

The word "HALIFAX" in a bold, white, sans-serif font, positioned in the upper right corner of the slide. The background features a dark blue geometric shape in the top right and a light blue shape in the bottom right, meeting at a diagonal line.

HALIFAX

Public Information Meeting for Case 22334

Development Agreement for 1401
Sackville Drive, Middle Sackville

August 15, 2019

Agenda for Tonight's Meeting

1. Welcome and Introductions
2. HRM Staff Presentation
3. Applicant Presentation
4. Public Feedback
5. Wrap-Up, Next Steps, Feedback Form

Introductions

Dean MacDougall – Planner

Lisa Blackburn – Councillor

Tara Courvette – Planning Controller

Holly Kent – Planning Technician

Cesar Saleh (WM Fares) – Applicant

Role of HRM Staff

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments, or concerns
- Draft reports, negotiate with the applicant and make recommendations to Council

Purpose of this Meeting

- Provide information to the public on the proposed development at 1401 Sackville Drive
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

Feedback provided tonight will inform the process and will form part of the public record.

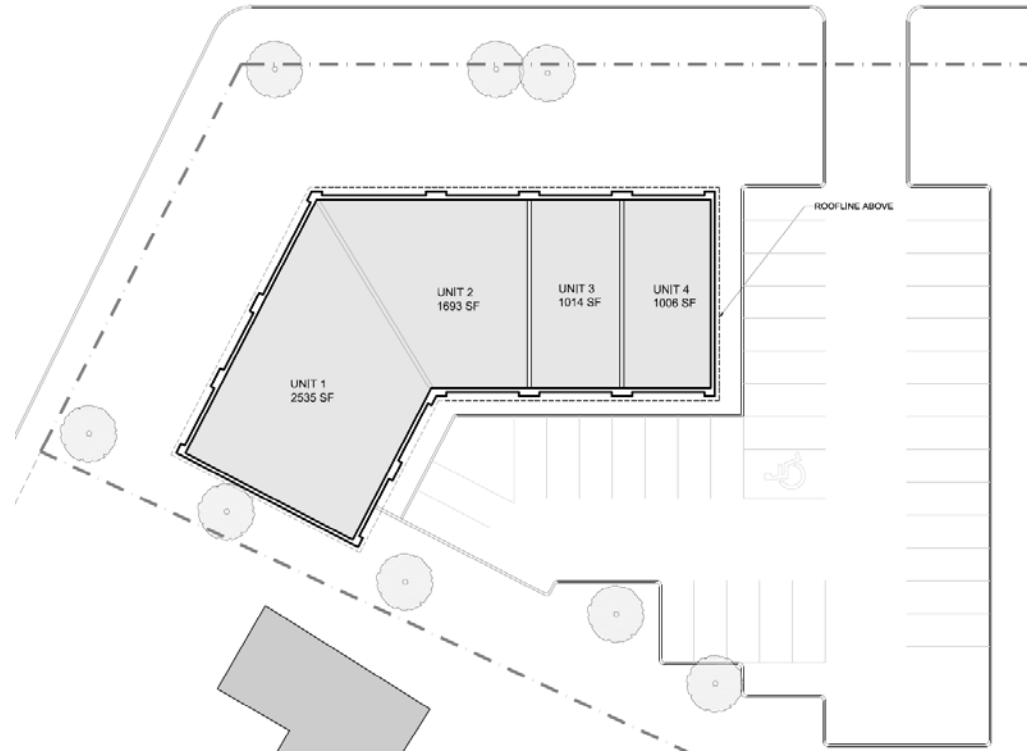
No decisions will be made tonight

Applicant Proposal

Applicant: WM Fares

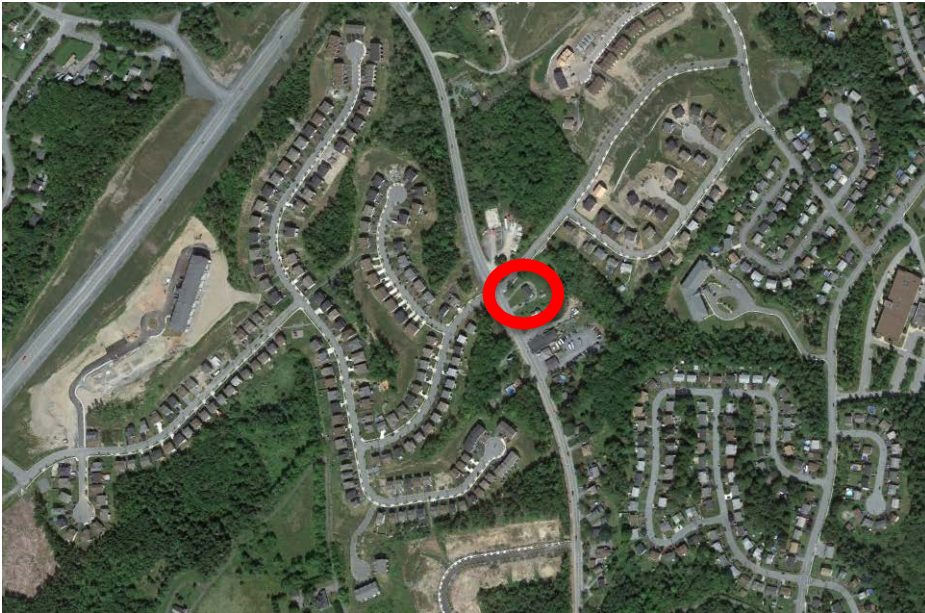
Location: 1401 Sackville Drive,
Middle Sackville

Proposal: To enter into a
development agreement to
permit a 1-storey 7,000 sq.ft.
commercial building.

