

Item 10.1.1

HALIFAX

Public Hearing

PLANAPP-2023-01030

Development Agreement

667 Highway 7, Westphal

Harbour East-Marine Drive Community Council

May 2nd, 2024

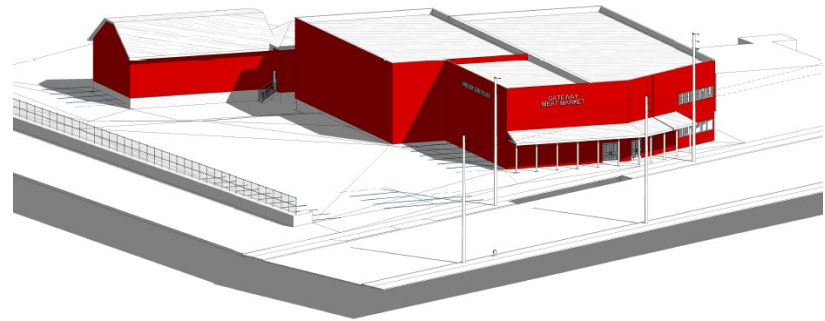
Proposed Development

Applicant: Harvey Architecture on behalf of the property owner

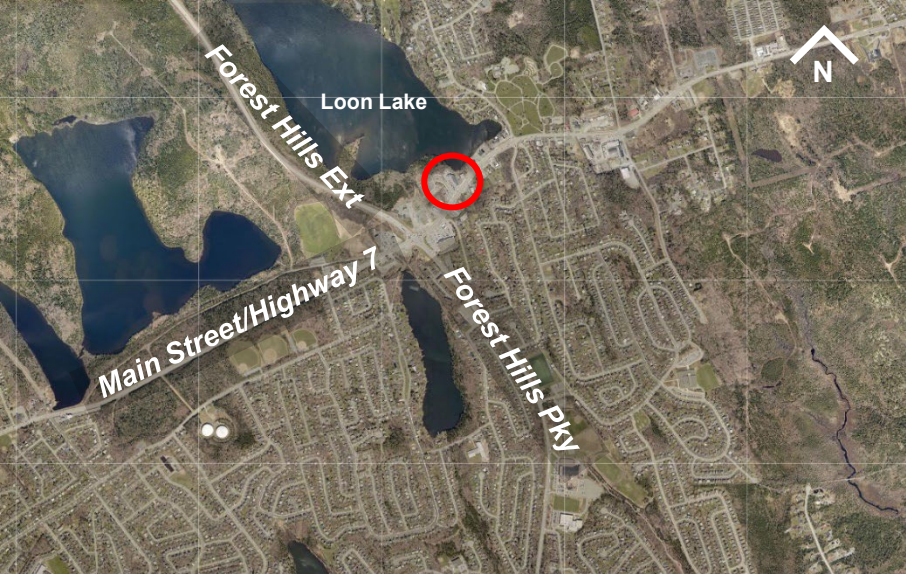
Location: 667 Highway 7, Westphal

Proposal: Expansion of an existing commercial building (Gateway Meat Market)

