



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 15.1.1
Halifax Regional Council
July 9, 2024

TO: Mayor Savage and Members of Halifax Regional Council

FROM: Cathie O'Toole, Chief Administrative Officer

DATE: June 14, 2024

SUBJECT: **MPSA-2024-00238: Planning Districts 1 and 3 (St. Margarets Bay) Municipal Planning Strategy and Land Use By-law amendments for lands at 5249 St. Margarets Bay Road and 51 Sonnys Road, Upper Tantallon**

ORIGIN

Application by Sunrose Land Use Consulting on behalf of Allan Bardsley.

EXECUTIVE SUMMARY

Sunrose Land Use Consulting on behalf of Allan Bardsley has applied to amend the Planning Districts 1 and 3 (St. Margarets Bay) Municipal Planning Strategy (MPS) and Land Use By-law (LUB) to allow for a mixed-use commercial/residential building. The proposal cannot be considered under existing MPS policies as the MPS limits commercial building footprints to 558 square meters (6000 square feet) and residential buildings to 12 units. Staff have reviewed the proposed MPS and LUB amendments relative to alignment with the intent of the MPS and advise that there is merit to the request. By initiating this application, staff will be able to further explore the technical aspects of the proposal, incorporate public feedback into the design, and determine an appropriate implementation plan for Regional Council's future consideration. Therefore, staff recommend that Regional Council initiate the MPS amendment application process.

RECOMMENDATION

It is recommended that Regional Council direct the Chief Administrative Officer to:

1. Initiate a process to consider amendments to the Planning Districts 1 and 3 (St. Margarets Bay) Municipal Planning Strategy and Land Use By-law to enable the development of a mixed-use building with a footprint greater than 558 square meters (6,000 square feet) in area and containing more than 12 residential units at 5249 St Margarets Bay Road, Upper Tantallon and 51 Sonnys Road, Upper Tantallon; and

RECOMMENDATION CONTINUES ON PAGE 2

2. Follow Administrative Order 2023-002-ADM *Respecting Public Participation for Planning Documents, Certain Planning Applications, and Engagement with Abutting Municipalities* for the required public participation program and as outlined in this report.

BACKGROUND

Sunrose Land Use Consulting on behalf of Allan Bardsley, has applied to amend the Planning Districts 1 and 3 (St. Margarets Bay) Municipal Planning Strategy (MPS) and Land Use By-law (LUB) to allow for a mixed use commercial/residential building with a footprint greater than 558 square meters (6000 square feet) and containing more than 12 residential units at 5249 St Margarets Bay Road and 51 Sonnys Road, in Upper Tantallon. This proposal cannot be considered under existing MPS policies, so the applicant is seeking amendments to the MPS and LUB to enable this proposal.

Subject Site	5249 St Margarets Bay Rd and 51 Sonny's Rd, Upper Tantallon (PIDs 41454133 and 41454125)
Location	Both properties are located side by side on the northern side of the intersection of St Margarets Bay Road, Sonnys Road and Peggys Cove Road. The St. Margaret's Bay Trail runs along the rear property lines of both subject properties.
Regional Plan Designation	RC (Rural Commuter)
Community Plan Designation (Map 1)	TCCV (Tantallon Crossroads Coastal Village) designation and VC (Village Centre) sub-designation under the Planning District 1 and 3 (St. Margarets Bay) Municipal Planning Strategy
Zoning (Map 2)	VC (Village Centre) under the Planning District 1 and 3 (St Margarets Bay) Land Use By-law
Size of Site	Each property is 3487.5 square metres (37,540 square feet)
Street Frontage	51 Sonnys Road: approximately 197.7 metres (648.6 feet) 5249 St Margarets Bay Road: approximately 127 metres (416.6 feet)
Current Land Use(s)	Community uses
Surrounding Use(s)	Commercial and residential

Proposal Details

The applicant wishes to consolidate 5249 St Margarets Bay Road and 51 Sonnys Road, in Upper Tantallon, and develop a three-storey mixed-use commercial/residential building. The ground floor commercial space of the mixed-use building is intended to be utilized by Redmond's Home Hardware Store which is a local business that requires a larger space to continue to operate and service the Tantallon community. The proposed building footprint is in the range of 1375 square metres (14,800 square feet) and 1835 square metres (19,800 square feet). The two floors above are proposed to contain between 16-25 residential dwelling units.

MPS and LUB Context

The subject properties are designated Tantallon Crossroads Coastal Village (TCCV) and sub-designated Village Centre under the Planning Districts 1 and 3 (St. Margarets Bay) MPS, and zoned Village Centre (VC) under the Planning Districts 1 and 3 (St. Margarets Bay) LUB.

The TCCV designation was adopted by Regional Council in 2014 based on rigorous community engagement and planning for the area. The MPS describes how large-format buildings with large front yard parking lots are not a desired building form in the community, and the Village Centre sub-designation and VC zone reflect this desire by limiting building footprints to 558 square metres (6000 square feet) and residential buildings to 12 units. The objective of the TCCV designation and Village Centre sub-designation is to create a village centre with a mix of commercial, residential, and community uses that form a continuous streetscape of facades that encourage walking and socializing. While the MPS enables consideration of multiple unit dwellings and institutional uses that exceed the maximum building footprint and number of units set forth in the LUB through a development agreement planning process, the MPS

does not provide the same consideration for buildings that contain commercial uses. A site-specific amendment to the MPS is therefore required to enable a mixed-use development with a larger building footprint than 558 square metres (6000 square feet) and more than 12 residential units in this location.

History of the Site

The subject properties were subdivided into two separate lots in 2017. The Municipality has records that a permit was issued in 2001 for a storage building to be constructed in addition to an existing storage building at 5249 St Margarets Bay Road. However, the applicant provided local knowledge that the site has also previously contained a dwelling, a garden centre, and a gift shop over the past few decades, each at separate times. At this time, only two structures remain, and they are currently used for community events. Permits were issued in November 2023 to relocate those structures from 5249 St Margarets Bay Road to 51 Sonnys Road. The applicant has indicated that these structures may be removed or relocated once more to facilitate the development of the proposed mixed-use building.

DISCUSSION

The MPS is a strategic policy document that sets out the goals, objectives and direction for long term growth and development in the Municipality. While the MPS provides broad direction, Regional Council may consider MPS amendment requests to enable proposed development that is inconsistent with its policies. Amendments to an MPS are significant undertakings and Council is under no obligation to consider such requests. Amendments should be only considered within the broader planning context and when there is reason to believe that there has been a change to the circumstances since the MPS was adopted, or last reviewed.

