

HALIFAX

Public Hearing for Case 21847

Amending Development Agreement for
PID 40306730, Prospect Road, Goodwood

Halifax and West Community Council
December 11, 2019

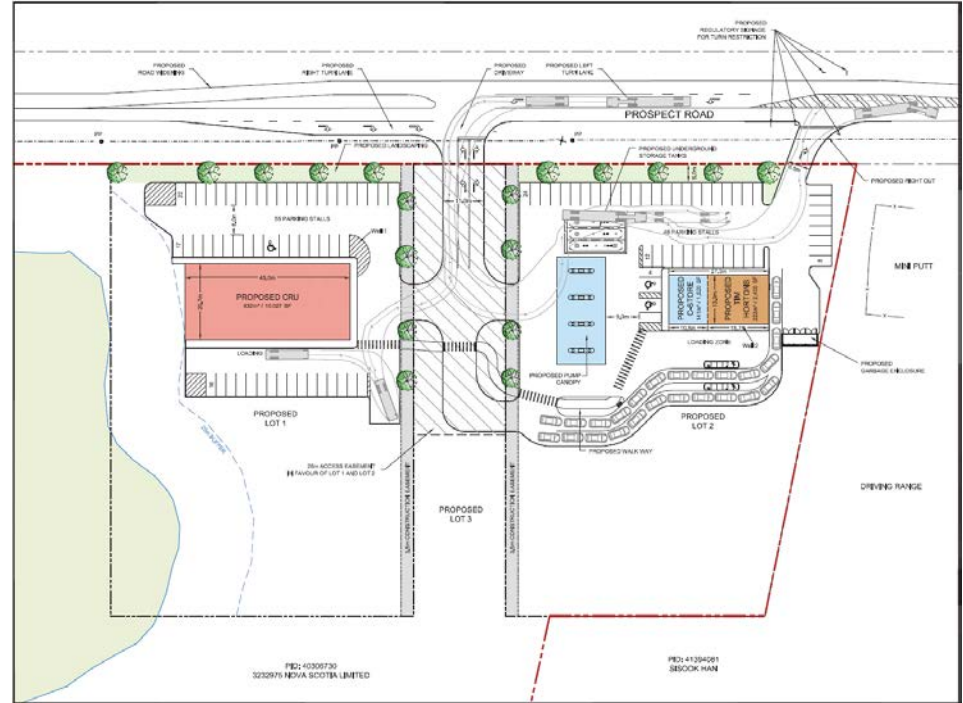
Applicant Proposal

Applicant:
Jack Bryant

Location:
PID 40306730, Prospect Road,
Goodwood

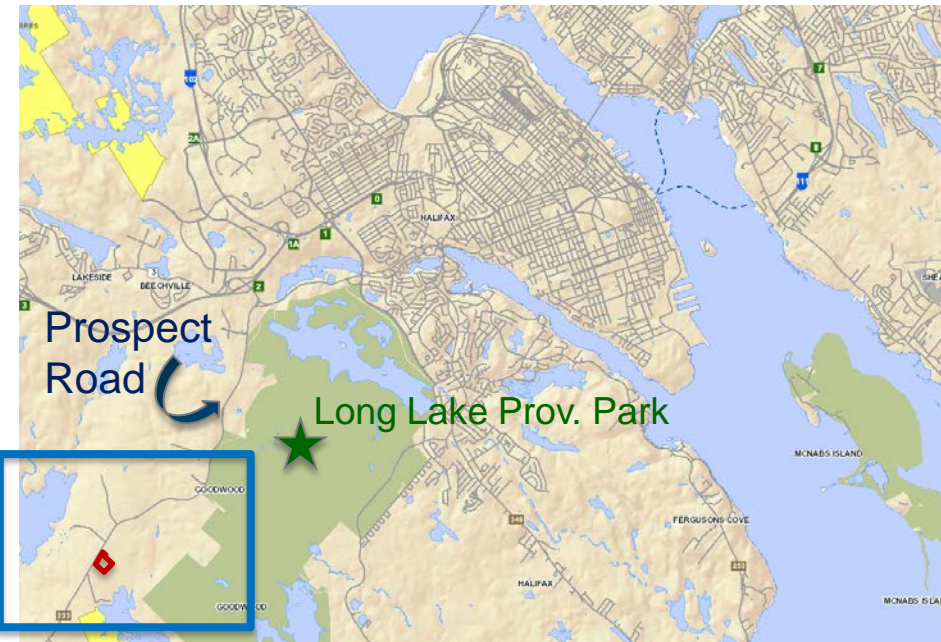
Proposed Amendments:

- Time Extension: Commencement (4 years)
- Time Extension: Completion (5 years)
- Wetland Buffer (increase)

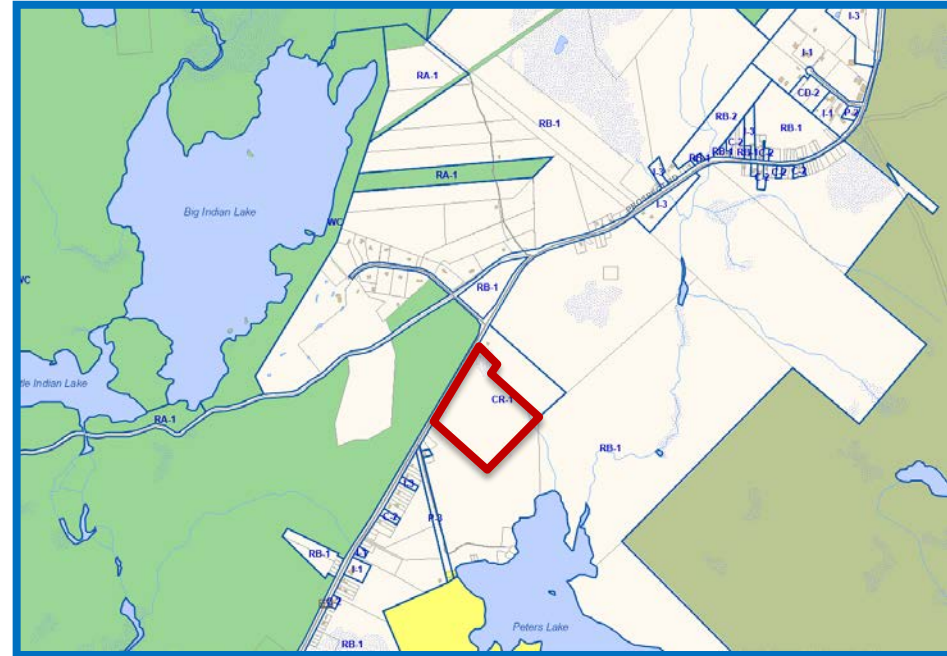


Site Context

PID 40306730, Prospect Road, Goodwood



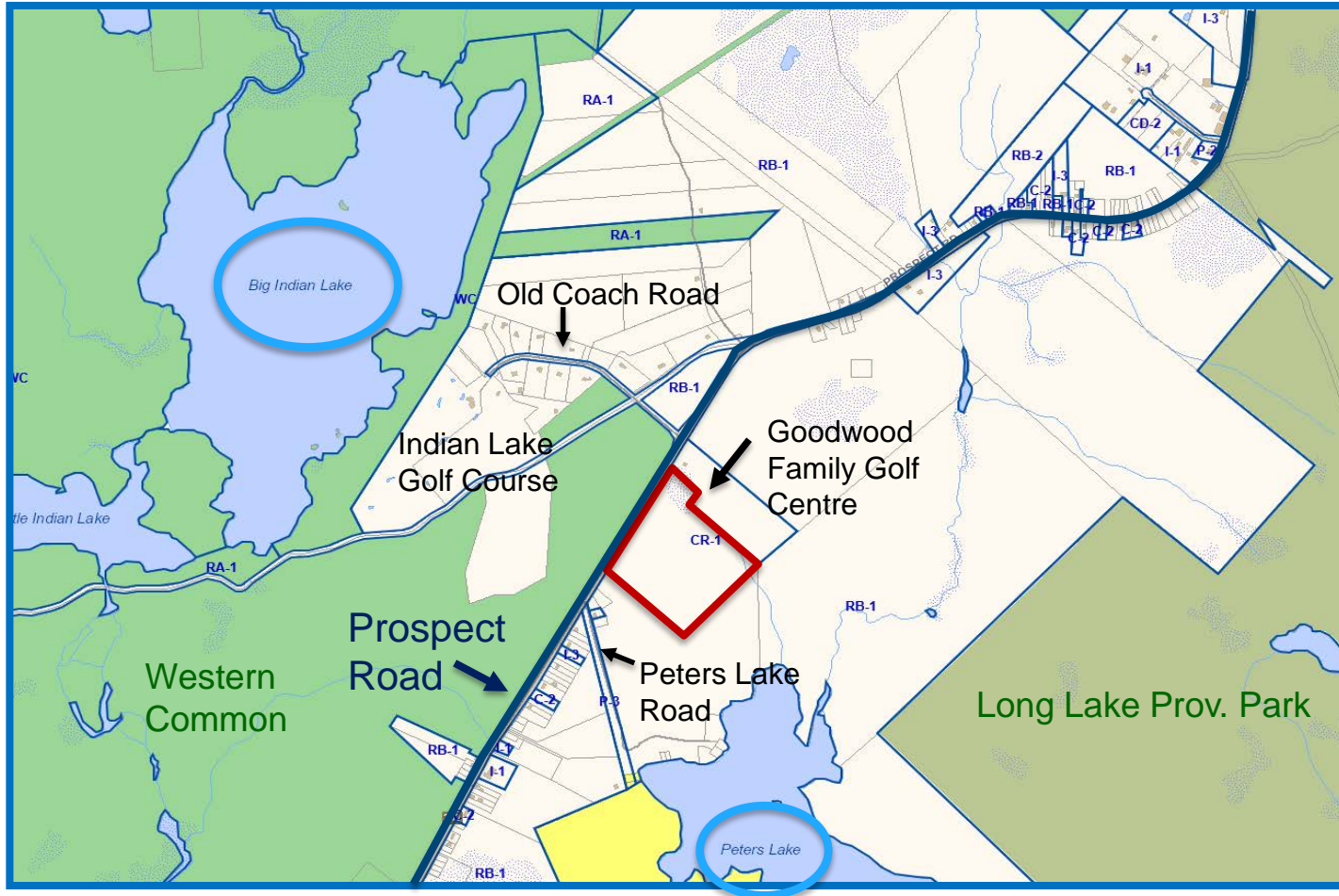
General Site location



Site Boundary in Red

Site Context

PID 40306730, Prospect Road, Goodwood



Site Boundary in Red

Site Context

PID 40306730, Prospect Road, Goodwood



Existing Use: Vacant/Undeveloped

Planning Policy - Planning District 4 (Prospect)

Municipal Planning Strategy

- **Designation:** Residential B
- **Policy:** RB-10
 - Enables general business zone uses (C-2 Zone uses) and service stations by development agreement;
 - Case 18107 approved by HWCC on June 4, 2014;
 - Policy RB-10 has not changed.

