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**Public Hearing for
Case 22051
(former 20750)**

Development Agreement for Service Station at
1656 Prospect Road,
Hatchet Lake

September 24, 2020

Applicant Proposal

Slide 2

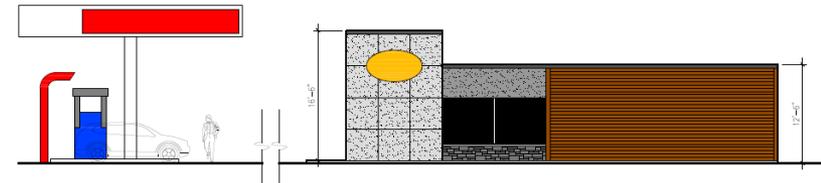
Applicant: Hachet Lake Plaza Ltd.

Location: 1656 Prospect Road,
Hatchet Lake

Proposal: To enter into a development agreement to allow a service station with convenience store and drive-through restaurant



PROPOSED STREET ELEVATION



PROPOSED RIGHT SIDE ELEVATION

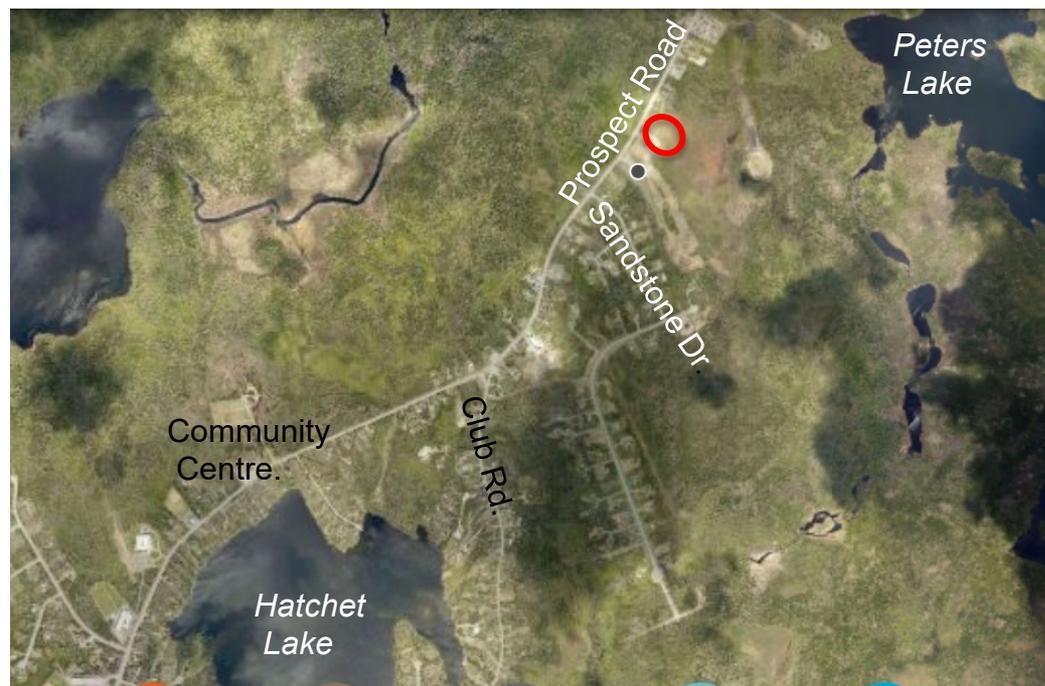


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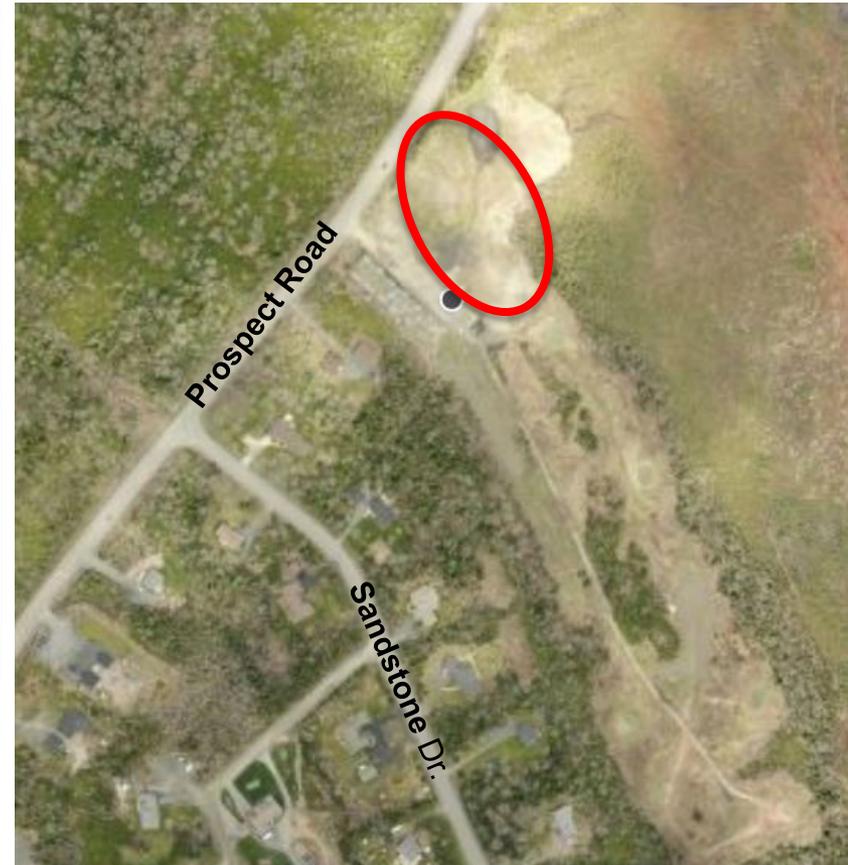
Site Context

