



PUBLIC HEARING

June 9, 2025

PLANAPP-2024-00312

PRESENTED BY



ON BEHALF OF
MOMAC DEVELOPMENTS.



SITE LOCATION



SITE ADDRESS

229 Beaverbank
Road

PIDs

- 40579351

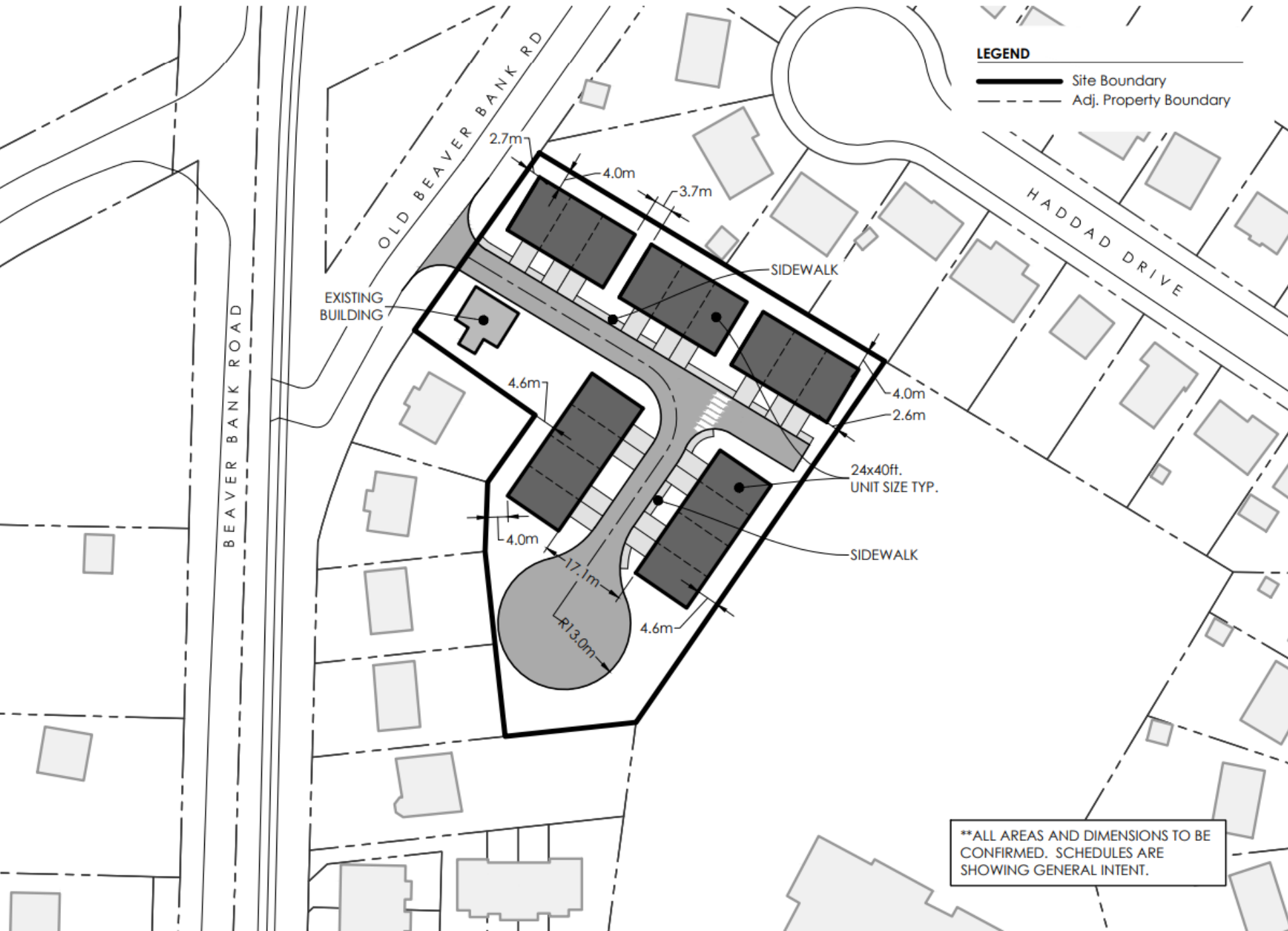
SITE AREA

- 1.4 acres
- (60,870 sf)