Applicant Rationale

The applicant has provided the following rationale in support of the proposed amendment(s):

- The proposed mixed-use building will support commercial and residential land uses, which are needed in the Tantallon Crossroads community.
- The proposed architectural design is a primary component of this proposal and contains elements such as a three-storey height consistent with the surrounding built environment, a landmark clock tower turret, architectural details around openings and integrated into the façade, multiple entrances, and pitched roofs. This will be a landmark building that enhances the coastal character of the community and facilitates a comfortable and pleasing experience at the pedestrian level.
- The proposed site design establishes a continuous streetscape façade by locating parking in the rear yard of the proposed mixed-use building, developing continuous trail connections in the front and rear of the building, and providing landscaping along the front property lines.
- Pedestrian linkages are enhanced by providing community access to and parking for the St. Margaret's Bay Trail. A pathway may also be provided along the front property lines.

Attachment A contains the applicant's rationale letter.

Review

Staff have reviewed the submitted rationale in the context of site circumstances, surrounding land uses, and enabling planning policies. Staff advise that there is sufficient merit to warrant consideration of amendments to the Planning District 1 and 3 (St. Margarets Bay) MPS and LUB as the proposal is consistent with the objectives of the Tantallon Crossroads Coastal Village Secondary Plan and supports several needs in the community including housing, local economic development, and community place-making.

A full review would consider the following:

- the scope and appropriateness of different planning tools, such as zoning, development agreements, site plan approvals and subdivision;
- the feedback received through community engagement initiatives;

- the scale, site design and architecture of the proposal;
- the capacity of the site to service the development with groundwater and wastewater;
- the impacts to traffic generation and suitability of access and egress;
- the potential for land use conflict and opportunities for mitigation; and
- the benefits to the community.

Conclusion

Staff have reviewed the proposed MPS and LUB amendments and advise that there is merit to the request. The Tantallon Crossroads Coastal Village designation was adopted in 2014 by Regional Council after extensive community engagement. The objective of the TCCV designation is to support the needs of the community with respect to housing, local economic development, and community place-making. The proposed development aligns with this objective and therefore has merit to explore further through a planning process. By initiating this application, staff will be able to further explore the technical aspects of the proposal, incorporate public feedback into the design, and determine an appropriate implementation plan. Therefore, staff recommend that Regional Council initiate the MPS amendment application process.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this planning application can be accommodated within the approved 2024-2025 operating budget for Planning and Development.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. This application involves proposed MPS amendments. Such amendments are at the discretion of Regional Council and are not subject to appeal to the N.S. Utility and Review Board. Information concerning risks and other implications of adopting the proposed amendments are contained within the Discussion section of this report.

COMMUNITY ENGAGEMENT

Should Regional Council choose to initiate the MPS amendment process, the HRM Charter requires that Regional Council approve a public participation program. In June of 2023, Regional Council approved the Public Participation Administrative Order (2023-002-ADM), which staff are proposing to follow. The proposed level of community engagement will be consultation, achieved through HRM's website and through a public information meeting which would be held early in the review process prior to Regional Council considering approval of any proposed amendments. Planning staff will be available via telephone and email for one-on-one discussions with members of the community who have concerns or questions about the proposed amendments. The community will have further opportunity to engage with Regional Council at the required public hearing.

ENVIRONMENTAL IMPLICATIONS

The development is proposed to be serviced with on-site groundwater and wastewater. This aspect of the proposal may have environmental implications which would be explored through a full review of the proposal should Regional Council choose to initiate the consideration of amendments to the Planning Districts 1 and 3 (St. Margarets Bay) Municipal Planning Strategy and Land Use By-law.

ALTERNATIVES

1. Regional Council may choose to initiate the consideration of potential policy that would differ from those outlined in this report. This may require a supplementary report from staff.
2. Regional Council may choose not to initiate the MPS amendment process. A decision of Council not to initiate a process to consider amending the Planning Districts 1 and 3 (St. Margarets Bay) Municipal Planning Strategy and Land Use By-law is not appealable to the NS Utility and Review Board as per Section 262 of the *HRM Charter*.

LEGISLATIVE AUTHORITY

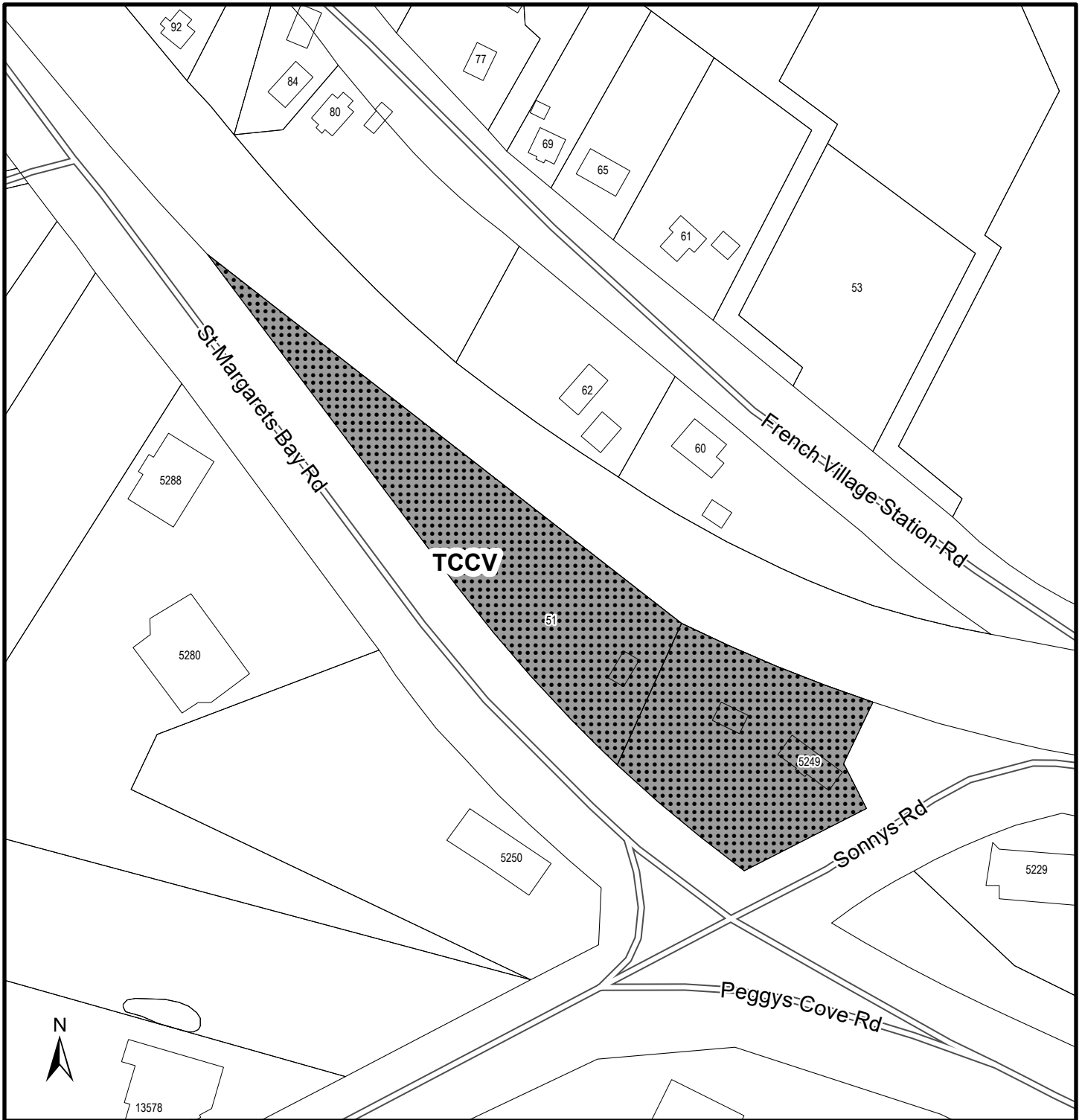
Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development

