

Development Plan

Scale = 1:1000

Fall River
July 5th, 2024

FRB Zoning Change

Existing Halifax Transit
Fall River Park and Ride

June 9, 2025

Fathom



CHAPMAN AUTO BODY

Chapman Auto Body is committed to providing the highest quality of workmanship and training in the Auto Collision Repair Industry at a fair rate while maintaining a clean, friendly, and honest working environment.



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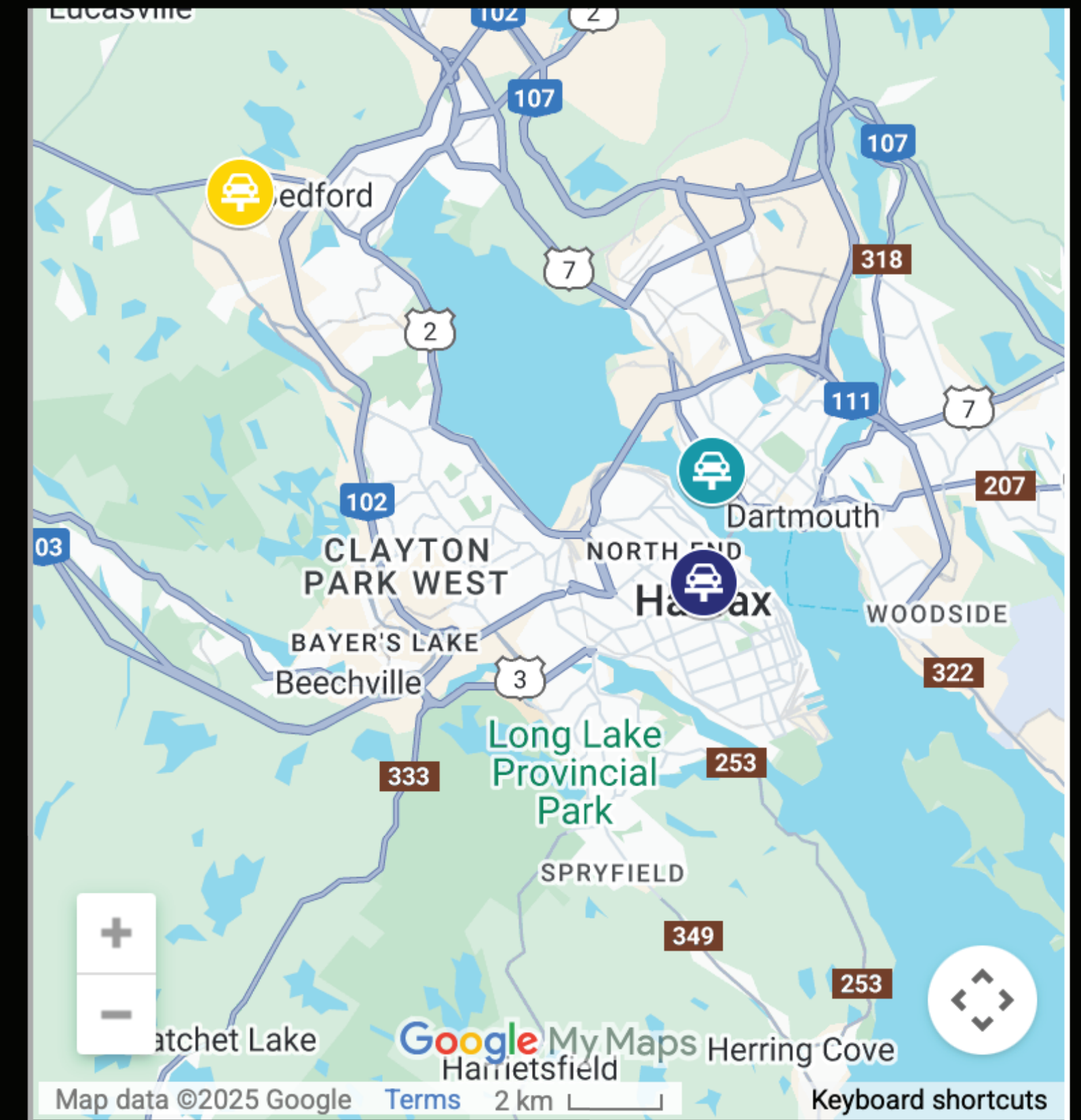
SITE MAP

