

Case 23061: Development Agreement

HALIFAX

Lot 1 Glen Arbour Way Hammonds Plains

North West Planning
Advisory Committee

November 4, 2020

Applicant Proposal

SLIDE 2

Applicant:

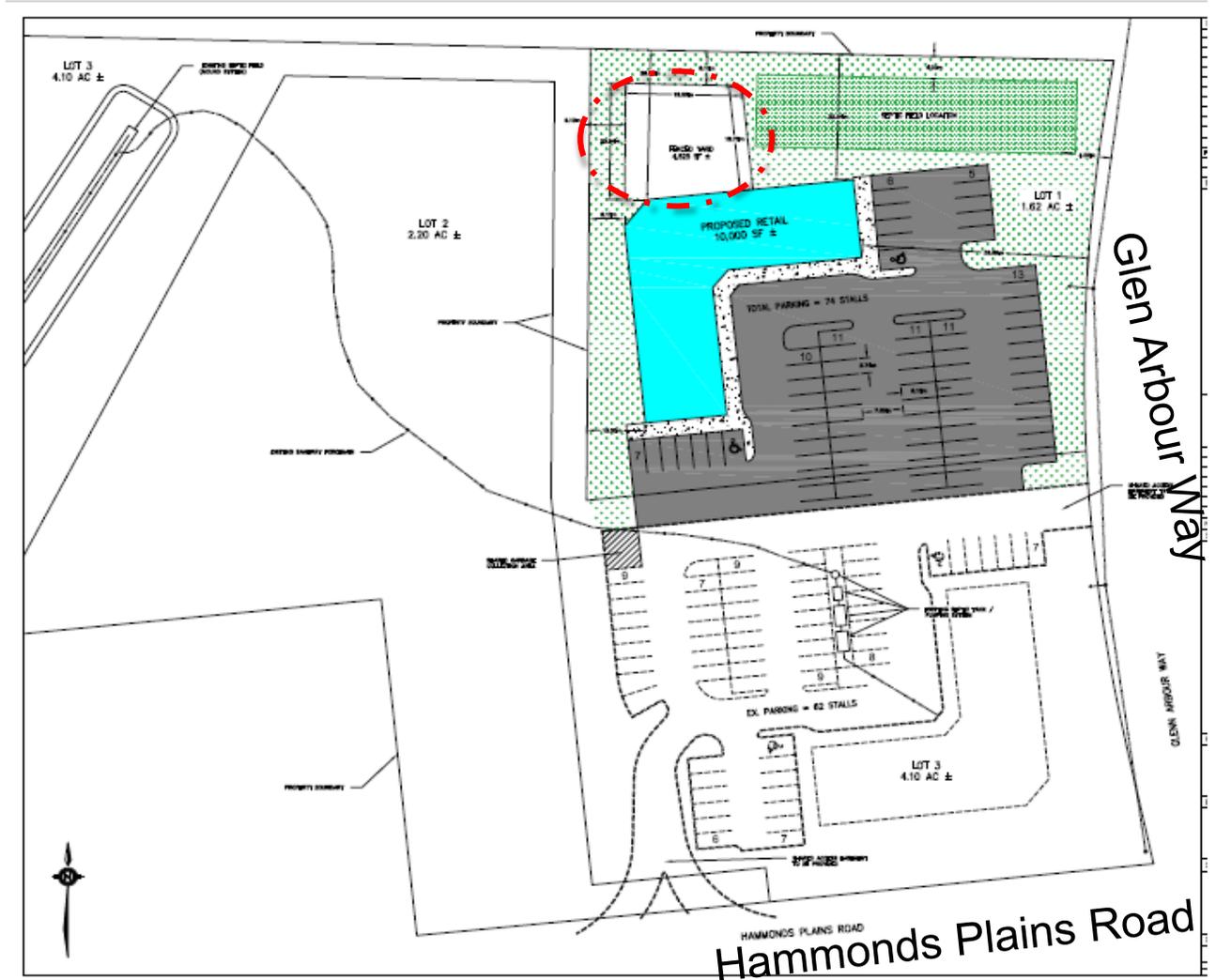
Tier Too Properties, on behalf of property owner

Location:

