

# HALIFAX

## Public Hearing Case 21826

Amending Development Agreement for 771-819  
Bedford Highway and 12-32 Esquire Lane, Bedford

North West Community Council  
Monday, July 18, 2022

**Slide 1**

# Applicant Proposal

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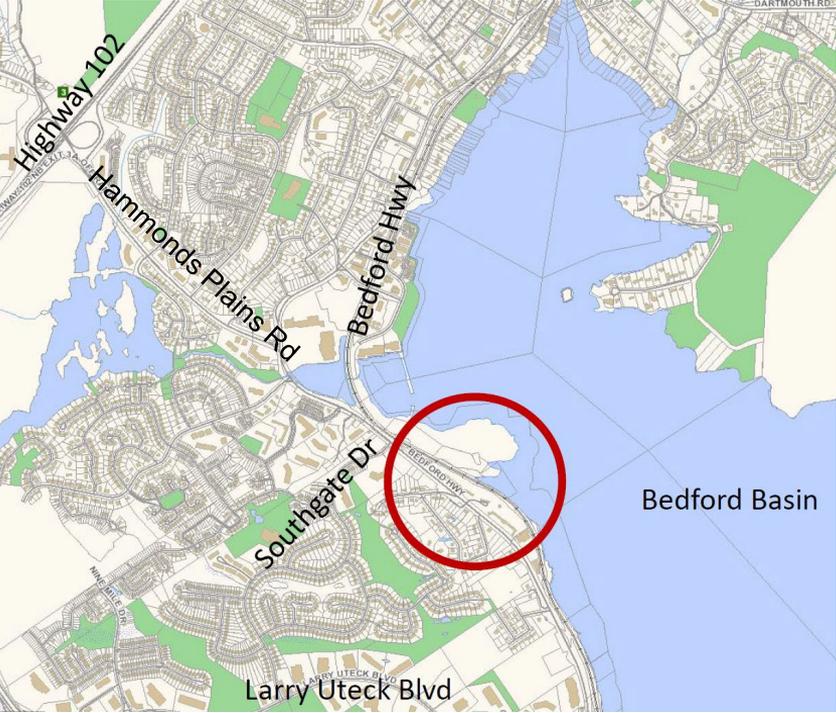
**Applicant:** Upland Planning + Design Studio

**Location:** 771-819 Bedford Highway and 12-32 Esquire Lane, Bedford

**Proposal:** Substantive amendments to an existing development agreement including:

- permitting additional commercial uses and accessory buildings;
- permitting new buildings and parking for a motel use;
- allowing the subdivision of the lands; and
- reducing the non-disturbance area.

# Site Context



General site location in red



Site boundaries in red

# Site Photos

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# Site Photos



# Planning Policy Outline

## Regional Plan & Subdivision Bylaw

Guide where population growth and the investment of services like transit, piped water and sewer should occur

## Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

## Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public

# Policy & Bylaw Overview

## BEDFORD MUNICIPAL PLANNING STRATEGY & LAND USE BY-LAW



Municipal Sewer and Water



Zone

CCDD (Commercial Comprehensive Development District)



Designation

CCDD (Commercial Comprehensive Development District)



Existing Use

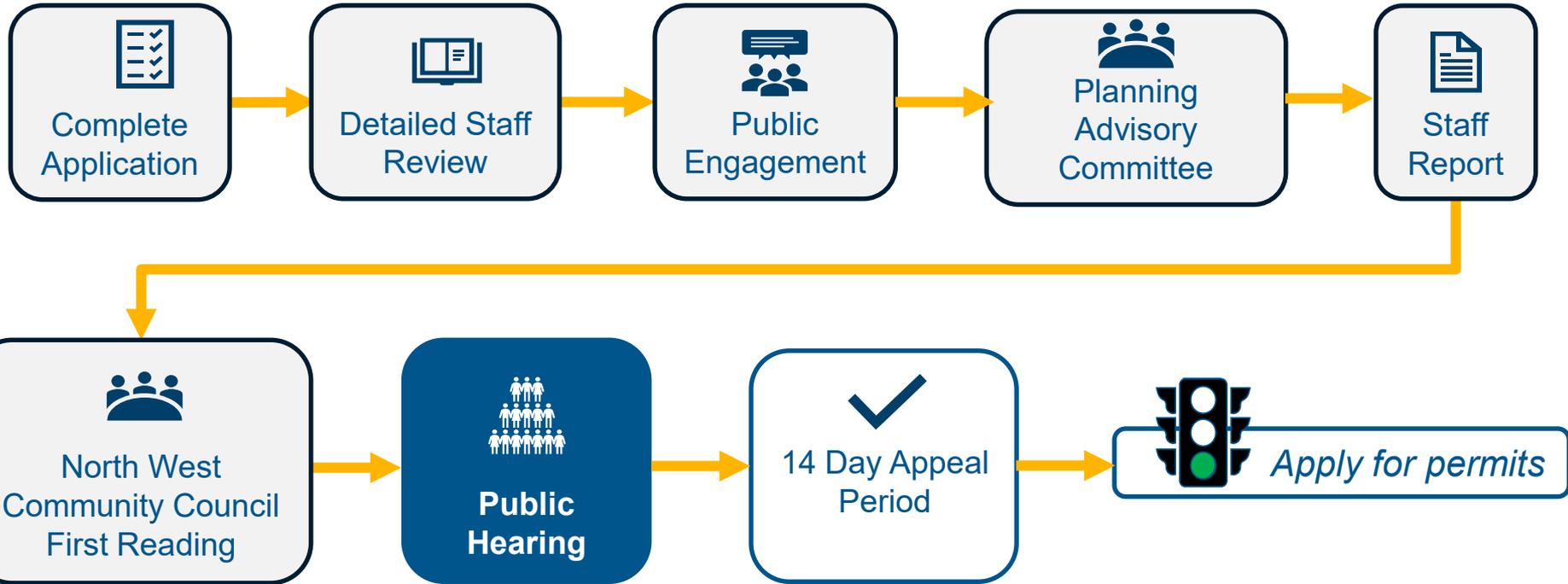
Commercial uses including retail & restaurants



