



Municipality of the District of West Hants

STAFF REPORT

TO: Planning Advisory Committee

FROM: Lynn Davis, Director of Planning

DATE: July 18, 2013

SUBJECT: **R.L. Harvey's Service Station Ltd. – Development Agreement Application, 7232 Hwy 14, Brooklyn (PID 45017787)**

ORIGIN

Application from R. L. Harvey's Service Station Limited for a Development Agreement to expand the existing farm market at 7232 Hwy 14, Brooklyn (PID 45017787) to include a bakery and a canteen (take-out), and allow the sale of additional products beyond what is grown on the farm.

RECOMMENDATION

It is recommended:

THAT COUNCIL APPROVE THE APPLICATION FROM R.L. HARVEY'S SERVICE STATION LIMITED TO ENTER INTO A DEVELOPMENT AGREEMENT TO ALLOW AN ON-FARM BUSINESS CONSISTING OF A FARM MARKET, BAKERY AND TAKE-OUT RESTURANT AT 7232 HIGHWAY 14, BROOKLYN (PID 45017787).

To ensure the development agreement is signed within a reasonable time, Staff also recommends:

THAT COUNCIL REQUIRE THAT THE DEVELOPMENT AGREEMENT WITH R.L. HARVEY'S SERVICE STATION LIMITED BE SIGNED WITHIN 120 DAYS FROM THE DATE OF FINAL APPROVAL BY COUNCIL OR THE DATE THAT ANY APPEALS HAVE BEEN DISPOSED OF; OTHERWISE, THIS APPROVAL WILL BE VOID AND OBLIGATIONS ARISING HEREUNDER SHALL BE AT AN END.



Figure 1: Tidal Bore Farm Market

BACKGROUND

Except for a few interruptions, a farm market has existed in conjunction with a farm operation at 7232 Highway 14, Brooklyn, since at least 1990. The current owner, R. L. Harvey's Service Station Limited, wishes to add a bakery and canteen to the business (Tidal Bore Farm Market) and to allow for the sale of additional craft and gift items. (If this application is approved, the bakery, canteen and craft sales shop will be located within an addition to the existing market building.)¹ The owner also wishes to legalize the sale of produce brought in from off the farm. Currently, the market sells pumpkins and some pork, poultry and vegetables grown on the farm. Depending on the season, strawberries, corn and other vegetables, and Christmas trees represent a substantial proportion of the market's business, but are not grown on the farm property. Like most farm markets, ice cream cones and convenience items such as milk are also sold.

The property's zoning, Agricultural Priority Two (AR-2), permits an accessory farm sales outlet² for the purpose of marketing produce grown on the farm, but does not allow a bakery, canteen or other non-farm uses as-of-right (see **Exhibit '1', AR-2 Zone Requirements and Definitions**). Council may, however, consider this application under Policies 8.11.1 and 8.11.2 of the MPS which allow for certain on-farm businesses by development agreement provided these businesses remain subordinate to the main agricultural use of the property.

PROPERTY LOCATION AND SURROUNDING LAND USES

The subject property, which contains 224 acres, is located on the east side of Highway 14, Brooklyn, just south of its intersection with Avondale Road (see **Map 'A'**). A woodlot covers roughly two-thirds of the parcel; about 20 acres is used for hay and pasture; and market gardens occupy about 10 acres, with five acres of this in pumpkins. The production and sale of landscaping materials including mulch, topsoil, garden soil and composted manure is also part of the farm operation. The farm includes a small-scale livestock operation currently consisting of a small number of hens for egg production, meat birds, turkeys and pigs. Oxen and two horses are also kept on the property for the owners' personal use.



Figure 2: Aerial View of Developed Portion of Property

The farm market and barn are located close to the road frontage on Highway 14 (see **Map 'B'** and **Figure 2**). There is no residential use of the property.

¹ Building and development permits were issued May 23, 2013 authorizing an approx. 2,500 ft² "agricultural farm market addition to be used for retail sale of farm produce produced and grown on the farm".

² The West Hants LUB defines **accessory farm sales outlet** as "a use accessory to a farm where agricultural products produced on the farm where such outlet is located comprise the major portion of goods offered or kept for sale directly to the public".

As with all of the surrounding land, the property is zoned Agricultural Priority Two (AR-2) under the *West Hants Land Use By-law* (LUB) and is designated Agriculture on the Generalized Future Land Use Map (GFLUM) of the *West Hants Municipal Planning Strategy* (MPS).

