

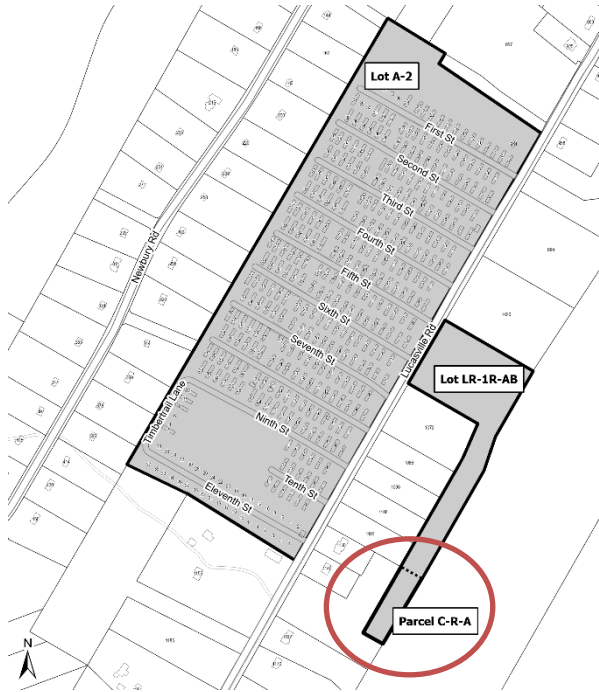
November 20, 2023

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Public Hearing Case 23904

DA Amendment: 1036 Lucasville Road
North West Community Council

Proposed Development



Applicant: Brighter Community Planning and Consulting

Location: 1036 Lucasville Rd, Lucasville.

Proposal: Include the entirety of the existing sewage treatment facility within the bounds of the existing development agreement.

Type of Application: Substantive Amendment to Development Agreement.

Site Context

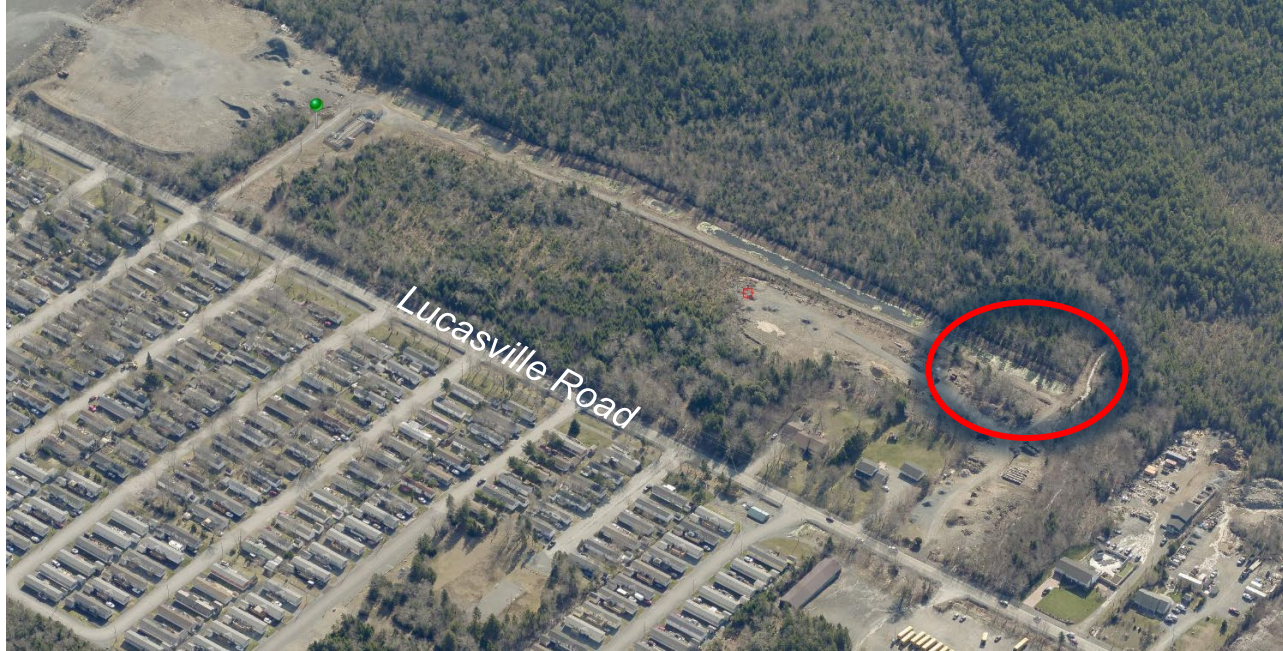


General Site location in Red



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

Regional Plan &
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Community Plan

