

HALIFAX

Public Hearing
PLANAPP-2023-00306

Development Agreement: 14 Lake Major Road
Harbour East-Marine Drive Community Council

October 30, 2023

Proposed Development



Applicant: Stephen Adams Consulting Inc.

Location: 14 Lake Major Road, Westphal

Proposal: Change of use within an existing building.

Type of Application: Substantive Amendment to Development Agreement.

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Site Context



General Site location in Red



Site Boundaries in Red

Site Photos/Neighbourhood Context



Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

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Planning Policy Overview

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(Zoning)

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

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Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

Outlines where, how, and which types of development may occur. Some uses may only be allowed after community consultation and Council approval.

Planning Policy Overview

Regional Plan &
Subdivision By-law

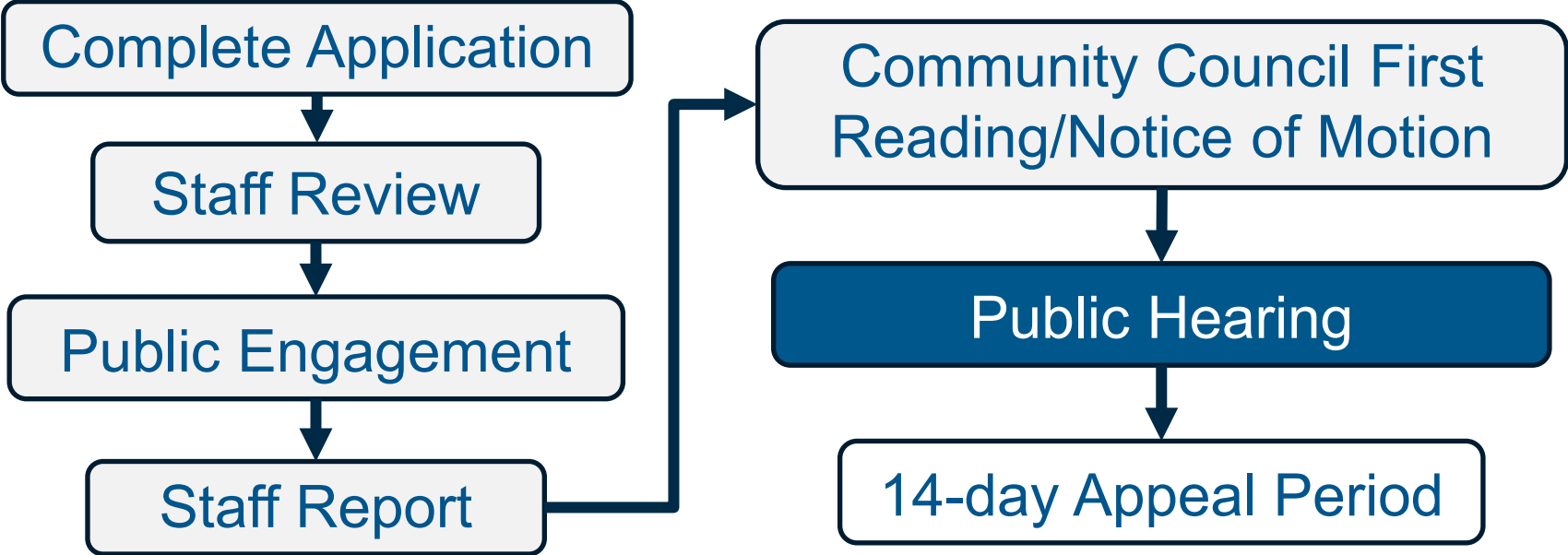
Community Plan

Land Use By-law
(Zoning)

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

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Development Agreement



Planning Overview



Municipal Sewer and/or Water: Water only



Zone: C-2 (Local Commercial)



Designation: R (Residential)



Existing Use: Property restoration business



Enabling Policy: RES-7

Policy Consideration

Enabling Policy RES-7:

This policy permits existing commercial operations but requires any expansion or change of use to be subject to a development agreement.

