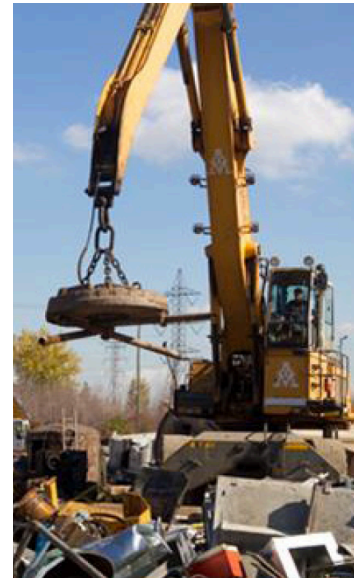
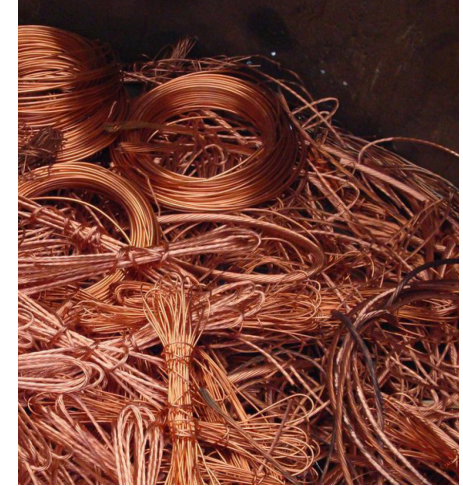




32 Dutch Settlement Road | Kenny U-Pull Development Agreement Application Public Information Meeting

Planning Context

Application – EDM, on behalf of AIM + Kenny U-Pull, request a development agreement to allow for the construction of an approximately 10,000 sf building that will consolidate the current uses on the site, making the salvage yard operation more accessible to the public, reduce visible impact on surrounding neighbourhood, and improve work environment.



AIM / Kenny U-Pull

Who we are...

- Specializes in the sustainable recovery of scrap by-products, recycling them into raw materials
- Involved in all stages of the process including recovering, sorting, weighing, analyzing, conditioning and recycling ferrous, non-ferrous metals and other alloys

What we do...

- Improve existing salvage yards for aesthetic and functional purposes
- Ensure sites are environmentally compliant
- Eliminate automotive recovery practices deemed potentially dangerous for the environment
- Develop and implement sustainable recycling technologies

Application Site: 32 Dutch Settlement Rd.

What's been done so far...

- Renovated existing buildings
- Graded the site to allow for a rock lined retention pond, concrete pad, and gravel resurfacing
- Implemented fluid removal and recovery technology
- Ditch was placed along the side of the property, draining into new retention pond and protecting a natural water-course located off the property
- Screening was added to the perimeter of the site



Application Site: 32 Dutch Settlement Rd.

What's being proposed...

- Demolition of existing building and consolidation of uses into new ~10,000sf building
- Existing dome building to remain and be used for storage, reducing need to store materials outdoors
- New building will provide improved work environment
- New building will enable quicker turn-around time between receiving and selling vehicles and parts, reducing time vehicles remain outside and exposed on the lot



Precedent building



Precedent building: indoor sorting and store



Precedent building: facilities

Application Site: 32 Dutch Settlement Rd.

