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## MEMORANDUM

TO: Chair and Members of North West Planning Advisory Committee  
FROM: David Lane, Planner III, Planning & Development  
DATE: April 24, 2017

**SUBJECT: Case 20907 - Application by Bowlin Farms Doggie Adventures, to amend the Sackville Land Use By-law to allow pet care facilities as a permitted use in the Rural Residential (R-6) Zone**

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### Location

Bowlin Farms Doggie Adventures is an existing doggie daycare located at 96 Walker Service Road, Sackville.

The surrounding area is comprised of resource, agricultural and residential uses including:

- farmland to the south;
- farmland to the west;
- single unit dwelling to the east; and
- Highway 101 right-of-way to the north.

### Designation and Zoning

The subject property is:

- Designated Rural Residential (RR) in the Sackville Municipal Planning Strategy (Map 1); and
- Zoned Rural Residential R-6 in the Sackville Land Use By-law (Map 2).

The Rural Residential R-6 Zone features the largest residential minimum lot size (20,000 sq. ft. (½ an acre)) in the Sackville Community Plan and is typically found on the periphery of the serviced neighbourhoods. The R-6 Zone has a semi-rural character, features a wide range of land uses, including agricultural and forestry operations, and reflects the existing residential environment by permitting a mix of single unit residential and resource uses, while acknowledging the need to accommodate other forms of residential development and compatible local commercial uses.

The Sackville Land Use By-law defines Kennels for dog breeding purposes, but does not define the temporary boarding of animals. The existing doggie daycare is not a permitted use.

### Proposed Land Use By-law Amendments

Land Use By-law amendments to enable Pet Care Facilities have been approved by Council in other Plan areas including the Districts 14 & 17 (Shubenacadie Lakes) (Aug. 9/09) and Lawrencetown (May 19/10)

Community Plans. For this application, Staff is proposing similar Land Use By-law amendments for the Sackville Plan, limited to the R-6 Zone only.

Include a definition of “Pet Care Facilities” in the Land Use By-law and provide for such facilities as a permitted use in the R-6 Zone.

To limit potential pet care facilities to properties that can accommodate the use with minimal impact to neighbours, Staff are proposing the following requirements in the R-6 Zone to regulate pet care facilities:

- minimum lot size area of 3 acres
- minimum lot frontage on a public road of 100 feet
- minimum setbacks from property boundaries, neighbouring dwellings and water courses
- maximum of 1,000 square feet of gross floor area
- maximum of 12 animals cared for/boarded at a time

### **Community Engagement**

When beginning a planning process, Staff propose a public participation program that will provide for community engagement that involves information sharing and soliciting public feedback that is an efficient use of all parties (public, staff and Council) time and resources. With the agreement of the Sackville Plan Area Councillors (Craig, Blackburn, and Streach), Staff have initiated the following engagement program:

- mailout (week of April 10, 2017) to surrounding area property owners within 500 metres
- published notification advertisement in the Apr. 8/17 edition of the Chronicle-Herald newspaper
- webpage details (posted March 30, 2017)

Staff are in receipt of two submissions (phone call & email (attached)) in support of the application and proposed amendments. No negative feedback has been received to date.

### **Amendment Process**

Community Council has the legislative authority for Land Use By-law amendments. In addition to the above community engagement, should North West Community Council give first reading to the amendments, a public hearing will be scheduled and a second round of notifications as detailed above will be undertaken. The public hearing will provide any interested party the opportunity to address North West Community Council.

