

# HALIFAX

## Public Hearing for Case 20504

Development Agreement to allow a  
landscaping business at 387 Cobequid  
Road, Lower Sackville

April 20, 2017

# Applicant Proposal

Applicant: Personal Care Holdings Ltd.

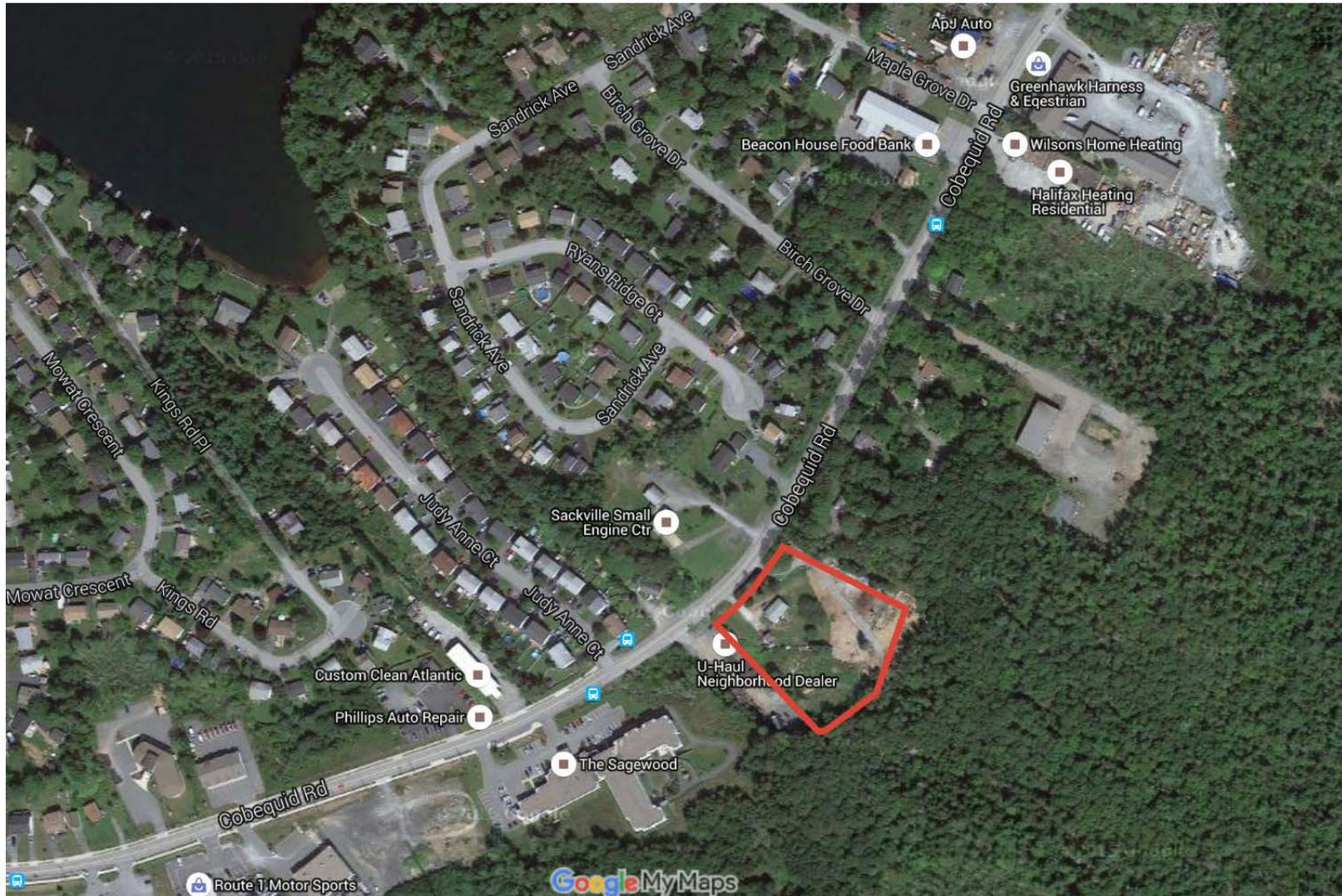
Location: 387 Cobequid Road, Lower Sackville

Proposal: to enter into a development agreement for a landscaping business at 387 Cobequid Road, Lower Sackville to permit:

- Storage of landscaping equipment and materials
- Existing single unit dwelling and accessory buildings

# Site Context

387 Cobequid Road, Lower Sackville



# Site Context



- ❑ 2.2 acres (8,872 square metres)
- ❑ 68.6 metres of frontage on Cobequid Road
- ❑ Current Use: Single Unit Dwelling

