

**HALIFAX**

# **Public Hearing for Case 21084**

Development Agreement for 429  
Cobequid Road, Lower Sackville

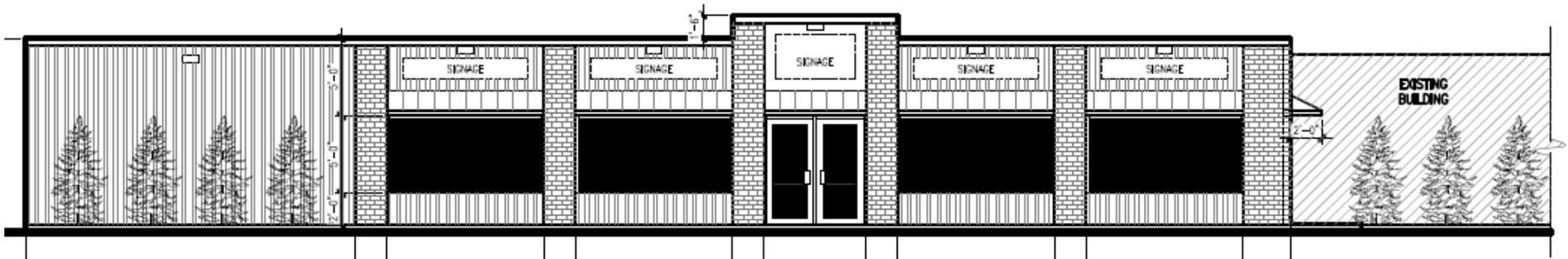
North West Community Council  
November 20, 2017

# Applicant Proposal

Applicant: Clyde Cooper Enterprises Ltd.

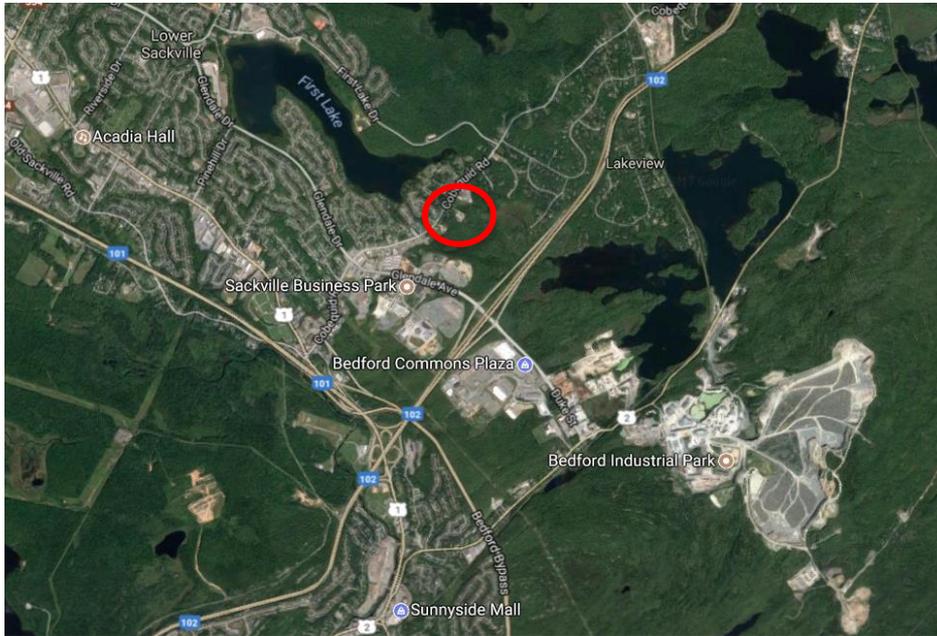
Location: 429 Cobequid Road, Lower Sackville

Proposal: Application for a development agreement to permit a commercial building that sells and installs automotive accessories.