ATTACHMENTS

Map 1: Generalized Future Land Use
Map 2: Zoning and Notification Area

Attachment A: Applicant Rationale Letter
Attachment B: Concept Drawings


Report Prepared by: Claire Tusz, Planner II, Rural Policy and Applications – Development Services,
902.430.0645



Map 1 - Generalized Future Land Use

HALIFAX

Designation

 Subject Property

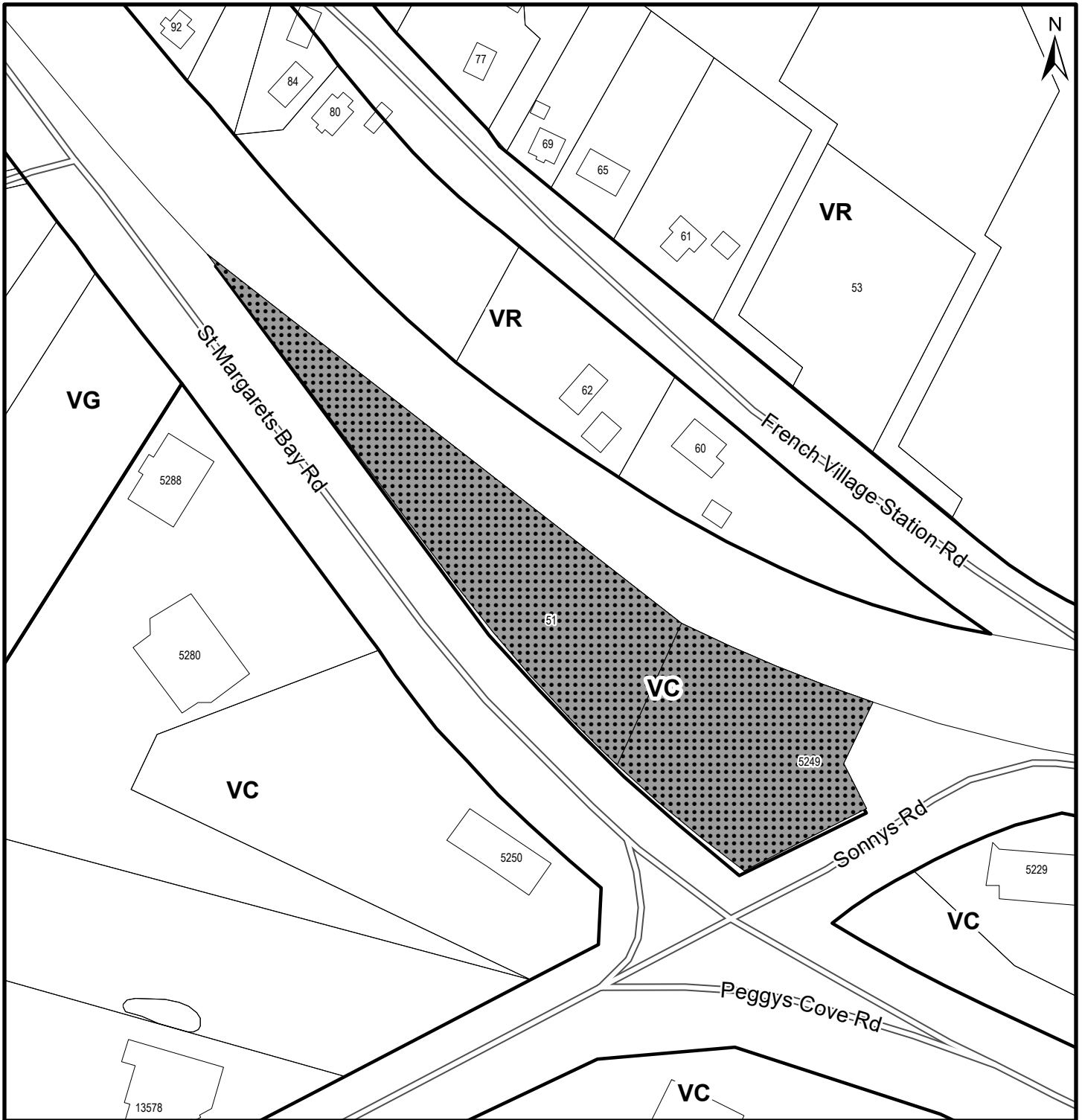
SMB TCCV Tantalton Crossroads Coastal Village



Planning District 1 & 3
(St Margarets Bay) Plan Area

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.