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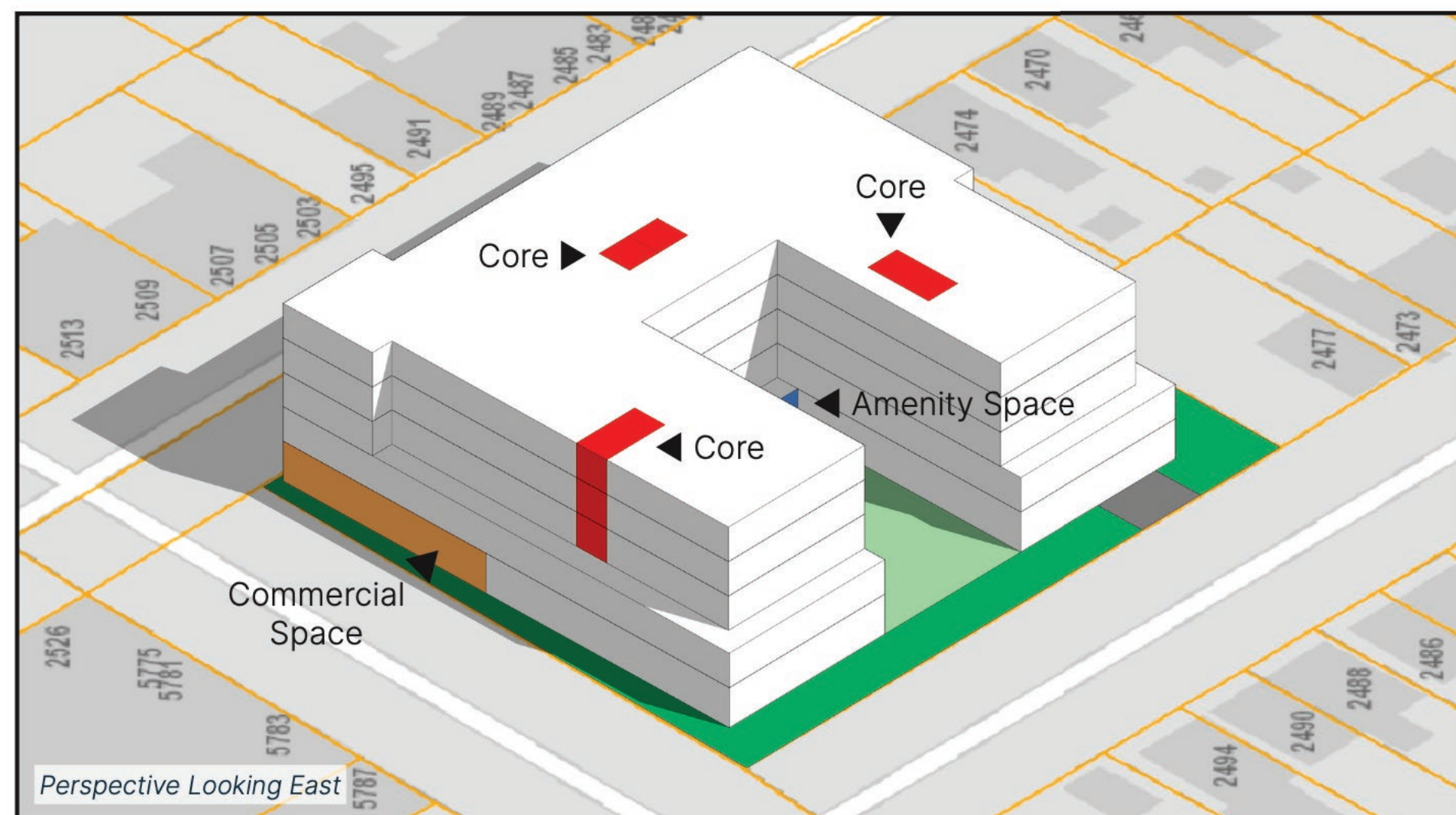