Lot 1, Glen Arbour Way, off Hammonds Plains Road, Hammonds Plains

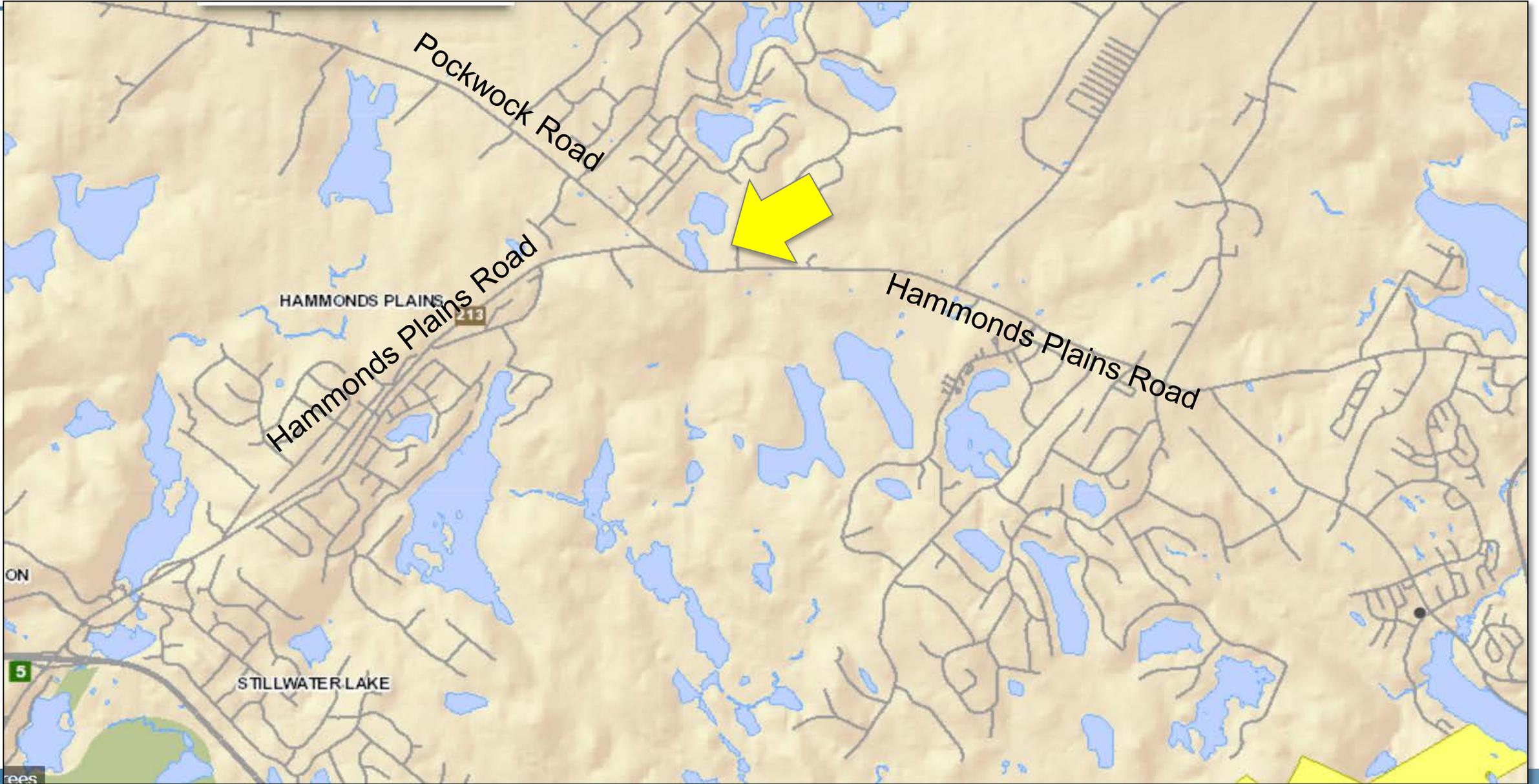
Proposal:

Enable outdoor dog run with a permitted dog day care facility (kennel)



