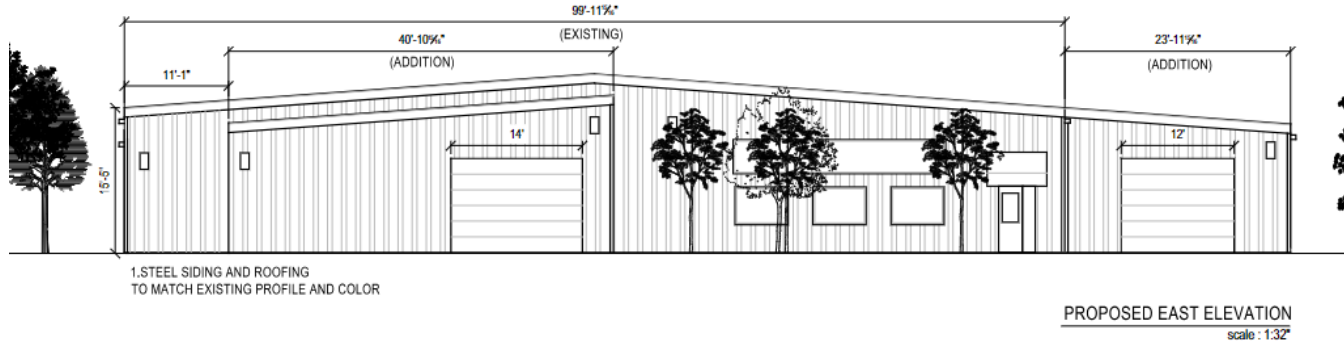


Public Hearing

PLANAPP-2023-00334

Application type: Development Agreement
Halifax and West Community Council

Proposed Development



Applicant: Stephen Adams Inc, on behalf of the property owner

Location: 749 Herring Cove Rd, Halifax

Proposal: Expansion of a non-conforming use (sign shop)

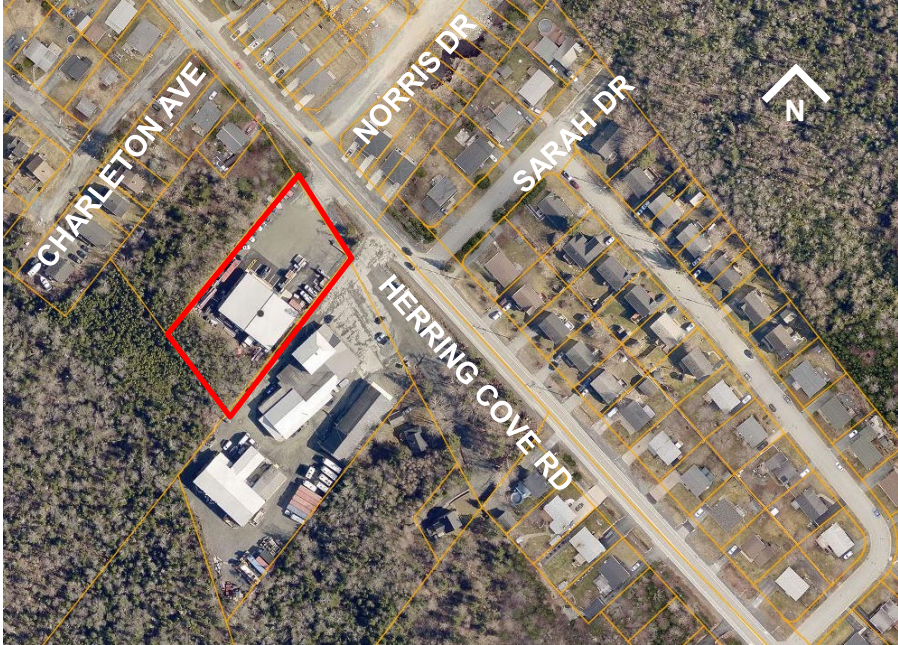
Type of Application: Development Agreement

