

Summary of Public Engagement



HRM Planning Application Website



Signage Posted on the Site



Mailout to Residents and Property Owners



Open House



Responses to Public Questions and Concerns



Future Public Hearing Prior to a Decision

Information Sharing

Information on MPSA-2024-00238 was shared through the HRM planning applications webpage, signage posted on the subject sites, notices mailed to property owners within approximately 160 metres (524 feet) surrounding the proposed development, at a public open house on August 27, 2025, and feedback surveys collected at the public open house.

The proposal involves a site-specific plan amendment to allow for a mixed-use development with a building footprint greater than 558 square metres (6,000 square feet) and more than 12 residential units at 5249 St. Margarets Bay Road and 51 Sonnys Road (PIDs 41454133 and 41454125) in Upper Tantallon. The applicant has submitted the following documents as part of their application: Planning Rationale, Conceptual Site Plan, Landscape Plan, Traffic Impact Statement, Level 1 Groundwater Assessment, Phase 1 Environmental Site Assessment, Geotechnical Investigation, Stormwater Management Plan, and Test Pit Soil Investigation Report. These documents were posted online for public viewing.

Public Engagement Statistics:

Halifax.ca Planning Applications Website	
Number of unique website views (up to September 12, 2025)	436
Average time spent on the website (seconds)	191
Notices Mailed to Area Residents	
Number of notices mailed within notification area	63
Direct Communication with the HRM Planner	
Number of calls received (unique callers)	1
Number of emails received from the public (unique email addresses)	0
Open House	
Number of people attended	25
Number of Surveys completed at Open House	11

Responses to Public Questions and Concerns

Of the 11 residents who provided feedback through the survey at the public open house, five expressed their support for the proposed development, two expressed their opposition and the remaining four respondents did not clearly express opposition but shared concerns, comments and questions regarding the proposal.

HRM planning staff have compiled all the public comments and questions provided. Broadly, the concerns and comments related to traffic, parking, and the proposed site and building design. There was also support indicated for the proposed development.

Traffic and Parking Concerns

- Concerns and questions related to an increase in traffic as a result of the proposed development, the proposed parking layout and the proposed driveway entrances.
 - *"The resident's entrance may be problematic for traffic flow".*
 - *"Plans for parking for the farmers market appear to be inadequate."*
 - *"How will the traffic flow change? With the new entrance, it can create congestion. Will there be any mechanisms or steps to help slow people to the speed limit? This can be a concern"*
 - *"The resulting increase in population density will have an impact on traffic patterns."*
- Suggestion to add marked crosswalks to the proposed development.
 - *"Additional marked cross walks and/or modification to the existing traffic light timing may be required".*

Proposed Site Design

- Concerns regarding the proposed site layout.
 - *"There seems to be lack of green space."*
 - *"What green space or other incentives will the developer have to provide to receive this change? Will there be a green space or a community space like developers in the city need to provide when receiving a density bonus?"*
- Suggestion for a smaller building.
 - *"I think a smaller 2-storey building would be much more conducive to the area and less intrusive, please take this into consideration."*
 - *"Buildings looks completely out of place in Tantallon".*

Support for the proposal

- Support was received for the proposed development and the proposed building design.
 - *"This is an extremely well prepared proposition. Definitely of use to our community. The care that has gone into the use of the land and the energy saving devices are phenomenal."*
 - *"I love the design of the building, and we definitely need more housing in the area."*
 - *"I think it fits in with the other buildings at the crossroads."*
 - *"The flat roof will minimize sight impact."*
- Support for development as it will provide benefit to the community.

- *"I think projects like this one are great for our community. We need something like this more often."*
- *"This seems to provide a benefit to the community. This shows there to be growth in our community and with the hardware store being a pillar in the area, this has the potential for positive change."*
- *"Yes, we need more developments like this."*
- *"I am very excited to learn about this new development. It's a sign of a vibrant and growing community and I hope there are additional similar developments in the future."*

Other Concerns and/or Comments

- Concern regarding available water supply and if a single well will be sufficient.
- *"I hope there will be affordable housing units available."*
- Concerns related to the loss of privacy, construction noise and blocking of sunlight.
 - *"We just built a new home and did not design this home knowing a 3-storey apartment building would be built in our backyard. We have built this home with glass in the back. The top floor residents will be looking directly into our home."*
 - *"I would be interested in seeing a shadow report of how the structure will affect us directly."*
- Concerns regarding the proposed development decreasing property values.