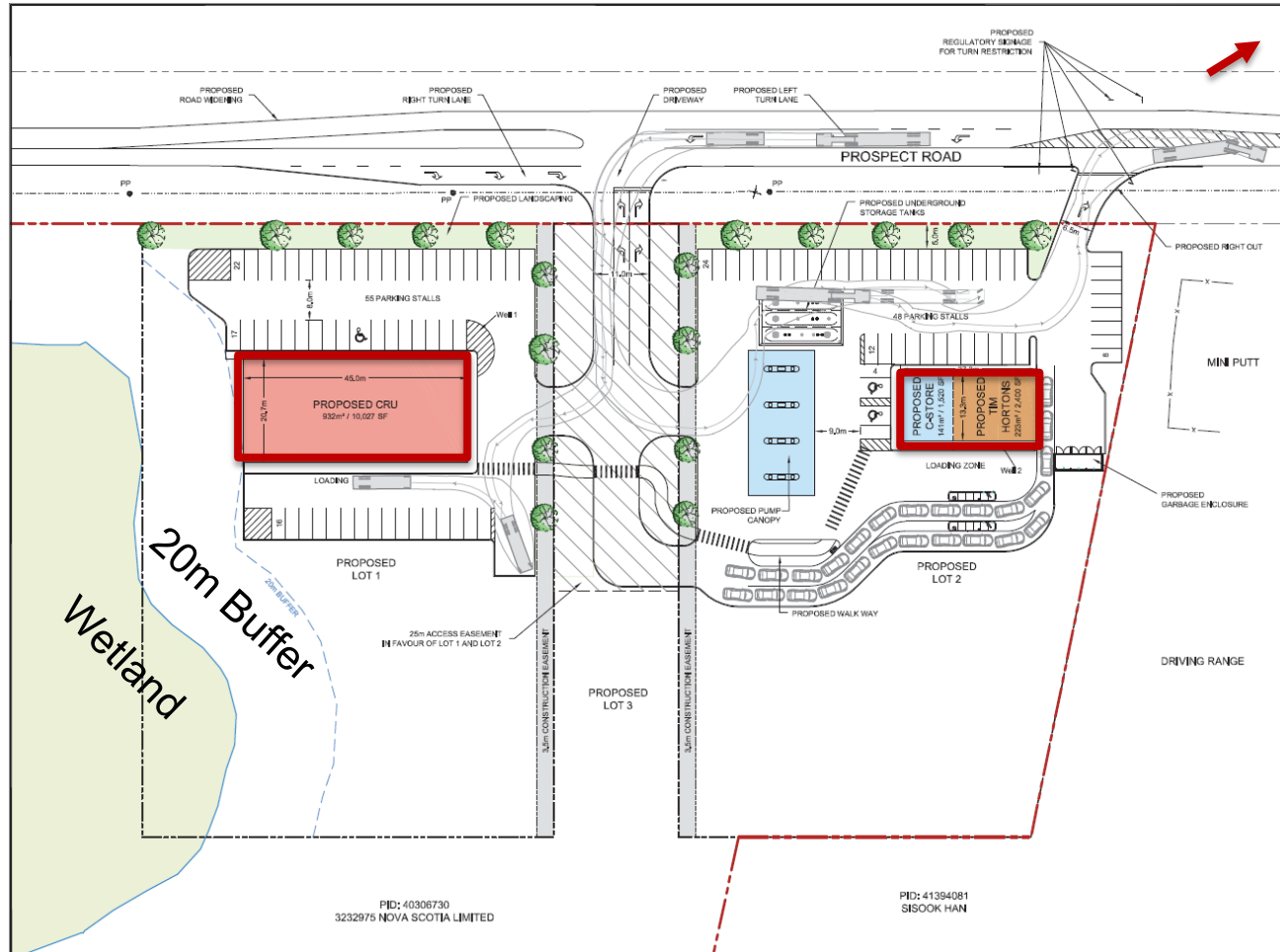
Land Use By-Law

- **Zone:** CR-1 (Commercial Recreation 1) Zone

CR-1 zone permits:

- Golf courses and miniature golf courses;
- Tennis clubs;
- Lawn bowling clubs; and
- Uses accessory to the foregoing.

Approved 2014 Proposal (18107)



2014 Site Plan – Schedule B of the Existing DA

Approved 2014 Proposal (18107)

Elevations – Building 1



Approved 2014 Proposal (18107)

Elevations – Building 2



Relevant Sections from Approved 2014 DA (18107)

Section 3.4.5(c): Stipulates a 20 m wetland buffer

Section 7.3.1: Stipulates a 4 year date of commencement for the development from the date of registration of the DA

Section 7.3.2: Defines “commencement” as the issuance of a construction permit.

Section 7.4.1: Stipulates a 5 year date of completion for the development from the date of registration of the DA

Section 7.4.2: Defines “completion” as the issuance of 1st occupancy permit.

Note: DA was approved by HWCC on June 4, 2014
Registered on August 26, 2014
Commencement = August 26, 2018
Completion = August 26, 2019

Applicants Proposal (21847)