1656 Prospect Road, Hatchet Lake

Slide 3



General Site location

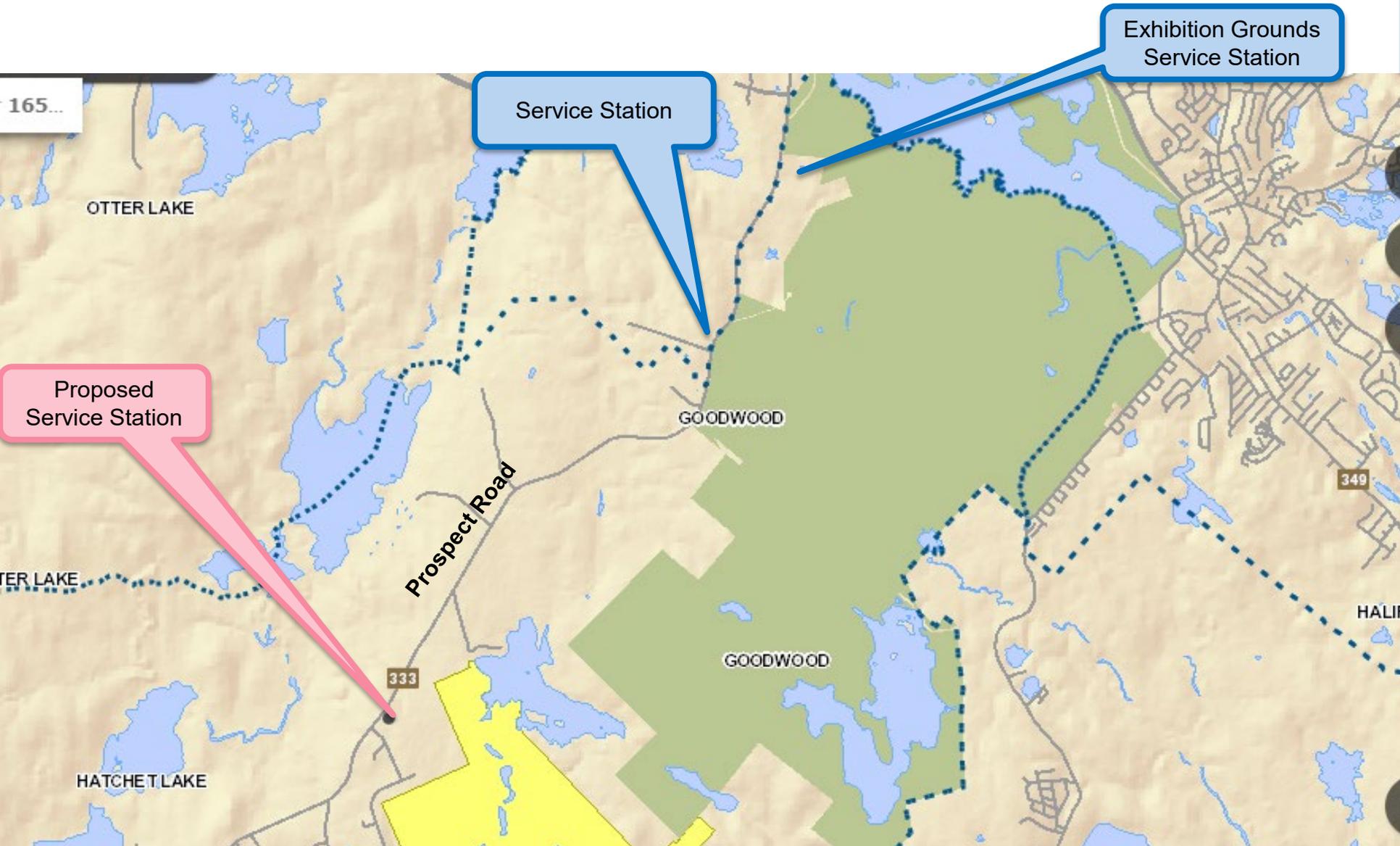


General area in Red

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Regional Context

Slide 4



Site Context

Slide 5



1656 Prospect Road looking south



1656 Prospect Road looking north



Subject site seen from the driveway on Prospect Road

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Site Context

