



Lot RL1 Sackville Drive

Middle Sackville, NS

Substantive Development Agreement
Amendment Application

North West Community Council

Public Hearing

Case 24038

October 17, 2022

2022/10



Project Details

- **Location:** Lot RL1 Sackville Drive, Middle Sackville, NS (PID: 41158858)
- **Application date:** January 13, 2022
- Application for a ***Substantive Amendment*** to an existing Development Agreement.
 - Requests:
 - to permit an additional use of a commercial school on the property;
 - a four (4) year extension to the Commencement of Development date; and
 - an extension to the Completion of Development date.



Site Context



Existing Site Details

- **Zone:** Rural Residential (R-6)
- **Designation:** Urban Residential and Rural Residential
- Located within the Sackville Plan area, with approximately 57.9m frontage on Sackville Drive between Hamilton and Rosemary Drive. The site is currently vacant and has a total area of 2,012.5 sq. m.
- Site is currently undeveloped and bounded by Willow Creek Children's Centre (daycare), Harry R. Hamilton Elementary School, and various commercial uses.
- Existing Development Agreement (No. 112346128) permits a retail store, service and personal service uses, and office uses.



Development Agreement Amendments

Substantive

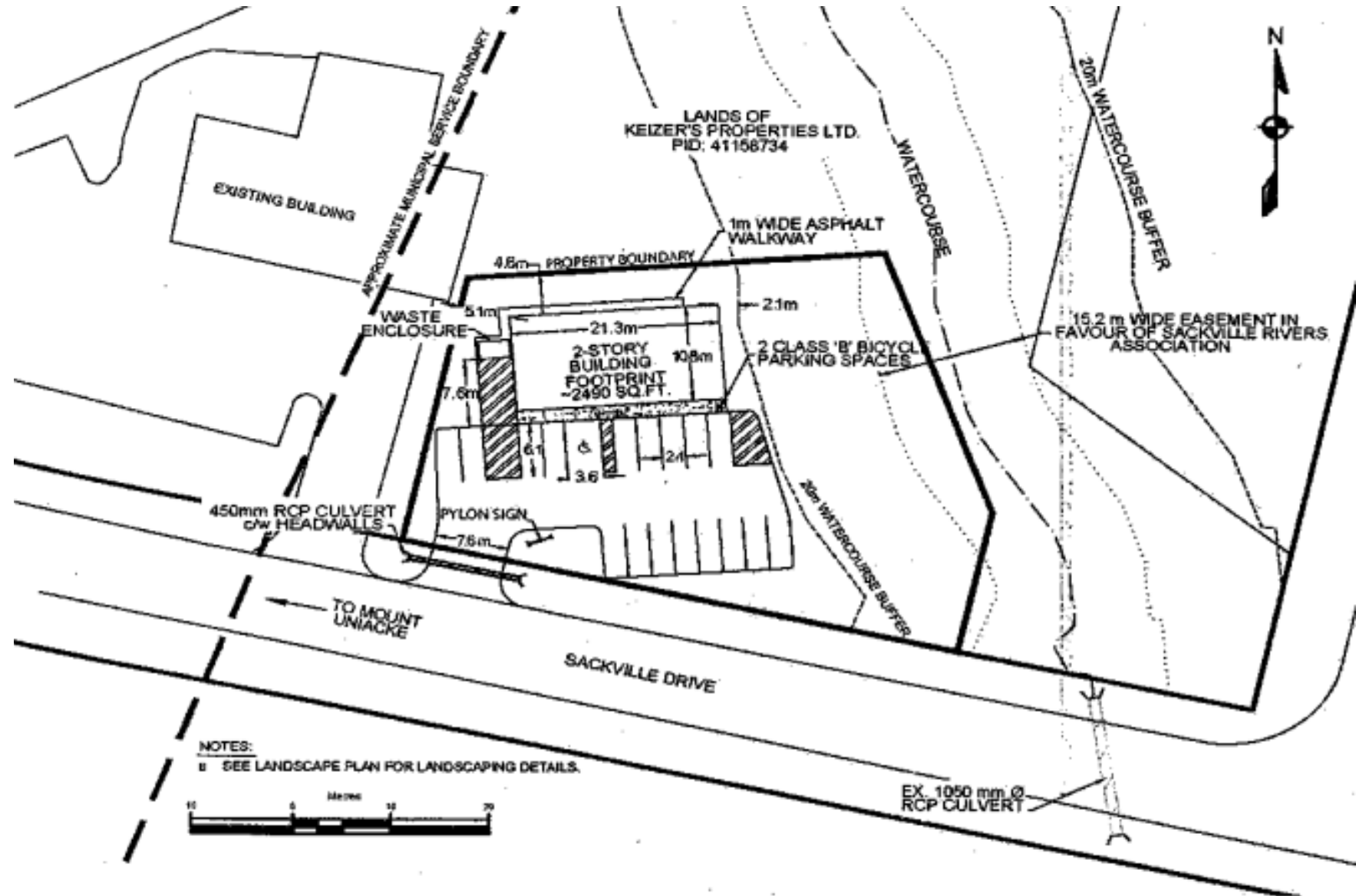
- Permit an additional use to Section 3.3.1, commercial school, within the existing development agreement.

