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Case 20907
Sackville Land Use By-law Amendment: Pet Care Facilities

North West Planning Advisory Committee

May 3, 2017

Requested Amendments

Applicant

Bowlin Farms Doggie Adventures

Purpose

To enable Pet Care Facilities as a permitted use in the R-6 Rural Residential Zone.

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Site Location
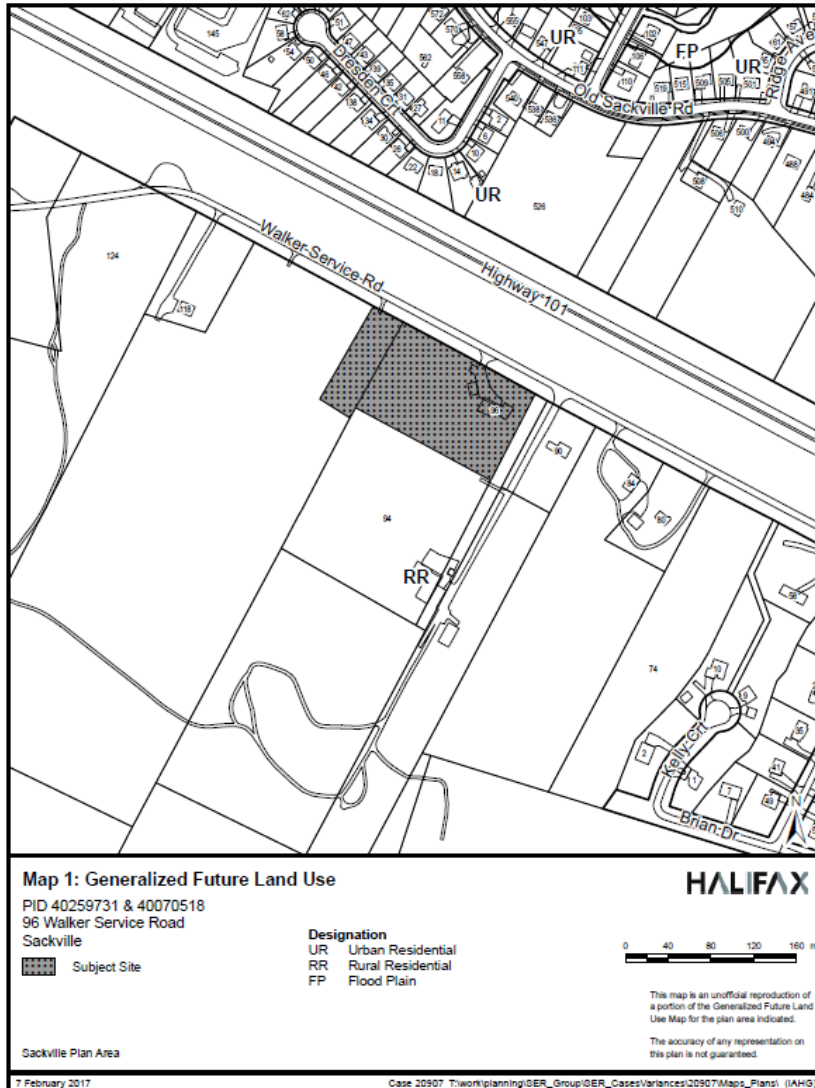
96 Walker Service Rd.
Sackville

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Existing Site

- Rural area

- 3 acre lot size

- Family farm

Designation

Map 1: Generalized Future Land Use
PID 40259731 & 40070518
96 Walker Service Road
Sackville

Subject Site

Designation
UR   Urban Residential
RR   Rural Residential
FP   Flood Plain

Sackville Plan Area

7 February 2017   Case 20907 T:\work\planning\SER_Group\SER_CasesVariances\20907\Maps_Plans\ (IAHG)

This map is an unofficial reproduction of a portion of the Generalized Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

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Sackville Municipal Planning Strategy

