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**Marine Drive, Valley and Canal Community Council
November 30, 2011**

TO: Members of Marine Drive, Valley and Canal Community Council

SUBMITTED BY: Krista Leving
for Ms. Ellinor Williams, Chair, Halifax Watershed Advisory Board

DATE: November 1, 2011

SUBJECT: **Case 17056: Application by Kim Huskison to amend the Land Use By-law for Planning Districts 14/17 (Shubenacadie Lakes) to consider larger buildings for agricultural use**

ORIGIN

Halifax Watershed Advisory Board October 19, 2011 meeting.

RECOMMENDATION

The Halifax Watershed Advisory Board recommends to Marine Drive, Valley and Community Council that with respect to Case 17056:

1. The proposed Land Use By-law Amendments, as outlined in Attachment D of the staff memorandum dated October 11, 2011, be approved with the addition of the word "solely" as follows:

"Riding Arena, Private -- Means a building used by the owners or occupants of the site on which the building is located solely for the training and exercising of their horses and is not used for commercial purposes, horse shows, rodeos or similar events to which there is a fee to participate or use the facilities."

2. The wording in the proposed Land Use By-law Amendments be changed, as presented by HRM staff, from 435,600 square feet to 50 acres.

BACKGROUND

The Halifax Watershed Advisory Board reviewed the staff memorandum dated October 11, 2011, outlining the application of Kim Huskison to amend the Land Use By-law for Planning Districts 14/17 (Subenacadie Lakes) to consider larger buildings for agricultural use during its October 19, 2011 meeting.

The October 11, 2011 staff memorandum provides additional information relating to this matter and can be found at <http://www.halifax.ca/boardscom/documents/Case17056.pdf>.

DISCUSSION

The Board discussed the following points:

- the definition of Private Riding Barn (not classified as Accessory Building)
- minimum lot size, frontage, floor area and setbacks from lots zoned R1-A or R1-B
- the role of Development Services if grade of land affected
- the definition of “Agricultural Use”

The Board would have liked to raise a number of other questions concerning storm water management, run-off from the very large roof area, the location of the well and the number of buildings permitted on the lot, but understood that these issues are not addressed through the Land Use By-Law Amendment process.

BUDGET IMPLICATIONS

The HRM costs associated with processing this planning application can be accommodated within the approved operating budget for C310.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality’s Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

The Halifax Watershed Advisory Board is an Advisory Committee to Community Council and Regional Council, and is comprised of seven volunteer citizens and two Councillors.

ALTERNATIVES

None.

ATTACHMENTS

None.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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