

# HALIFAX

## **Public Hearing for Case 23512**

**Development Agreement Amendments -  
Bedford South  
27 & 65 Dellridge Lane, Bedford**

**North West Community Council  
November 8, 2021**

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# Applicant Proposal

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**Applicant:** FBM Architects, representing owner (Rainbow Development Holdings Ltd.) & Samantha DeLory (proponent)

**Location:** Civic 27 and 65 Dellridge Lane, Bedford (off Nine Mile Drive)

**Proposal:** Amendments to development agreement (Bedford South)



# Site Context



General Site location in Red



Site Boundaries in Red

# Site Context





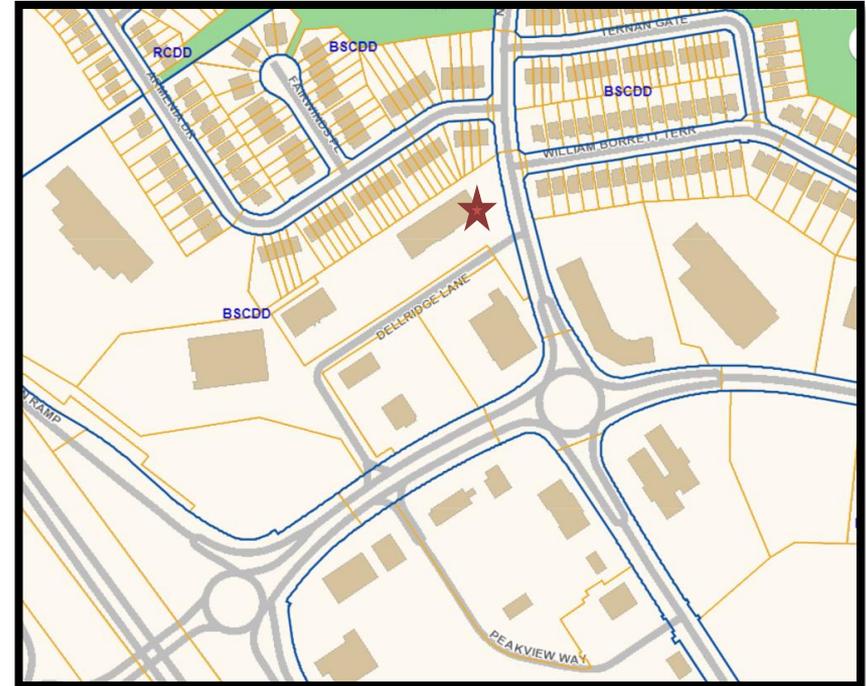
**Civic #27: Former location of children's indoor play business.**

# Policy & By-law Overview

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## Bedford Municipal Planning Strategy & Land Use By-law

- **Zone**
  - BSCDD (Bedford South Comprehensive Development District)
- **Designation**
  - Bedford South SPS, General Commercial
- **Existing Use**
  - Two commercial buildings, parking
- **Enabling Policies**
  - Bedford South (Bedford Plan Area)



Bedford South/ Wentworth Estates Agreement was approved in 2009 :

- The existing development agreement for Bedford South allocates the site for 'general commercial' development;
- This includes many types of commercial uses (listed in Schedule P of the agreement) – primarily retail, restaurant, offices, services;

## Proposed Amendments to Existing 'Bedford South/ Wentworth Estates' Agreement:

- Add a definition of 'Indoor Commercial Dog Care Facility', which excludes overnight boarding and excludes outdoor enclosure or activity; and
- Add 'Indoor Commercial Dog Care Facility' to the list of permitted uses (found in Schedule P of the agreement) – for this site only.

# Proposal

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## Quick Facts - Proposed Dog Care Facility:

- Daytime & evening hours, 7 days a week;
- Enclosed, soundproofed indoor space;
- Includes accessory sale of related goods;
- Use of “porch potties” for elimination needs
- Self-service grooming;
- Anticipated spaces available: 30 +/-



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Bedford South Secondary Plan, Bedford MPS:

Regarding the original DA & proposed amendments, Council shall consider objectives & policies related to the following:

- \*General Commercial policies (ie. types of land/ building uses)
- Parks & Open Spaces
- Transportation network
- Residential Neighbourhoods
- Other applicable MPS policies

Bedford South Secondary Plan, Bedford MPS (cont’):

Council shall consider objectives & policies related to the following:

- Policy GC-1: General Commercial Designation shall support a wide range of goods, services & facilities, with the exception of adult entertainment uses, automobile sales and outdoor display areas;
- To support businesses which provide goods and services benefitting residents within the community/ region.

A virtual Public Information Meeting was held on June 16, 2021. Results of the engagement are:

- A total of 16 members of the public were in attendance for the virtual Teams meeting; and
- 6 people spoke in favour of the proposal.

# PAC Recommendation

North West PAC meeting – Aug. 4, 2021

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On Aug. 4, 2021, the North West PAC recommended that:

- the application be **approved** without conditions.

# Staff Recommendation

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Staff recommend that North West Community Council:

- Approve the proposed amending development agreement as set out in Attachment A of the staff report dated September 14, 2021

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## Thank You

**Paul Sampson**



sampsop@halifax.ca



902-717-8125

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