# Site Context

## 429 Cobequid Road, Lower Sackville



General Site location



Site Boundaries in Red

# Site Context Cont'd

429 Cobequid Road, Lower Sackville



# Site Context Cont'd...

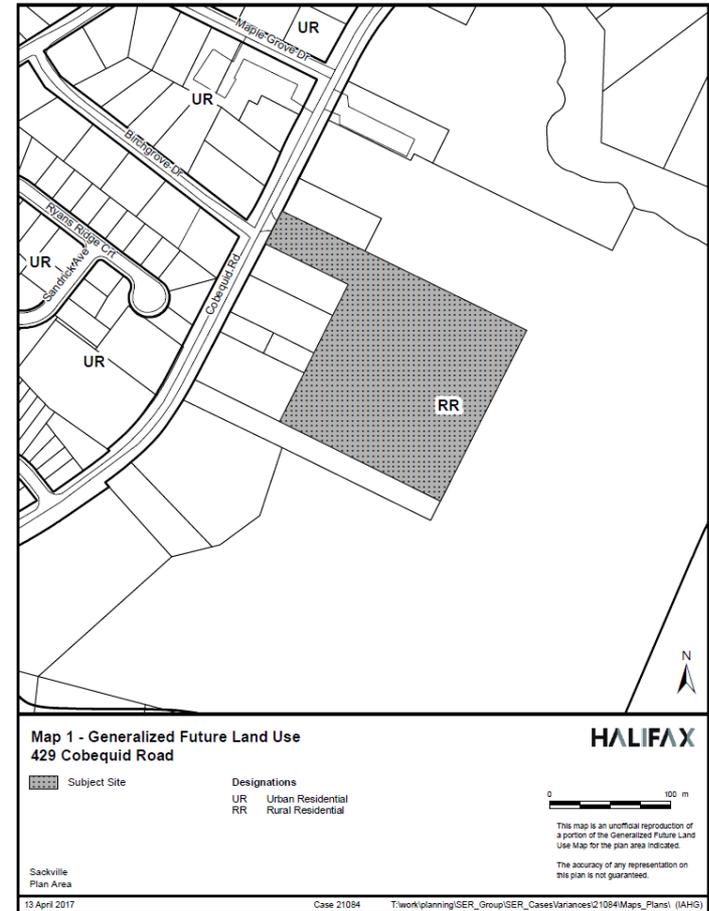


# Planning Policy

## Sackville Municipal Planning Strategy

### Rural Residential Designation

- Semi-rural character
- Mix of low density residential and resource uses
- Other forms of residential and local commercial uses considered through LUB amendment
- Community commercial zone uses may be considered by development agreement on a portion of Cobequid Road



