

# Case: PLANAPP-2023-00728

## 8990 Highway 7, Head of Jeddore

Development Agreement for lands at 8990 Highway 7, Head of Jeddore: Grocery Store Development

April 4, 2024



## Site Overview & Context

The site is currently occupied by a strip mall, which includes an existing Sobeys grocery store as well as other retail and service businesses

The portion of the existing strip mall is too small to serve the growing community – so a new Foodland is proposed via this Development Agreement



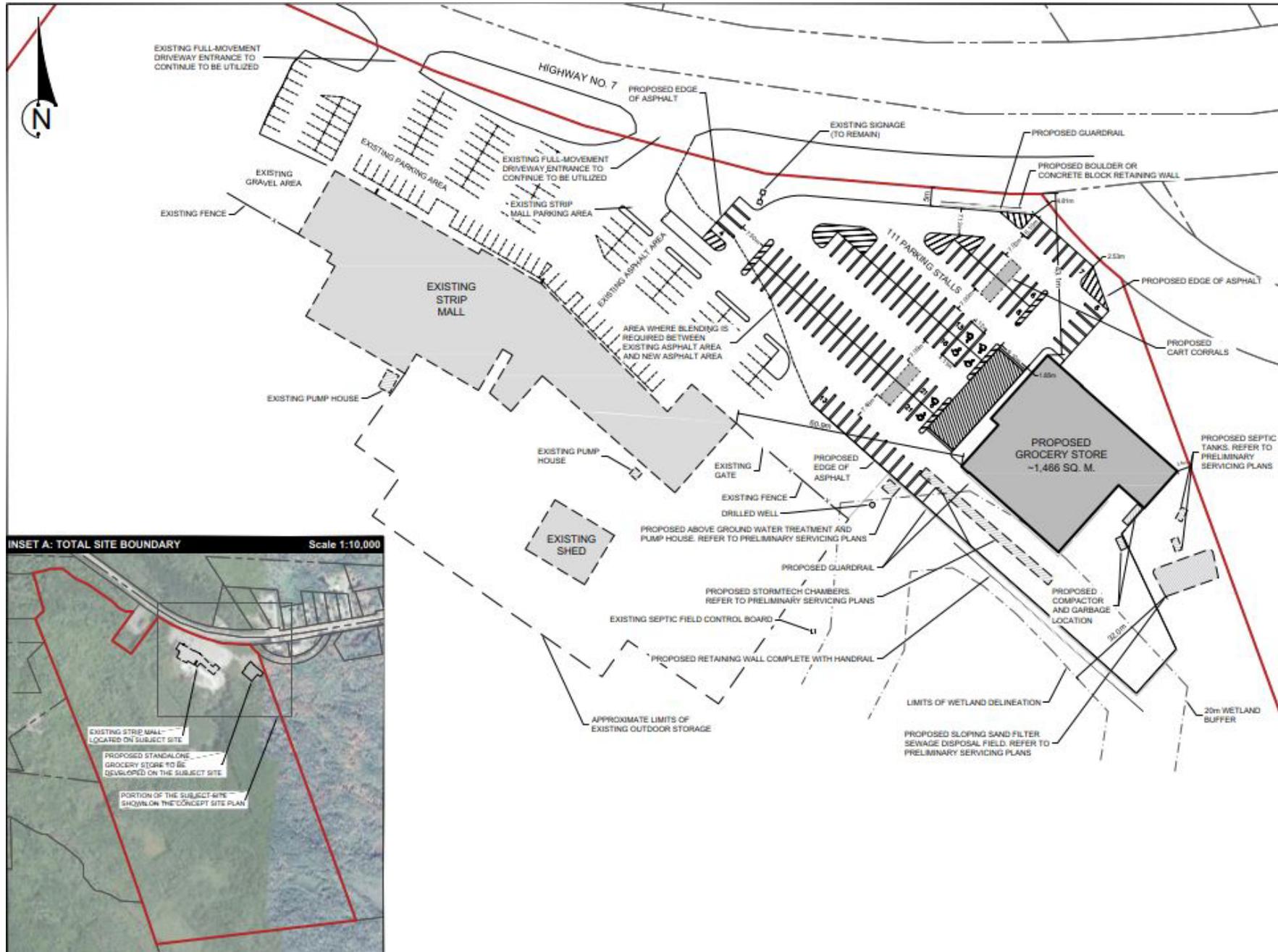
## Proposed Development: Details

### New Development Details

- The development will be a new commercial building (grocery store) that exceeds 5,000 square feet – 15780ft<sup>2</sup>
- The development will be located on the eastern portion of the property and separate from the existing strip mall.
- The development will be a standalone building
- The existing Sobeys on the site will relocate to as a Foodland.
- There will be 111 vehicles spaces included for parking for the new grocery store and new vegetation planted

