

**HALIFAX**

# **Public Hearing Case 22097**

Development Agreement  
96 Pockwock Road, Hammonds Plains

North West Community Council  
March 27, 2023

# Applicant Proposal

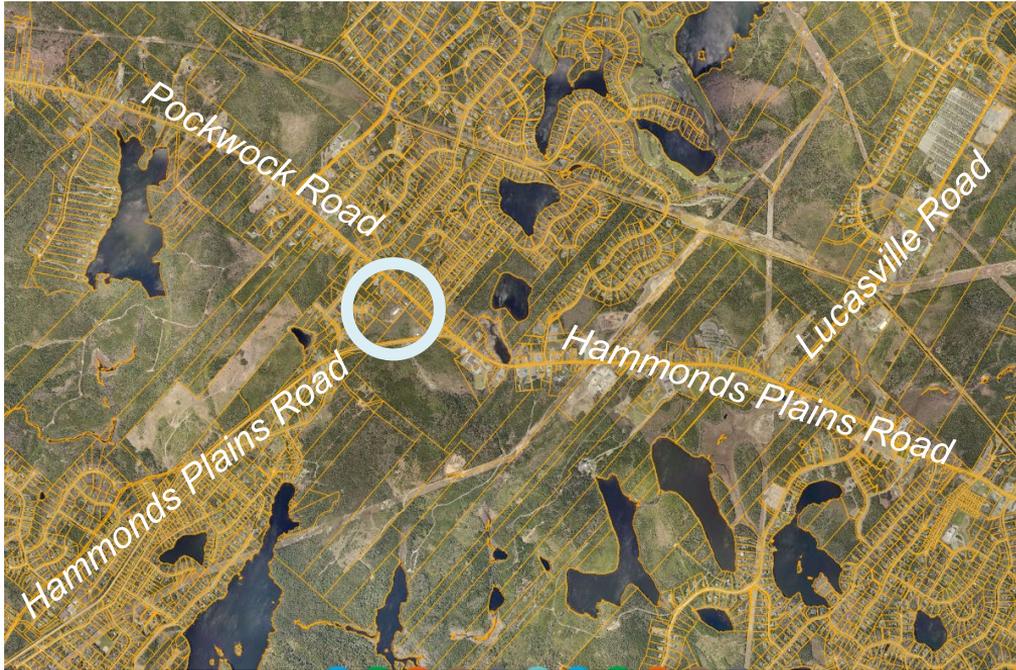
**Applicant:** Beth Lloyd and Denis Hiltz

**Location:** 96 Pockwock Road,  
Hammonds Plains

**Proposal:** Equestrian facility use,  
including horse boarding, lessons, horse  
shows and clinics, by development  
agreement.



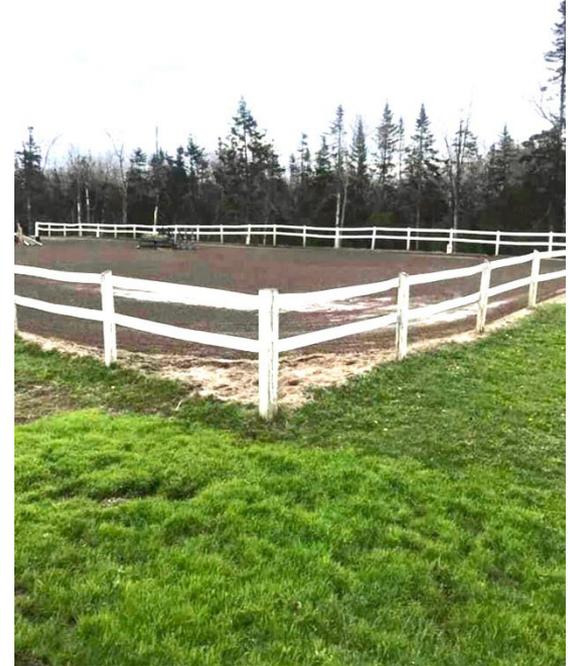
# Site Context



General Site location

Site Boundaries

# Site Context/Photos



# Site Context/Photos



# Site Context/Photos



# Planning Policy Outline



**Regional Plan &  
Subdivision  
Bylaw**

Guide where population growth and the investment of services like transit, piped water and sewer should occur



