

Re: Item 10.1.1

**HALIFAX**

# **Public Hearing**

## **PLANAPP-2023-01535**

Development Agreement  
918 South Bland St, Halifax  
Halifax and West Community Council

December 16<sup>th</sup>, 2024

# Proposed Development

**Applicant:** Property Owner

**Location:** 918 South Bland St, Halifax

**Proposal:** Rear Addition to an Existing Home

**Type of Application:** Development Agreement

HALIFAX

# Site Context



General Site Location **in Red**



Site Boundaries **in Red**

# Site Photos/Neighbourhood Context

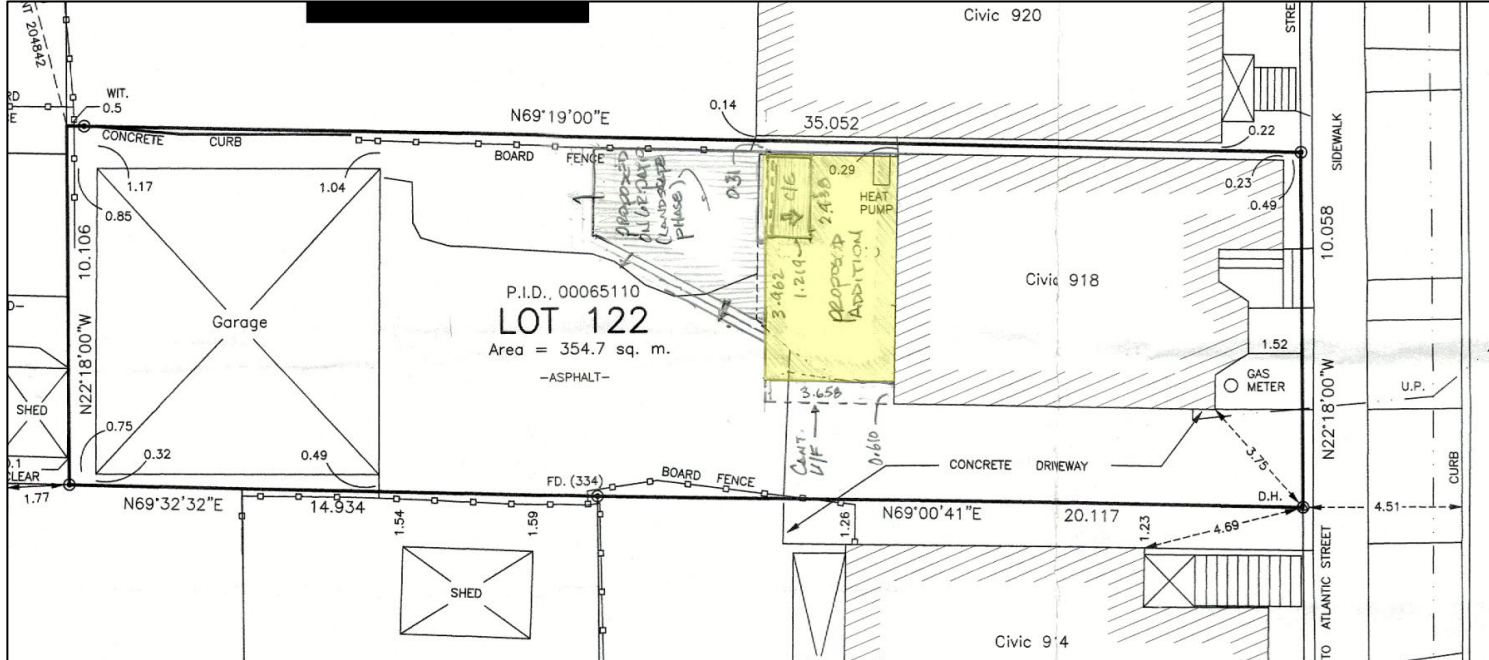


918 South Bland St.



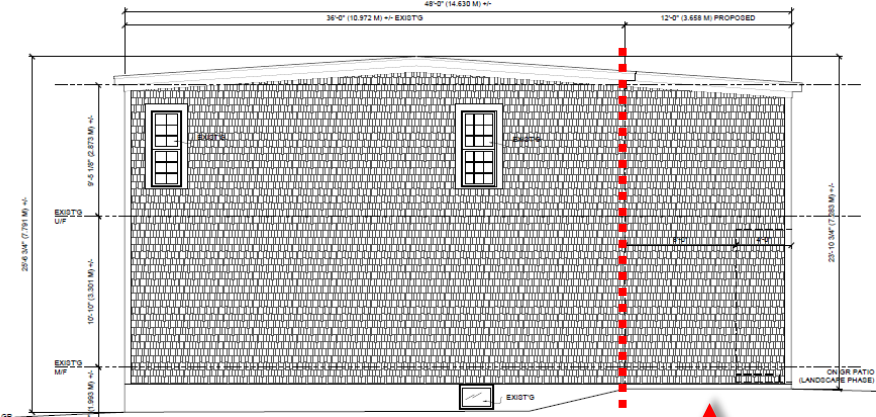
Southbound View

# Proposal Details

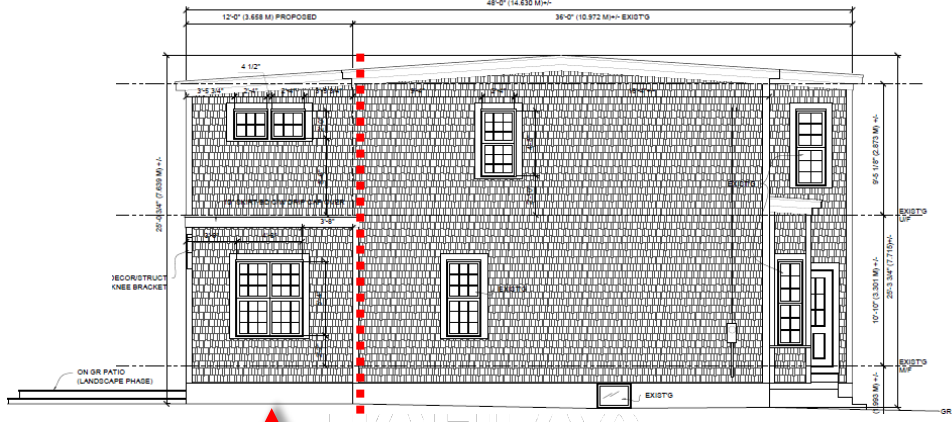


# Proposal Details

## Right Side



## Left Side



# 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.

HALIFAX

# 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.

HALIFAX

# Application Policy Overview



## Community Plan:

Regional Centre Municipal Planning Strat.  
Residential Designation  
**Enabling Policy: ED-6**



