

January 17th, 2024

HALIFAX

Welcome to tonight's meeting!

The meeting will commence at 7:00 pm

January 17th, 2024

HALIFAX

Public Information Meeting for PLANAPP-2023-01496

Development Agreement for PID 40192528

Acknowledgements



We are in the Mi'kmaq District of Sipekne'katik, the ancestral and traditional lands of the Mi'kmaq people

We are in the Decade for People of African Descent



Agenda for Tonight's Meeting

- HRM Planning Staff presentation
- Presentation by Applicant
- Public Participation: Question and Answers

All status updates for this application will be posted on the project webpage.

Public feedback will be collected until

February 2nd, 2024

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January 17th, 2024

HALIFAX

Presentation by HRM Planning Staff

Claire Tusz, Planner

Introductions

Jessica Harper – HRM Principal Planner of Rural Policy and Applications

Thea Langille – HRM Manager of Planning Applications

David Hendsbee – Councillor, District 2

Tara Couvrette – HRM Processing Coordinator

Isabelle Choumiline – Applicant (KWR Approvals)

Kevin Riles – Applicant (KWR Approvals)

John Wesley Chisholm – Property Owner (Harbour Garden Village)

Michael Eakin – The Birches (Project Manager)

Dion Moulant-Pettipas – The Birches (Director of Special Projects)

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Purpose of this Meeting

- Share information about the proposal
- Listen and collect your questions, concerns, comments, and feedback on the proposal
- Feedback provided tonight will inform the process and will form part of the public record.
- ***No decisions will be made tonight.***

Role of HRM Staff

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports, negotiate with the applicant and make recommendations to the Executive Panel on Housing

Provincial Special Planning Area

- The subject property was designated as a Provincial Special Planning Area on January 17th, 2023, under the *Housing in the Halifax Regional Municipality Act*.
- HRM received a completed application for the proposed use on November 9th, 2023.

Role of HRM Staff



Executive Panel on Housing

Panel makes recommendation to Minister of Housing & Municipal Affairs, who makes the decision on whether to approve or refuse the proposal.

Applicant Proposal

Applicant: KWR Approvals on behalf of the property owner (Harbour Garden Village)

Location: PID 40192528, Musquodoboit Harbour

Proposal: Subdivision of a lot without frontage and construction of a shared housing with special care facility (The Birches Nursing Home)