Land uses in the area are primarily agricultural, but there are three developed residential lots immediately adjacent to the subject property. Abutting the property to the north at 7240 Hwy 14 is a one-acre developed residential lot. To the south at 7220 Hwy 14 is a five-acre developed residential property. Both were originally part of the farm, but were subdivided off at some time in the past. The third developed residential lot is immediately opposite the farm market at 7237 Hwy 14.

MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW CONSIDERATIONS

In considering an application for a development agreement, Council must determine whether the proposed agreement reasonably carries out the intent of the Municipal Planning Strategy and does not conflict with the Land Use By-law. Policies 8.11.1 and 8.11.2 are the specific policies that allow Council to consider this application and are discussed in detail later in this report. In addition, however, Council should bear in mind several relevant general policies that provide background and rationale for the Agriculture designation.

General Policies for the Agriculture Designation

The West Hants MPS recognizes the importance of the agricultural industry and places considerable emphasis on protection of agricultural land. Part 3.0 outlines the Development Vision and Goals for the Municipality and at section 3.6 refers to the Agriculture designation:

Although these areas are intended primarily for resource-based activity, limited non-resource development will also be permitted. The intent of the Strategy is to minimize potential conflicts and to treat resource activity as paramount in these areas.

Development Objectives for the Agriculture designation are set out in section 3.6.1:

Preserve and enhance the agricultural resources of West Hants by protecting prime agriculture areas from the intrusion of uses and activities which are incompatible with, or unnecessary to, the future growth of the agricultural sector.

Discourage the fragmentation of larger farm properties.

Provide the necessary long-term security required for continued agricultural production through land use planning and regulation.

Accommodate limited residential and other non-agricultural uses on lands less suitable for agriculture provided agricultural activities are not compromised.

Establish separation distances between agricultural uses and residential development to reduce land use conflicts.

Enable economic diversification of farm operations by allowing for a wider range of on-farm businesses.

The objective of enabling “economic diversification of farm operations by allowing for a wider range

of on-farm businesses” is particularly relevant to this application. The uses proposed by the applicant as part of a farm market fit well within this objective.

These development objectives form the basis for the policies establishing the Agriculture designation. The designation applies to active farmland and land with high capability for agricultural use and its purpose is to preserve this land for existing and future agricultural use. Within the Agriculture designation, agricultural activity is intended to have priority over all other uses.

Policy 8.2.1 *It shall be the policy of Council to establish an Agriculture designation which shall apply to the majority of active farmland and Canada Land Inventory Class 2, 3 and 4 agricultural land³ in West Hants outside the Growth Centre, Village and Hamlet designations as shown on the Generalized Future Land Use Map (Map 1).*

Policy 8.2.2 *It shall be the policy of Council that the primary purpose of the Agriculture designation is to preserve active farmland and land with high potential for agriculture in West Hants. Within the Agriculture designation, agricultural activity shall be considered the dominant use, having priority over all other uses. Non-agricultural development shall be encouraged to locate in areas less suitable for agricultural purposes.*

Policy 8.2.3 *It shall be the policy of Council to encourage and support, through provisions of the Land Use By-law, the continued operation of existing farms and agricultural activities in West Hants.*

When considered in light of the development objective of enabling economic diversification, the words used in Policy 8.2.3, “encourage and support...the continued operation of existing farms and agricultural activities”, speak to Council’s desire to provide for agri-tourism and other businesses as part of a farm operation.

The Agricultural Priority Two (AR-2) zone, which applies to the subject property, is one of three agriculture zones within the Agriculture designation. The most stringent control over non-agricultural development is found in the Prime Agriculture (P/Ag) zone, with the level of control gradually decreasing for the Priority Two and Priority Three zones.

Agricultural Priority Two (AR-2) Zone Policies

The AR-2 zone is intended for improved and unimproved land with high capability (C.L.I. Class 2 and 3) for production of a variety of crops. The MPS states that this land will be reserved for agricultural production with limited non-agricultural development.

Policy 8.9.1 *It shall be the policy of Council to establish an Agricultural Priority Two (AR-2) zone which is intended to apply to land with the highest capability for agriculture (Class 2 and 3 soils as defined in the C.L.I.). The zone may include non-active and unimproved land as well as active farms. Land of lower capability rating for agriculture also may be included where it is actively farmed or adjacent to active farmland. The zone will be used in*

³The Canada Land Inventory (C.L.I.) Land Capability for Agriculture classification system uses seven categories, with Class 1 applying to the best agricultural land and Class 7 to land with no agricultural value. There is no Class 1 land in Nova Scotia.

areas where the strictest controls of the Prime Agriculture zone are not acceptable to the land owners.

