

HALIFAX

North West Planning Advisory Committee: Case 23834

Development Agreement – commercial
recreation use “The Little Gym of Halifax”

December 8, 2021

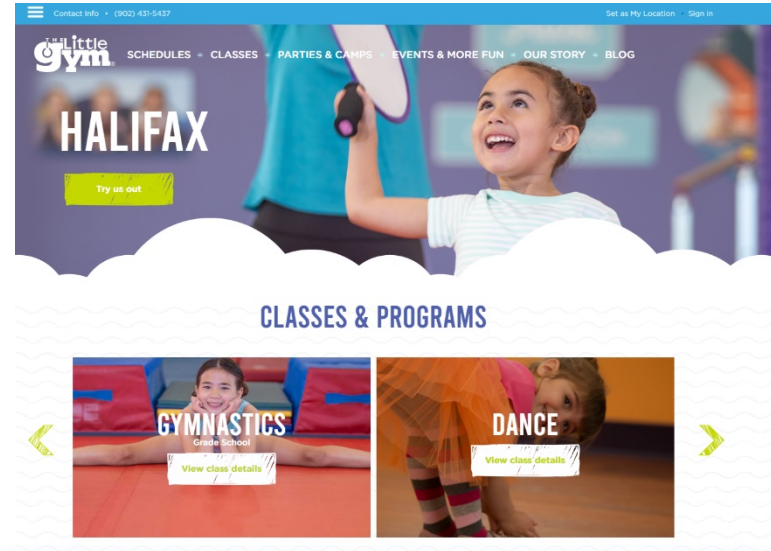
Slide 1

Applicant Proposal

Applicant: Anson Lee Pearn and Martin Pearn

Location: 5 Bridle Path, Hammonds Plains

Proposal: Expand “The Little Gym of Halifax” commercial recreation use throughout the main floor of the existing commercial building (from 186 square metres (2000 square feet) of floor area to 372 square metres (4000 square feet) of floor area).

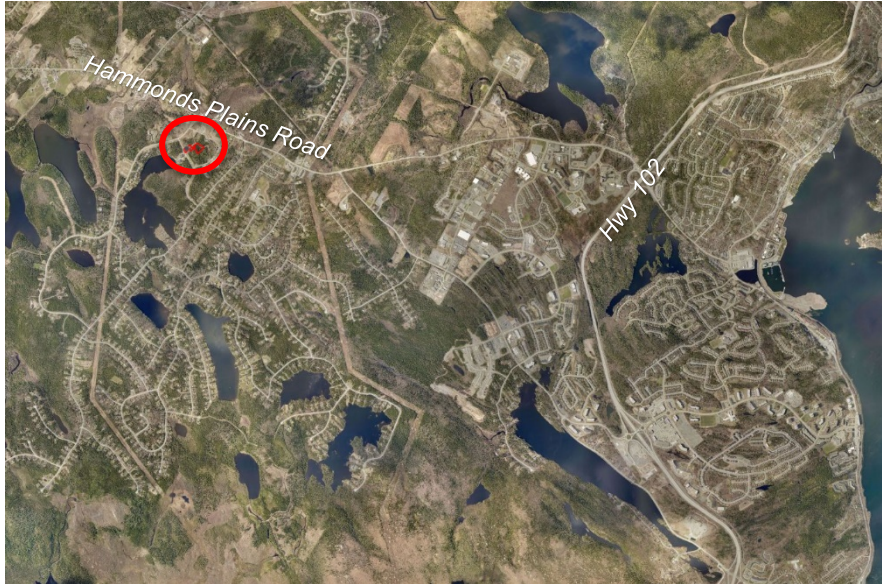


Background

Currently, there is a development agreement registered on the property which permits a “kennel” (doggie day care). The agreement was registered in 2011, referenced as Municipal Case No. 16415. To date the use has not commenced.