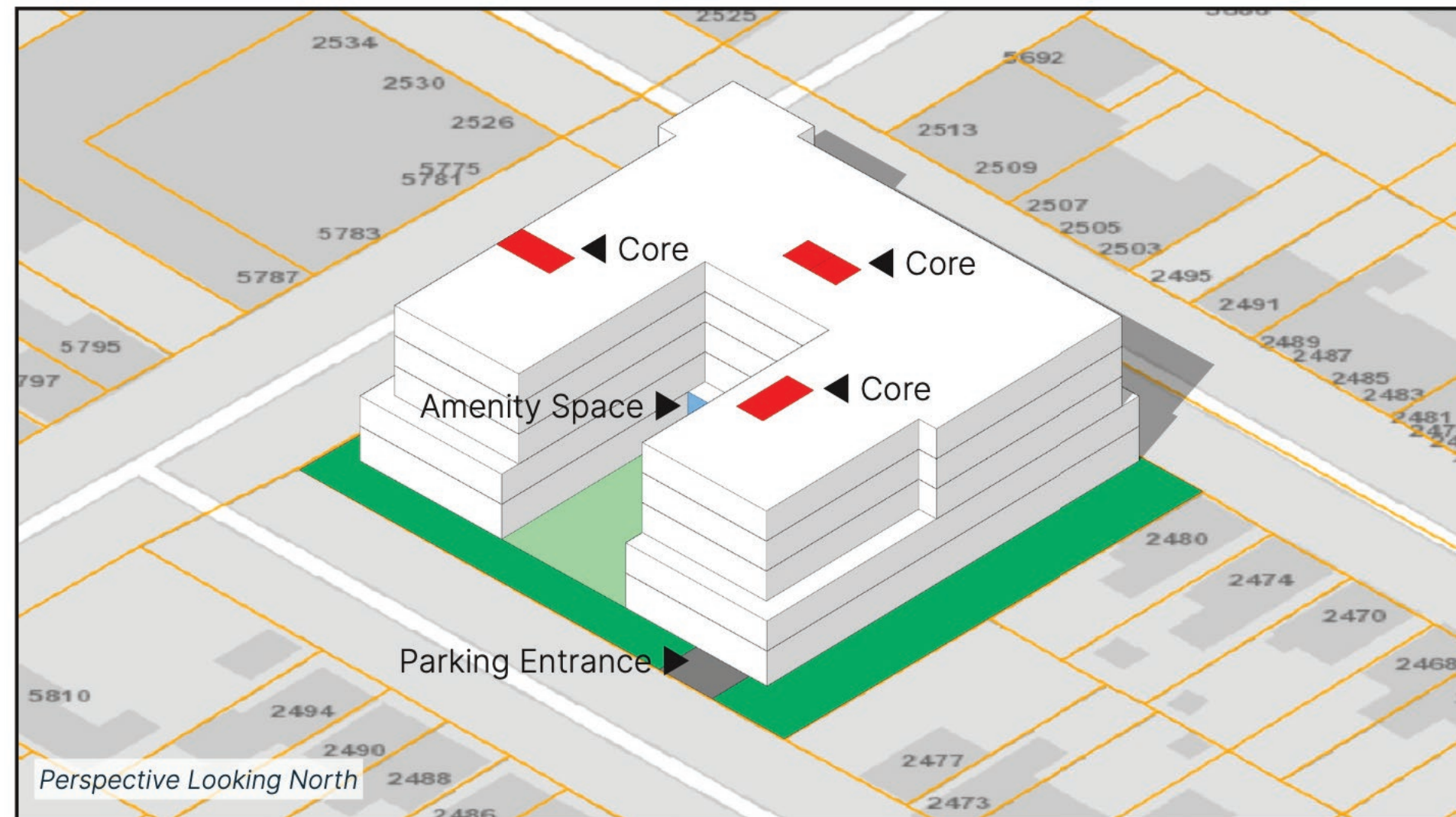
 2500 Agricola St
Halifax, Nova Scotia
B3K 4C2

