

February 12, 2024

Re: Item 4.1.1

**HALIFAX**

# Public Hearing

## **PLANAPP 2023-00534**

Development Agreement:

6590 Bayers Rd, Halifax

Halifax & West Community Council



# Site Context



**General Site location in Red**



**Site Boundaries in Red**

# Site Photos



# Site Photos



# Planning Policy Overview

---

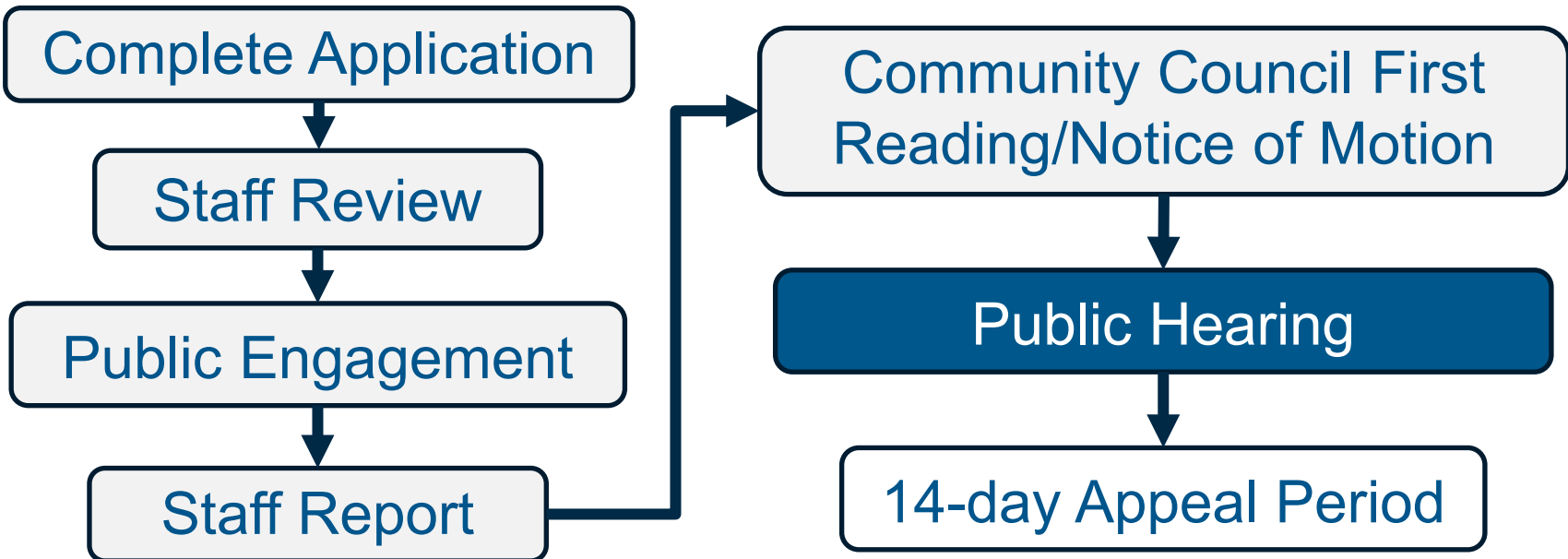
Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

HALIFAX

# Planning Process



# Planning Overview



Municipal Sewer and Water



Zone: Corridor (COR)



Designation: Corridor



Existing Use: Gas Station and Convenience Store



Enabling Policy: IM-20





# Public Engagement Feedback

Individual Calls/Emails  2

Webpage Views  425

Level of engagement completed was consultation achieved through our HRM application webpage, a fact sheet mailout, and on-site signage (March 13, 2023).

# Public Engagement Feedback

---

Feedback included :

- Accessible pedestrian connection from sidewalk to convenience store; and
- Driveway widths as they relate to pedestrian safety.

HALIFAX

# Policy Consideration

**Enabling Policy IM-20: Council May, by development agreement, allow a use of land that is not otherwise permitted in the zone provided that the proposed use of land enables the relocation of the same non-conforming use that is located on an adjacent lot, or a portion of a lot, that is needed by the Municipality, Halifax Dartmouth Bridge Commission, or the Province for public purposes.**

# Policy Consideration

In reviewing the application against the policy criteria found in IM-21 and IM-7, staff found that the proposal:

- Improves site access;
- Reduces intensity of development and potential impact on adjacent and nearby land uses;
- Allows for the continuation of a well established service to within the community.

# Development Agreement

---

The proposed development agreement includes clauses which regulate:

- Number of fuel dispensers: 8 to 6
- Size of convenience store: 275m<sup>2</sup> to 255m<sup>2</sup>
- Number of access points: 4 to 2
- 11 parking spaces (with 1 accessible space) & bicycle racks
- Outdoor solid waste enclosure
- Soft landscaping

HALIFAX

# 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:

- Changes to the exterior siting of the main structures as detailed in Section 3.4.2 and Schedule B;
- Minor expansions to the main buildings  $< \text{ or } = 10\%$  of permitted GFA;
- Changes to the requirements related to signage as identified in 3.9;
- Extensions to commencement as per Section 7.3.1
- Length of time for completion as per Section 7.4.2

# 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:

- Approval of the proposed development agreement as set out in Attachment A of the staff report dated December 22, 2023.

HALIFAX



# Thank You

**Kelly Greenland**



kelly.greenland@halifax.ca



902-497-5088