Site Context

Glen Arbour Way, Hammonds Plains Road



Site Context

Glen Arbour Way, Hammonds Plains Road

SLIDE 4



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Subject Site

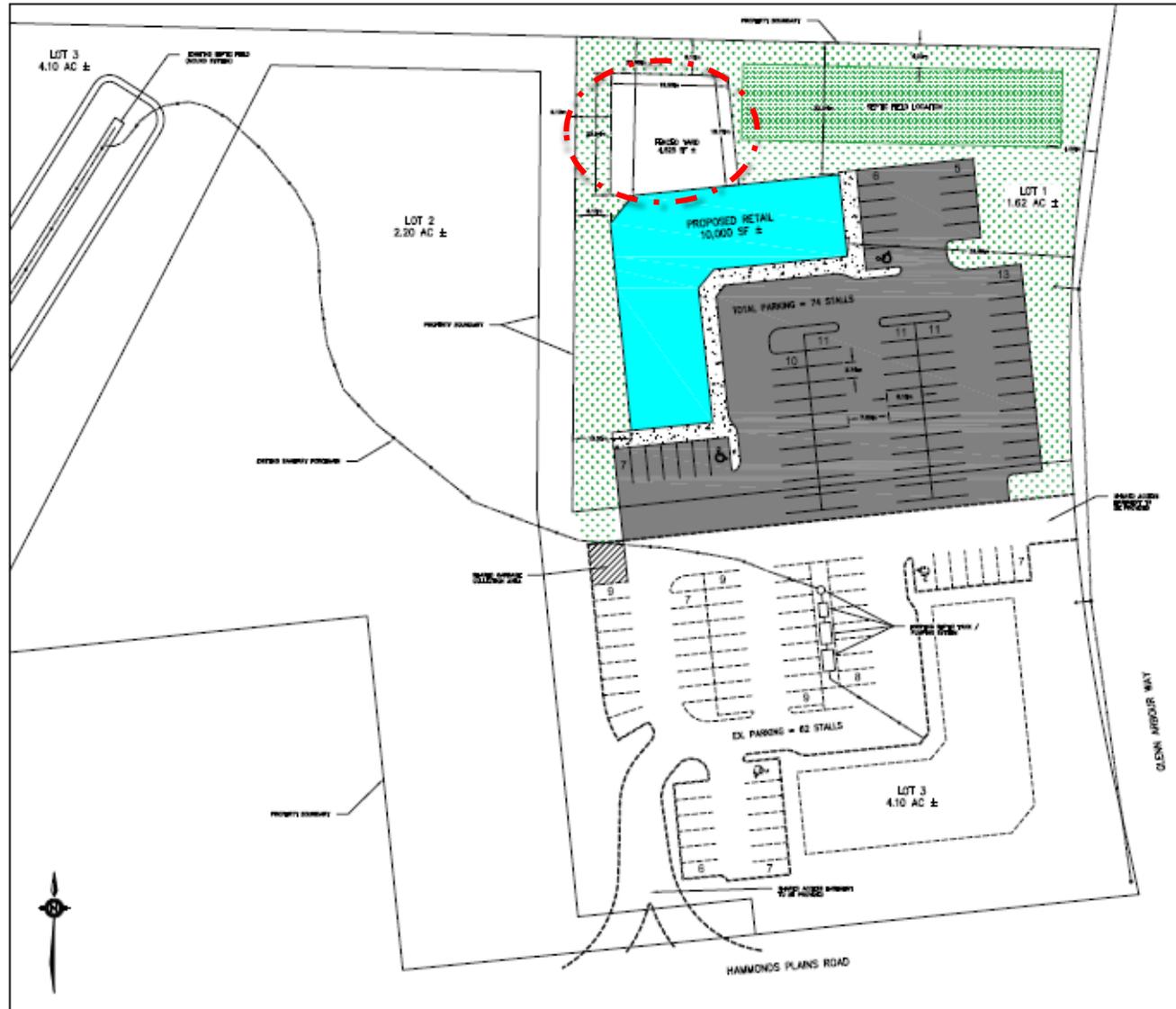


Subject Site



Proposed Development

SLIDE 6



- A Dog Care Facility with an outdoor dog run/fenced area
- Existing C-4 permits an Indoor Kennel (Dog Day Care)
- Development Agreement allows consideration of the outdoor component (dog run - fenced area)