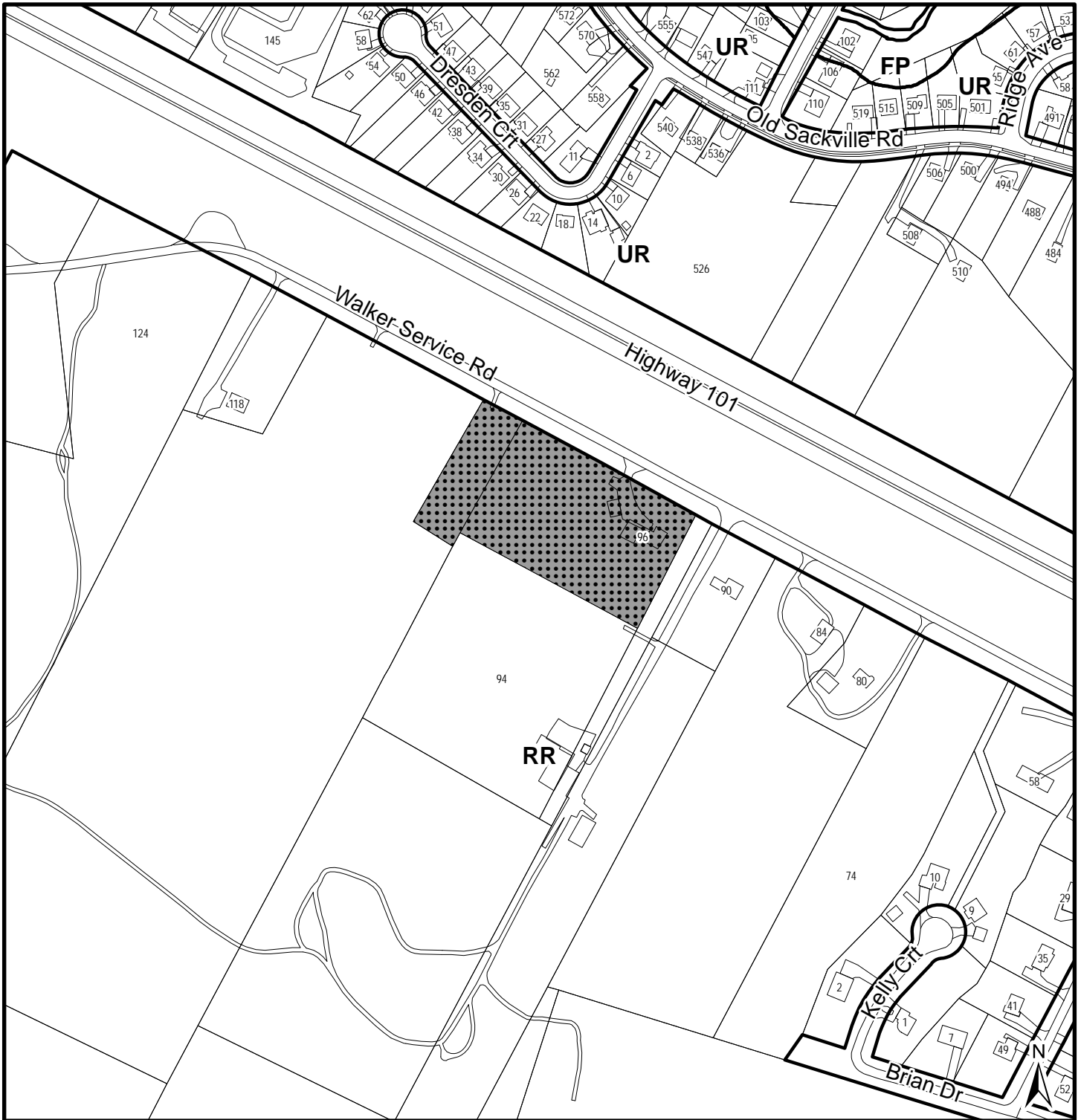
### **Committee Request**

Pursuant to the Committee’s Terms of Reference, feedback is requested relative to the proposed amendments. The recommendation will be included in the staff report to North West Community Council. Specific items that the Committee may wish to address include the following:

- the merit of the proposed amendments to the Land Use By-law to enable Pet Care Facilities; and
- proposed R-6 Zone requirements (minimums and maximums) for Pet Care Facilities.

### **Attachments**

Map 1	Generalized Future Land Use
Map 2	Zoning
Attachment A	Community Engagement Submission