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



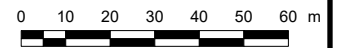
Map 2 - Zoning and Location

HALIFAX

Zone

 Subject Property

- SMB VR Village Residential
- VG Village Gateway
- VC Village Centre



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 1 & 3
(St Margarets Bay) Plan Area



June 12, 2024

Claire Tutz, Planner II
Rural Policy and Planning Applications
Halifax, Nova Scotia

Dear Claire:

RE: Plan amendment for 51 Sonny's Road and 5249 St. Margaret's Bay Road (PIDs 41454125, 41454133) to enable a mixed-use building and community uses.

On behalf of my Client, Allan Bardsley, this letter provides planning rationale for a revised proposal for the above noted property. This request is for an MPS/LUB amendment to the Planning Districts 1&3 Municipal Planning Strategy and Land Use By-law (MPS/LUB).

The proposal is to re-develop the above noted properties in accordance with the vision of the Tantallon Crossroads Coastal Village as set out in the MPS. The request is for a site-specific policy to enable a visionary proposal that would consolidate two existing undersized lots and build a mixed-use commercial building with residential units. New MPS policy is required to enable a commercial use larger than 6000 square feet.

The two properties are existing undersized lots adjacent to one another in a triangular shape and bounded on all sides by Sonny's Road, St. Margaret's Bay Road, and the Rails to Trails trail. They are designated Rural Commuter in the Regional Plan and located in the Tantallon Crossroads Rural Local Growth Centre. The properties are designated Tantallon Crossroads Coastal Village in the MPS, of which they are in the Village Centre Sub-designation. The properties are zoned Village Centre (VC) in the LUB.

The two subject properties are key properties at the intersection of Peggy's Cove Road and St. Margaret's Bay Road that forms the Village Centre intersection of the Tantallon Crossroads Coastal Village. The combined area of the two subject properties is 1.7 acres. It is located across Sonny's Road from the location of the existing Home Hardware store and where the very popular Tantallon Farmer's Market takes place every week during the summer and fall.

The proposal is to re-locate the Redmond's Home Hardware store (owned by Allan Bardsley) and enable the expansion of it on the newly consolidated property with new multiple residential units above the store. The new building would have a footprint in the range of 14,800 square feet to 19,800 square feet consisting of ground floor commercial. The residential component would range between 16 and 25 units.

This existing Home Hardware store has been in the community for 44 years, since 1980. The store is 7200 square feet in size. The business has been able to survive, even with the large format Canadian Tire nearby, due to the loyal support from the community. Although there is a loyal customer base, the locally owned Redmond's Home Hardware needs a larger building to accommodate more items on site to stay competitive. Due to its current modest size, customers often have to wait for the owner to bring their requested items from the distribution centre. Deliveries from the distribution center occur

once a week, which is often too long for a customer to wait, especially with a large format store nearby and on-line delivery options. This has caused hardship to both the business in the loss of sales and the loyal customers who want to support the local business.

The MPS/LUB currently limits new commercial uses to 6000 square feet which is intended to exclude new large format retail stores which typically range between 80,000 and 120,000 square feet in size. This small footprint is appropriate for small local shops but is not practical for a Home Hardware store that must carry large items that take up more space. Therefore, new site-specific policy is needed to enable an expansion of this long established local business.

The proposed new building for the Home Hardware is architecturally designed as a landmark building with a clock tower on a turret to showcase the center of the Tantallon Crossroads Coastal Village. The two storey building is proposed to be a maximum of 80' x 245' having a footprint of 19,600 square feet. It is designed with a pitched roof and significant architectural detailing around openings and the façade. The second and third floor (including the roof structure) of the new building proposes up to twenty-five (25) residential units. The MPS currently enables buildings containing more than twelve residential units by development agreement, but does not speak to mixed-use buildings.

The previous proposal involved a community use component led by Shari Johnson. This component is now being discussed for a different (and larger) location further down Sonny's Road and is no longer part of this proposal.

Allan Bardsley is from the area and has been a supporter of the Tantallon community for over twenty years. He is well aware of the many community groups in the Tantallon area and intends to work with these groups as the MPS/LUB amendment application moves forward. These groups include: the St. Margaret's Bay Tourism Association, The St. Margaret's Bay Rails for Trails Association, the Seniors Citizens Association, the St. Margaret's Bay Stewardship Association, Transition Bay, The Housing Coalition; and the St. Margaret's Bay Business Association. Allan and Shari have had preliminary meetings with these groups and these groups have shown their support for this proposal.

I have reviewed the proposal against the applicable policies of the Regional Plan and the MPS below. The Tantallon Crossroads is listed in the Regional Plan as a Rural Local Growth Centre. These criteria would have been addressed and carried out in the Tantallon Crossroads policies, however, I have addressed them in this letter as well so that you can see how the proposal carries out the desired features for Rural Local Growth Centres below in italics:

- *mix of low to medium density residential, convenience commercial, institutional and recreation uses.*

The proposal meets this intent by providing up to 25 residential units above a locally owned commercial retail business. The density of 25 units on 1.7 acres of land would be categorized as medium density. The property's triangular shape allows for a good amount of outdoor amenity space in addition to easy access to the adjacent Rails to Trails trail along the rear property line.

- *village scale*

The proposal meets this intent because it is a mixed-use building designed to showcase the Village Centre of Tantallon. The property is on one of the four corners of this important intersection and is proposed to be three stories in height, with significant architectural detailing including a turret and clock tower.

- *Redevelopment of retail plazas in traditional blocks with street walls encouraged*

The proposal is a redevelopment of the existing Home Hardware store by relocating it in a new traditional style building with its street wall along St. Margaret's Bay Road.

- *Pedestrian oriented facades*

The proposal meets this intent by being located at the front of the property along St. Margarets Bay Road. The landmark building has a central feature and façade articulation so that it is comfortable and pleasing at the pedestrian level.

- *Enhanced pedestrian linkages*

The proposal meets this intent because the residents of the building will have safe and easy access from the property to the adjacent Rails to Trails system. The exact location for an appropriate pedestrian linkage will be determined at the time of detailed design. The applicant is willing to extend the existing walkway (path) along the front property line within the St. Margaret's Bay Road right-of-way as a continuation of the existing walkway if the Province's grants permission to do so.

- *shared side or rear parking linked to walkways, bike lane or trails*

The proposal meets this intent by providing parking in small parking areas rather than one large parking lot. The property is adjacent to the Rails to Trails system and existing trail within the highway right-of-way.

