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Virtual (call-in) Public Information Meeting for Case 22547

Municipal Planning Strategy and
Land Use By-law Amendments for
Winslow Drive, Upper Tantallon

North West Planning Advisory Committee

December 9, 2020

Introductions

Ann Merritt – NWPAC Chair

Jacqueline Belisle – HRM Planner

Connor Wallace of Zzap Consulting – Applicant

Chris Marchand of Ramar Construction- Developer

Andrea Lovasi-Wood – HRM Legislative Assistant

Alicia Wall – HRM Legislative Support

Thea Langille – HRM Principal Planner

Pam Lovelace – District 13 Councillor



Agenda for Tonight's Meeting

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



Purpose of this Meeting

- Provide information to the public on the proposed development
- 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

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Public Participation and Q & A

For Public - By Phone

- Speakers list
- One speaker at a time
- To unmute, select  
- Please provide your name and community

For PAC Members

- Please use the Chat function if you have a question or comment at the end of the presentations
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- Please refer to slide numbers whenever possible
 - Please respect all points of view and opinions

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HRM Staff Presentation

Jacqueline Belisle, Planner II, Rural Policy & Applications

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

Applicant Proposal

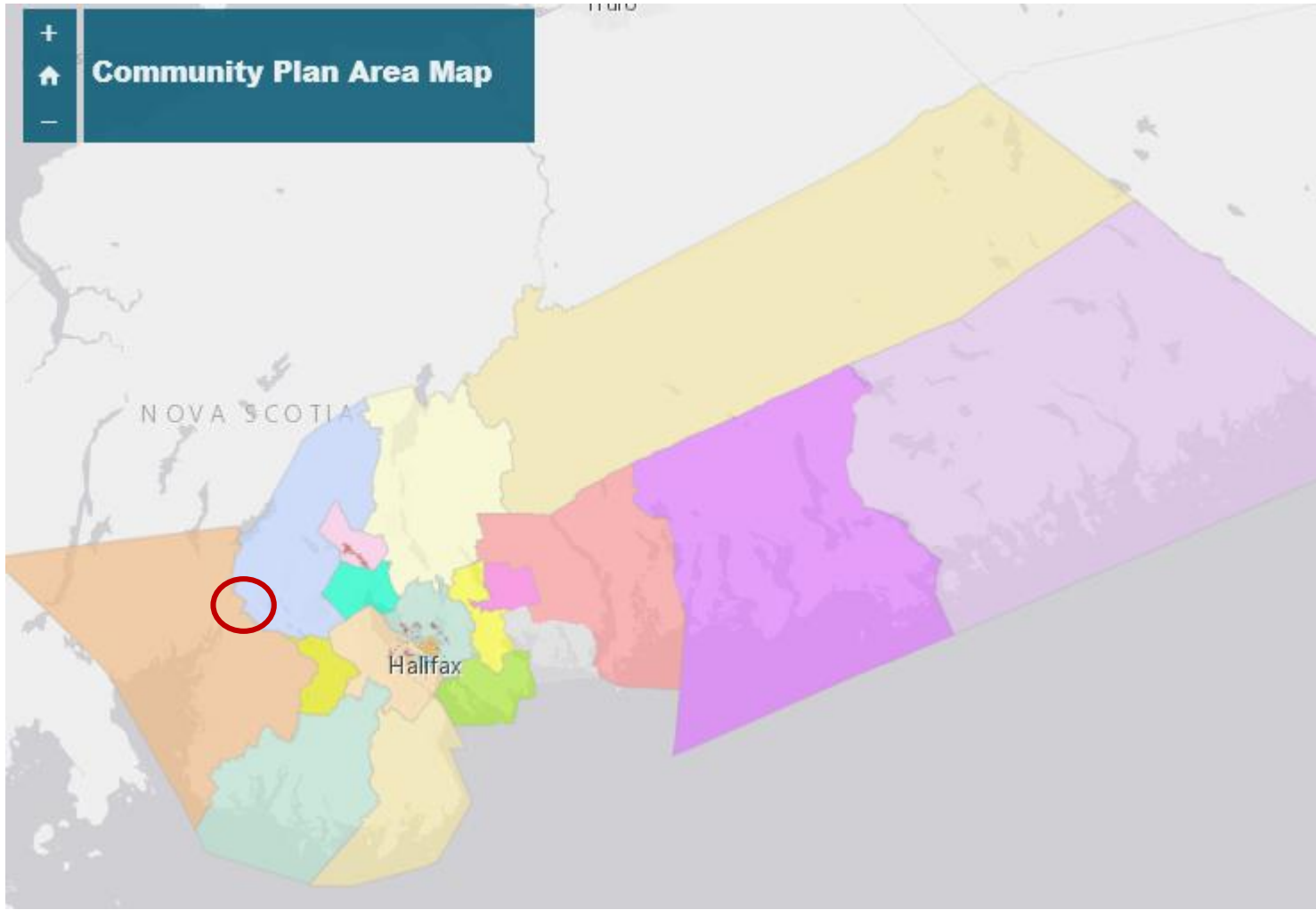
Applicant: Zzap Consulting Inc. on behalf of Ramar Construction Ltd.