## Land Use Bylaw:

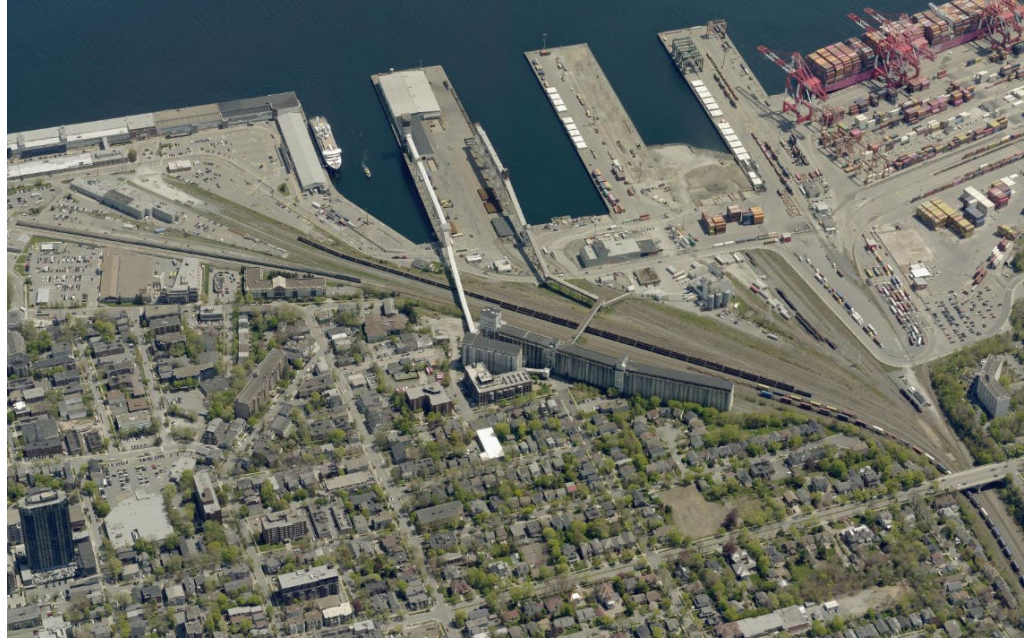
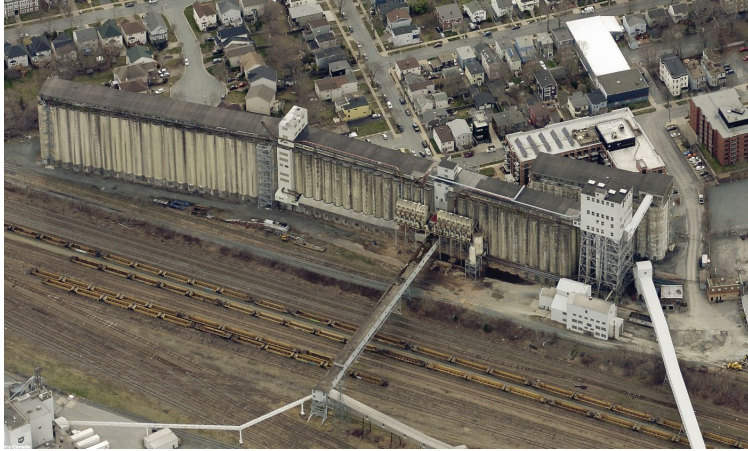
Regional Centre Land Use Bylaw  
ER-3 (Established Residential 3) Zone  
