

**HALIFAX**

# **Joint Public Hearing**

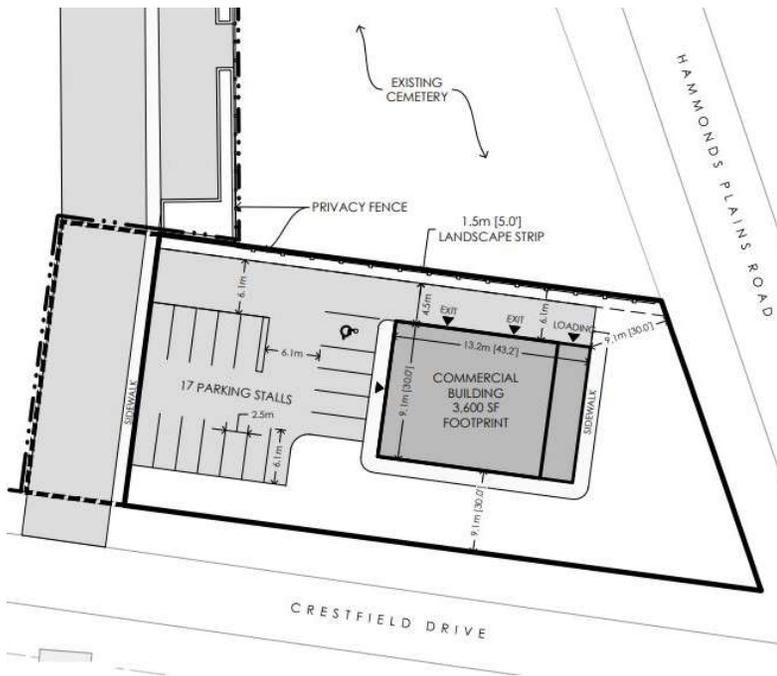
## **MPSA-2023-00304**

Municipal Planning Strategy and Land Use By-law Amendments  
and Amending Development Agreement for 1274 Hammonds  
Plains Road, Hammonds Plains

Regional Council and North West Community Council

March 25, 2025

# Proposed Development



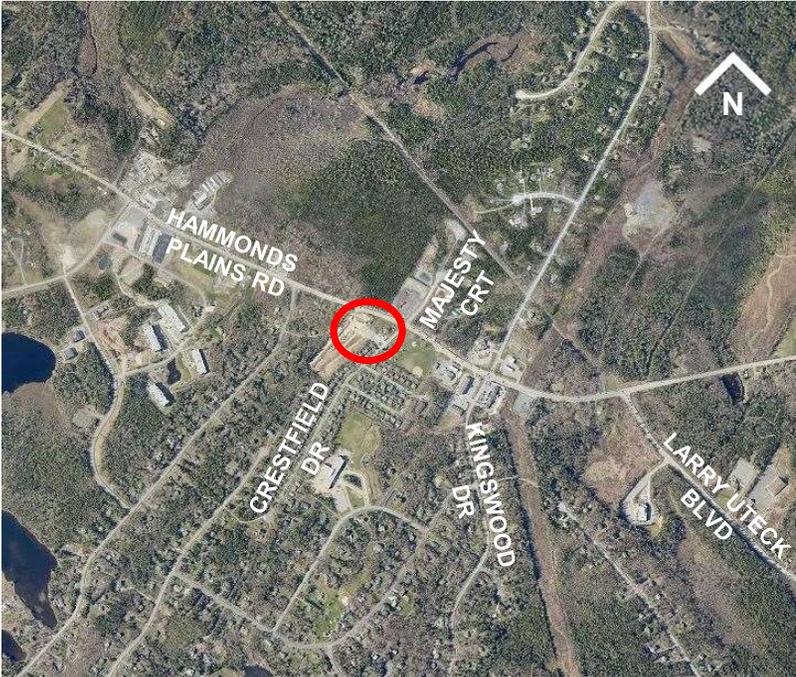
**Applicant:** Zzap Consulting on behalf of the property owner

**Location:** 1274 Hammonds Plains Road, Hammonds Plains

**Proposal:** Two-storey Commercial Office Building

**Type of Application:** Municipal Planning Strategy & Land Use By-law Amendments and Substantive Development Agreement Amendment

# Site Context



General Site location in Red

Site Boundaries in Red

# Site Photos



# Planning Policy Overview

Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

Guide where population growth and the investment of services like transit, piped water and sewer should occur.

# Planning Policy Overview

Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

Outlines where, how, and which types of development may occur. Some uses may only be allowed after community consultation and Council approval.

# Planning Policy Overview

Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public.