Subject site view of neighbouring residential

Slide 7



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Planning Policy

Planning District 4 (Prospect) MPS

- **Designation**

 - RB - Residential B

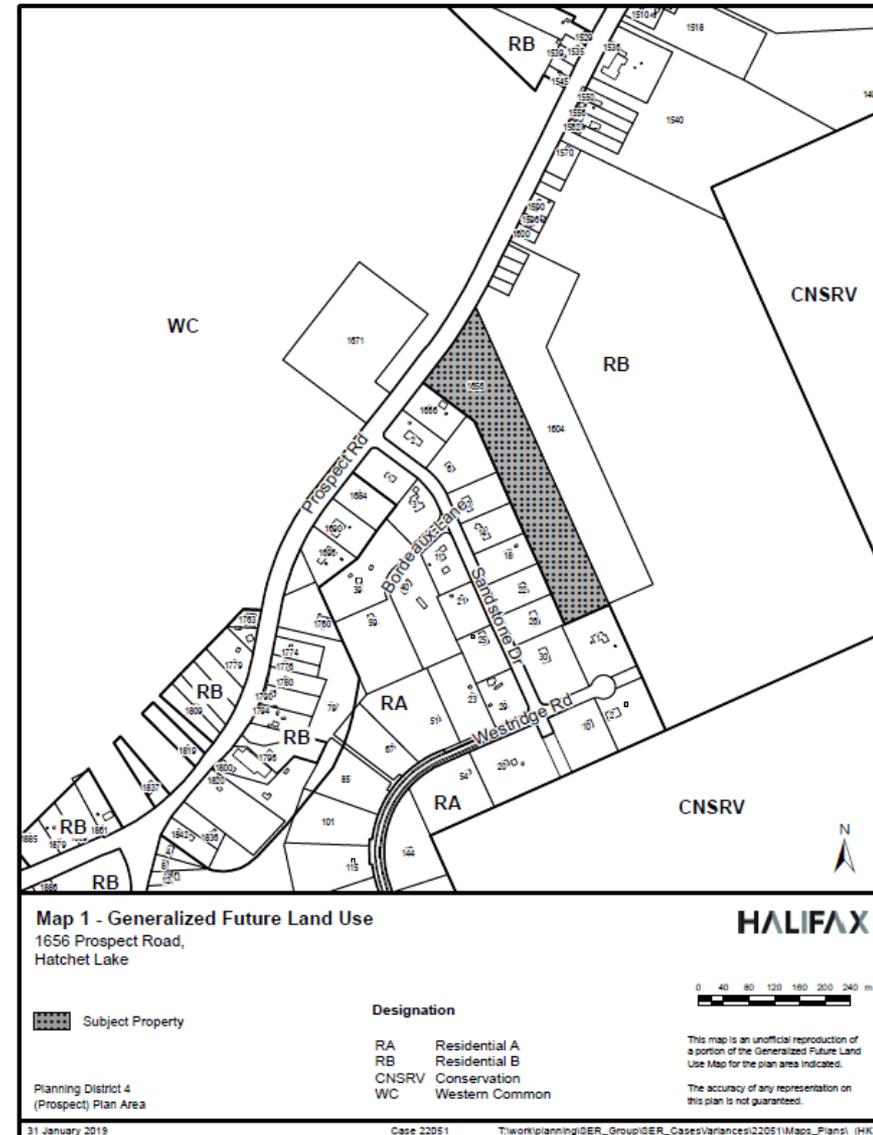
- **Intent**

 - gradual integration of commercial development activities under controlled conditions

 - recognizing the service function which developments along Highway No. 333 provide.

