

The word "HALIFAX" in a bold, white, sans-serif font, set against a dark blue background. The background of the entire slide features a geometric design with diagonal lines in shades of blue and white.

# HALIFAX

## **Public Information Meeting for Case 22519**

Application to enter into a Development Agreement  
1129 West Petpeswick Road, West Petpeswick

November 18, 2019

# Agenda for Tonight's Meeting

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1. Welcome and Introductions
2. HRM Staff Presentation
3. Applicant Presentation
4. Public Feedback
5. Wrap-Up, Next Steps, Feedback Form

# Introductions

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**Meaghan Maund** – Planner

**David Hendsbee** – Councillor, District 2

**Tara Couvrette** – Planning Controller

**Jared Cavers** – Planning Technician

**Bianca and Pierre-Luc Sevigny** – Applicants

# Applicant Proposal

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**Applicant:** 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 animals.



# Role of HRM Staff

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- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments, or concerns
- Draft reports, negotiate with the applicant, and make recommendations to Council

# Purpose of this Meeting

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- Provide information to the public on the proposed development at 1129 West Petpeswick Road, West Petpeswick
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

Feedback provided tonight will inform the process and will form part of the public record.

No decisions will be made tonight

# Site Context

1129 West Petpeswick Road, West Petpeswick



HALIFAX

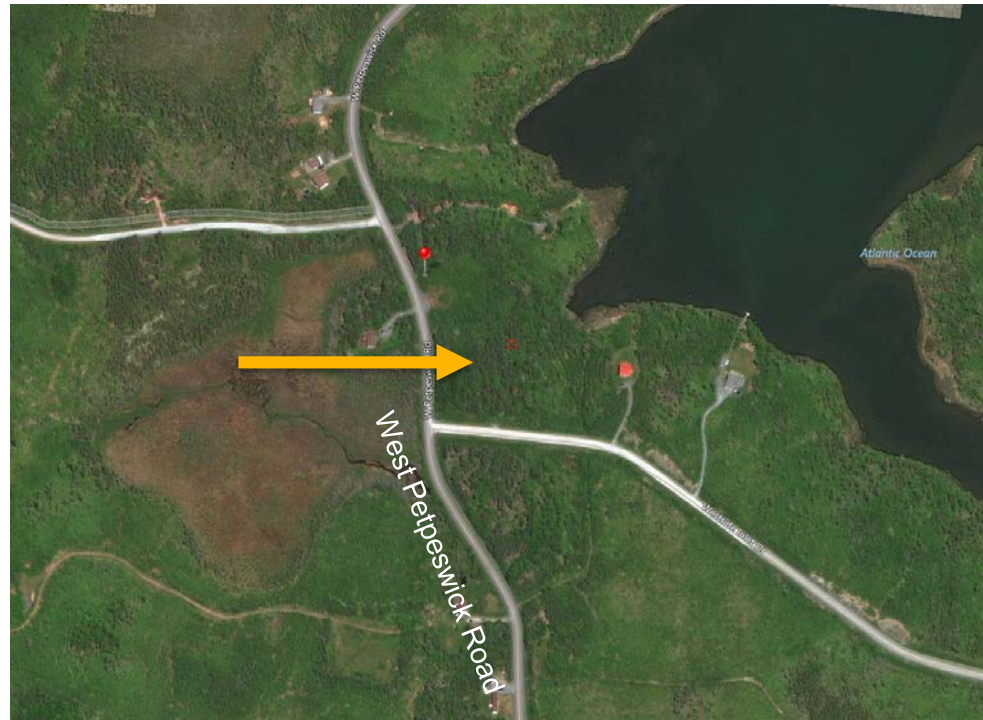


# Site Context

1129 West Petpeswick Road, West Petpeswick



Site boundaries in red





# Site Context

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Looking North on West Petpeswick Road



Looking South on West Petpeswick Road

# Site Context

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Subject site from West Petpeswick Road, looking North East & East



