



Community and Recreation Services  
Planning Applications—Eastern Region  
PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

## MEMORANDUM

TO: Chair and Members of North West Planning Advisory Committee

FROM: Jennifer Chapman, Planner, Planning Applications

DATE: September 19, 2013

SUBJECT: **Case # 18710: Application by Vanessa Roop for a dog daycare and boarding facility at 3188 Sackville Drive, (PID #41197625), Upper Sackville**

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### Background

Case 18710 is a planning application requesting a development agreement for a dog daycare and boarding facility at 3188 Sackville Drive. The subject property, 3188 Sackville Drive, currently contains a single unit dwelling. The proposal is to construct a 3,000 sq ft building to be used for kenneling and related uses. The proposed building is in addition to the existing single unit dwelling located on the subject property. The proposal also includes a large fenced in area to be used as the outdoor area for the dogs. The lot is approximately 201 141 sq ft in size and contains a NS Power Easement. (see attached Survey Plan and Drawing Index)

The subject property is designated Mixed Use C (MU C) and are zoned MU-2 (Mixed Use 2) as shown on the attached mapping. A dog daycare and boarding facility is considered to be a kennel under the Beaver Bank, Upper Sackville and Hammonds Plains Land Use By-law and can be considered in accordance with Policy P-26A in the Beaver Bank, Upper Sackville, Hammonds Plains Municipal Planning Strategy (see attached).

### **Input Sought from the Committee**

Staff are requesting NWPAC review the proposed planning application for a development agreement to enable a kennel at 3188 Sackville Drive. NWPA should provide comments related to any land use compatibility concerns or requirements for the development that should be identified and such matters should be in accordance with applicable plan policies (see attached). NWPAC's recommendations will be included in the staff report to Community and Regional Council.

### **Attachments**

- Relevant policy from the Beaver Bank, Upper Sackville, Hammonds Plains Municipal Planning Strategy
- Map 1 Generalized Future Land Use
- Map 2 Zoning Map
- Application materials
  - Vanessa & Justin Roop Pooched Inc Drawing Index (six pages)
  - Proposed Business Overview
  - Survey Plan
  - Traffic Impact Statement

## **Beaver Bank, Upper Sackville, Hammonds Plains Municipal Planning Strategy**

It is expected that the demand for kennel facilities will increase along with the growing residential population within the plan area. However, the potential land use impacts associated with kennels, such as noise, traffic and the collection and storage of animal waste are most appropriately considered on a detailed and site specific manner. In order to accommodate the existing and future demand for dog care services in the plan area while minimizing the potential for associated land use impacts, proposals for kennels will be considered by development agreement.

P-26A Within the Mixed Use A, B and C Designations, it shall be the intention of Council to consider permitting kennels by development agreement in accordance with the applicable provisions of the Municipal Government Act and having regard to the following:

- (a) the subject property is not located within a residential zone;
- (b) the size and appearance of all buildings or structures related to the use are compatible with the surrounding area in terms of scale, design, materials and signage;
- (c) that limits are placed on the maximum number of dogs permitted on the property where appropriate;
- (d) that sufficient off-street parking is provided;
- (e) that all outdoor areas for dog play/socialization and waste are completely fenced and setback a minimum of 20 feet (6 metres) from any property line;
- (f) the hours of operation, including limitations on outdoor dog play/socialization;
- (g) provisions related to the collection, storage and disposal of animal waste;
- (h) the impact of the proposed development on traffic circulation and the road network;
- (i) general maintenance of the facility;

(j) the provisions of Policy P-137

P-137 In considering development agreements and amendments to the land use by law, in addition to all other criteria as set out in various policies of this Plan, Council shall have appropriate regard to the following matters:

(a) that the proposal is in conformity with the intent of this Plan and with the requirements of all other municipal by laws and regulations;

(b) that the proposal is not premature or inappropriate by reason of:

(i) the financial capability of the Municipality to absorb any costs relating to the development;

(ii) the adequacy of central or on site sewerage and water services;

(iii) the adequacy or proximity of school, recreation or other community facilities;

(iv) the adequacy of road networks leading or adjacent to or within the development; and

(v) the potential for damage to or for destruction of designated historic buildings and sites.

(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:

(i) type of use;

(ii) height, bulk and lot coverage of any proposed building;

(iii) traffic generation, access to and egress from the site, and parking;

(iv) open storage;

(v) signs; and

(vi) any other relevant matter of planning concern.

(d) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding.

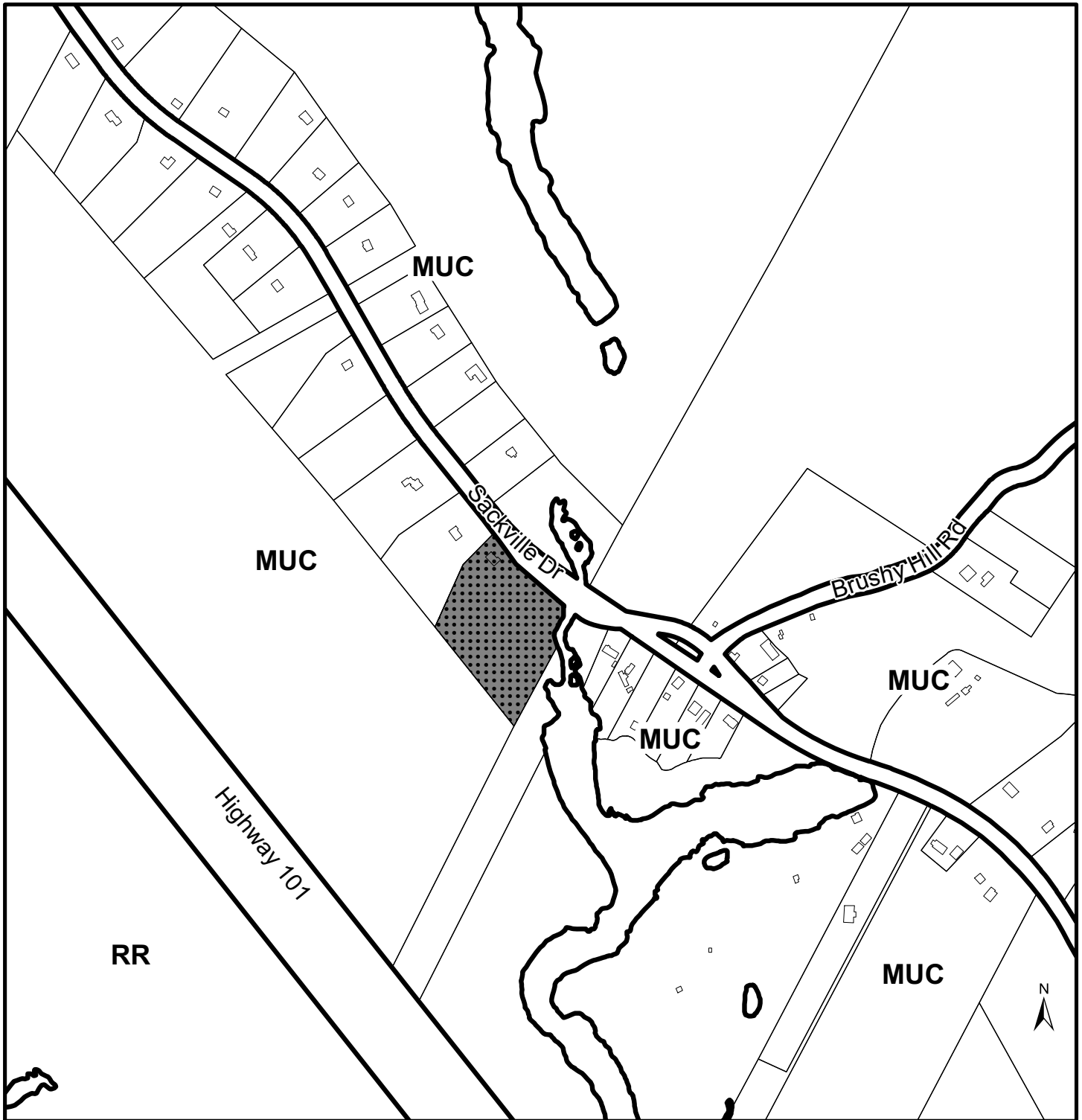
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**COMMUNITY AND RECREATION SERVICES  
DEVELOPMENT APPROVALS PLANNING APPLICATIONS**