# Enabling Policy (Policy UR-24)

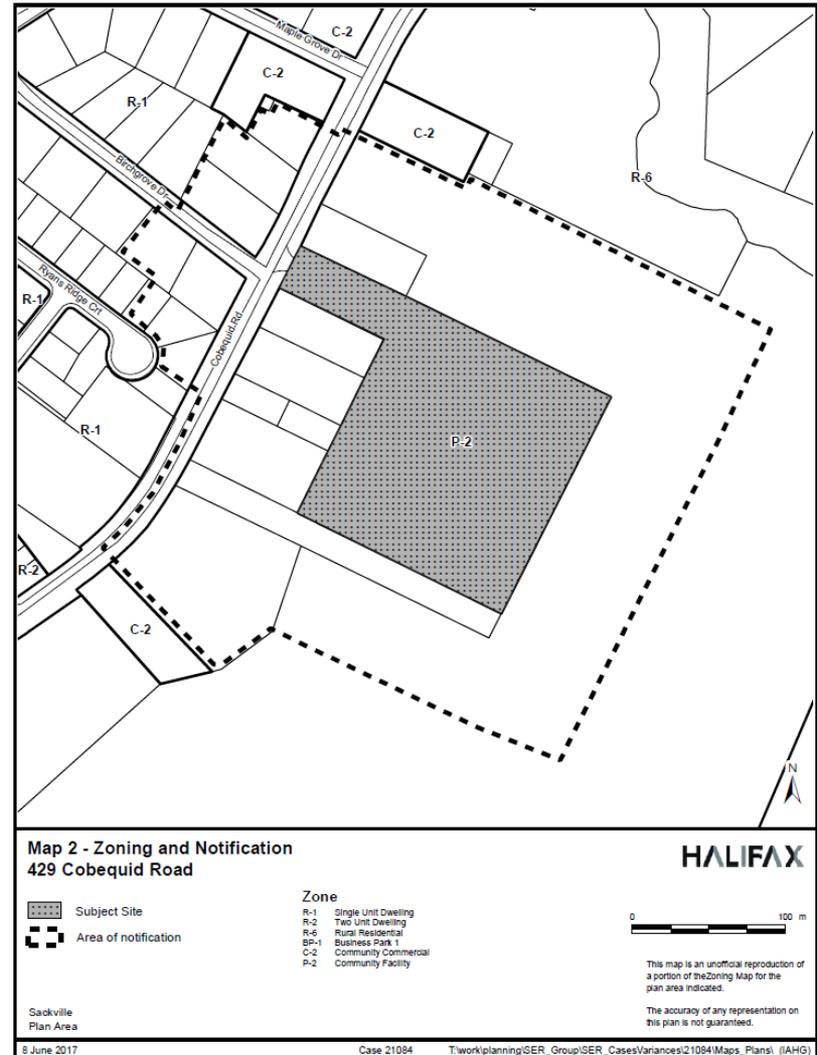
- Notwithstanding Policies UR-2 and RR-2, within the Urban and Rural Residential Designations, Council may consider permitting community commercial zone uses on properties along the Cobequid Road, between Sackville Drive and First Lake Drive, according to the development agreement provisions of the Planning Act.

