

# **Public Hearing**

## **PLANAPP-2023-00673**

Development Agreement for 3124, 3134 & 3136  
Highway 2, Fall River

North West Community Council

# Proposed Development



**Applicant:** Sightline Planning & Approvals  
on behalf of the property owner

**Location:** 3124, 3134 & 3136 Highway 2,  
Fall River

**Proposal:** 12-unit Townhouse Development

**Type of Application:** Development  
Agreement

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# Site Context



**General Site location in Red**



**Site Boundaries in Red**

2



# Site Photos/Neighbourhood Context



# 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

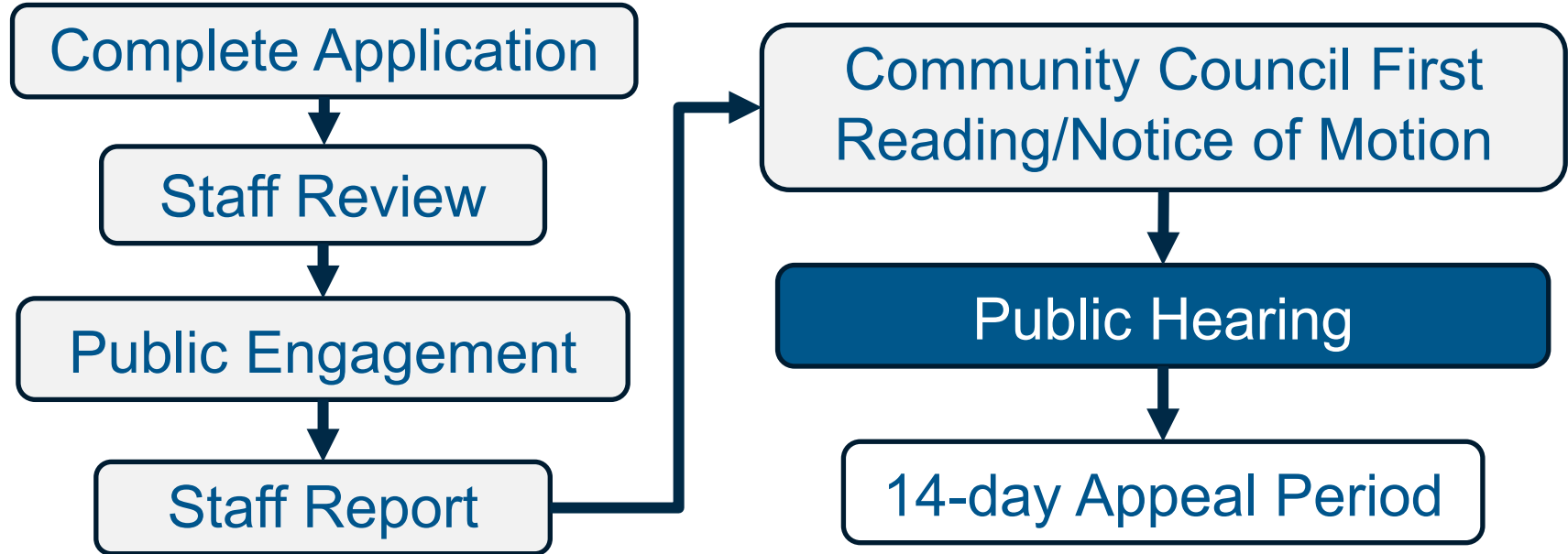
Community Plan

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: Water Service Only



Zone: VMS (Village Main Street)



Designation: RLVC (River-lakes Village Centre)



Existing Use: Single Unit Dwelling & Mixed-Use



Enabling Policy: RL-11

# Policy Consideration

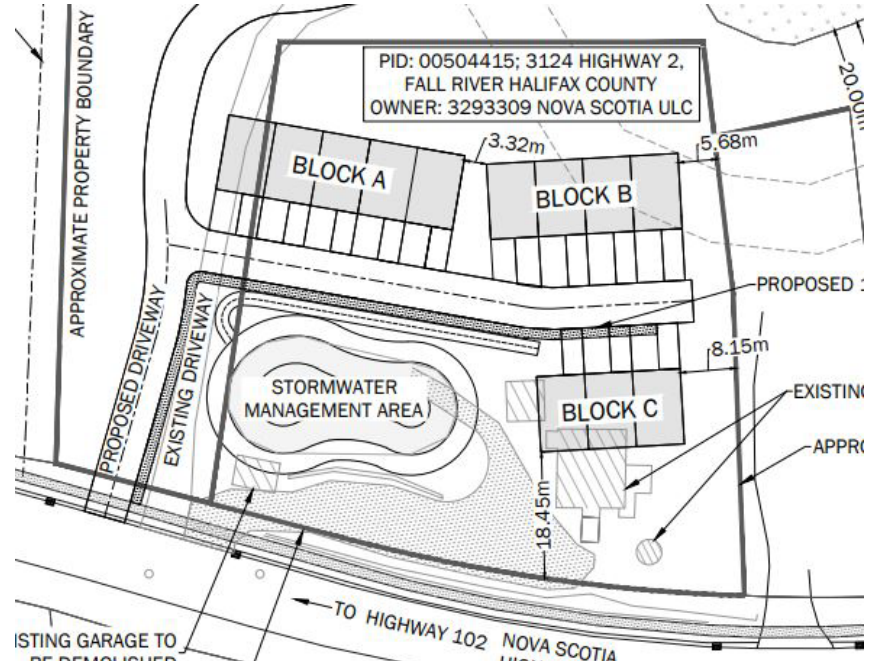
## Enabling Policy RL-11:

Low scale multiple unit dwellings or townhouses shall be considered by development agreement. Council shall have regard for the following:

- Density does not exceed 3 units per gross acre with a height of 3 storeys;
- Buildings provide variation between units, reinforces common characteristics and articulation in the roof structure;
- Massing is compatible with adjacent residential uses;
- Parking is located to the side or rear of the building; and
- Pedestrian walkways are provided.

# Proposal Details

- 12 two-storey townhouse units with a maximum of 30 bedrooms
- Retention of the existing detached dwelling
- Access to Highway 2 via a new private driveway
- Sidewalk connection to Highway 2
- Serviced by central water and on-site sewer





# Public Engagement Feedback

Notifications Mailed



59

Webpage Views



1673

Level of engagement completed was consultation achieved through the HRM website, signage posted on the subject property and a mail out notification to property owners.

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# Elements of Development Agreement

- Allows for a maximum of 30 bedrooms between 12 two-storey townhouse units;
- Places controls on the design of the units in terms of height, size and maximum footprint;
- Allows for the use of home businesses; and
- Requires a sidewalk connection along the new private driveway to Highway 2.

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# 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 landscape measures;
- Expansion, addition or alteration to the existing single detached dwelling; and
- The granting of an extension to the date of commencement and completion of development.



# 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 that North West Community Council:

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

# Thank You

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