# Site Context

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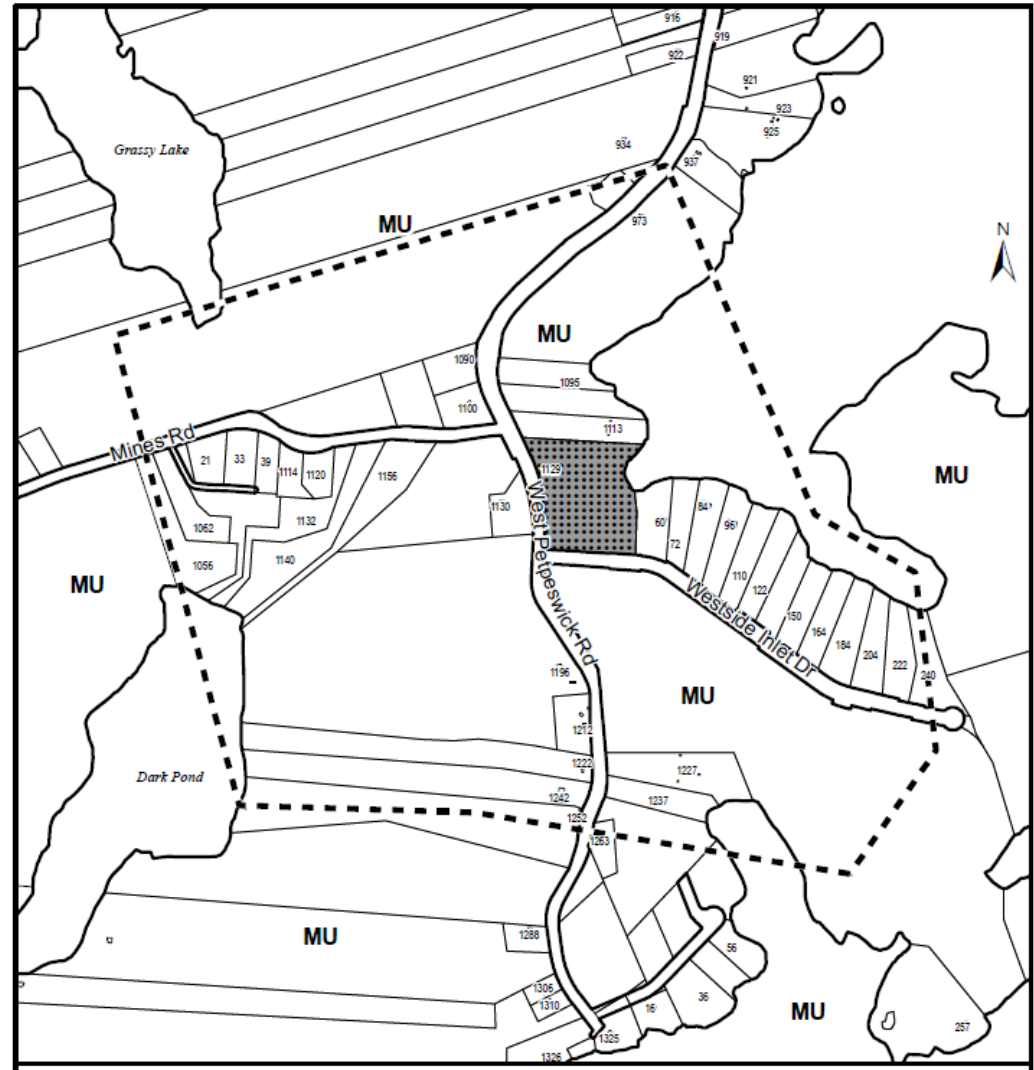


Looking East towards the inlet

# Eastern Shore (West) Land Use By-law

➤ MU (Mixed Use)

- Agricultural (barn and outbuildings for fowl and livestock)



# Definitions

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**Agricultural Use**: the use of land and buildings for the production of food, water, fibre, or flora or the **breeding and handling of animals** and includes retail or market outlets for the sale of perishable agricultural goods, **but shall not include any operation which involves more than fifty (50) domestic fowl and ten (10) of any other type of livestock.**

**Intensive Agricultural Use**: the use of land and buildings in which the predominant use is for the **commercial raising of poultry**, turkeys, **or other fowl, fur bearing animals, swine**, the commercial growing of mushrooms, **a slaughter house**, a broiler plant, or land used as an animal feed lot managed to maximum production and output in a confined area.

