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Public Hearing for Case 21875

Development Agreement for
8005 Highway 7, Musquodoboit Harbour

Harbour East Marine Drive
Community Council
March 5, 2020

Applicant Proposal

Applicant: Kendar Enterprises Ltd.

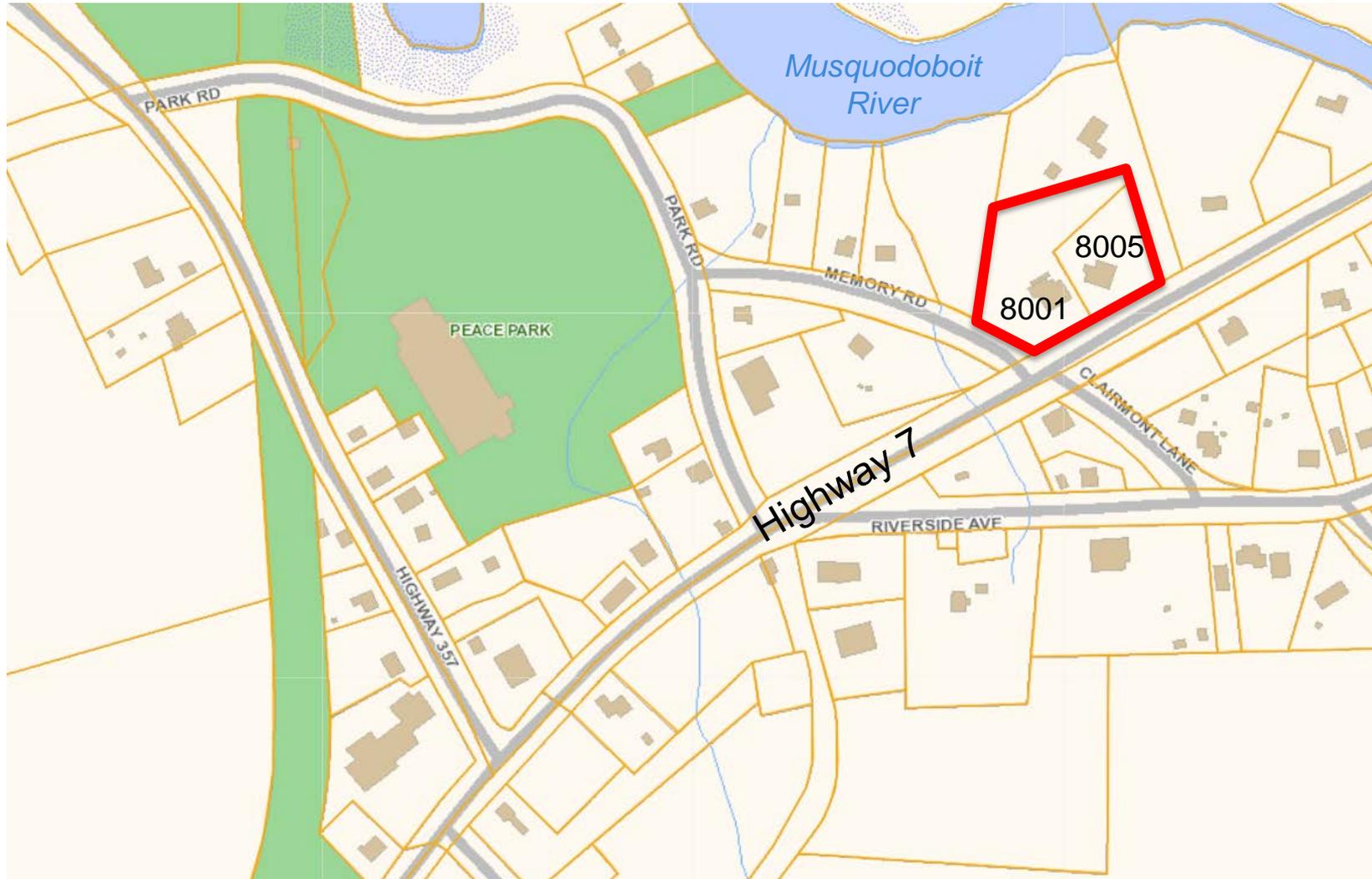
Location: 8001 and 8005 Highway 7,
Musquodoboit Harbour

Proposal: Development agreement to convert an existing mixed use building at 8005 Highway 7 into a 5 unit residential building. Access is being proposed by a private easement over 8001 Highway 7.



