

PROJECT BRIEF

PID 41292822, Hanwell Drive
Middle Sackville, NS

PROPOSED BY

WM FARES
ARCHITECTS

PURPOSE OF SUBMISSION

W M Fares Architects wishes to make an application for a new development agreement at PID 41292822, Hanwell Drive, Middle Sackville to allow for multi unit residential use.

EXISTING PLANNING DESIGNATIONS & ZONING

The subject property is currently governed by a development agreement (Case # 01027- Sunset Ridge) which permits commercial buildings and uses as per sections 3.4 and 3.5.5.

The property is designated Rural Residential under the Sackville MPS, and zoned CDD. Policy SU-6 within the Regional MPS states:

HRM shall, through the Sackville Land Use By-law, establish a CDD (Comprehensive Development District) Zone over a portion of PID No. 41071069 and the whole of PID No's. 40281479, 40875346, 41093733, 40695504, 41089012 and 41089004 located in Middle Sackville. HRM shall consider the extension of municipal wastewater and water distribution services to these properties to allow for a residential subdivision by development agreement subject to the following criteria:

(a) the types of land uses to be included in the development and that, where the development provides for a mix of housing types, it does not detract from the general residential character of the community;

Our proposal is at a corner site and adjacent to buildings with similar form and use

(b) that adequate and useable lands for community facilities are provided;

This has been satisfied under the existing Development Agreement

(c) any specific land use elements which characterize the development;

This has been satisfied under the existing Development Agreement

(d) the general phasing of the development relative to the distribution of specific housing types or other uses;

This is the last piece of undeveloped land within the Sunset Ridge Subdivision

(e) that the development is capable of utilizing existing municipal trunk sewer and water services without exceeding capacity of these systems;

Halifax Water has advised that there is sufficient services to accommodate our proposal. Our proposed building utilises less capacity than the approved commercial uses.

(f) for any lands outside the Urban Settlement Designation, as shown on Map 2 of this Plan, or outside the Urban Service Area of the Regional Subdivision By-law, the requirements of Policies S-1 and SU-4;

This is not applicable as our proposed site is within the Urban Settlement Designation.

In support of our application, we have included the following:

- Completed application form with applicable fee
- 4 copies of concept building plans
- 4 copies of TIS with report
- 4 copies of servicing plan plus servicing confirmation

CONCLUSION:

Thank you for considering our application; we look forward to working with HRM staff, Council and the public on this project.

Cesar Saleh, P.Eng.

WM Fares Architects