



Tier Too Properties Incorporated  
26 Topsail Court  
Bedford, NS  
Canada  
B4B 1K5

## Arbour Square Development Agreement

Lot 1 Glen Arbour Way, Hammonds Plains, Nova Scotia

3313346 Nova Scotia Limited

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Dear Mr. Purvis,

### **The Property:**

The ownership group of Lot 1 Glen Arbour Way, 2069 Hammonds Plains Rd, and Lot 2 Hammonds Plains Rd (PID's 41480112, 41480138, & 41480120 respectfully) are writing to apply for a development agreement for Lot 1 Glen Arbour Way that would allow for a Dog Daycare to have an outdoor fenced area at the rear of the building.

We have recently subdivided 2069 Hammonds Plains Road into 3 separate parcels. We are now planning on constructing our next building on Lot 1 Glen Arbour Way. We are planning to build an approximately 10,000 square foot commercial building that complies with the current C4 Zoning. We have a signed Letter of Intent from a Dog Daycare to take 4,000 square feet in this next building, but the deal is contingent on them being able to have an outdoor fenced area for the dogs. The indoor portion of their business complies with the existing C4 Zoning, but the outdoor portion does not without a Development Agreement.

### **Description of Layout Considerations:**

There will be 2 separate sections of the outdoor dog run. The first section will be for smaller, quiet tempered dogs. This section will be approximately 1,000 square feet. The second section will be approximately 3,525 square feet for larger dogs. These sections will be divided by a solid fence that will not let dogs from these different groups interact. This is designed to reduce noise, and keep dogs well behaved.

The ground for the outdoor dog run will be artificial turf. This will allow the dogs to remain clean while being outside, and will also be easier to clean off the dog poop & pee every day.



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**Use Impacts:**

We understand that there are several land use impacts associated with this agreement, but we believe with the careful planning from the current Landlord, and the potential Tenant, we have mitigated these impacts, and will have a very successful business that will serve the growing population of dog lovers in this community.

The first consideration addressed is the potential for noise. The site is well laid out over 70,000 square feet leaving only 1 potential residential property within earshot of the fenced area. Between this house, and the outdoor dog run area, there is approximately 20' of Black Spruce trees and thick underbrush that will help suppress any noise. Additionally, we will also be installing an 8 foot solid fence around the rear of the fenced space. After conversations with experienced builders in the region, we are confident a solid fence at 8 feet will effectively reduce the noise coming from the dogs. We are also taking the appropriate steps when it comes to the amount of animals that will be outside at any given time. We plan on allowing a maximum of 1 dog per every 150 square feet of outdoor space. For example, there is 4,525 square feet of fenced space, there will never be more than 30 dogs in the outdoor dog run. If the outdoor space decreases in size, the dog per square foot ratio will also decline leaving the maximum amount of dogs outside at one time around 25 dogs as a minimum.

Please see below schedule laying out more restrictions considering times of the day:

<b>Time Range</b>	<b>Minimum Dogs Predicted</b>	<b>Maximum Dogs Allowed</b>
7:00 AM – 5:00 PM	10 Dogs	Maximum
5:00 PM – 7:00 PM	5 Dogs	15 Dogs
7:00 PM – 9:00 PM	0 Dogs	5 Dogs
9:00 PM – 7:00 AM*	0 Dogs	2 Dogs

\*Supervised bathroom breaks for dogs only during this time.

The next factor(s) we have considered is traffic, and parking. On the existing site there is a right-in, right-out on Hammonds Plains Road, and there is also an entrance off Glen Arbour Way. Both of these entrances are located on PID's owned by 3313346 NS Limited. The nature of this business will never have a large amount of people in the parking lot at one time. Customers will park, drop off their pet, and leave. The requirement of parking for this business is very low, and we do not predict that there will be a change in traffic patterns on Glen Arbour Way or Hammonds Plains Road because of this business. We do anticipate the majority of traffic for this business to occur between 7:00 AM – 9:00 AM and 4:00 PM – 6:00 PM. Based on the current site layout, we have planned for 74 parking stalls (7.4/1000).