# MPS Amendment with DA



# Planning Overview



Municipal Sewer and/or Water: Fully Serviced



Zone: P-2 (Community Facility)



Designation: R (Residential)



Existing Use: Former St. James Catholic Church

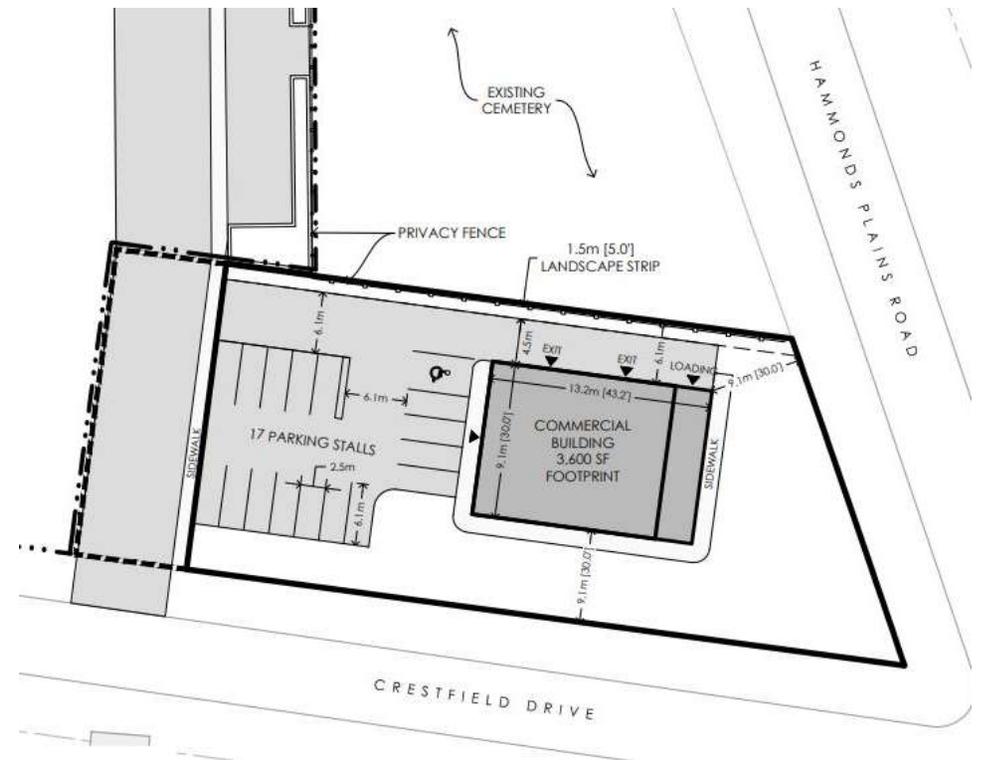


Enabling Policy: P-36A (new proposed policy)

# Proposal Details

The major aspects:

- Commercial office building
- Maximum two storeys in height
- Maximum floor area of 604 square meters (6,500 square feet )
- Shared driveway access
- Surface parking and loading
- Landscaping and screening



# Proposed Policy Amendments

Amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy include:

- Permit the development of a commercial office building;
- Permit the subdivision of the lands at 1274 Hammonds Plains Road; and
- Limitations on the maximum floor area and permitted uses.

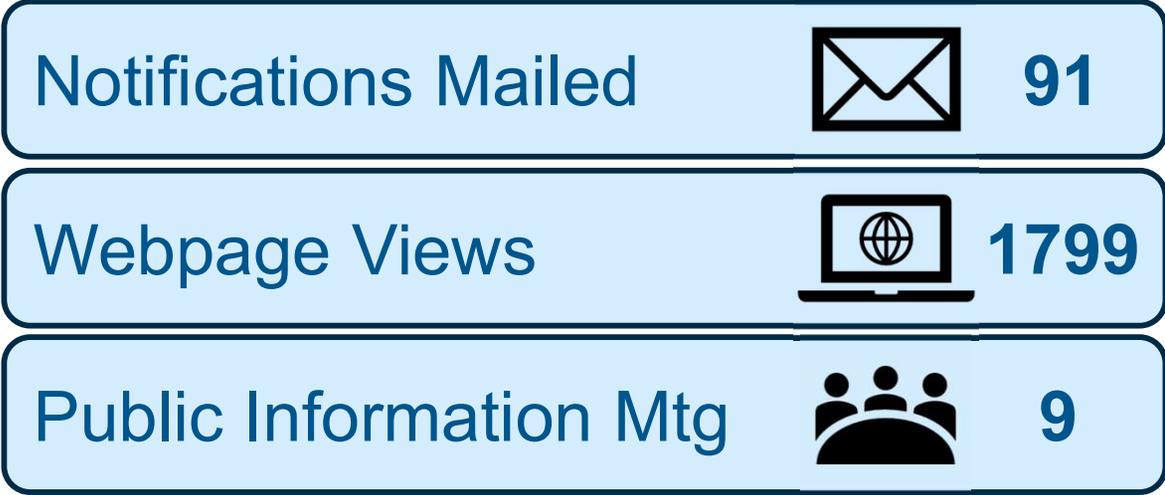
# Policy Consideration

## Enabling Policy P-36A

Council must consider the following in rendering their decision on a Development Agreement:

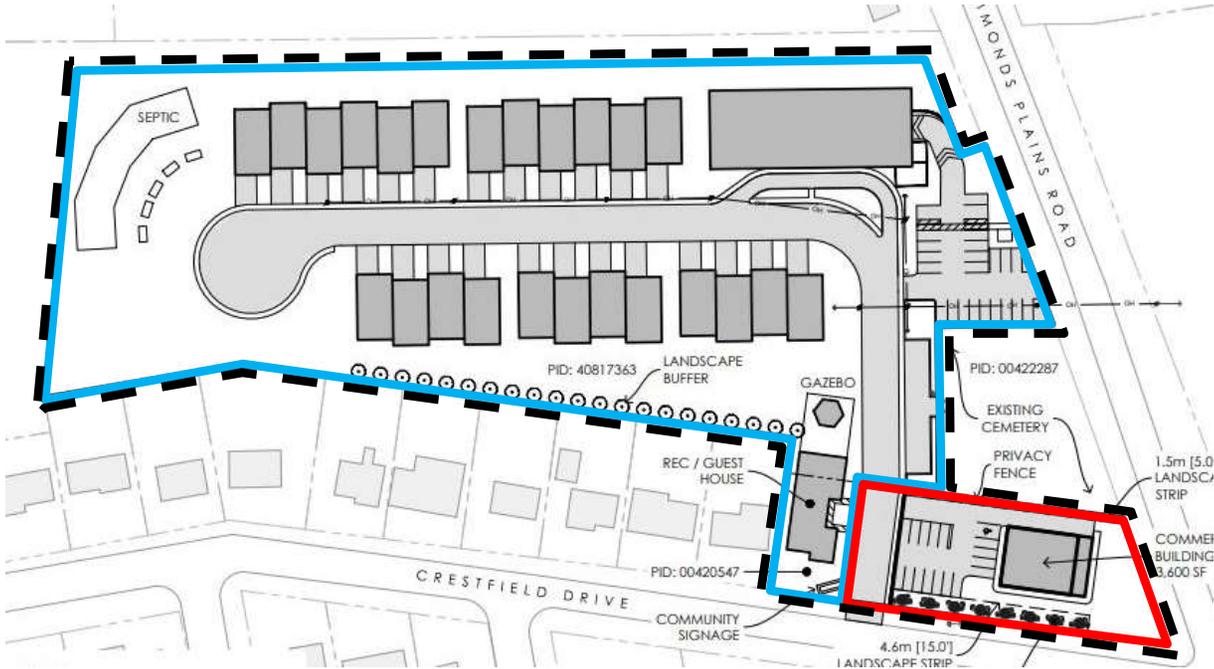
- Maximum building height
- Maximum floor area
- Parking and loading
- Sufficient driveway access and impacts to traffic
- Separation and compatibility with adjacent land uses
- Landscaping

# Public Engagement Feedback



Level of engagement completed was consultation achieved through a mail out notification and a public information meeting held on March 27, 2024.

# Original Agreement



# Elements of Development Agreement

- Amending development agreement to the existing senior citizen housing development
- Permits one building as a commercial office building use
- Maximum building height of 2 storeys
- Maximum total floor area
- Controls in place regarding parking requirements; landscaping and screening requirements

# Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which can be made without a formal Public Hearing. The Development Officer or Community Council could authorize this change by resolution. These include:

- Non-substantive amendments previously approved will remain; and
- Changes to the landscaping requirements.

# Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies.

Staff recommend that **Regional Council:**

2. Adopt the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville as set out in Attachment A and B of this report.

# Staff Recommendation

Staff recommend that **North West Community Council:**

4. Provisionally approve the proposed amending development agreement to permit a two-storey commercial office building at 1274 Hammonds Plains Road (PID 00422279), which shall be substantially of the same form as contained in Attached C of this report; and
5. Require the amending development agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later, otherwise this approval will be void and obligations arising hereunder shall be at an end.

March 25, 2025

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# Thank You

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