

Public Hearing for Case 21847

Amending Development Agreement for
PID 40306730, Prospect Road,
Goodwood

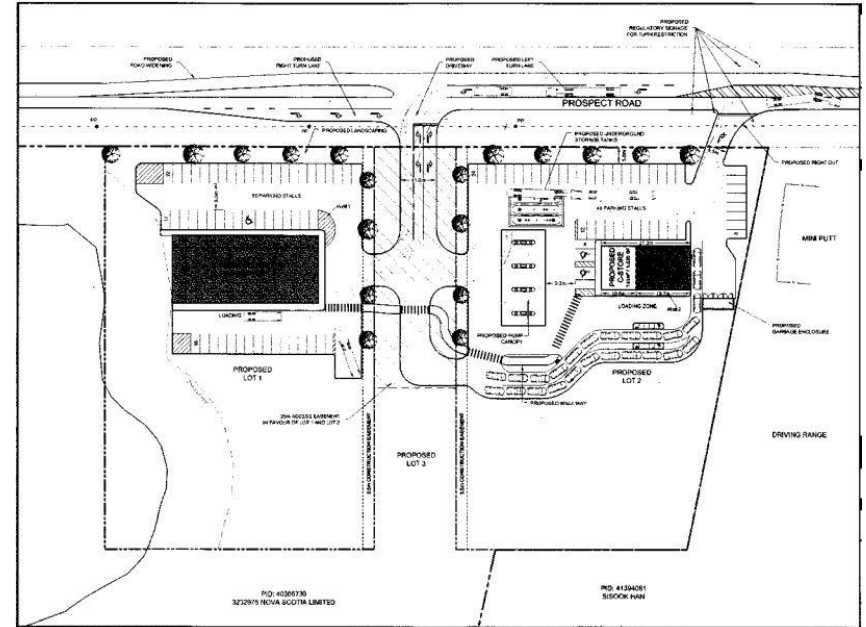
Applicant Proposal

Applicant: Jack Bryant

Location: PID 40306730, Prospect Rd, Goodwood

Proposal:

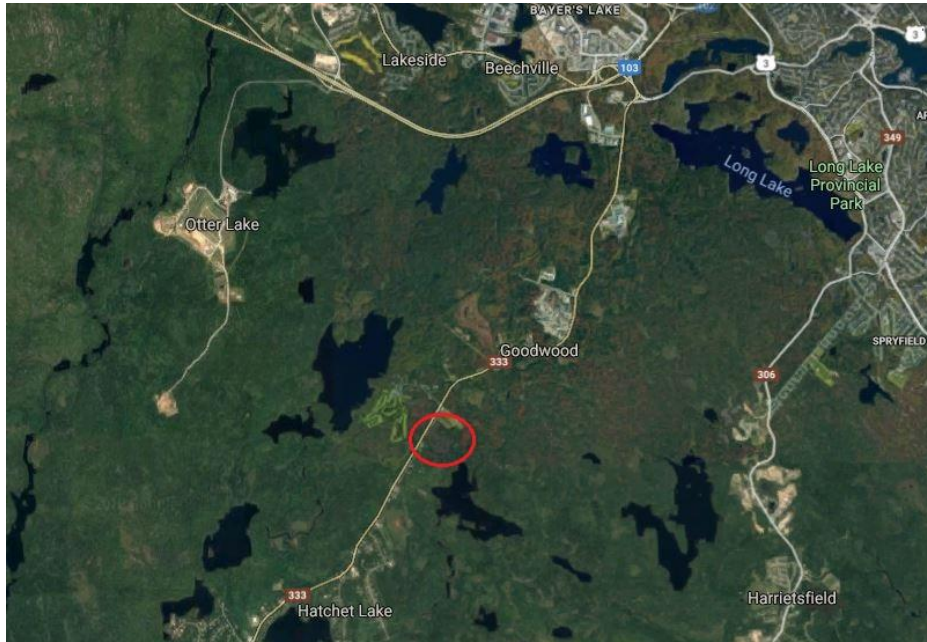
- To amend the existing 2014 development agreement for 2 commercial buildings to permit 4-year extension to the deadline for commencement of development and a 5-year extension to the deadline for completion of development



Approved site plan from existing development agreement

Site Context

PID 40306730, Prospect Road, Goodwood



General Site location



Site Boundaries in Red

Planning Policy

Planning District 4 (Prospect) Municipal Planning Strategy

- Policy RB-10 permits general business zone uses (C-2 Zone uses) and service stations through the development agreement process
- Same policy the existing development agreement was considered and approved under in 2014
- Policy remains unchanged today

Land Use By-law

Planning District 4 (Prospect) LUB

- **Zone**
 - CR-1 (Commercial Recreation 1) Zone
- **Designation**
 - Residential B
- **Existing Use**
 - Vacant

