

North West Planning Advisory Committee: Case 23293

Development Agreement at Beaver
Bank Road and Windgate Drive

April 6, 2022

Slide 1

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Applicant Proposal

Applicant: WM Fares Architects on behalf of property owners, Holy Trinity Pastoral Unit

Location: Beaver Bank Road, Beaver Bank

Proposal: A multi unit apartment building





General Site location in Red



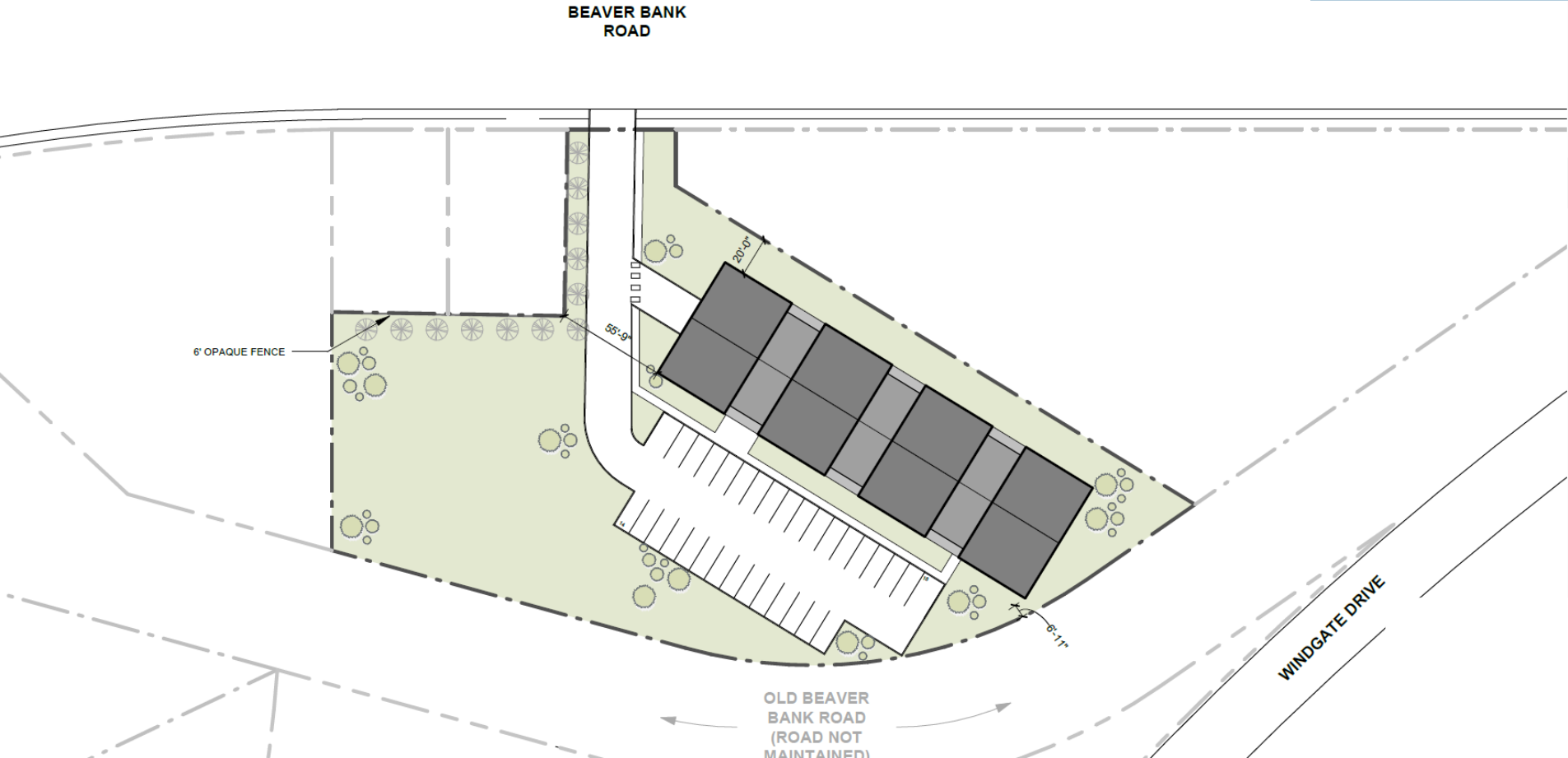
Site Boundaries in Red

Site Context/Photos









Proposal

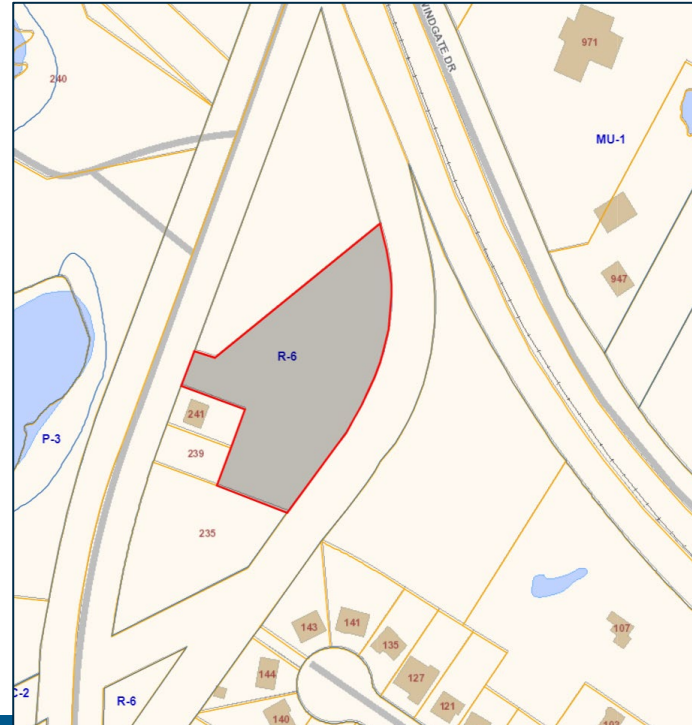
Slide 8



Policy & By-law Overview

Sackville Municipal Planning Strategy – Sackville Land Use By-law

- **Zone**
 - R-6 (Rural Residential) Zone
- **Designation**
 - Urban Residential
- **Existing Use**
 - Vacant Land
- **Enabling Policy**
 - UR-8 – Enables apartment buildings over 6 units by Development Agreement



Policy Consideration

Sackville Municipal Planning Strategy – Sackville LUB

Enabling Policy UR-8:

This policy requires Council consider the following in rendering their decision on a Development Agreement:

- Separation distance between existing development and low density residential
- Appearance of building is compatible with adjacent land uses
- Site design addresses impacts to development
- Proximity to community facilities
- Availability of services
- Controls to address environmental concerns
- Direct access to a local street
- The existing use is not a single or two unit dwelling
- Traffic considerations
- General maintenance
- Implementation Policy IM-13

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public information meeting held on March 9, 2022.
- Feedback from the community generally included the following:
 - Development like this is not in keeping with the character of the community (i.e losing sense of nature, big city look and feel etc.)
 - Traffic is a concern
 - Availability of amenities such as schools
 - Privacy for near by residents

**Notifications
Mailed**



450

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



9

**Unique
Webpage Views**



1150

Virtual PIM (if applicable)



5

Scope of Review

Please advise of any recommendations & considerations regarding the proposal, taking into account the MPS policies UR-8 and IM-13:

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Thank You Questions/Comments

Planners Name



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