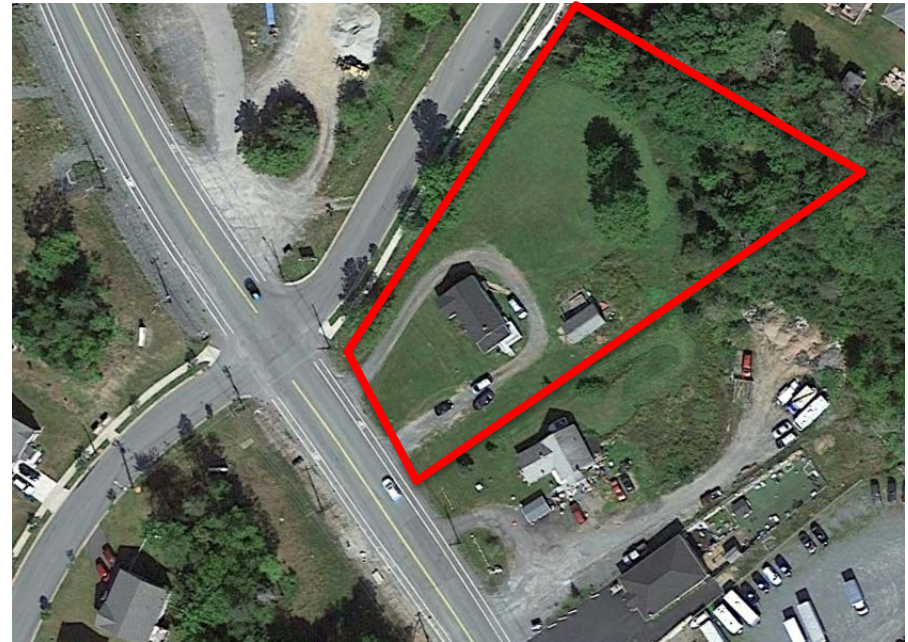


Site Context

1401 Sackville Drive, Middle Sackville



General Site location



Site Boundaries in Red

Site Context



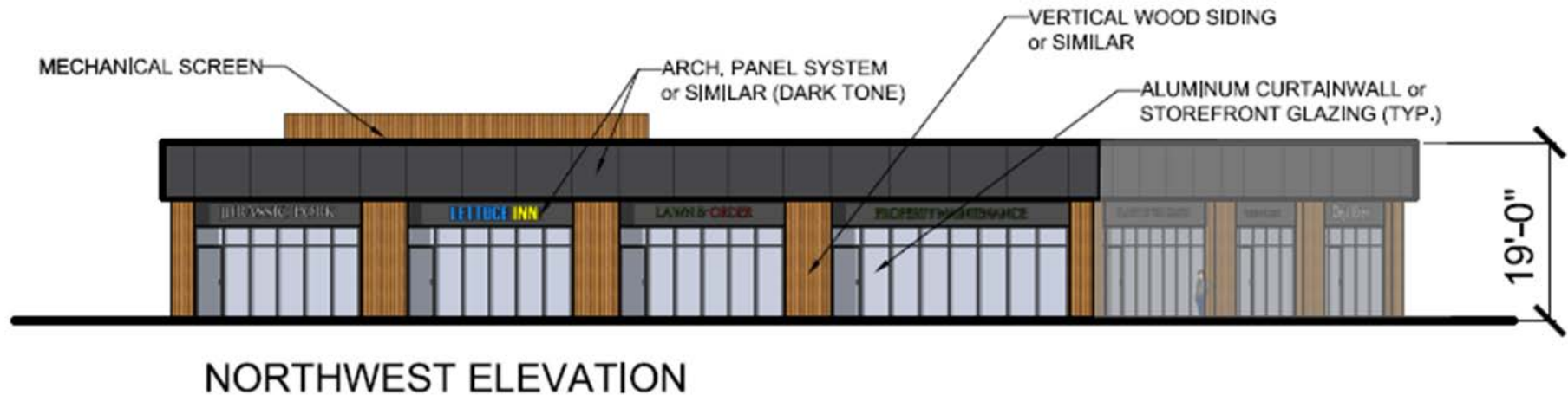
Subject site seen from Sackville Drive

Site Context

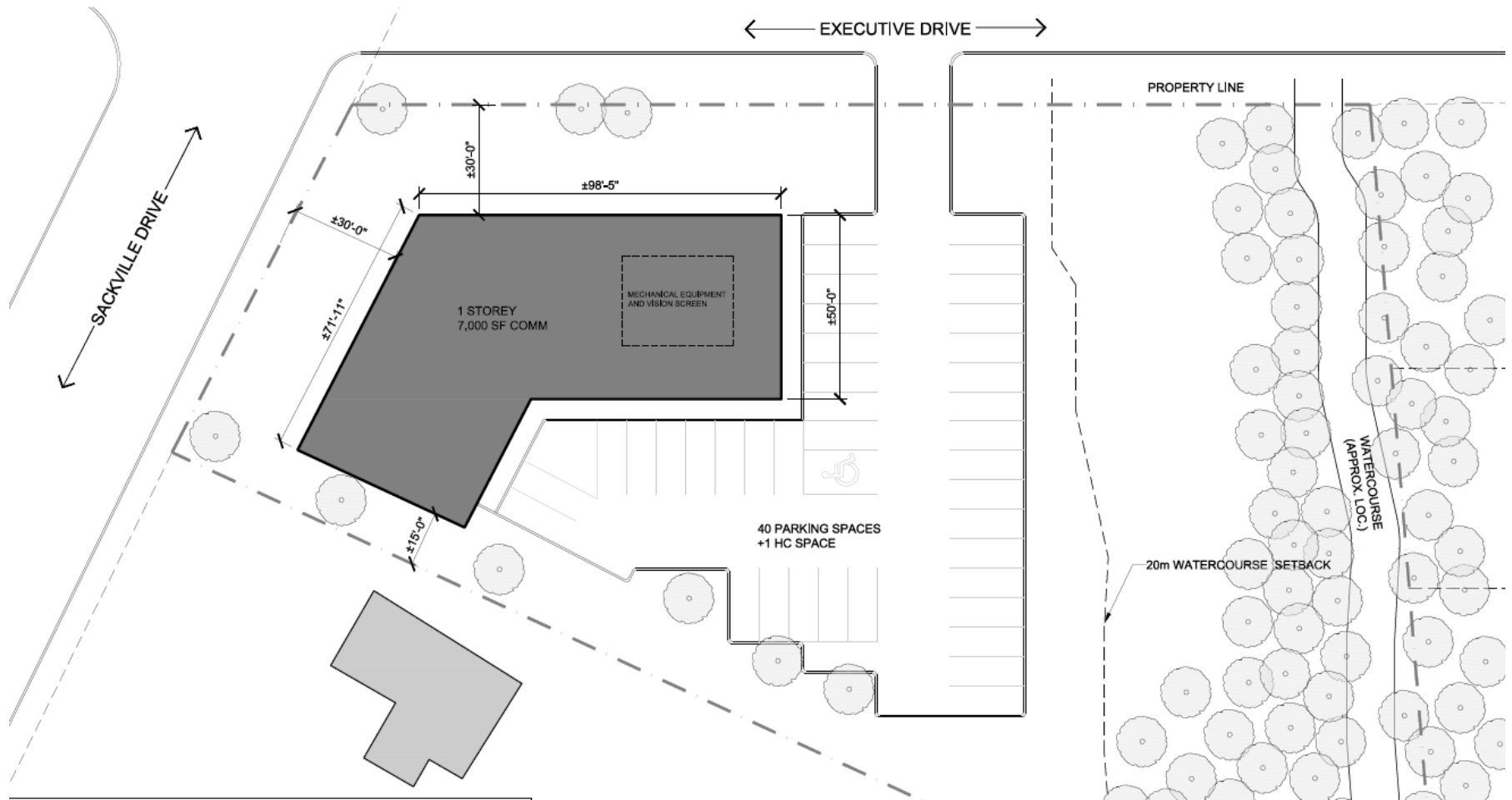


Subject site seen from Executive Drive

Proposal



Proposal



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Policy & By-law Overview

Sackville Municipal Planning Strategy – Sackville Land Use Bylaw

- **Zone**

- R-6 (Rural Residential) Zone

- **Designation**

- Urban Residential

- **Existing Use**

- Single Unit Dwelling

- **Enabling Policy**

- UR-20 - Requires a development agreement to allow commercial service uses

Policy Consideration

