

Case 23061: Development Agreement

HALIFAX

Lot 2 Glen Arbour Way Hammonds Plains

**North West Planning
Advisory Committee**

Applicant Proposal

SLIDE 2

Applicant:

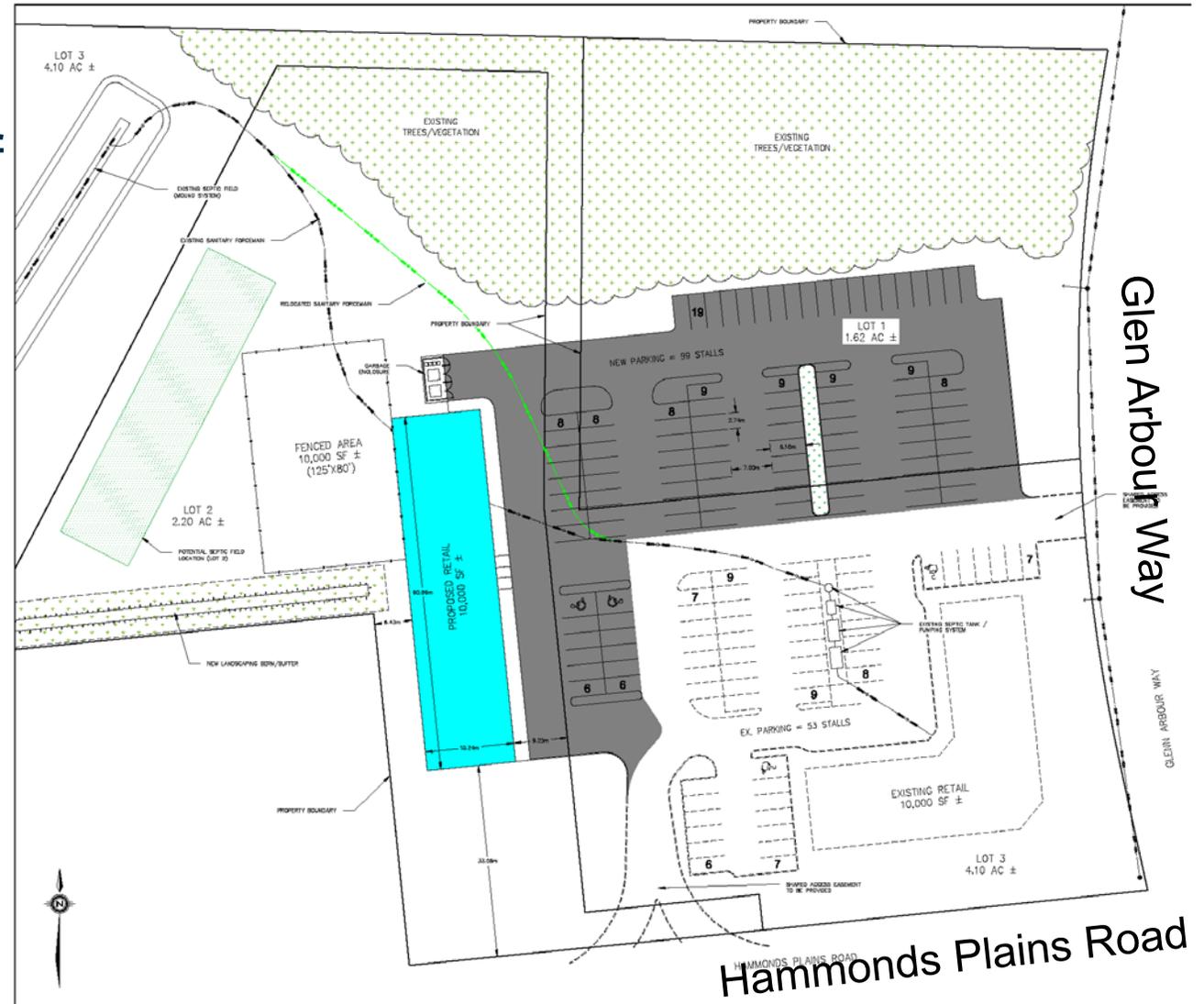
Tier Too Properties, on behalf of property owner

Location:

Lot 2, Glen Arbour Way, off Hammonds Plains Road, Hammonds Plains

Proposal:

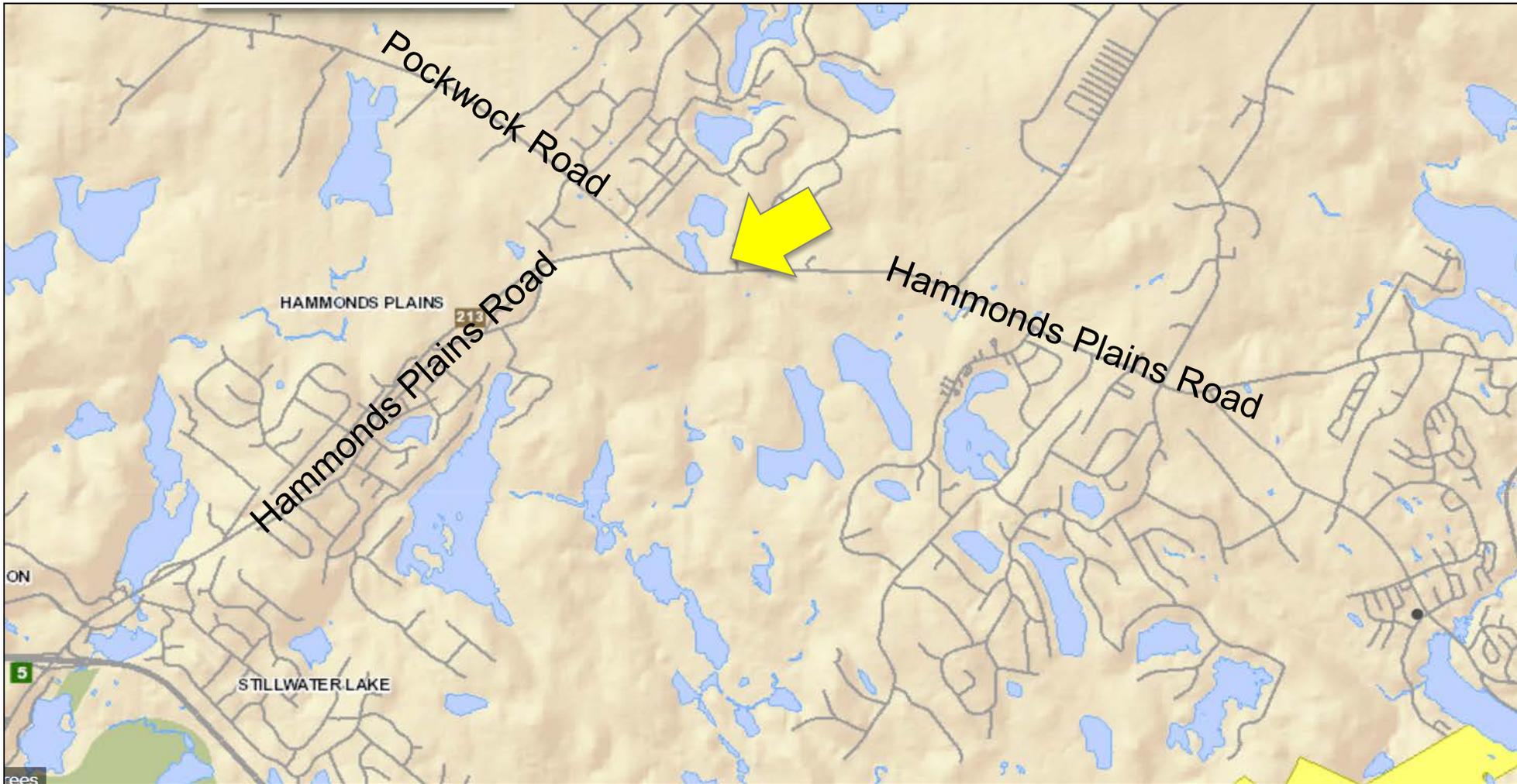
Enable outdoor dog run with a permitted dog day care facility (kennel)