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Policy Consideration

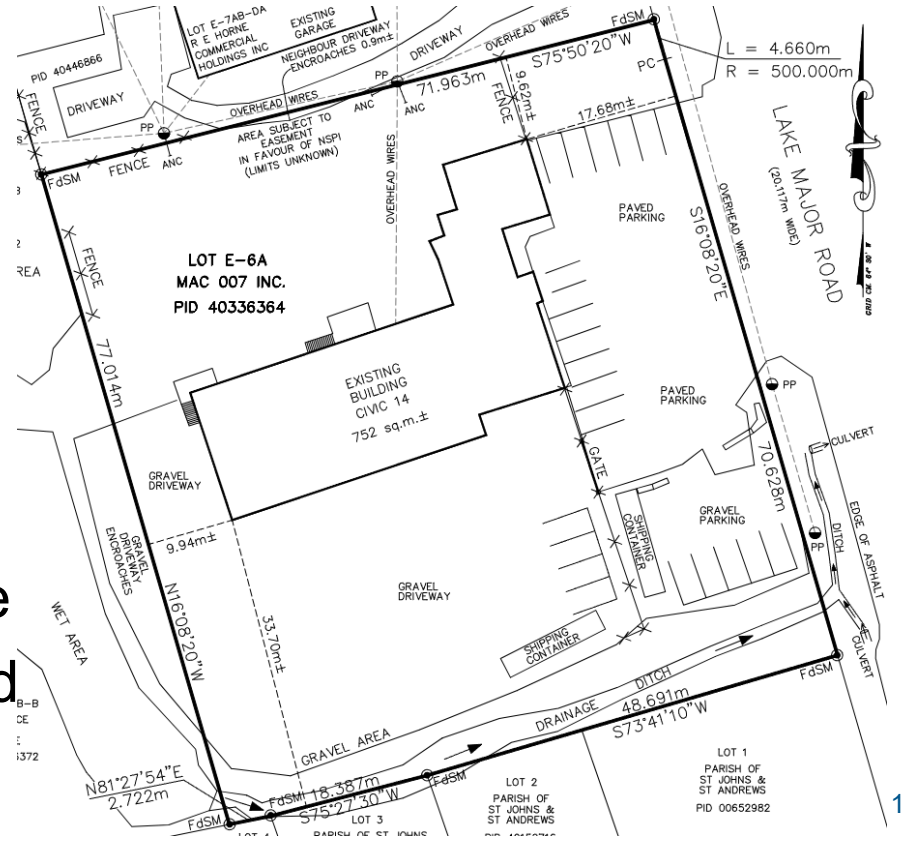
Council must consider the following in their decision on a development agreement for a change of use:

- Whether the use can be accommodated on the existing site
- Whether the use is compatible in terms of traffic generation, noise, outdoor storage, scale, and intensity
- Whether there are adequate measures for long-term maintenance
- Whether the use is obnoxious or a nuisance (noise, dust, smell)
- Whether the stormwater drainage is adequate, especially within the Lake Major watershed


Proposal Details

Key Aspects:

- Building Envelope: No Change
- No Additional Buildings Proposed
- Proposed use to be conducted indoors only
- Negligible change to traffic volume
- Outdoor storage will be limited and located behind a chain link fence



Public Engagement Feedback

Notifications Mailed  23

Individual Calls/Emails  1

Webpage Views  90

Level of engagement completed was consultation achieved through a mail out notification.



Public Engagement Feedback

Feedback included concerns regarding the cleanliness/tidiness of the property and whether a change in use would make this worse.

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Elements of Development Agreement

- Permitted use changed from “building and insurance restoration services business” to “automotive repair and snow removal equipment sales/installation/repair business”
- Right of way reinstatement to be completed to the latest standard or specifications

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Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies.

Staff recommend:

That Harbour East Marine-Drive Community Council approve the proposed amending development agreement, as set out in Attachment A of the staff report dated September 21, 2023.

Thank You

Alyson Dobrota



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