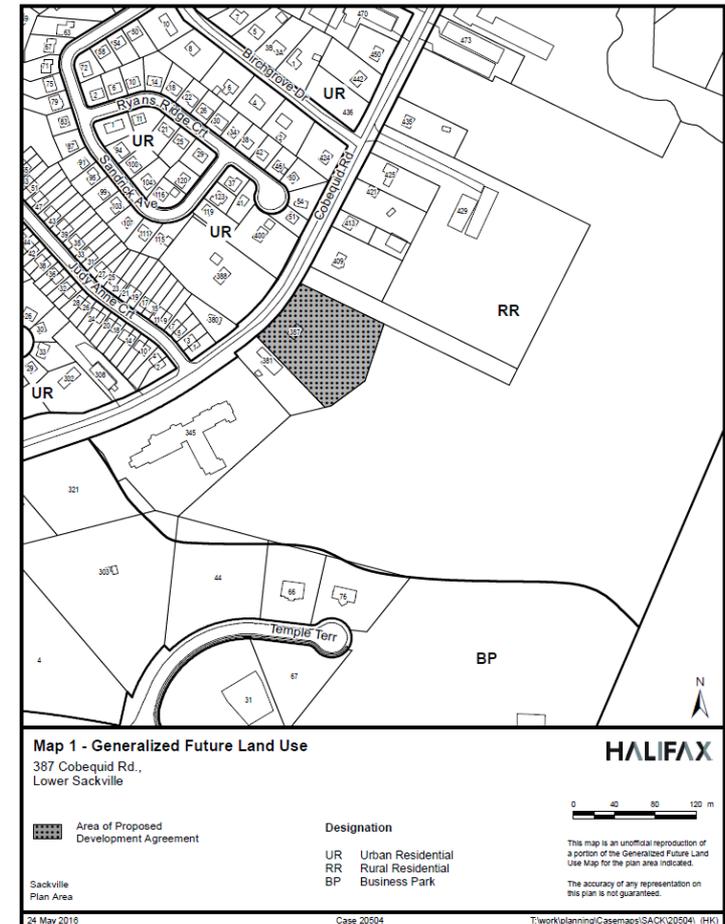
# Site Photos



# Planning Policy

## Sackville Municipal Planning Strategy

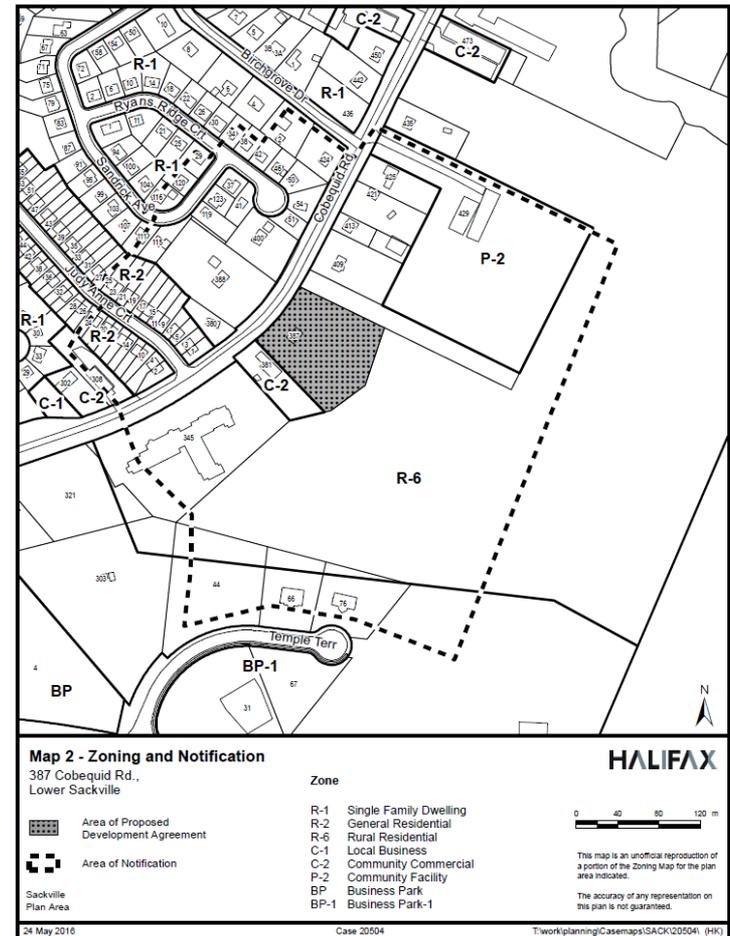
- The Rural Residential (RR) Designation recognises the traditional mix of residential and resource uses.
- Community commercial uses may be considered along this portion of Cobequid Road by Development Agreement.