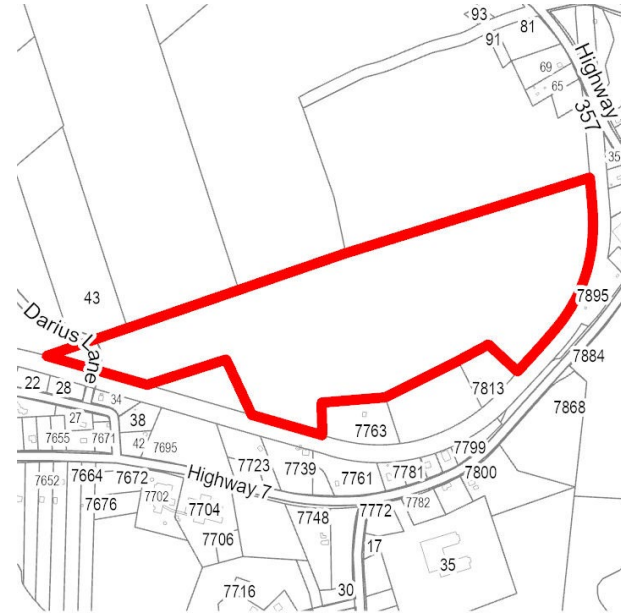
Applicant Proposal



Site Context

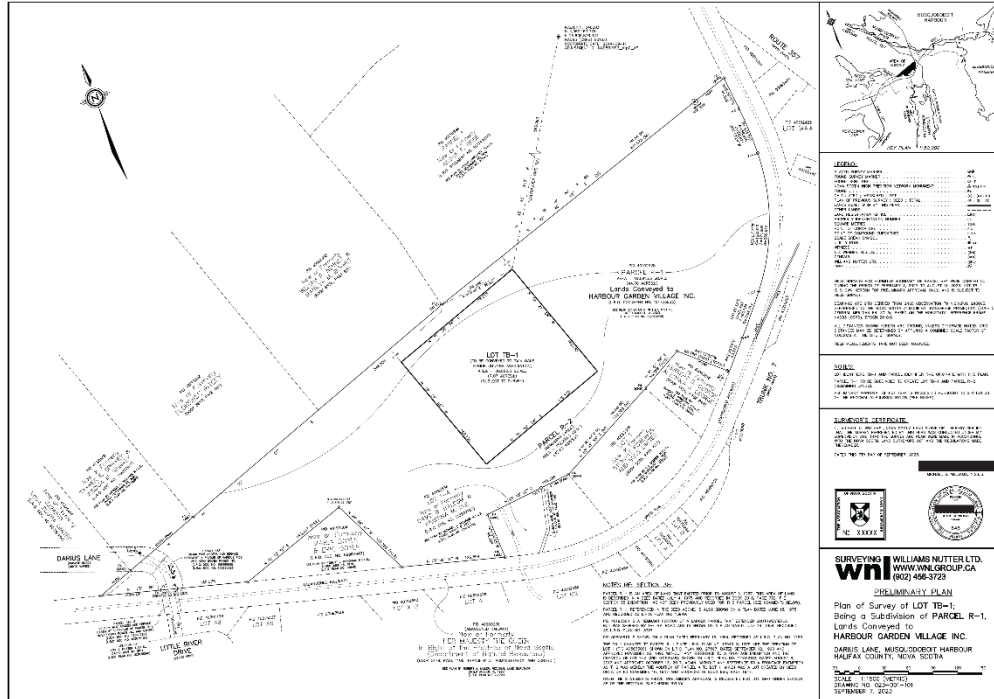


General site location in **red**



Site boundaries in **red**

Proposal – Site Plan



Planning Policies: How they work

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

Planning Policies: How they work

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.

Planning Policies: How they work

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 Policies: How they work

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.

What is a Development Agreement?

- A development agreement enables construction of a project under local planning policy
- A binding legal contract that clearly establishes standards on matters such as site plan, architecture, landscaping, and infrastructure

Policy Consideration - RMPS

Enabling Policy S-11

The CDD zone is intended to protect these lands as focal points for development within Rural Growth Centres by requiring development to proceed by development agreement except for the continuation and expansion of existing uses.

Policy Consideration – RMPS S-11

- Focal point for the distribution of services to the outlying area;
- Mix of land uses;
- Pedestrian sidewalks;
- Architectural details marking entrances, traditional building styles, and materials;
- Controls on signage;
- Controls on heights, massing, scale and type of development;
- Any applicable matter as set out in policy G-15 of this Plan.

Policy Consideration - RMPS

Discretionary Approvals Policy G-15

In considering development agreement applications pursuant to the provisions of this Plan, in addition to all other criteria as set out in various policies of this Plan, HRM shall consider the following:

Policy Consideration – RMPS G-15

- Financial cost on the Municipality;
- Adequacy of servicing;
- Proximity to schools or other community facilities and capability of these services to absorb additional demands;
- Adequacy of road networks;
- Potential to damage designated heritage buildings;
- Any applicable matter as set out in policy G-15 of this Plan.
- Controls on type of use, height, lot coverage, traffic generation, parking, signs, etc;
- Suitability of the site (steepness, watercourses, soil conditions),²²

Planning Process



Presentation by Applicant

Isabelle Choumiline, KWR Approvals

**Thank you for
your participation!**

Claire Tusz, Planner



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www.halifax.ca/planning

Public feedback will be
collected until:

February 2nd, 2024

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Policy & By-law Overview

Eastern Shore (West) Municipal Planning Strategy (MPS) and Land Use By-law (LUB)



Municipal Sewer and/or Water: No



Zone: CDD (Comprehensive Development District)



Designation: MU (Mixed Use)



Existing Use: Vacant



Enabling Policy: S-11 (Regional Plan)

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