 90 Bluewater Rd
Bedford, Nova Scotia
B4B 1G7

 259 Windmill Rd
Dartmouth, Nova
Scotia
B3A 1G5



Agricola Mixed Use Redevelopment

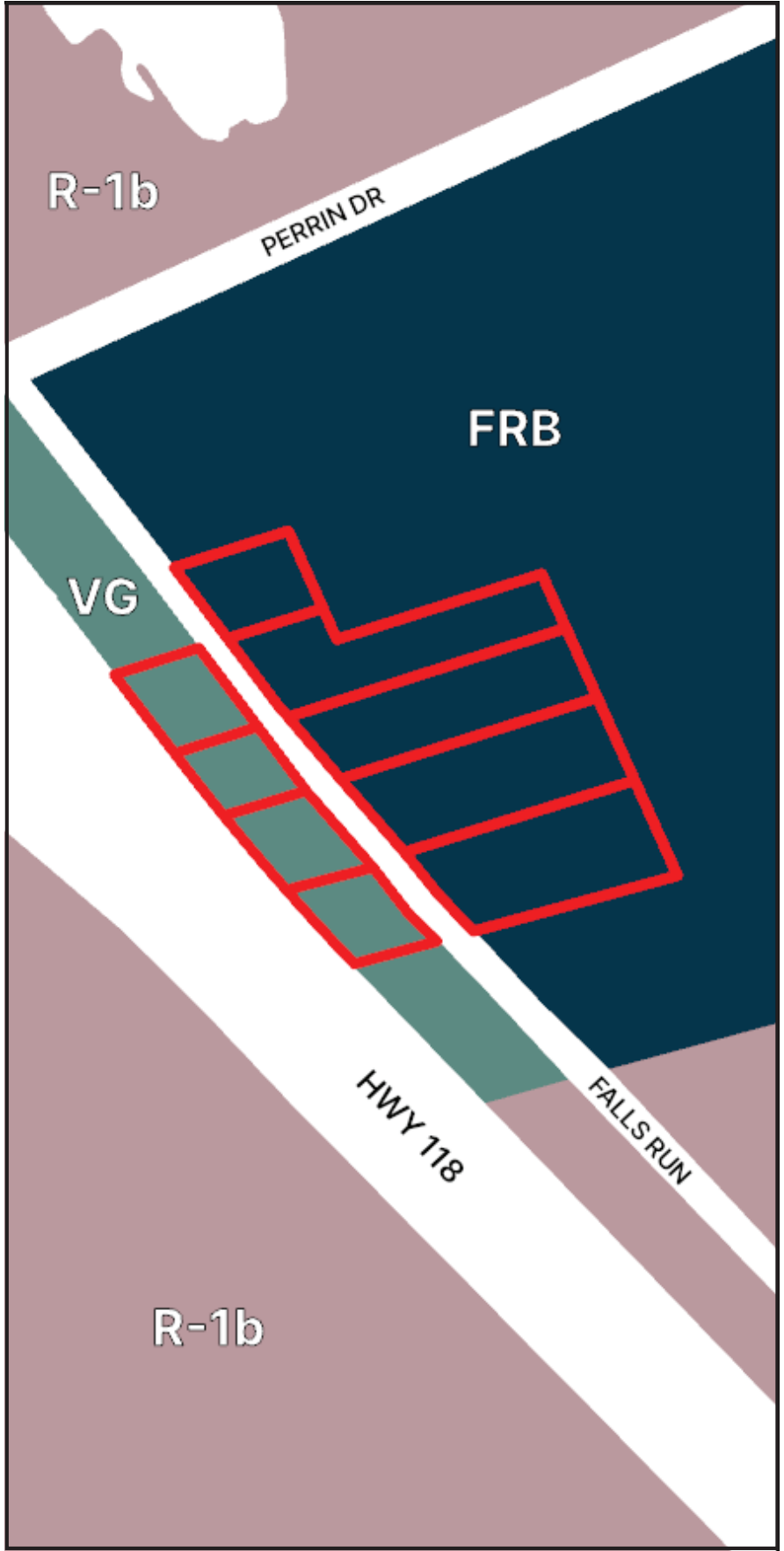
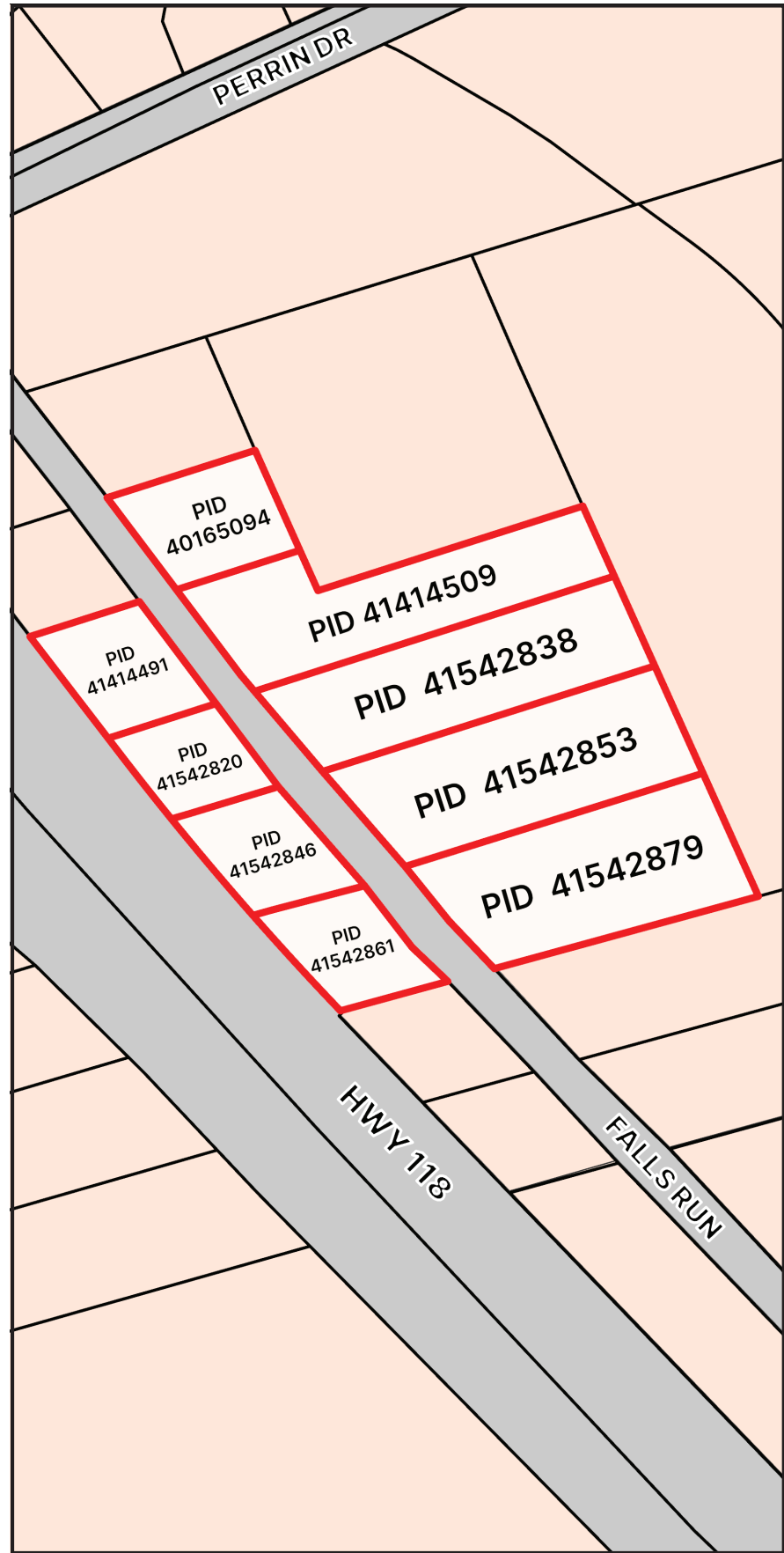