- Rural Residential Designation

- semi-rural character

- periphery of serviced neighbourhoods

- reflects existing residential environment

- residential and resource uses
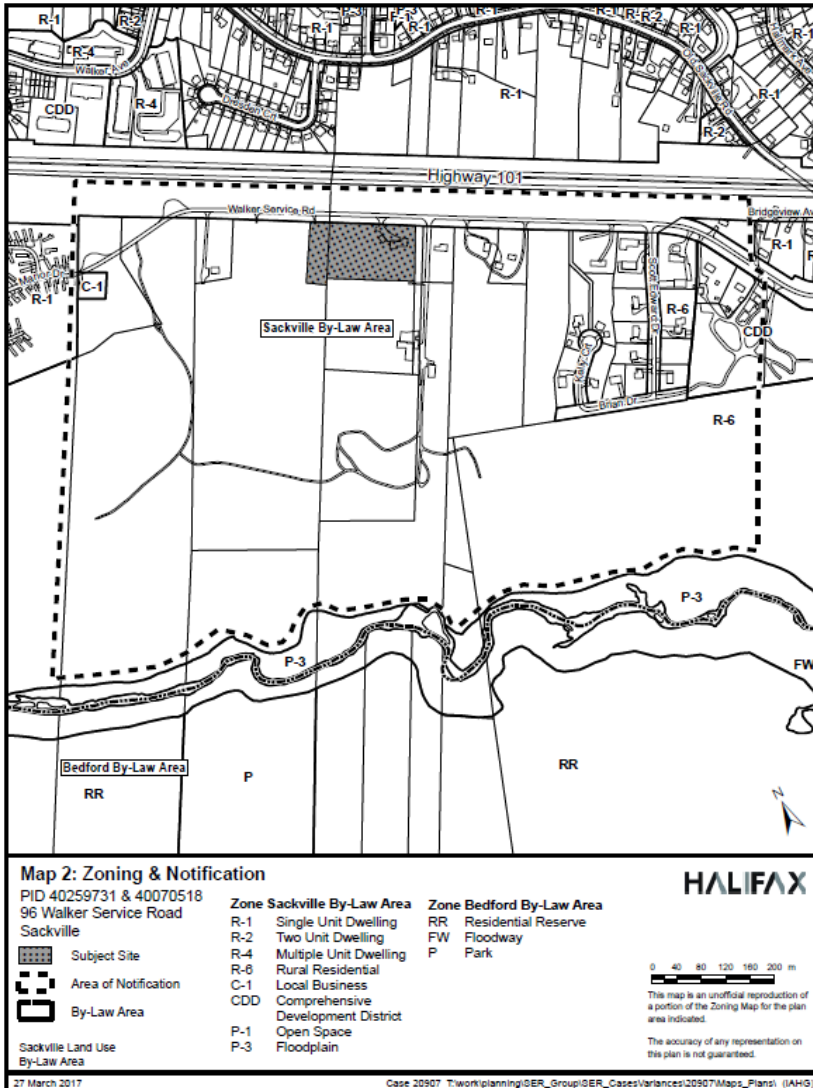
- compatible local commercial uses

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Zoning

Map 2: Zoning & Notification
PID 40259731 & 40070518
96 Walker Service Road
Sackville

Sackville Land Use By-law

- Rural Residential Zone (R-6)

- wide range of land uses

- agricultural and forestry operations

- largest residential lot size (½ acre)

- defines Kennels for dog breeding

- lacks definition for temporary boarding of animals

- existing doggie daycare is not a permitted use

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Pet Care Facilities

- amended other Plans

- list as a permitted use in Rural Residential (R-6) Zone

- define Pet Care Facilities:

PET CARE FACILITY means a facility for the temporary care, or boarding of not more than twelve dogs for gain or profit, but shall not include the breeding or sale of such animals and shall not include a kennel.
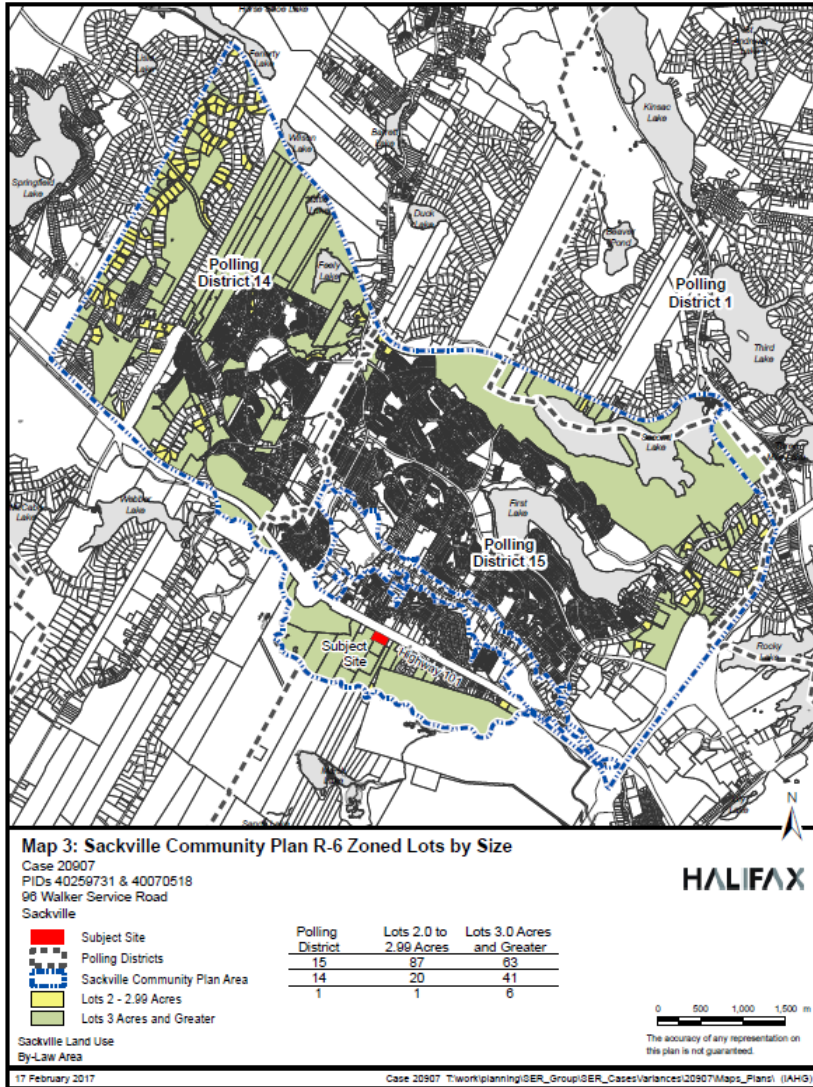
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Additional Requirements