Site Context

Glen Arbour Way, Hammonds Plains Road

SLIDE 3



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Site Context

Glen Arbour Way, Hammonds Plains Road

SLIDE 4



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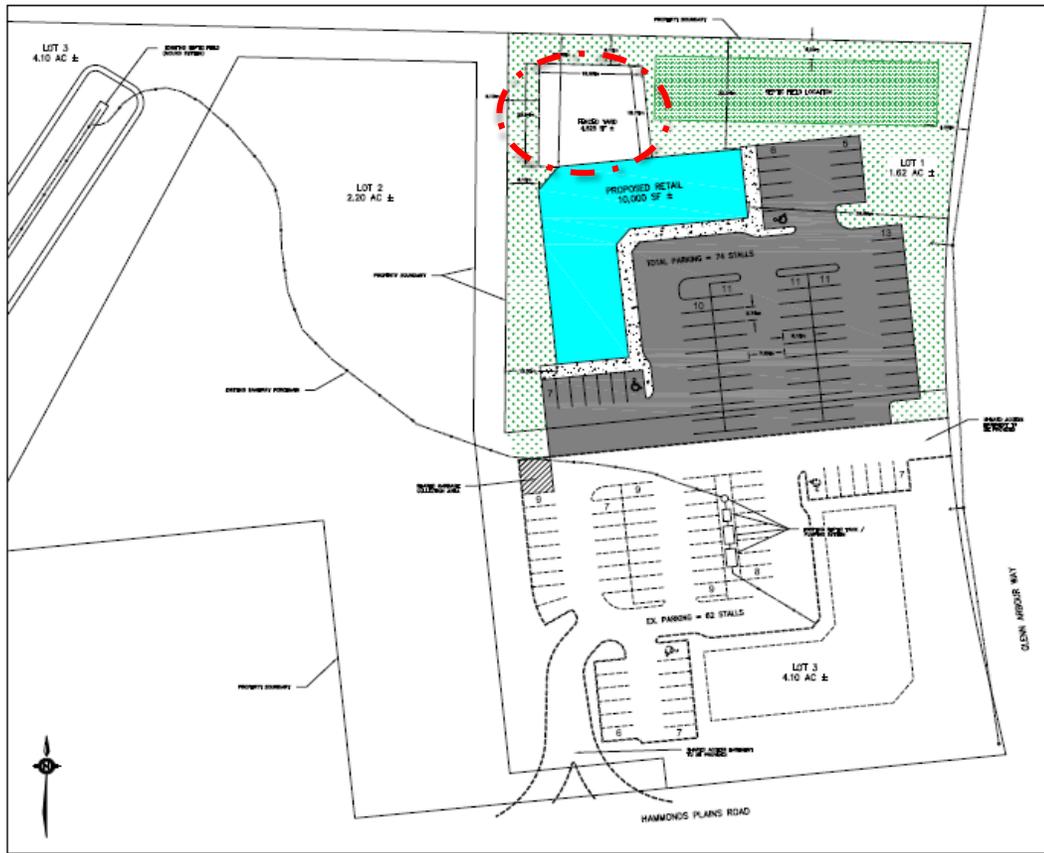


- November 4, 2020 motion of NWPAC:
 - **THAT the North West Planning Advisory Committee has reviewed the application for Case 23061 and recommends rejection of the application as it interferes with the abutting owners' quiet enjoyment of their properties which cannot be mitigated.**
- Public Feedback:
 - Noise
 - Not enough buffer
 - Already enough dog day care facilities in the area
 - More efficient to use the commercial space for other businesses.

