

HALIFAX

Public Hearing Case 22218

Development Agreement

North West Community Council
January 17, 2022

Slide 1

Applicant Proposal

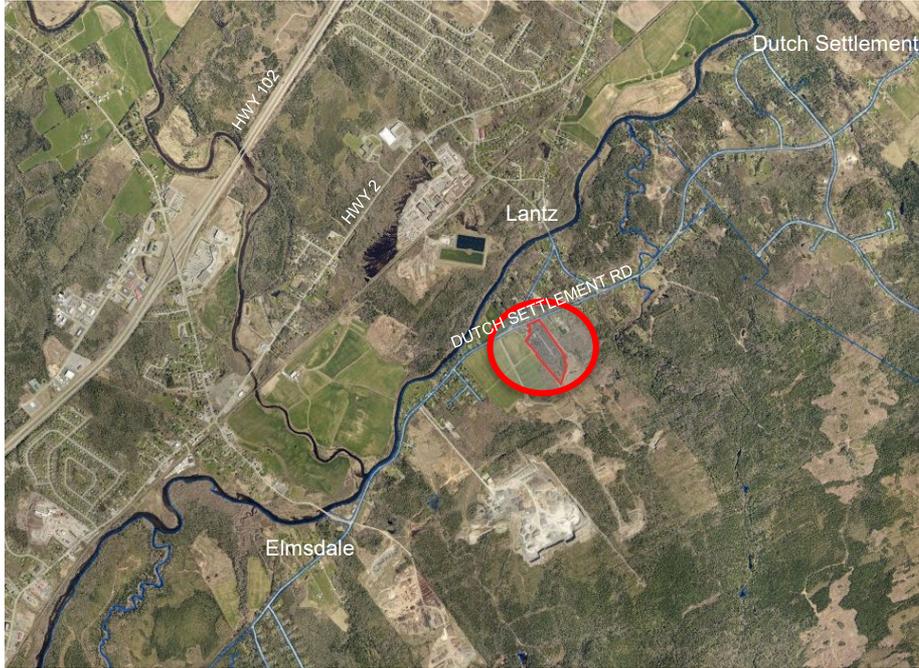
Applicant: EDM Planning Services LTD, on behalf of AIM Elmsdale Inc.

Location: 32 Dutch Settlement Rd, Lantz

Proposal: Enter into a development agreement to permit the construction of a new building for the purpose of consolidating two existing buildings related to a salvage yard use.



Site Context



General Site location in Red



Site Boundaries in Red

Site Context/Photos



(Above) Subject site seen from the West on Dutch Settlement Road

(Below) Subject site seen from the East on Dutch Settlement Road



Policy & Bylaw Overview

Musquodoboit Valley/Dutch Settlement MPS & LUB



On-Site Services

Well and Septic



Zone

MU (Mixed Use)



Designation

MU (Mixed Use)