Because of the overall policy intent that good farm land should be preserved and that agriculture should be the dominant use in the agricultural zones, there are limited opportunities for non-farm uses to occur as-of-right. Generally, the permitted uses in the zones are limited to agricultural and agricultural support uses⁴, forestry uses, dwellings, and community uses such as churches and halls.

Policy 8.9.2 *It shall be the policy of Council to permit agricultural uses, agricultural support uses, single and two unit dwellings, manufactured homes, forestry and forestry-related uses, churches, community centres and fire halls in the AR-2 zone.*

To counter the zone restrictions, the MPS includes various policies providing for non-resource uses through development agreement or rezoning. For example, in the AR-2 zone, commercial or industrial uses may be considered by Council through development agreement on land determined by an agrologist to be unsuitable for agriculture. The MPS also allows on-farm businesses, such as agri-tourism uses, as part of an ongoing agricultural operation by development agreement without an agrologist's study, but subject to other siting requirements that ensure good farmland is not being taken up by structures or parking. This is the main policy under which the Harvey application will be considered.

SPECIFIC POLICIES RELEVANT TO THIS APPLICATION

On-farm Businesses by Development Agreement

Section 8.11 of the MPS deals with "on-farm businesses" and describes the rationale for Policies 8.11.1 and 8.11.2:

Council recognizes that a sustainable agriculture industry today requires a diversified economic approach. Smaller farms, in particular, are facing the need to diversify their operations. For some, this may be something as simple as a roadside stand or farm market from which to sell vegetables or other produce grown on the farm, but for others, it may mean supplementing the sale of produce with value-added products, craft items, or other products brought in from off the farm. Some type of food service—ranging from snacks to complete meals—is often part of these businesses. Other farmers provide farm vacations, with bed and breakfast accommodation in the farmhouse, or cabins on the farm property. Wineries typically offer wine sampling, but in addition, many have restaurants. These types of businesses, which attract visitors to farming areas, are sometimes referred to as "agri-tourism".

Council wishes to allow for on-farm businesses in conjunction with farm operations in the Agricultural Priority Two and Three zones, provided those businesses remain subordinate to the main agricultural use of the property, will not adversely affect adjacent farm operations, and will not consume large areas of high capability agricultural land. On-farm businesses may include agri-tourism uses, as well as home-based businesses that wish to expand beyond the size limitations set by the Land Use By-law, or other businesses such as service shops that may not fit within the definition of home-based business. In all cases, however, these uses should be subordinate to the main agricultural use of the property.

⁴ *Agricultural support use is defined in the LUB as "a building or structure tied to the farm operation and located on the farm property and may include abattoirs, agricultural warehousing, processing, sorting, grading, packaging and transport facilities".*

Policy 8.11.1 sets out the types of uses that Council may consider as an on-farm business.

Policy 8.11.1 *It shall be the policy of Council to consider permitting the following on-farm businesses as part of an ongoing farm operation in the Agricultural Priority Two (AR-2) and Agricultural Priority Three (AR-3) zones by development agreement:*

- (a) *agri-tourism uses such as:*
 - (i) *lodging, consisting of not more than six cabins or rental units;*
 - (ii) *restaurants;*
 - (iii) *interpretive centres or museums; and*
 - (iv) *meeting or reception rooms accessory to (i), (ii) or (iii);*
- (b) *farm markets that do not meet the as-of-right requirements for agricultural uses because of the amount of produce, crafts or other products that have been brought in for sale from off the farm property; and*
- (c) *small-scale businesses similar to home-based businesses, but which may not meet the as-of-right requirements for a home-based business because of the size or nature of the business.*

The uses proposed by the applicants fit within the broad categories described in (a), (b) and (c). A canteen may be considered an agri-tourism use under (a)(ii) *restaurants*. The other uses (craft and gift sales, Christmas trees and produce from off-farm) fall under (b). As the owner currently produces a relatively small amount of vegetables and meat, the viability of the market depends on being able to supplement the on-farm produce with produce and goods brought in from off the farm. The proposed bakery fits under (c), as a small-scale business similar to a home-based business. In fact, the LUB permits bakeries as-of-right as home-based businesses, but there is no residential use on the subject property. Bakeries are frequently found in conjunction with farm markets. While many of the supplies needed for a bakery will have to be brought in, the applicant intends to use eggs, rhubarb and other produce from the farm when available.