**\*Halifax Grain Elevator Special Area**



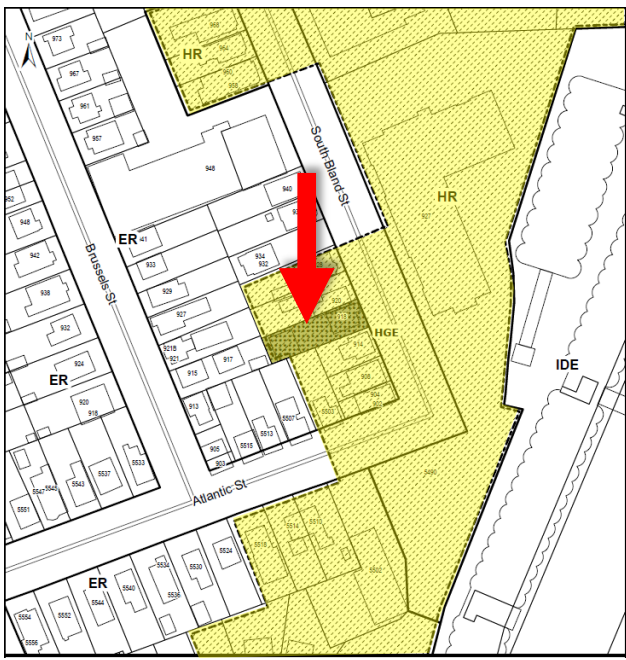
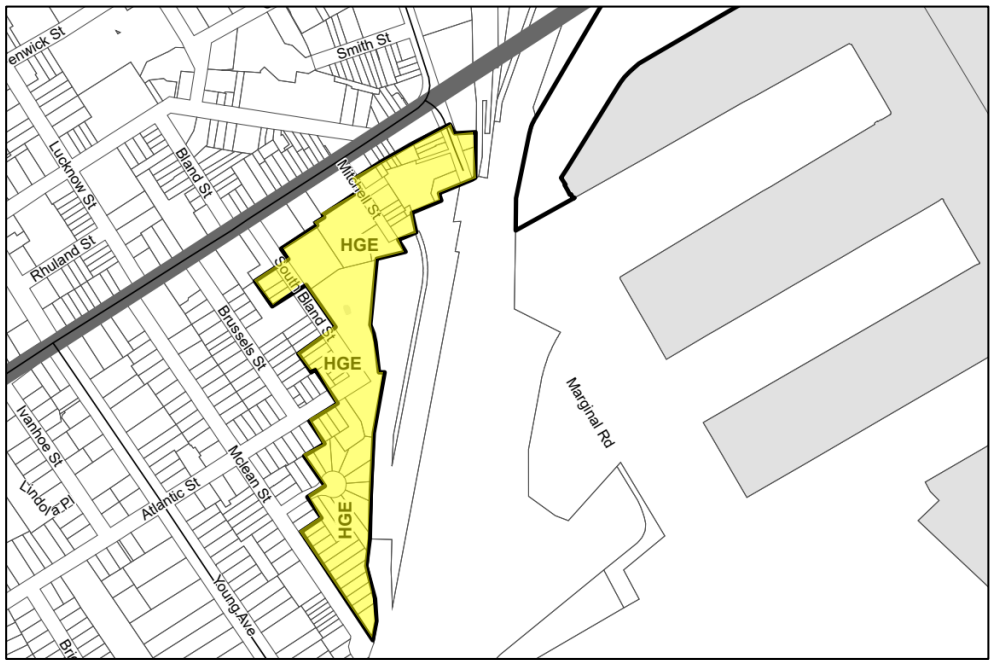
## Existing Use:

Single Unit Home

# Halifax Grain Elevator



# Halifax Grain Elevator Special Area



# Regional Centre Plan

## Land Use Bylaw

Section 497(1)

New or expanded residential uses in the special area be permitted only by development agreement

## Municipal Planning Strategy

Policy ED-5

Directed that a risk assessment study be carried out

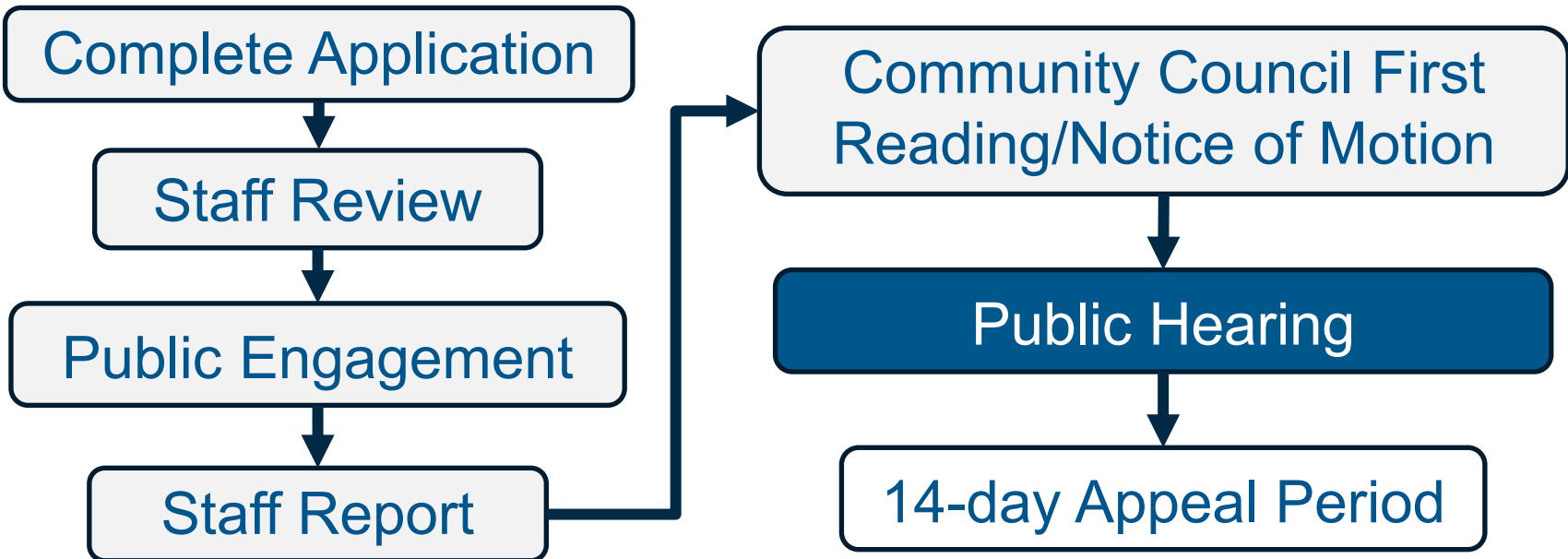
Policy ED-6

Enables Council to considered development agreement for new or expanded residential uses in the special area

# Why a Development Agreement?

- A development agreement is a contract between a property owner and the Municipality
- For Council to consider a development agreement there must be planning policy allowing the type of request and considerations must be met
- A development agreement requires a focused evaluation of a proposal and can apply site specific requirements