The third factor we considered was animal waste. The Owners shall collect and store all dog waste on the Lands in a manner that does not create a nuisance through odour. The Owners shall remove and properly dispose of dog waste from the Lands altogether on a regular basis.

Compatibility with adjacent land was also considered. Briefly mentioned above, there is realistically only one property that may be impacted by this development agreement, and that would be 18 Glen Arbour

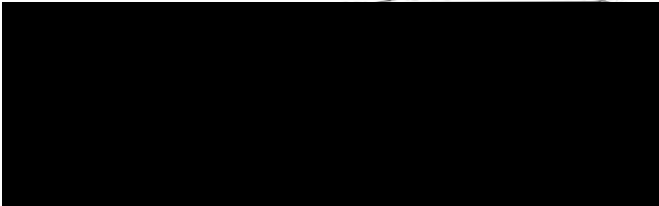


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Way which is approximately 75 feet from our rear property line to the North. The next closest residential house is approximately 250 feet to the North. As previously discussed, we are taking the appropriate precautions by keeping as much of a vegetation buffer between our rear fence and our neighbour's property line. This will include roughly 20 feet of established Black Spruce trees and underbrush. We will also be installing an 8' solid fence to reduce noise. Lastly, we will have a strict restriction on the number of dogs that will also reduce noise to our neighbour to the North. We have come to an agreement that any outdoor lighting into the outdoor "dog run" area will be directed downward, and in no-way will shine toward the 18 Glen Arbour Way.

There are a handful of commercial properties on the South side of the building. These businesses will be blocked by the physical building that will be erected on Lot 1. Furthermore, 2087 & 2095 Hammonds Plains Road are not only blocked by the building on Lot 1, but they are also blocked by the rear of their own building. We do not believe there will be any impact on these businesses.

We want to stress that this is a Dog Care Facility. This is not a kennel that will have breeding, grooming or veterinary practices taking place. The owners of this Day Care are the truest animal lovers I have met, and I know they will treat these animals like their own children. These are owners that live in the community, and see the huge demand for a new, modern, clean facility, that is not only convenient for people on their way to and from work, but also has safe access, and ample parking. These dogs will have a clean, and safe area to play, both indoors and outdoors, and the owners will have cameras on at all times making it available to watch your dog whenever you want! This Day Care is going to be a fantastic addition to this community for years to come!

