



# HALIFAX

## Public Hearing Case 24361

Amending Development Agreement  
for 97 Dartmouth Road, Bedford

North West Community Council,  
Monday, December 12<sup>th</sup>, 2022

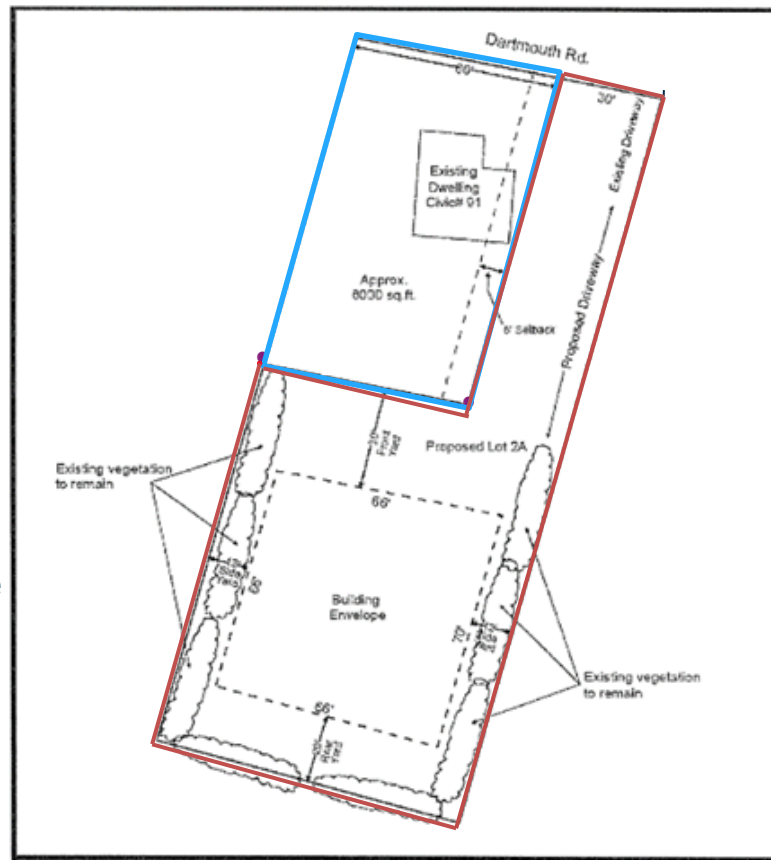


# Applicant Proposal

**Applicant:** Philip Kahil and Christine Dib-Kahil

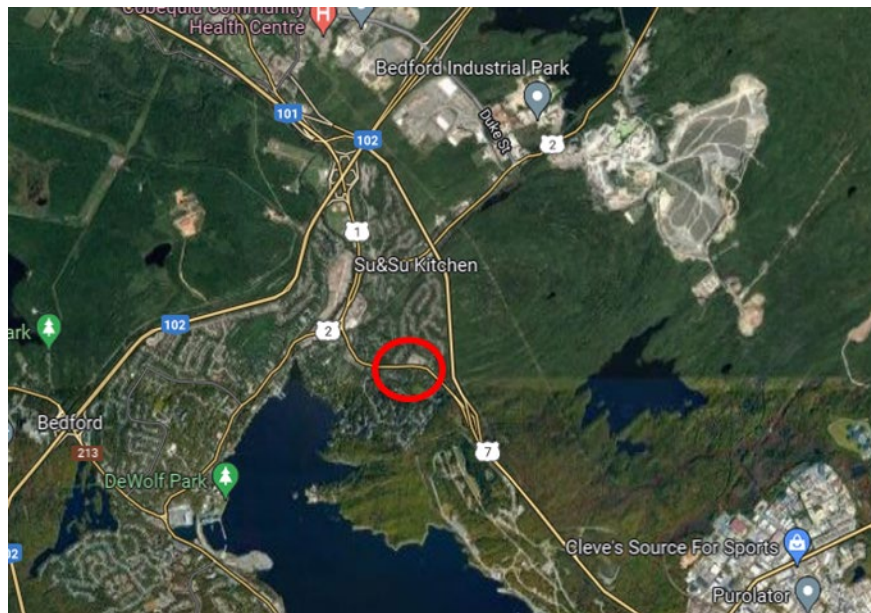
**Location:** 97 Dartmouth Road, Bedford

**Proposal:** The applicant is proposing to amend an existing development agreement to modify the requirements for a single unit dwelling.