# Land Use By-law

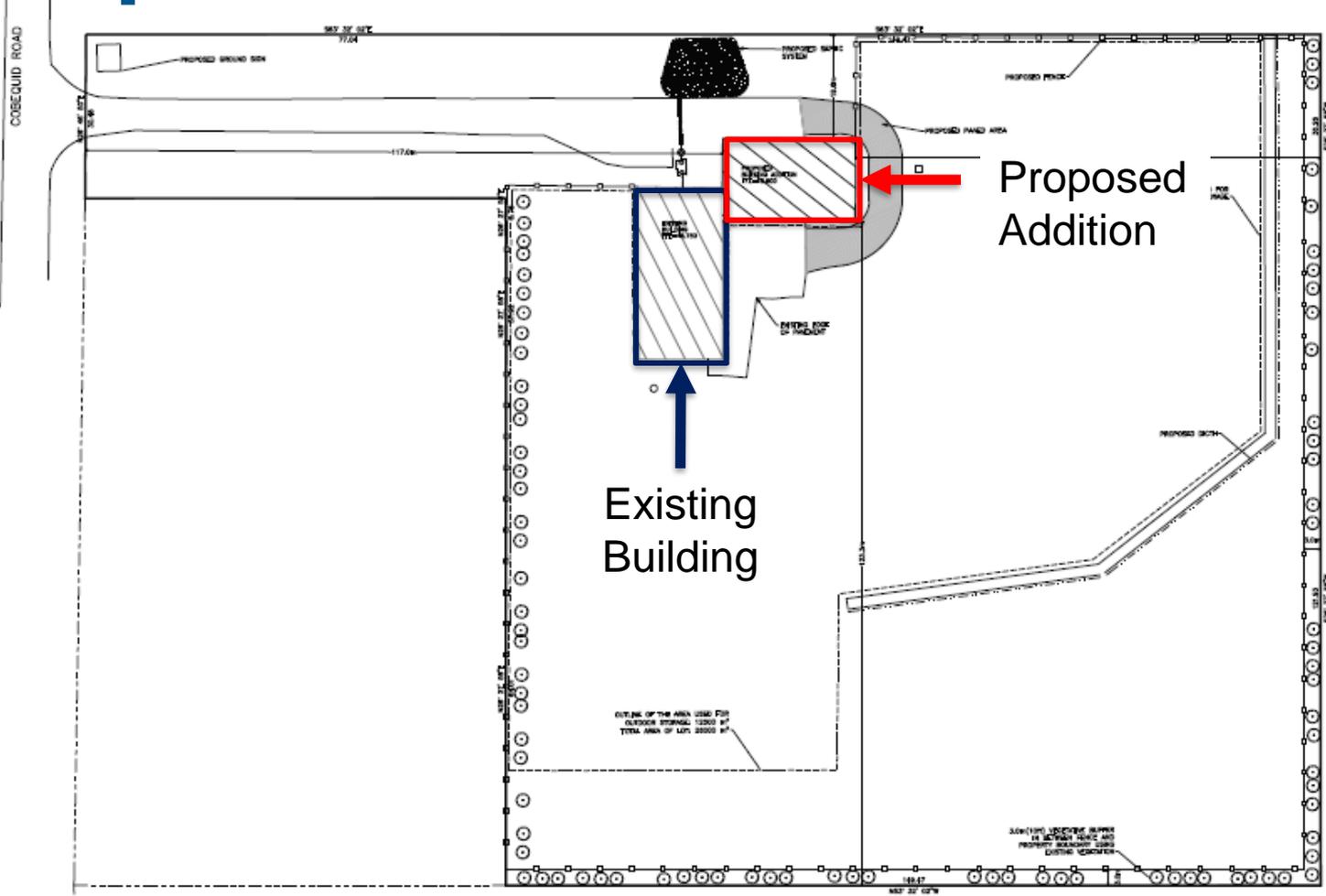
## Sackville Land Use By-law

### P-2 (Community Facility) Zone

- permits Institutional and Open Space uses
- Community Commercial uses are not permitted



