

NOTICE OF A PLANNING APPLICATION NON-SUBSTANTIVE AMENDMENT TO EXISTING DEVELOPMENT AGREEMENT

PLANNING CASE 23935

This application is for a non-substantive amendment to the existing development agreement at 1380 Cole Harbour Road, Cole Harbour. The current development agreement allows for the manufacturing and sale of doors and windows. The proposal is to adjust the existing development agreement to allow general warehousing and light manufacturing.

Planning staff invite you to provide feedback and share any comments you may have about this planning application. Further details about this proposal are on the reverse side of this page and at www.halifax.ca/planning (scroll down to Case 23935).

The application is currently in the **public consultation stage**. We are inviting questions and comments on the proposed adjustment to the existing development agreement. Following public consultation, HRM staff will draft the amendments to the existing development agreement and write a staff report for review by the Harbour East – Marine Drive Community Council. Should Community Council wish to consider the proposal, a public hearing will be scheduled. If you received this letter, you are on the mailing list to be notified about the future public hearing. The public hearing is another opportunity for you to share your opinion about the application to Community Council.

Things to consider when providing your comments/feedback:

- Are you in support of the changes to the existing development agreement?
 - Do you have concerns with the propose change in use?

All comments and feedback are welcome.
Please provide your feedback by February 25th, 2022 to Claire Tusz.

PLANNING CASE 23935 – FACT SHEET

The subject property is located at 1380 Cole Harbour Road, Cole Harbour. The property is zoned I-1 (Light Industrial) and R-1 under the Cole Harbour/Westphal Land Use By-Law and designated UR (Urban Residential) under the Cole Harbour/Westphal Municipal Planning Strategy.

The subject property is currently under a development agreement that was registered in 1991 to allow the manufacturing of doors and windows. The applicant wishes to adjust the existing development agreement to allow general warehousing and light manufacturing.

At this time, no expansions to the existing building are proposed. The existing provisions regarding parking, landscaping, illumination, and outdoor storage and display will continue to be effective through the development agreement and, where not provided for within the development agreement, the Cole Harbour/Westphal Land Use By-Law.

You can find more details about this application and the planning application process at: www.halifax.ca/planning (scroll down to Case 23935).



Street view of the subject site