

PROPOSAL INFORMATION SHEET

Applicant: Maple Ridge Stables (Shonda-Lyn Burt and Trevor Kramer)

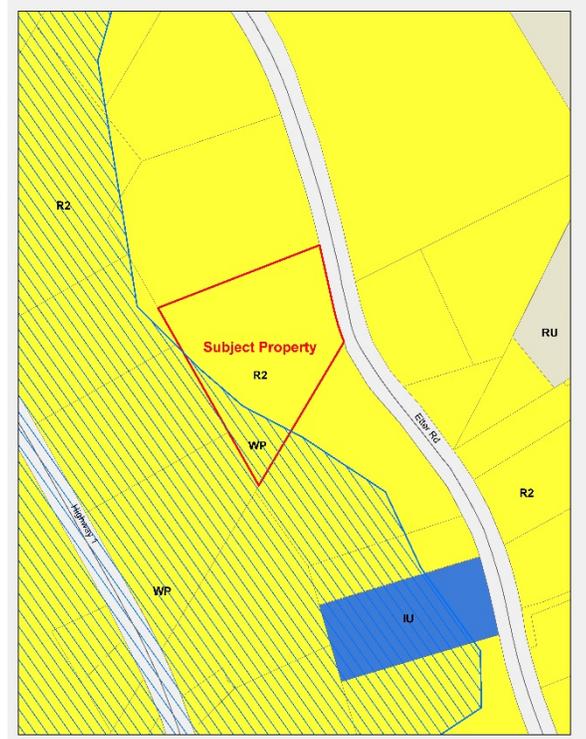
Request: Text amendments are proposed to the Municipal Planning Strategy and Land Use Bylaw that would enable Council to consider entering into a development agreement with an applicant to permit horse stables, boarding and training facilities in the Established Residential Neighbourhood (R1) and Two Dwelling Unit Residential (R2) Zones, where there are no Municipal water or wastewater services available.

Proposal: The purpose of this application is to allow for horse stables, boarding, and training facilities for lands located at 224 Etter Road, Mount Uniacke.

Details: The subject property is shown on the map to the right and is located at 224 Etter Road, Mount Uniacke, PID (45232378). The total area of the subject property is approximately 1.3 hectares.

According to satellite images, it appears that the land has been used for agricultural purposes (possibly horses) for at least 17 years. It has been zoned for residential purposes at minimum for 20 years. A satellite image from Google on the following page, shows the stable lands. Residential property owners are permitted to keep ungulates for personal use. In accordance with the Land Use Bylaw provisions, the minimum lot size for the first animal is 4,000 m² and an additional 2,000 m² is required for each additional animal.

As part of the Maple Ridge Stables application, the applicant is proposing 10 horses for the boarding and training facility. If the proposed Municipal Planning Strategy and Land Use Bylaw amendments are approved, the applicant would have to demonstrate through evidence, such as a statement from a qualified professional (e.g. agrologist), that the horse stables, boarding and training facility could accommodate the proposed number of horses.



Community:
Mount Uniacke

Current Generalized Future Land Use Designation:
Established Residential Neighbourhood (ER) Designation

Current Zone:
Two Dwelling Unit Residential (R2) Zone

For further information, please contact Debbie Uloth, Project Planner, duloth@easthants.ca or visit easthants.ca/planning-applications



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Below are the proposed conditions under which Council would consider entering into a development agreement with a property owner who wanted to permit horse stables, boarding and training facilities on their lands. Proposed regulations would be applicable to all lands in East Hants zoned Established Residential Neighbourhood (R1) or Two Dwelling Unit Residential (R2), where no Municipal services are available.

- a) An enclosed structure is constructed for the sheltering of the horse(s), and the structure is an accessory use on a residential lot to a dwelling unit.
- b) The enclosed structure shall have a minimum setback distance of 6 m from the rear and side yard lot lines, this distance may be varied if an existing structure is to be used.
- c) The enclosed structure shall not cover more than 50% of the required rear yard.
- d) A manure management plan shall be submitted and approved.
- e) Manure storage shall have a minimum setback distance of 30 m from all property lines and watercourses, unless the manure management plan includes contained storage and regular manure removal then a lesser setback may be considered.
- f) A minimum lot size requirement of 4,000 m² shall be required for the first single horse and an additional 2,000 m² for each additional horse. The land must be useable land and cannot include wetlands and watercourse setbacks.
- g) Notwithstanding RD19.f, the minimum lot size requirement may be decreased if it can be demonstrated through evidence such as a statement from a qualified professional (e.g. agrologist) that the horse stables, boarding and training facility can accommodate an increased number of horses.
- h) Additional ungulates shall not be permitted for personal use unless there is an additional 2,000 m² for each ungulate.

A development agreement is a legal contract between the Municipality and the property owner. It sets out the terms and conditions under which the development of lands are to take place. A development agreement runs with the land even if the property owner changes.

Satellite Image of 224 Etter Road, Mount Uniacke