Tel: (902) 490.3999 Fax: (902) 490-4346

E-mail: [chapmaje@halifax.ca](mailto:chapmaje@halifax.ca) Web Site: [www.halifax.ca](http://www.halifax.ca)


(e) Within any designation, where a holding zone has been established pursuant to Infrastructure Charges - Policy P-81, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the Infrastructure Charges Policies of this MPS. (RC-Jul 2/02;E-Aug 17/02)



### Map 1 - Generalized Future Land Use

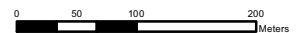
3188 Sackville Drive,  
Upper Sackville



 Subject Lands

#### Designation

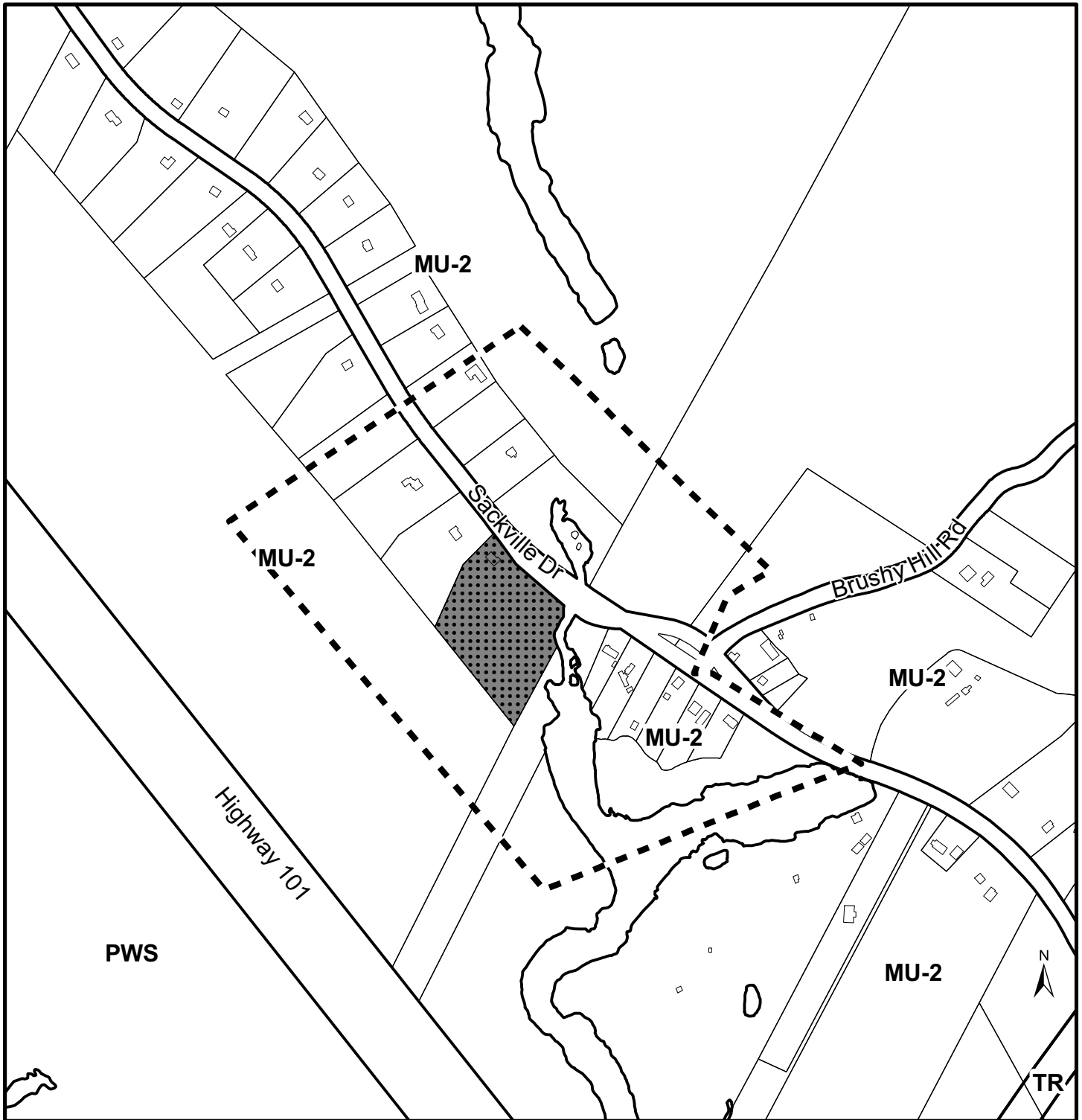
MUC Mixed Use C  
RR Rural Resource



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

HRM does not guarantee the accuracy of any representation on this plan.



Planning Districts 15, 18, & 19



### Map 2 - Zoning and Notification

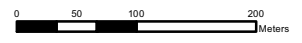
3188 Sackville Drive,  
Upper Sackville



-  Subject Lands
-  Area of Notification

#### Zone

- MU-2 Mixed Use 2
- PWS Protected Water Supply
- TR Transportation Reserve



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

HRM does not guarantee the accuracy of any representation on this plan.