Location: Winslow Drive, Upper Tantallon

Proposal: To construct 3 commercial buildings (on 3 separate lots) in accordance with the MU-1 Zone of the Land Use By-law for Planning Districts 1 & 3 (St Margarets Bay)

Site Context - Regional

Winslow Drive, Upper Tantallon



General Site location in Red

- HRM has 22 Community Plan Areas (illustrated on the map to the left)
- A Community Plan Area is an area regulated by localized Planning Documents:
 - Municipal Planning Strategy (MPS) and
 - Land Use By-law (LUB)
- This application involves 2 plan areas:
 - The Beaver Bank, Hammonds Plains and Upper Sackville Plan Area; and
 - The Planning District 1&3 (St Margarets Bay)Plan Area

Site Context

Winslow Drive, Upper Tantallon



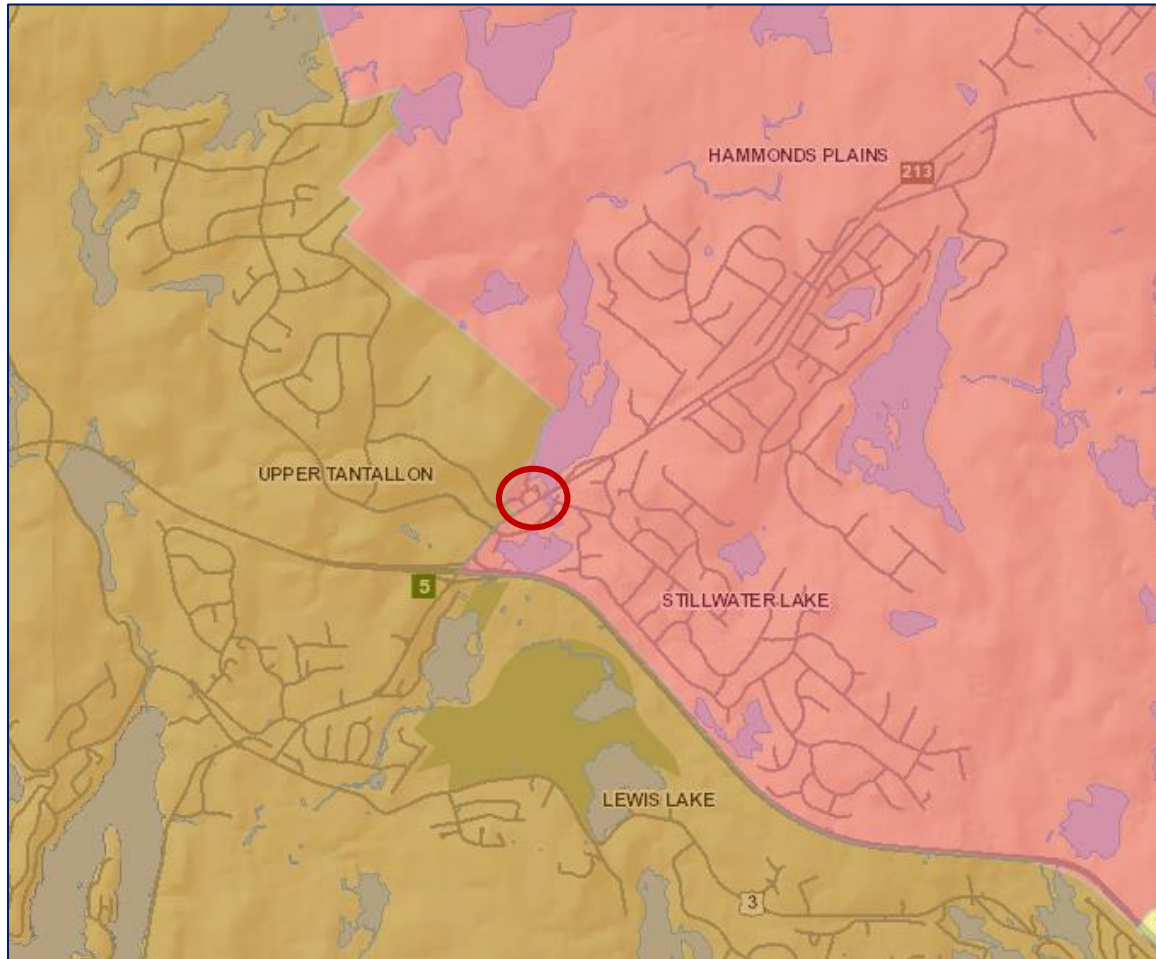
General Site location in Red



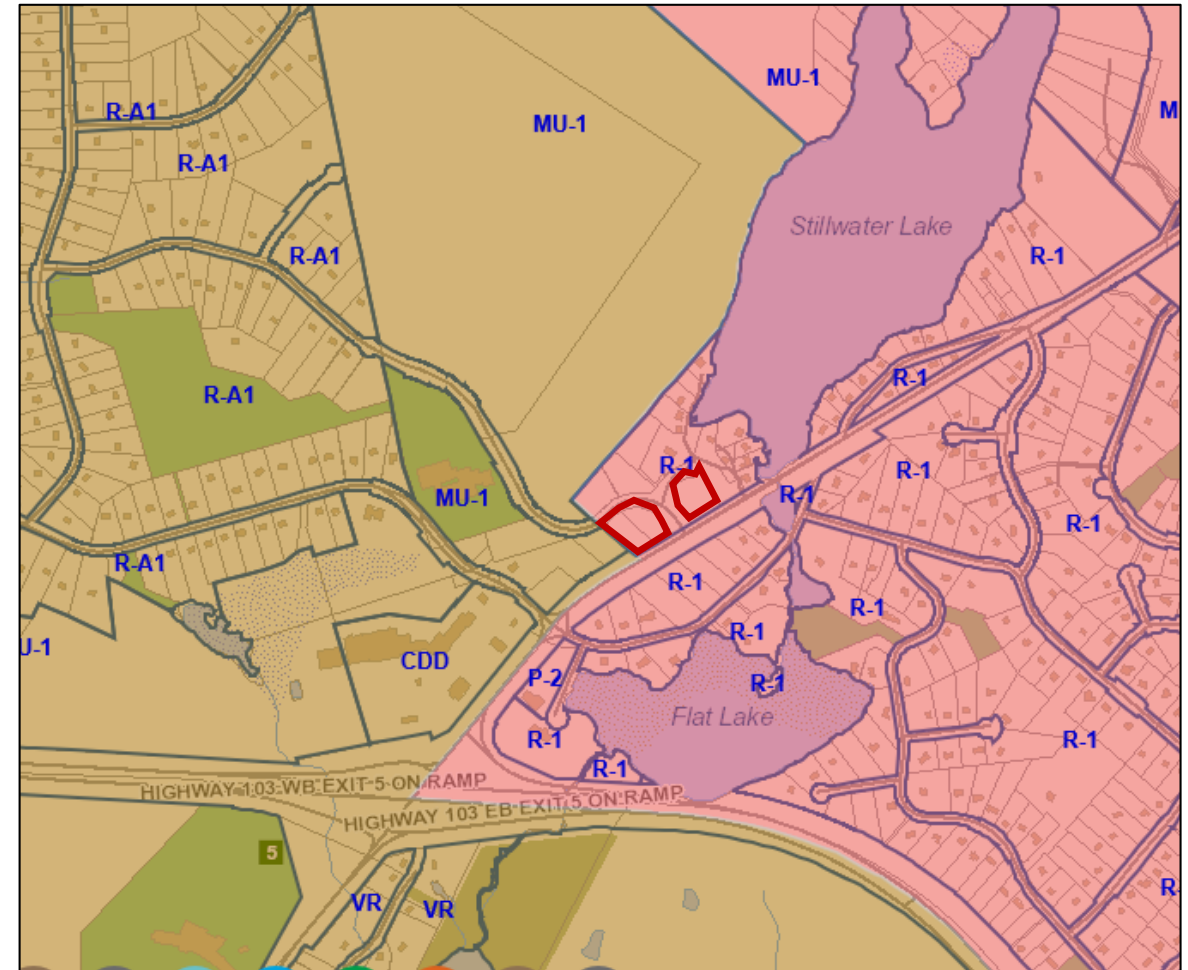
Site Boundaries in Red

Site Context – with Plan Area shading

Winslow Drive, Upper Tantallon



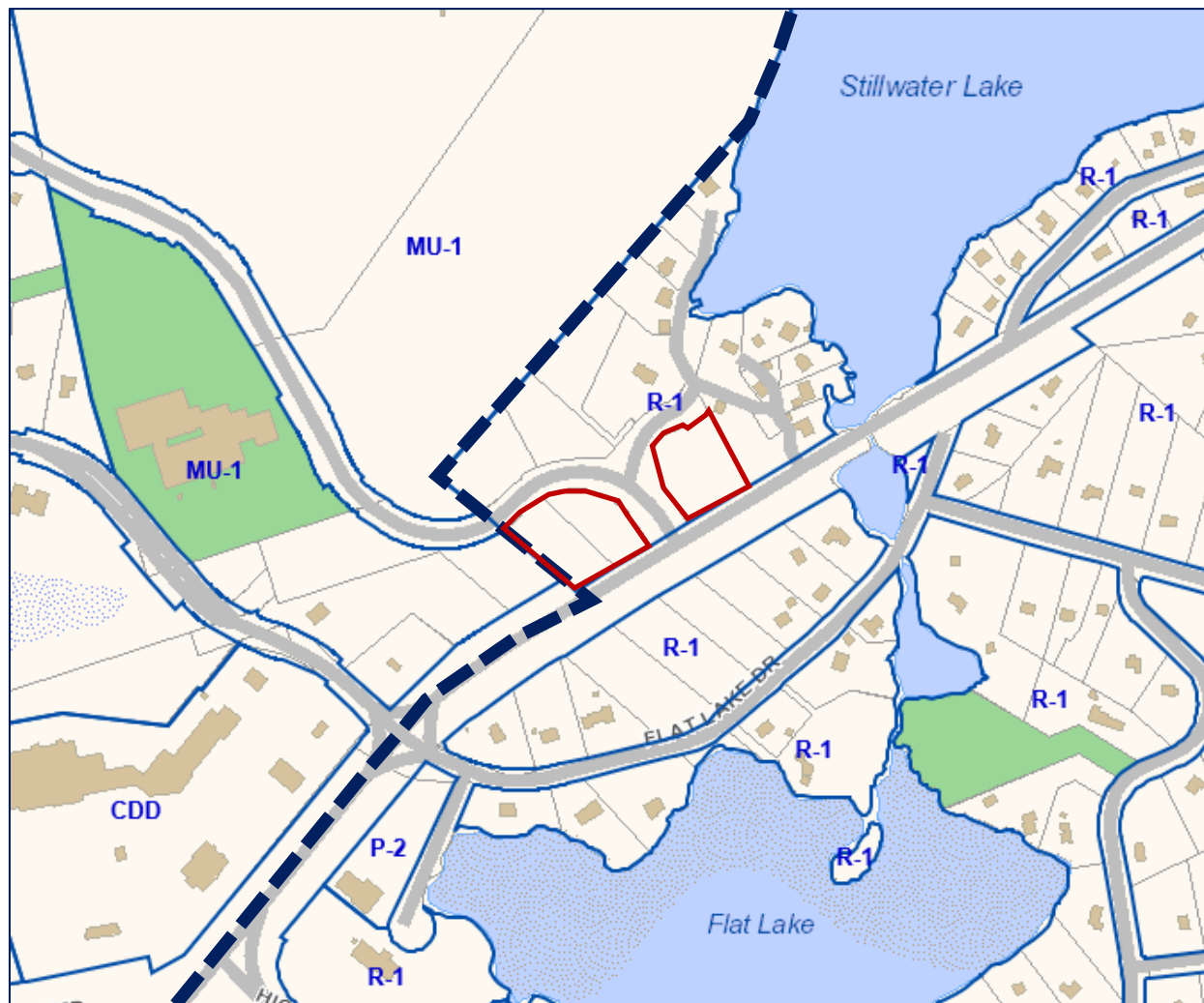