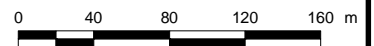
**Map 1: Generalized Future Land Use**

PID 40259731 & 40070518  
 96 Walker Service Road  
 Sackville

 Subject Site

**Designation**  
 UR Urban Residential  
 RR Rural Residential  
 FP Flood Plain

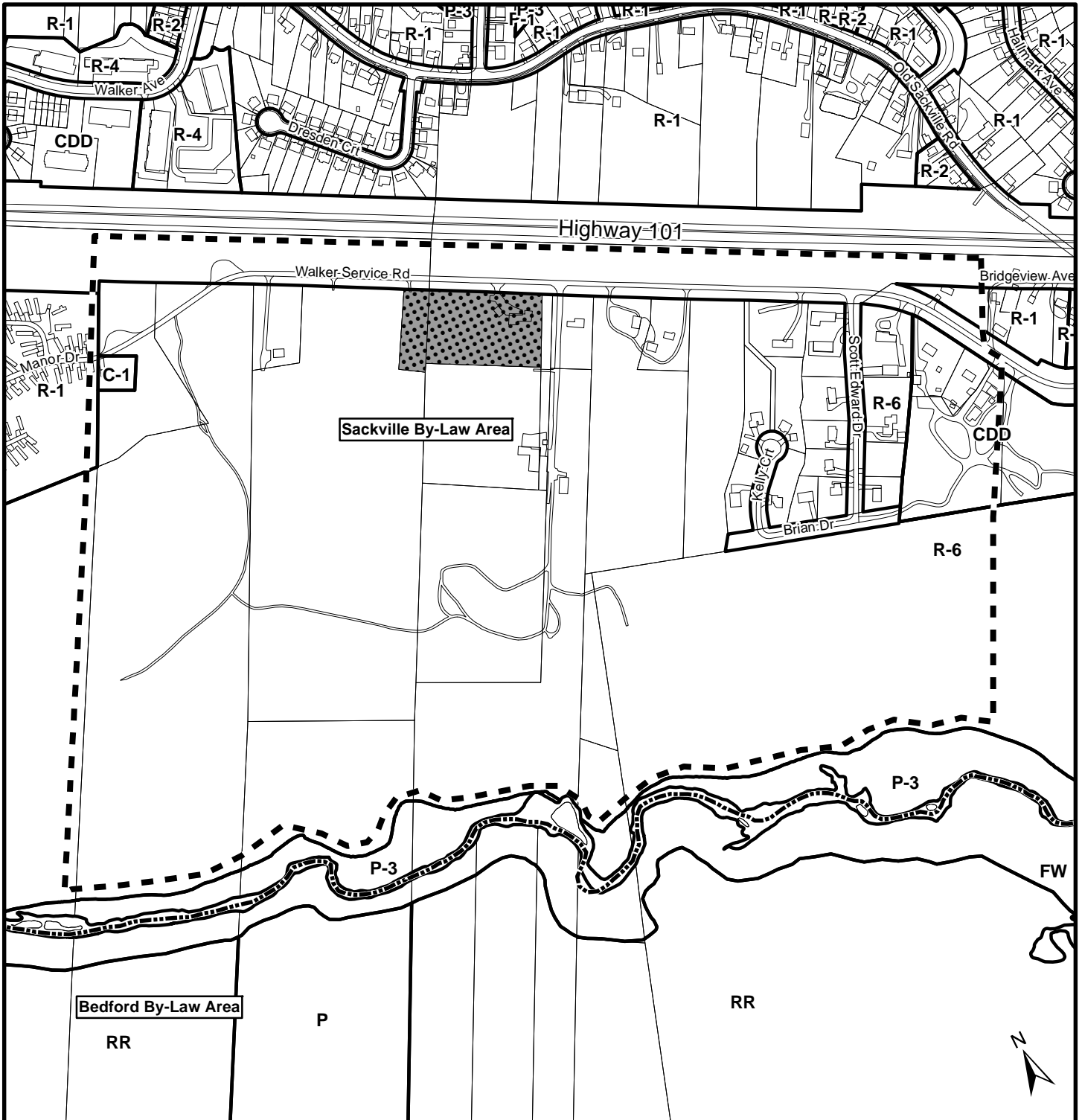
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This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.




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

Sackville Plan Area



## Map 2: Zoning & Notification

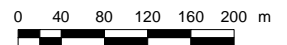
PID 40259731 & 40070518  
 96 Walker Service Road  
 Sackville

-  Subject Site
-  Area of Notification
-  By-Law Area

Sackville Land Use  
 By-Law Area

Zone Sackville By-Law Area		Zone Bedford By-Law Area	
R-1	Single Unit Dwelling	RR	Residential Reserve
R-2	Two Unit Dwelling	FW	Floodway
R-4	Multiple Unit Dwelling	P	Park
R-6	Rural Residential		
C-1	Local Business		
CDD	Comprehensive Development District		
P-1	Open Space		
P-3	Floodplain		

**HALIFAX**



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

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

**Attachment A Community Engagement Submission**

**Lane, David (Planning & Infrastructure)**

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**From:** Bill Sproul [REDACTED]  
**Sent:** April-15-17 11:48 AM  
**To:** Lane, David (Planning & Infrastructure)  
**Subject:** Case 20907 Bowlin Farms Doggie Adventures

Mr Lane,  
I received a card in the mail regarding case 20907.

I support the application by Bowlin Farms Doggie Adventures to enable pet care facilities on 96 walker service road. This will have no impact on my property [REDACTED] or anyone in the trailer park, which is quite a distance away from the business. The business is located away from residences, and constant highway noise from the 101 is far greater than the odd dog bark. This business would not have a detrimental impact on traffic on the walker service road as most traffic is transiting to and from the trailer park, in a 50 km zone. Furthermore, the addition of this business will provide a much needed pet care service for people in this area.

Thank you  
Carolyn Ranson  
[REDACTED]  
Sackville