- *private and public realm streetscaping featuring landscaped pocket parks and tree lined streets*

The proposal meets this intent by including a landscaped amenity area. Trees are proposed on the street frontage of St. Margaret's Bay Road.

- *Focus on waterfront access parks and trails and ATcorridors*

There is no waterfront park or AT corridor in this area, but as noted above, the Rails to Trails is directly behind the properties.

- *Landscaped and treed parking facilities*

The parking areas are broken up into small sections. Landscaping proposed along the street frontages, which will buffer the small parking areas.

- *Interconnected private and public open space linked by greenbelting to include riparian, wildlife, cultural recreation corridors*

As previously noted, the proposal is adjacent to the Rails to Trails corridor. There are no riparian buffers on the subject properties.

- *Preserve cultural landscapes and built heritage*

The proposal will add to the cultural landscape and built heritage by adding a new building that has a traditional design and fits in with the vision for the Tantallon Crossroads.

- *Provisions for food security*

The proposal meets this intent by providing a form of housing that does not currently exist in the area. This will enable residents of the area to stay in their community to enjoy the very popular farmer's market that continues to grow and draw larger numbers of supporters.

The following addresses excerpts from the Planning Districts 1 & 3 MPS shown in italics:

Intent

The intent for this area is to retain and enhance its character as a coastal village, and more specifically to:

(a) Encourage compatible buildings and land uses;

The proposed new building will be compatible with the vision of the Village Centre. It's height of three stories with a pitched roof will fit in with the buildings in the area. The added clock tower feature will enhance the character of this coastal village. The land uses are similar to what is in the Village Center, with the relocation of the existing Home Hardware. The introduction of residential units in a mixed use building is compatible with a center crossroads and will allow residents to live within walking distance to Village Centre land uses.

(b) Foster appropriate architectural design;

The proposal consists of appropriate architectural design for a Village Centre. There are many architectural details as well as a landmark feature of a clock tower on a turret. We are requesting that any new MPS policy allow flexibility in the architecture guidelines of the MPS because this design was created specifically for this site.

(c) Enable a variety of housing options close to shops and services;

The proposal includes up to twenty-five residential units above the commercial ground floor. The residential units vary in size and are all single level living. It will be an introduction of a new residential form in the Tantallon Village Centre which is greatly needed near shops and services.

(d) Protect groundwater, surface water and natural areas;

The proposal will be serviced with independent well and septic systems that are designed to the latest engineering standards.

(e) Respect cultural heritage;

The proposal respects the cultural heritage by designing the new building that has historical features and sets the stage as a landmark to the Village Centre.

(f) Orient new development to pedestrians; and

The proposal is designed to accommodate and encourage pedestrians even though this is a rural area without transit service. There are a lot of people who drive out to this area and hike and bike on the trail system so there are often pedestrians visiting the Village Centre.

(g) Accommodate bicycling as a means of active transportation and tourism.

The proposal is near many bicycle trails and many tourists drive through the Tantallon area. The proposal should make the area more inviting to these groups.

CV-1 It shall be the intention of Council to establish a Tantallon Crossroads Coastal Village Designation as shown on the Generalized Future Land Use Map (Map 1). Within this designation, it shall be the intention of Council to retain and enhance the character of the area as a coastal village, and, more specifically, to:

(a) Encourage compatible buildings and land uses, including housing, small commercial establishments, marinas, fishery and forestry uses, and small-scale production of local food and local crafts;

The proposal meets this criteria because it is for a mixed-use residential and locally-owned commercial building that is compatible with other local commercial land uses. It carries out the goal of small scale commercial rather than the big box stores in the area.

(b) Foster appropriate architectural design by regulating the size, orientation, and appearance of structures;

The proposed new building has been architecturally designed to become a landmark building for this specific location in the Village Centre. Specific details can be carried out in a development agreement.

(c) Enable a variety of housing options, located within walking distance of shops and services, by permitting a range of dwelling types and sizes;

The proposed 25 residential units vary in size and provides a new housing option to the area. The residential units will be in the Village Centre and within walking distance to shops and services. Multiple unit dwellings are currently in low supply in the Village Centre.

(d) Protect groundwater, surface water and natural areas by regulating lot size in relation to the number of dwelling units and specifying additional riparian buffers;

Both subject properties are existing and bounded on all sides by roads and the trail system. The proposal includes the consolidation of two undersized lots which will enable a better site design on the challenging triangular shaped parcel. The well and septic systems will be engineered to meet all regulations regarding lot size in relation to dwelling units. There are no riparian buffers.

(e) Respect cultural heritage by allowing traditional uses and encouraging traditional building forms;

The proposal is a traditional architectural form with its architectural detailing and turret and clock tower. The land uses are for a locally owned commercial retail and residential units which respect the local cultural heritage of the Tantallon Crossroads.

(f) Orient new development to pedestrians by regulating off-street parking, building orientation, façade design, signage, landscaping, lighting and walkways; and

All of these matters have been taken into consideration in the proposal. Details of these matters can be fine-tuned as part of a site-specific development agreement.

(g) Accommodate bicycling as a means of active transportation and tourism, by requiring bicycle parking facilities for specific zones or uses, and by considering potential connections to existing multi-use trails when negotiating development agreements.

The use of bicycling is very popular in the Tantallon area with the rails to trails system running behind the subject properties. The proposal will bicycle parking facilities.

Village Centre: is the area closest to the intersections of St. Margaret's Bay Road, Hammonds Plains Road and Peggy's Cove Road. This area already forms the centre of the village, and is well suited to a mix of retail, service, institutional, community and multiple-unit residential development.

Village Centre Sub-Designation

Centred on St. Margaret's Bay Road and its intersections with the Hammonds Plains and Peggy's Cove Roads, the commercial centre of the village offers a variety of stores through small to large format retail stores which serve a range of markets from local and area residents to tourists. The community is not in favour of continued development of large format retail with its characteristic large front-yard parking lots. Instead, new development in this area should be small format businesses fronted by walkways and

with landscaped parking to the sides or rear. Retail frontages should be inviting to pedestrians, and walkways should enable people to visit more than one business without having to park multiple times. This area should also provide for a mix of residential uses with commercial uses, to the extent that on-site septic and groundwater constraints allow, enabling housing for all ages close to shops and services.

The proposal meets the intent of the vision of this excerpt from the MPS.