As part of this application, the existing development agreement will be discharged and a new development agreement registered for the proposed commercial recreation use, “The Little Gym of Halifax”.

Site Context



General Site location in Red



Site Boundaries in Red

Site Context/Photos



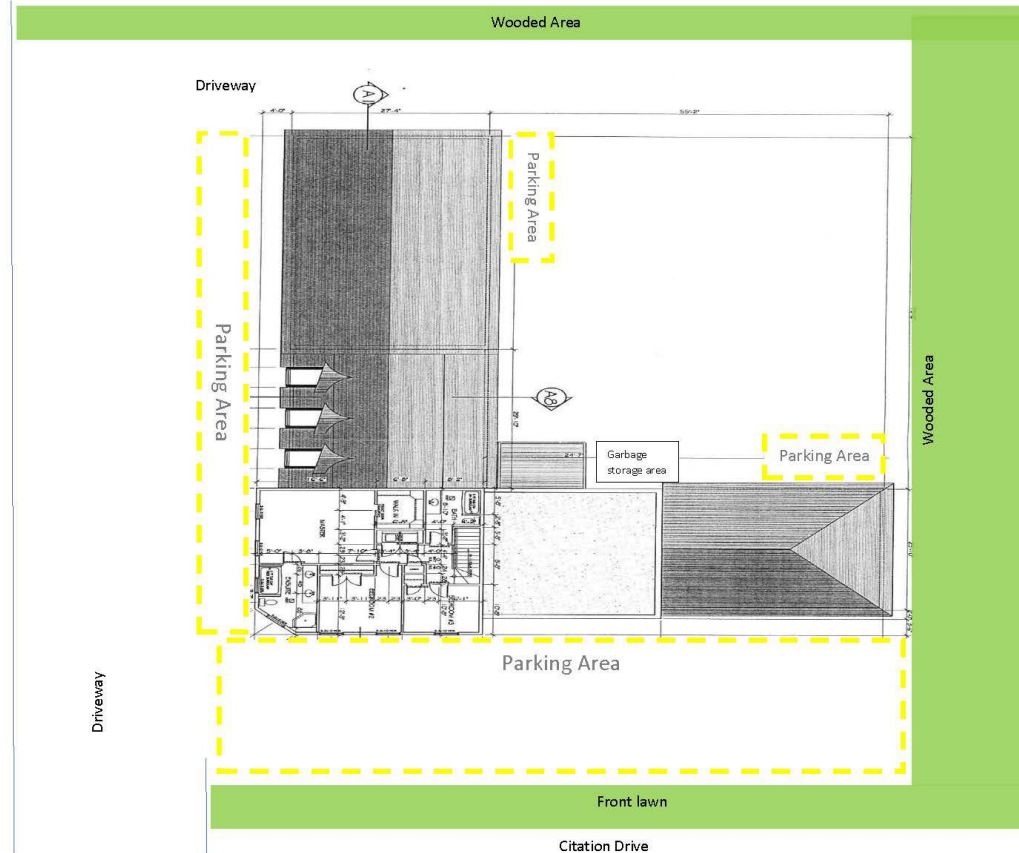
Street view of existing building



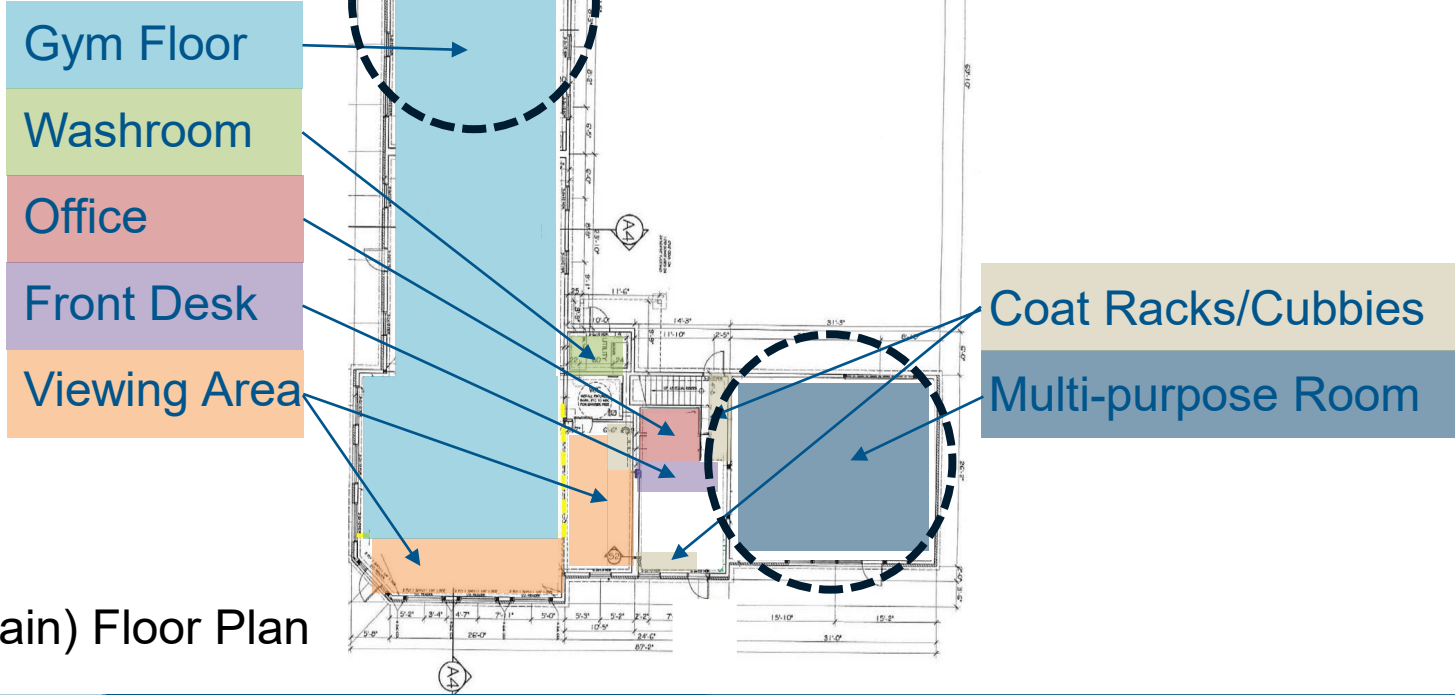
Proposal

Site Plan

Bridle Path



Proposal



Proposed (Main) Floor Plan

Planning Policy Overview

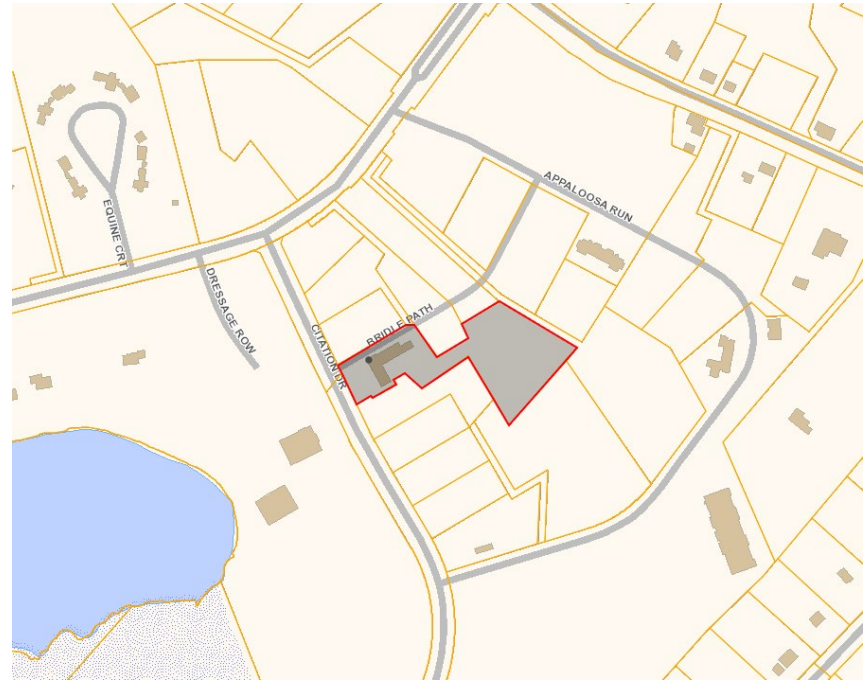
Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-Law