- **Enabling Policy**

 - RB-10 Development of Service Station within Residential B Designation by Development Agreement

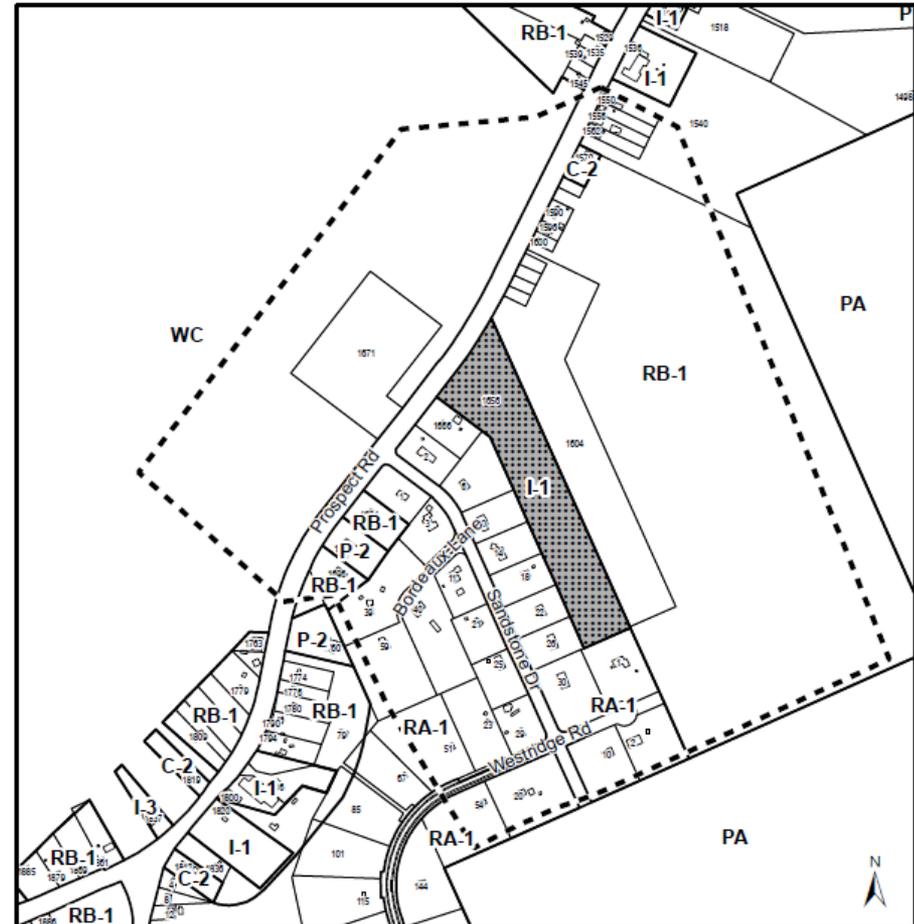


Land Use By-law

Slide 9

Planning District 4 (Prospect) LUB

- **Zone I-1 (Light Industry) Zone**
- **Permitted uses:**
 - Convenience store, drive-through restaurant
 - Manufacturing, Warehouse
Wholesale operations
 - Postal, courier, Recycling depots
 - Transport facilities and maintenance yards
 - Taxi and bus depots
 - General contracting
- **Existing Use** - Vacant, grasses, shrubs, trees



Map 2 - Zoning and Notification

1656 Prospect Road,
Hatchet Lake

- Subject Property
- Area of Notification

Zone

- RA-1 Residential A-1
- RB-1 Residential B-1
- C-2 General Business
- I-1 Light Industry
- I-3 Local Service
- P-2 Community Facility
- PA Protected Area
- WC Western Common

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This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