SITE PLAN

KEY FEATURES

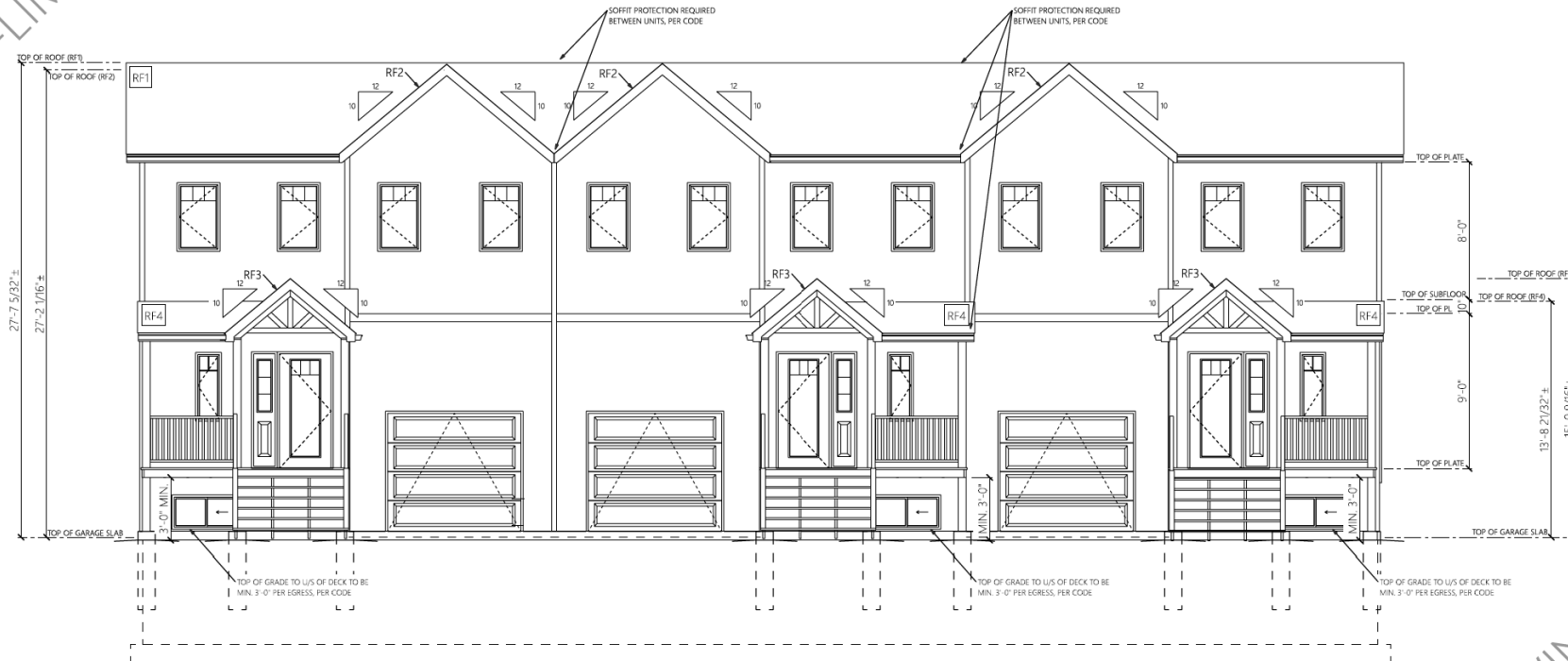
- 17 New Townhouses (Bare Land Condominium)
- New private driveway with sidewalk
- Meets or exceeds all LUB setback requirements
- Turning Radii of Cul-De-Sac is sized for HRM firetruck turnaround
- All areas not being developed are to remain vegetated



BUILDINGS

KEY FEATURES

- 2.5 storeys tall (<35 ft)
- 3 Bedroom Townhouses
- Infill Family Style Housing



PROPOSED FRONT ELEVATION

STUDIES COMPLETED

- Traffic Impact Statement (2024)
 - New driveway meets site stopping distance requirements
 - Negligible impact on traffic volume
- Prelim Stormwater Management Plan (2024)
 - Post Dev. flows less than Pre-Dev.
 - Detailed Req. at Building Permit



THANK YOU
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