General Site location in Red



Site Boundaries in Red

Site Context

Winslow Drive, Upper Tantallon

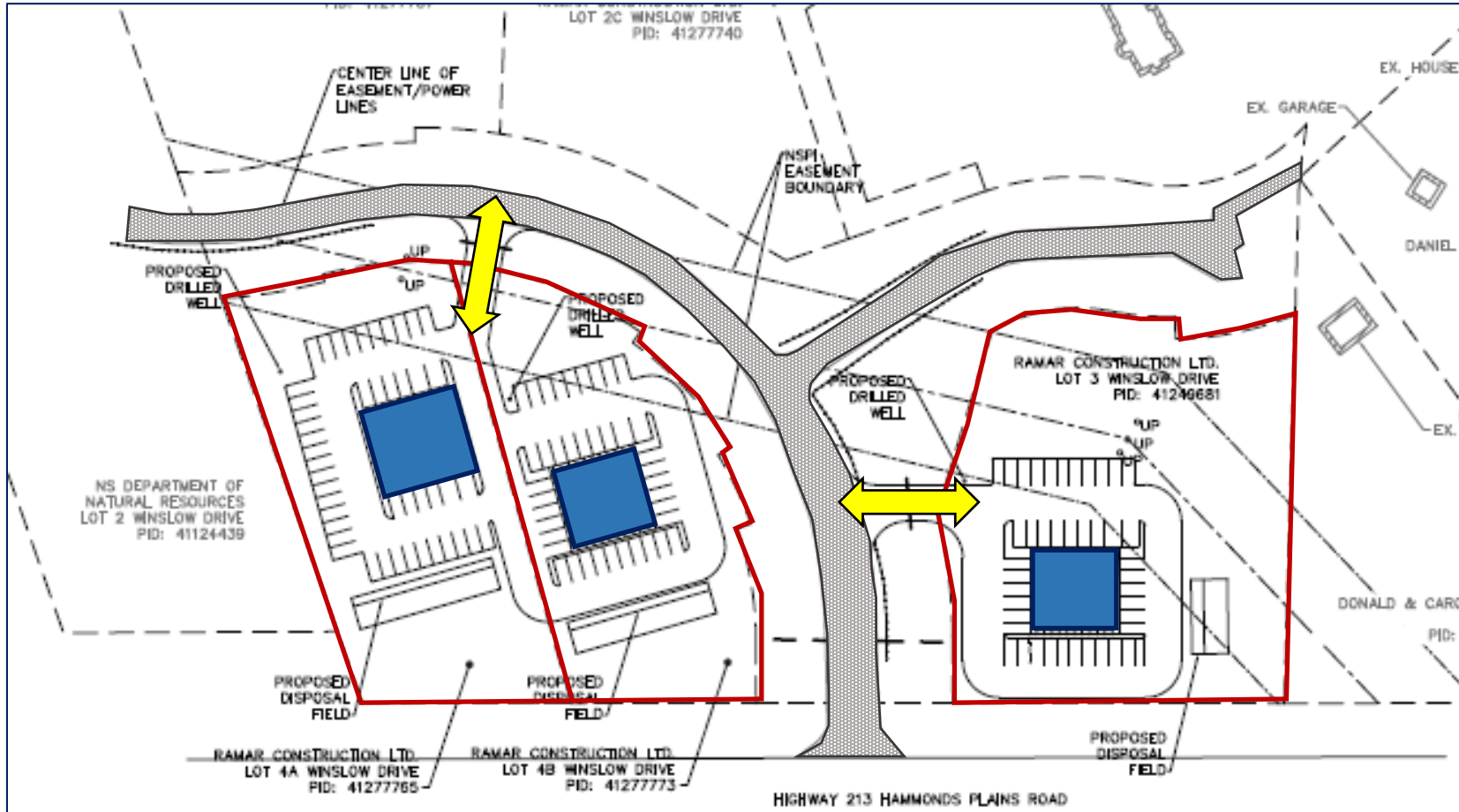


Site Boundaries in Red



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Proposal

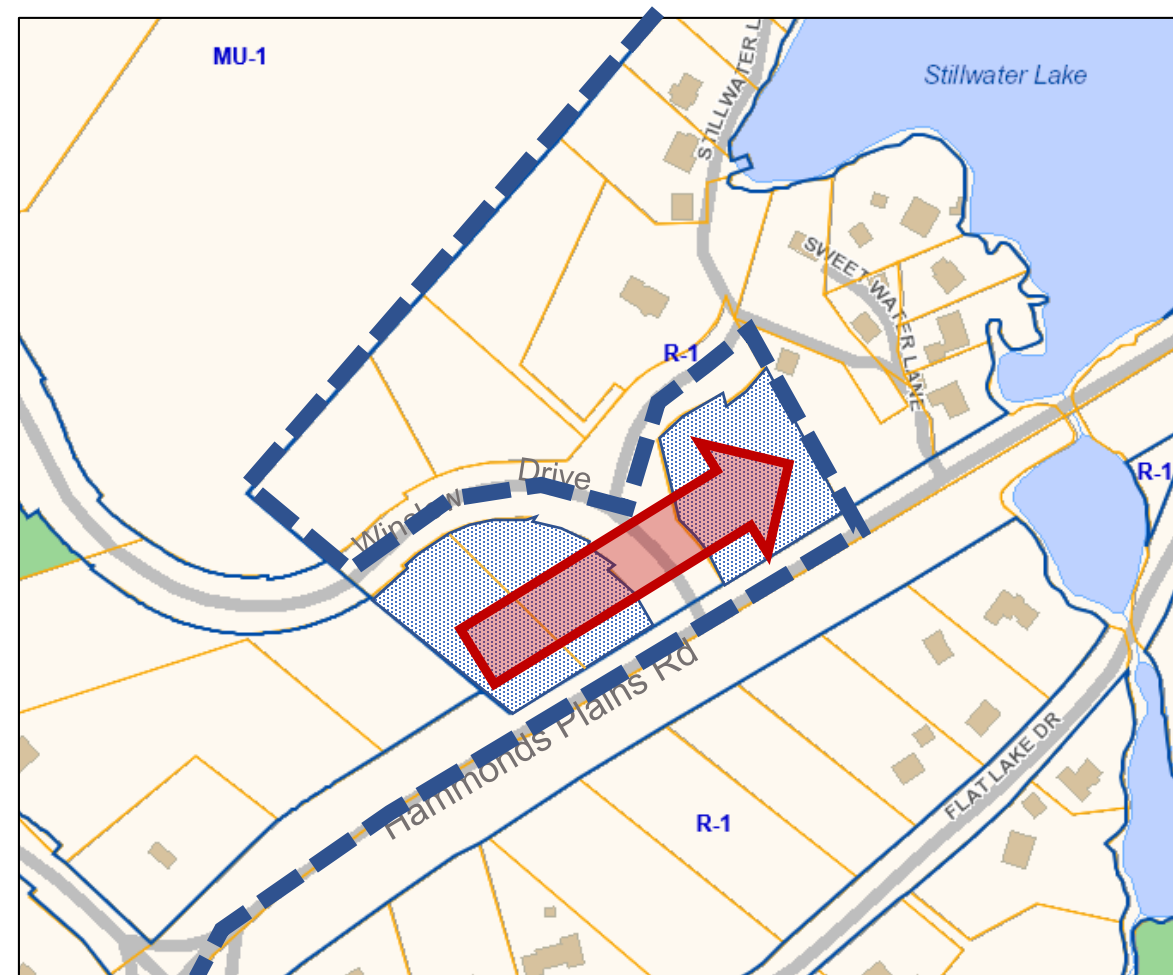
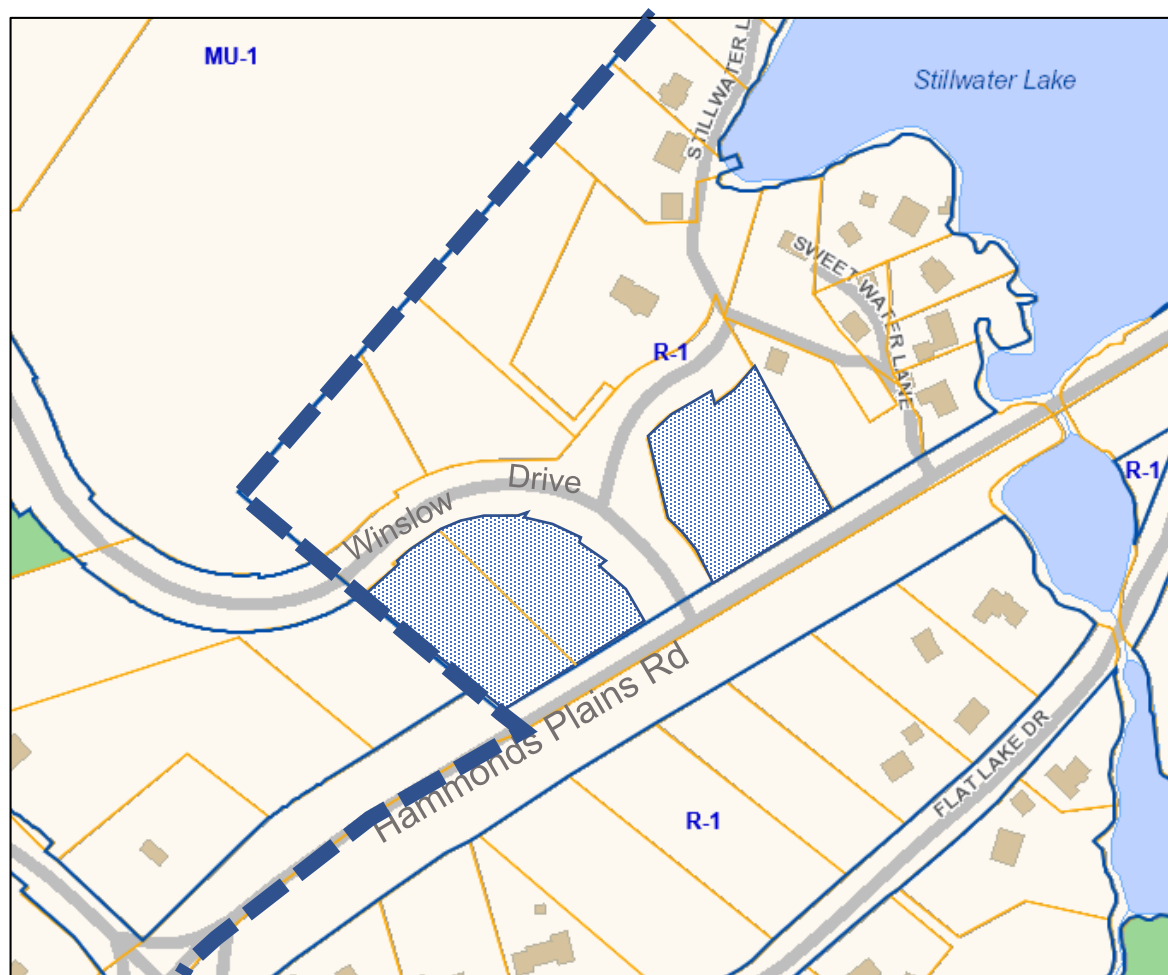