# Proposal

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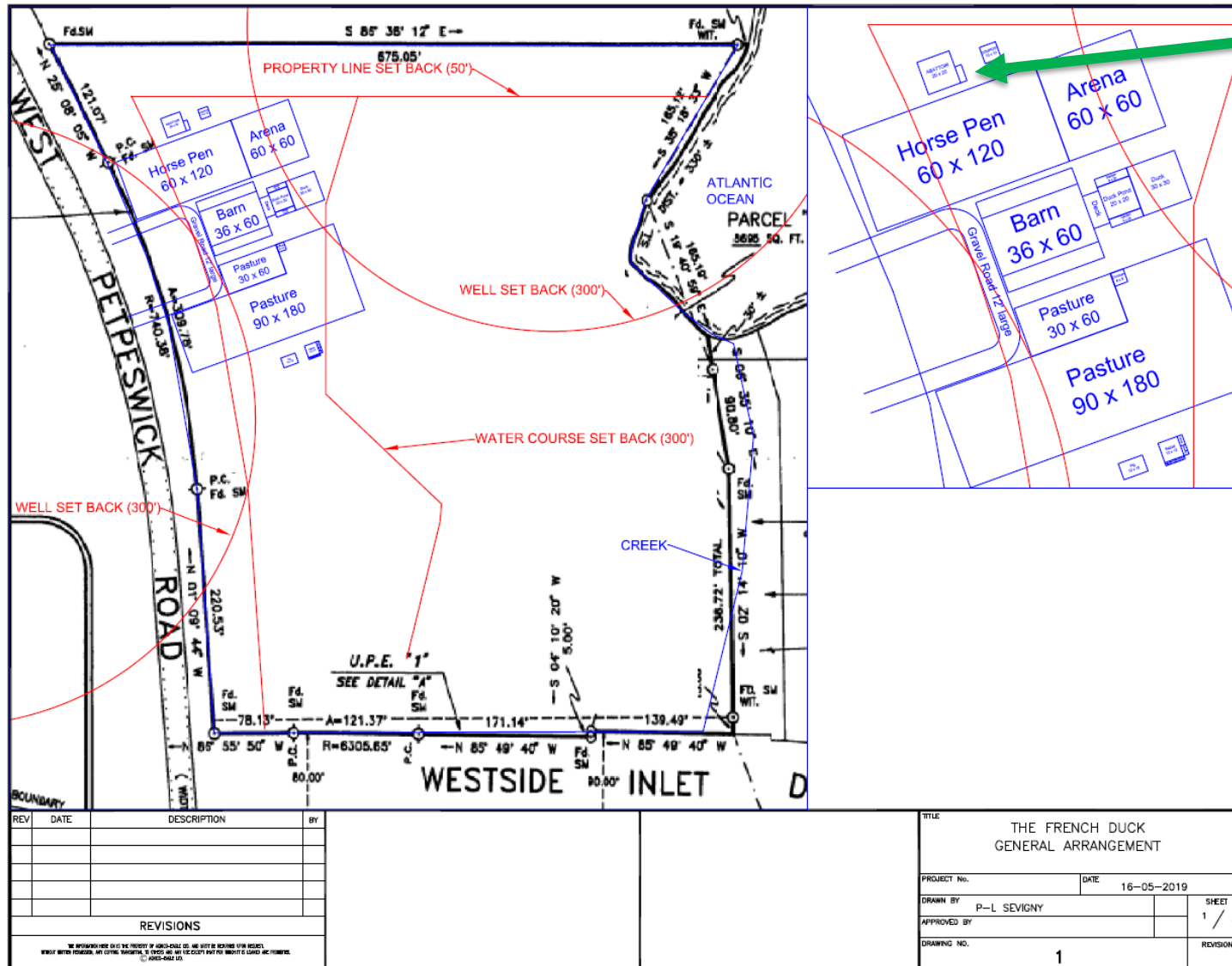
Permitted As-of-Right	Requesting
50 domestic fowl	200 domestic fowl (100 chickens and 100 ducks)
10 other livestock	55 other livestock (6 horses, 8 hogs, 4 goats, 30 rabbits)

**Also requesting:**

- To construct and operate a 24'x24' abattoir to process chickens, ducks, and rabbits