Chapmans Needs to Find a new Home that is off-peninsula

1.1.— Site Location

Planning Districts 14/17
Shubenacadie Lakes Land
Use By-Law

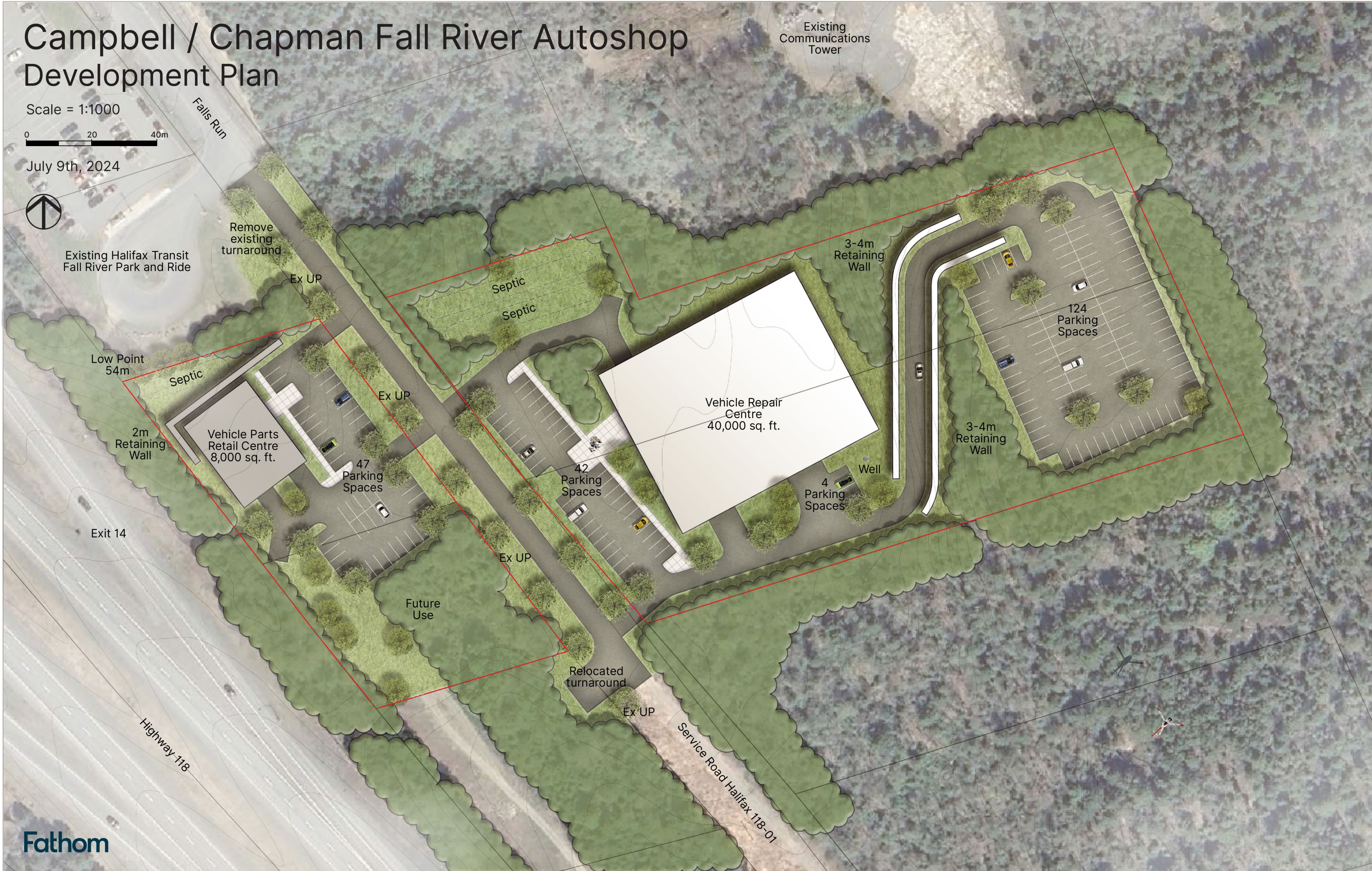
10.4 acres zoned **FRB** (Fall River Business)