CV-3 Within the Tantallon Crossroads Coastal Village Designation, it shall be the intention of Council to establish a Village Centre Sub-Designation as shown on the Generalized Future Land Use Map (Map 1). Within this sub-designation, it shall be the intention of Council to:

- (a) encourage a human-scale, commercially focussed centre in a form that respects traditional building styles while answering to modern local and tourist needs;*
- (b) encourage a range of housing types close to shops and services; and*
- (c) support small-scale building footprints.*

As noted previously, the proposal is ideal for meeting these criteria. The architectural design of the new mixed-use building is of traditional style appropriate for a Village Centre. The new residential units will provide a form of housing that is currently desperately needed in this rural area. The footprint of the building is closer in size to small scale building footprints and much smaller than the nearby large format retail stores. The new building will answer the modern local needs by allowing a small locally owned business room to expand so that it can carry stock to serve the local and tourist needs. The proposal adds a new housing type to the Village Center close to shops and services.

CV-4 Within the Village Centre Sub-Designation, it shall be the intention of Council to establish a Village Centre (VC) Zone, which shall permit:

- (a) commercial, community and institutional uses within buildings that have a small footprint, and excluding drive-through banks, drive-in theatres, drive-in restaurants, drive-through retail, self-storage uses and adult entertainment uses;*
- (b) service stations existing on the date of adoption of this Policy;*
- (c) light industrial uses limited to traditional crafts or traditional products;*
- (d) dwelling units in a commercial, medical or institutional building; and*
- (e) multiple unit dwellings with a small footprint and a limited number of units.*

The proposal meets this intent by proposing dwelling units in a commercial building.

The community recognizes that larger residential or institutional buildings and marinas may have merit on a site-by-site basis to address the compatibility of the use, size, orientation, and design. It is also important to require hydrogeological analysis for large residential or institutional buildings, or large numbers of residential units, to ensure that the carrying capacity of the land for groundwater and wastewater disposal is not exceeded. Stormwater management becomes increasingly important as roof and pavement areas increase. Therefore, multiple unit dwellings and institutional buildings exceeding the maximum size or number of units allowed in the land use by-law, as well as marinas, may be considered only by development agreement.

CV-5 Within the Village Centre Sub-Designation, it shall be the intention of Council to consider the following uses only by development agreement:

- (a) multiple unit dwellings that exceed that exceed the maximum number of units set forth in the Land Use By-Law, or that exceed the maximum building footprint set forth in the Land Use By-Law, subject to the provisions of Policy CV-6;*

- (b) institutional buildings that exceed the maximum building footprint set forth in the Land Use By-Law, subject to the provisions of Policy CV-6; and*
- (c) marinas, subject to the provisions of Policy CV-6 and Policy MRR-7.*

The residential portion of the proposal is eligible for a development agreement as per this policy. It is only the commercial component of the proposal that requires new MPS policy because the proposal exceeds the 6000 square foot limit. Mixed-use buildings were not contemplated when this policy was written yet it fulfills the vision of the village Centre Sub-designation. Therefore, it is reasonable to amend the MPS to enable the proposal.

CV-6 When considering a development agreement within the Tantallon Crossroads Coastal Village Designation, Council shall consider the following:

- (a) the footprints, siting, massing, orientation and form of the building respecting:

 - (i) the retention of continuous natural open space;*
 - (ii) the protection of environmentally sensitive landscapes and water features;*
 - (iii) the preservation, rehabilitation or incorporation of registered heritage features;*
 - (iv) compatibility with the natural topography;*
 - (v) building facades, landscaping and vistas as seen from the public roadway;*
 - (vi) the achievement of a walkable, human scale community form, considering such aspects as safety, weather, shade and outdoor social space;*
 - (vii) minimizing the impacts on adjacent land uses; and*
 - (viii) the concealment of parking lots, loading and storage areas from the public roadway and adjacent residential properties**
- (b) the height of the building, the architectural elements of the building and the landscaping on the site and their promotion of visual integration:

 - (i) between buildings on the site,*
 - (ii) between buildings and open spaces on the site, and*
 - (iii) between the site as a whole and adjacent sites;**
- (c) whether the development is reasonably consistent with the Parking, Outdoor Storage and Display requirements, signage controls, and Architectural Requirements for the Tantallon Crossroads Coastal Village Designation as set forth in the Land Use By-Law;*
- (d) the safe and continuous connectivity of walkways between each main building entrance, and with nearby public parks and trails where applicable;*
- (e) minimizing the number of driveways accessing the property;*
- (f) the effects of the proposed development on groundwater supply for adjacent properties as determined through a hydrogeological assessment prepared by a qualified professional;*
- (g) the adequacy of erosion and sediment control plans and stormwater management plans prepared by a qualified professional; and*
- (h) the provisions of Policy IM-9.*

The proposal is capable of addressing these matters in a development agreement once enabling policy is approved.

Much of the Village Centre Sub-Designation is currently characterized by large shopping plazas and large-format retail oriented to front yard parking. This format is not consistent with the vision for a coastal village. Most of these properties are subject to development agreements which were enabled by policies which are now superseded by the Village Centre Sub-Designation. To enable these properties to respond to future market opportunities in a manner which is more consistent with the vision for a coastal village, provisions should be included to enable these development agreements to be modified subject to conditions.

The MPS goes on to identify five site specific properties that are permitted to have development agreements. This demonstrates that site specific rules are reasonable and acceptable in the Tantallon Village Crossroads Coastal Village. The current MPS amendment request meets the intent of this excerpt of the MPS to enable a long standing local business to respond to market opportunities in a manner that is consistent with the vision.

In Conclusion:

We trust that you will find this MPS amendment application has merit to be initiated because it is aligned with the vision of the MPS and the Tantallon Crossroads Coastal Village. The proposal has a human pedestrian scale and proposes land uses and an architectural design that supports the local culture and community.

The proposal will enable the expansion of a long standing existing local commercial operation (the Redmond's Home Hardware store) that is already located at the Crossroads and will provide greatly needed residential units at this key location.

We look forward to working with HRM staff on this very exciting and visionary proposal.