Planning Districts 15, 18, & 19

Vanessa & Justin Roop

POOCHED INC.

3188 SACKVILLE DRIVE, UPPER  
SACKVILLE, N.S.

JUNE 2013



DRAWING INDEX

	COVER SHEET
E01	EXISTING SITE LAYOUT
P01	PROPOSED SITE LOCATION
P02	PROPOSED SITE LAYOUT
P03	PROPOSED MAIN FLOOR PLAN
P04	PROPOSED UPPER FLOOR PLAN

**360 CAD SERVICES INC.**

5992 SPRING GARDEN ROAD, HALIFAX, NS  
TEL: (902) 346-3600



360 CAD SERVICES INC.

*"Where Imagination and Reality Collide"*

REV: 0	STATUS: DEVELOPMENT AGREEMENT
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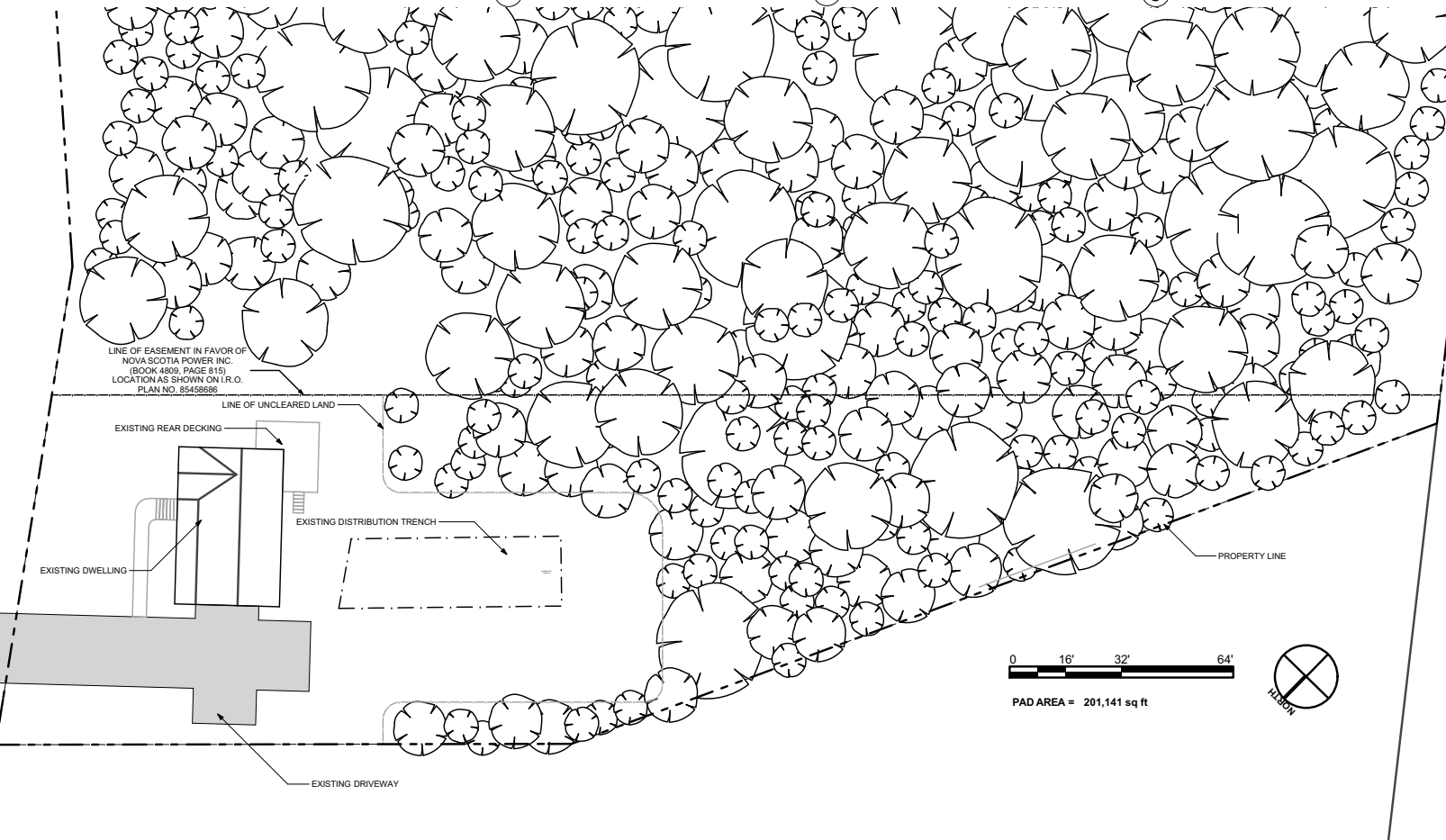


**SITE DATA**

P.I.D.: 41197625  
 ZONING: MU-2  
 SITE AREA: 201,141 SQ.FT.  
 BUILDING USE: C-4 BUSINESS  
 OCCUPANCY GROUP: INDOOR KENNELS  
 CONSTRUCTION TYPE: TIMBER FRAME CONST.  
 EXISTING HOUSE FOOTPRINT: 1350 SQ.FT.  
 BUILDINGS FOOTPRINT / LOT AREA RATIO: 1350SQ.FT./201,141 SQ.FT.=0.67%  
 EXISTING PARKING AREA: 662 SQ.FT.



① VIEW OF NORTH CORNER      ② VIEW OF NORTH EAST FRONT      ③ VIEW OF EAST CORNER



**1** EXISTING SITE LAYOUT  
 SCALE: 1/32" = 1'-0"



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**NOTES:**

**DRAWING DEVELOPMENT STATUS: AGREEMENT**

**DRAWING TITLE:**  
 EXISTING SITE LAYOUT

**PROJECT TITLE:**  
 POOCHED INC.  
 3188 SACKVILLE DRIVE,  
 UPPER SACKVILLE, N.S.

**CLIENT:** Vanessa & Justin Roop

**SCALE:** AS SHOWN

**DATE:** 02/07/2013      **REV:** 0

**DRAWN BY:** AOC      **CHECKED BY:** DC

**PROJECT NUMBER:** 13-0957

**DRAWING NO.**  
**E01**



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*"Where imagination and Reality Collide"*