- **Designation**

- Mixed Use “B” Designation (recognizes the semi-rural development characteristics and provides for a limited amount of commercial and industrial development).

- **Enabling Policy**

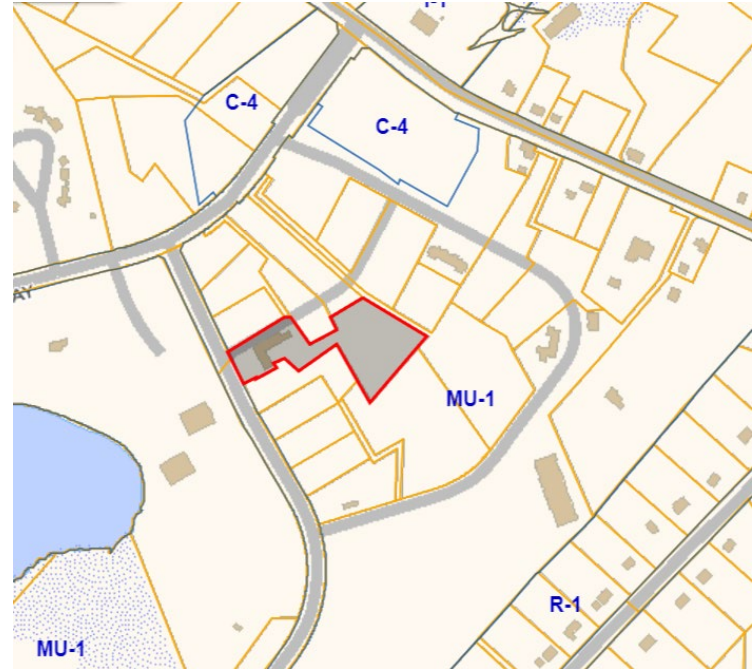
- P-27 Development of existing and new commercial recreation uses by development agreement.



Land Use By-law Overview

Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy
Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-Law

- **Zone**
 - MU-1 (Mixed Use) 1 Zone
- **Existing Use**
 - Commercial and residential



Policy Consideration

Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy

Enabling Policy P-27:

Development of new and existing commercial recreation uses requires Council consider the following in rendering their decision on a Development Agreement:

- The potential for the development to adversely affect adjacent residential and community facility development;
- The impact of the expanded use on traffic circulation;
- The site suitability, including the suitability of the existing commercial building, parking, and landscaping.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a website.
- Feedback from the community generally included the following:
 - The Little Gym of Halifax is an important service to families in Halifax and the surrounding area.
 - The gym needs extra space for the number of children who are currently attending/who are anticipated to attend as the business grows.
 - There is a need for a larger viewing area for parents.

**Notifications
Mailed**



128

**Individual Contacts
(Phone Calls & Email)**



5

Webpage Views



58

Scope of Review

Please advise of any recommendations & considerations regarding the proposal, taking into account the MPS policies P-27/ P-137:

- Is the commercial recreation use reasonable within the existing building, with respect to height, floor area, and the existing residential uses?
- Is there adequate parking and area for entrance and egress from the site?
- Is this use compatible with the surrounding community and existing land uses?

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Thank You Questions/Comments

Planners Name



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