Sincerely:



Jennifer Tsang, MCIP, LPP



KEY PLAN

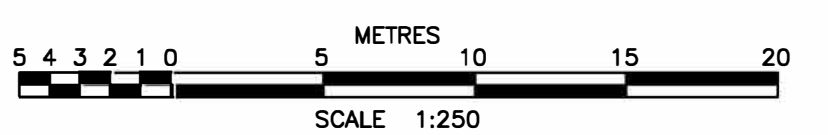
GNSS SURVEY TYPE:	NRTK	SOURCE:	CAN-NET
COORDINATE SYSTEM INFORMATION			
HORIZONTAL DATUM:	NAD83 (CSRS)	EPOCH:	2010.0
PROJECTION:	3° MTM	ZONE:	5
COMBINED SCALE FACTOR AT THE SITE OF SURVEY: 0.9996			
CENTRAL MERIDIAN 64°-30' WEST			

LEGEND

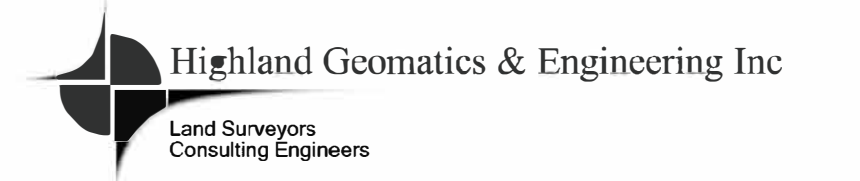
- ▲ N.S.H.P.N.M. NOVA SCOTIA HIGH PRECISION NETWORK MONUMENT
- SURVEY MARKER
- ⊙ IB, IP, IT IRON BAR, PIPE, TUBE
- ⋯ BOUNDARIES SURVEYED HEREON
- Fd, (T), sq.m. FOUND, TOTAL, SQUARE METRES
- PC, A, R POINT OF CURVATURE, ARC, RADIUS
- UP UTILITY POLE
- FENCE
- OHWM ORDINARY HIGH WATER MARK

NOTES

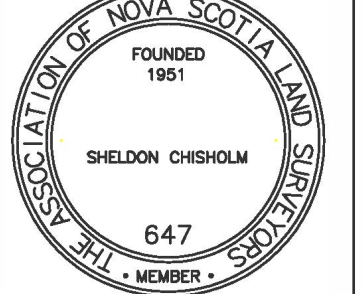
- 1) SEE REGISTRY PLAN NO. 111118650 FOR EXISTING BOUNDARIES.
- 2) BOUNDARIES OF LOTS MA-A AND MA-B SHOWN HEREON ARE CONCEPTUAL AND ARE SUBJECT TO SURVEY AND hrm APPROVAL.
- 3) ONSITE SEWAGE DISPOSAL SYSTEMS SHOWN HEREON ARE CONCEPTUAL AND ARE SUBJECT TO SOIL CONDITIONS AND ENGINEERING DESIGN.



CONCEPT PLAN SHOWING PROPOSED DEVELOPMENT AT
LOTS MA-A1 & LOT MA-B1
 LAND REGISTERED TO
3280090 NOVA SCOTIA LIMITED
 CIVIC 5249 ST. MARGARETS BAY ROAD UPPER TANTALLON
 HALIFAX COUNTY NOVA SCOTIA



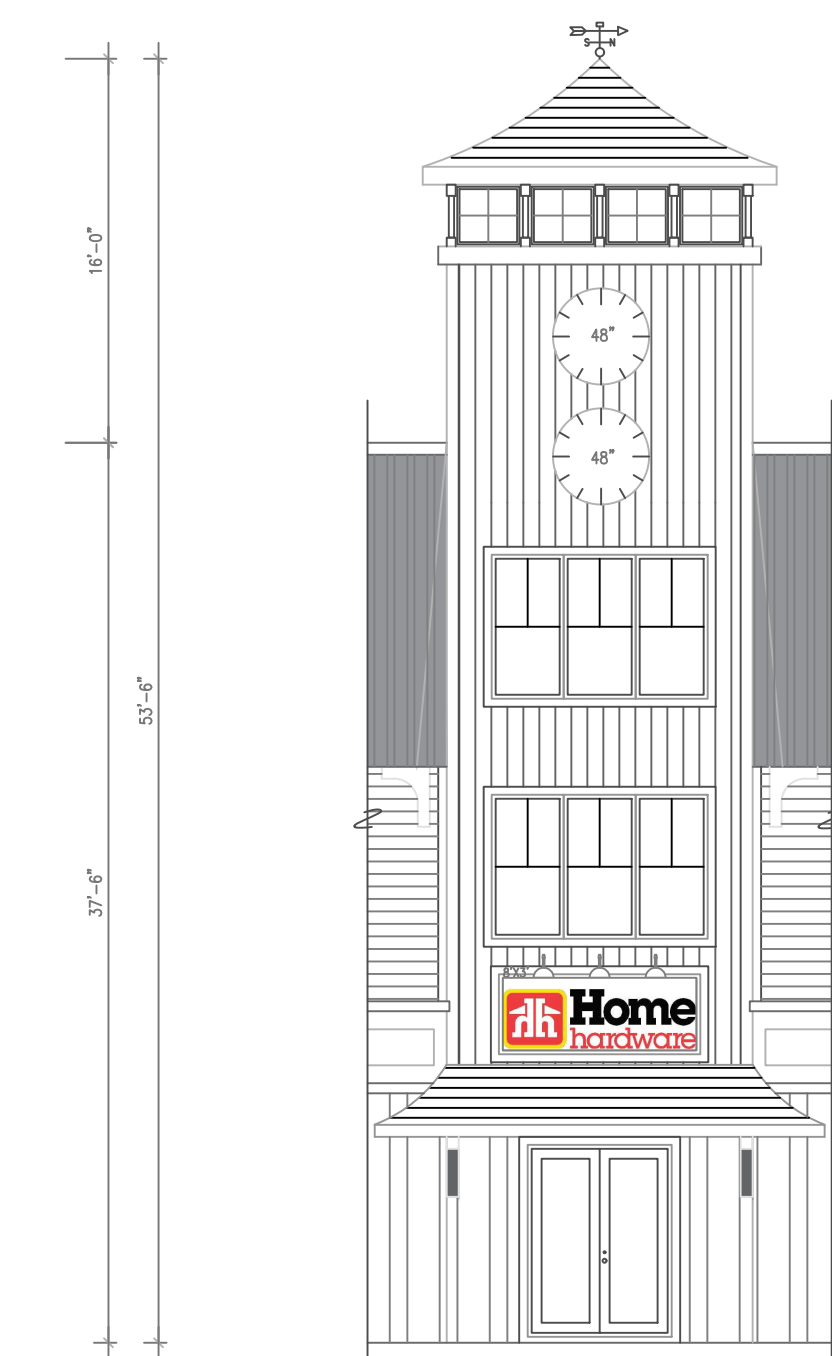
LOWER SACKVILLE, N.S. www.hge-inc.ca PHONE: (902) 865-2961



