



**Subject:** *Maple Ridge Stables Proposed MPS & LUB Text Amendments and Development Agreement Application*  
**To:** CAO for Planning Advisory Committee, March 9, 2021  
**Date Prepared:** March 3, 2021  
**Related Motions:** PAC20(66) and C20(378)  
**Prepared by:** Debbie Uloth, Project Planner  
**Approved by:** John Woodford, Director of Planning and Development

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### Summary

The Municipality has received an application from Maple Ridge Stables (Shonda-Lyn Burt and Trevor Kramer) to amend the Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB). Text amendments are proposed to the MPS and LUB that would enable Council to consider entering into a development agreement with the 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. The text amendments would be applicable to all R1 and R2 zoned properties outside of the serviced areas. Maple Ridge Stables is requesting that Council consider entering into a development agreement for the horse stables, boarding and training facility on lands located at 224 Etter Road, Mount Uniacke (PID 45232378), contingent on the MPS and LUB text amendments being approved.

A public information meeting for the application was held on February 10, 2021. Notes from the meeting have been attached to staff's report.

### Financial Impact Statement

There is no immediate financial impact from the recommendations in this report. A financial impact analysis will be completed as part of the review for this application.

### Recommendation

That first reading be given to the MPS and LUB text amendments and initial consideration be given to entering into a development agreement, and that staff be authorized to schedule a public hearing.

### Recommended Motion

*Planning Advisory Committee recommend that Council:*

- *give first reading to text amendments to the MPS and LUB to enable horse stables, boarding and training facilities to be considered by development agreement on lands zoned Established Residential Neighbourhood (R1) and Two Dwelling Unit Residential (R2), where there are no Municipal water or wastewater services available; and*
- *give initial consideration to entering into a development agreement with Maple Ridge Stables (Shonda-Lyn Burt and Trevor Kramer) to enable horse stables, boarding and training facilities on lands located at 224 Etter Road, Mount Uniacke; and*
- *enable a public hearing and authorize staff to schedule a public hearing.*

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## Background

Planning staff received an application from Maple Ridge Stables (Shonda-Lyn Burt and Trevor Kramer) in November for a horse boarding and training facility to be located at 224 Etter Road, Mount Uniacke. Text amendments are proposed to the MPS and LUB that would enable Council to consider entering into a development agreement with the 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.

The applicant had previously applied in August 2020 to amend the Generalized Future Land Use Map and the Land Use Bylaw Map to change the land use designation and zone of 224 Etter Road, Mount Uniacke to Rural Use (RU), which would have enabled the property to be used for agriculture related uses, including but not limited to horse stables, boarding, and training facilities. Council refused the application at their September 2020 meeting.

According to Property Online, Shonda-Lyn Burt and Trevor Kramer, the owners of Maple Ridge Stables, purchased the lands in the fall of 2019 and started operating the business. The land had been used for horses in the past and the new owners were not aware that horse stables, boarding, and training facilities are not permitted in the Two Dwelling Unit Residential (R2) Zone. 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. Residential property owners are permitted to keep ungulates for personal use in accordance with the requirements of the Land Use Bylaw.

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## Subject Site

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.

The subject property is designated Established Residential Neighbourhood (ER) Designation and zoned Two Dwelling Unit Residential (R2) Zone. There is a small portion of the property that is zoned Water Protection Overlay (WP) Zone. Adjacent property uses include Two Dwelling Unit Residential (R2) Zone uses and an Institutional Use (IU) Zone property (Uniacke Baptist Church) approximately 190 m from the subject lands. There is another stable, Equine Estates, located on lands zoned Rural Use (RU) Zone within approximately 235 m of the subject lands, also located along Etter Road.



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## Development 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. A satellite image from Google shows the stable lands. According to Property Online the owner of Maple Ridge Stables purchased the lands in the fall of 2019 and started operating the business. Residential property owners are permitted to keep ungulates for personal use. In accordance with the LUB provisions the minimum lot size for the first animal is 4,000 m<sup>2</sup> and an additional 2,000 m<sup>2</sup> is required for each additional animal. Therefore, based on the property size, the property owner would be permitted to own five (5) horses for personal use. As part of the Maple Ridge Stables application, the applicant would like to board 10 horses.