Land Use By-law
(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

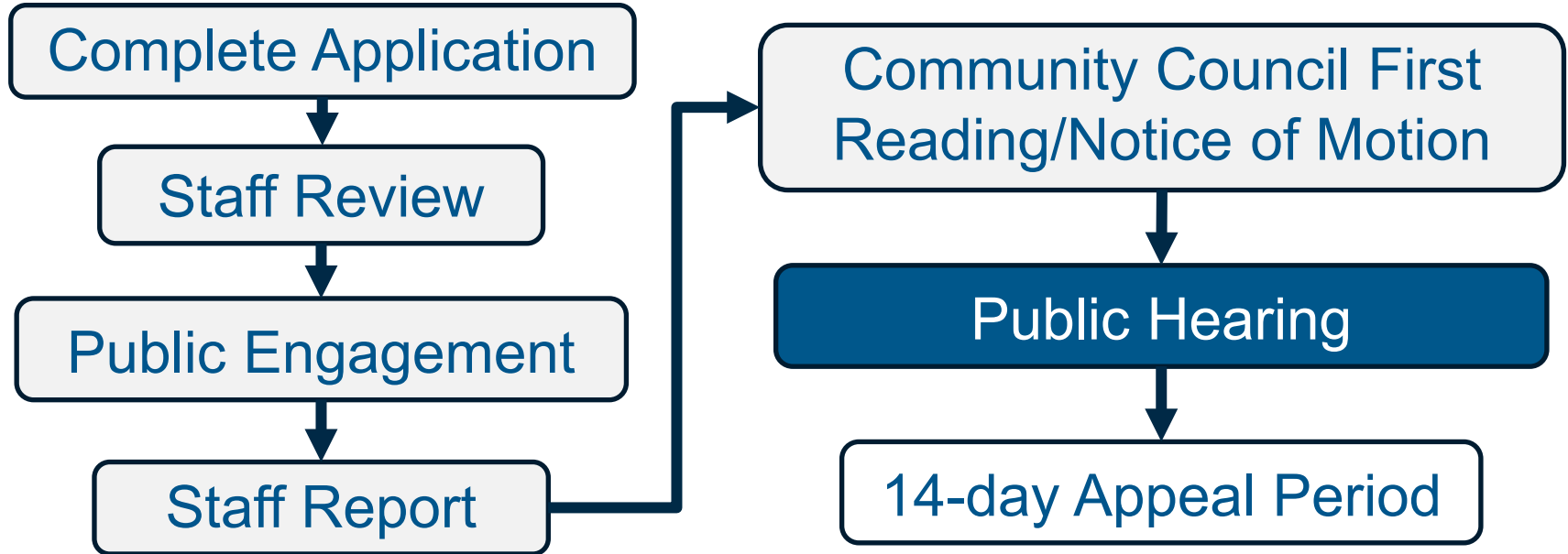
Community Plan

Land Use By-law
(Zoning)

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

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Amending Development Agreement



Planning Overview

 **Municipal Sewer and/or Water:** Unserviced area

 **Zone:** MU-1 (Mixed Use 1)

 **Designation:** MUB (Mixed Use B)

 **Existing Use:** Sewage treatment facility

 **Enabling Policy:** P-19

Policy Consideration

Enabling Policy P-19:

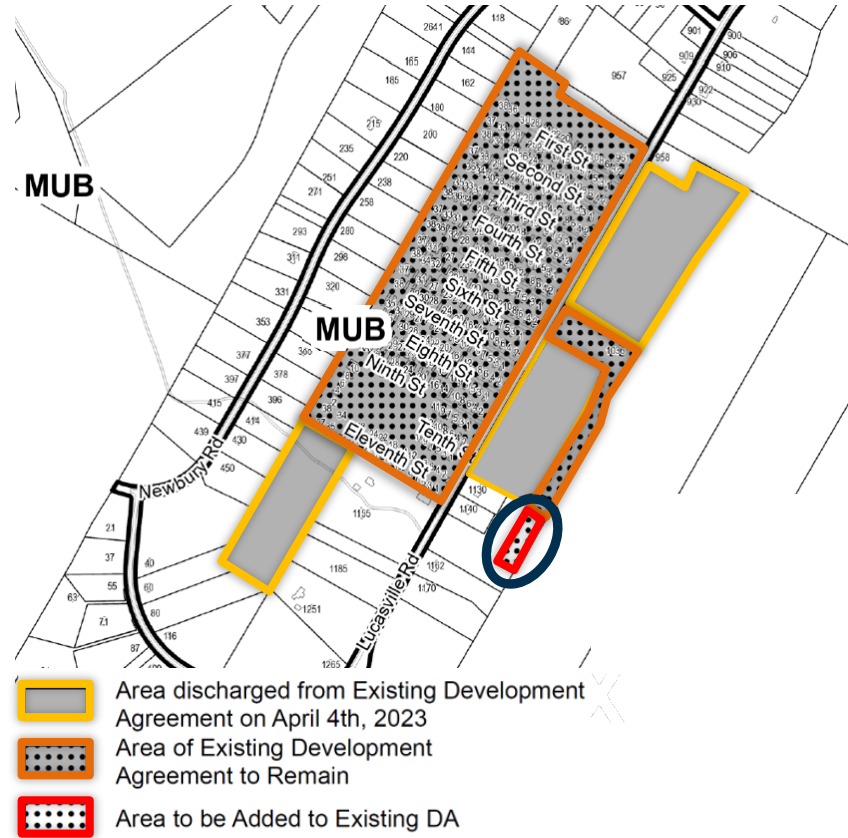
This policy enables Council to consider proposals for the expansion of mobile home parks in the Mixed Use B Designation that are not otherwise enabled by the applied zone.

Council must consider the following in rendering their decision on a substantive amendment to the existing development agreement:

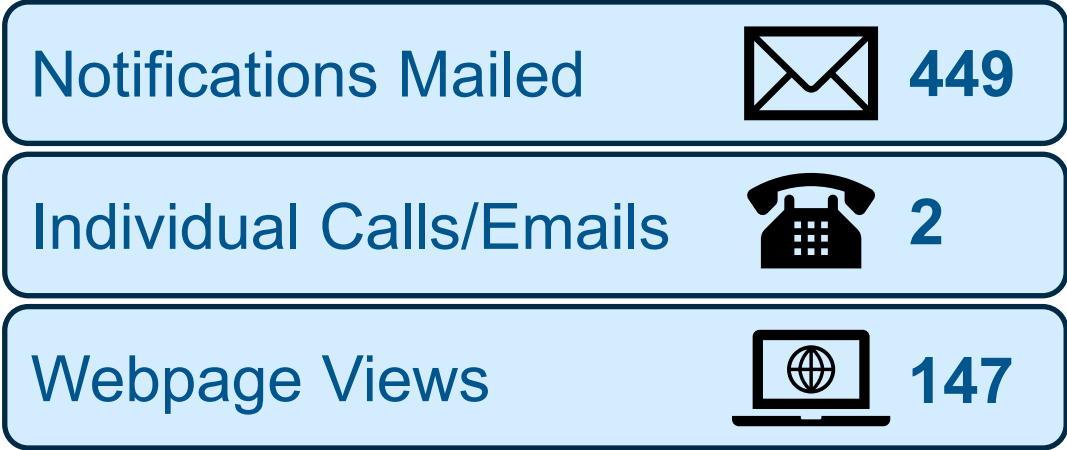
- Potential impacts to adjacent properties and land uses.

Proposal Details

The remainder of the existing sewage treatment facility is proposed to be included within the boundaries of the existing development agreement as it supports the Timber Trails Mobile Home Park located across the road.



Public Engagement Feedback



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

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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 North West Community Council approve the proposed amendments to the existing development agreement, as set out in Attachment A of the staff report dated August 15, 2023.

November 20, 2023

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Thank You

Claire Tusz

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