

HALIFAX

Public Hearing for Case 22519

Development Agreement for 1129 West
Petpeswick Road, West Petpeswick

Harbour East – Marine Drive Community Council
December 16, 2020

Applicant Proposal

Applicants: Bianca and Pierre-Luc Sevigny

Location: 1129 West Petpeswick Road,
West Petpeswick

Proposal: Enter into a development agreement for an intensive agricultural use to allow for an abattoir and additional livestock.



Site Context

1129 West Petpeswick Road, West Petpeswick



Site Context

1129 West Petpeswick Road, West Petpeswick



Site boundaries in red



Site Context

1129 West Petpeswick Road, West Petpeswick



Looking North on West Petpeswick Road



Looking South on West Petpeswick Road

Site Context

1129 West Petpeswick Road, West Petpeswick



Subject site as seen from West Petpeswick Rd. (2019)



Looking east towards the inlet

Planning Policy

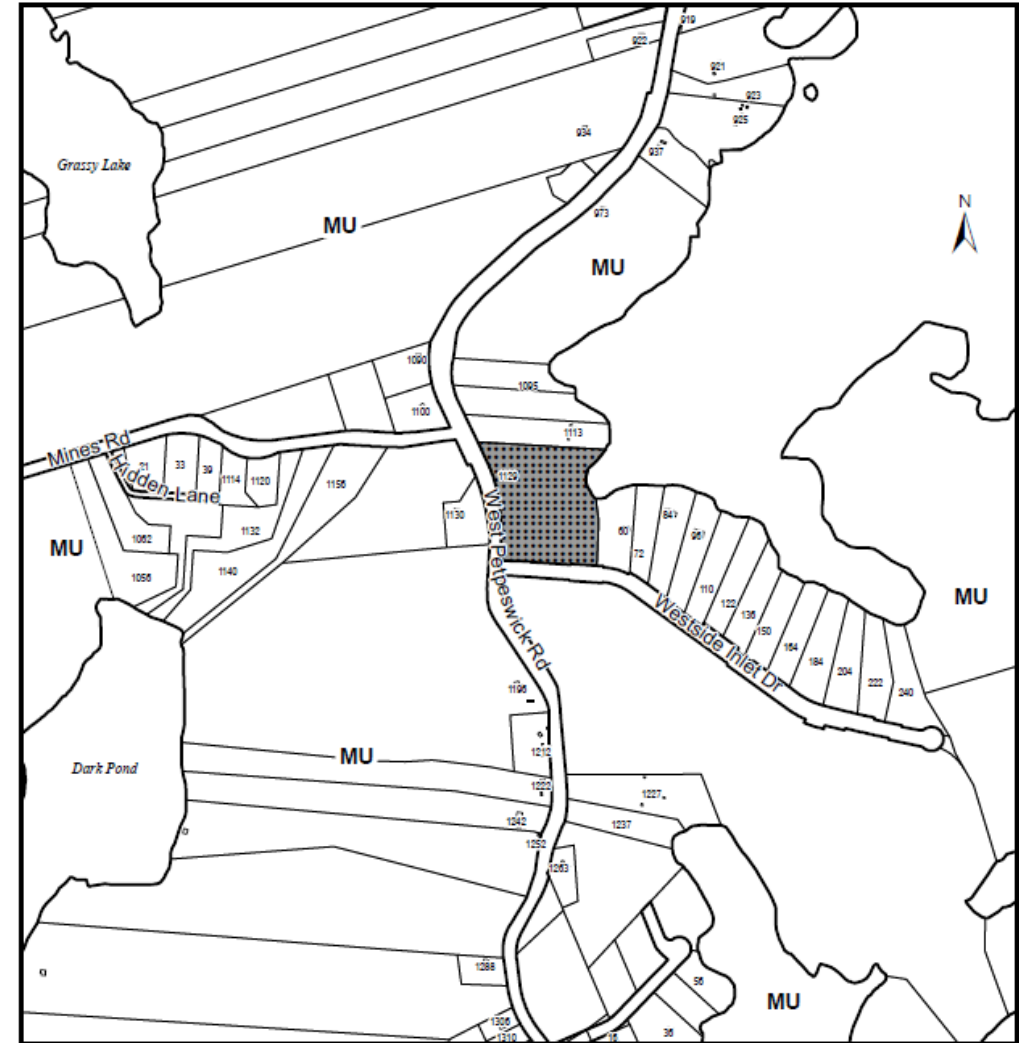
Eastern Shore (West) Municipal Planning Strategy & Land Use By-law