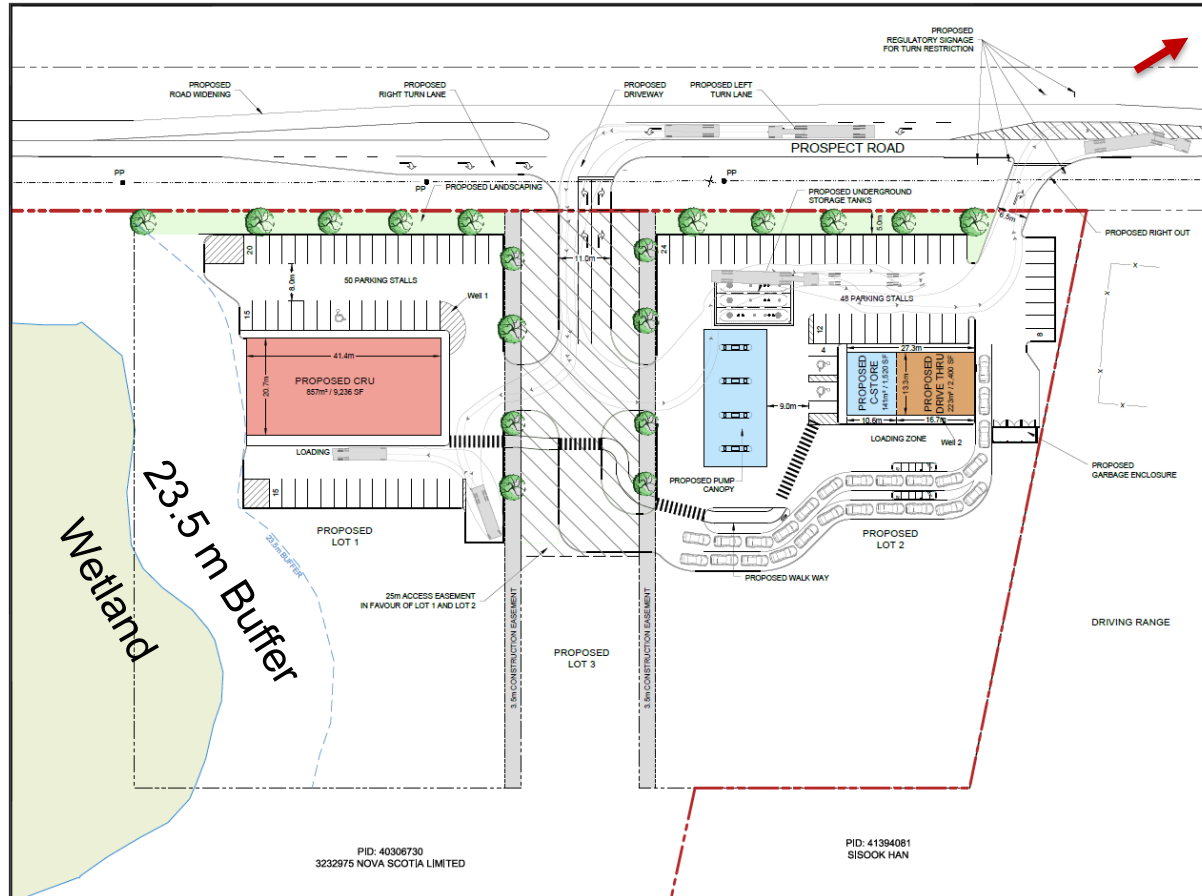
Amend 3.4.5(c): To require a 23.5 m wetland buffer.
Replace Schedule B with Schedule B-1.

Amend Section 7.3.1: To stipulate a 4 year date of commencement for the development from the date of registration of the **Amending DA**.

Amend Section 7.4.1: To stipulate a 5 year date of completion for the development from the date of registration of the **Amending DA**.

Note: If the amending agreement is registered in 2020
Commencement will be 2024
Completion will be 2025

Applicants Proposal (21847)



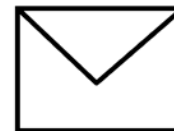
- Increase in Wetland Buffer
from: 20 m
to: 23.5 m
- Reduction in parking
from: 103 spaces
to: 98 spaces
- Reduction in gross floor area
of 75 m² (807 sq.ft.)

Revised Site Plan → Proposed Schedule B-1

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.
- Public Hearing was held on December 11, 2018.
- Feedback from the community included:
 - Water and sewage impacts;
 - Stormwater Management;
 - Traffic;
 - Light pollution;
 - Enforcement

**Notifications
Mailed**



49

**Letters/Emails
Received**



1

Staff Recommendation

- ✓ Give notice of motion to consider the new proposed amending development agreement, as set out in Attachment A, to permit a four-year extension to the deadline for commencement of development and a five (5) year time extension for development completion for lands at PID 40306730, Prospect Road, Goodwood with an increased wetland buffer, and schedule a public hearing; (October 12, 2019)
- 2. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A; and
- 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.

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Thank You