# Proposal – Site Plan

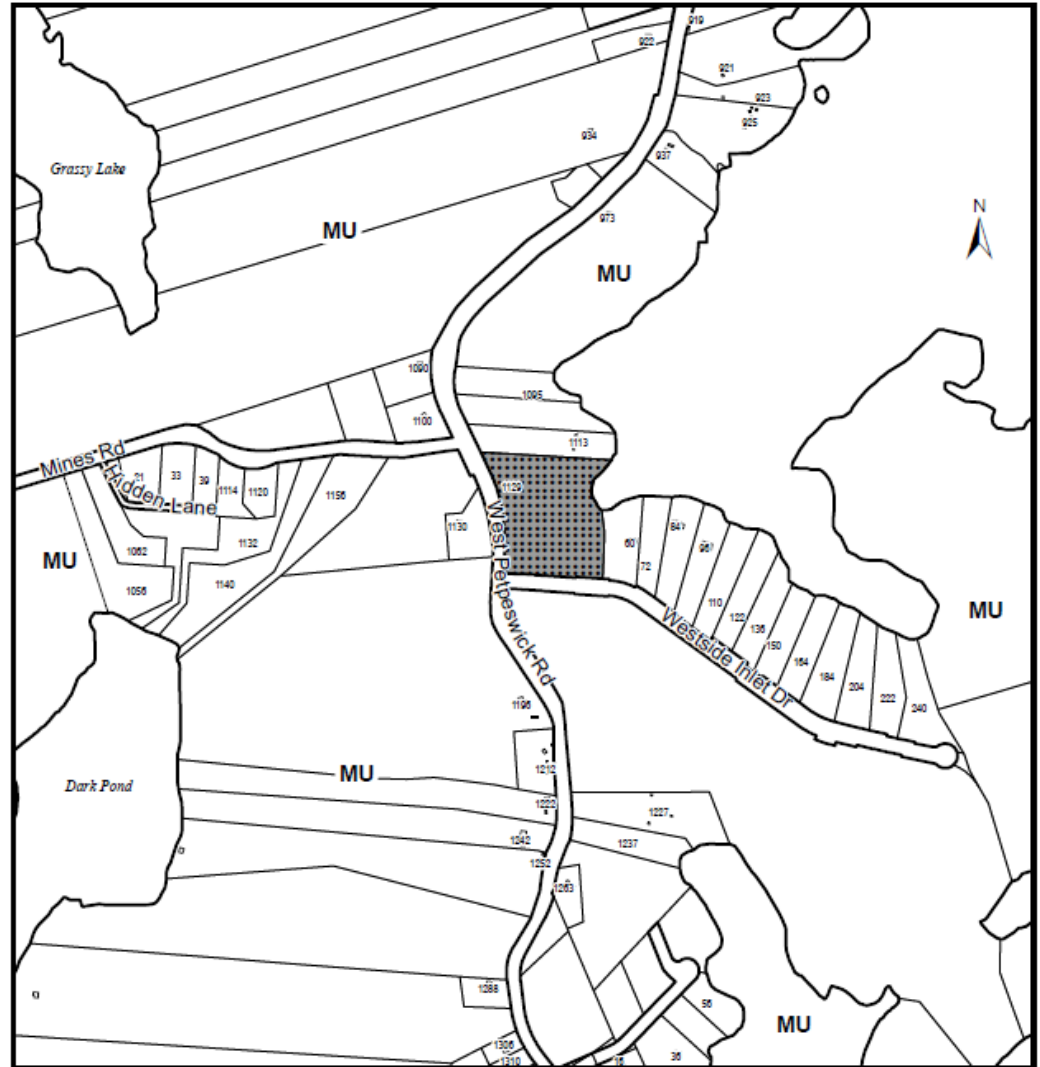


Proposed location of the abattoir

# Policy Overview

## Eastern Shore (West) Municipal Planning Strategy

- **Designation**
  - MU (Mixed Use)
- **Enabling Policy**
  - MU-17



# Policy Consideration

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**Implementation Policy IM-10:** Development of an intensive agricultural uses requires Council consider the following in rendering their decision on a Development Agreement:

- Conformity with the MPS and other municipal by-laws and regulations
- Appropriateness of development in relation to:
  - Financial capability of the Municipality to absorb costs
  - Adequacy of on-site sewage and water services
  - Adequacy of road networks
- Controls are placed on:
  - Type of use
  - Height, bulk, and lot coverage of buildings
  - Traffic generation, access and egress, parking
  - Open storage & signs
- Suitability of the site in terms of the natural environment
- Any other relevant matter of planning concern

# What is a Development Agreement?

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- A development agreement enables construction of a project under local planning policy
- A binding legal contract that clearly establishes standards on matters such as site plan, architecture, landscaping, and infrastructure
- Can be approved by Community Council provided that any development complies with local planning policy

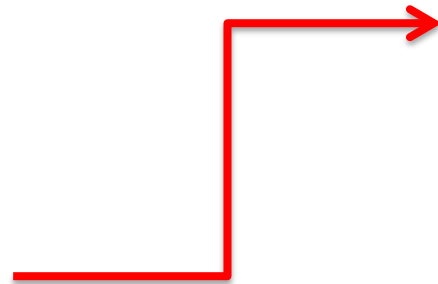
# Regulations & Guidelines

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- **Regulations for access and egress to a lot** – NS Department of Transportation and Infrastructure Renewal
- **Regulations for abattoirs** – NS Department of Environment
- **Guidelines for manure management** – NS Department of Agriculture
- **Permits to construct buildings, compliance with a development agreement** – HRM

# Planning Application Process

**We Are Here**



Application Submitted

HRM Internal Circulation &  
Review

**Public Information Meeting**

Plan Revisions &  
Refinement

Staff Report with Policy  
Review & Recommendation

Community Council  
Hearing & Decision

14 Day Appeal Period



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# HALIFAX

## **Presentation by Applicant**

Bianca and Pierre-Luc Sevigny

# Public Input Session

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- One speaker at a time
- Speakers are asked to please use the microphone (***comments voiced without using the microphone are not guarantee to be captured***)
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Comments are recorded & provided in a summary format

# HALIFAX

## Thank You For Your Participation

We are looking to improve the way we  
communicate with community members

Please complete a survey before you go

### HALIFAX

**Meaghan Maund**

*Planner II*

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