Policy 8.11.2 *In considering a development agreement for an on-farm business listed in Policy 8.11.1, Council shall take into account the following:*

- (a) *the use is clearly subordinate to the principal agricultural use of the property;*

The property consists of 224 acres of land with the farm market occupying a very small portion of that. Based solely on the amount of land used for the market compared with that used for agricultural production, the market is clearly subordinate to the agricultural use. Currently, about 30 acres are used for growing vegetables and other produce, and for hay production and pasture. The use of roughly one acre for the farm market does not limit either the current or future use of the remainder of the property for agriculture. Instead, the market should support and enhance the primary agricultural use of the property by providing an outlet for the sale of meat and produce, as well as additional income from the bakery, canteen and craft sales that will contribute to the overall farm operation. The owners have plans to expand the livestock component of the farm by adding feeder cattle as well as more hens to increase egg production (for use in the bakery). In addition, depending on the success of the market, future plans include construction of a greenhouse.

- (b) *the use will be located:*
 - (i) *within, or in close proximity to, the existing farm building cluster;*
or
 - (ii) *in an area that could not reasonably be used for the cultivation of crops;*

The new uses will be located within the existing farm market building (and addition) which, along with the barn, occupies an area about one acre in size at the front of the property next to Highway 14. Much of this area has been used for years as a parking lot and driveway and could not readily be used for growing crops.

- (c) *a location that does not meet clause (b) may be considered only where the use has site-specific locational requirements;*

Not applicable.

- (d) *where the use involves the construction of a new building or buildings, the size and design of the building(s) are compatible with adjacent buildings and the agricultural character of the area;*

Not applicable.

- (e) *the proposed use will not adversely affect adjacent agricultural or residential uses;*

A farm market has existed at the site for many years without adversely affecting adjacent agricultural uses. The addition of a bakery and canteen to the existing business is unlikely to change this. In fact, the market could be considered beneficial because it provides an outlet for area farmers to sell their produce. With respect to adjacent residential uses, the impacts of a bakery are not substantially different from those of the existing farm market. The proposed canteen is a somewhat different type of use that could potentially generate more traffic to the site and result in odours (fat fryers) that very close neighbours could find unpleasant. The closest houses are about 185 to 190 ft away at 7240 (to the north) and 7237 Hwy 14 (opposite). As an agricultural area where manure and livestock odours are considered an acceptable part of life, food odours may be less of a concern than in a purely residential neighbourhood. With respect to traffic, Highway 14 is a provincial trunk road that is designed to move a high volume of traffic. With adequate parking and vehicle circulation on site, as well as an improved driveway access (see (f) below), impacts of traffic on residential neighbours should be minimal.

- (f) *safe access can be provided;*

NS Transportation and Infrastructure Renewal (NSTIR) staff advised that although the driveway entrance does not meet current stopping sight distance standards, it is approved as an existing access. They recommend, however, for safety and better vehicle circulation that “the existing 46 meter commercial access be reduced to a 10 meter access at the southern end of the current access.” NSTIR staff also suggest dedicated in/out channels separated by a landscaped island. NSTIR’s recommendation is consistent with the West Hants LUB which limits driveway width for commercial uses to a maximum of 35 ft (10.67 m) (s. 5.8(d)). Planning staff recommends the development agreement include terms requiring improvements to the driveway to ensure safe access to the development will be safe.

- (g) *adequate on-site parking can be provided;*

Section 5.30 of the Land Use By-law establishes requirements for the size and number of parking spaces based on the floor area occupied by the use.⁵ Based on the current plans for the market expansion, 14 parking spaces would be needed. There is adequate space within the developed portion of the property for all required parking. The existing parking areas at the front and west side of the market can accommodate at least 10 vehicles, but additional parking areas could be developed at both the front and rear of the building to supply the additional spaces needed. Prior to commencement of development, once final plans are submitted, the exact number of spaces and their location will be determined by the Development Officer pursuant to the provisions of the Development Agreement.

(h) any other matter which may be addressed in a development agreement; and

Currently, the market is open every day between 9 am and 9 pm during the summer and 9 am to 8 pm until Christmas. If the bakery is successful, the owners will consider opening year round. Staff recommends the development agreement limit the hours of operation to not later than 9 pm to ensure neighbours are not unduly affected by traffic and noise late at night.