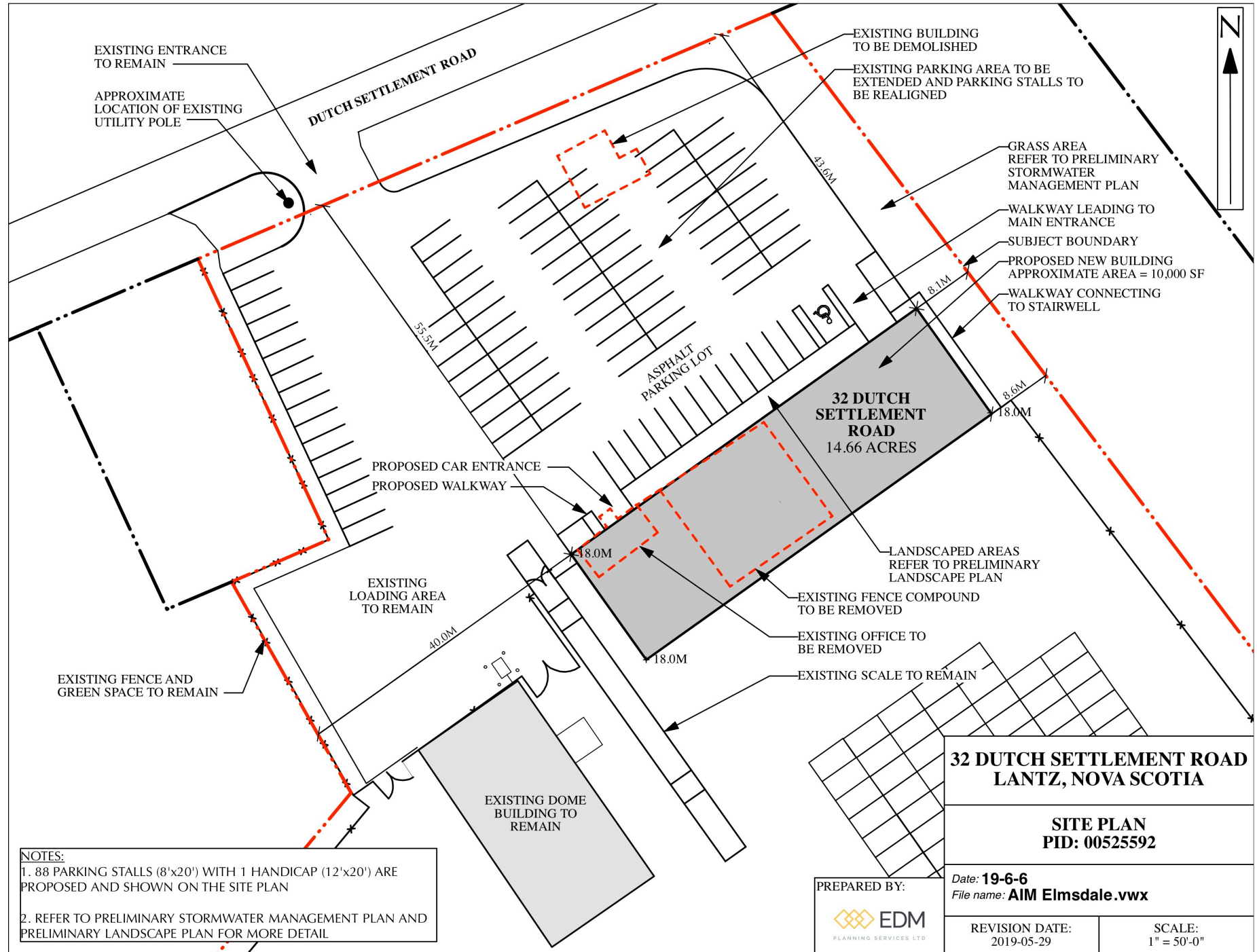
Relevant Policy

“ ...within the Mixed Use Designation, Council may consider permitting salvage yards and accessory uses such as autobody shops and/or used car lots in accordance with the development agreement provisions of the Planning Act. In considering such an agreement, Council shall have regard to the following:

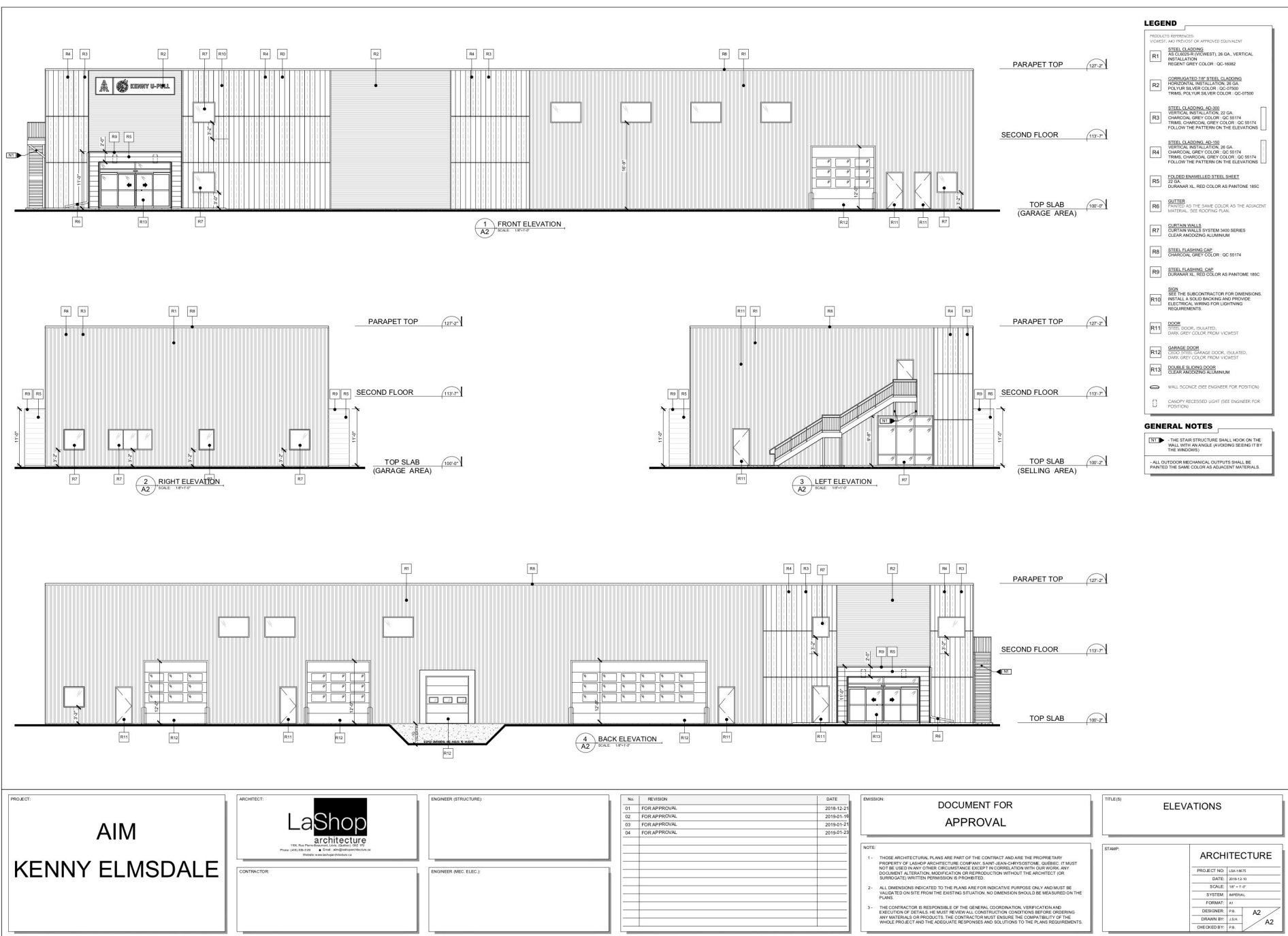
- a) **any materials associated with the salvage yard or autobody shop shall be contained within a building or otherwise enclosed by a fence, vegetation, or other means which provides a visual and physical barrier;**
- b) no outdoor storage shall be located within any required front or side yard;
- c) no salvage yard or autobody shop shall be located within five (500) feet of a community facility use or a restrictive residentially zoned property;

- d) no outdoor storage or building or use of land associated with a salvage yard or autobody shop or a used car lot shall be located within one hundred and fifty (150) feet of a watercourse;
- e) hours of operation;
- f) general maintenance of the development;
- g) impact of the operation on traffic volume and traffic circulation;
- h) the requirement for any applicable provincial permits or approvals;
- i) the affect of the proposed operation on any residential uses in the general vicinity of the proposed development; and
- j) the provisions of Policy IM-10. ”