Non-Substantive

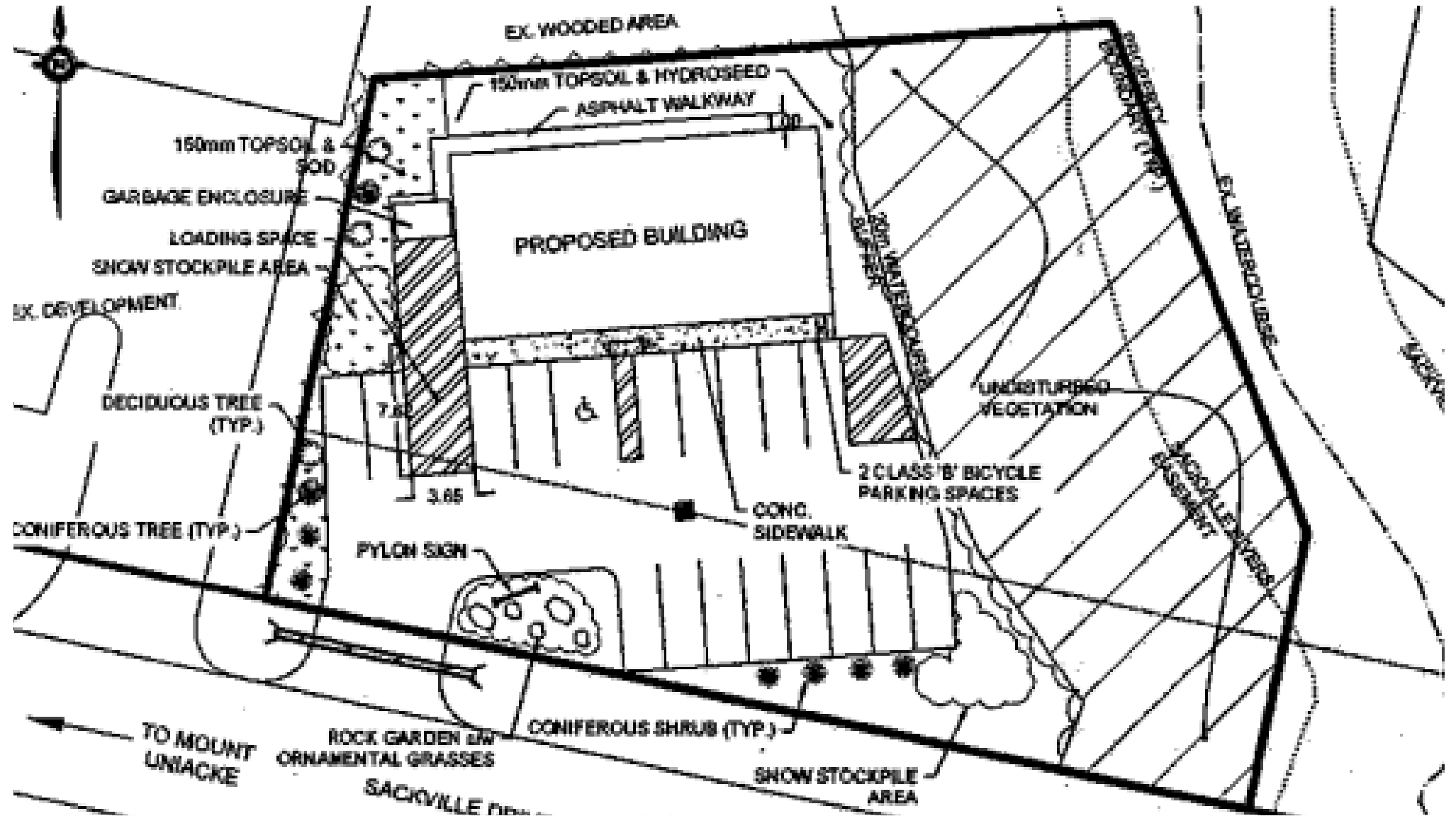
- Permit a time extension to Section 7.3.1, Commencement of Development, within the existing development agreement.
- Permit a time extension to Section 7.5, Discharge of Agreement, within the existing development agreement.

Note that no change or revision is being sought after in regards to the approved site layout and landscaping plan contained within the existing agreement

Site Plan



Landscape Plan



Comments and Public Feedback

- Public mail-out sent to area residents in July 2022.
- No comments, questions or concerns were received for this application.





Thank you

Erin Sauve, BCD (*Hons*), BCD

Project Planner

wsp.com