

## NOTICE OF A PLANNING APPLICATION WESTPHAL

### PLANNING APPLICATION 2023-01030

**Application by Steven Addison to enter into a development agreement to allow for the expansion of an existing commercial building (Gateway Meat Market) at 667 and 671 Highway 7 in Westphal.**

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](http://www.halifax.ca/planning) (scroll to PLAN APP 2023-01030).

The application is currently in the **public consultation stage**. We are inviting questions and comments on the proposal. We wish to hear from you!

Following public consultation, HRM staff will draft the 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 mail list to be notified about the public hearing. The public hearing is an opportunity for you to share your opinion about the application to Community Council.

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### Things to consider when providing your comments/feedback:

- Are you in support of the expansion to the existing commercial building? If so, why?
- Are there concerns or related impacts that you would like to share with planning staff?
  - Do you have suggestions relating to scale or design to improve the proposal?

**All comments and feedback are welcome.**

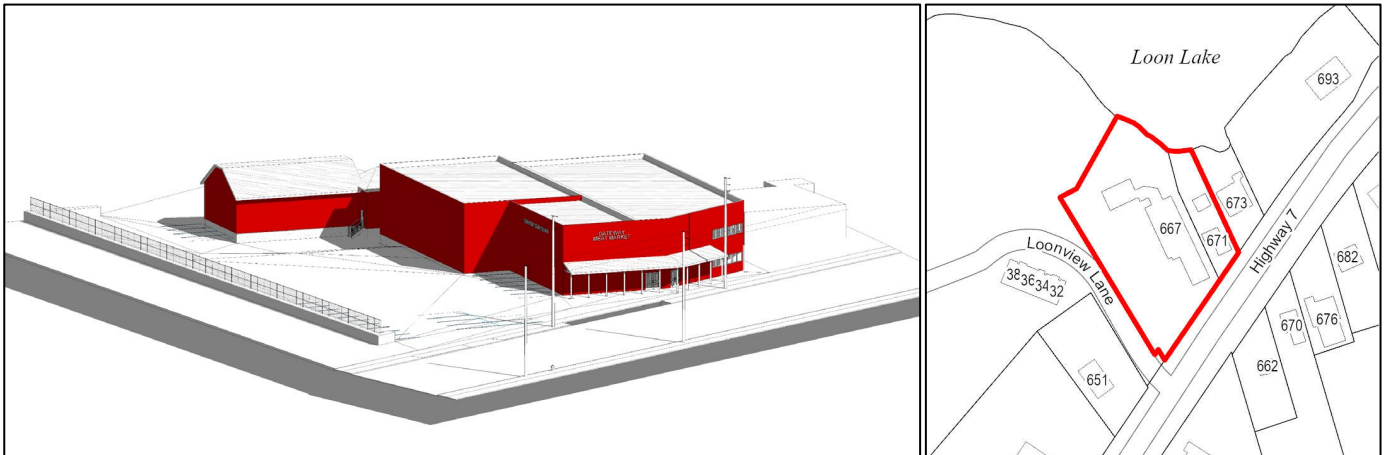
**Please provide your feedback by Monday November 20<sup>th</sup>, 2023 to Claire Tusz.**

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## PLANNING APPLICATION 2023-01030 – FACT SHEET

The subject properties are designated HC (Highway Commercial) under the Cole Harbour/Westphal Municipal Planning Strategy (MPS) and zoned C-4 (Highway Commercial) under the Cole Harbour/Westphal Land Use By-Law (LUB).

The existing commercial building currently contains a grocery store land use (Gateway Meat Market) which is permitted under the C-4 zone up to a floor area of 929 square metres (10,000 square feet). Policy HC-3 in the MPS enables Council to consider commercial uses in excess of 929 square metres (10,000 square feet) by development agreement.



The major aspects of the proposal are as follows:

- Lot consolidation of 667 Highway 7 and 671 Highway 7
- Demolition of existing structures at 671 Highway 7
- Two storey addition to existing commercial building at 667 Highway 7 (701 sqm / 7546 sqft)
- Alteration of existing façade and side walls to create flat roofs across the entirety of the building
- Pedestrian covered walkway at new front entrance of the building

You can find more details about this application and the planning application process at: [www.halifax.ca/planning](http://www.halifax.ca/planning) (scroll down to PLAN APP 2023-01030)