

November 10, 2025

Re: Item 10.1.1

**HALIFAX**

# **Public Hearing**

## **PLANAPP-2025-00132**

Land Use By-law Amendment and Substantive  
Development Agreement Amendment  
(2287 Prospect Road, Hatchet Lake)  
North West Community Council

# Proposed Development



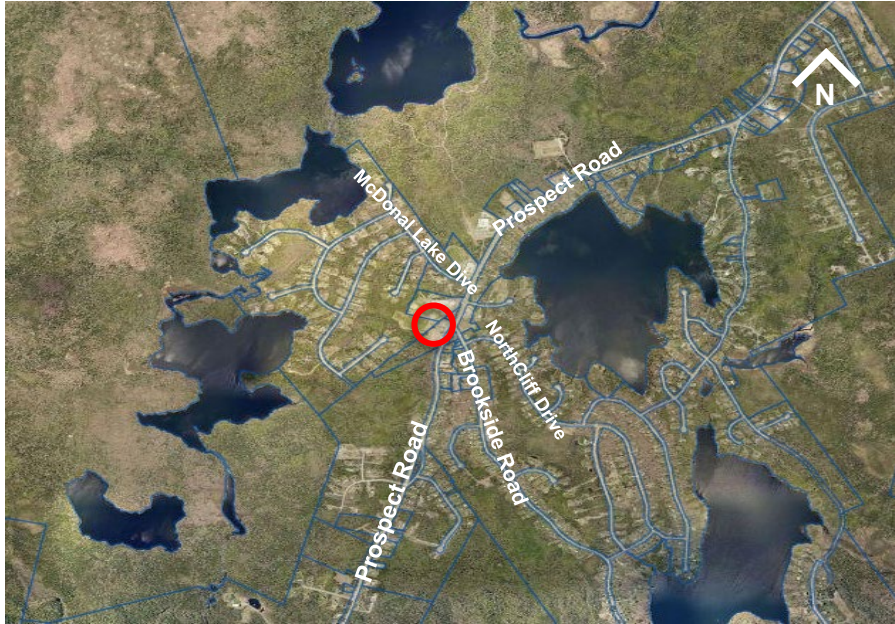
**Applicant:** Innovation Architects

**Location:** 2287 Prospect Road, Hatchet Lake

**Proposal:** Amendments to the Planning District 4 Land Use By-law to add Self-Storage Facility as a permitted use in the C-2 (General Business) zone and to substantively amend the existing development agreement