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**NOTES:**

**DRAWING DEVELOPMENT STATUS: AGREEMENT**

**DRAWING TITLE:**  
 PROPOSED SITE LOCATION

**PROJECT TITLE:**  
 POOCHED INC.  
 3188 SACKVILLE DRIVE,  
 UPPER SACKVILLE, N.S.

**CLIENT:** Vanessa & Justin Roop

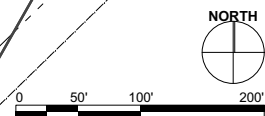
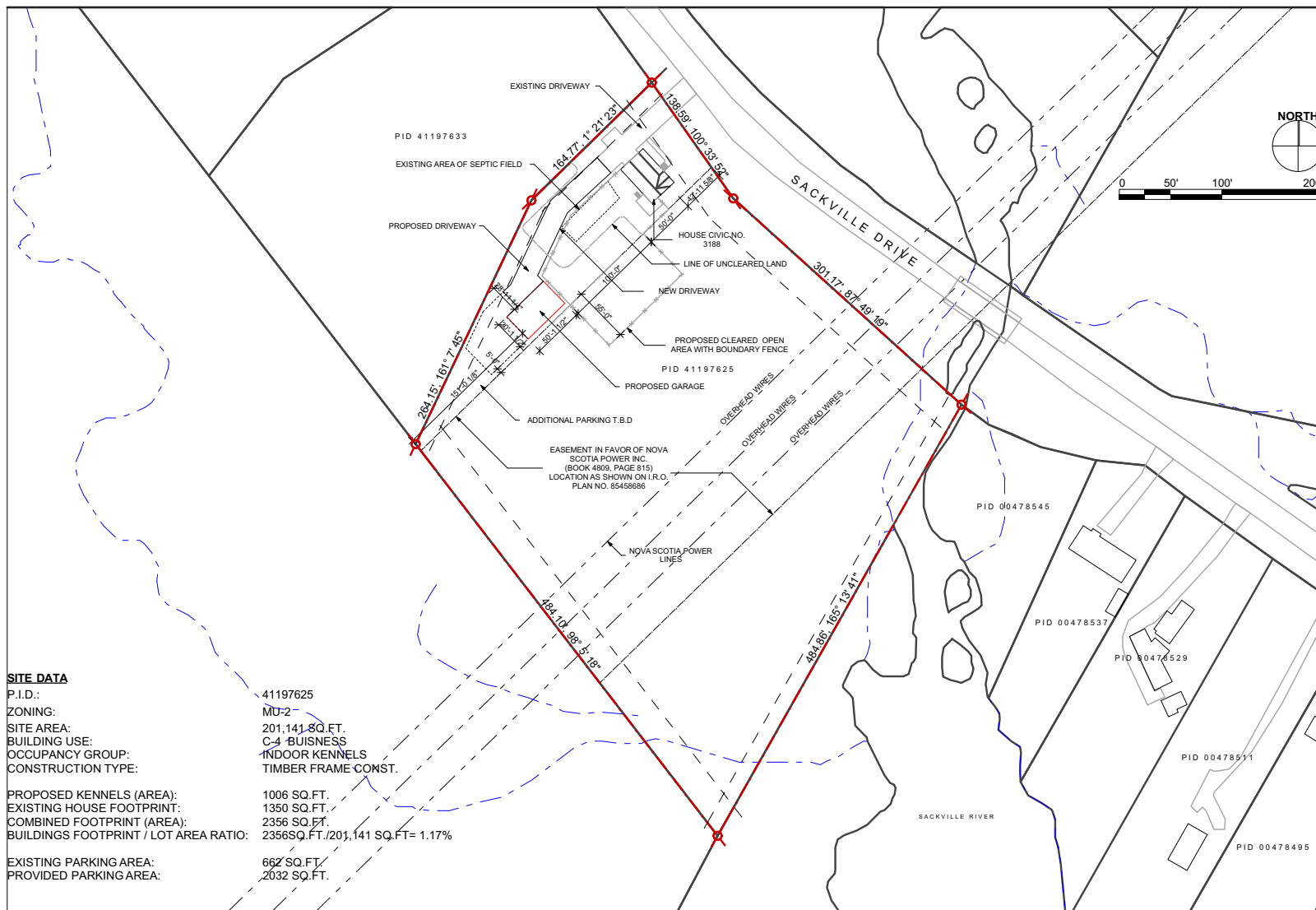
**SCALE:** AS SHOWN

**DATE:** 02/07/2013 **REV:** 0

**DRAWN BY:** AOC **CHECKED BY:** DC

**PROJECT NUMBER:** 13-0957

**DRAWING NO.**  
**P01**



**SITE DATA**  
 P.I.D.: 41197625  
 ZONING: MU-2  
 SITE AREA: 201,141 SQ.FT.  
 BUILDING USE: C-4 BUSINESS  
 OCCUPANCY GROUP: INDOOR KENNELS  
 CONSTRUCTION TYPE: TIMBER FRAME COMST.  
 PROPOSED KENNELS (AREA): 1006 SQ.FT.  
 EXISTING HOUSE FOOTPRINT: 1350 SQ.FT.  
 COMBINED FOOTPRINT (AREA): 2356 SQ.FT.  
 BUILDINGS FOOTPRINT / LOT AREA RATIO: 2356SQ.FT./201,141 SQ.FT= 1.17%  
 EXISTING PARKING AREA: 662 SQ.FT.  
 PROVIDED PARKING AREA: 2032 SQ.FT.

**1 PROPOSED SITE LOCATION**  
 SCALE: 1" = 100'





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**NOTES:**

**DRAWING DEVELOPMENT STATUS: AGREEMENT**

**DRAWING TITLE:**

PROPOSED MAIN FLOOR PLAN

**PROJECT TITLE:**

POOCHED INC.  
 3188 SACKVILLE DRIVE,  
 UPPER SACKVILLE, N.S.