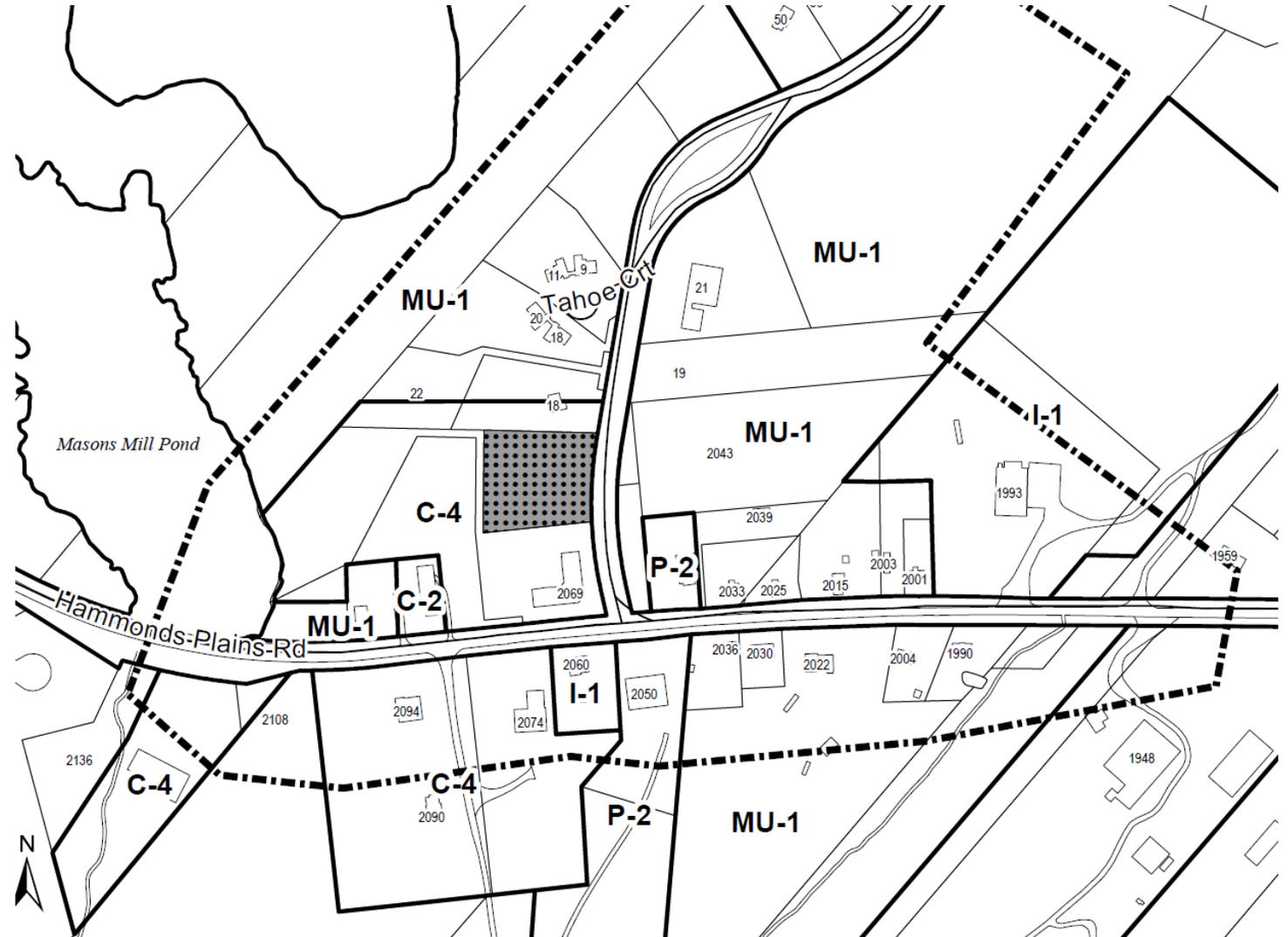
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Land Use By-law

Beaver Bank, Hammonds Plains, Upper Sackville LUB

C-4 (Highway Commercial)

- C-2 Commercial Uses
- Display courts
- Motels
- Service stations
- Taxi and bus depots
- Greenhouses and nurseries
- Veterinary clinics
- **Indoor kennels**
- Recycling Depots
- Building supply outlets
- Drive in and take out restaurants Fraternal centres and private clubs