Site Context

8001 and 8005 Highway 7, Musquodoboit Harbour



Site Context



View from the corner of Memory Road and Highway 7

Planning Policy

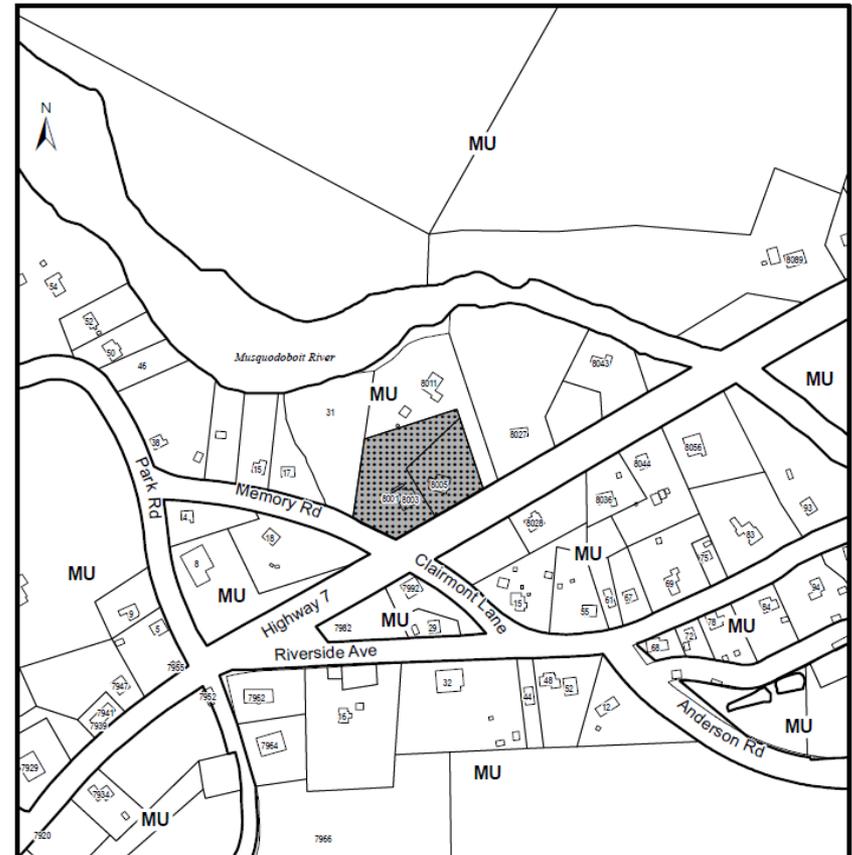
Eastern Shore (West) Municipal Planning Strategy

Musquodoboit Harbour Rural District Growth Centre

- encourage low to medium densities and alternative housing

Mixed Use Designation

- support the continuation of the existing rural land use pattern
- provide for a range of residential, commercial, resource, traditional and community facility uses



Map 1 - Generalized Future Land Use

8005 Highway 7,
Musquodoboit Harbour

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 Area of Proposed
Development Agreement