Existing Use

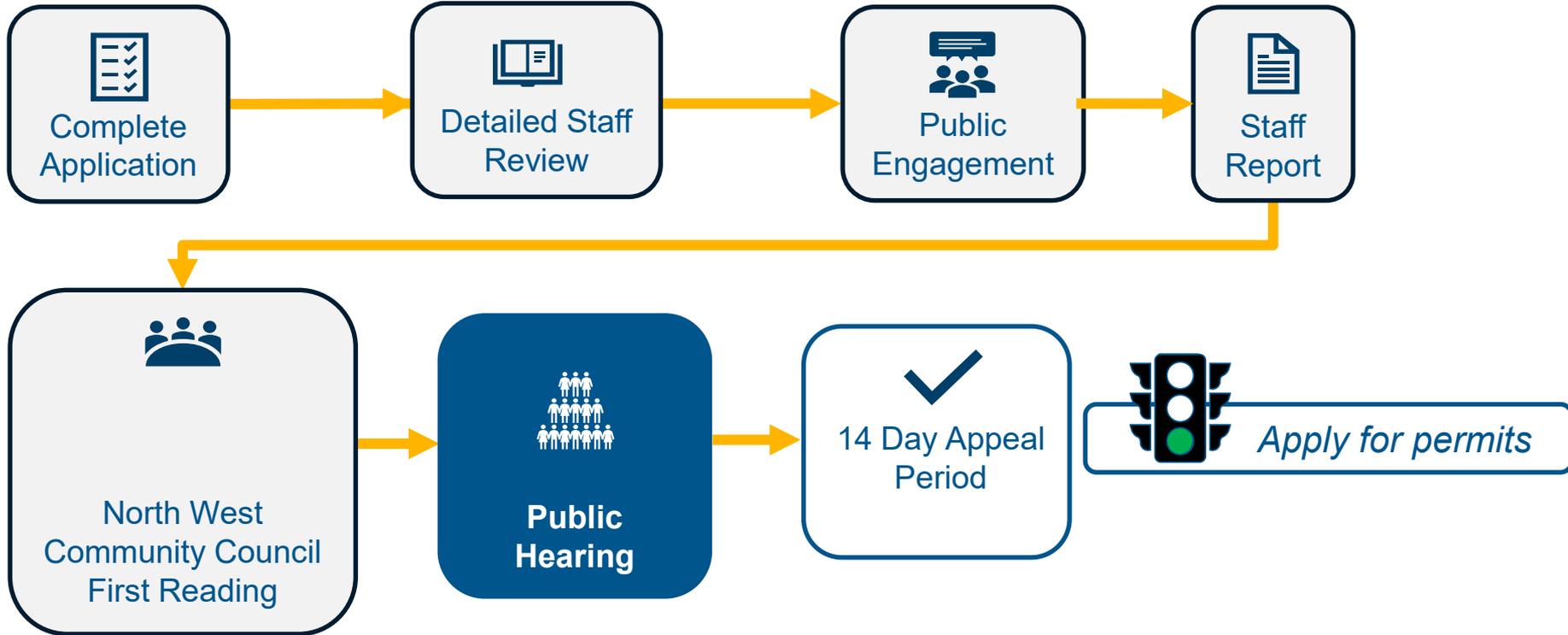
Salvage Yard



Enabling Policy

MU-6

Planning Process



Proposal



Proposal