Planning Policy

Beaver Bank, Hammonds Plains, Upper Sackville MPS

SLIDE 8

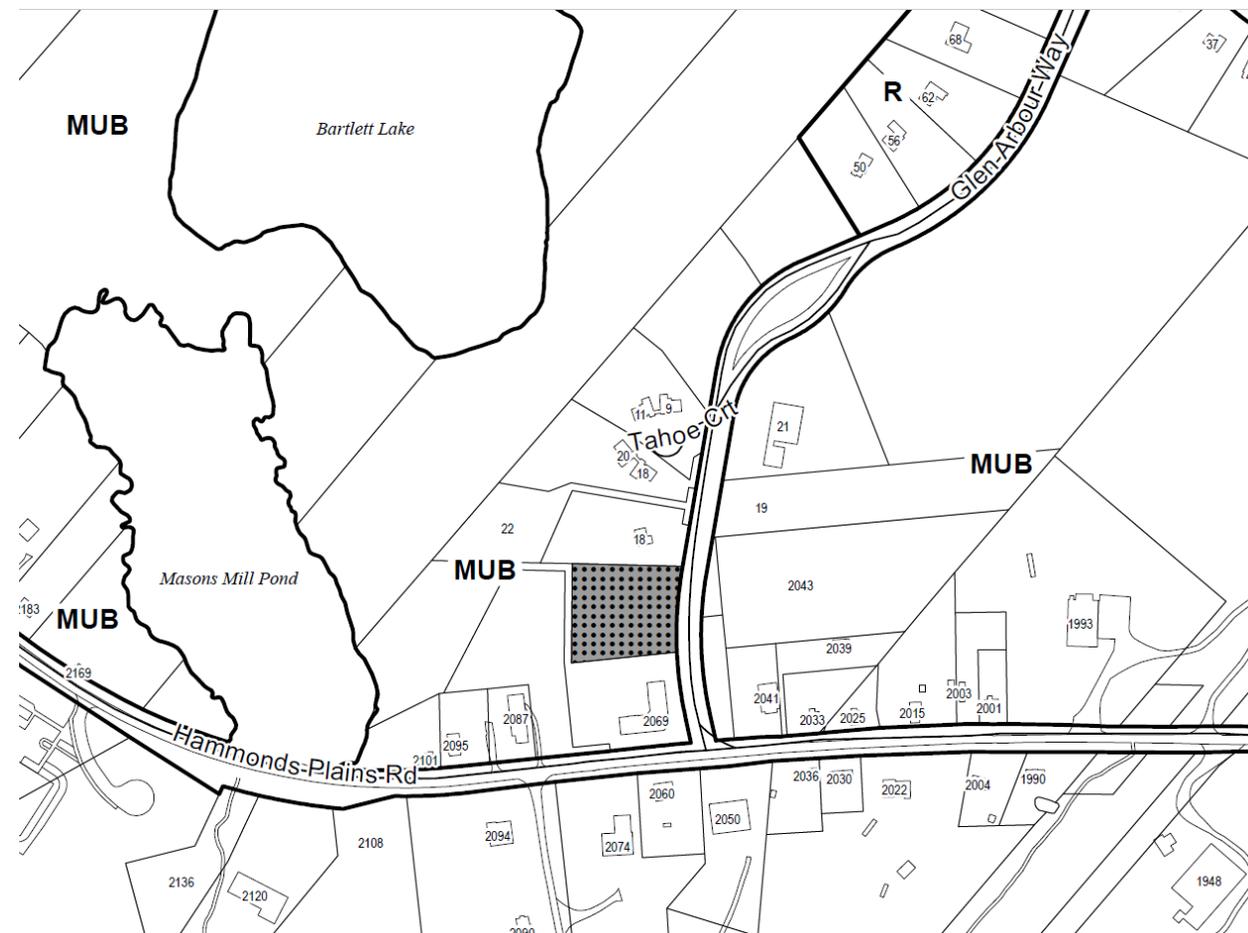
Designation: Mixed Use B

Intent of Mixed Use B:

- mixed use development pattern.
- encouraging rural residential, community facility development and smaller commercial operations serving a growing residential area. Light industrial and resource related development may also be considered.
- commercial development will serve regional area as well as local markets, due to location on an important commuter highway.

Enabling Policy:

- P-26(A) –Development Agreement for Kennel – outdoor component in this instance
- P-137 – Implementation criteria



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Planning Policy

Beaver Bank, Hammonds Plains, Upper Sackville MPS

SLIDE 9

Policy P-26A

Criteria for consideration permitting kennels by development agreement:

- (a) not in a residential zone;
- (b) compatible with the surrounding area
- (c) limits on the number of dogs
- (d) sufficient off-street parking;
- (e) fenced and setback a minimum of 20 feet (6 metres) from property line;
- (f) the hours of operation;
- (g) the collection, storage and disposal of animal waste;
- (h) traffic circulation;
- (i) general maintenance of the facility;
- (j) the provisions of Policy P-137.