**Community Plan**

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community



**Land Use Bylaw  
(Zoning)**

Specifies what can be approved without going to Council and seeking feedback from the public

# Policy & Bylaw Overview

## BEAVER BANK, HAMMONDS PLAINS AND UPPER SACKVILLE MPS & LUB



Municipal Sewer and/or Water



Zone

MU-1 (Mixed Use 1)



Designation

MUB (Mixed Use B)



Existing Use

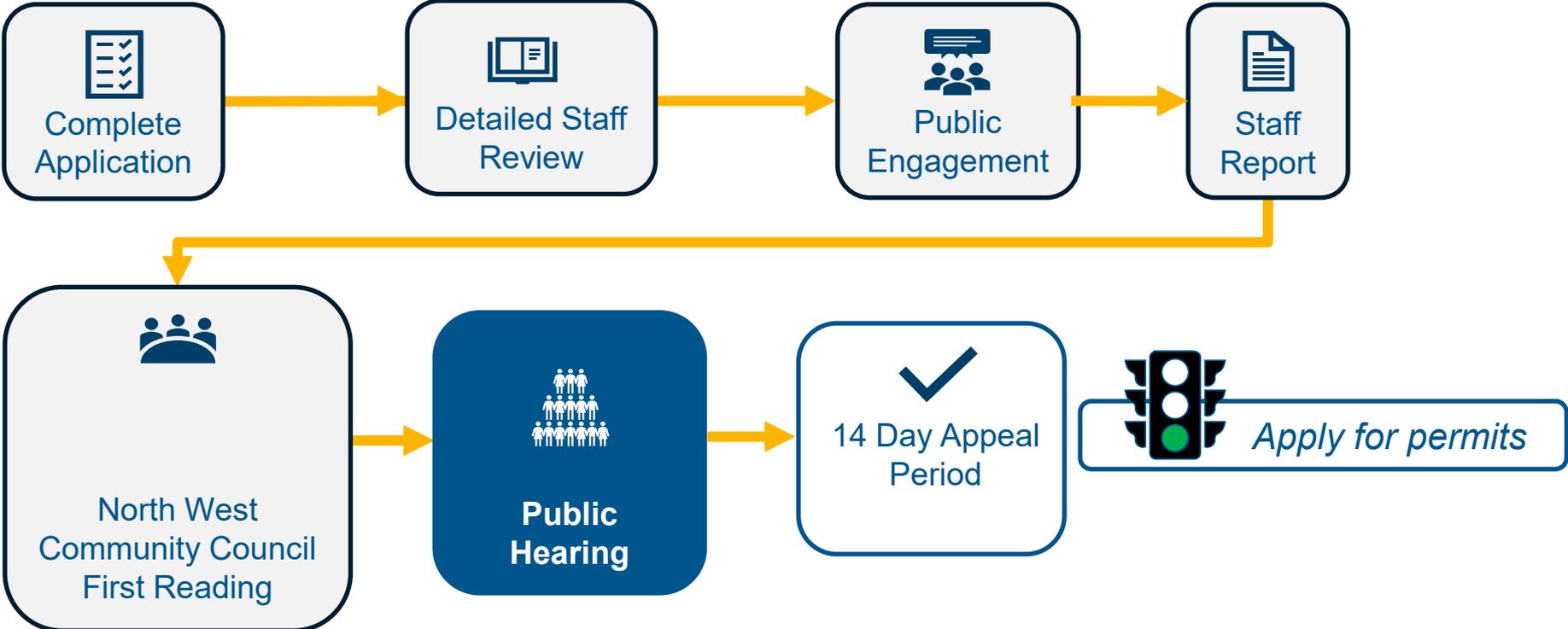
Agricultural uses (keeping of horses)