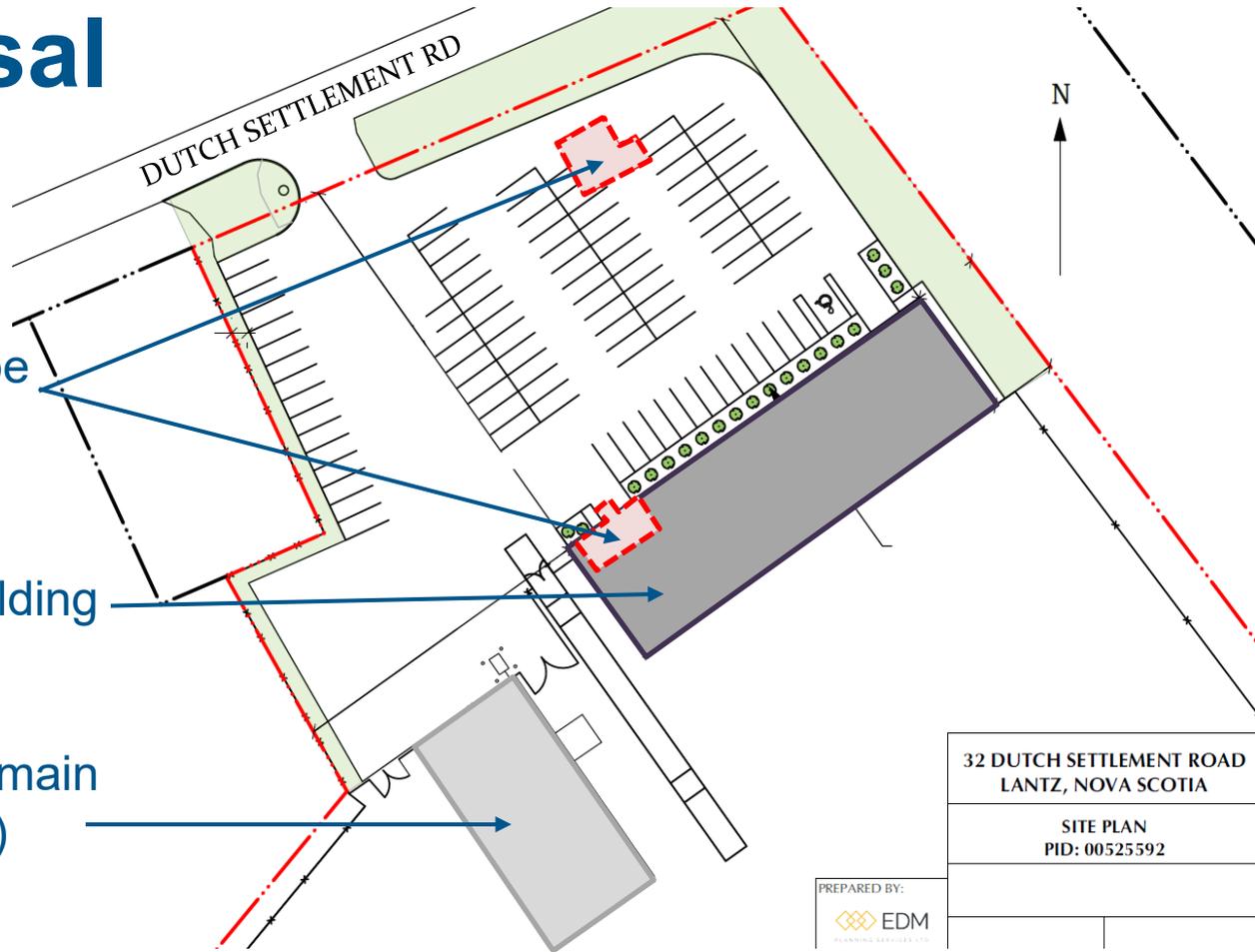


Proposal

Buildings to be demolished

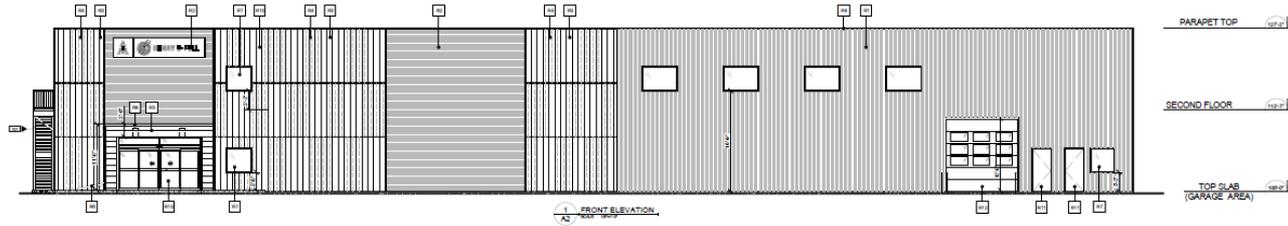
Proposed building

Building to remain
(Quonset hut)