1

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 &
Subdivision By-law

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

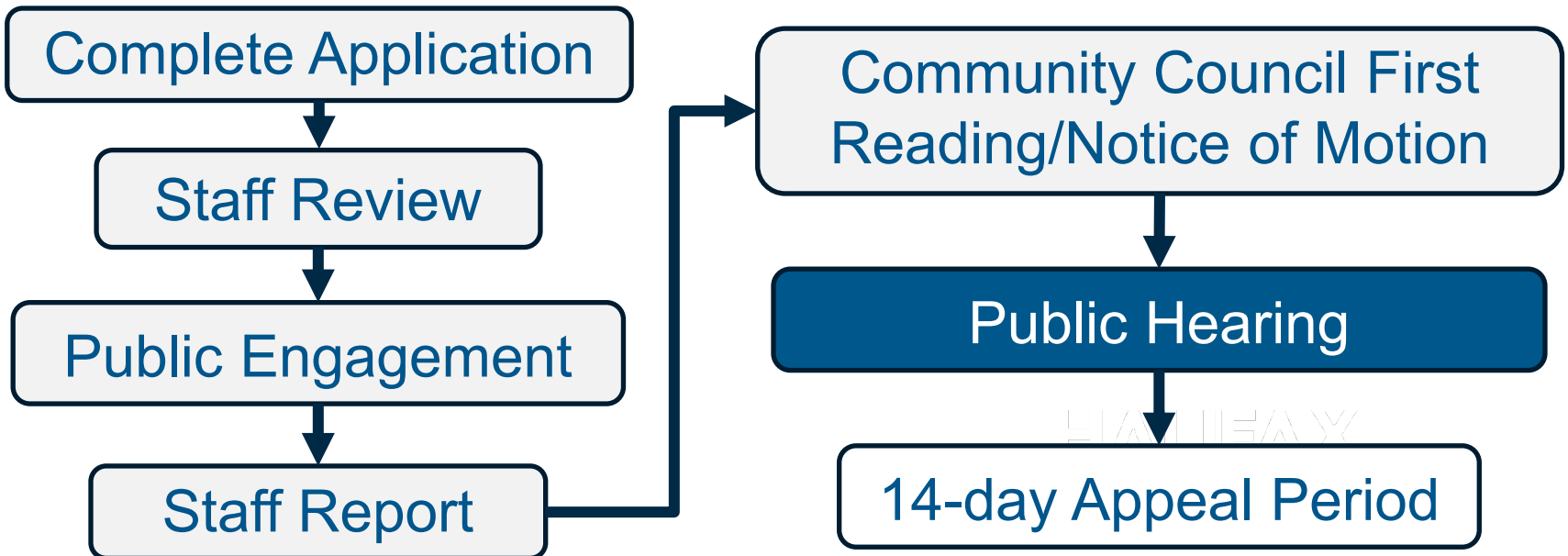
Community Plan

Land Use By-law
(Zoning)

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

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Development Agreement



Planning Overview



Municipal Sewer and/or Water: Yes, serviced



Zone: R-2 (Two-Family Dwelling Zone)



Designation: Low Density Residential



Existing Use: Commercial (sign shop)



Enabling Policy: Implementation policy 3.14

Policy Consideration

Policy 3.14: Halifax Municipal Planning Strategy

This policy enables Council to consider proposals for development agreements to expand or alter structures containing non-conforming uses in the Low Density Residential Designation, subject to criteria.

Policy Consideration

Council must consider the following in rendering their decision on a Development Agreement:

- Whether the development is complementary to the neighbourhood and provides a benefit
- Screening and buffering from adjacent properties
- Controlled vehicular activity
- Controls on outdoor storage, signage, and noise