# Development Agreement Process



# Policy Consideration

## Enabling Policy ED-6:

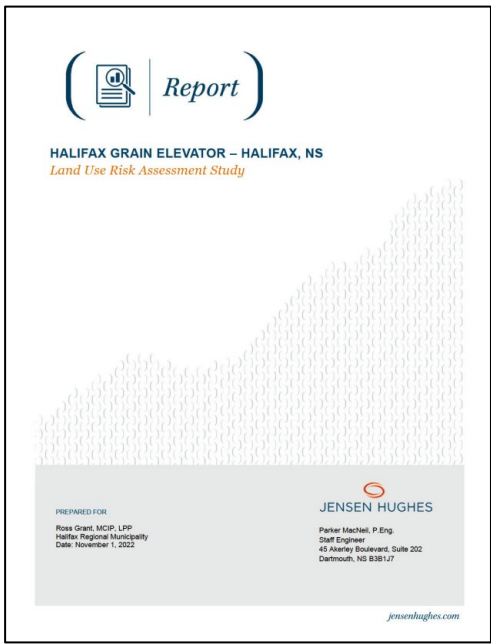
This policy enables Council to consider proposals for new or expanded residential uses in the Halifax Grain Elevator Special Area by development agreement.

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

- The results of the Halifax Grain Elevator risk study
- Consistency with land use by-law requirements



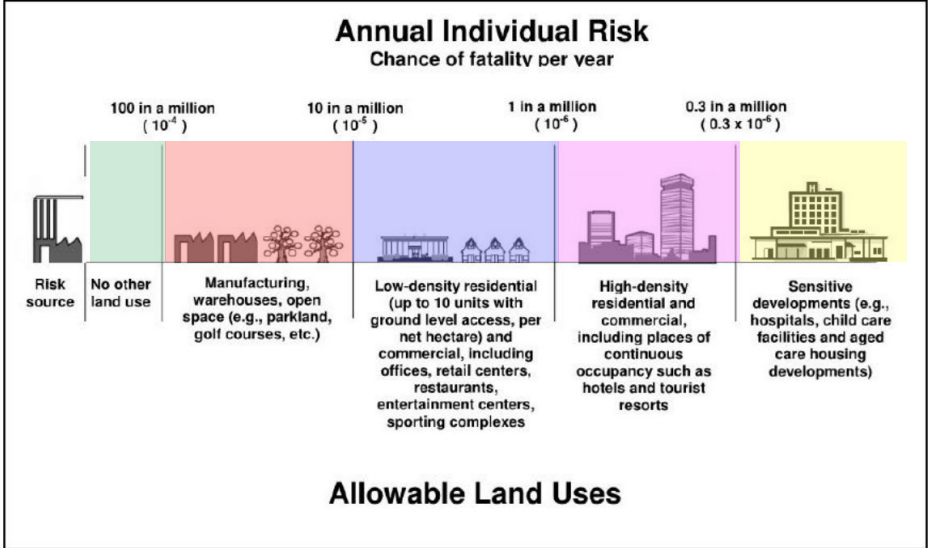
# Land Use Risk Assessment Study



**Case 2023-01495:** Amendments to Planning Documents to Implement the Halifax Grain Elevator Land Use Risk Assessment Study Recommendations



# Study Findings: Land Use



\*Colour Coding Added



Figure V: Site plan showing risk zones for restricted (green), low-density residential (red), high-density residential (blue), and sensitive (pink) land uses and the area with potential for significant property damage.