FILE No. : H23054
 PLAN DATE : MAY 10, 2023
 DRAWN BY : CC
 CHECKED BY : SC
 PLAN No. : H23054-00



ST.MARGARETS BAY RD. ELEVATION



CLOCKS TURRET ELEVATION

- NOTES:**
- 1) TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT LOCAL AND NATIONAL BUILDING CODES AND BYLAWS.
 - 2) BUILDING CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL STRUCTURAL COMPONENT SIZES.
 - 3) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE & REPORTING ANY DISCREPANCY BEFORE PROCEEDING.
 - 4) SPECIAL DRAWINGS AND APPROVALS TO SUIT MUNICIPAL BYLAWS REMAIN THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER.
 - 5) CHANGES FROM THESE PLANS & SPECS MUST BE AGREED TO IN WRITING, & APPROVED BY THE OWNER & ENGINEER OR CONTRACTOR, BEFORE PROCEEDING.
 - 6) ONLY THOSE DRAWINGS MARKED APPROVED FOR CONSTRUCTION ARE TO BE USED FOR CONSTRUCTION.
 - 7) DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS.
 - 8) THESE DRAWINGS ARE TO BE READ IN CONJUNCTION W/ THE SPECS.
 - 9) DRAWING REPRESENTATIONS MAYBE IN VARIANCE W/ DETAILED SPECS. & SCHEDULES, IN WHICH CASE SPECS. & SCHEDULES OVERRIDE THE DRAWINGS.
 - 10) REPRODUCED OR RESALE OF THESE DRAWINGS IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT.
 - 11) DRAWINGS ARE CONCEPTUAL ONLY AND IT IS THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER TO PROVIDE MECHANICAL, CIVIL AND STRUCTURAL STAMPED DRAWINGS TO THE CONTRACTOR.

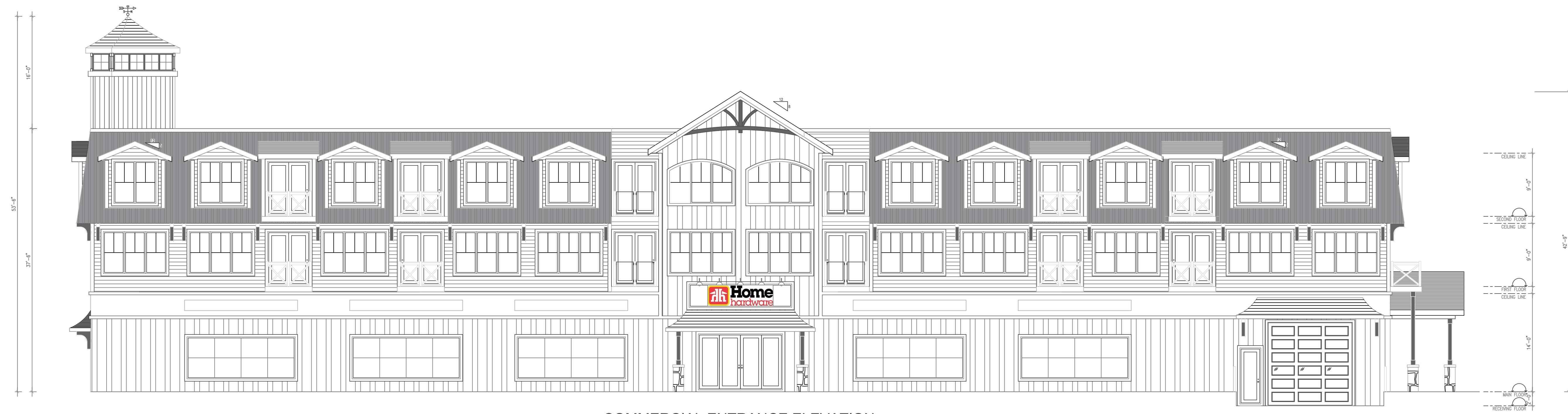
No.	DESCRIPTION	Date	No.	DESCRIPTION	Date
3	REVISIONS	FEB. 08			
2	PLANS REVISION, ELEVATIONS & SITE	FEB. 06			
1	PLANS REVISION & ELEVATIONS	JAN. 08			
REVISIONS					



PROJECT
 PROPOSED CONCEPT
 ST.MARGARETS BAY,
 TANTALLON, N.S.

TITLE:
 ELEVATIONS

drawn by: STAFF	checked: -
date: MAR. 22, 2024	approved: -
scale: 1/8"=1'-0"	dwg #: A4.0
project #: EFS_23-05	



COMMERCIAL ENTRANCE ELEVATION

NOTES:
 1) TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT LOCAL AND NATIONAL BUILDING CODES AND BYLAWS.
 2) BUILDING CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL STRUCTURAL COMPONENT SIZES.
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No.	DESCRIPTION	Date	No.	DESCRIPTION	Date
3	REVISIONS	FEB. 08			
2	PLANS REVISION, ELEVATIONS & SITE	FEB. 06			
1	PLANS REVISION & ELEVATIONS	JAN. 08			
REVISIONS					



PROJECT
 PROPOSED CONCEPT
 ST.MARGARETS BAY,
 TANTALLON, N.S.

TITLE:
 ELEVATION

drawn by: STAFF	checked: -
date: MAR. 22, 2024	approved: -
scale: 1/8"=1'-0"	dwg #: A5.0
project #: EFS_23-05	



SIDE ELEVATION



RESIDENTIAL ENTRANCE ELEVATION

NOTES:
 1) TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT LOCAL AND NATIONAL BUILDING CODES AND BYLAWS.
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No.	DESCRIPTION	Date	No.	DESCRIPTION	Date
3	REVISIONS	FEB. 08			
2	PLANS REVISION, ELEVATIONS & SITE	FEB. 06			
1	PLANS REVISION & ELEVATIONS	JAN. 08			
REVISIONS					



PROJECT
 PROPOSED CONCEPT
 St.MARGARETS BAY,
 TANTALLON, N.S.

TITLE:
 ELEVATIONS

drawn by: STAFF	checked: -
date: MAR. 22, 2024	approved: -
scale: 1/8"=1'-0"	dwg #: A6.0
project #: EFS_23-05	