Campbell / Chapman Fall River Autoshop Development Plan

Scale = 1:1000
0 20 40m

July 9th, 2024



VG Zone

Commercial Uses

Retail Stores

Service and Personal Service Uses,
Offices

Health and Wellness Centres

Banks and Financial Institutions

Restaurants Full-Service, Take-out and Drive-in

Existing Service Stations pursuant to Section 4.6 (j)

Greenhouses and Nurseries

Funeral Establishments, excluding crematoriums

Medical, Dental and Veterinarian Clinics

Garden Centre

Pub, Tavern, lounge

Hotels, motels and motor-inns

Parking lots

Craft Shops

Residential Uses

Single unit dwellings

Community Uses

Open space uses

Institutional uses

Fraternal Halls and Centres

Transit Facilities

FRB Zone

Commercial Uses

Light Manufacturing that is not obnoxious and is wholly contained and conducted within a building

Offices

Health and Wellness Centres

Banks and Financial Institutions

Greenhouses and Nurseries

Commercial recreation uses

Funeral Establishments

Medical, Dental and Veterinarian Clinics

Existing Service Stations pursuant to Section 4.6 (j)

Building supply outlets

Pub, Tavern, lounge

Hotels, motels and motor-inns

Parking lots

Transportation terminals

Construction storage yards

Warehousing and wholesaling

Residential Uses

Single unit dwellings accessory to any permitted use

Community Uses

Open space uses

Institutional uses

Fraternal Halls and Centres

Transit Facilities

The Shubenacadie Lakes MPS defines the purpose of the FRB zones in policy **RL-9**

“The intent of this Zone is to provide for the continued development of highway-related commercial uses to be situated near the highway interchanges of Highway 118...”

The Zone will also permit highway oriented commercial uses such as warehouses, construction yards, light manufacturing uses, and other commercial uses...”

FRB Zone does not specifically name **Vehicle Services**

VEHICLE SERVICES means the use of a building or land to provide sales of vehicles or services for vehicles, including but not limited to: autobody shops, automotive repair outlets, car dealerships, car washes, service stations, retail gasoline outlets and vehicle depots.



The **NSDOT Garage** in this location already services vehicles for highway repair and includes a vehicle depot

The Ask

We are requesting adding “Vehicle Services” to the list of permitted uses in the FRB Zone.

This will allow Chapmans to move most of their operations from the Agricola location to free up the land for a substantial mixed use development. At the same time, this new Fall River location will provide more affordable housing options and better access for Chapmans staff than the expensive peninsula location. It also provides better access to existing and future clientele of Chapmans with bus service directly across the street.

Thank you!