- **Designation**
 - MU (Mixed Use)

- **Enabling Policy**
 - MU-17
 - IM-10

- **Zone**
 - MU (Mixed Use)

- **Existing Use**
 - Agricultural (barn and outbuildings for fowl and livestock)



Policy Consideration

Policy MU-17 enables Council to consider proposals for intensive agricultural uses through the development agreement provisions. In doing so, Council must consider:

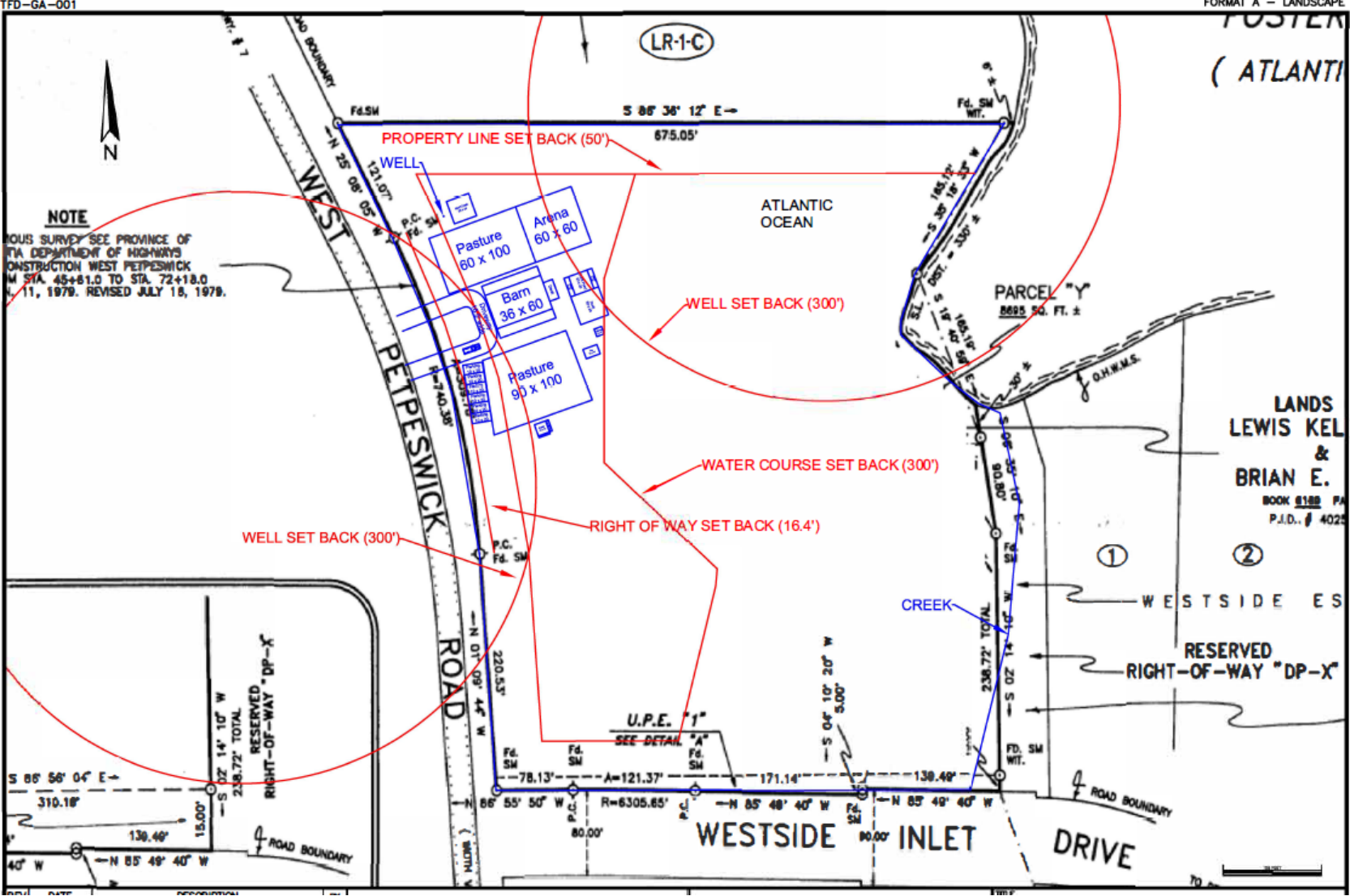
- Locational advantage;
- Adequate buffering and screening measures to reduce intrusions to surrounding development;
- Adequate measures are taken to protect the natural environment;
- The agreement has provisions for obtaining and maintaining all required permits and licenses for the use; and
- The provisions of Policy IM-10.