SOURCE: Halifax Grain Elevator Land Use Risk Assessment Study (Nov 2022), Jensen Hughs

# Recommendation Evaluation

## 10.2.2 Risk mitigation build form guidelines

While the separation of incompatible uses is the most effective method of mitigating risk in the event of an explosion at the Halifax Grain Elevator, additional built form guidelines can further reduce risk. These include:

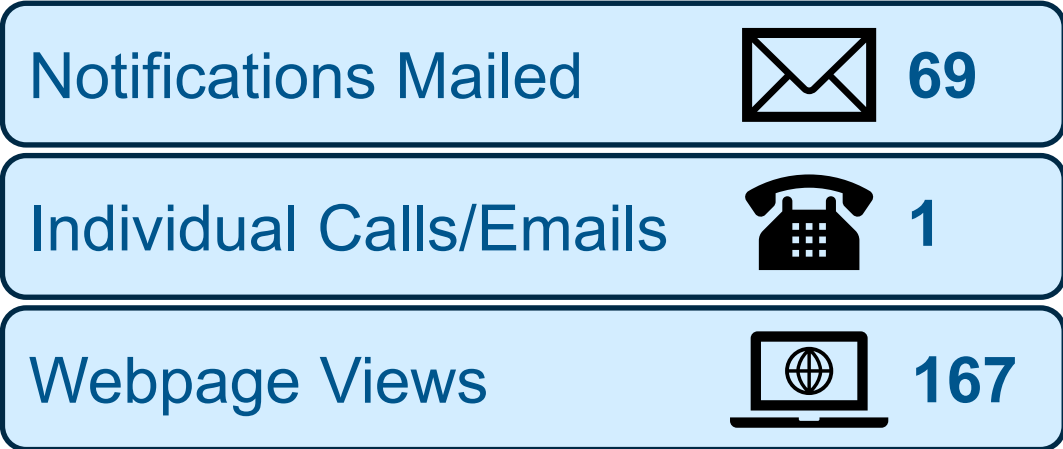
- ★ New buildings and additions/alterations to existing buildings should minimize openings (e.g. windows, doors, etc.) facing the Grain Elevator;
  - Require primary facades of buildings to be oriented away from the Grain Elevator;
  - Orient the inside corner of L-shaped buildings away from the Grain Elevator;
- ★ Prohibit building projections or overhangs facing the Halifax Grain Elevator; and
  - Consider design guidelines which encourage the use of blast and fire resistant external cladding materials and windows.

*SOURCE: Halifax Grain Elevator Land Use Risk Assessment Study (Nov 2022), Jensen Hughs*

# Proposed Development Agreement

- Permits a single unit dwelling including a rear addition
- No new projections or other protruding features, windows or doors openings (except when required by building code) facing the grain elevator.
- Must meet land use by-law requirements
- Non-substantive amendments: extensions to the commencement and completion of development deadlines only
- Future discharge

# Public Engagement Feedback



Level of engagement completed was consultation achieved through a sign posted on site, a mailed fact sheet, and a webpage on the Halifax website.



# Canada Post Strike

- Staff Report indicates that property owners within the notification area will be notified of the hearing by regular mail
- Report was completed prior to the ongoing Canada Post Strike
- Staff worked with a private mail delivery service to ensure that all property owners within the notification area were notified, who reside within the municipality

# 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

December 16th, 2024

HALIFAX

# Thank You

**Taylor MacIntosh, Planner II**



macintta@halifax.ca



902-219-0836