Enabling Policy

P-27 (consideration of new commercial recreation uses by development agreement)

# Planning Process

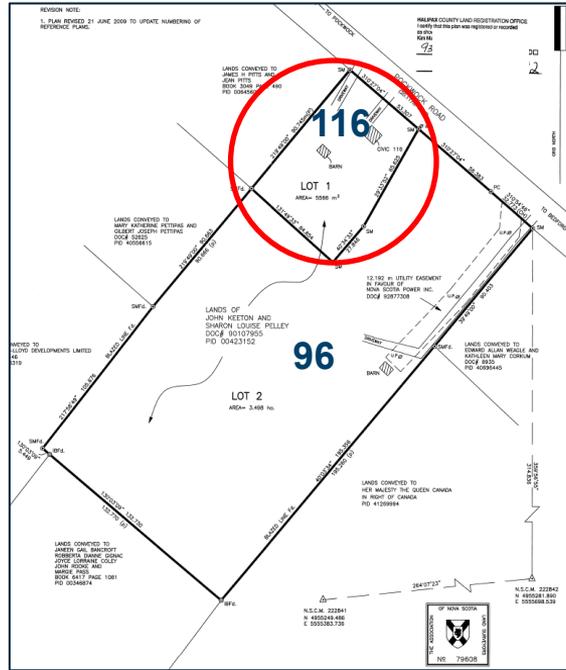


# Background

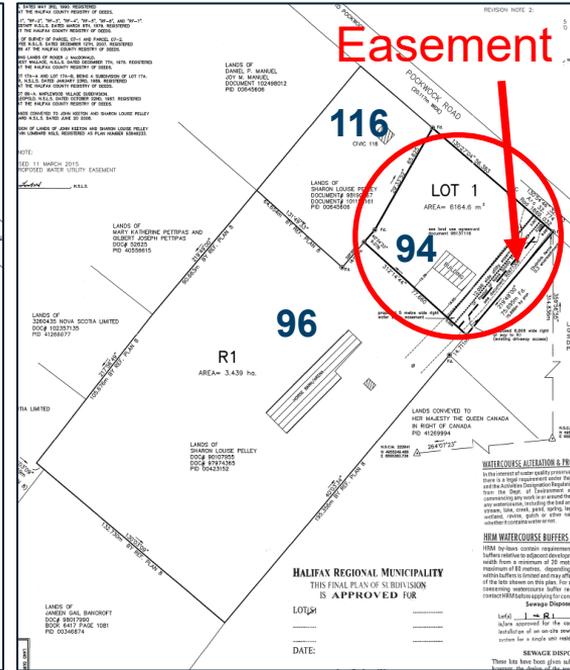
In 2010, a DA was registered to allow a kennel use at 94 Pockwoc Rd. The DA applies to both 96 and 94 Pockwoc Rd as a result of the 2015 subdivision.

If this application for a DA to allow an equestrian facility land use at 96 Pockwoc Rd is approved, staff will proceed with an application to partially discharge the Kennel DA from 96 Pockwoc Rd.