Summary: Key Aspects of Original Development Agreement

Approved: June 4, 2014 by Halifax and West Community Council

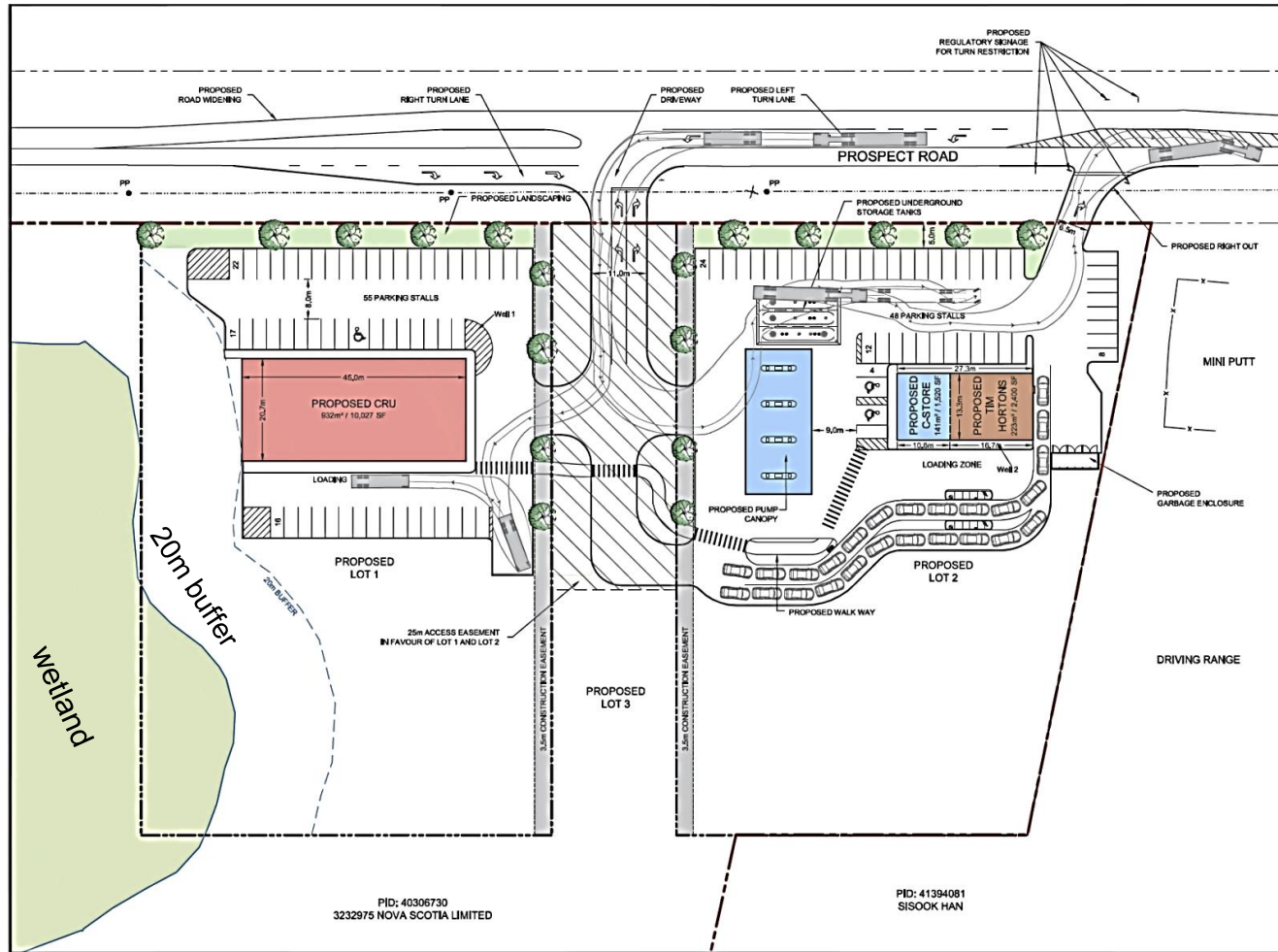
Proposal: Two single-storey commercial buildings:

1. Service station with retail store and drive-thru restaurant (1,520sqft)
2. Commercial leasehold space (10,027sqft)

Commencement of Development Expiry: August 26, 2018 (4 years from date of development agreement registration)

Completion of Development Expiry: August 26, 2019 (5 years from date of development agreement registration)

Proposal



Proposed Site Plan

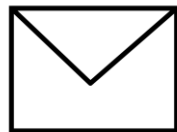
Substantive Amendment

- Existing development agreement allows Council to grant extension by resolution, as a non-substantive amendment, however the applicant is required to submit a written request to the Municipality at least sixty (60) calendar days prior to the expiry of the commencement of development.
- This application was not received within that timeline, therefore a substantive amendment and subsequent public hearing is required for the time extensions.

