

PROPOSAL INFORMATION: Case 20436

APPLICANT: Shelley Dickey Land Use Planning on behalf of Chad Kennedy

REQUEST: Application to amend the Municipal Planning Strategy and Land Use By-law for Dartmouth to enable automotive repair in an existing commercial building at 102 Albro Lake Road, Dartmouth.

PROPOSAL: The applicant has applied to move an automotive service and repair business, currently located at 240 Victoria Road, to an existing commercial building on an adjacent property at 102 Albro Lake Road. The proposal requires interior renovations and service bay installation in the commercial building.

Policy C-20 under the Dartmouth Municipal Planning Strategy specifically permits only local commercial uses permitted by the C-1 Zone at 240 Victoria Road and 102 Albro Lake Road (the subject site). The C-1 Zone does not permit automotive repair or service. Policy C-20 was adopted in 1998 in response to an application to develop a gas bar, which eventually proceeded only on the adjacent property at 240 Victoria Road (Petro Canada). To move the automotive repair business into the building at 102 Albro Lake Road, a change to the Municipal Planning Strategy is required.

Regional Council gave staff direction to consider this application on August 1, 2017.

DISTRICT: 5 (Dartmouth Centre) – Councillor Sam Austin

SITE INFORMATION: 102 Albro Lake Road, Dartmouth

PLAN AREA:

Dartmouth

LAND USE DESIGNATION:

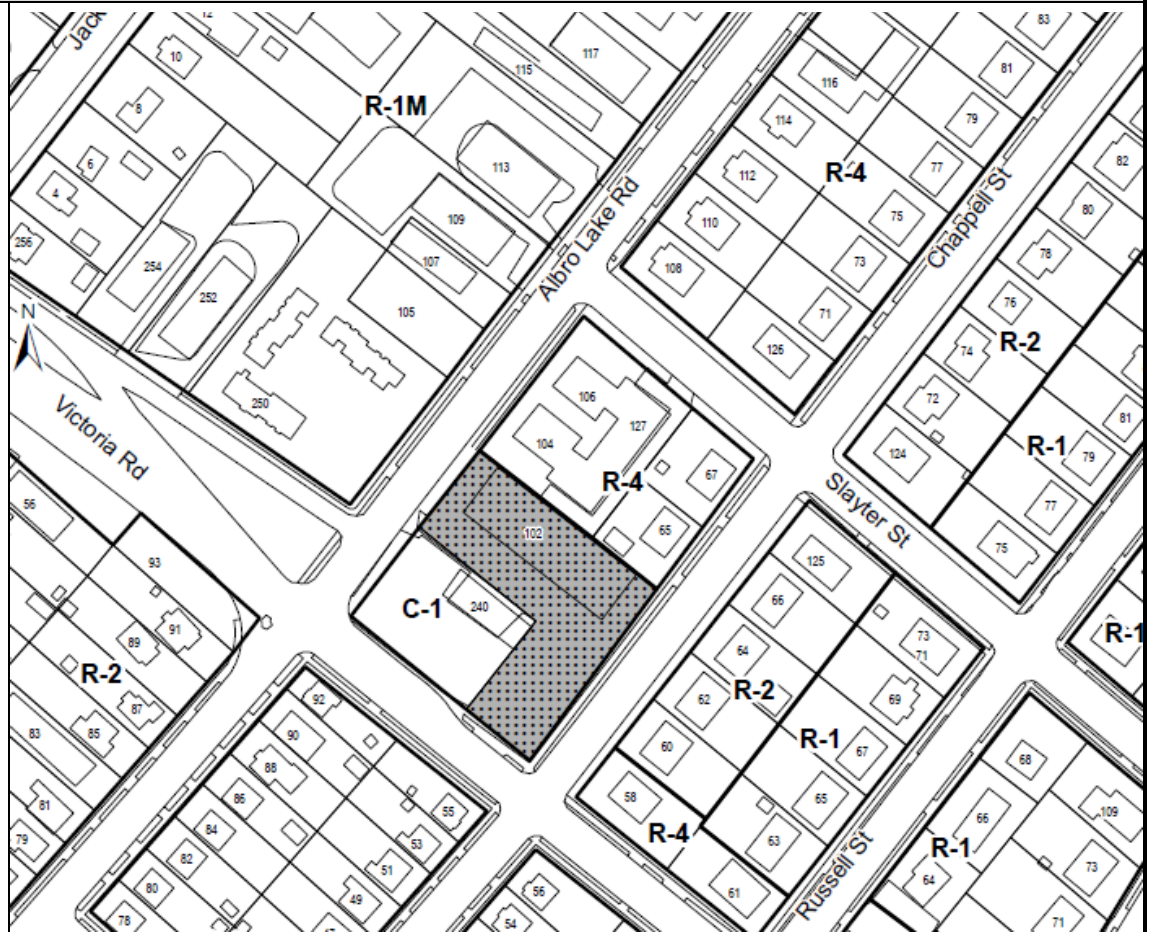
Commercial

CURRENT ZONING:

C-1 (Local Business) Zone under the Land Use By-law for Dartmouth

PROPERTY DESCRIPTION:

- Current use: Commercial building (retail, take-out restaurant)
- Size: 2,550 m² (27,452 sq. ft.)



For further information, please contact **Leah Perrin**, Planner II, 902-490-4338, perrinl@halifax.ca or visit www.halifax.ca/business/planning-development/applications/applications-site-specific-smps-amendments-regional. When you reach this website, please scroll down and click on "8. 20436 102 Albro Lake Road, Dartmouth".