# Proposal - Details

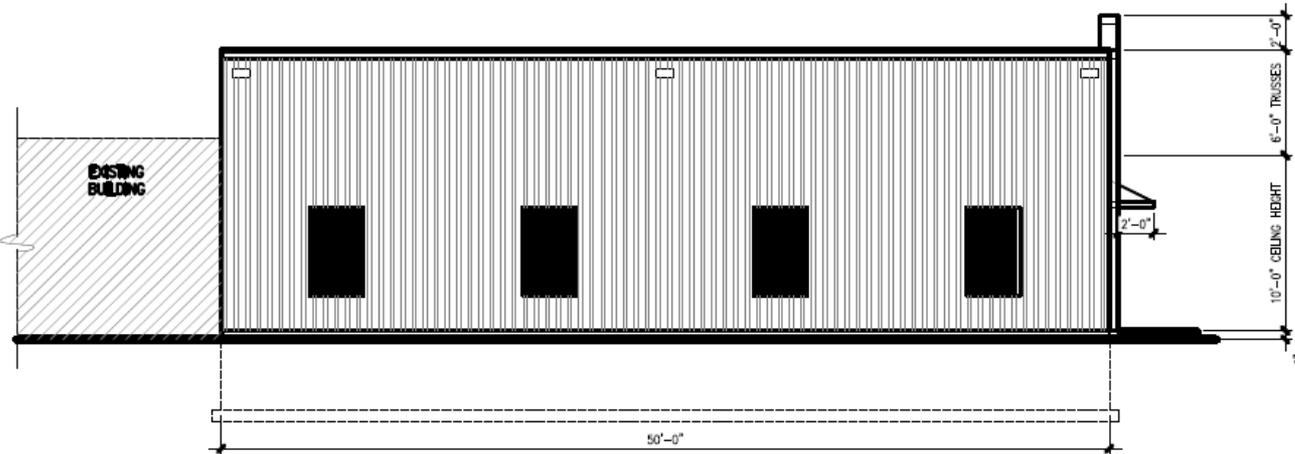


Proposed Site Plan

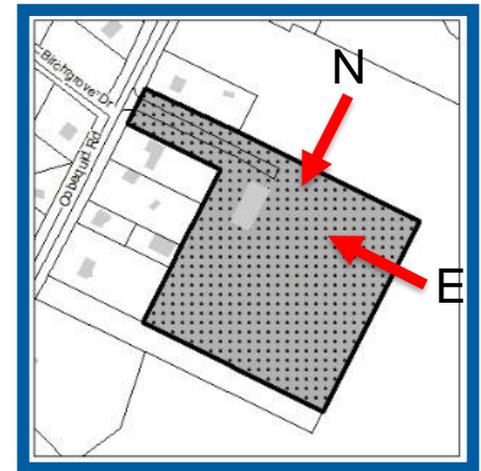
# Proposal – Details



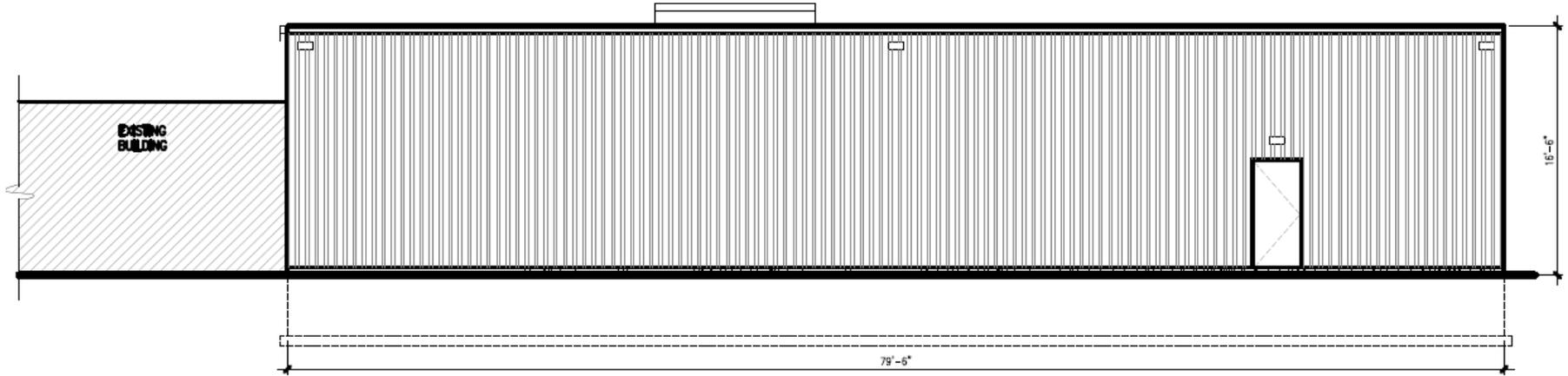
North Elevation



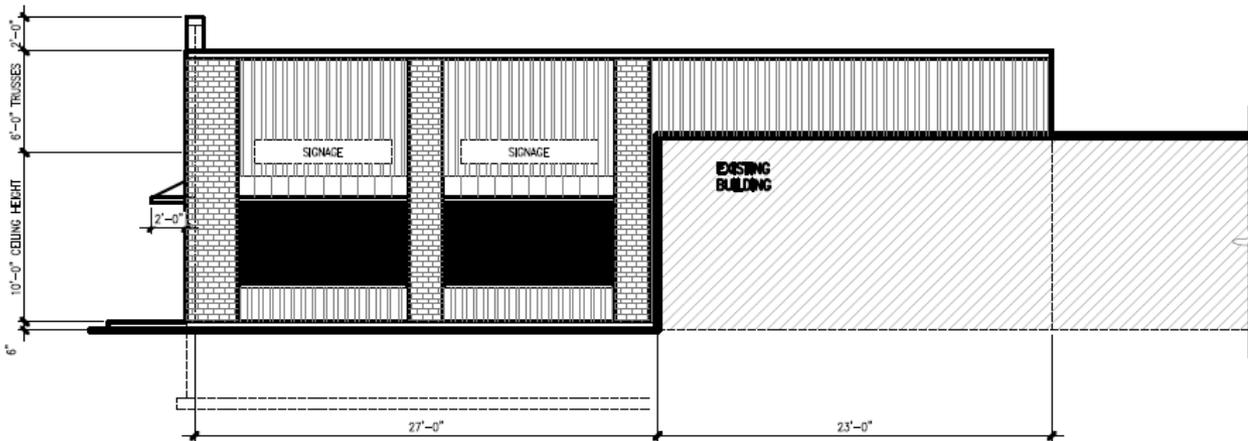
East Elevation



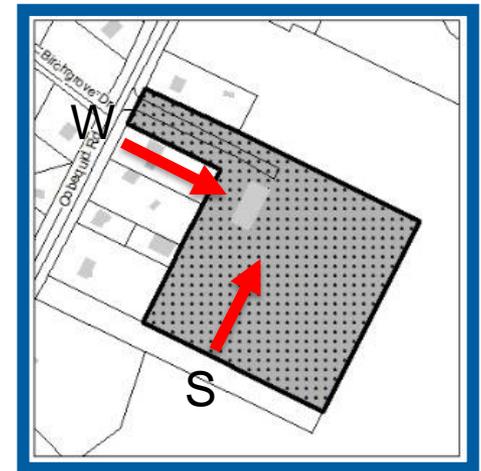
# Proposal – Details



South Elevation



West Elevation



# Policy Consideration

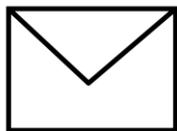
Enabling Policy UR-24 requires Council to consider the following in rendering their decision on a Development Agreement:

- Change in use
- Height and bulk of the building
- Buffering and screening
- Site design
- Potential environmental impacts, if any
- Signage
- Parking
- Hours of operation
- Open storage

# Public Engagement Feedback

- Level of engagement completed was consultation achieved through providing information and seeking comments through the HRM website, signage posted on the site, and postcard notifications.
- No comments or questions were received.

**Notifications  
Mailed**



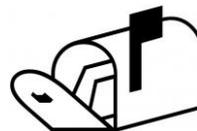
**17**

**Phone Calls  
Received**



**0**

**Letters  
Received**



**0**

**Total Public  
Interactions**



**0**

# North West PAC Recommendation

July 5, 2017

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The PAC provided the following feedback:

- A vegetated buffer should be maintained
- Signage requirements should be included in the DA
- Other questions: on-site septic design, traffic and outdoor storage

The PAC recommended approval with the following consideration:

That a negotiated vegetative buffer be installed/maintained around the property boundaries where possible and that this matter be included as a provision within the development agreement.

# Summary: Key Aspects of Proposed Development Agreement

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<b>Building Height</b>	As shown on schedules (18 ft.)
<b>Parking</b>	Min.15 spaces for customers
<b>Outdoor Storage</b>	As shown on Schedule B Max. 50 percent of the lot area Max. 4.6m (15ft.) in height
<b>Signage</b>	As shown on the Schedules Each fascia sign max. areas 2.3 sq. m (25 sq. ft.) 1 ground sign - max. height 3m (10ft.) max. area 5 sq. m (54 sq. ft.)
<b>Screening and Buffering</b>	Fence Vegetated buffer of 3m (10ft.)
<b>Hours of Operation</b>	Monday to Friday 8am-8pm Saturday 9am-5pm

# Non-Substantive Amendments

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A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- Changes to the areas devoted to outdoor storage
- Changes to sign requirements
- Changes to hours of operation

# Staff Recommendation

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Staff recommend that North West Community Council:

- ✓ 1. Give notice of motion to consider the proposed development agreement, as set out in Attachment A of this report, to allow the sale and installation of automotive accessories at 429 Cobequid Road, Lower Sackville and schedule a public hearing;
2. Approve the proposed development agreement as set out in Attachment A of the staff report dated October 2, 2017.
3. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

**HALIFAX**

**Thank You**