Policy Consideration

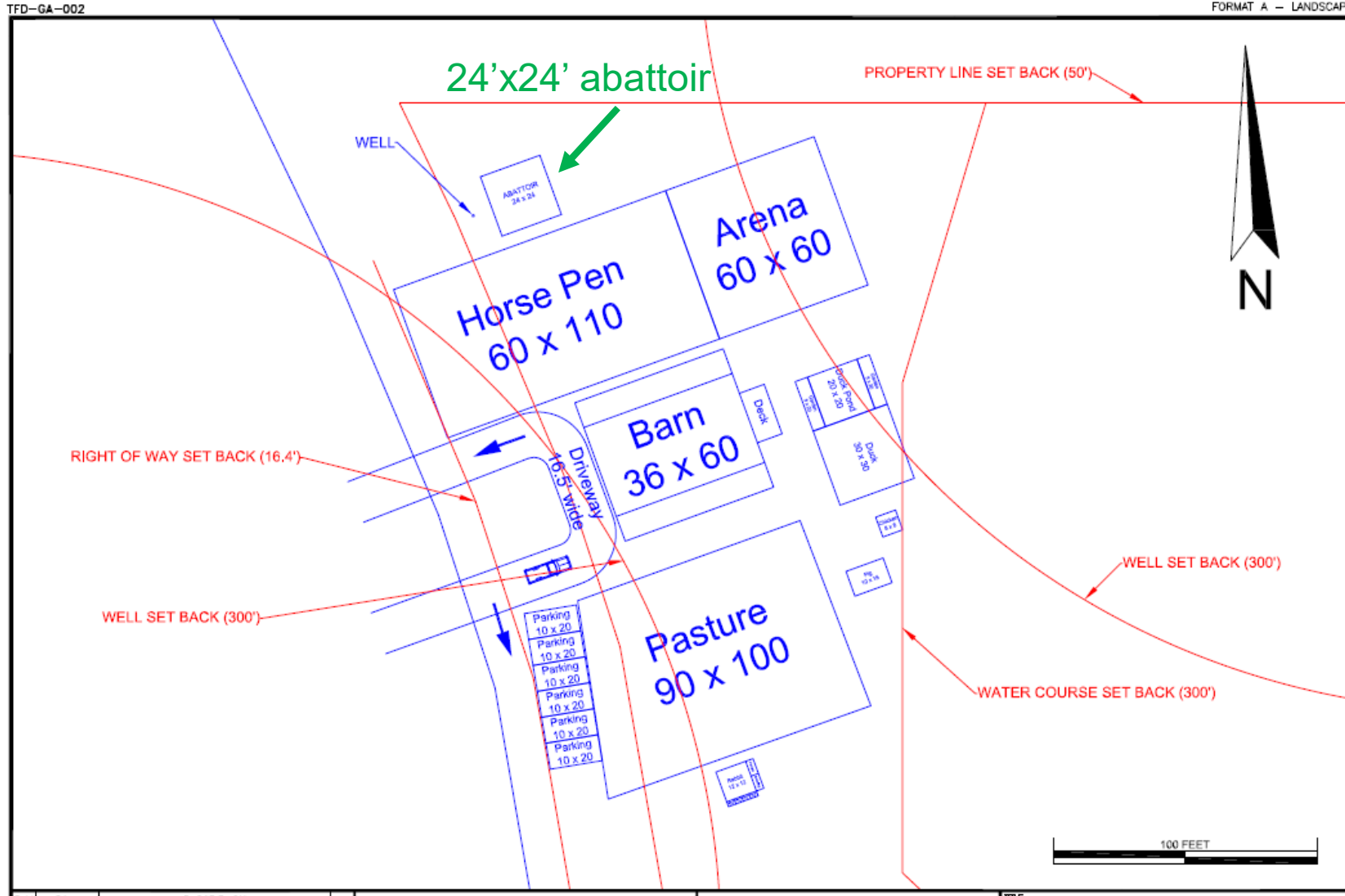
Policy IM-10 requires Council to consider the following in rendering their decision on a Development Agreement:

- Conformity with the MPS and other municipal by-laws and regulations;
- Adequacy of infrastructure and services (sewer, water, roads, etc.);
- Suitability of the site; and
- Controls to reduce conflict with surrounding uses, including:
 - Type of use
 - Height, bulk, and lot coverage of buildings
 - Traffic generation, access and egress, parking
 - Open storage & signs

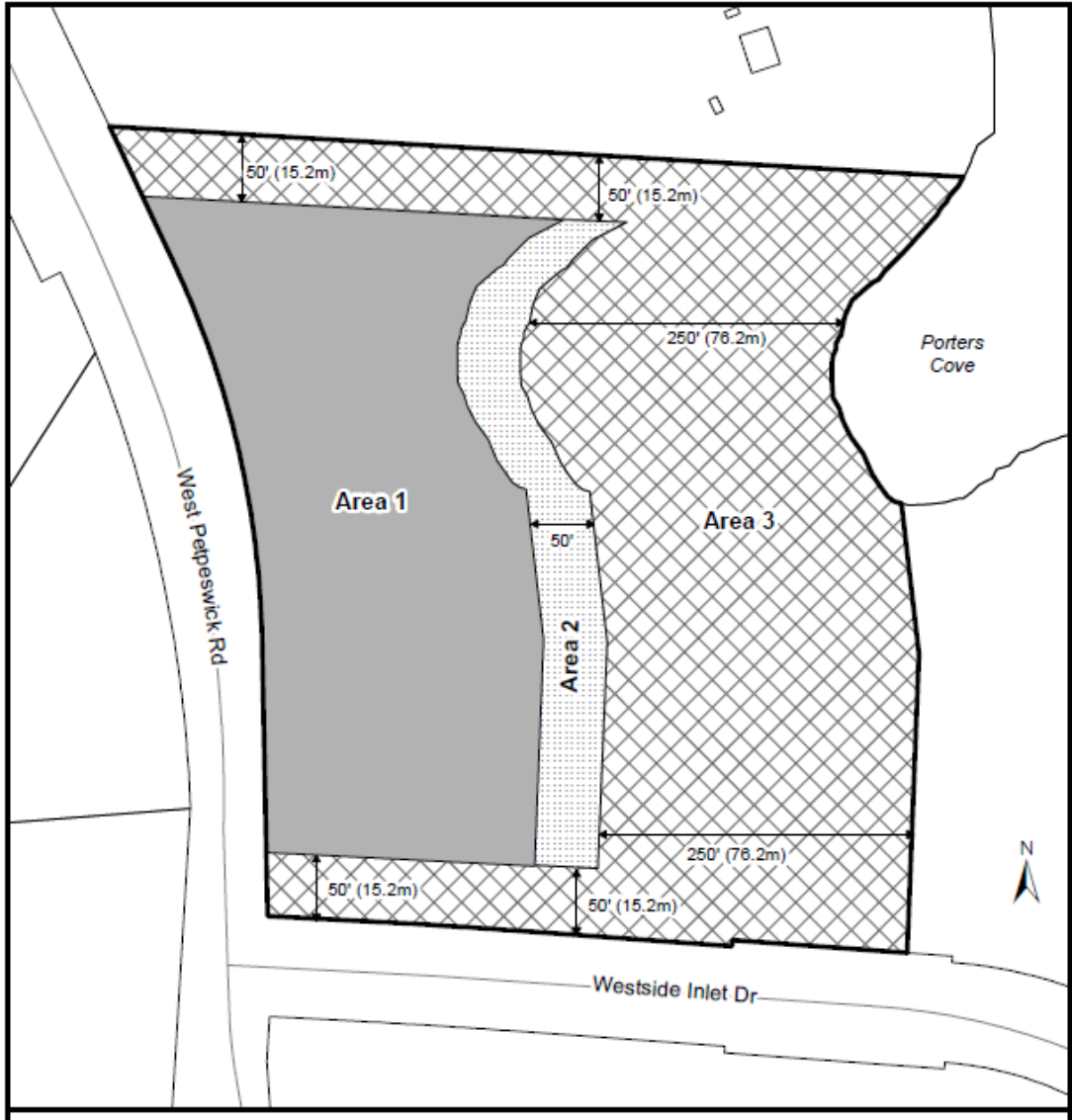
Proposal – Proposed Site Plan






Proposal – Proposed Site Plan (Enlarged)



Proposal – Proposed Developable Area

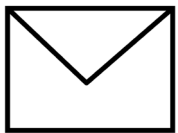


-  Area 1 - Developable Area
-  Area 2 - Limited Disturbance
-  Area 3 - Non-disturbance

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, webpage, sign on the subject lands, and a public information meeting.
- Feedback from the community generally included the following:
 - Concerns about the amount of animals
 - Concerns about management of manure, odours, pests
 - Concerns about the inlet being contaminated
 - Support and opposition to the abattoir
 - Support for having meat produced locally and being able to visit the farm

**Notifications
Mailed**



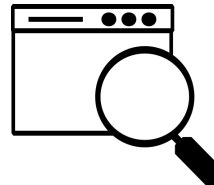
90

**Meeting
Attendees**



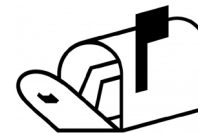
Approx. 80

**Webpage
Views**



811

**Emails
Received**



4

**Calls
Received**



4

Summary: Key Aspects of Proposed Development Agreement

- Permitted Uses
