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Public Hearing

Case 20597: Development agreement

5 Sawlers Road, Waverley

Nathan Hall, Planning Intern

North West Community Council

August 8, 2016

Site Context



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Site Details



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July 7, 2016

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Planning Context

- Designation: Community Centre (CC) under the Planning Districts 14/17 MPS
- Zoning: Community Commercial (C-2) under the Planning Districts 14/17 LUB
- Policy P-100

Request

- **Applicant:** Application by Judson and Leona Sibbins
- **Proposal:** to enter into a development agreement to permit additional uses on an existing commercial property

Community Engagement

- Public information meeting held on July 8, 2009
- Public hearing held on March 23, 2015

Discussion

- The proposal is considered appropriate for the site given its existing configuration, location, and conditions, and the criteria of policy.
- Staff is satisfied that the terms of the proposed Agreement adequately meet the community's concerns.
- It is recommended that NWCC approve the proposed development agreement.

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Thank You

**Comments and
Questions**

Land Use Designation: CC (Community Centre)



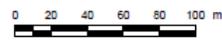
Map 1 - Generalized Future Land Use

5 Sawlers Road
Waverley

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 Subject Property

Designations
R Residential Designation
CC Community Centre Designation



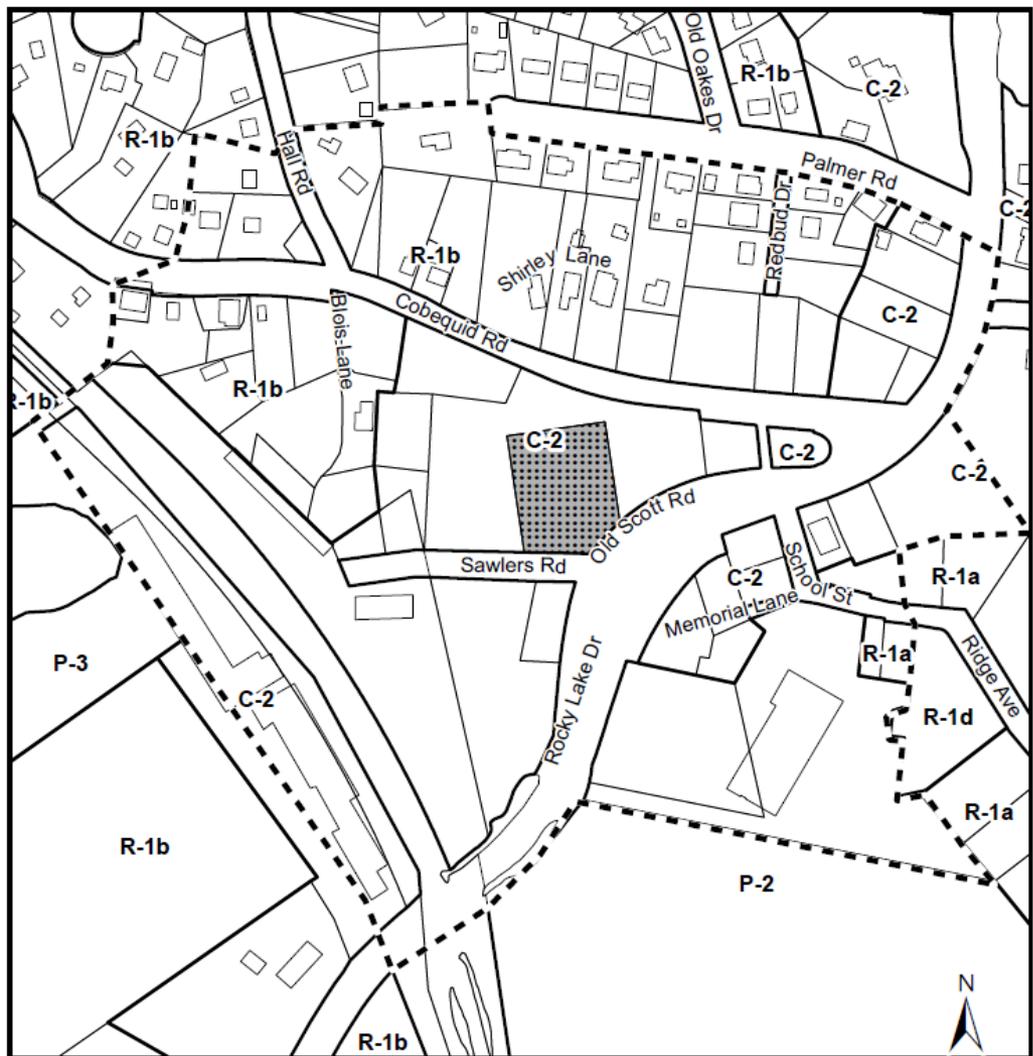
This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Planning Districts 14 & 17
(Shubenacadie Lakes) Plan Area

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Current Zoning: C-2 (Community Commercial)



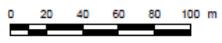
Map 2 - Zoning and Notification

5 Sawlers Road
Waverley



Subject Property
 Area of notification

- Zones**
- R-1a Single Unit Dwelling Zone
 - R-1b Suburban Residential Zone
 - R-1d Residential Auxiliary Dwelling Zone
 - C-2 Community Commercial Zone
 - P-2 Community Facility Zone
 - P-3 Park Zone



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.
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Planning Districts 14 & 17
(Shubenacadie Lakes) By-Law Area





Site Plan (Schedule B)

- Existing buildings
- Landscaped buffer on western property boundary
- Cedar hedge at northern boundary facing cobequid Rd
- Parking area

Schedule B - Site Plan

5 Sawlers Road
Waverley

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- Existing Fence
- Existing Concrete Barrier
- Vehicle Storage Area

- Proposed Trees
- Existing Cedar Hedge
- Existing Vegetation

0 20 40 m

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Planning Districts 14 & 17
(Shubenacadie Lakes) By-Law Area

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