**Type of Application:** Land Use By-law Amendment and Substantive Development Agreement Amendment

# Site Context



**General Site location in Red**



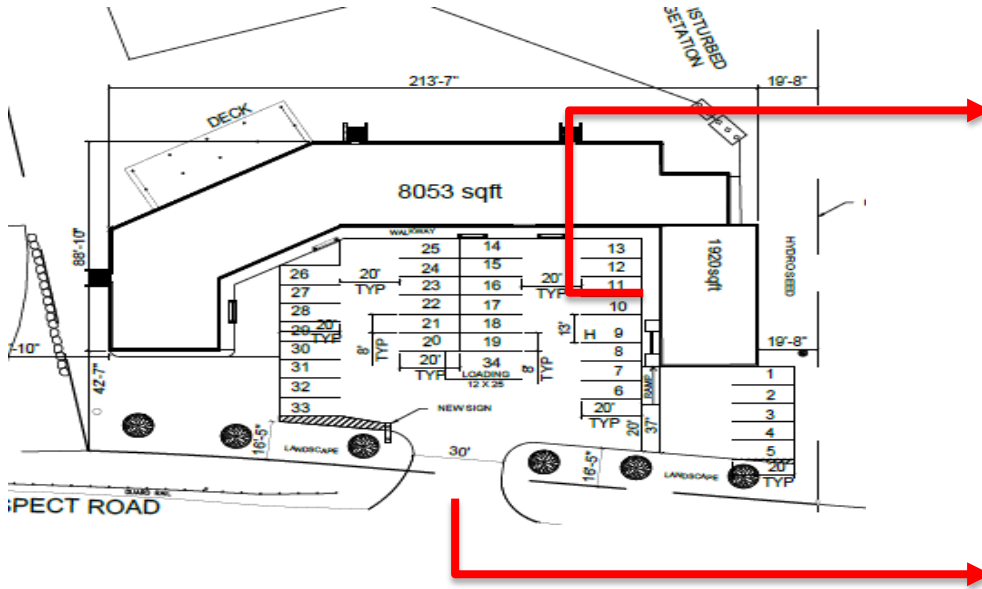
**Site Boundaries in Red**

2

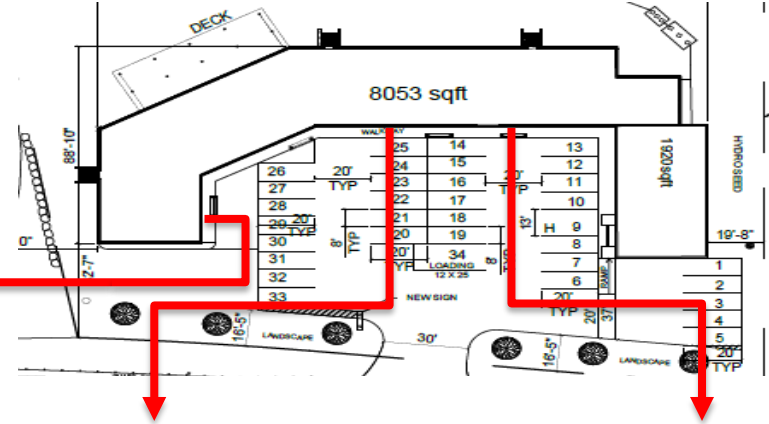
# Neighbourhood Context



# Site Photos



# Site Photos



PLANAPP-2025-00132

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# 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

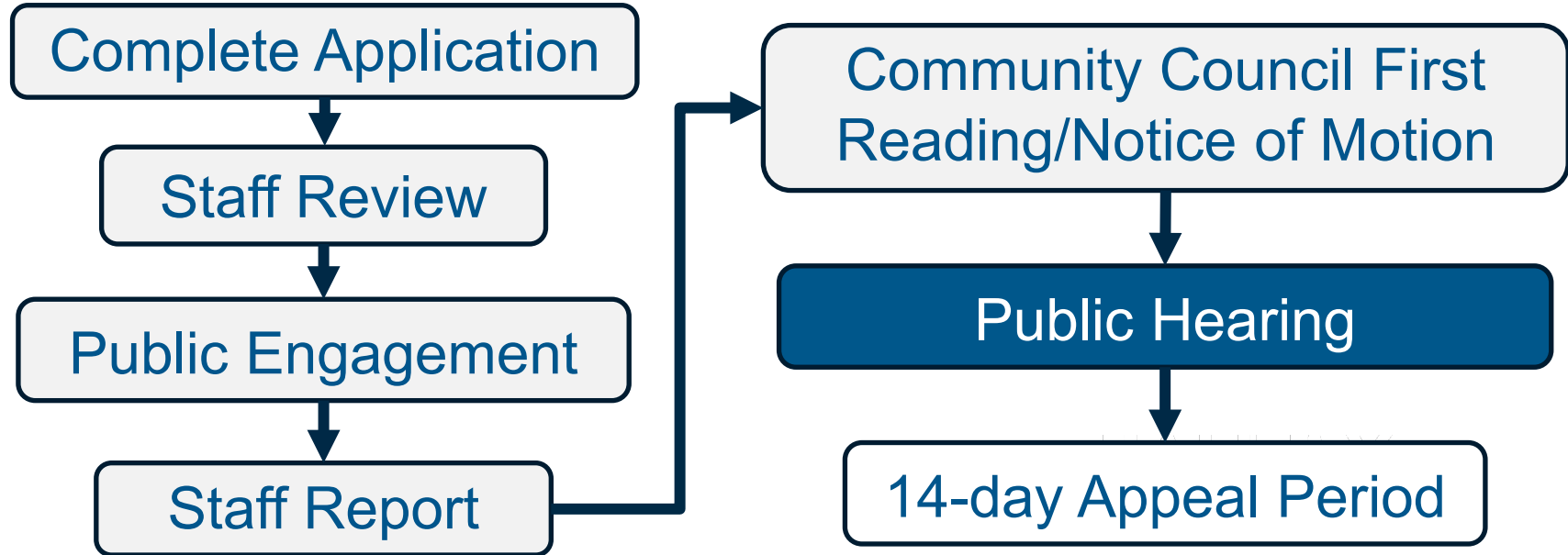
Community Plan

Land Use By-law  
(Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public.