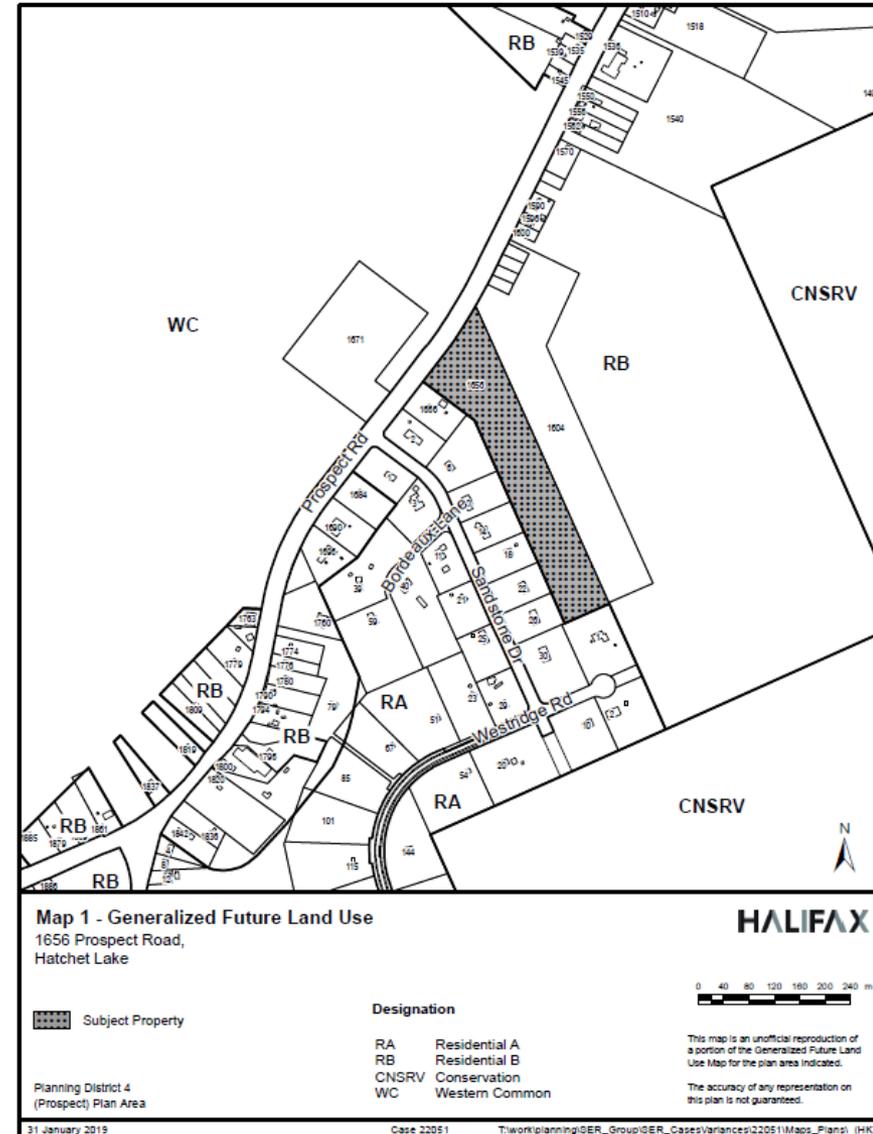
Planning District 4
(Prospect) Plan Area

Policy Consideration

Slide 10