Designation

MU Mixed Use

Eastern Shore (West)
Plan Area

0 40 80 120 m

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

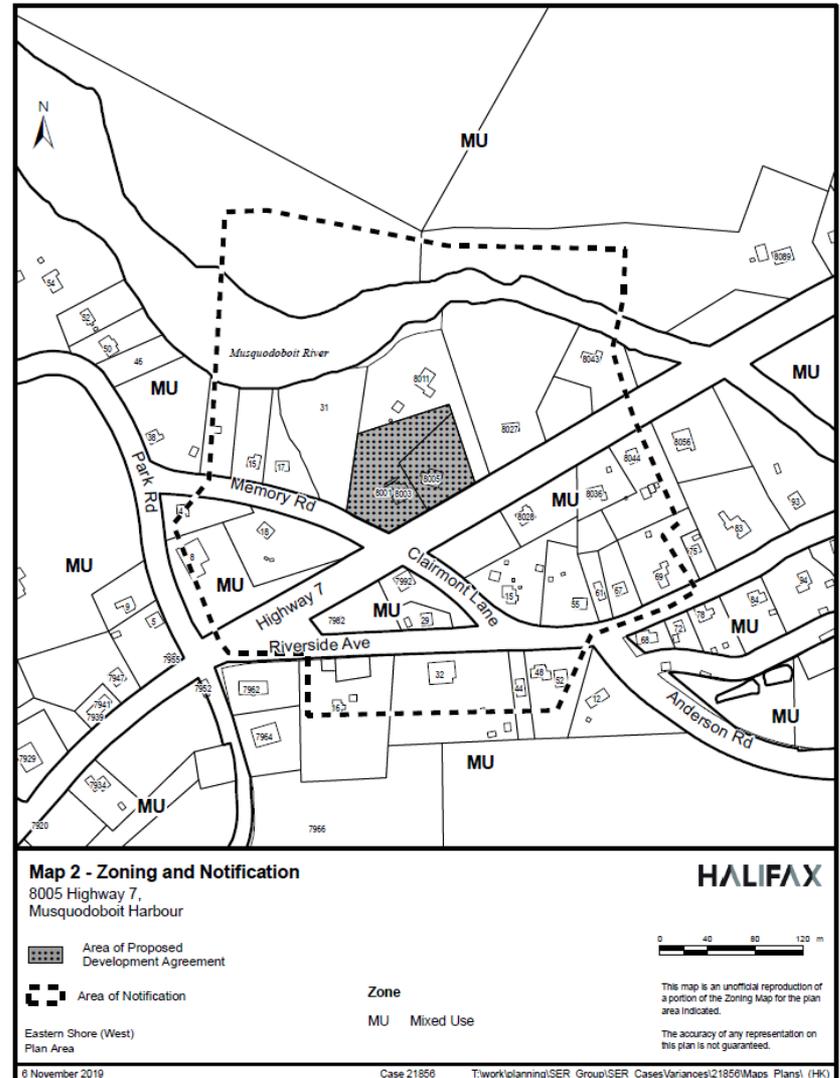
The accuracy of any representation on
this plan is not guaranteed.

Land Use By-law

Eastern Shore (West) Land Use By-law

Mixed Use Zoning

- Permits up to two dwelling units and a wide range of commercial, resource, traditional and community uses
- Dwellings with 3 or more units can only be considered by Development Agreement