- minimum lot size area of 3 acres

- minimum lot frontage on a public road of 100 ft.

- minimum 200 ft. setback neighbouring dwellings

- minimum 100 ft. setback from water courses

- maximum of 1,000 sq. ft. of gross floor area

- maximum of 12 animals cared for / boarded at a time

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Planning Rationale

Map 3: Sackville Community Plan R-6 Zoned Lots by Size
Case 20907
PIDs 40259731 & 40070518
96 Walker Service Road
Sackville

	Polling District	Lots 2.0 to 2.99 Acres	Lots 3.0 Acres and Greater
	15	87	63
	14	20	41
	1	1	6

- Rural Residential Zone character

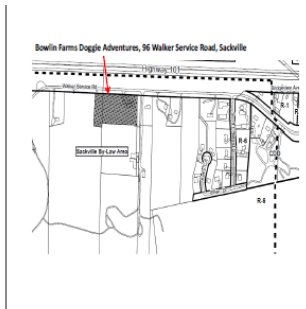- periphery of serviced neighbourhoods

- 3 acre lots total 110

By comparison 2 acre lots total 218

Community Engagement

- webpage
- mailout to neighbourhood
- newspaper Notice
- Public Information Meeting waived
- two positive responses received

Site Map (area highlighted in red)

Notification of an upcoming
AMENDMENT TO THE SACKVILLE COMMUNITY PLAN
PET CARE FACILITIES

CASE 20907:

You are receiving this notice as an owner of property located near 96 Walker Service Road, Sackville. The Municipality is seeking public comment on a request by Bowlin Farms Doggie Adventures to enable Pet Care Facilities as a permitted use in the Rural Residential Zone of the Sackville Community Plan. Staff propose amendments including requirements to minimize impacts on neighbouring properties. For details, please visit Case 20907 at the below referenced webpage

MORE INFORMATION: HALIFAX.CA/PLANNING/APPLICATIONS

Project Contact:
DAVID LANE
t: 902-490-5593   **e:** laneda@halifax.ca

NOTICE OF
PROPOSED AMENDMENTS
SACKVILLE LAND USE BY-LAW

The Municipality is seeking public comment until April 24, 2017 on the following request:

<u>Case No. 20907</u>: **Application by Bowlin Farms Doggie Adventures, 96 Walker Service Road, Sackville, to enable Pet Care Facilities as a permitted use in the R-6 (Rural Residential) Zone of the Sackville Community Plan.**

As part of the public consultation stage of the planning process, Planning Staff is inviting members of the public to provide comments on the proposed amendments by <u>Monday, April 24, 2017.</u>

If you wish to comment, please contact:

David Lane, Planner III
Planning & Development
T. 902.490.5593
E. laneda@halifax.ca
M. P.O. Box 1749, Halifax, NS B3J 3A5

For further information about the application, visit the following website address:
halifax.ca/planning/applications/case20907details.php

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Next Steps

- NWCC may schedule a Public Hearing

- notification of Public Hearing

- Public Hearing & approval of amendments

- Notice of Approval & Right to Appeal

- Amendments in effect

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Request of Committee

1. merit of amending the Land Use By-law to permit Pet Care Facilities

2. appropriateness of the R-6 Rural Residential Zone

3. proposed Additional Requirements

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