## 2009 Subdivision

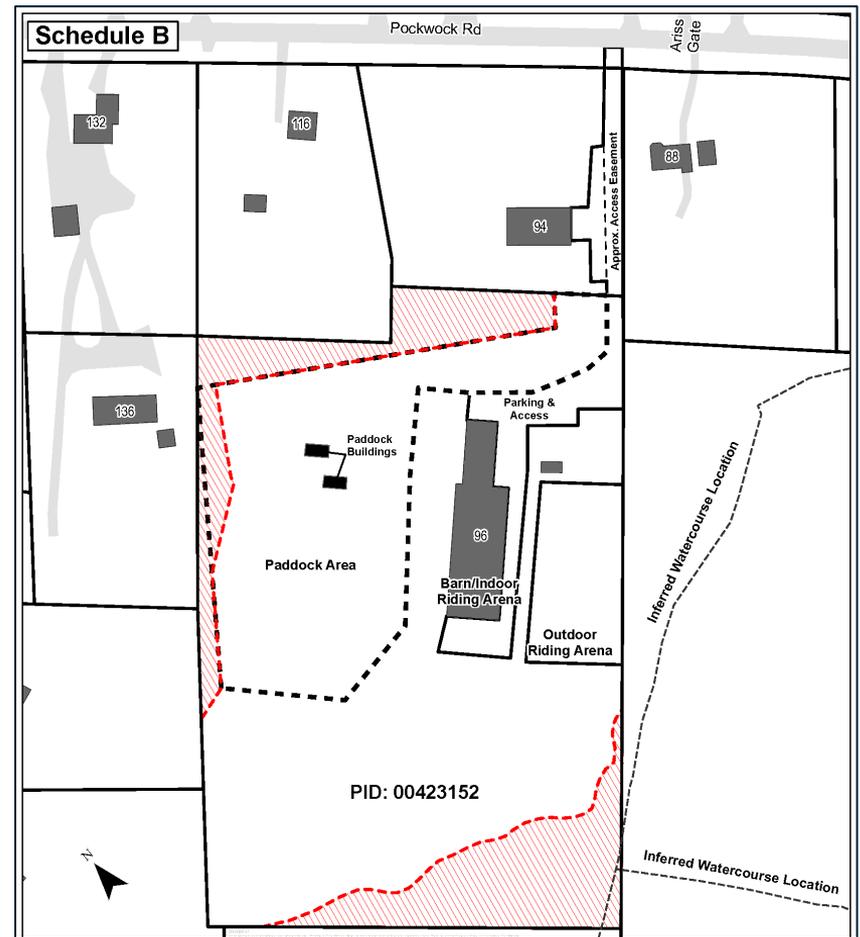
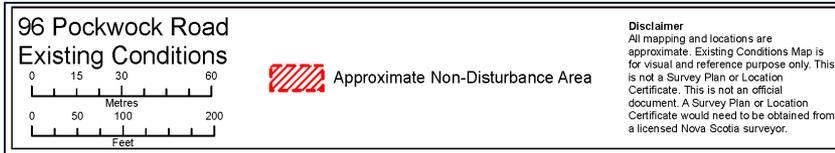