Public Engagement Feedback

- Consultation achieved through the HRM website, mail out notifications, newspaper ads and signage on site.
- September 2020 - Notice was mailed to area residents advising of the proposal

Notifications Mailed



58

Emails/Calls Received



5

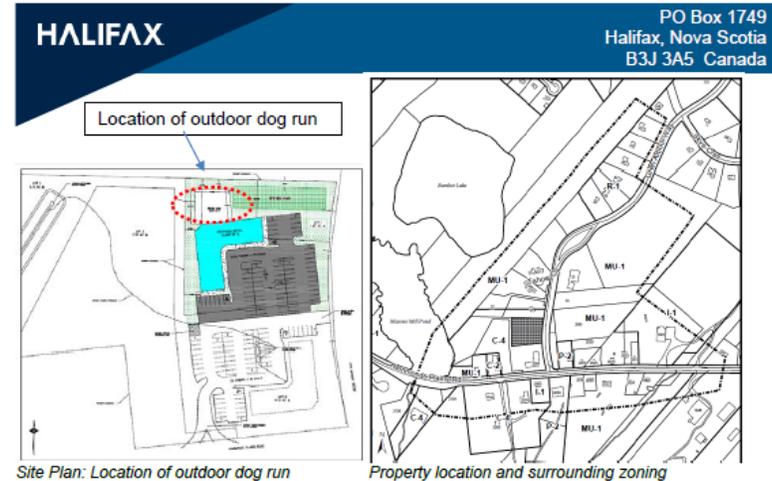
Website Views (Sept 1 – October.30)



167

Avg. Time
2:51 mins

- Feedback to date:
 - Noise
 - Not enough buffer
 - Already enough dog day care facilities in the area
 - More efficient to use the commercial space for other businesses.



PROPOSAL DETAILS

The outdoor dog run, as shown on the Site Plan (above), is proposed to be located at the rear of the proposed 929 square meters (10,000 square feet) multi-tenant commercial building. The proposed outdoor dog run has the following features:

- A 420 square meter (4,525 square feet) fenced outdoor dog run area divided into two play areas;
- A 2.43 meter (8 foot) tall solid fence at rear of fenced area;
- Artificial turf on the outdoor run; and
- A maximum of 30 dogs outside at one time.

Things to consider when providing your comments/responses:

- Do you have any concerns with the proposed Outdoor Dog Run?
 - If so, what are your concerns?
- If you have concerns, what would you like to see added or changed?
 - Any other comments or concerns are welcomed.

Please provide your feedback by **October 30, 2020**. Comments may be emailed to the planner processing the application, Maria Jacobs, at jacobsm@halifax.ca.

Further details regarding this application can be found at: www.halifax.ca/planning (scroll down to Case 23061).

Case
23061

Questions?
Planning and Development
Maria Jacobs – Planner

www.halifax.ca/planning
902-943-4318
jacobsm@halifax.ca

Review is focused on the outdoor component of dog day care facility

- not located within a residential zone; Property is zoned C-4 (Highway Commercial)
- compatible with the surrounding area in terms of scale, design, materials and signage; At rear & fenced
- limits on the maximum number of dogs; A limit of 30 is proposed (7am to 5pm)
- sufficient off-street parking is provided; Parking is part of the permitted commercial plaza
- all outdoor areas for dog play/socialization and waste are completely fenced and setback a minimum of 20 feet (6 metres) from any property line; Tree buffer and setback is proposed
- the hours of operation, ie. limitations on outdoor dog play/socialization; Limit on # of dogs by time
- provisions related to the collection, storage and disposal of animal waste; Regular clean up on turf
- the impact on traffic circulation and road network; Drop off and pick up varies
- general maintenance of the facility;
- the provisions of Policy P-137.