Enabling Policy

C-13

# Planning Process



# Permitted vs. Proposed Uses

## Permitted Uses

Motels

General retail exclusive of mobile home dealerships

Personal and household services, exclusive of massage parlours

Full service restaurants

Commercial photography

Office uses



## Proposed Uses

Motels, hotels, cabins, and guest houses

General retail exclusive of mobile home dealerships

Personal and household services, exclusive of massage parlours

Full service restaurants

Commercial photography

Office uses

All age/teen clubs

Banks and financial institutions

Commercial parking lots

Day care facilities

Funeral homes

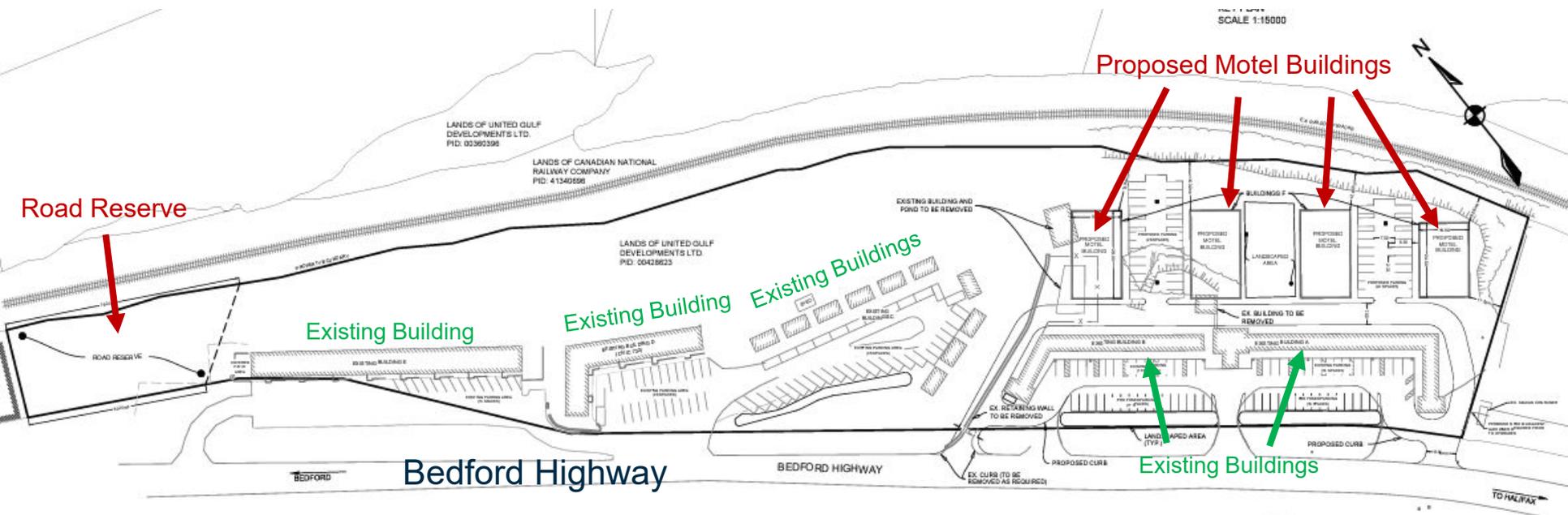
Ice cream stands

Neighbourhood convenience stores

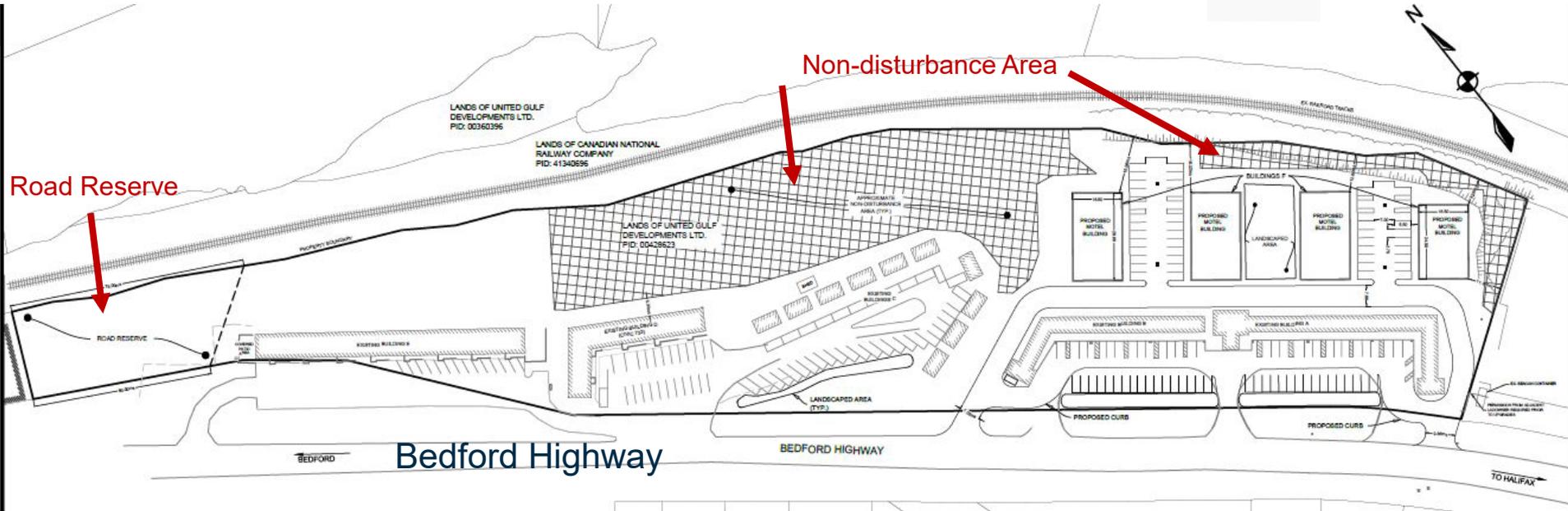
Private clubs

Veterinary clinics

# Proposal – Site Plan



# Proposal – Landscape Plan



# Policy Consideration

## Bedford Municipal Planning Strategy

**Policy C-13**: It shall be the intention of Town Council to enter into a Development Agreement with the owners of the Travellers' Motel, Esquire Motel and Clearwater Lobster Limited properties to permit CCDD development when municipal services become available:

- Requires two thirty foot wide separations between the buildings on either side of the entrance road to the waterfront project to provide views from the highway and from the existing homes above the site.
- Buildings are to be set back 60 feet on either side of the entrance road
- Maximum height of 75 feet
- Subject to implementation Policy Z-3

# Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a virtual PIM (June 10, 2021)
- Feedback from the community generally included the following:
  - Happy to see retail and small scale commercial in the area