**CLIENT:** Vanessa & Justin Roop

**SCALE:** AS SHOWN

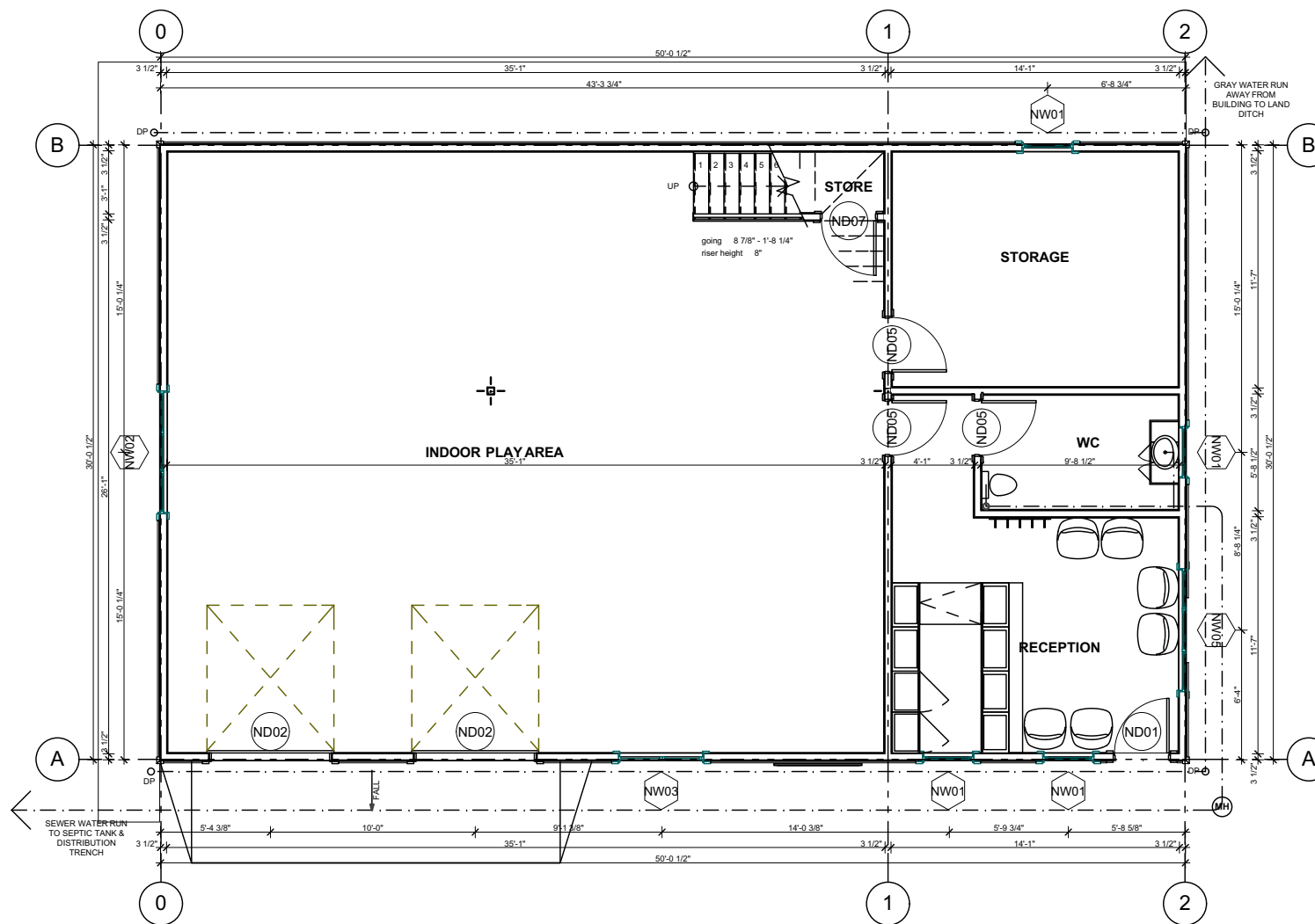
**DATE:** 02/07/2013 **REV:** 0

**DRAWN BY:** AOC **CHECKED BY:** DC

**PROJECT NUMBER:** 13-0957

**DRAWING NO.**

**P03**



**2** PROPOSED MAIN FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



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**NOTES:**

**DRAWING DEVELOPMENT STATUS: AGREEMENT**

**DRAWING TITLE:**

**PROPOSED UPPER FLOOR PLAN**

**PROJECT TITLE:**

**POOCHED INC.  
 3188 SACKVILLE DRIVE,  
 UPPER SACKVILLE, N.S.**

**CLIENT:** Vanessa & Justin Roop

**SCALE:** AS SHOWN

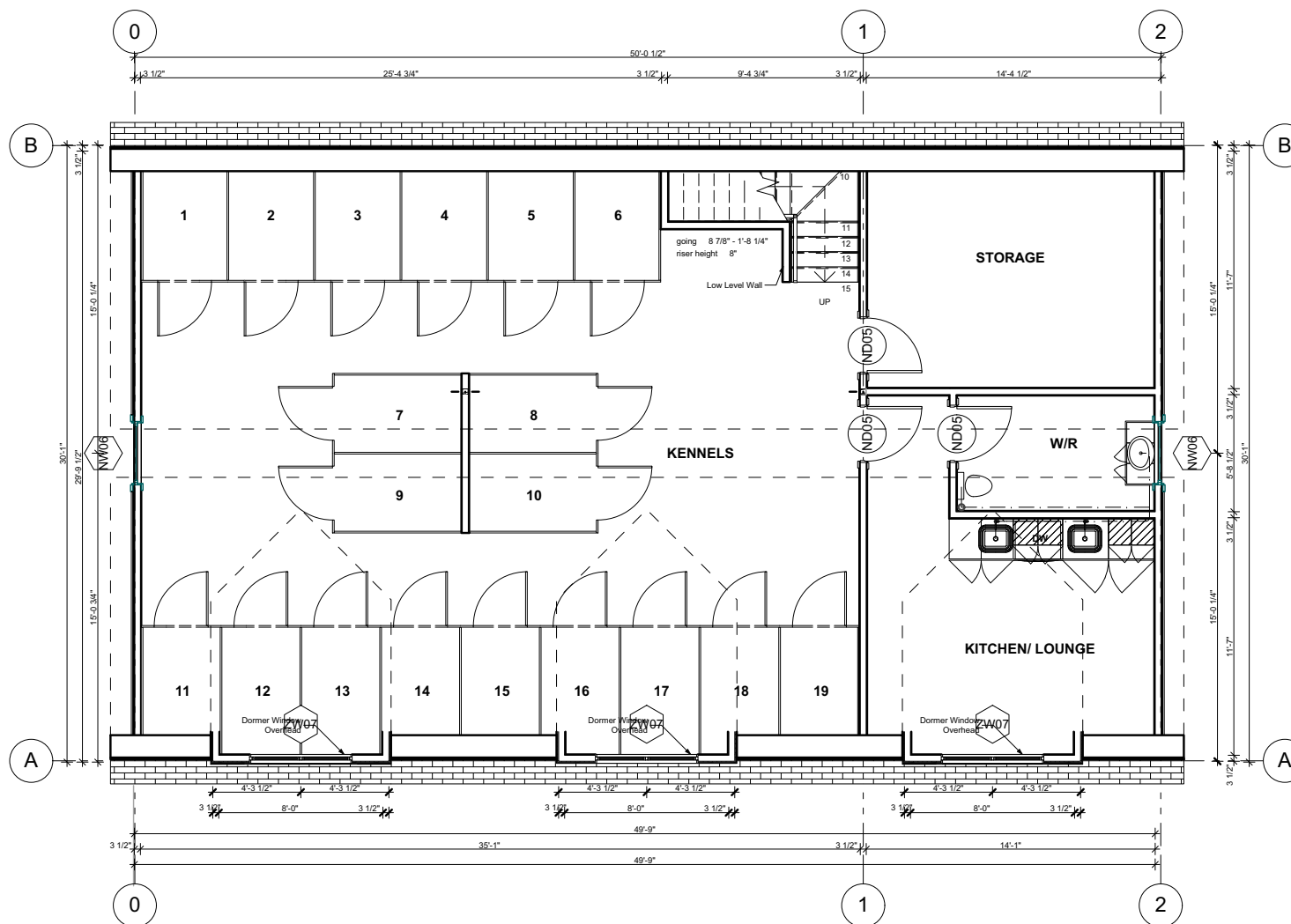
**DATE:** 02/07/2013 **REV:** 0

**DRAWN BY:** AOC **CHECKED BY:** DC

**PROJECT NUMBER:** 13-0957

**DRAWING NO.**

**P04**



**3 PROPOSED UPPER FLOOR PLAN**

SCALE: 3/16" = 1'-0"