Public Engagement Feedback

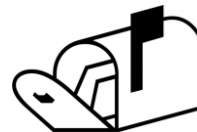
- Level of engagement completed was information sharing achieved through the HRM website, signage posted on the subject site and a mail out notification
- Feedback from the community generally included:
 - Water and septic system impacts;
 - Traffic effects; and
 - Light pollution

**Notifications
Mailed**



49

**Letters/Emails
Received**



1

Staff Recommendation

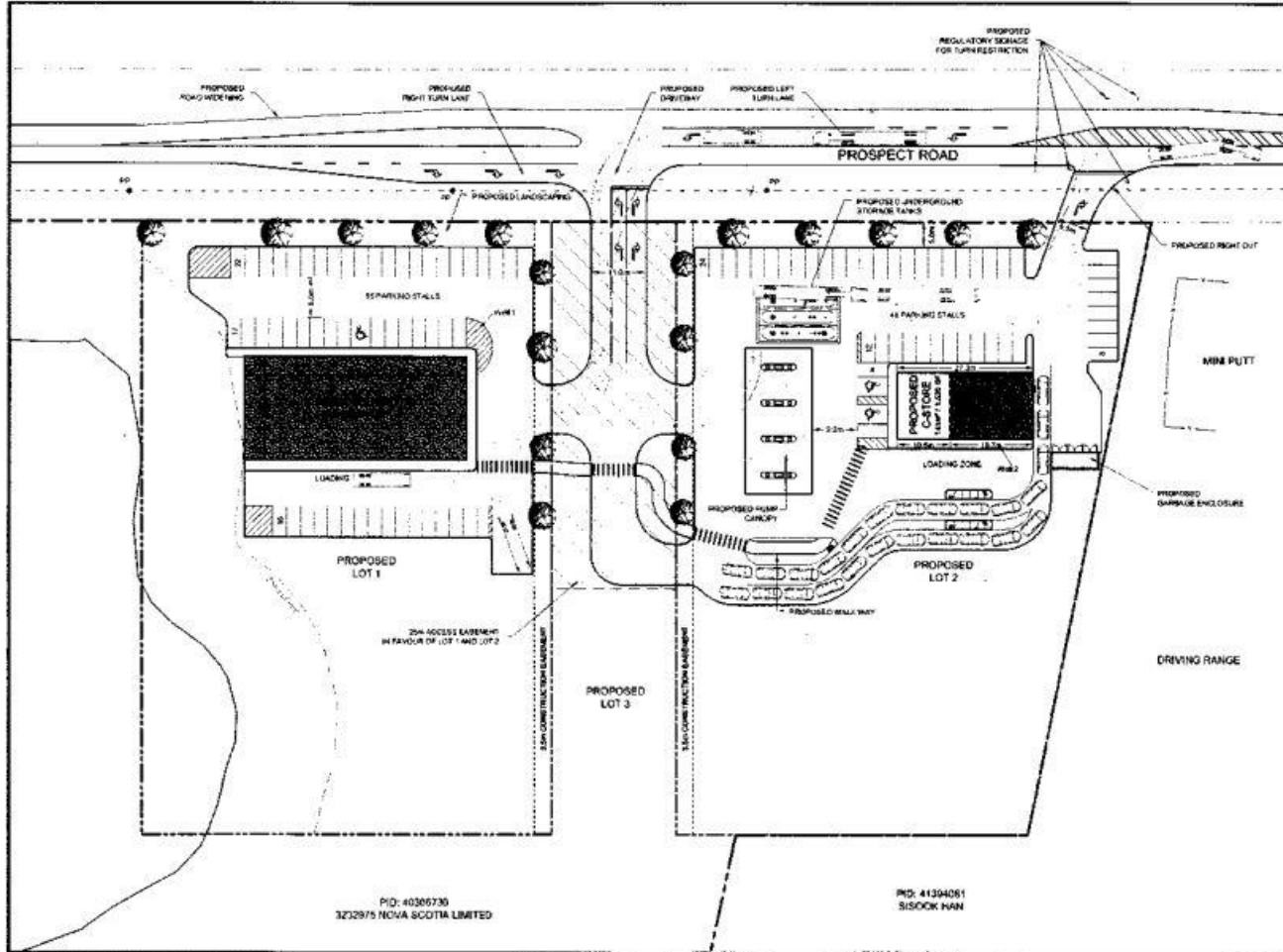
Staff recommend that Halifax and West Community Council:

1. Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A; and
2. 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

Site Plan

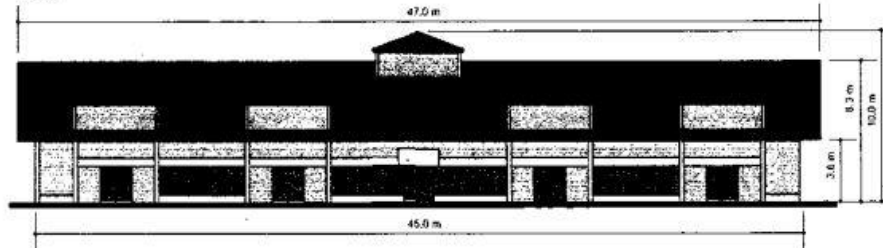


Elevations – Building 1

PERSPECTIVE



WEST



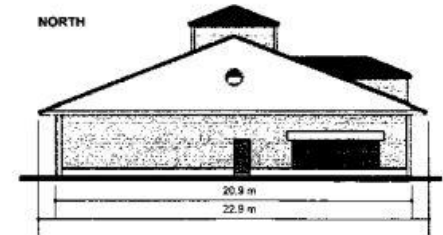
EAST



SOUTH



NORTH



GENIVAR

HALIFAX

Elevations – Building 2

