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## **NOTICE OF A PUBLIC HEARING Planning Districts 1 and 3 (St. Margarets Bay)**

**Case 21812 - Application by WSP Canada Inc., on behalf of PRO Real Estate Investment Trust (PRO REIT), to amend the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) for Planning Districts 1 and 3 (St. Margarets Bay) to add policy which will enable the consideration of non-substantive amendments to the existing development agreement for St. Margaret's Square (PID 41410010) and to add Map 3 – East River to the MPS as a housekeeping amendment.**

The public hearing will be held on April 16, 2019 at 6:00 pm at Halifax City Hall (Council Chamber), 3<sup>rd</sup> Floor, City Hall, 1841 Argyle Street, Halifax, NS. All oral and written submissions will be considered at that time. Written submissions may be forwarded to the Municipal Clerk by mail, P.O. Box 1749, Halifax, Nova Scotia, B3J 3A5; by fax, 902-490-4208; or by e-mail, [clerks@halifax.ca](mailto:clerks@halifax.ca). Written submissions should be received by the Municipal Clerk's office as early as possible and not later than 3:00 p.m. pm April 16, 2019. **For any written submissions exceeding three standard letter sized pages in length, thirty (for regional council copies must be supplied to the Municipal Clerk's office.**

A copy of the staff report may be obtained by contacting the Office of the Municipal Clerk at 902-490-4210. Alternatively, the staff report is available on-line at the following location: <https://www.halifax.ca/city-hall/agendas-meetings-reports>.

Further details regarding the application can be found at the following location: [www.halifax.ca/planning](http://www.halifax.ca/planning) (scroll down to Case 21812)

## PROPOSAL INFORMATION: Case 21812

The subject site is regulated by a development agreement that was approved by Western Regional Community Council on July 23, 2012. The existing development agreement permits a five-building commercial development; three buildings have been constructed, while Phases C and D remain undeveloped.

The applicant has applied to undertake non-substantive amendments to the existing development agreement for St. Margaret's Square. The proposed amendments cannot be considered under the existing MPS policies and, therefore, to proceed, amendments to the Planning Districts 1 & 3 (St. Margaret's Bay) Municipal Planning Strategy (MPS) are required.

### The key proposed non-substantive amendments:

Pursuant to Section 6.1 of the existing development agreement, the applicant has applied to undertake non-substantive amendments. Specifically, the applicant proposes to modify the Phase C building as follows:

- Replace the second storey with a mezzanine, and reduce the building height from 2 to 1.5 storeys;
- Increase the building footprint from 1579 (17,000 sq.ft.) to 1737 square metres (18,700 sq.ft.);
- Reduce the gross floor area from 3159 (34,000sq.ft.) to 1842 square metres (19,825 sq.ft.);
- Replacing the existing single tenant pylon sign with double tenant pylon ground sign and allow a new single tenant pylon sign near the east driveway with landscaping at the bases
- Implement the required landscaping buffer area between St. Margaret Bay Road and the parking lot for Phase D prior to the Phase C building occupancy permit

## SITE INFORMATION: Lands commonly known as "St. Margarets Square"

### COUNCIL DISTRICT:

13 (St. Margarets Bay) – Councillor Matt Whitman

### REGIONAL PLAN:

- ☐ Rural Commuter

### COMMUNITY PLAN

#### DESIGNATION:

- ☐ Tantallon Crossroads Coastal Village

### CURRENT ZONING:

- ☐ (VC) Village Centre

### PROPERTY DESCRIPTION:

- ☐ **Size & Street Frontage:**  
5.06 hectares  
259.1 metres on St. Margarets Bay Road
- ☐ **Current Land Uses:** Three multi-tenant commercial buildings. Phase C site is currently undeveloped.
- ☐ **Surrounding Uses:** The surrounding area is comprised of residential uses to the north, an undeveloped lot & Emergency Services to the east, undeveloped NS DNR lot to the south, and multi-tenant (ie. Canadian Tire, Marks) commercial building to the west.