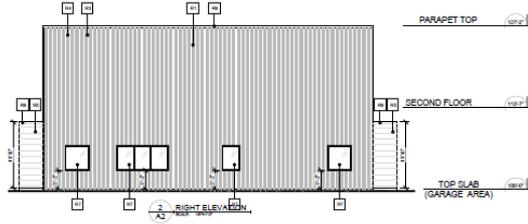


Proposal

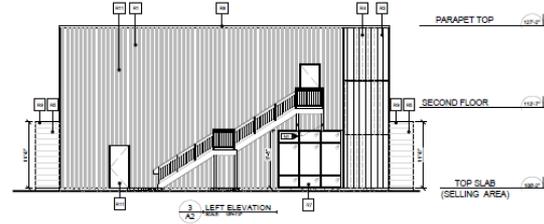
Front



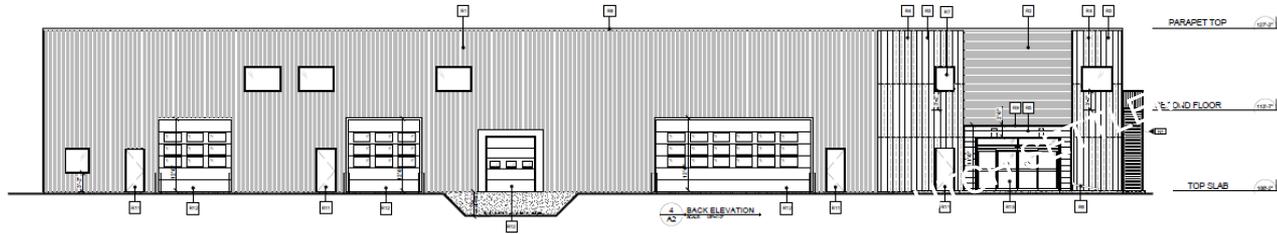
Right



Left



Rear



Policy Consideration

Musquodoboit Valley/Dutch Settlement Municipal Planning Strategy

Musquodoboit Valley/Dutch Settlement Land Use By-Law

Enabling Policy MU-6:

Expansion of a salvage yard use requires Council consider the following in rendering their decision on a Development Agreement:

- Materials associated with the salvage yard use;
- Proximity of outdoor storage to nearby watercourses;
- Proximity to community facility uses or residentially zoned properties;
- Hours of operation;
- General maintenance of the operation;
- Impacts on traffic volume and circulation;
- Potential impacts to nearby residential uses.

Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through **a mail out notification** and **a public information meeting (August 7, 2019)**
- Feedback from the community generally included the following:
 - Requested confirmation that the buildings in disrepair would be either repaired or replaced

Notifications
Mailed



131

Individual Contacts
(Phone Calls & Email)



1

Webpage Views



565
432 (unique)
1:56 mins

In Person PIM



10

Summary: Key Aspects of the Proposed Development

- **Land Use**

- Continuation of salvage yard use
- Maximum two (2) main buildings
- The gross floor area of all buildings shall not exceed 30,000 square feet
- No outdoor storage shall be permitted within any required front or side yard

- **Screening and Buffering**

- Any portion of the property which is used for the disassembly, drainage, and storage of vehicles shall be screened with fencing. The fencing shall have a minimum height of six feet and shall include privacy slats.
- 46 metre (150 feet) minimum watercourse buffer (excluding storm and water infrastructure and water control structures).

- **Landscaping**

- A Landscape Plan shall be prepared by a Landscape Architect
- Landscaping shall generally conform with the overall intentions of the Landscaping shown on Schedules B-1 and B-2

Summary: Key Aspects of the Proposed Development

- **Hours of Operation**
 - The salvage yard shall be permitted to operate between the hours of nine (9:00) am to seven (7:00) pm daily.
- **Provincial Approvals**
 - Subsequent to any municipal approval for the salvage yard uses through the Development Agreement process, an operating permit from the Province of Nova Scotia is required.
- **Traffic Volume and Circulation**
 - A Traffic Impact Study was submitted as part of this application. As the salvage yard use is existing, no impacts to traffic volume and circulation are anticipated.
 - The Development Agreement requires that there shall be only one driveway access to the lands abutting the Dutch Settlement Road as per the requirements of the Nova Scotia Department of Public Works.
- **Maintenance**
 - The Developer shall maintain and keep in good repair all portions of the development on the Lands

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.

As proposed, Non-Substantive Amendments within this agreement include the following:

- Changes to landscaping requirements;
- The granting of an extension to the date of commencement of construction;
- The length of time for the completion of the development;
- An increase to the number of units permitted for outdoor display for automotive sales;
- Changes to the location of buildings as generally shown on Schedules B-1 and B-2, provided the buildings are sited in accordance with the requirements of the Musquodoboit Valley – Dutch Settlement Land Use By-Law.

Staff Recommendation

Staff recommend that North West Community Council:

- Approve the proposed Development Agreement as set out in Attachment A of the staff report dated December 13, 2021.

HALIFAX

Thank You

Planners Name



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902-430-0645