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## Draft Amendments

Text amendments to the MPS and LUB have been drafted below. The draft amendments propose that the number of horses permitted by a horse stable or boarding facility in the R1 or R2 zone would be the same as the number of horses permitted by the current provisions that permits property owners to own horses for personal use, unless 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.

Text in green is proposed to be added to Section C6 of the MPS as Policy RD19-1, the currently Policy RD19 will be renumber to Policy RD19-2:

- RD19-1** Council shall consider horse stables, boarding and training facilities in the Established Residential Neighbourhood (R1) Zone and Two Dwelling Unit Residential (R2) Zone, where Municipal services are not available, by development agreement and subject to the general development agreement criteria as well as the following:
- 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 front, 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 prepared by an independent qualified professional.
  - 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 m<sup>2</sup> shall be required for the first single horse and an additional 2,000 m<sup>2</sup> 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 an independent 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 m<sup>2</sup> for each ungulate.

Text in green is proposed to be added to Part 6, Section 6.5 of the LUB:

#### **R1 Zone: Conditional Uses by Development Agreement**

- **Zero Lot Line Developments** subject to the requirements of the Municipal Planning Strategy for areas which do not border Grand Lake.
- **Horse Stables, Boarding and Training Facilities, where no Municipal services are available and subject to the requirements of the Municipal Planning Strategy.**

Text in green is proposed to be added to Part 6, Section 6.6 of the LUB:

#### **R2 Zone: Conditional Uses by Development Agreement**

- **Accessory buildings** in excess of the applicable zone requirements.
- **Institutional Use (IU) Zone or Open Space (OS) Zone** uses.
- **Zero Lot Line Developments** subject to the requirements of the Municipal Planning Strategy.
- **Horse Stables, Boarding and Training Facilities, where no Municipal services are available and subject to the requirements of the Municipal Planning Strategy.**

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## Options

If PAC would like Planning staff to consider alternative options for the number of horses permitted per an area of land, staff can conduct further research.

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## Policy Analysis

The Planning and Development Department will review the proposal based on the applicable policies contained in the Municipal Planning Strategy. To address potential compatibility issues with neighbouring residences, and to comply with criteria applied to consideration of this application, Staff have requested comments from Nova Scotia Agriculture, Nova Scotia Transportation and Infrastructure Renewal and Nova Scotia Environment. A detailed table of the evaluative criteria from the enabling policies and corresponding comments from staff and reviewing agencies will be attached to the final report.

Due to the nature of the proposed amendments, the changes will impact all Established Residential Neighbourhood (R1) and Two Dwelling Unit Residential (R2) Zones, where there are no Municipal water or wastewater services available. The request to enter into a development agreement is site specific for the location of Maple Ridge Stables.

There is no right of appeal for amendments to the Municipal Planning Strategy. Development agreement applications may be appealed to the Nova Scotia Utility and Review Board.

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## Citizen Engagement

Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application. A public information meeting (PIM) for the proposed amendments to the MPS and LUB was held on February 10, 2021. Due to Covid-19 restrictions, the public information meeting was held as a digital meeting. Notes from the meeting have been attached as Appendix B and a recording of the meeting is available on the East Hants YouTube channel.

Some of the questions from residents regarding the proposal included items such as how the facility would operate, questions regarding manure storage, questions around the number of proposed horses to be kept at the facility, and additional items which can be found under Appendix B. Discussion was also held on how the

amendments impact other property owners and if the MPS, LUB, and development agreement could be amended in the future.

Following first reading, a questionnaire will be mailed to residents within 500 m of the subject property asking for their input on the proposal. In addition, comments will also be requested on the proposed amendments to the MPS and LUB text amendments on the East Hants Facebook page.

