



Development Agreement

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**Proposed Land:
1129 West Petpeswick Road
Musquodoboit Harbour, NS B0J2L0
PID: 41032590**

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Table of Contents

Project/Design Rationale	3
Detailed Site [REDACTED] Plans.....	5
Latest Survey Plan.....	Error! Bookmark not defined.
[REDACTED]	
On-site Sewage Disposal System	6

Annexes

Annex A – Site Plan

Annex B – Onsite Disposal System – ABLE Engineering

Annex C – Findings Report from the On-Farm Environmental Review 2019

Annex D – Latest Site Survey

Annex E – Notification Receipt – On-site Sewage

Project/Design Rationale

The farm will be located in Musquodoboit Harbour on 7.58 acres of land, PID#41032590.

[REDACTED]

[REDACTED] We have an approved development plan for the barn and several animal enclosures. Currently, the zoning is MU, or mixed zone which allows for agricultural use but not intensive agricultural use. Agricultural use is defined as “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”. We wish to raise the number of domestic fowl allowed to 200 and other type of livestock to 55 (18 larger animals and the rest small animals). Specifically, we intend to raise a maximum of 100 ducks, 100 chickens, board 6 horses, raise 8 hogs, raise 4 goats and raise 30 rabbits. In the future, we would like to potentially have rescue farm animals and raise several sheep. Additionally, we wish to construct a small(24ftx24ft), provincially inspected abattoir to process our poultry and rabbits. These uses technically fall under intensive agriculture yet the numbers proposed are nowhere near those used on industrial scales.

We completed an NS Environmental Farm Plan with an NS Federation of Agriculture advisor on 16 May 2019. We discussed our plans and the potential impacts. The advisor put together a report that summarizes the impacts of our planned operation and practices to reduce environmental impacts. This report is outlined in Annex C. We are requesting larger numbers of livestock for future growth and to avoid a future development agreement amendment. It is our intention to conduct an environmental farm plan every 2 years to ensure our operation has a minimal environmental risk. Manure was the largest potential risk and we concluded the best risk management technique for manure is on-site composting. We will be designating a small area on the farm to compost animal wastes. This area is outlined in the site plan (Annex A). The report also discusses minimum suggested separations. The placement of the composting site respects all these minimum separations apart from the distance to a property line. It will be 70ft from the edge of [REDACTED] 1113 West Petpeswick Road [REDACTED] instead of 165ft.

[REDACTED]

[REDACTED]

We have informed our neighbors of our project and they have all expressed full support. We have also informed the community by sharing our social media page on the neighborhood page, word-of-mouth and by participating in the local summer parade. The community so far has only expressed support and excitement of a local farm as there are no other farms in the community. We are continuously informing the community of our development.

The request for an abattoir is largely due to the fact that there are no other processing facilities in the area. Our intention is to construct a small facility, specifically 24ftx24ft, to process poultry and rabbits. The abattoir is being designed with the help of the NS Department of Environment as it will need to follow provincial regulations in order to be licensed. We intend to have a maximum of 3 processing days a month; 1 day for chickens, 1 for ducks and 1 for rabbit. The septic has been designed to process these wastes and the design can be found in Annex B. It has a maximum capacity of processing 150 poultry per day, twice a month. Going over these numbers can cause the system to overflow. Rabbits do not require significant amounts of water and the septic design does not significantly limit rabbit processing. The abattoir is being designed similar to, but smaller, than another facility in Bridgewater. Their facility has no smell and no outward appearance of being a processing facility. The animals are brought in away from public eyes and brought out fully packaged. Our facility will follow similar practices. We want to process our own products (with the exception of hogs) in an ethical manner and under our supervision to follow our company values. On processing days, we will be a maximum of 6 personnel, including the provincial inspector. There is enough parking space for all of these personnel.

Detailed Site & Floor Plans

The overall site plan can be seen in Annex A. This plan includes the set-backs required by the Eastern Shore Land Use By-Laws. The parking area will be a gravel pad right off the main road and will accommodate approximately 20 vehicles. [REDACTED]

[REDACTED] The area which was cleared for the farm totals approximately 1.5 acres. This area was mainly composed of small shrubs and small newly established trees as it was previously excavated to build the neighboring Westside Inlet road. There will be trails built throughout the woodlands that will be open to the public (accessible through Westside Inlet road) and to the horse boarders. Several of our livestock will also be housed in the woodlands. These include hogs, rabbits and the chickens will be allowed to free range in the woods. All the animal enclosures respect the minimum separations to waterways. The u-shaped road will be constructed with gravel and the pastures will be seeded with grass and fenced.

The building plans for the barn has already been approved. The only additional building will be the abattoir. It will be built on a concrete slab and the dimensions will be: 24ft wide, 24ft length and a maximum of 12ft in height. The [REDACTED] interior layout will likely be changed as we work with the Department of Environment to meet provincial requirements.

On-site Sewage Disposal System

The sewage disposal system was designed by ABLE engineering (Annex B) and approved by the Province of Nova Scotia on 22 July 2019 (Annex E).