

# **Public Hearing**

## **PLANAPP-2023-00812**

Application type: Development Agreement for  
1491 Sackville Dr, Middle Sackville  
North West Community Council

# Proposed Development



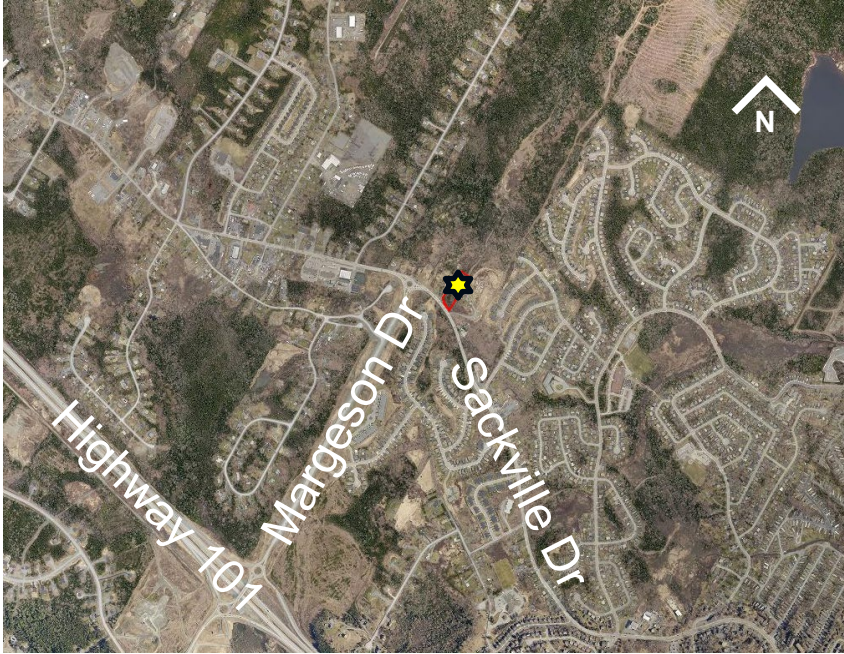
**Applicant: Zzap Consulting Inc**

**Location: 1491 Sackville Dr,  
Middle Sackville**

**Proposal: 3-storey commercial  
building and 6-storey  
residential building**

**Type of Application:  
Development Agreement**

# Site Context



**General Site location in Red**



**Lot Boundaries in Red**

# Site Photos/Neighbourhood Context



# Site Photos/Neighbourhood Context



# 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 be considered only through a more thorough review process.

# Planning Policy Overview

Regional Plan &  
Subdivision By-law

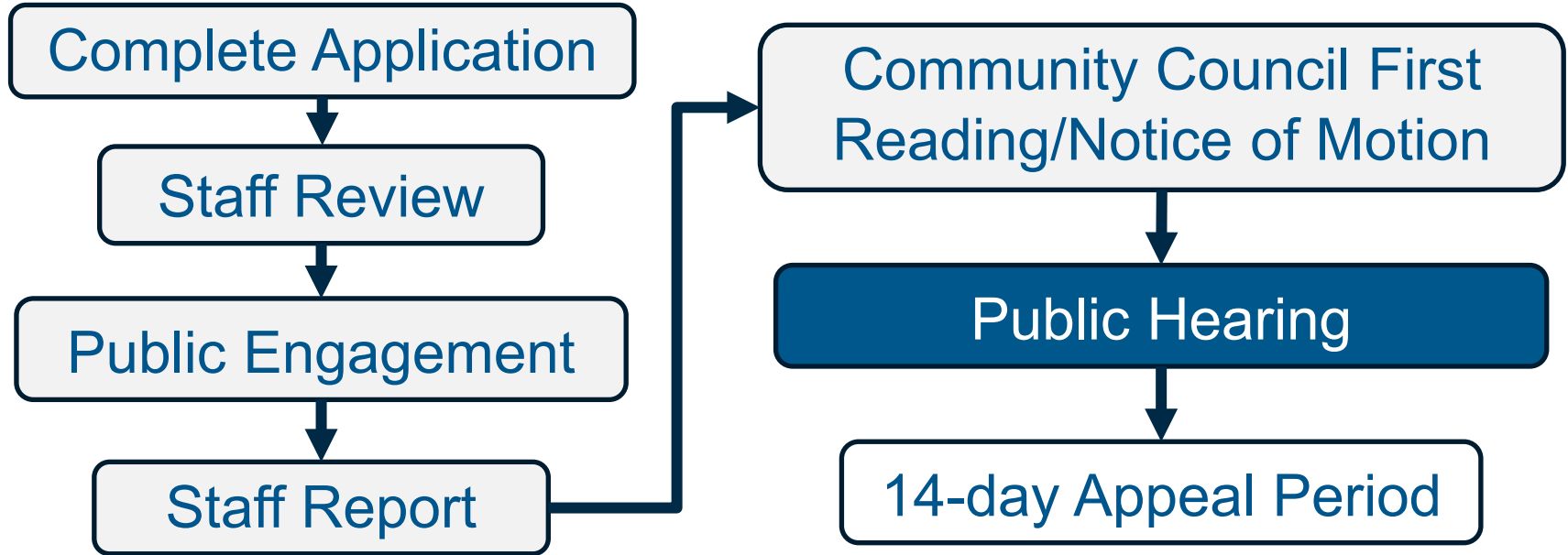
Community Plan

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: R-6 (Rural Residential) Zone



Designation: UR (Urban Residential) Designation



Existing Use: Single Unit Dwelling and Vacant



Enabling Policy: UR-8 and UR-20

# Policy Consideration

## **Enabling Policy UR-8:**

Notwithstanding Policies UR-2 and UR-7, within the Urban Residential Designation, it shall be the intention of Council to consider multiple unit dwellings over six (6) dwelling units, according to the development agreement provisions of the Planning Act.

