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HALIFAX REGIONAL MUNICIPALITY NOTICE OF PLANNING APPLICATION

HAMMONDS PLAINS

Planning staff have received the following application and wish to hear your opinions on this matter:

PLANNING CASE 23061

Application by Tier Too Properties Ltd., to enter into a development agreement to allow an outdoor dog run area as part of an indoor Dog Day Care Facility near the corner of Glen Arbour Way and the Hammonds Plain Road. The indoor portion of the facility is currently permitted (property is zoned C-3 Highway Commercial), however the outdoor portion is only permitted through a Development Agreement process.

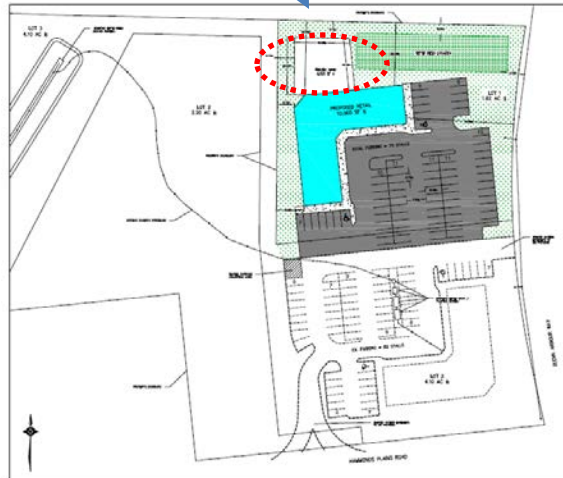
Planning staff would like to invite you, and anyone else who may be interested, to provide feedback and express any comments you may have about this planning application. Further details regarding this proposal may be found at www.halifax.ca/planning (scroll down to Case 23061).

Please provide your feedback by **October 30, 2020**. Comments may be emailed to the planner processing the application, Maria Jacobs, at jacobsm@halifax.ca.

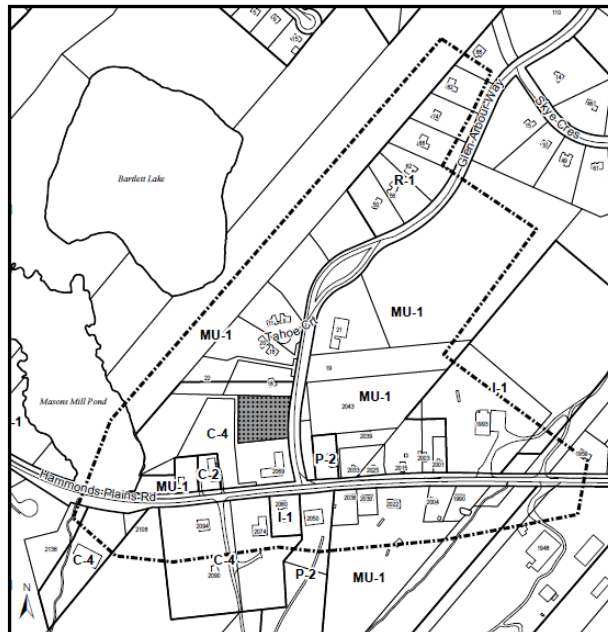
What is a development agreement?

A development agreement is a contract between a property owner and the municipality (Halifax Regional Municipality). It is a legal instrument that is binding on both the property owner and the municipality, and may address permitted uses, landscaping, building design and placement, and technical requirements dealing with central services (water and sanitary). These applications are evaluated against the intent of the applicable municipal planning strategy policies.

Location of outdoor dog run



Site Plan: Location of outdoor dog run



Property location and surrounding zoning

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.

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