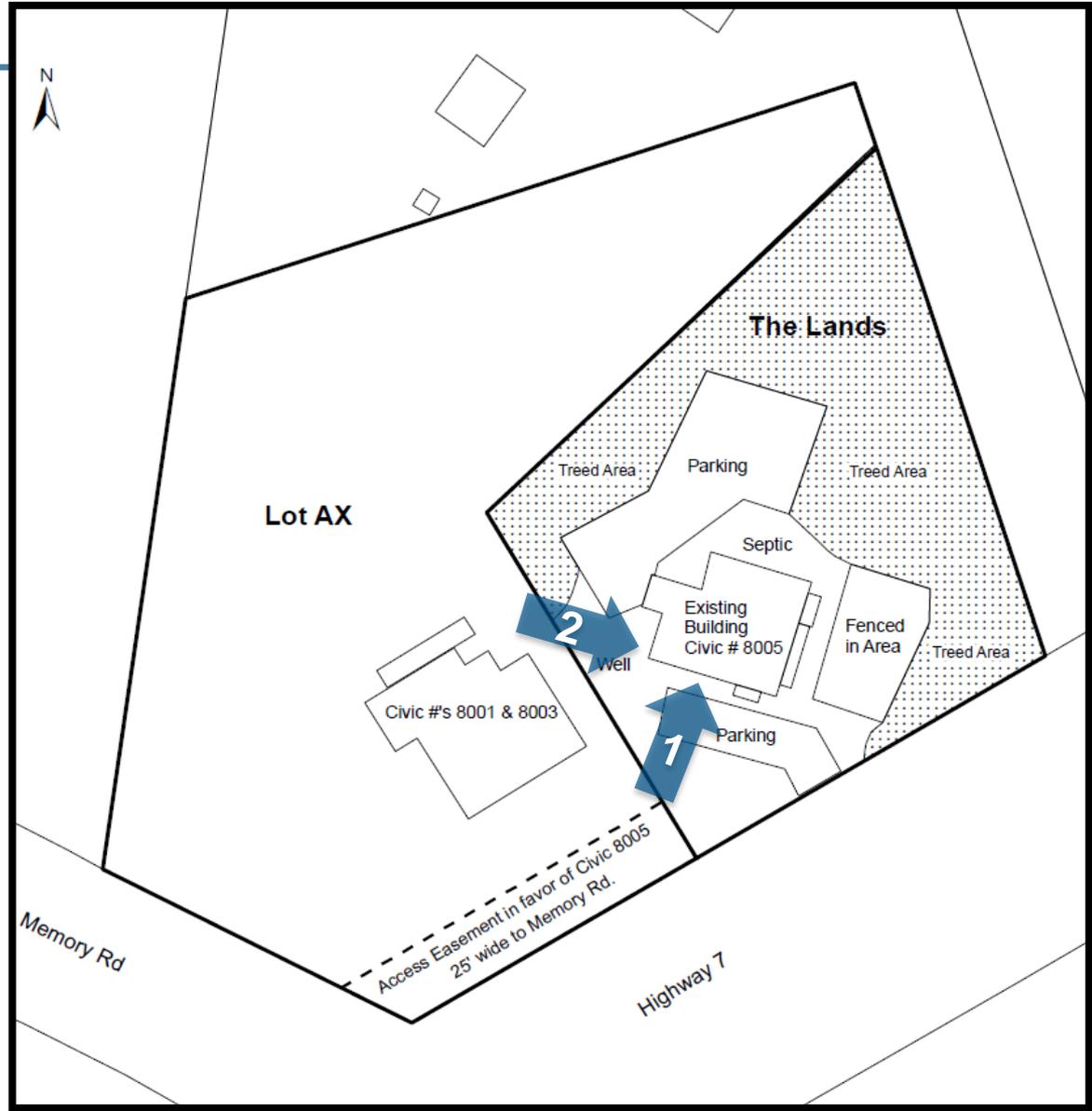


Proposal

Photo #1



Photo #2



Policy Consideration

Enabling Policy MU-3: Development of multiple unit dwelling requires Council consider the following in rendering their decision on a Development Agreement:

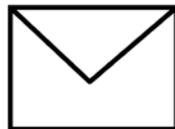
- Architectural design
- Scale of the building
- Separation from low density residential development
- Landscaping
- Open space
- Services
- Parking and access to the site
- Traffic impacts

The proposal is for an internal conversion of the existing building.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification.
- No comments were raised by the public about the proposal.

**Notifications
Mailed**



42

**Letters/Calls/Emails
Received**



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Summary: Key Aspects of Proposed Development Agreement

Architectural design and scale of the building

- No change to the existing building

Density

- Limited to 5 units within the existing building

Landscaping

- Existing treed areas around the site are to be maintained

Access

- Private easement from Memory Rd

Parking

- Existing parking lot can accommodate 19 spaces
- As per the LUB



Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

Non-Substantive Amendments within the proposed agreement include the following:

- Addition of one dwelling unit to the existing building to permit a total of 6 dwelling units
- Extension to the date of commencement of construction for the internal conversion
- Extension to the date of completion

Staff Recommendation

Staff recommend that Harbour East – Marine Drive Community Council:

1. Approve the proposed development agreement as set out in Attachment A of the staff report dated January 7, 2020.

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Thank You