Staff also recommends the development agreement include provisions for the number and size of signs to ensure advertising signage for the business remains compatible with the surrounding area.

(i) Policy 16.3.1.

GENERAL POLICY FOR ALL DEVELOPMENT AGREEMENTS AND AMENDMENTS

Policy 16.3.1 is the general policy that must be considered for all development agreements and land use by-law amendments.

Policy 16.3.1 *In considering development agreements and amendments to the West Hants Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:*

- (a) *whether the proposal is considered premature or inappropriate in terms of:*
 - (i) *the adequacy of sewer and water services;*
 - (ii) *the adequacy of school facilities;*
 - (iii) *the adequacy of fire protection;*
 - (iv) *the adequacy of road networks adjacent to, or leading to the development; and*
 - (v) *the financial capacity of the Municipality to absorb any costs relating to the development.*

The proposal is not considered premature or inappropriate in terms of any of the items listed in clause (a). The property is not served by central water and sewer, but has an on-site sewage disposal system and well. The adequacy of school facilities is not relevant. The area is served by Brooklyn Volunteer Fire Department and the Fire Chief indicated he had no issues with respect to fire protection. Chief Dearman also pointed out that there is also a pond that could be used as a water supply on site. Road networks are adequate. Highway 14 is a trunk road owned and maintained by the Province of Nova Scotia. There are no anticipated costs to the Municipality as a result of this development.

⁵ *The bakery, farm market and craft/gift store are commercial uses for which one 10 ft x 20 ft space is required for every 300 ft² of commercial floor area. With 2,520 ft² currently planned for these uses, 9 parking spaces are required. For take-out restaurants, 4 spaces are required for the first 200 ft² of useable floor area, plus one space for each additional 200 ft² of useable floor area. With 288 ft² proposed for the canteen, 5 spaces are required.*

- (b) *whether the development is serviced, or capable of being serviced, by a potable water supply and either central sewer or an approved on-site sewage disposal system;*

The property is served by an existing on-site sewage disposal system and well. The owner is in the process of obtaining NS Environment approval to upgrade the existing on-site system.

- (c) *the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;*

Some additional automobile traffic should be expected as a result of the development, particularly related to the operation of the canteen; however, as noted earlier, Highway 14 is a provincial highway that is designed to move a high volume of traffic. With adequate parking and vehicle circulation on site, as well as an improved driveway access, the development will not adversely affect automobile movement. Rail traffic is not relevant. As with other rural areas of the Municipality, there are no sidewalks and pedestrians must walk on the road shoulders.

- (d) *the adequacy of the dimensions and shape of the lot for the intended use;*

The development will occupy a very small part of a large property. The dimensions and shape of the lot are more than adequate for the intended use.

- (e) *the pattern of development which the proposal might create;*

The existing farm market has operated at the site for many years with no impact on the pattern of development in the area. The addition of a bakery, craft sales and canteen is unlikely to change that. These types of uses are frequently found in conjunction with farm markets.

- (f) *the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses or wetlands, and susceptibility of flooding;*

Although the property includes some dykeland (as shown on **Map 'A'**) it does not affect the area where the farm market is located. There are no other known environmental conditions that affect the site.

- (g) *whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by-laws and regulations; and*

Bakeries, canteens and other food service businesses must obtain permits under the provincial Health Protection Act and Food Safety Regulations administered by the Department of Agriculture. Staff is not aware of any provincial, federal or municipal by-laws and regulations the proposed development cannot meet.

- (h) *any other matter required by relevant policies of this Strategy.*

All other matters have been addressed elsewhere in this report.

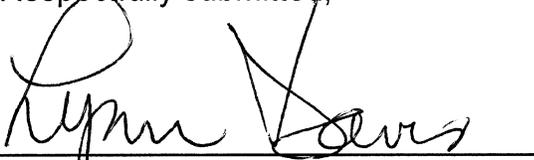
CONCLUSION

This report has reviewed the application against the relevant policies and requirements of the *West Hants Municipal Planning Strategy* and *Land Use By-law* and Planning staff feels the proposed development agreement reasonably carries out the intent of the MPS and does not conflict with the LUB. Staff therefore recommends that the application be approved.