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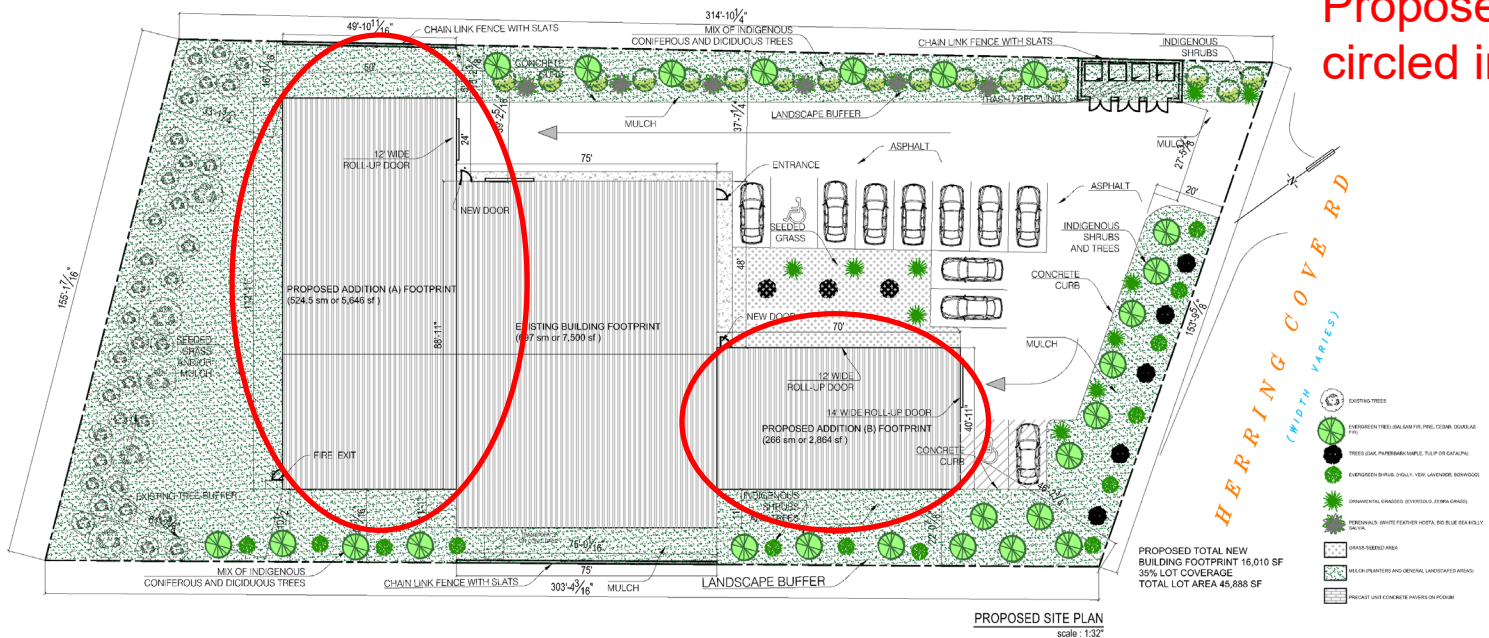
Proposal Details

- Two additions at front and rear of existing building
- Outdoor storage moved indoors
- Landscaping and fenced buffer around property perimeter
- No new signage is proposed
- No new parking or loading areas are proposed

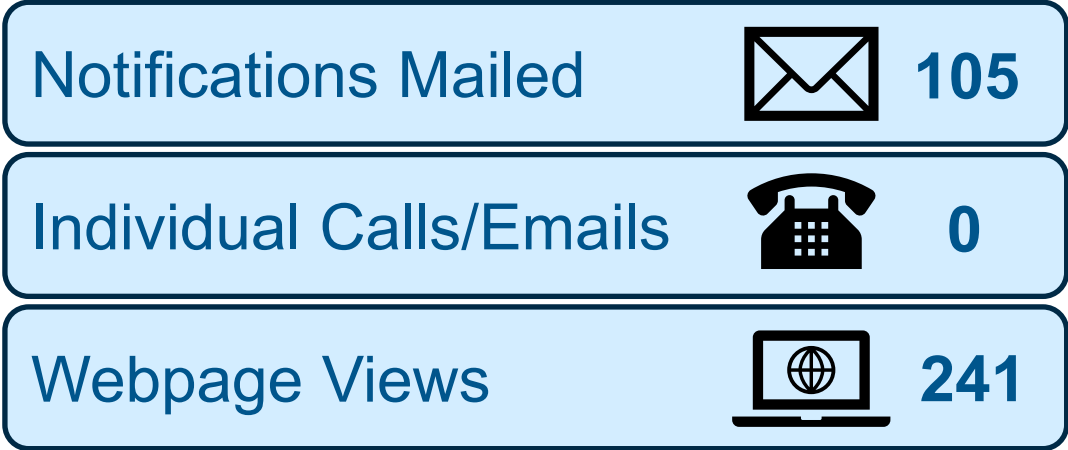
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Proposal Details

Proposed additions circled in red.



Public Engagement Feedback



Level of engagement completed was consultation achieved through a mail out notification, a website, and on-site signage. No concerns or feedback were shared with the Planner.

Elements of Development Agreement

- Landscaping plan is required prior to Development Permit issuance
- New screened refuse area is included
- All outdoor storage must be moved indoors
- Building setbacks to comply with the R-2 Zone

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Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which can be made without a formal Public Hearing. The Development Officer or Community Council could authorize this change by resolution. These include:

- Change to the commencement and completion deadlines
- Changes to the landscaping

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 Council: Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A.

December 5th, 2023

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Thank You

Alyson Dobrota



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