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# **Public Hearing for Case 20975**

**Development Agreement Amendment  
for 540 Southgate, Drive, Bedford**

North West Community Council  
May 14, 2018

# Applicant Proposal

Applicant:

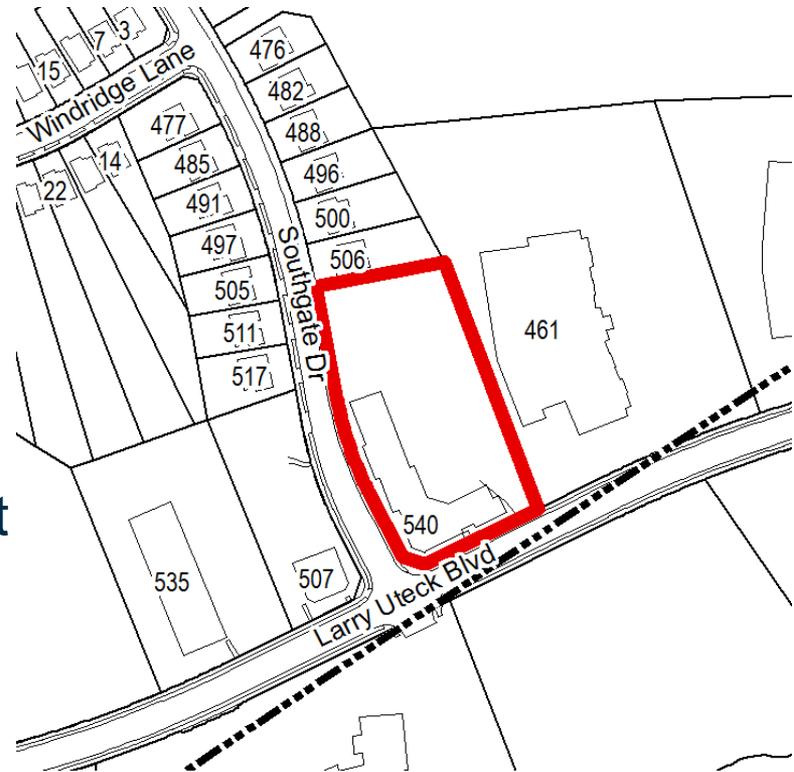
Boris Holdings Inc.

Location:

540 Southgate Drive

Proposal:

Amend the existing agreement to allow for a 6 foot by 6 foot commercial ground sign on the Larry Uteck Boulevard frontage



# Site Overview



**Sign  
Location**

Subject site in Bedford at Corner of Larry Uteck and Southgate

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# Street Placement



**Sign  
Location**

Subject site as seen from across Larry Uteck Boulevard

# Design Representation



Applicant renderings

# Policy Considerations

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- Existing DA limits the size of signs to 20 square feet based on the Bedford Land Use By-law, not 30 square feet (plus stand) which would be more visible for the location and for the number of tenants
- The DA and Bedford LUB also limit type of materials and location relative to property lines
- Signage amendments are substantive
- A traffic impact study was supplied and accepted by HRM Engineering provided sign dimensions and placement were restricted

# Planning Policy

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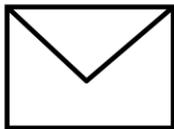
- Policies C-8 of the Bedford MPS and MCP-1 of the Bedford South Secondary Planning Strategy allow Council to consider the application by way of original and amending Development Agreements.
- The amendment is worded to allow a larger size sign, exact placement, and specifies appropriate materials
- Neighbouring commercial properties have similar signage

# Public Engagement

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- Consultation was achieved through a mail out notification, newspaper ad and a public information meeting held November 9, 2017
- No members of the public attended
- North West PAC reviewed the case December 6, 2017 with no objections

**Notifications  
Mailed**



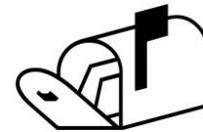
**27**

**Meeting  
Attendees**



**0**

**Comments  
Received**



**0**

# Staff Recommendation

Staff recommend that North West Community Council:

1. Approve the proposed amendment to the Development Agreement as set out in attachment A of the staff report dated January 2, 2018

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**Thank You**

# Site Context



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# Site Context