OPTIONS

1. PAC could accept the staff recommendation and recommend that Council approve the draft development agreement as presented, or with any changes considered appropriate.
2. PAC could recommend that Council refuse the development agreement. This is not the recommended action based on staff's review of the relevant provisions of the MPS and LUB.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lynn Davis", written over a horizontal line.

Lynn Davis
Director of Planning

EXHIBIT '1'

AR-2 ZONE REQUIREMENTS AND DEFINITIONS EXCERPTS FROM WEST HANTS LAND USE BY-LAW

20.0 AGRICULTURAL PRIORITY TWO (AR-2) ZONE

Permitted Uses

20.1 The following uses shall be permitted in the Agricultural Priority Two (AR-2) zone:

- Agricultural support uses
- Agricultural uses
- Churches, community centres and fire halls
- Forestry and forestry related activities
- Manufactured homes
- One and two unit dwellings

AR-2 Zone General Requirements

20.2 In the AR-2 zone, no development permit shall be issued except in conformity with the following:

| | Agricultural uses & support uses, Forestry uses | Dwellings | Churches, Community Centres, Fire Halls |
|----------------------|---|---|---|
| Minimum lot area | 3 acres (1.21 ha) | 40,000 ft ² (3,716.00 m ²) | 1 acre (0.40 ha) |
| Minimum lot frontage | 300 ft (91.44 m) | 150 ft (45.72 m) | 100 ft (30.48 m) |
| Minimum front yard | 40 ft (12.19 m) | 25 ft (7.62 m) | 25 ft (7.62 m) |
| Minimum rear yard | 40 ft (12.19 m) | 25 ft (7.62 m) | 25 ft (7.62 m) |
| Minimum side yard | 40 ft (12.19 m) | 6 ft (1.83 m) on one side; 10 ft (3.05 m) on other | 10 ft (3.05 m) |

| | Agricultural uses & support uses, Forestry uses | Dwellings, Churches, Community Centres, Fire Halls |
|--------------------------------------|---|--|
| Maximum height of main building | 55 ft (16.76 m) | 35 ft (10.67 m) |
| Maximum height of accessory building | 55 ft (16.76 m) | - |

Limitation of Subdivision

20.3 Pursuant to Section 29 of the West Hants Subdivision By-law, subdivision of land within the AR-2 zone shall be limited to the approval of two lots per area of land during a

calendar year. This requirement shall not prevent the consolidation of two or more parcels.

20.4 Pursuant to Section 17(d) of the West Hants Subdivision By-law, all lots to be approved in the AR-2 zone shall abut an existing public street or meet the requirements for lots less than the required frontage (s. 279 Municipal Government Act variance, water frontage, right-of-way, encroachments, main buildings prior to August 6, 1984) as specified in Sections 20, 21, 23, 24 and 25 of the West Hants Subdivision By-law.

DEFINITIONS

Agricultural Use means the use of land, buildings or structures for the production of crops or livestock, or both, for gain or reward which may include, but is not necessarily limited to:

- (a) the growing and harvesting of crops such as vegetables, fruits, field crops, berries, trees, maple syrup, mushrooms, flowers and landscaping materials and may include:
 - (i) the erection and use of greenhouses, nurseries, wineries, microbreweries producing not more than 200,000 litres of beer in a calendar year, and restaurants accessory to wineries and microbreweries;
 - (ii) woodlots and forestry uses;
- (b) the raising of livestock such as cattle, horses, poultry, swine, sheep, rabbits, goats, emus, llamas, fur-bearing animals, game animals, game birds and honey bees, and may include:
 - (i) the production of eggs, cream and milk;
 - (ii) kennels;
 - (iii) riding stables;
- (c) the marketing of agricultural products produced on the farm property at an accessory farm sales outlet;
- (d) the process at a farm necessary to prepare a farm product for farm distribution including cleaning, grading, storage and packaging;
- (e) the clearing, draining, leveling, irrigating or cultivating of land;
- (f) the application of fertilizers, soil conditioners, pest control products or other agricultural inputs;
- (g) the storage, disposal or use of compost and livestock-generated waste for farm purposes (but does not include biosolids); and
- (h) the operation of agricultural machinery and equipment; and

for further clarification, agricultural use shall not include an abattoir or commercial slaughter house.

