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February 19, 2019

Carl Purvis  
Planning Applications Program Manager  
Halifax Regional Municipality  
40 Alderney Drive  
Dartmouth, NS B2Y 2N5  
via Courier

**Re: Development Agreement Application - 32 Dutch Settlement Road, Lantz (PID 00525592)**

Dear Carl:

On behalf of our client American Iron and Metal, we are submitting an application for a development agreement to permit the construction of a new building for the purposes of consolidating the existing uses on site.

In support of this application, we submit the following information:

- Application Form
- Application Fee (\$1,830)
- Site Plan
- Preliminary Landscape Plan
- Preliminary Stormwater Management Plan
- Traffic Impact Statement
- Floor Plan and Elevations

**Proposal**

The proposed building is approximately 10,000 square feet and will consolidate uses that are currently carried out in two separate buildings. A small sales buildings and a quonset hut/dome used for devolution, staff space and storage. These buildings have been adapted over the years and are no longer sufficient in regard to efficiency, customer service, aesthetics, and overall work environment. The existing quonset hut/dome building will remain as additional storage on site and continue to improve the aesthetics of the operation by relocating existing outdoor storage to the dome building.

Since purchasing the salvage yard, American Iron Metal has carried out a number of activities to improve the functioning and aesthetics of the operation. This has included new fencing around the perimeter of the site, site grading and new gravels, paving of the front parking area, and renovation of the sales building and dome. The new building will be purpose-built and offer a high quality commercial building, which will

further their objective of making this existing salvage yard operation more accessible to the public and more visually pleasing to the community as a whole.

While the work carried out on the site since 2015 has been by-right, construction of a new building is permitted by development agreement only.

**Issue**

The property is designated and zoned “Mixed Use” within the Musquodoboit Valley/Dutch Settlement Plan area. This designation and zone is highly permissive, allowing a wide range of commercial, residential and industrial uses as-of-right. A notable exception is salvage yards. The Plan, however, acknowledges the need for such uses, recognizes the presence of existing yards and enables development or redevelopment by development agreement.

**Request**

On behalf of the property owners, we request a development agreement that would allow for the construction of an approximately 10,000 square foot building that will consolidate the current uses on the site while continuing the property owners efforts of making the salvage yard operation more accessible to the public and visually pleasing to the community.

The following discussion on Enabling Policy outlines Council’s discretionary authority provided by policies of the Musquodoboit Valley/Dutch Settlement MPS to allow for the construction of a new building in order to contain the uses on site and provide a visual physical barrier to the public through a Development Agreement.

**Enabling Policy**

**Musquodoboit Valley/Dutch Settlement Municipal Planning Strategy - Supporting Policies**

*It is recognized that salvage yards are an essential component with the Plan Area and that they require relatively inexpensive land in order to be economically feasible. Furthermore, some residents support such operations as they provide a source of income, as well as local employment opportunities. Most residents, however, do not wish their communities or areas to be perceived as a convenient dumping ground for the discarded, if partially recyclable, materials of the metropolitan area. Some control is considered necessary over the location of salvage yards.*

**Policy MU-6:** *Notwithstanding Policy MU-2, 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 provision of the Planning Act. In considering such an agreement, Council shall have regard for 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 barrier 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 hundred (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.

Thus the proposed building supports the intent of Policy MU-6 with the intent to make the salvage yard more accessible and visually pleasing to the community. The new building will allow the storage of on-site equipment and parts thus containing all materials associated with the operation within.

It should also be noted that the Musquodobit Valley/Dutch Settlement Municipal Planning Strategy details how salvage yards are regulated in the province of Nova Scotia. This statement ensures that all operating salvage yards be licensed and operate under strict environmental regulations.

*Salvage yards are regulated by the Department of the Environment under the Salvage Yard Licensing Act which requires all salvage yards to be licensed.*

#### **Rationale**

In accordance with Policy MU-6, the proposed development addresses the following issues of concern to Council:

- Materials associated with the salvage yard shall be contained within a building or otherwise enclosed by a fence, vegetation, or other means which provides a visual and physical barrier
- No outdoor storage shall be located within any required front or side yard
- General maintenance of the development will be ongoing

I trust this satisfies the requirements for a development amendment application. If you have any questions please do not hesitate to contact me by phone (902)-425-7900 or email ([jessica@edm.ca](mailto:jessica@edm.ca)).

Sincerely,  
EDM Planning Services Ltd.  
Originally Signed

Jessica Harper, BCD, MCIP, LPP