# Land Use By-law

## Sackville LUB

- The Rural Residential (R-6) Zone permits certain residential, resource, and community uses.
- Current authorised use: single unit dwelling.
- December, 2015: Compliance case for landscaping business operating without a permit.
- A landscape business is not permitted in the R-6 Zone.



# Policy & By-law Overview

Sackville Municipal Planning Strategy - Sackville Ville Centre LUB

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- **Zone**

- R-6 (Rural Residential) Zone

- **Designation**

- Rural Residential

- **Existing Use**

- Single Unit Dwelling

- **Enabling Policy**

- UR-24 Consideration of C-2 Uses through Development Agreement

# Policy Consideration

**Policy UR-24** enables Council to consider permitting community commercial zone (C-2) uses by development agreement within the Rural Residential (RR) Designation along this stretch of Cobequid Rd.

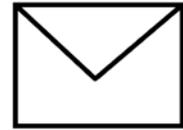
Considerations include:

- compatibility of the design and use
- buffering and landscaping
- environmental considerations
- hours of operation

# Public Engagement Feedback

- A PIM was held on July 7, 2016
- Only one member from the public attended
- Concerns raised:
  - Noise
  - Dust
  - Hours of operation
  - Compatibility with residential uses

**Notifications  
Mailed**



**57**

**Meeting  
Attendees**

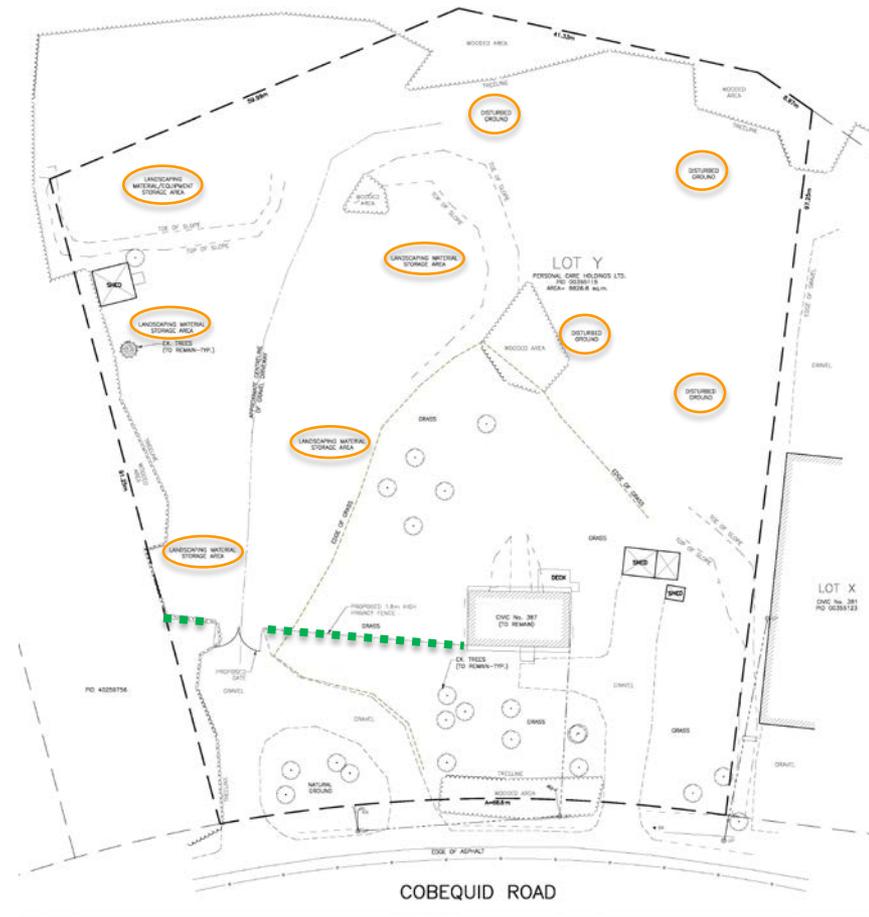


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# Highlights of Policy Review

## Key Aspects of Proposed DA

- **Compatibility of the design and use**
  - Max. lot coverage 50%
  - Max. 10 vehicles
  - Max. height of material storage 15 feet
  - Existing structures would remain; no new structures proposed
- **Buffering and landscaping**
  - Retention of existing vegetation
  - New 6 foot fence
- **Environmental considerations**
  - Stormwater management plan required
  - No storage of hazardous material and chemicals allowed outdoors
- **Hours of operation**
  - 7:00am to 8:00pm Monday to Saturday



# Staff Recommendation

Staff recommend that Regional Council:

1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the report, to permit the operation of a landscaping business at 387 Cobequid Road, Lower Sackville.

**HALIFAX**

**Thank You**