## 2015 Subdivision



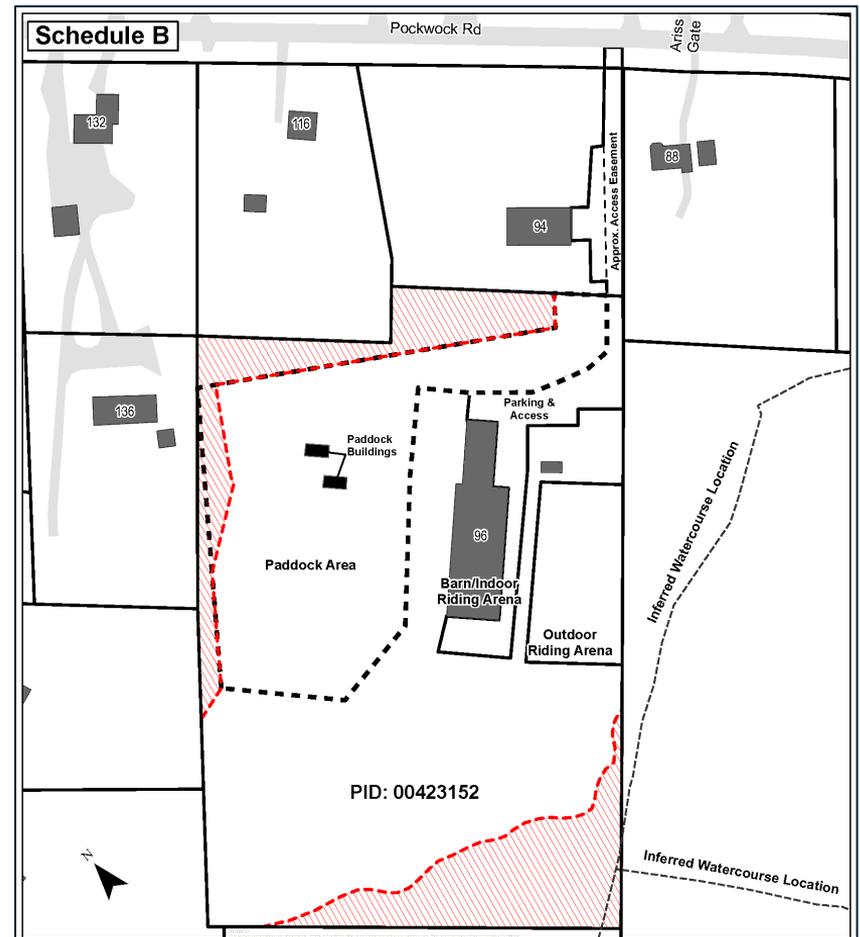
# Proposal

- Permitted uses include an equestrian facility and a single unit dwelling
- Existing structures permitted to remain
- New structures shall be in conformance with the applicable land use by-law
- Manure storage to be minimum 20m from any property line
- Non-disturbance area as shown in red



# Proposal

- Hours of operation: 8:00 am to 9:00 pm all days of the week.
- Maximum of 25 horses permitted (this can be exceeded during equestrian events).
- Horse shows and competitions: maximum of 4 per year, maximum 2 days per event.
- Educational horse clinics: maximum of 4 per year, for a duration of 7 days per event.



# Policy Consideration

## Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-Law

### Enabling Policy P-27:

Council may consider new commercial recreation uses by development agreement:

- Suitability of site characteristics – size, existing buildings, existing agricultural use
- Potential for land use conflict – noise, smell, visual intrusion, traffic generation
- Provision of landscaping or buffering from adjacent development and the public road, to reduce impact
- Ability to contain all aspects of the land use within the site boundaries
- Traffic circulation, entrance and exit to the site

# Policy Consideration

Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy  
Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-Law

## Enabling Policy P-27:

Council may consider new commercial recreation uses by development agreement:

- Layout and design of the equestrian facility
- General maintenance
- Sewage treatment and disposal
- Compatibility of buildings and structures with the surrounding area
- Environmental impacts – effects on watercourses
- Applicable Provincial approvals
- Hours of operation

# Policy Consideration

Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy  
Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-Law

Enabling Policy P-137 (implementation policy):

In considering development agreements, Council shall have appropriate regard to:

- The intent of the MPS and LUB
- Adequacy of servicing
- Proximity to schools and local community facilities
- Proposed development controls relating to type of use, height, lot coverage, traffic generation, open storage, signage

# Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification.
- Feedback from the community generally included the following:
  - This type of facility is welcome in the community.
  - Special Olympic NS extends their support for this development agreement and the activities it will bring to the area. They feel the benefits will exceed any implications seen as a negative (such as any increase to traffic), and that the use will enhance the area and community.

## Notifications Mailed



## Individual Contacts (Phone Calls & Email)



## Webpage Views



# Summary: Key Aspects of the Proposal

- **Equestrian facility**
  - Horse boarding, lesson program, shows, clinics.
  - Development controls relate to hours of operation, non-disturbance area, manure storage, maximum number of horses, maximum number and duration of equestrian events.
- **Single Unit Dwelling**
  - The use is permitted through the DA.
  - The DA refers to the LUB for permitting requirements.

# Non-Substantive Amendments

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

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

- Extension to the date of commencement of the development.
- Length of time for the completion of the development.

# Staff Recommendation

Staff recommend that North West Community Council:

- Approve the proposed development agreement as set out in Attachment A of the staff report dated January 12, 2023.
- Require the agreement be signed by the property owner within 120 days.

# HALIFAX

## Thank You

**Claire Tusz**



tuszc@halifax.ca



902-430-0645