## Notifications Mailed



## Individual Contacts (Phone Calls & Email)



## Total and Unique Webpage Views



## Virtual PIM



# PAC Recommendation

September 1, 2021

The NWPAC provided the following feedback:

*The North West Planning Advisory Committee has reviewed the application for Case 21826 and recommends approval of the application with consideration given to excluding a recycling depot as a permitted use under the development agreement.*

# Amendments Responding to Consultation

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- **Permitted uses**

- Recycling depot was excluded as a permitted use in the development agreement.

# Summary: Key Aspects of the Proposed Development

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- Replace site plan and landscaping plan;
- Permit most uses from the CGB Zone;
- Permit new buildings for hotel, motel, cabin, and guest house uses and accessory uses;
- Allow new main buildings to be constructed from modified shipping containers or purpose-built modules;
- New requirements for accessory buildings;
- Enable lands to be subdivided;
- Minimum number of parking spaces;
- Standards for projecting wall signs; and
- Additional non-substantive amendment option.

# Non-Substantive Amendments

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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:

- Amendments to Section 3.6 and Schedules A, B1, and C1 to include additional lands to enlarge the parking area for Building E.

# 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 June 1, 2022.

# HALIFAX

## Thank You

**Meaghan Maund, Planner**



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902-233-0726

# Existing Landscape Plan