Original Proposal

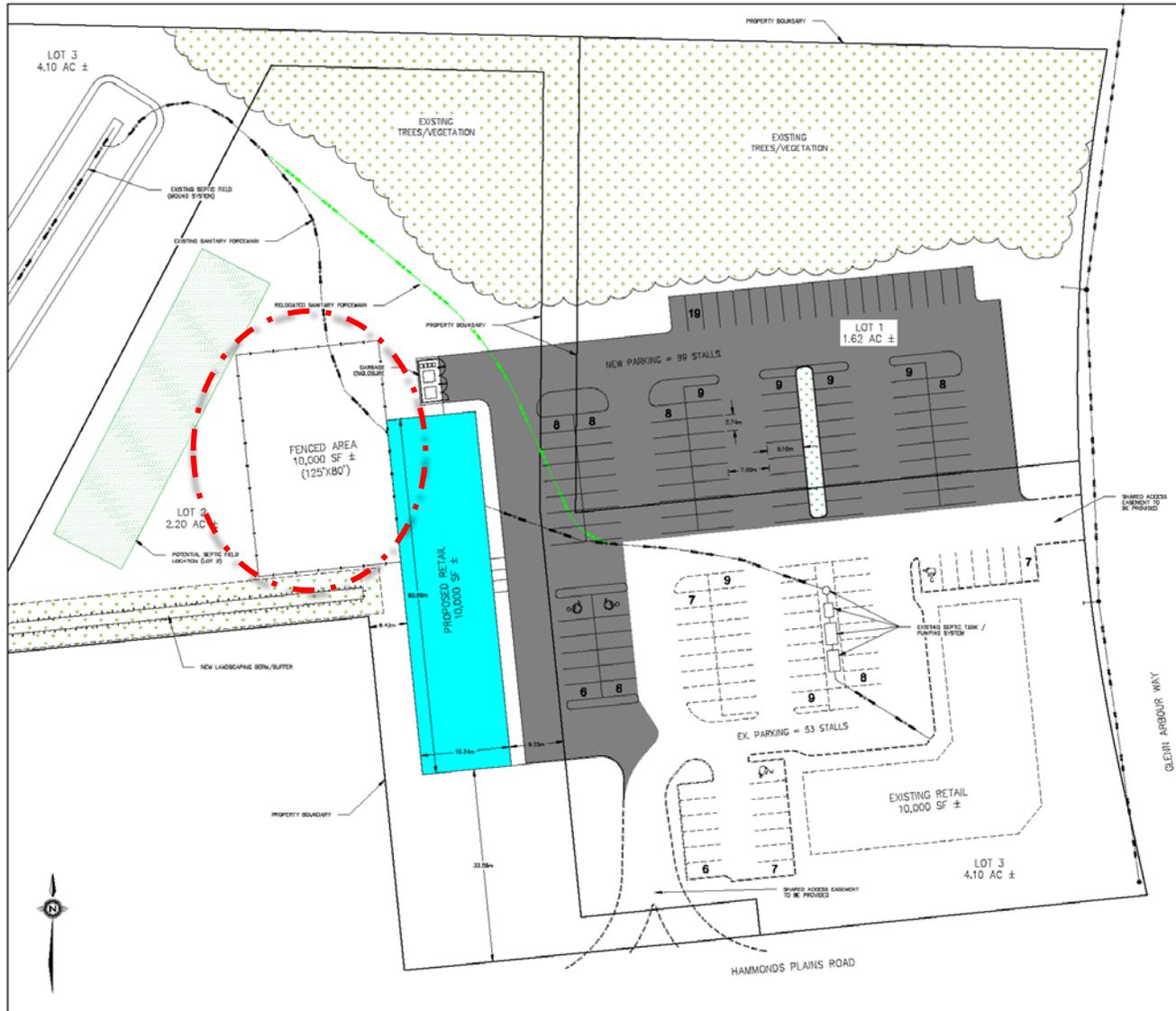
Revised Proposal

SLIDE 7



- Moved from Lot 1 to Lot 2 to provide greater separation from residential
- Increased in size from 4,525 sq. ft. to 10,000 sq. ft.
- Increased landscaped buffer between dwellings

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- 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)