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Thank You

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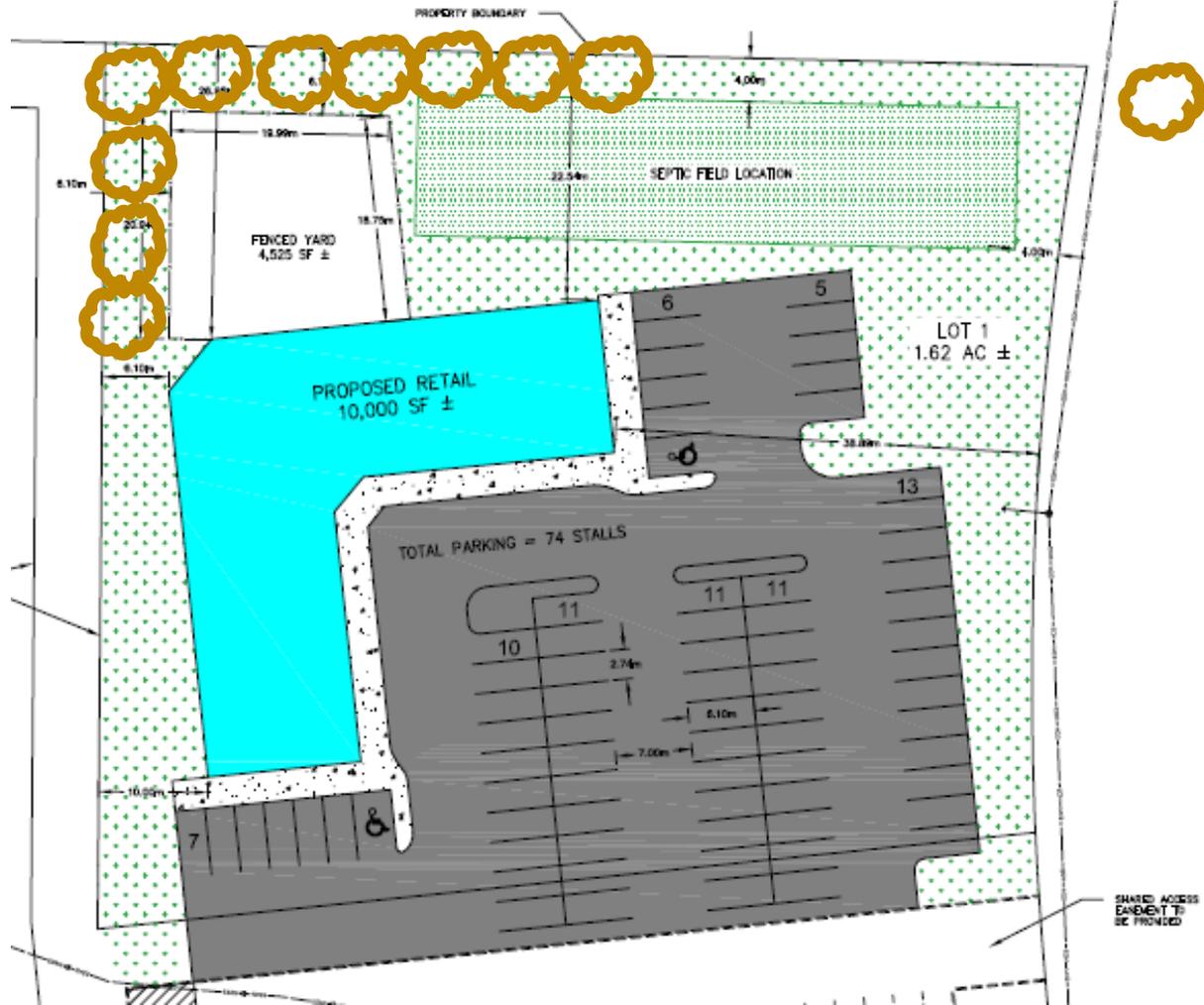
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Halifax, Nova Scotia
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Maria Jacobs