Accessory Farm Sales Outlet means a use accessory to a farm where agricultural products produced on the farm where such outlet is located comprise the major portion of goods offered or kept for sale directly to the public;

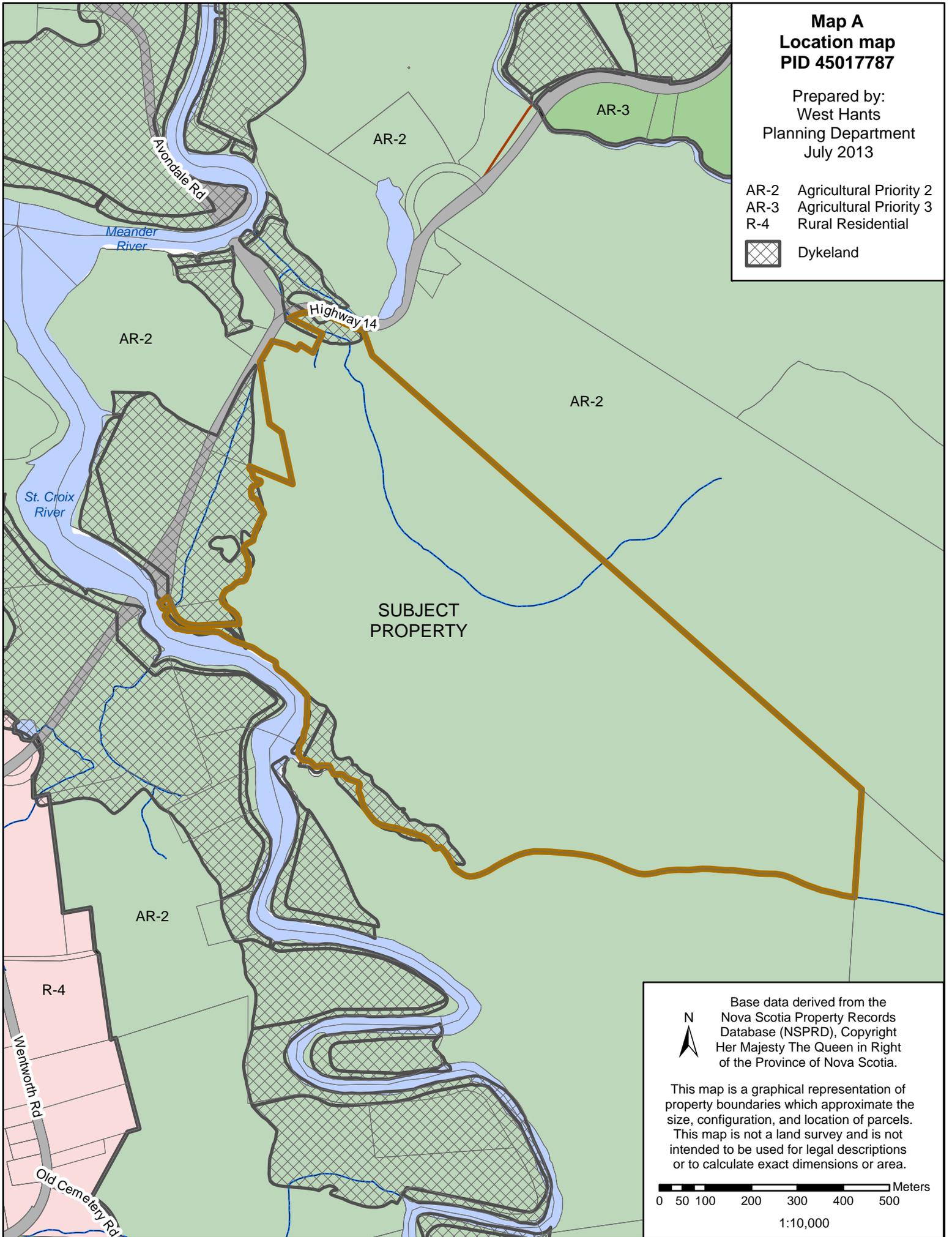
Farm Market means a building or part thereof in which farm produce comprises the major portion of goods offered or kept for sale directly to the public at retail value; where a farm market is permitted in a resource zone as part of an agricultural operation, the majority of the farm produce offered or kept for sale shall be grown or produced on farm property owned by the farm market operator;

Map A
Location map
PID 45017787

Prepared by:
West Hants
Planning Department
July 2013

AR-2 Agricultural Priority 2
AR-3 Agricultural Priority 3
R-4 Rural Residential

 Dykeland



**SUBJECT
PROPERTY**



Base data derived from the
Nova Scotia Property Records
Database (NSPRD), Copyright
Her Majesty The Queen in Right
of the Province of Nova Scotia.

