

Review of Relevant MPS Policies

UR-10 With reference to Policy UR-9, and as provided for by the Planning Act, the development of any comprehensive development district shall only be considered by Council through a development agreement or agreements which shall specify the following:

Policy Criteria	Comment
<i>(a) the types of land uses to be included in the development;</i>	the proposal includes 2 multiunit residential buildings.
<i>(b) the general phasing of the development relative to the distribution of specific housing types or other uses;</i>	The development may be phased or developed in a comprehensive manner.
<i>(c) the distribution and function of proposed public lands and community facilities;</i>	N/A
<i>(d) matters relating to the provision of central sewer and water services to the development;</i>	The developer is responsible for all costs related to servicing the site with central water and sewer services.
<i>(e) any specific land use elements which characterize the development;</i>	Large setbacks and buffering reflect the rural character of the area.
<i>(f) provisions for the proper handling of stormwater and general drainage within and from the development;</i>	Stormwater and drainage will be reviewed and controlled at the permitting stage in accordance with Municipal Design Guidelines.
<i>(g) any other matter relating to the impact of the development upon surrounding uses or upon the general community, as contained in Policy IM-13; and</i>	See IM-13
<i>(h) furthermore, the elements of (a) through (g) and other matters related to the provision of central services and the proper handling of storm water and general drainage shall additionally be considered by Council according to the development agreement provisions of the <u>Planning Act</u>.</i>	No other matters are identified.

IM-13

In considering amendments to the land use by-law or development agreements, in addition to all other criteria as set out in various policies of this planning strategy, the Sackville Community Council shall have appropriate regard to the following matters:

Policy Criteria	Comment
<i>(a) that the proposal is in conformity with the intent of this planning strategy and with the requirements of all other municipal by-laws and regulations;</i>	The proposal is consistent with the CDD location criteria and the intent of the Regional plan to direct development to serviced areas
<i>(b) that the proposal is not premature or inappropriate by reason of:</i>	
<i>(i) the financial capability of the Municipality to absorb any costs relating to the development;</i>	The developer is responsible for all costs related to development.
<i>(ii) the adequacy of sewer and water services;</i>	Halifax Water indicates that the site can be serviced by central water and sewer. Design details, including system capacity confirmation, will be subject to review at the time of permitting. . .
<i>(iii) the adequacy or proximity of school, recreation and other community facilities;</i>	The subject site is located approximately 2.2 km from the Sackville Transit Terminal.
<i>(iv) the adequacy of road networks leading or adjacent to, or within the development; and</i>	The submitted traffic impact statement concluded that vehicle trips generated by the proposed development are not expected to have any significant impact on the performance of adjacent roads or intersections or the regional road network
<i>(v) the potential for damage to or for destruction of designated historic buildings and sites.</i>	N/A
<i>(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:</i>	
<i>(i) type of use;</i> Á	Multi Unit Residential .
<i>(ii) height, bulk and lot coverage of any proposed building;</i>	The location, height, bulk and lot coverage of the multiple unit dwelling is controlled through the site plan and elevation plans.
<i>(iii) traffic generation, access to and egress from the site, and parking;</i>	No traffic, access or parking issues are anticipated . .
<i>(iv) open storage;</i>	No concerns or controls because of the residential

	nature of the permitted uses and the large size of the subject site.
(v) signs; and	Only one community/development is anticipated.
(vi) any other relevant matter of planning concern.	Large setbacks have been introduced to reduce conflicts with surrounding single unit dwellings and reflect the rural character of the area.
(d) that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, locations of watercourses, potable water supplies, marshes or bogs and susceptibility to flooding;	The site is suitable. .
(e) any other relevant matter of planning concern; and	N/A
(f) Within any designation, where a holding zone has been established pursuant to "Infrastructure Charges - Policy IC-6", Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the "Infrastructure Charges" Policies of this MPS.	NA