 - Livestock Farm: 24'x24' abattoir & 200 domestic fowl and 55 other livestock
 - Various uses permitted in the MU Zone

- Abattoir
 - 24'x24'
 - Provincially regulated

- Manure Storage Facility
 - Screened, roofed
 - Designed to contain manure, prevent runoff and seepage

Summary: Key Aspects of Proposed Development Agreement

- Setbacks from wells, dwellings, watercourses
- Disturbance Areas / Non-disturbance Areas
 - No development within 76.2m of the watercourses
 - Limited development 15.2m from non-disturbance area and from side/flank lot lines

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- Changes to the amount of any type of permitted livestock;
- Changes to the dimensions of the Areas shown on Schedule D;
- Changes to the requirements for the manure storage facility;
- Extension to the dates of commencement and completion of development;

Additional Information: Regulatory Bodies

- **NS Department of Environment:**
 - Design & operation of abattoirs
 - Wells, ground water, surface water

- **Federal Department of Fisheries and Oceans**
 - Atlantic Ocean, fish habitats

- **NS Department of Transportation and Infrastructure Renewal**
 - Access & egress to the site

- **NS Department of Agriculture**
 - Guidelines for manure management

- **Halifax Regional Municipality**
 - Permits to construct buildings, compliance with a development agreement

Staff Recommendation

Staff recommend that Harbour East – Marine Drive Community Council:

1. Approve the proposed development agreement as set out in Attachment A of the staff report dated October 26, 2020

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Thank You

Land Use By-law

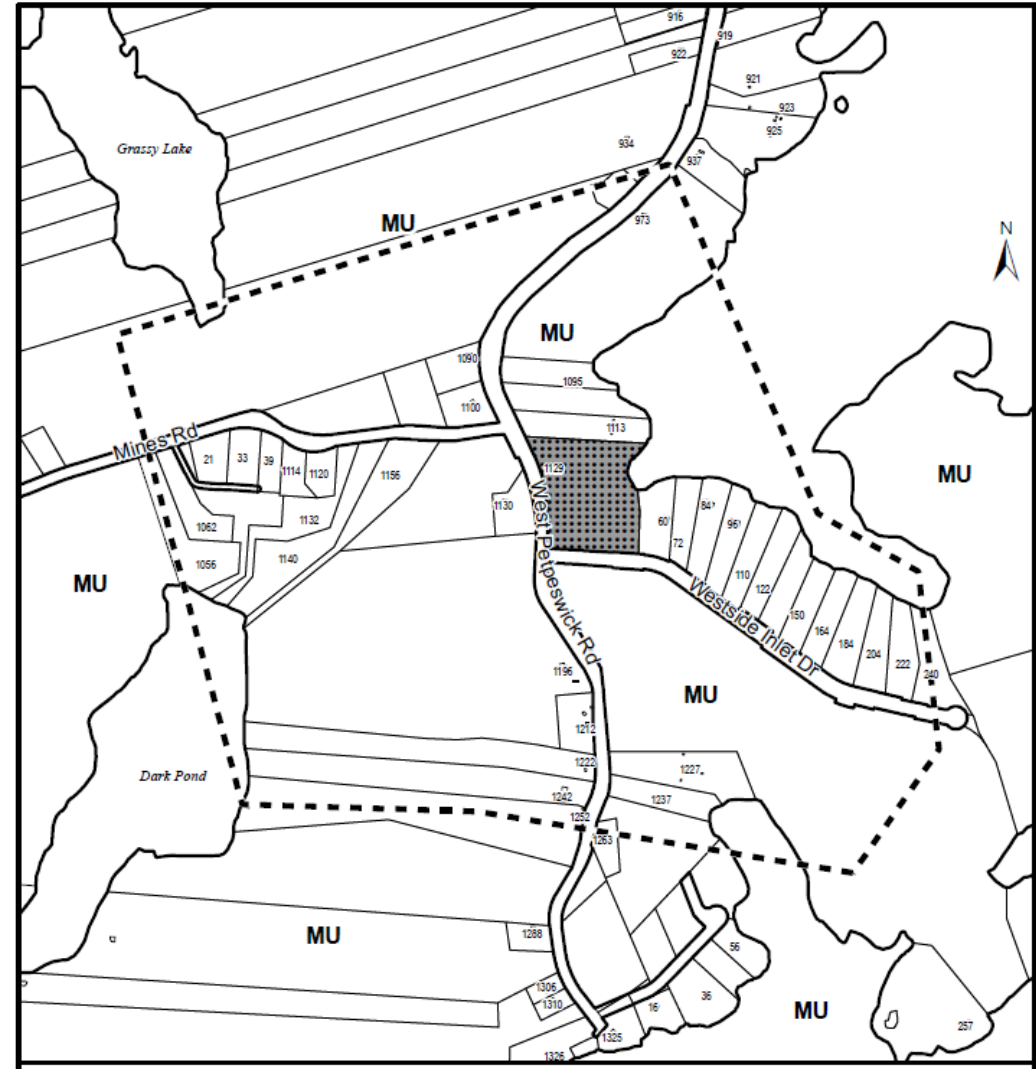
Eastern Shore (West) Land Use By-law

- **Zone**

- MU (Mixed Use)

- **Existing Use**

- Agricultural (barn and outbuildings for fowl and livestock)



Site Context



Subject site from West Petpeswick Road, looking northeast & east

Site Context



Looking East towards the inlet