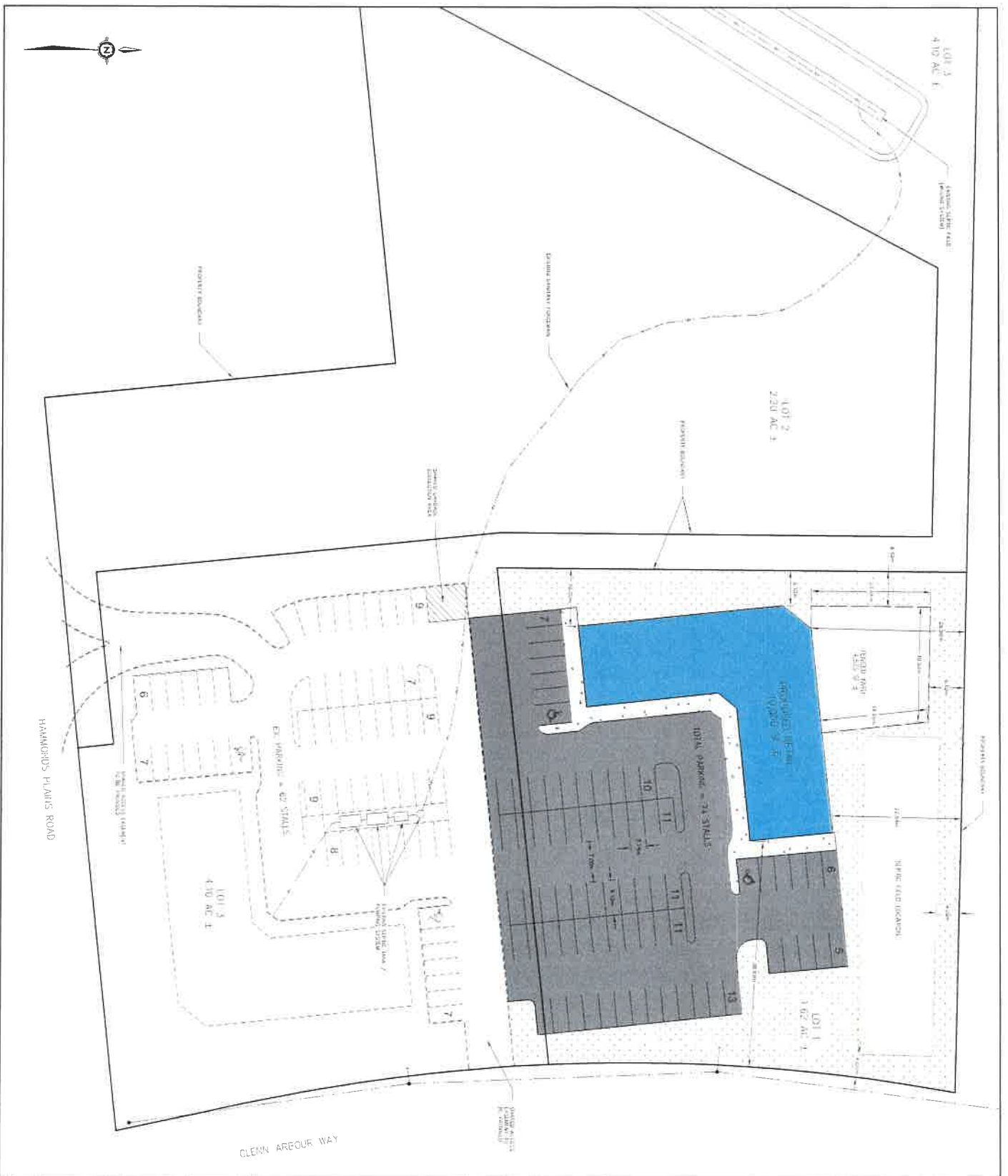


Craig Duininck

Real Estate Manager

Tier Too Properties

Representing 3313346 NS Ltd.



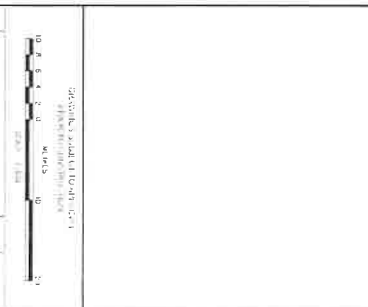
**LEGEND**

LOC. OF ORIGIN	SYMBOL	DESCRIPTION
EXISTING	(Symbol)	EXISTING SIDEWALK
EXISTING	(Symbol)	EXISTING BIKEWAY
PROPOSED	(Symbol)	PROPOSED SIDEWALK
PROPOSED	(Symbol)	PROPOSED BIKEWAY
PROPOSED	(Symbol)	PROPOSED BIKEWAY

**NOTES**

1. THIS SITE PLAN IS A CONCEPTUAL DEVELOPMENT PLAN. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

2. THE PROPOSED BUILDING FOOTPRINTS AND PARKING SPACES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE FINAL DESIGN SHALL BE DETERMINED BY THE LOCAL AUTHORITY.



ITEM	DESCRIPTION	DATE	BY
1	REVISION		



**CLIENT NAME & ADDRESS**

**3313346 NOVA SCOTIA LTD.**  
Woodlot, Hammonds Plains

**PROJECT NAME & ADDRESS**

**ARBOUR SQUARE**  
2088 Hammonds Plains Road, Nova Scotia

**SHEET DESCRIPTION**

**CONCEPT 2 SITE PLAN**

SHEET NO.	TOTAL SHEETS
1	1