## **Enabling Policy UR-20:**

Notwithstanding Policies UR-2 and RR-2, Council may consider permitting commercial service uses on properties west of Millwood Drive, within the Urban and Rural Residential Designations, according to the development agreement provisions of the Planning Act.

# Policy Consideration

## Enabling Policy UR-8:

Council shall have regard to the following in rendering their decision on a Development Agreement:

- Separation distances from low density residential
- Compatibility
- Site design
- Proximity to community facilities
- Adequate capacity of municipal central services
- Impact of traffic circulation, in particular sighting distances and exits and entrances to the site

# Policy Consideration

## Enabling Policy UR-20:

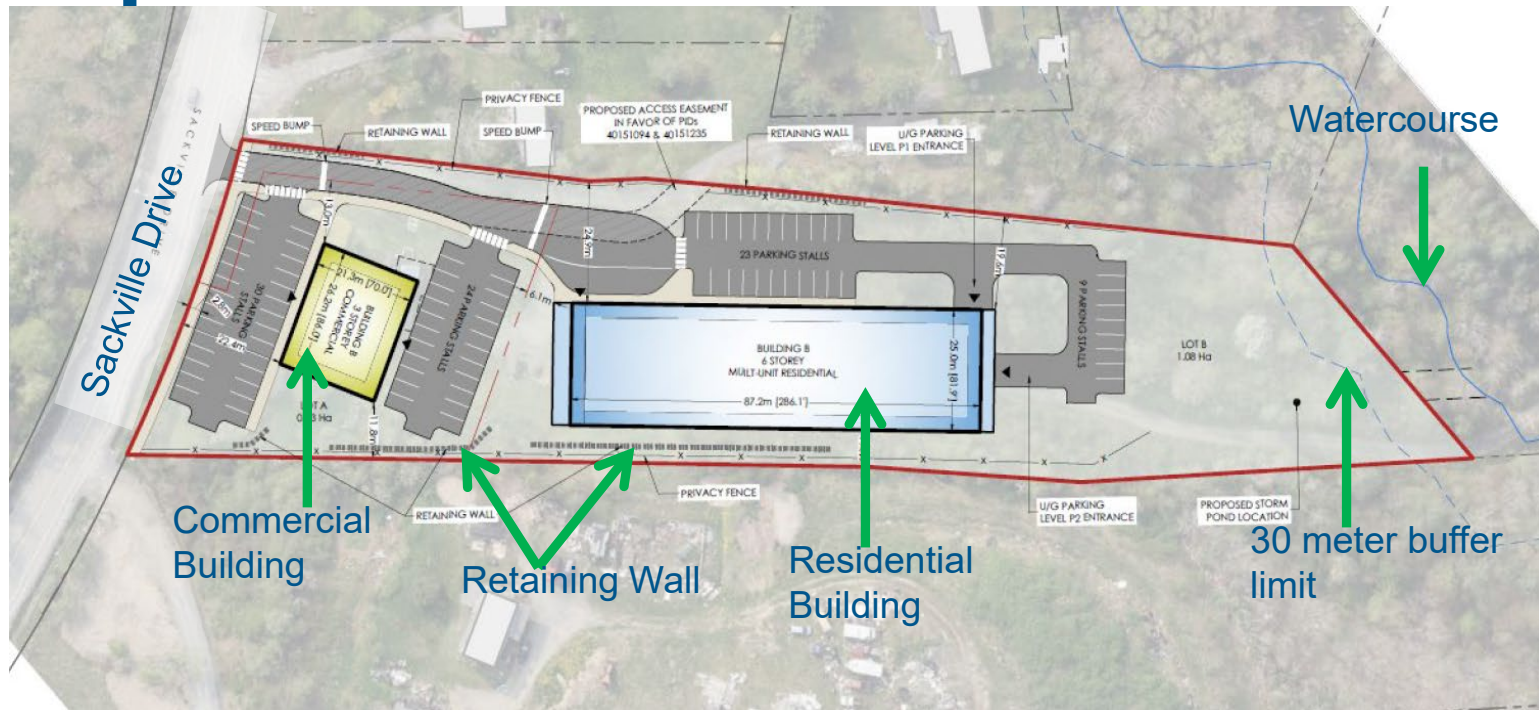
Council shall have regard to the following in rendering their decision on a Development Agreement:

- Direct access onto Highway 1
- Compatibility
- Buffering and screening
- Site design

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# Proposal Details





# Proposal Details



XX

# Public Engagement Feedback

Notifications Mailed



842

Individual Calls/Emails



11

Webpage Views



1111

Survey Response



242

Level of engagement completed was consultation achieved through two mail out notifications, a public information meeting (November 2023), and a Shape Your City webpage with a survey.

# Public Engagement Feedback

Feedback included :

- Traffic – Congestion and Safety
- Built Form/Density – would prefer see low density housing
- Infrastructure & services capacity concerns
- Community historical context

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# Elements of Development Agreement

- Minimum parking requirements
- Maximum heights, lot coverage and minimum setbacks
- Minimum amenity space
- Minimum 30m watercourse setback
- Archaeological requirements
- Pedestrian connections both internal and to street

# 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:

- Landscaping elements;
- Architectural details;
- Parking requirements;
- Construction timeline extensions.

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# 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 is substantially of the same form as set out in Attachment A of the June 29, 2025 staff report.

# Thank You

**Kelly Greenland**



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