Type of Application: Development Agreement



Site Context



General Site location in Red



Site Boundaries in Red

Site Photos



Site Photos



Site Photos



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

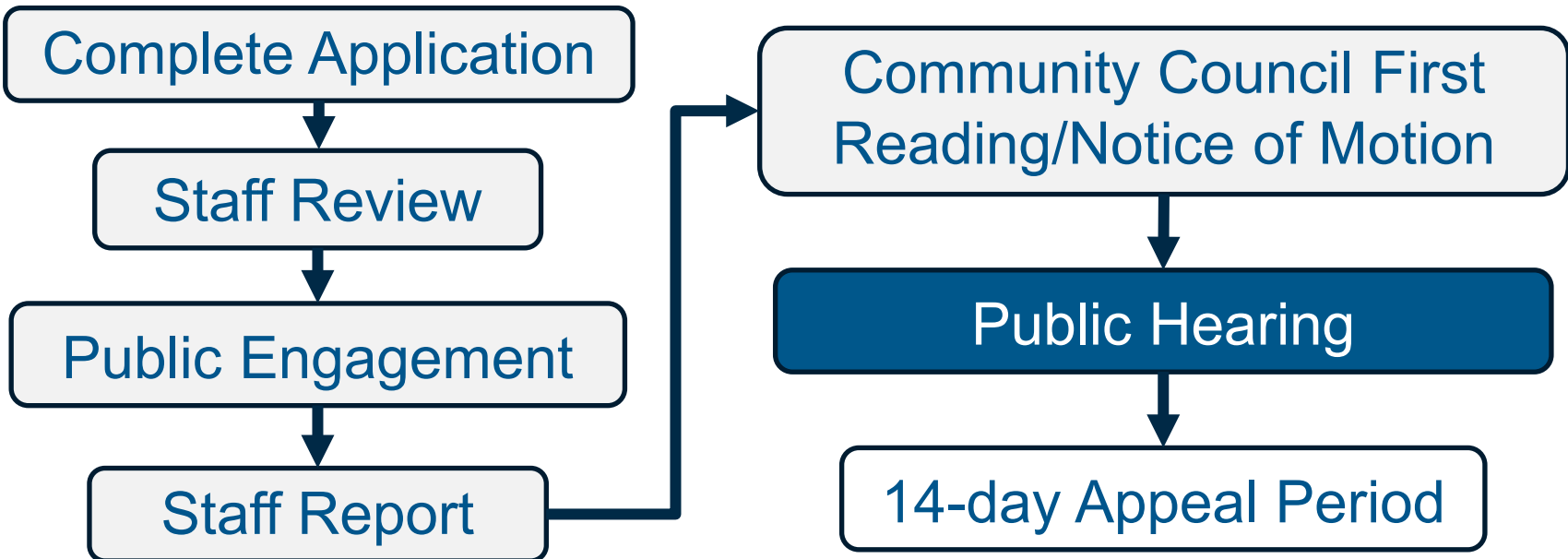
Community Plan

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



Zone: C-4 (Highway Commercial)



Designation: HC (Highway Commercial)



Existing Use: Commercial (Gateway Meat Market)



Enabling Policy: HC-3

Policy Consideration

Enabling Policy HC-3:

This policy enables Council to consider expansions to commercial buildings in the Highway Commercial Designation that are not otherwise enabled by the applied zone.

Council must consider the following in rendering their decision on an expansion by Development Agreement:

- Site design, including access, parking, and storage;
- Stormwater management; and
- Separation from residential uses

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Policy Consideration

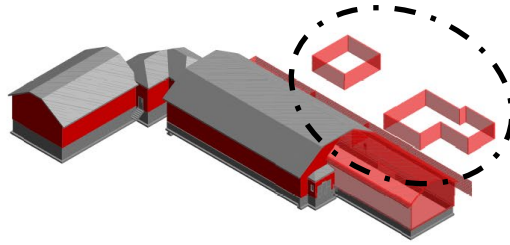
Implementation Policy IM-11:

In considering development agreements, Council shall have appropriate regard to the following, in addition to the criteria set out in the enabling policy.

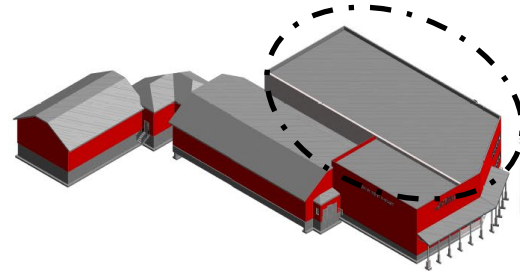
- Conformance with intent of the MPS;
- Adequacy of services and road networks;
- Adequacy of development controls to mitigate land use conflict; and
- Site suitability.

Proposal Details

- Demolish existing structures on adjacent property (formerly 671 Highway 7)
- Consolidate the two properties
- Alteration of existing façade and side walls to create flat roofs