This map is a graphical representation of
property boundaries which approximate the
size, configuration, and location of parcels.
This map is not a land survey and is not
intended to be used for legal descriptions
or to calculate exact dimensions or area.

0 50 100 200 300 400 500 Meters

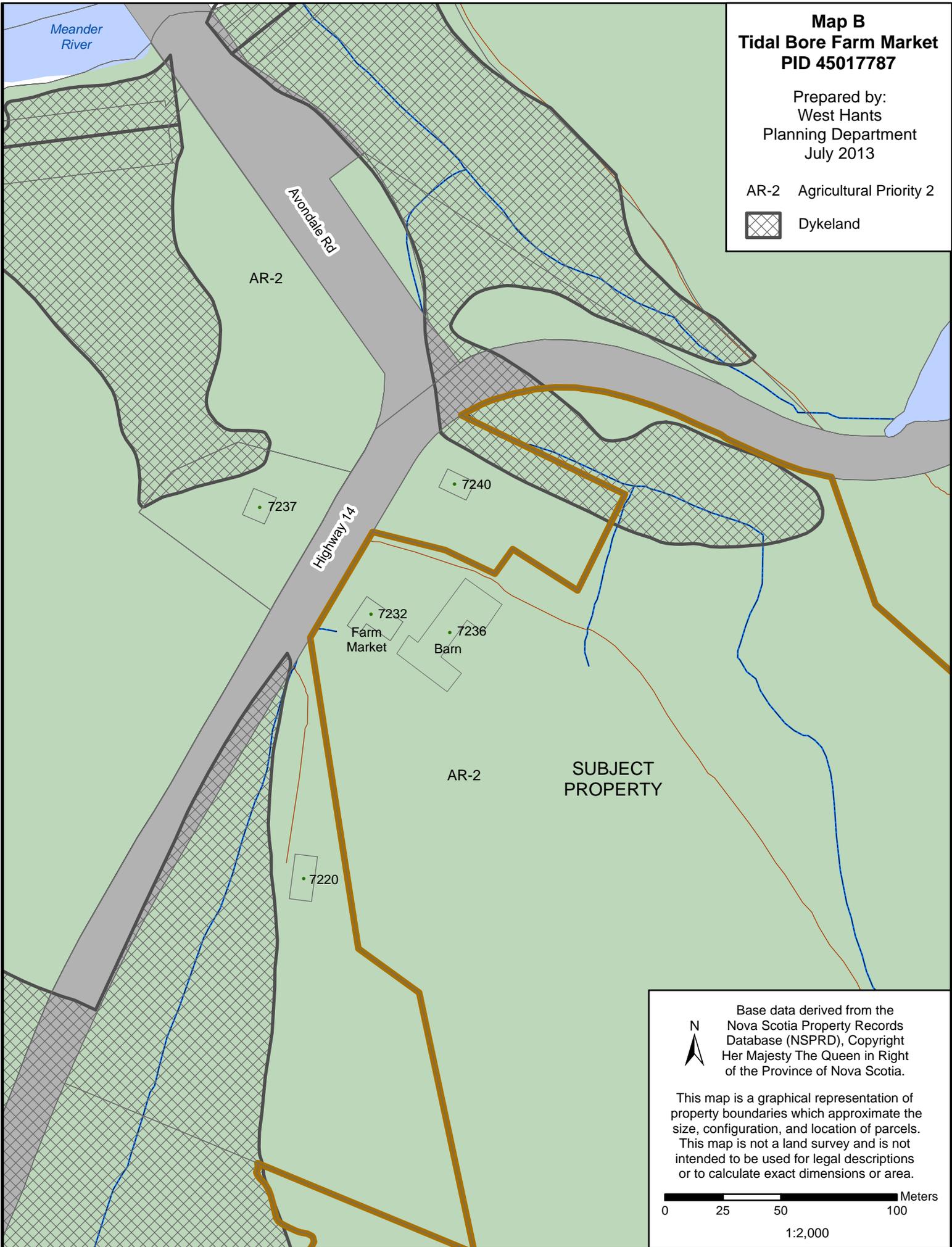
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Map B
Tidal Bore Farm Market
PID 45017787

Prepared by:
West Hants
Planning Department
July 2013

AR-2 Agricultural Priority 2

 Dykeland



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