## Proposed Business Overview

Pooched! Inc. (“*Pooched!*”) is a dog daycare and boarding facility catering to working professionals and those who wish to provide quality care for their dog(s) while they are away or at work. It is a direct response to a real market need and within Halifax Regional Municipality (HRM), the commercial zoning for such services is extremely limited.

*Pooched!* is primarily a service-based business, located at 3188 Sackville Drive, Upper Sackville, Nova Scotia. The owners of the property, Vanessa and Justin Roop, are also the owners of the company, and are planning to construct a standalone building, pending development agreement approval. The building will be constructed in the back of the property to act as the primary location in which the dogs will be for the daycare and boarding purposes.

The hours of operation for daycare have yet to be confirmed, but will be similar to child daycare services, operating between 7:00am and 7:00pm; however, most activity will be during the morning and evenings during drop-offs and pick-ups. The dog boarding is intended for extended stays (i.e. clients who wish to leave their dog while they are on vacation, away on business, etc.), whereby the dog(s) will remain on the premises for such circumstances.

The property owners will be seeking approval to accommodate upwards of 35 dogs at any given time, allowing for the gradual growth of the business. The amount of indoor and outdoor space will easily accommodate such capacity, as the property is over 4 acres in a woodland setting. The outdoor area will be completely fenced-in for the dogs’ safety, and will be located on the side furthest away from the closest neighbor’s.

The proposed separate building will be set back into the woods, and will mirror the existing aesthetics of the current residence, so as to remain appealing to both the owners and surrounding neighbors. The attached building drawings are drafts, not final copies, to provide a visual idea and to outline the plans are in good taste. The approximate square footage on each floor is 1500 square feet, and it will be a 2-storey building.

As can be appreciated, certain future changes may be made, such as indoor layout, minor construction details (i.e. number of dormers, placement of garage doors), as pricing and plans have yet to be confirmed. It is also the intention of the owners to obtain permission to integrate all plumbing for the separate building into the existing residential septic drainage field, as installing a separate system is unnecessary, as the extra volume will not be substantial.

Property owner, Vanessa Roop, has met twice with development planner Jacqueline Belisle to discuss and confirm that the property meets all the proper criteria for a development agreement application. The owners of *Pooched!* wish to commence construction of the proposed building upon approval of the development agreement.

CERTIFIED TO:

Justin & Vanessa Roop  
 c/o Gerald Mitchell Contracting Ltd.  
 61 Gatehouse Run  
 Hammonds Plains, N.S.  
 B4B 0A3



1 SPECTACLE LAKE DRIVE  
 DARTMOUTH, NOVA SCOTIA  
 CANADA, B3B 1X7  
 PHONE: 902 835-9955 ~ FAX: 902 835-1645  
 WWW.GENIVAR.COM

I, Kirk T. Nutter, Nova Scotia Land Surveyor, hereby certify that this Surveyor's Location Certificate was prepared under my supervision and in accordance with Part VII of the Nova Scotia Land Surveyors Regulations made pursuant to Section 8 of the Land Surveyors Act. Original Signed

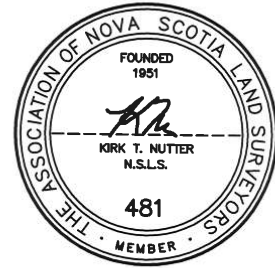
Dated April 13, 2012.

\_\_\_\_\_ N.S.L.S.

This Survey was executed on April 12, 2012.  
 Property Location : Upper Sackville, County of Halifax, N.S.  
 Building Encroachments : None  
 Other Encroachments : None  
 Easements : As shown on sketch below.

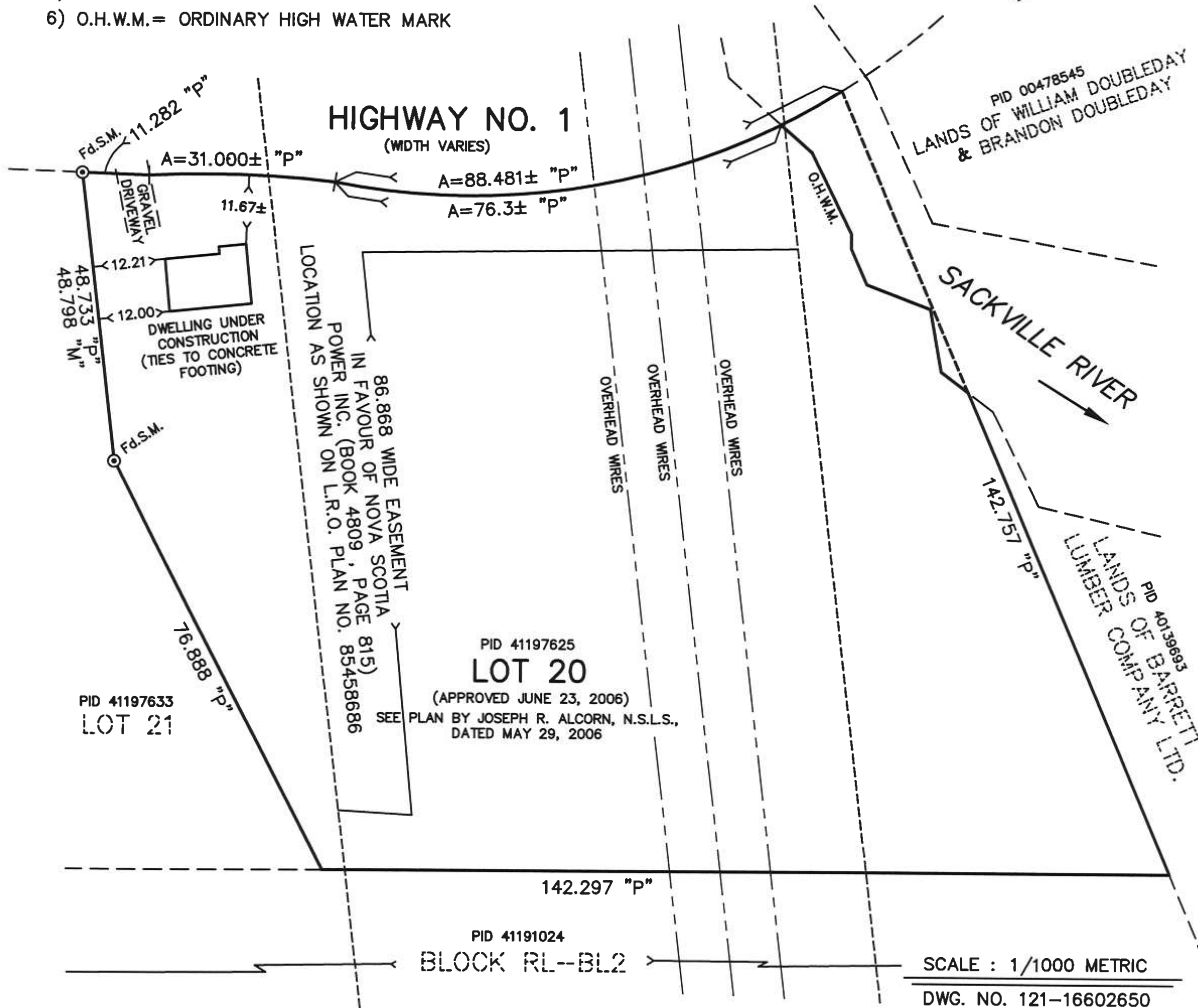
Reference Documents :