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## **Conclusion**

Planning staff will continue to review the application by Maple Ridge Stables to amend the MPS and LUB to enable entering into a development agreement to permit boarding and training facilities at lands located at 224 Etter Road, Mount Uniacke. The applicant's proposal will be evaluated using all applicable policies in the Municipal Planning Strategy. Staff will make a recommendation to PAC in their final staff report.

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## **Recommendation**

That first reading be given to the MPS and LUB text amendments and initial consideration be given to entering into a development agreement, and that staff be authorized to schedule a public hearing.

Appendix A - Subject Property Photos



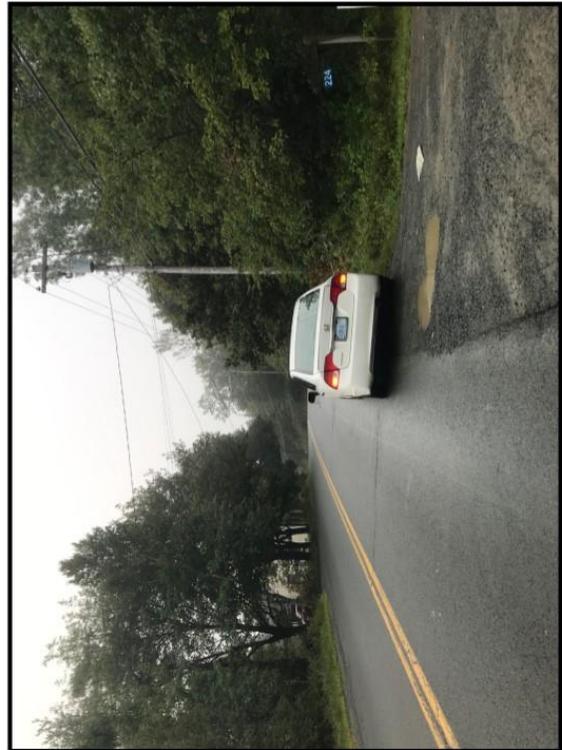
Looking north on Etter Road from the subject property .,



Looking across the street from subject property .



Subject Property .



Looking south on Etter Road from the subject property .

## Digital Public Information Meeting - Maple Ridge Stables, Mount Uniacke

(February 10, 2021)

Staff:

Ms. Rachel Gilbert, Manager of Planning  
Ms. Debbie Uloth, Project Planner  
Ms. Aurora Douthwright, Communications Coordinator  
Ms. Sheralee Mitchell-MacEwan, Assistant Municipal Clerk

Applicant:

Ms. Shonda-Lyn Burt, Maple Ridge Stables

Call to Order:

Ms. Rachel Gilbert, Manager of Planning

Presentation:

Staff Presentation: Ms. Debbie Uloth, Project Planner

Applicant:

Applicant Presentation: Ms. Shonda-Lyn Burt, Maple Ridge Stables

Public:

- What is the run-in shelter used for? Applicant explained.
- Are the total number of horses to be permitted by this application 10? Or will the application permit 10 horses for boarding and then personal horses as well? Staff explained the applicant would be limited property owner to 10 horses in total, including personal horses.
- Who would be monitoring the development agreement? Staff explained that the Development Officer regulates the development agreement and will investigate if there is a complaint about the horse stables or boarding facility.
- Where on the property would the manure be stored? Applicant explained location.
- Questions around survey pins and property boundary.
- Discussed that lessons would be taking place on evenings and weekends and indicated that applicant may hold shows for her clients.
- Staff explained the difference between MPS and LUB amendments and a development agreement and indicated how any future changes to the documents would have to be considered.
- What about parking on the road or taking horses on the road? Staff indicated that Etter Road is owned by NSTIR and they would regulate parking and horse riding along the roadway. As part of the application, staff have requested comments from NSTIR.
- Does the barn have a stall for each horse? Applicant - Yes.
- Discussed that the regulations would apply to all R1 and R2 zoned properties, with no municipality services. As proposed these property owners would have the option of applying for a development agreement to permit a horse stables, boarding, and training facilities.
- Discussed enforcement of the development agreement.
- What about runoff from snowmelt? Staff indicated that stormwater issues are a civil issue.
- Will there be additional wells drilled? Applicant - No.