



Maureen Ryan
Planner III – Rural Policy & Applications
Halifax Regional Municipality

Re: Case 22547 – Revised Application Proposal

Maureen,

On behalf of our client, Ramar Construction Ltd., ZZap Consulting Inc. (ZZap) is pleased to submit a revised application proposal for Case 22547. Our revised application proposal is requesting the following:

1. Removal of PID: 41249681 from the application.
2. Amend the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy (MPS) by inserting a site-specific policy to allow for the consideration of commercial development on PIDs 4127773 & 41277765 through a Development Agreement.
3. Apply a DA to PIDs 4127773 & 41277765 that enables commercial development on the lands, and regulates uses and certain site development parameters such as parking, screening, lighting, setbacks and hours of operation.

1.0 Background

Our original application for this Case was requesting a planning boundary re-alignment to bring PIDs: 41277765, 41277773 & 41249681 into the Districts 1 & 3 Plan Area Boundary and assign the MU-A designation and MU-1 zone to them.

Following the submission of that application, a significant amount of feedback and concern was received by neighbouring residents and the North West Planning Advisory Committee, which included:

- Concern with the amount and range of land uses that are permitted within the MU-1 zone.
- Concern with proximity of commercial development to existing low density residential uses, particularly commercial development of PID 41249681
- Concern that there will be inadequate screening, buffering and transitioning from proposed commercial development to existing residential uses
- Concern with traffic impact and proximity of driveways to the Winslow Drive / Hammonds Plains Road intersection.
- Concern with regards to hours of operation of commercial uses
- Concern with light impact on nearby residential uses
- Concerns regarding potential environmental impacts and increased stormwater runoff



As such, we have revised our application request to address the feedback that has been provided to date. The first revision includes the removal of PID 41249681 from the application. This property is in closest proximity to nearby low-rise residential uses, is located on the eastern side of Winslow Drive and most concerns that were voiced were primarily in associated with that one parcel.

Our revised application is also proposing that a DA regulate commercial development on PIDs 41277765 & 41277773, located on the western side of Winslow Drive – further from existing low rise residential uses. A development agreement is a tool that can address additional concerns that were brought up through community engagement, such as setbacks, screening, hours of operation, lighting.

2.0 Proposed Development Agreement

We are requesting that a DA be applied to PIDs 41277765 & 41277773 in accordance with a new site-specific policy within the MPS. As opposed to many DA's that have been approved by council, we are seeking that this DA does not include Schedules such as site plans and buildings drawings. The reason for this request is that Ramar is seeking flexibility with regards to site and building design, to have the ability to accommodate potential future commercial tenants within the site based on their own specific design mandates.

We are requesting that the following list of uses be permitted within the agreement:

- Retail stores
- Food stores
- Service and personal service shops
- Offices
- Banks and financial institutions
- Full-Service and Take-out Restaurant
- Commercial Entertainment Uses with Full-Service Restaurants
- Bakeries
- Motels
- Service stations
- Greenhouses and nurseries
- Veterinary clinics and indoor kennel
- Building supply outlets
- Drive in and take out restaurants
- Display Courts
- Craft shops
- Farmers markets
- Medical clinics



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In addition, we propose that the following items be regulated within the text of the agreement:

- Parking supply and design
- Landscaping and screening
- Hours of Operation
- Lighting
- Setbacks
- Lot Area, frontage and coverage

3.0 Closing

We feel that our revised application proposal allows for the consideration of more site-specific commercial development in this area that, through a development agreement, can address concerns that were brought up through community and committee engagement.

We look forward to working with Staff, the public and Council throughout the application process. Should you have any questions, comments or concerns with regards to this application, please do not hesitate to contact the undersigned.

Sincerely,

A solid black rectangular box used to redact the signature of Connor Wallace.

Connor Wallace, MCIP, LPP
Principal
ZZap Consulting Inc.