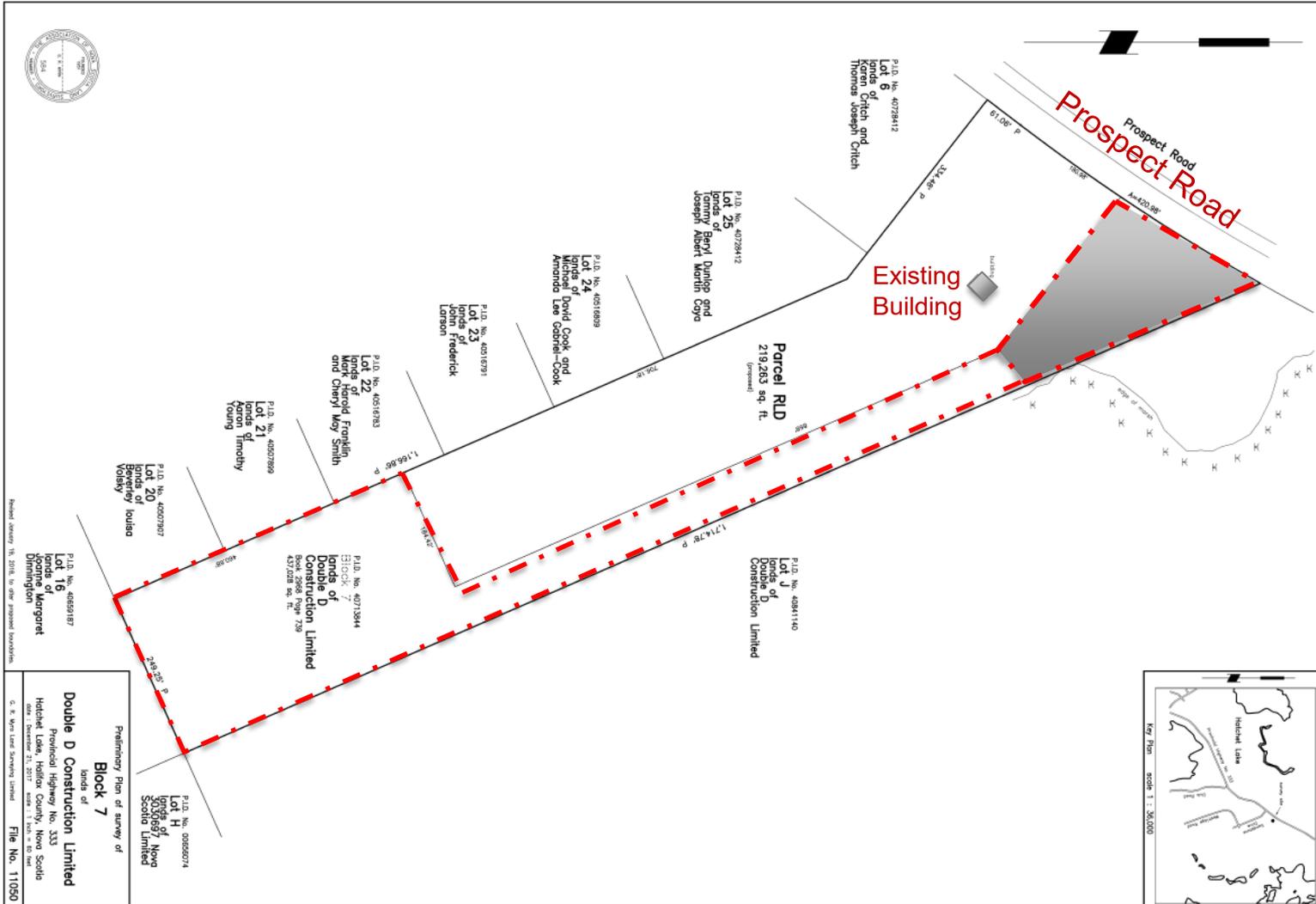
Enabling Policy RB-10: Development of Service Station, requires Council consider the following:

- Compatibility with nearby land uses
 - Scale
 - Architecture
- Adequate separation distances
- Landscaping and screening from adjacent residential
- Impact on road network
 - Traffic
 - Vehicular and pedestrian safety
- Solid and liquid waste treatment
- Effects on natural environment and stormwater runoff
- Maintenance of the site
- Hours of operation



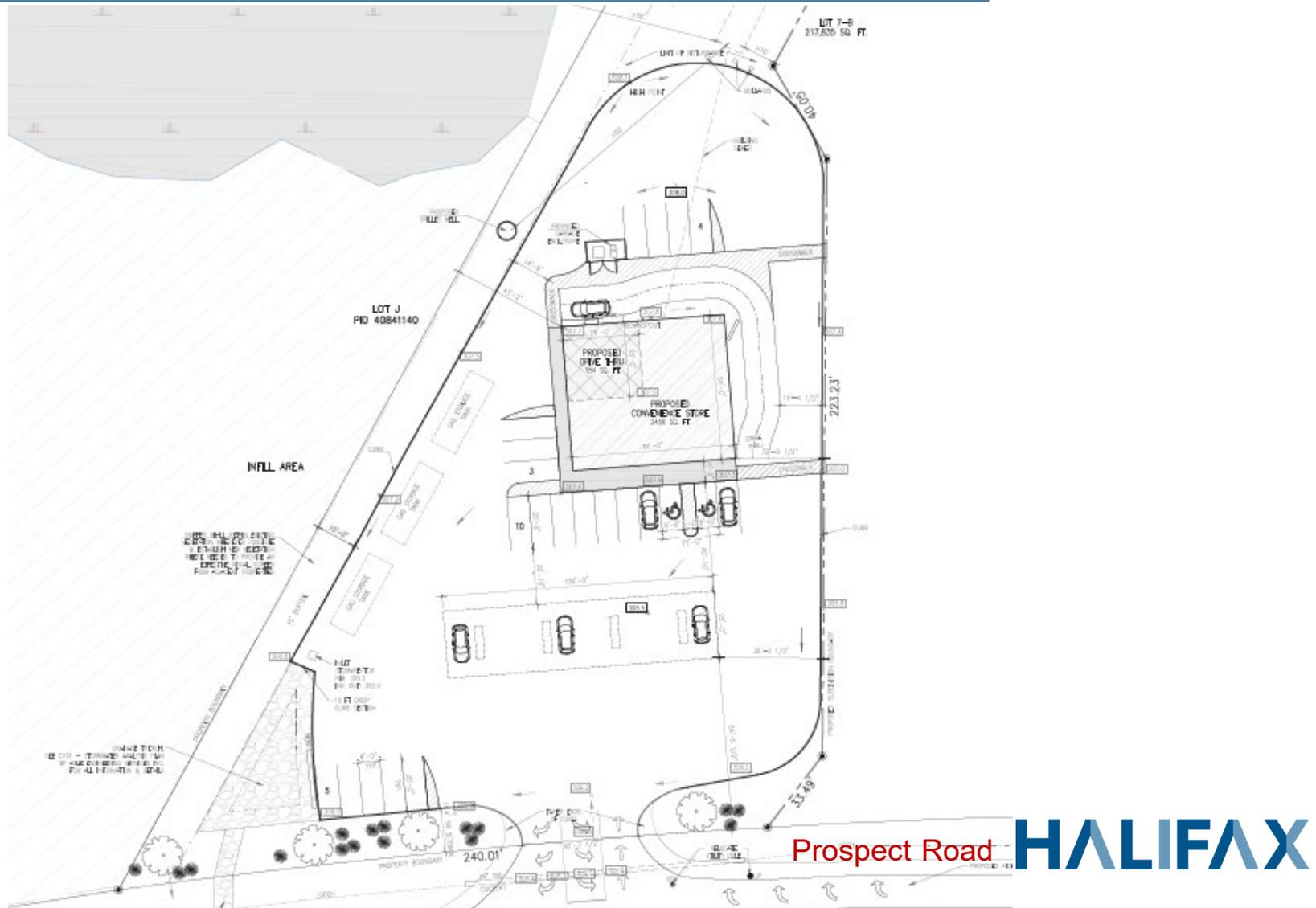
Preliminary Subdivision Plan

Slide 11

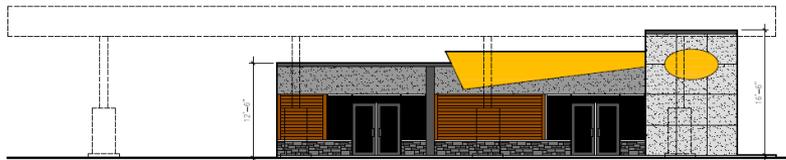


Site Plan

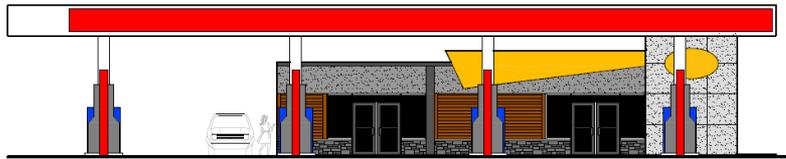
Slide 12



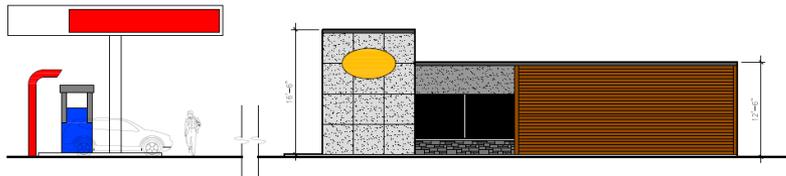
Proposal – sample elevation



PROPOSED BUILDING ELEVATION



PROPOSED STREET ELEVATION

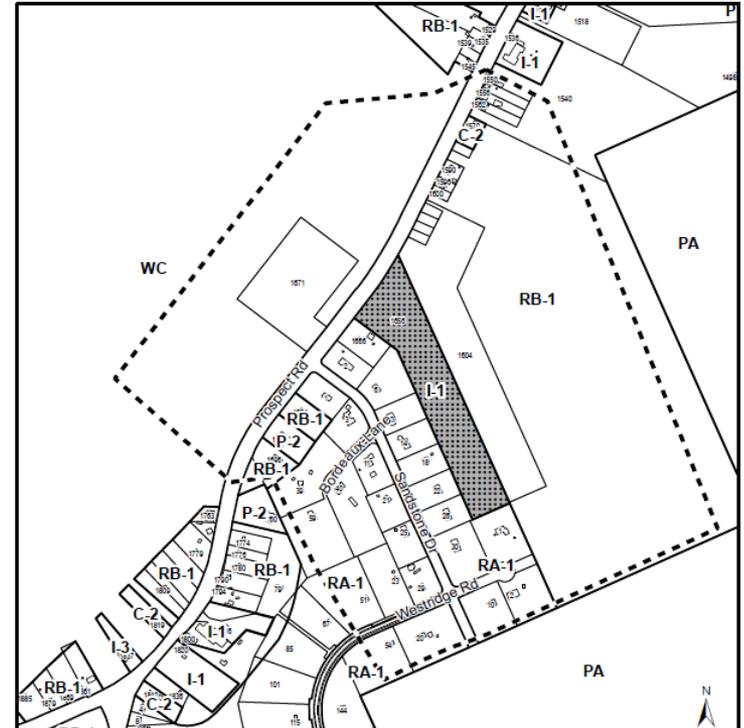


PROPOSED RIGHT SIDE ELEVATION

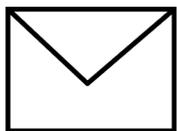


Public Engagement

- Level of engagement completed was consultation achieved through a mail out notification and a public information meeting (February 27, 2019)



**Notifications
Mailed**



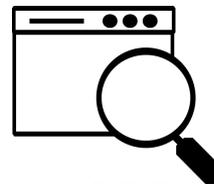
76

**Meeting
Attendees**



22

**Webpage
Views**



238

(Aug 2 to Sept. 21)

**Letters/Emails
Received**

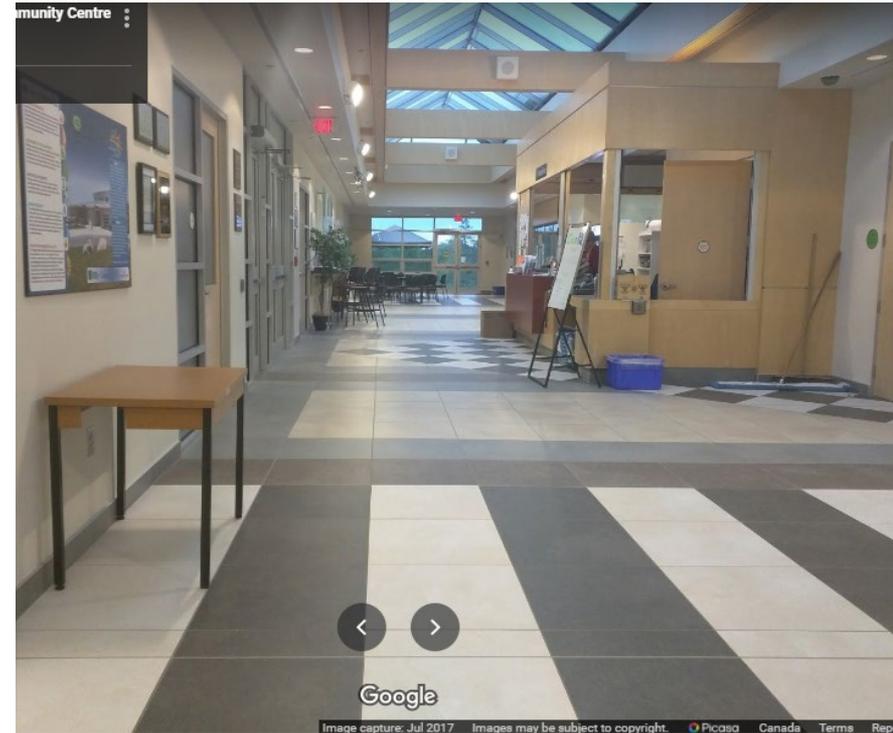


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Public Engagement Feedback

Slide 15

- Feedback from the community generally included the following:
 - Impact on wells and water table
 - Number of Service Stations along Highway 333
 - Impact on Wetland
 - Traffic



Meeting held at Prospect Road Community Centre

Amendments following staff review and consultation

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- Updated wetland delineation
- Updated traffic study
- 15 ft buffer between site and adjacent property
- A Preliminary Stormwater Management Plan
- Drive-through at back of building
- Limit parking spaces for a small site
- Walkway from site to adjacent lot
- Architectural features- ie. no vinyl, slope roof, architectural detail

Summary: Key Aspects of Proposed Development Agreement

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- Development Agreement is for the Service Station but includes convenience store and drive through
- Architecture
 - 1 storey and a sloped roof design
 - 4 pumps serving 8 vehicles and canopy
 - Additional architectural requirements for service stations in HRM
- Environment
 - Buffer from adjacent property and wetland
 - Landscaping along Prospect Road
 - Preliminary Stormwater Management plan
- Transportation
 - Traffic Impact Study
 - Turning lanes off Prospect Road approved by NSTIR
 - Truck turning lanes approved by NSTIR

Staff recommend that Halifax West Community Council:

- Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of this report; and presented as Attachment A of this report; and
- Require the development agreement be signed by the property owner within 240 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

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Thank You