. The definition of the terms affordable housing, special-needs housing and rental housing is left to the individual municipality to define in the context of its individual situation.
2. Depending upon the community and the housing supply and need, the measures that should be considered in planning documents include: enabling higher densities, smaller lot sizes and reduced yard requirements that encourage a range of housing types.

3. There are different types of group homes. Some are essentially single detached homes and planning documents must treat these homes consistent with their residential nature. Other group homes providing specialized services may require more specific locational criteria.
4. Municipal planning documents must provide for manufactured housing.

### **Implementation**

1. These statements of provincial interest are issued under the *Municipal Government Act*. The Minister of Housing and Municipal Affairs, in cooperation with other provincial departments, is responsible for their interpretation.
2. Provincial Government departments must carry out their activities in a way that is reasonably consistent with these statements.
3. New municipal planning documents as well as amendments made after these statements come into effect must be reasonably consistent with them.
4. Councils are encouraged to amend existing planning documents to be reasonably consistent with the statements. Where appropriate, the preparation of intermunicipal planning strategies is encouraged.
5. Reasonably consistent is defined as taking reasonable steps to apply applicable statements to a local situation. Not all statements will apply equally to all situations. In some cases, it will be impractical because of physical conditions, existing development, economic factors or other reasons to fully apply a statement. It is also recognized that complete information is not always available to decision makers. These factors mean that common sense will dictate the application of the statements. Thoughtful innovation and creativity in their application is encouraged.
6. Conflicts among the statements must be considered and resolved in the context of the planning area and the needs of its citizens.
7. The Department of Housing and Municipal Affairs, with other Provincial departments, may prepare guidelines and other information to help municipalities in implementing the statements. Provincial staff are available for consultation on the reasonable application of the statements.

**[Note: Effective April 1, 2014, the references in Items 1 and 7 to the Minister of Housing and Municipal Affairs and Department of Housing and Municipal Affairs should be read as references to the Minister of Municipal Relations]**

and Department of Municipal Relations in accordance with O.I.C. 2014-71 under the *Public Service Act*, R.S.N.S. 1989, c. 376.]

N.S. Reg. 272/2013

## Appendix C - Dwelling Statistics in the Agricultural (A1) Zone

Qualifier	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
Farm Dwelling	4	1	3	2	1	2	1	2	2	4	2	0	1	0	0	4	29
Farm Tenement	1	1	2	0	1	0	1	5	5	2	5	2	4	8	2	0	39
Bunkhouse	2	0	0	3	0	0	0	1	0	0	0	0	1	0	0	0	7
Replacement of Existing Dwelling	9	4	5	2	1	9	12	5	8	3	1	10	7	4	0	3	83
<b>Total Farm Dwelling</b>	<b>16</b>	<b>6</b>	<b>10</b>	<b>7</b>	<b>3</b>	<b>11</b>	<b>14</b>	<b>13</b>	<b>15</b>	<b>9</b>	<b>8</b>	<b>12</b>	<b>13</b>	<b>12</b>	<b>2</b>	<b>7</b>	<b>158</b>
Pre-94	13	14	12	14	9	12	10	9	6	7	6	13	8	6	3	8	150
Poor Soils	4	4	4	3	5	5	1	5	7	8	17	7	5	5	6	10	96
Infill	1	0	1	1	0	0	0	0	1	2	0	0	1	1	0	0	8
Agrologist	1	0	0	1	0	0	0	0	1	1	0	0	0	0	0	0	4
S/D Plan note	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
Unsuitable	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Lyons Branch	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
<b>Total Non-farm Dwelling</b>	<b>19</b>	<b>18</b>	<b>17</b>	<b>19</b>	<b>14</b>	<b>17</b>	<b>12</b>	<b>14</b>	<b>15</b>	<b>18</b>	<b>23</b>	<b>21</b>	<b>14</b>	<b>14</b>	<b>9</b>	<b>18</b>	<b>262</b>
<b>Totals</b>	<b>35</b>	<b>24</b>	<b>27</b>	<b>26</b>	<b>17</b>	<b>28</b>	<b>26</b>	<b>27</b>	<b>30</b>	<b>27</b>	<b>31</b>	<b>33</b>	<b>27</b>	<b>26</b>	<b>11</b>	<b>25</b>	<b>420</b>