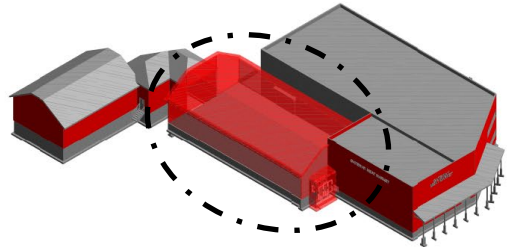


① 3D VIEW - DEMOLITION PHASE 1

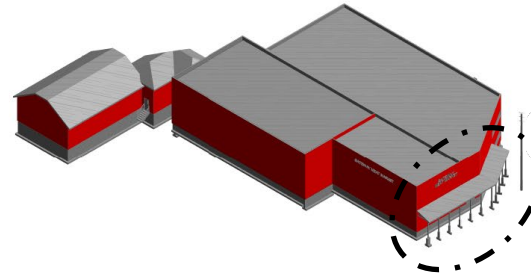


② 3D VIEW - PHASE 1

- Two storey addition



③ 3D VIEW - DEMOLITION PHASE 2

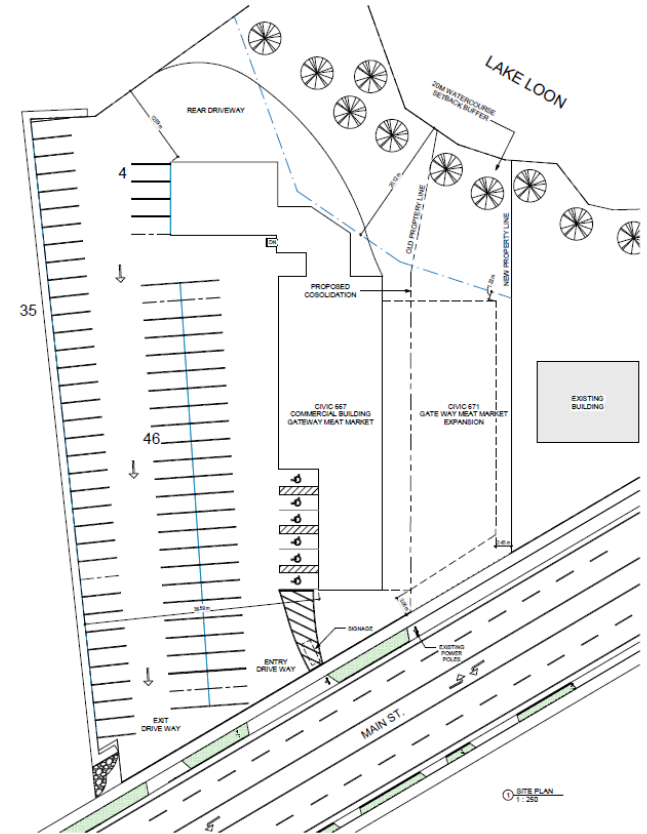
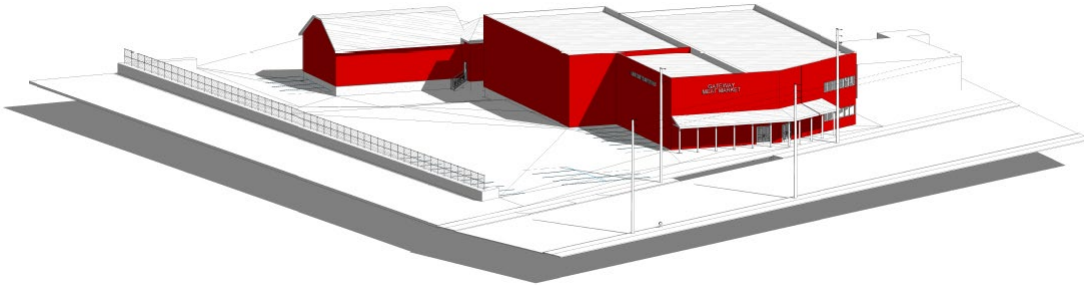


④ 3D VIEW - PHASE 2




- New front entrance;
- Pedestrian covered walkway

Proposal Details

- No changes to the existing driveway access;
- No significant changes to the existing parking lot;
- 20 metre watercourse buffer to be maintained from Loon Lake;



Public Engagement Feedback

Notifications Mailed		21
Individual Calls/Emails		6
Webpage Views		99

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



Public Engagement Feedback

Feedback included:

- Support for the expansion;
- Gateway Meat Market provides a necessary service to the community;
- Traffic, safety, and parking concerns (sight distances); and
- Concern regarding the sightliness of the proposal.

Elements of Development Agreement

The development agreement will allow for the following:

- A food store, or any use permitted within the C-4 Zone, subject to the provisions contained within the applicable Land Use By-law;
- Maximum building footprint of 1672.3 square metres (18,000 sq. ft.);
- Maximum height of 10.7 metres (35 feet);
- Reduced front yard setback to 3 metres (9.8 feet);
- Reduced right side yard setback to 2 metres (6.5 feet);
- Parking, landscaping, and outdoor storage will continue to be regulated through the underlying C-4 zone.

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:

- Additional 93 square metre addition (1000 square feet), provided 50% lot coverage is not exceeded;
- Extension to commencement and/or completion timeframes.

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:

Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A; and

Require the agreement be signed by the property owner within 120 days.

Thank You

Planner's Name

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 902-430-0645