

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 22218

The following does not represent a verbatim record of the proceedings of this meeting.

Wednesday, August 7, 2019
7:00 p.m.
Carrolls Corner Community Centre

STAFF IN

ATTENDANCE: Megan Backos, Planner, HRM Planning and Development
Stephanie Salloum, Planner, HRM Planning and Development
Jared Cavers, Planning Technician, HRM Planning and Development
Cara McFarlane, Planning Controller, HRM Planning and Development

ALSO IN

ATTENDANCE: Erin MacKenzie, EDM Planning Services Ltd.
Margot Young, EDM Planning Services Ltd.
Trevor Hume, EDM Planning Services Ltd.

REGRETS: Councillor Steve Streach, District 1

PUBLIC IN

ATTENDANCE: Approximately 10

The meeting commenced at approximately 7:12 p.m.

1. Call to order, purpose of meeting – Megan Backos

M. Backos is the Planner and Facilitator for the application and introduced HRM Staff members and the Applicant.

Case 22218 - Application to enter into a development agreement to replace two buildings on-site with a new building (approximately 10,000 square feet) for the purpose of consolidating the existing uses on site related to a nonconforming salvage yard at 32 Dutch Settlement Road in Lantz.

The purpose of the Public Information Meeting (PIM) is to:

- Identify the proposal site and highlight the proposal;
- Give the Applicant an opportunity to present the proposal; and
- Receive public feedback and input regarding the proposal that will be used to prepare the staff report and go forward with this application.

No decisions are made at the PIM or have been made up to this point.

2. Presentation of Proposal – Megan Backos

M. Backos gave a brief presentation of the proposal for the property located at 32 Dutch

Settlement Road, Lantz outlining the status of the application, the Applicant's request for a development agreement, site context of the subject land, the proposal (site plan, building elevations, landscape plan), the land designation (Mixed Use) and enabling Planning Policy [MU-6 (Development of Salvage Yards)] within the Musquodoboit Valley / Dutch Settlement Municipal Planning Strategy and the Zoning [MU (Mixed Use) Zone] within the Musquodoboit Valley / Dutch Settlement Land Use By-law (LUB).

Presentation of Proposal – Margot Young, EDM Planning Services Ltd.

M. Young presented their proposal for the subject properties outlining the planning context/site plan, relevant policy, photos of the proposed building, the building elevations and the upgrades that have been done on the property to date.

3. Questions and Comments

Max Isenor, Dutch Settlement Road, wondered what guarantee there is for proper construction and asked for confirmation that the remaining building(s) on the property be repaired. **M. Backos** explained that if the development agreement is approved, permits must meet the conditions of the agreement and building inspections would ensure that the structure is built to code. NS Department of Environment oversees salvage yards for licensing. **Dwayne Brewer, the property owner**, assured Mr. Isenor that the building(s) of concern were being replaced if the development agreement proposal is approved.

4. Closing Comments

D. Brewer invited the community to visit for a tour of the site.

M. Backos thanked everyone for coming and expressing their comments.

5. Adjournment

The meeting adjourned at approximately 7:45 p.m.