Deed : L.R.O. Document No. 94691509  
 Plan : Registry Plan No. 82679664



NOTES:

- 1) "P" = PLAN
- 2) "M" = FIELD MEASUREMENT
- 3) Fd. = FOUND
- 4) ⊙ S.M. = SURVEY MARKER
- 5) A = ARC
- 6) O.H.W.M. = ORDINARY HIGH WATER MARK



"THIS SURVEYOR'S LOCATION CERTIFICATE SHALL NOT BE USED FOR BOUNDARY DEFINITION OR AS A REFERENCE DOCUMENT FOR THE PREPARATION OF LEGAL DESCRIPTIONS."

SLC#83948

SCALE : 1/1000 METRIC  
 DWG. NO. 121-16602650

Ref. No. 131-17972

June 21, 2013

Mr. Mark McGonnell, P.Eng.  
HRM Development Engineer  
636 Sackville Drive, Acadia School  
Lower Sackville, NS B4C 2S3

**RE: Traffic Impact Statement, Proposed Commercial Development  
3188 Trunk 1 (Sackville Drive), Upper Sackville, Nova Scotia**

Dear Mr. McGonnell:

Plans are being prepared for a commercial development at 3188 Sackville Drive in Upper Sackville, NS. The development, a dog day care facility, will provide a dog sitting service where dog owners can leave their pets either for short-term (hourly / daily) or long-term (daily / weekly) care. Opening of the facility is anticipated during 2014. This is the Traffic Impact Statement (TIS) required to accompany the development application.

***Description of Site and Access -***

The proposed development site, located at 3188 Sackville Drive, is currently occupied by a single family dwelling with a single driveway (See Figure 1). Vehicular access to the proposed development will be from the existing residential driveway at the site (See Photos 1 and 2).



**Photo 1 - Looking north on Sackville Drive from the existing residential driveway to the proposed commercial development.**

Trunk 1 (Sackville Drive) is a 2-lane collector road that runs parallel to Highway 101. In the vicinity of the proposed development, it has open ditches and a posted speed limit of 80km/h. Traffic volumes collected by HRM Traffic & Right-of-Way Services (TROW) in August 2011 indicate weekday AM and PM peak hourly volumes of 190 and 380 vph, respectively, and an Average Annual Weekday Traffic (AAWT) volume of 2700 vehicles on Sackville Drive in the vicinity of the proposed development.



**Photo 2 - Looking south on Sackville Drive from the existing residential driveway to the proposed commercial development.**



# Figure 1 - Study Area

REF. NO. 121-16602

## SURVEYOR'S LOCATION CERTIFICATE

**CERTIFIED TO:**

Justin & Vanessa Roop  
 c/o Gerald Mitchell Contracting Ltd.  
 61 Gatehouse Run  
 Hammonds Plains, N.S.  
 B4B 0A3



**GENIVAR**

1 SPECTACLE LAKE DRIVE  
 DARTMOUTH, NOVA SCOTIA  
 CANADA, B3B 1X7  
 PHONE: 902 835-9955 ~ FAX: 902 835-1645  
 WWW.GENIVAR.COM

I, Kirk T. Nutter, Nova Scotia Land Surveyor, hereby certify that this Surveyor's Location Certificate was prepared under my supervision and in accordance with Part VII of the Nova Scotia Land Surveyors Regulations made pursuant to Section 8 of the Land Surveyors Act.

*[Signature]* Original Signed

Dated April 13, 2012.

N.S.L.S.

