

HALIFAX

Public Hearing for Case 20247

Development Agreement for 1418
Lucasville Rd, Lucasville

April 20, 2017

Applicant Proposal

Applicant: RMP Development Consulting Limited on behalf of Heidi Rosemary MacInnes, owner of Restless Pines Equestrian Farm

Location: 1418 Lucasville Rd, Lucasville

Proposal: to legalize the existing equestrian farm operations by entering into a development agreement to recognize the use of land and buildings for this purpose, inclusive of horse show competitions.

Site Context

1418 Lucasville Rd, Lucasville



General Site location

Site Context

1418 Lucasville Rd, Lucasville

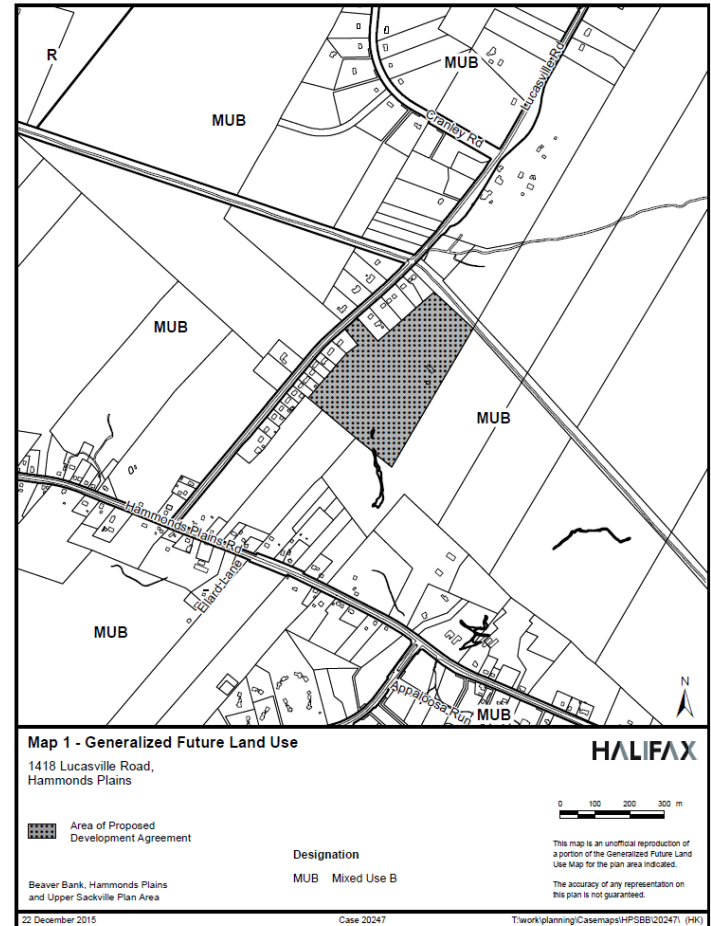


11.7 hectares (29 acres)

Planning Policy

Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy

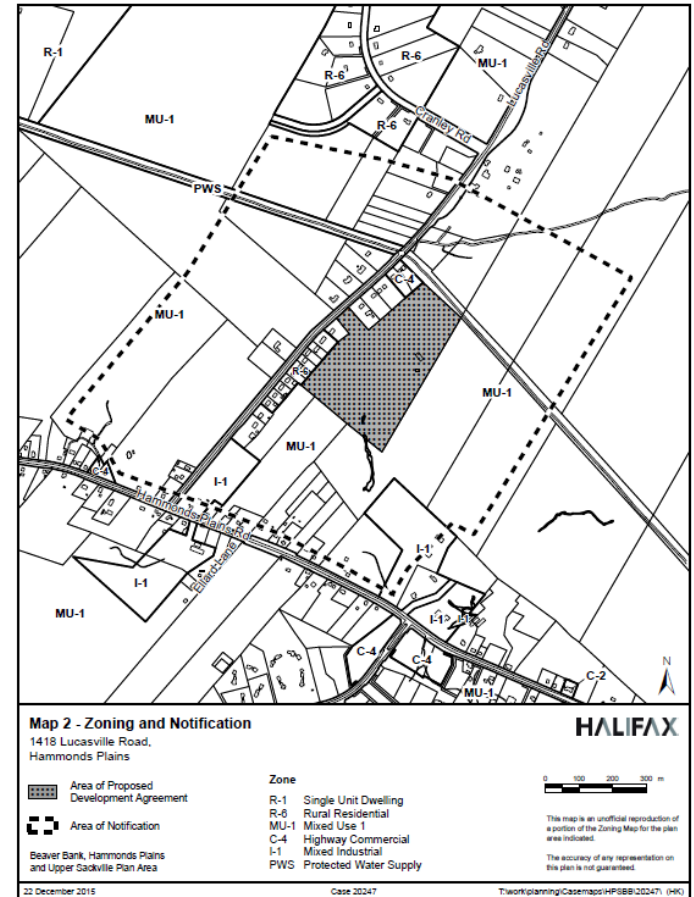
- The Mixed Use B (MU-B) Designation enables consideration of the proposed expansion of existing commercial recreation uses as well as the development of new commercial recreation uses by development agreement.



Land Use By-law

Beaver Bank, Hammonds Plains and Upper Sackville LUB

- The MU-1 (Mixed Use 1) Zone permits Agricultural uses but does permit Commercial Recreation uses.
- A Horse Farm, including the breeding and boarding of horses, is considered an Agricultural use
- Commercial aspects of the existing equestrian farm operation include horse back riding lessons, and horse show competitions, which are considered Commercial Recreation uses and are only permitted by DA
- October, 2015: Compliance case for Commercial Recreation uses operating without a permit.