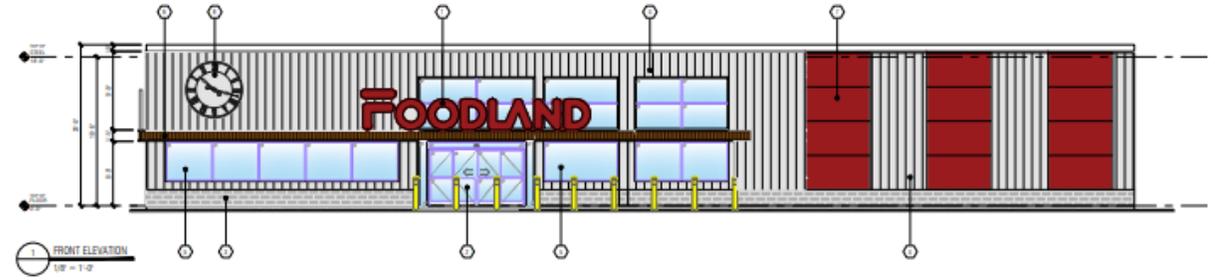
	MU Zone	Proposed Development
<b>Lot Frontage (Commercial)</b>	45.7 m / 150 ft	Approximately 260 m of frontage along Highway No. 7
<b>Front and Flanking Yard</b>	9.1 m / 30 ft	43.1 m
<b>Side Yard</b>	2.4 m / 8 ft	3.6 m
<b>Rear Yard</b>	2.4 m / 8 ft	Approx. 660 m
<b>Lot Coverage</b>	35%	1.1%
<b>Maximum Height of Main building</b>	10.7 m/35 ft	6.1m
<b>Separation Between Main Buildings</b>	Minimum separation distance between main buildings on same lot: 16 ft (4.8m)	60.9 m

# Proposal Details: Site Plan

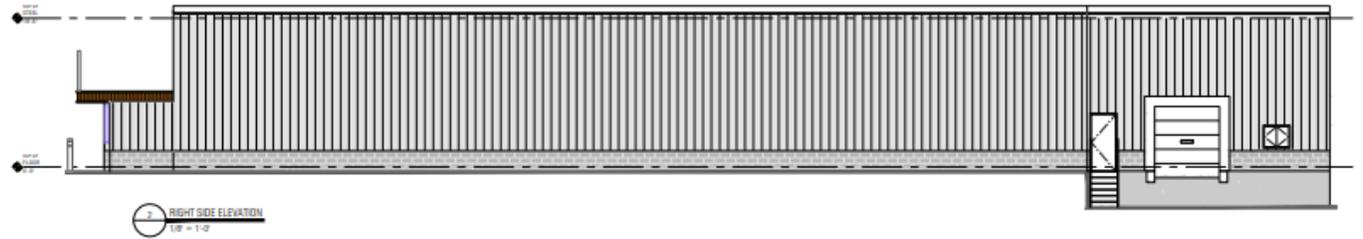


# Proposal Details: Elevations

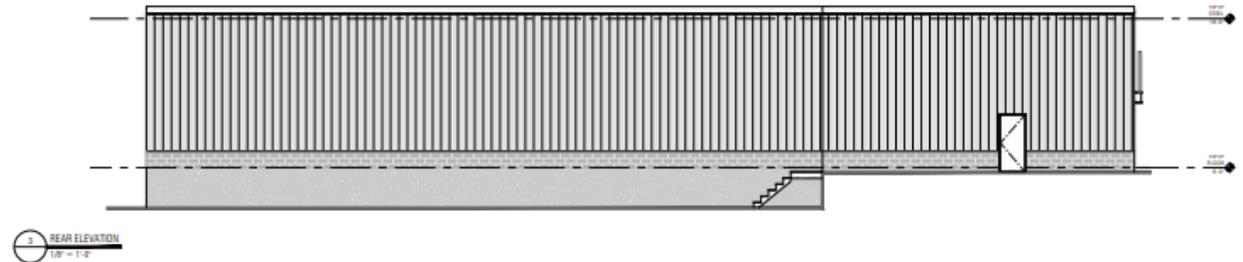
Front Elevation:



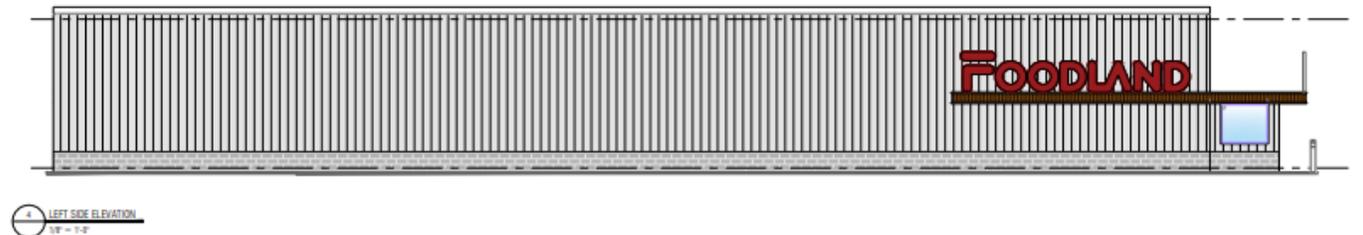
Right Side Elevation:



Rear Elevation:



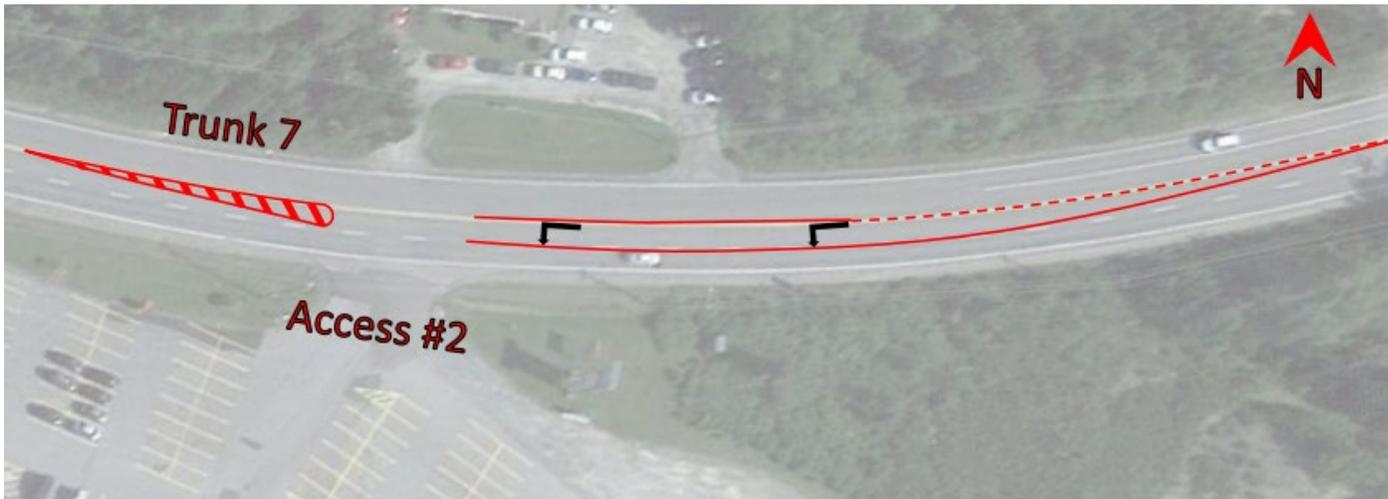
Left Side Elevation:



# Traffic



Site Intersections



Left Turn Lane Concepts

- The new development will access Nova Scotia Trunk Highway 7 via the two existing driveway connections
- The installation of a left turn lane along Highway 7 will be included as part of the new grocery store development
- The installation of a right turn lane will be developed at a future date when a new tenant is placed in the existing Sobeys

# Thank You

## Questions?