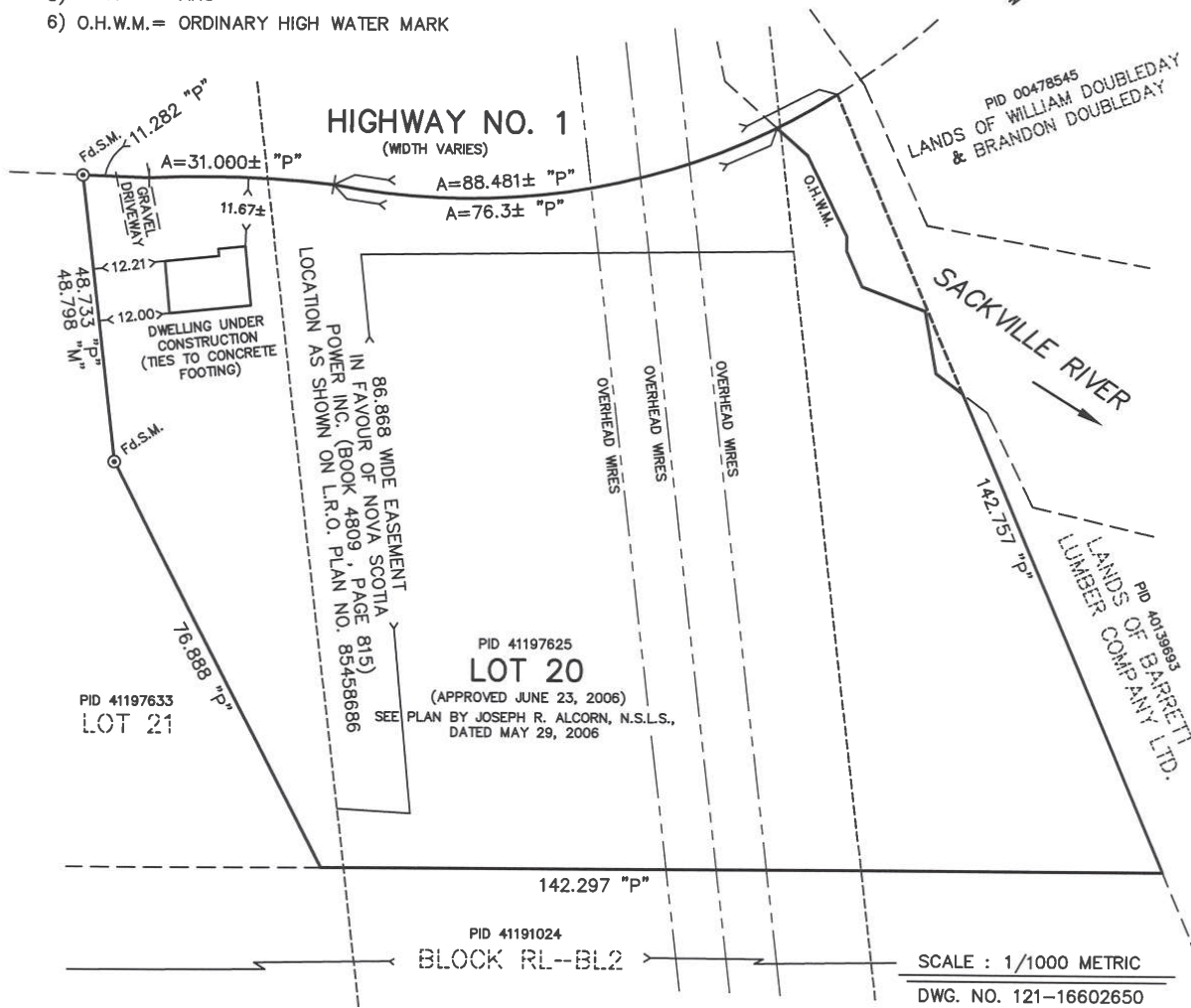
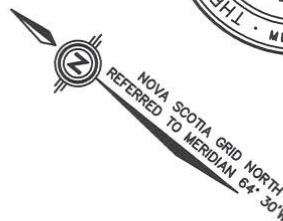
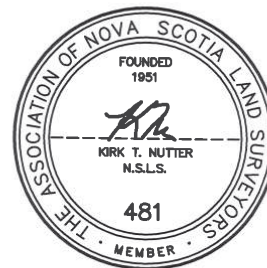
This Survey was executed on April 12, 2012.  
 Property Location : Upper Sackville, County of Halifax, N.S.  
 Building Encroachments : None  
 Other Encroachments : None  
 Easements : As shown on sketch below.

**Reference Documents :**

Deed : L.R.O. Document No. 94691509  
 Plan : Registry Plan No. 82679664

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"THIS SURVEYOR'S LOCATION CERTIFICATE SHALL NOT BE USED FOR BOUNDARY DEFINITION OR AS A REFERENCE DOCUMENT FOR THE PREPARATION OF LEGAL DESCRIPTIONS."

SLC#83948

SCALE : 1/1000 METRIC  
 DWG. NO. 121-16602650

**Sight Distance Investigation-** Stopping sight distance (SSD), measured from a driver eye height of 1.05 m to a 150 mm object, was measured to be greater than 180 m for both the northbound and southbound site driveway approaches on Sackville Drive. Based on the minimum required sight distance for an operating speed of 90 km/h and flat approach grade (169m), sight distance is adequate for the driveway intersection.

**Description of the Proposed Development-** The proposed dog day care facility will be located in an approximately 1500 sq. ft. out building at the rear of the existing single family house. An on-site parking area will be located behind the proposed building.

The proposed dog day care will provide short-term and long-term dog sitting services where owners can leave their pet. Common uses will include daily care (while owners are at work during the day) and 'boarding', where the owner leaves their dog for an extended stay. The facility, which will accommodate up to approximately 30 dogs at a time, will be owned and operated by the residents of the existing house on the property.

**Trip Generation-** Overall, it is anticipated that the dog day care will have similar peak hour trip generation characteristics to that of a child care centre, as patrons of the daily service will likely drop off their pet during the morning and pick it up in the afternoon / evening.

Trip generation estimates, prepared using published trip generation rates from *Trip Generation, 9th Edition* (Washington, 2012), are included in Table 1. It is estimated that the dog day care centre will generate about 24 vehicle trips (13 entering and 11 exiting) during the AM peak hour and 24 vehicle trips (11 entering and 13 exiting) during the PM peak hour.

**Table 1 - Trip Generation Estimates**

Land Use	Units <sup>1</sup>	Trip Generation Rates <sup>2</sup>				Trips Generated <sup>3</sup>			
		AM Peak		PM Peak		AM Peak		PM Peak	
		In	Out	In	Out	In	Out	In	Out
Day Care Center (ITE Land Use 565) <sup>3</sup>	30	0.42	0.38	0.38	0.43	13	11	11	13

Notes: 1. ITE rates for Day Care Center have been used to estimate trip generation for the dog day care facility. Units, listed as the 'number of students', have been substituted by the number of dogs expected to be accommodated at the facility.  
2. Trip generation rates are 'vehicles per hour per student' for Day Care Center (Land Use Code 565), published in *Trip Generation, 9th Edition*, Institute of Transportation Engineers, 2012.  
3. Vehicles per hour for peak hours.

**Summary and Conclusions-**

- Plans are being prepared for the development of a dog day care facility at 3188 Sackville Drive in Upper Sackville, NS. The facility will provide a dog sitting service where dog owners can leave their pets either for short-term (hourly / daily) or long-term (daily / weekly) care. Opening of the facility is anticipated during 2014.
- Access to the site will be from the existing residential driveway at 3188 Sackville Drive. In the vicinity of the proposed development, Sackville Drive has a posted speed limit of 80km/h and weekday AM and PM peak hourly volumes of 190 and 380 vph, respectively.
- Stopping sight distance measurements on the approaches to the site driveway indicated that minimum requirements are met based on an assumed 90km/h operating speed and flat approach grade.

4. It is estimated that the dog day care facility, which has been assumed to have similar trip generation characteristics to a child care facility, will generate about 24 vehicle trips (13 entering and 11 exiting) during the AM peak hour and 24 vehicle trips (11 entering and 13 exiting) during the PM peak hour.
5. Site generated trips are not expected to have any significant impact to levels of performance on Sackville at this location or the regional road system.

If you have any questions or comments, please contact me by email at [mike.connors@genivar.com](mailto:mike.connors@genivar.com) or by telephone at 835-9955.

Sincerely:

Original Signed

Mike Connors, P. Eng.  
Traffic Engineer  
GENIVAR Inc.

