

HALIFAX REGIONAL MUNICIPALITY
Resident Feedback of Planning Application # 23061:
A Development Agreement for an Outdoor Dog Run Area
In the Hammonds Plain, Beaver Bank, Upper Sackville Planning District
Located at Lot 1 Glen Arbour Way, off Hammonds Plains Road

The feedback notice time frame to residents was between **September 26 to October 30, 2020**. Comments could be emailed to the planner processing the application, Maria Jacobs, at jacobsm@halifax.ca. The following questions were asked in the notice to residents:

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.

As of October 28, 2020:

- 5 residents responded
 - 1 - question of clarification;
 - 3 - opposed, and
 - 1 - supporting the proposal.

SUMMARY of ISSUES:

- Buffer is insufficient
- Already enough Dog Day cares in community
- Why does this facility need an outdoor back yard when local vet does not have one
- Property value in area will decrease
- Provides a good service for the residents

Below is a compilation and summary of the 5 public comments and concerns received regarding impacts the proposed development may have on the existing neighbourhood.

Buffer:

- 1) Other local dog daycares (such as The Dog Company at 94 Pockwock Road) is required to have a minimum of 60ft of tree frontage in front of their property in order to maintain an adequate noise level, the proposed 20ft of tree frontage will not be adequate even with the 8ft solid fencing also mentioned in the proposal
- 2) The 20ft of trees to create a buffer for sound to the neighbouring properties is a third of what is required for The Dog Company on Pockwock Road. The Dog Company needs to have 60ft of trees and this has been the case since 2010.

- 3) The 8 foot fence will not reduce the sound like they are proposing. Dogs bark, and the sound will go above the fence. They are minimizing how much the dogs will affect the neighbouring businesses and properties.
- 4) I'm a dog owner, but having barking dogs within a few metres of residential properties in Glen Arbour is inappropriate and will lower values of these home (some of these homes are very close to the area proposed).

Impact on businesses:

- 5) Is this complex proposed to be built on the left hand side? If so what happens to the ball field and tennis courts already there? Do we get an opportunity as residents to vote of this?
- 6) This idea is great. We support the outdoor portion for the doggies.
- 7) The area already has 5 local dog daycares and multiple pet sitters/walkers. As a resident, I would like to see more diversity being added to the community instead. This also means more strain on the multiple families that work and reside in the community who are trying to create jobs and support the community. Why would you want to add strain to that?
- 8) The local area is already has 5 local dog daycares. Supporting local is a huge part of our Hammonds Plains community and adding another dog daycare will add additional strain to an already competitive market for local business owners to maintain. I believe that plaza space could be better used for a different type of business to add diversity to our growing local community.
- 9) By approving this proposal, not only are you adding additional strain to local families who are supported by these 5 other dog daycares, you would be flooding a market potentially causing an overflow that the other businesses may not be able to recover from.
- 10) Hammonds Plains Veterinary Hospital doesn't have an outdoor area. The business providing health care to our animals can't have an outdoor run, but someone wanting to create an even more saturated market can have one?
- 11) There is plenty of vacant land in the area that would not intrude on the privacy of residents. I am sure this location is more desirable for the potential owner due to it being at the Exit of Glen Arbour, but that's not a good reason to allow it.
- 12) There seems to be no plan for the future of the community. Anything goes. Casino? No problem. Diner? Go ahead. Drive through smoke shop, go ahead. In a few years it will look like Sackville drive. The lack of planning and a focus on development at any cost. No city water, no septic, billed for water run off when our ditches haven't been maintained since I have been here (20 years).