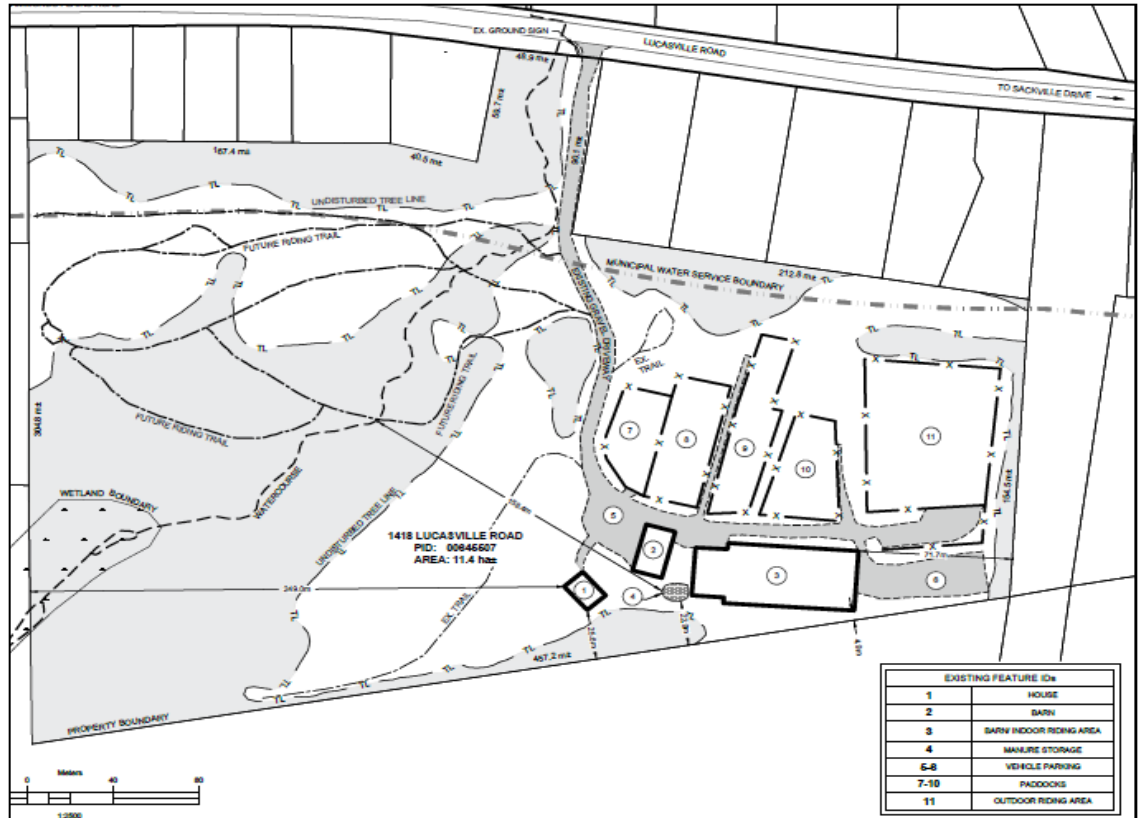
Proposal

Legalize existing equestrian farm operations by entering into a development agreement to recognize the use of land and buildings for the purposes of permitting commercial recreation uses, inclusive of horse show competitions

Proposal

Development agreement proposes to regulate:

- stand-alone barn;
- barn/ Indoor riding arena;
- manure storage area;
- vehicle parking areas;
- outdoor paddocks;
- outdoor riding arena;
- horse show competitions;
- hours of operation.



Site Plan

Policy Consideration

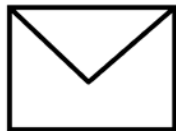
Enabling MPS Policies P-27, P-56 and P-137: Expansion of a Commercial Recreation Use, requires Council consider the following in rendering their decision on a Development Agreement:

- location suitability
- adverse impact to adjacent development
- Traffic
- General maintenance
- Sewage treatment
- Environmental concerns/ impacts to watercourses
- Hours of operation

Public Engagement Feedback

- PIM held on January 25, 2016
- 40 members from the public attended
- Concerns raised:
 - Potential expansion of structures closer to existing residences
 - Manure pile handling related to watercourses
 - Number of horses
 - Traffic

**Notifications
Mailed**



49

**Meeting
Attendees**



40

North West PAC Recommendation

February 5, 2016

The PAC provided the following feedback:

- The tree buffer be retained
- An appropriate manure storage containment solution be implemented
- There be a limit on the number of horses



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Highlights of Policy Review

Key Aspects of Proposed DA

Reducing Potential Impact on Adjacent Development

- Farm uses a minimum distance of 89 metres (280 feet) from the nearest residential property
- existing mature tree stands buffer neighbouring properties to reduce potential noise and light generated by the equestrian farm

Environmental considerations

- Distance separation from animal manure storage located a minimum of 91.5 meters (300 feet) from any watercourse (DNR)
- Erosion and sedimentation control requirements for any new structures

Horse Show Events

- Hours of operation 7:00am to 9:00pm
- Maximum number annum – ten (10)

Maximum Number of Horses permitted on site

- 65 (sixty)

Staff Recommendation

Staff recommend that North West Community Council:

1. Approve the proposed development agreement as set out in Attachment A of the staff report dated January 20, 2017

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Thank You