Site Plan

Proposed Details

- 3 Existing Lots (red lines)
- 3 Commercial Buildings (blue squares)
 - 2 storeys
 - 696 m² gross floor area (7,500 sq.ft.)
- 2 Driveways (yellow arrows)

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Maps showing the current planning boundary (left), and proposed planning boundary (right)

Policy & By-law Overview

Municipal Planning Strategy & Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville

- **Existing Zone**
 - R-1 (Single Unit Dwelling) Zone
- **Existing Designation**
 - Residential
- **Existing Use**
 - Vacant
- **Enabling Policy**
 - There is no policy to consider the proposal

Municipal Planning Strategy & Land Use By-law for Planning District 1&3 (St Margarets Bay)

- **Proposed Zone**
 - MU-1 (Mixed Use 1) Zone
- **Proposed Designation**
 - Mixed Use
- **Proposed Use**
 - 3 Commercial Buildings

R-1 (Residential Single Unit) Zone (BB/HP/UP Land Use By-law)

6.1 R-1 USES PERMITTED

No development permit shall be issued in any R-1 (Single Unit Dwelling) Zone except for the following:

Single unit dwellings

Existing two unit dwellings

Existing mobile dwellings

Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings

Offices in conjunction with permitted dwellings

Bed & Breakfasts

Open space uses

R-1 (Residential Single Unit) Zone - continued

6.2 R-1 ZONE REQUIREMENTS

In any R-1 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	29, 064 square feet (2700 m ²)
Minimum Frontage:	100 feet (30.5 m)
Minimum Front or Flankage Yard	20 feet (6.1 m)
Minimum Side or Rear Yard	8 feet (2.4 m)
Maximum Lot Coverage	35 per cent
Maximum Height of Main Building	35 feet (10.7 m)

MU-1 (Mixed Use 1) Zone (1&3 Land Use By-law)

12.1 MU-1 USES PERMITTED

A development permit may be issued for all uses in any MU-1 (Mixed Use) Zone, except for the following:

Residential Uses Not Permitted

Mobile home parks

Multi-unit dwellings

Senior citizen housing over 20 units

Commercial Uses Not Permitted

Commercial entertainment uses

Campgrounds

Marinas

All commercial development or expansions with a combined gross floor area greater than 697 square metres (7500 square feet). (RC -Feb 24/09;E-Apr 25/09)

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MU-1 (Mixed Use 1) Zone - continued

Resource Uses Not Permitted

Agricultural uses, Intensive

Extractive facilities

Sawmills and industrial mills related to forestry over 3,000 square feet

Industrial Uses Not Permitted

Industrial uses but excepting traditional uses and service industries **and** cannabis production facilities (**RC-Sep18/18; E-Nov 3/18**)

Salvage yards

All industrial development or expansions with a combined gross floor area greater than 697 square metres (7500 square feet). (RC-Feb 24/09;E-Apr 25/09)

Construction and Demolition Materials Operations Not Permitted

C&D Materials Transfer Stations

C&D Materials Processing Facilities

C&D Materials Disposal Sites (RC-Sep 10/02;E-Nov 9/02)

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MU-1 (Mixed Use 1) Zone - continued

12.2 MU-1 ZONE REQUIREMENTS

EXCEPT AS OTHERWISE PROVIDED FOR IN THIS PART, no development permit shall be issued in any MU-1 Zone except in conformity with the following:

Minimum Lot Area	20,000 square feet (1858 m ²)
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	20 feet (6.1 m)
Minimum Rear or Side Yard	8 feet (2.4 m)
Maximum Lot Coverage	35 per cent
Maximum Height of Main Building	35 feet (10.7 m)

Planning Application Process - MPS

We Are Here →

Application Submitted	September 12, 2019
Initiation Report	January 28, 2020
HRM Internal Circulation & Review	February - June, 2020
Public Information Meeting	Dec 9, 2020
Planning Advisory Committee Meeting	January 6 (tentative)
Plan Revisions & Refinement	
Staff Report with Draft Policy & Recommendation	
Community Council Meeting	
Regional Council Public Hearing & Decision	

Slide 21

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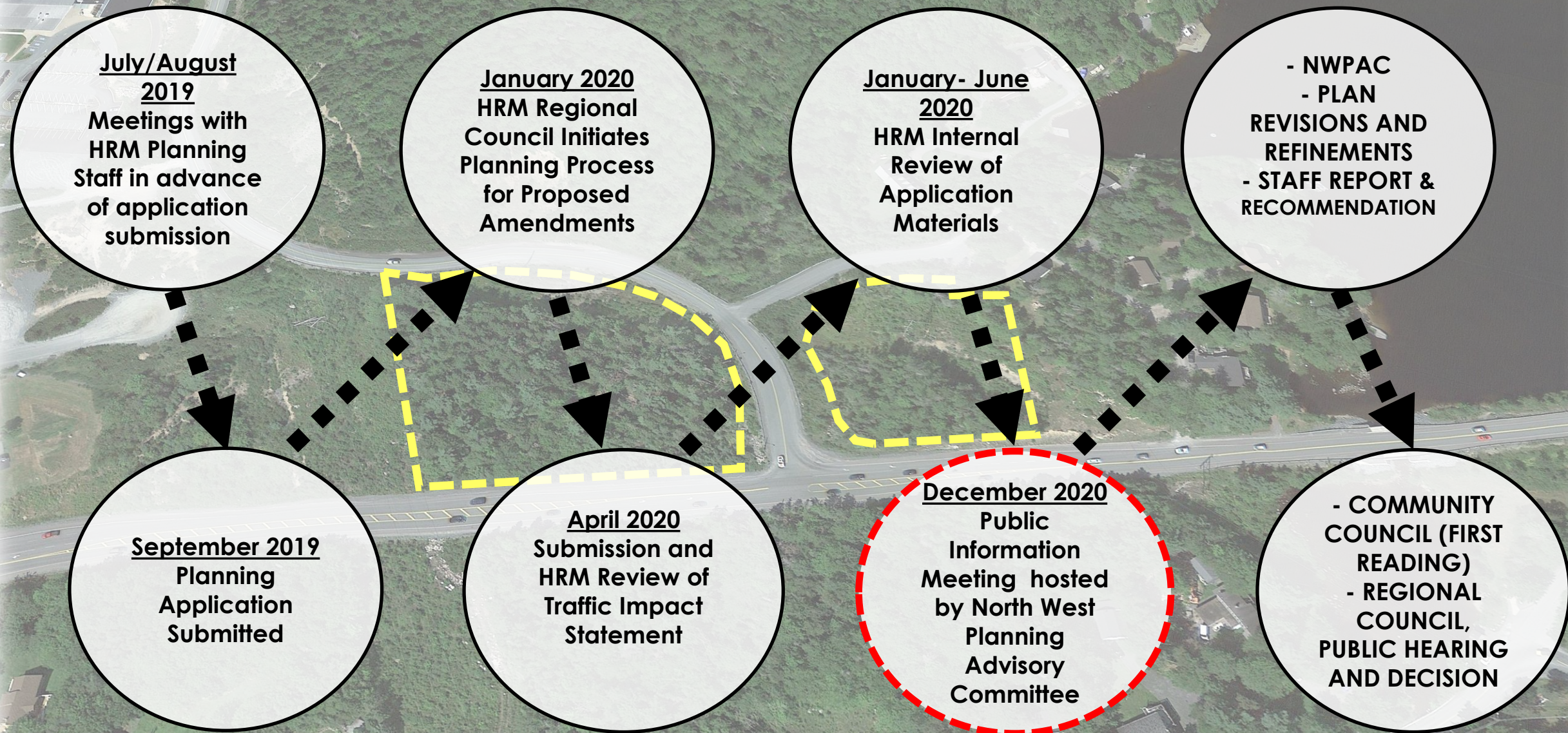
Presentation by Applicant