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Tel: (902) 943-4318

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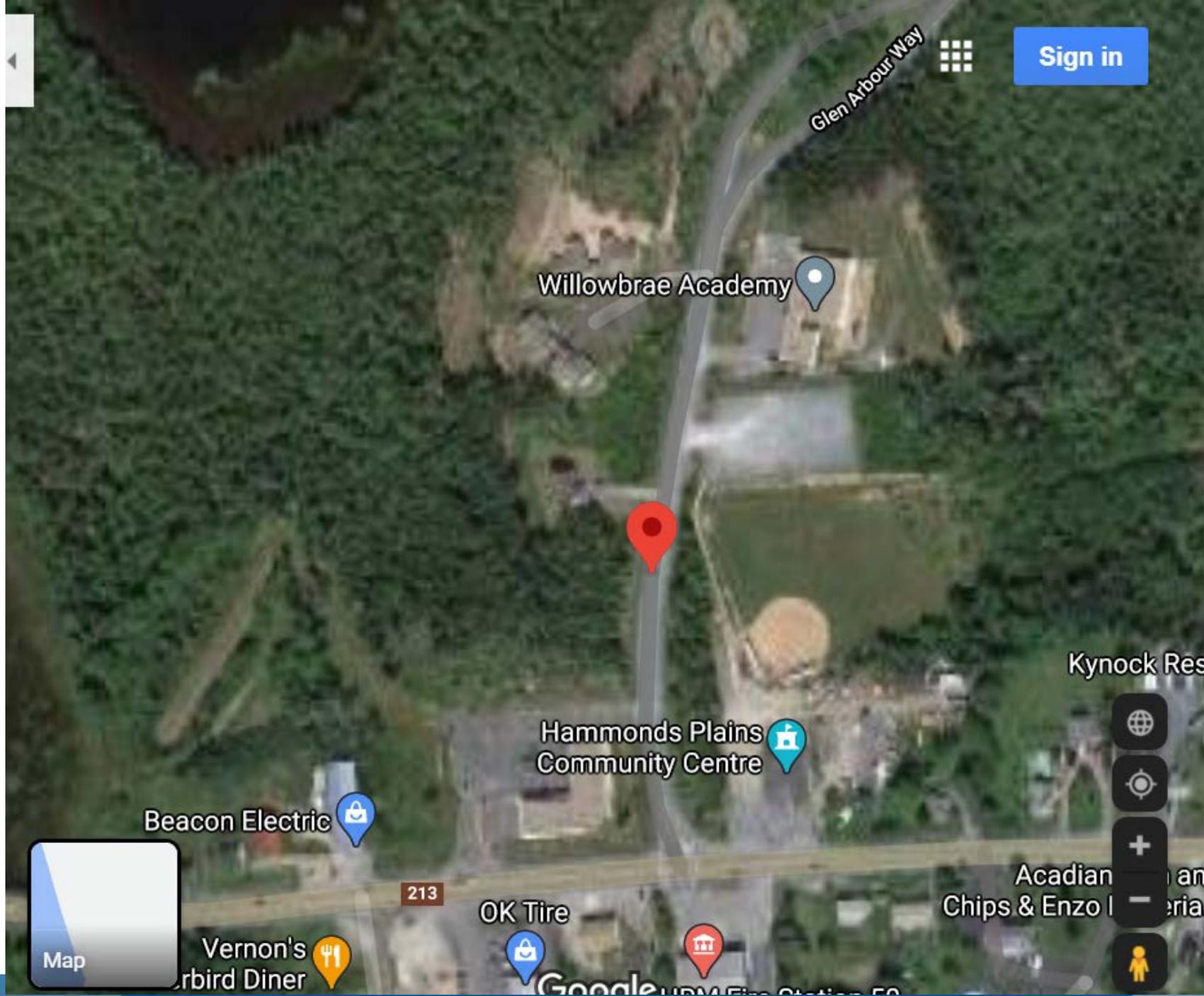


Tree Buffer

IMPLEMENTATION POLICY

P-137 In considering **development agreements and amendments to the land use by-law**, in addition to all other criteria as set out in various policies of this Plan, Council shall have appropriate regard to the following matters:

- (a) that the proposal is in conformity with the intent of this Plan and with the requirements of all other municipal by-laws and regulations;
- (b) that the proposal is not premature or inappropriate by reason of: (i) the financial capability of the Municipality to absorb any costs relating to the development; (ii) the adequacy of central or on-site sewerage and water services; (iii) the adequacy or proximity of school, recreation or other community facilities; (iv) the adequacy of road networks leading or adjacent to or within the development; and (v) the potential for damage to or for destruction of designated historic buildings and sites.
- (c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of: (i) type of use; (ii) height, bulk and lot coverage of any proposed building; (iii) traffic generation, access to and egress from the site, and parking; (iv) open storage; (v) signs; and (vi) any other relevant matter of planning concern.
- (e) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding.



Sign in

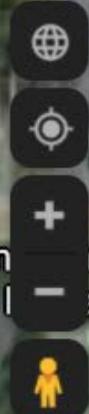
Glen Arbour Way

Willowbrae Academy

Kynock Res

Hammonds Plains
Community Centre

Beacon Electric



Acadian
Chips & Enzo I

213

OK Tire

Map

Vernon's
Bird Diner

Google