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# Land Use By-Law & DA Amendment



# Planning Overview



Municipal Sewer and/or Water: Not Serviced



Zone: C-2 (General Business)



Designation: RB (Residential B)



Existing Use: Commercial Development



Enabling Policies: RB-9, RB-10 and IM-11

# Policy Consideration

## Enabling Policy RB-9 and IM-11

Within the Residential B Designation, it shall be the intention of Council to establish a general business zone which permits the development of general commercial uses, excluding service stations, motels and entertainment uses, up to a maximum floor area of ten (10) percent of the lot area.

- No changes to the architectural design and scale.
- Impact of the proposed use on the existing road network.
- Council shall have regard for traffic generation, parking, signs, and open storage.

# Policy Consideration

## Enabling Policy RB-10 and IM-11

Within the Residential B Designation, Council may consider permitting uses permitted in the general business zone, which are in excess of ten (10) percent of lot area, service stations, motels and entertainment uses in accordance with the development agreement provisions.

No changes to the existing commercial development related to:

- The architectural design or scale;
- Landscaping or screening;
- Site maintenance or stormwater management; or
- Hours of operation or waste servicing.

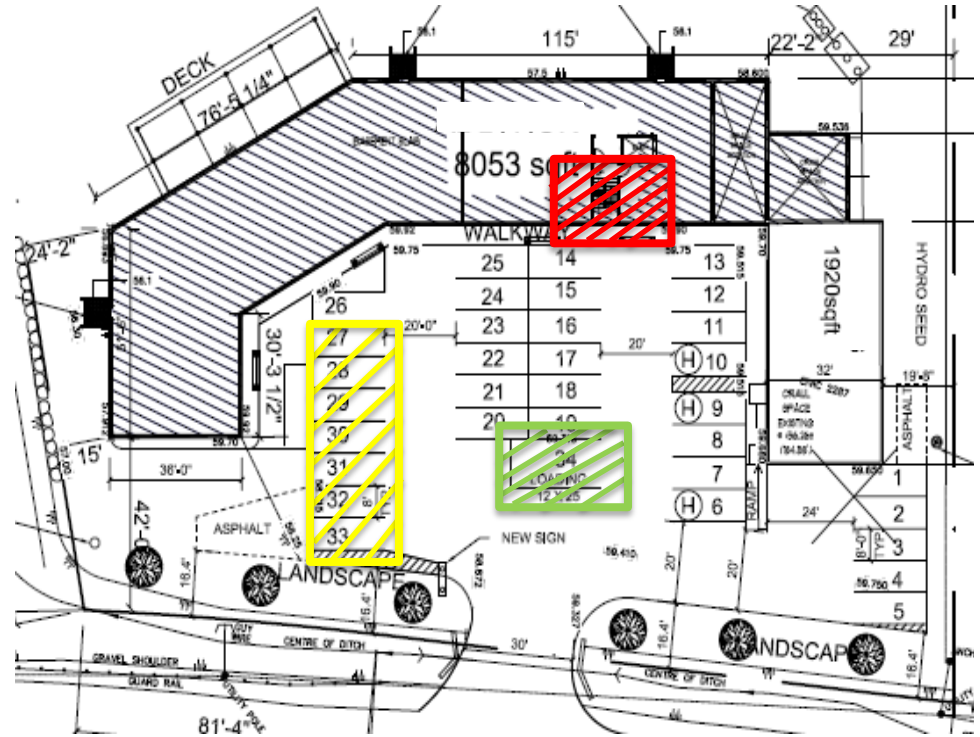
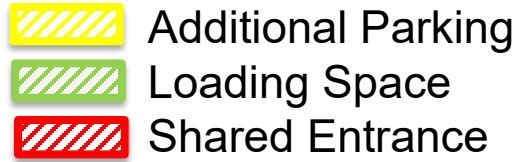
# Proposal Details

1. Land Use By-law amendment for Planning District 4
  - Definition of a “Self-Storage facility” use:  
*“... premises in one building or a group of buildings that contain individually rented storage units.”*
  - General Business (C-2) zone permitted uses.
  - Parking and Loading spaces.



## Proposal Details

## 2. Substantive amendment to Development Agreement



# Public Engagement Feedback

|                         |                                                                                   |     |
|-------------------------|-----------------------------------------------------------------------------------|-----|
| Notifications Mailed    |  | 66  |
| Individual Calls/Emails |  | 2   |
| Webpage Views           |  | 140 |

Level of engagement completed was consultation achieved through a mail-out notification, HRM website, and signage on-site.

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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 recommendation

Staff recommend that the North West Community Council consider the approval for the proposed amendment to the Land Use By-law of Planning District 4 and the Substantive Development Agreement.

# Thank You

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