Enabling Policy UR-20: Requires any new commercial use in this area to go through a development agreement process. The policy requires Council to consider the following in rendering their decision on a Development Agreement:

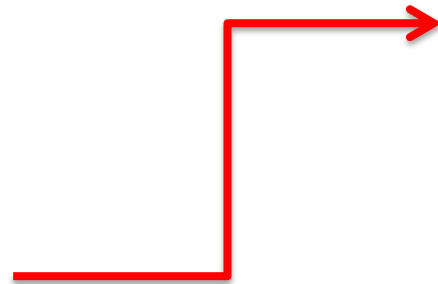
- Site design
- Height, bulk, and lot coverage - compatible with adjacent land uses.
- Buffering and screening
- Environmental concerns
- Traffic generation and adequacy of municipal services

What is a Development Agreement?

- A development agreement enables construction of a project under local planning policy
- A binding legal contract that clearly establishes standards on matters such as site plan, architecture, landscaping, and infrastructure
- Can be approved by Community Council provided that any development complies with local planning policy

Planning Application Process

We Are Here



Application Submitted

HRM Internal Circulation &
Review

Public Information Meeting

Planning Advisory
Committee Meeting

Plan Revisions &
Refinement

Staff Report with Policy
Review & Recommendation

Community Council
Hearing & Decision

14 Day Appeal Period

Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
(comments voiced without using the microphone are not guarantee to be captured)
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Comments are recorded and provided in a summary format



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Presentation by Applicant

Cesar Saleh – WM Fares Architects

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Thank You For Your Participation

We are Looking to Improve the way we
Communicate with Community Members

Please Complete a Survey Before You Go

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