# Site Context



General Site location in Red



Site Boundaries in Red



# Site Context/Photos

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# 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 MPS & LUB



Municipal Sewer and Water



Zone

Residential Single Dwelling Unit (RSU) Zone



Designation

Residential (R) designation



Existing Use

Vacant Land

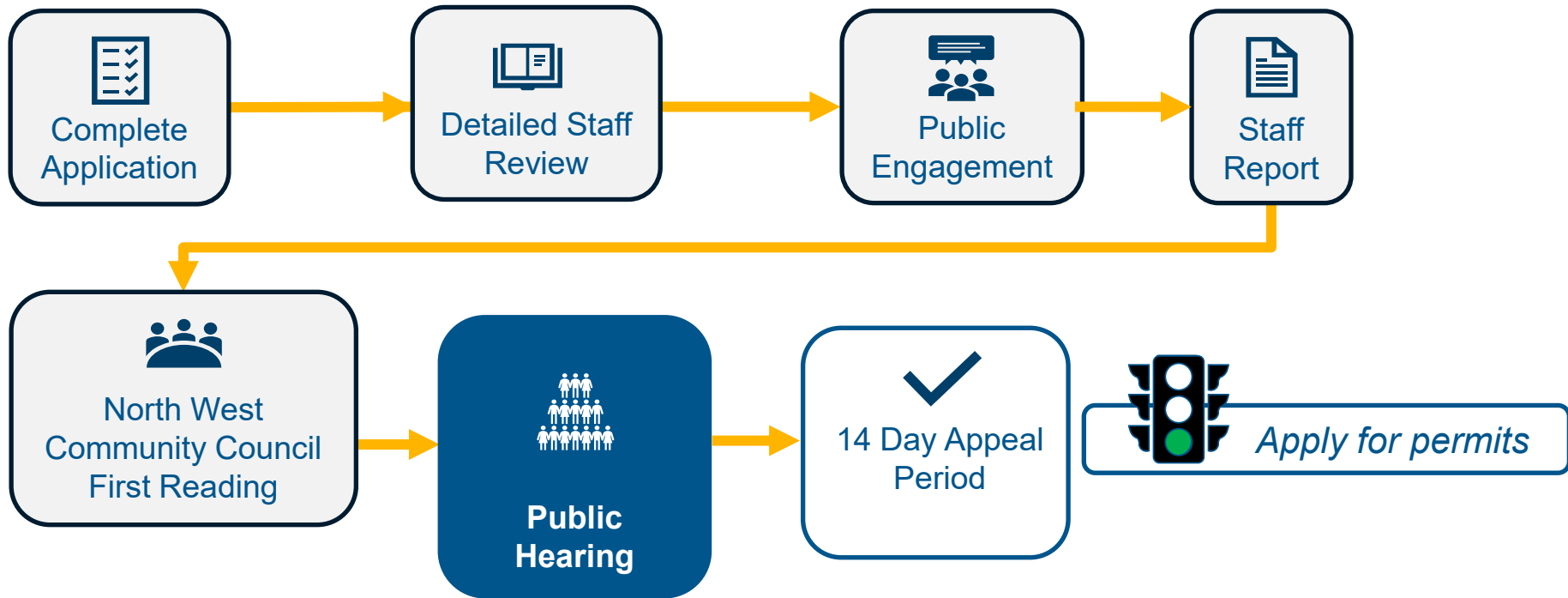


Enabling Policy

Policy R-27



# Planning Process



# Proposal

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The details of the proposal are as follows:

- Increase the permitted building footprint from 110 square metres (1,189 square feet) to 214 square metres (2,300 square feet).
- Reduce the allowable building height to allow a 1-storey dwelling rather than the 2-storey dwelling envisioned in the existing development agreement.





# Policy Consideration

## Bedford Municipal Planning Strategy – Bedford LUB

### Enabling **Policy R-27**:

Development of infill within existing residential area, requires Council consider the following in rendering their decision on a Development Agreement:

- Compatibility with adjacent uses and the existing development form in the neighborhood
- Building setback
- Visual screening
- Adequacy of infrastructure



# Public Engagement Feedback

- Level of engagement completed was consultation achieved through providing information and seeking comments through the HRM Website, signage posted on the site, and a mail out notification.
- Feedback from the community generally included the following:
  - Concerned that enlarged building footprint would result in the reduction of vegetation buffer along the property line.

**Notifications  
Mailed**



**79**

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



**3**

**Webpage Views**



**120**



# 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 October 11, 2022.



# HALIFAX

## Thank You

**Yanan Gou**

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