Site Plan



Proposed Building



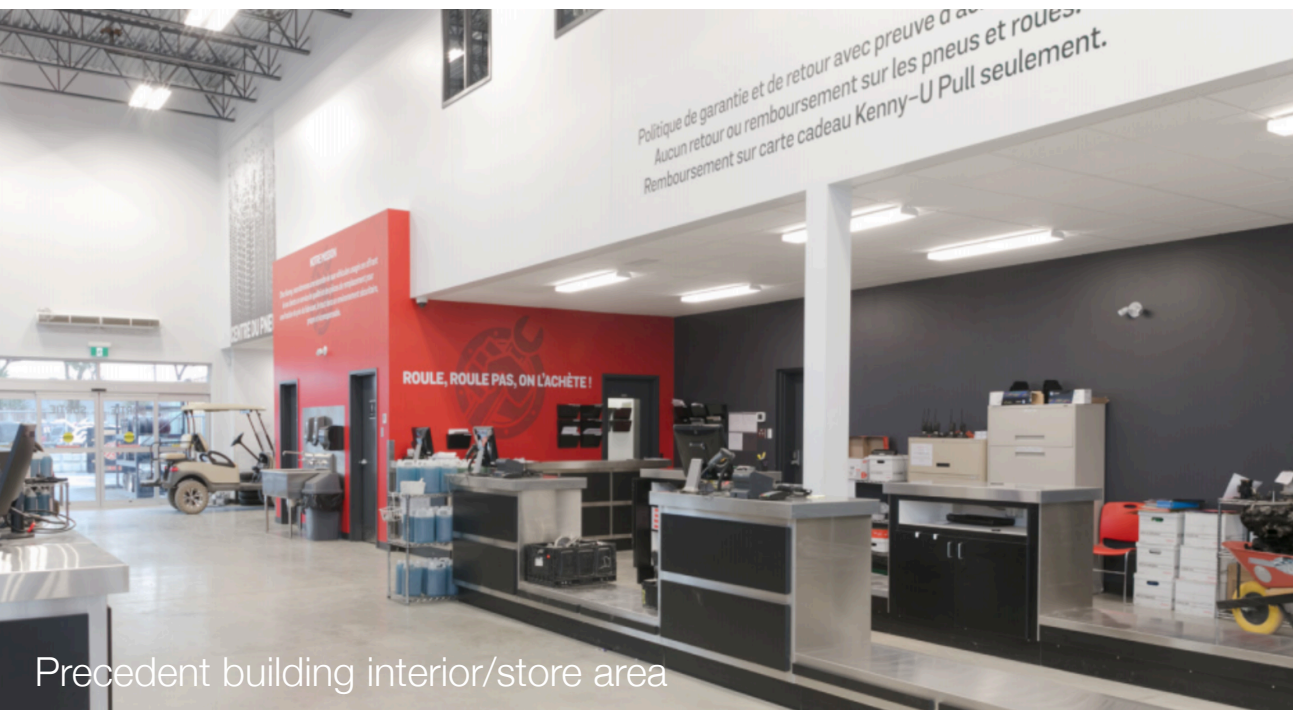
Precedents



Precedent building exterior



Fluid removal and recovery technology developed by AIM



Precedent building interior/store area



Screening

Thank you!

Planning Context

- **Regional Municipal Planning Strategy** – Site designated as part of the Rural Commuter Designation; protect the character of rural communities and conserve open space and natural resources, support the delivery of convenience services
- **Musquodoboit Valley/Dutch Settlement Municipal Planning Strategy** – Mixed Use Designation – Salvage Yards recognized as essential component and enabled by Development Agreement; DA meant to ensure materials are contained and visual/physical barriers are provided
- **Musquodoboit Valley/Dutch Settlement Land Use Bylaw** – Mixed Use Zone – Salvage Yards considered by Development Agreement