Zzap Consulting Inc. on behalf of Ramar Construction Ltd.

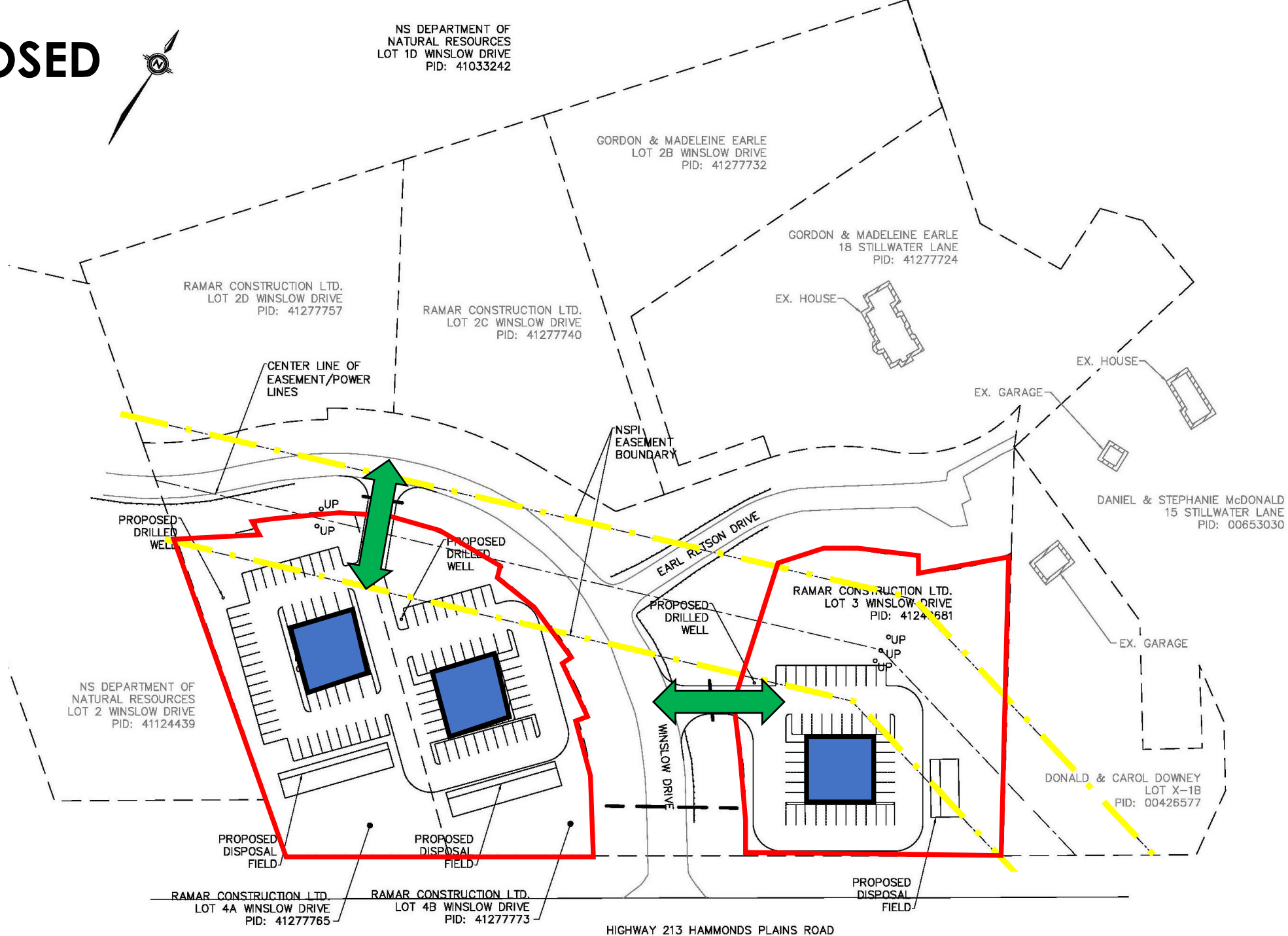
Case 22547: Municipal Planning Strategy and Land Use By-law Amendments for Winslow Drive, Upper Tantallon



PROCESS TO DATE



PROPOSED SITE PLAN



Thank You

Winslow
Drive

Earl Reston
Drive

Hammonds Plains
Road





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Public Feedback

Public Participation and Q & A

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Wrap-Up & Next Steps

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Thank You