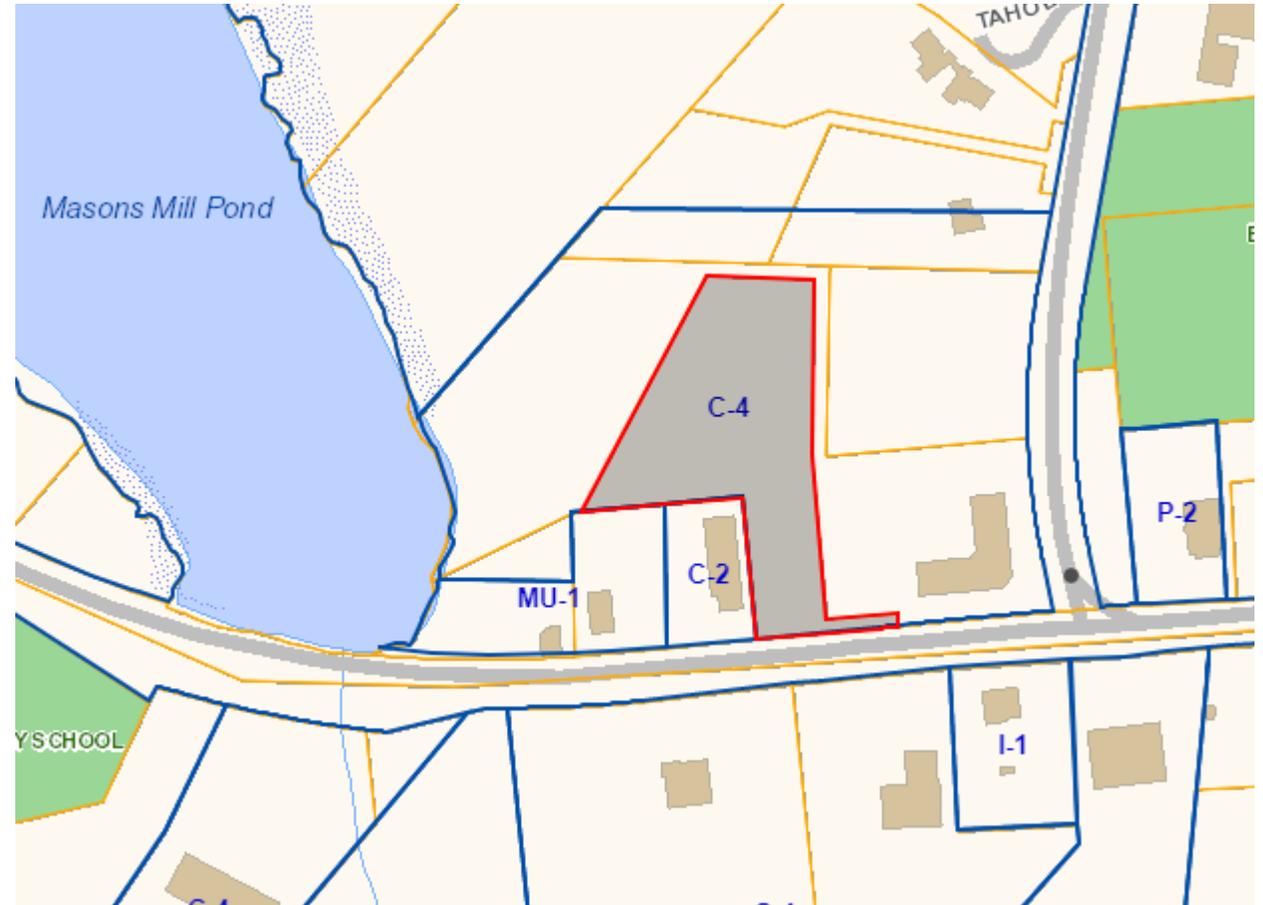
Land Use By-law

SLIDE 9

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



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Planning Policy

Beaver Bank, Hammonds Plains, Upper Sackville MPS

SLIDE 10

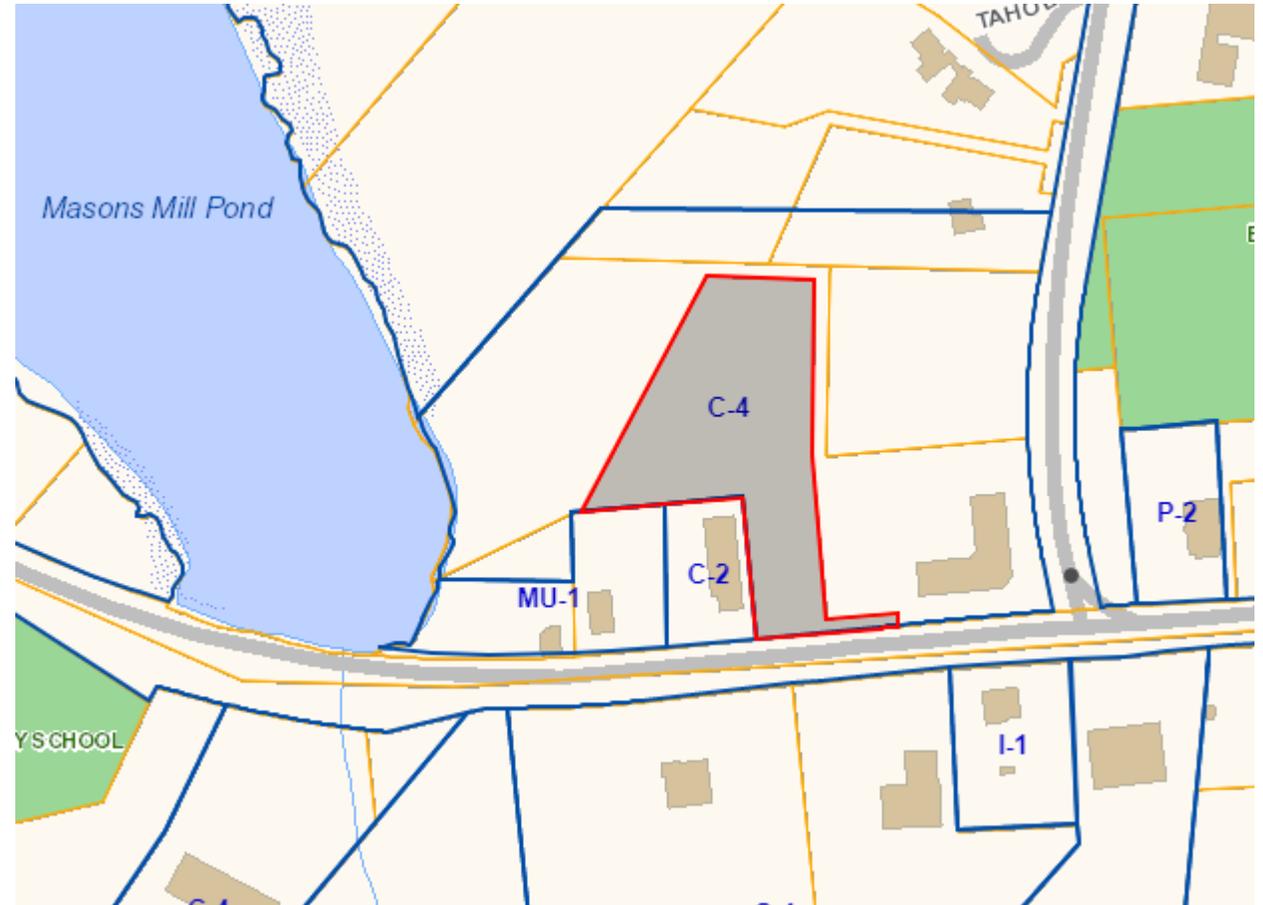
Designation: Mixed Use B

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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Policy P-26A

Criteria for consideration permitting kennels by development agreement:

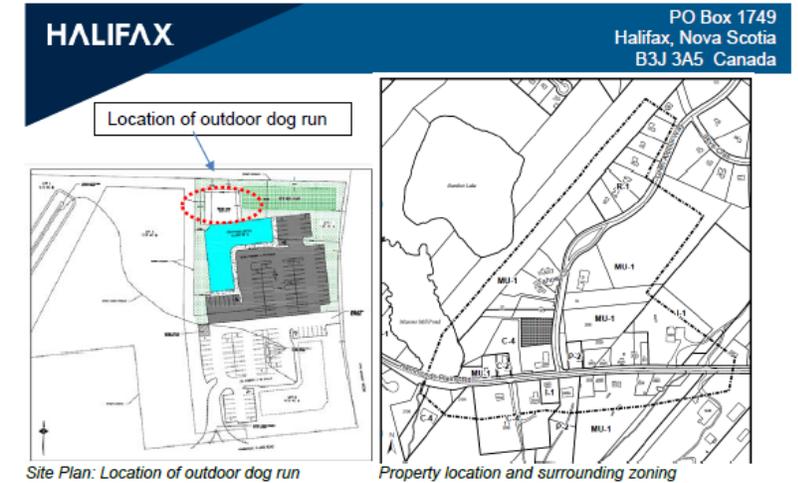
(a) not in a residential zone	Property is zoned C-4 (Highway Commercial)
(b) compatible with the surrounding area	Relocated to be further from residential; located near commercial/industrial
(c) limits on the number of dogs	A limit of 30 dogs is proposed
(d) sufficient off-street parking	Parking is part of the permitted commercial plaza
(e) fenced and setback a minimum of 20 feet (6 metres) from property line	Tree buffer and setback is proposed

Policy P-26A

Criteria for consideration permitting kennels by development agreement:

(f) the hours of operation	Use of outdoor dog run restricted outside of business hours
(g) the collection, storage and disposal of animal waste	DA will regulate the collection, storage, and disposal of animal waste
(h) traffic circulation	No additional traffic anticipated from outdoor dog run
(i) general maintenance of the facility	Artificial turf for easier maintenance
(j) the provisions of Policy P-137	

- Consultation on original proposal was achieved through the HRM website, mail out notifications, newspaper ads and signage on site.
- Feedback received was based on the original proposal, and the applicant has made changes based on that feedback and the NWPAC recommendation.
- Public has not been re-engaged on the new proposal. This will happen as part of the public hearing process.
- Website and on-site signage has been updated with new proposal.



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

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Thank You

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