

The logo features a stylized 'H' formed by two overlapping triangles. The upper triangle is dark blue and contains the word 'HALIFAX' in white, bold, sans-serif capital letters. The lower triangle is a lighter blue and contains the words 'Planning Advisory Committee' in dark blue, bold, sans-serif capital letters. The background is white.

HALIFAX

Planning Advisory Committee

Case 20284: Application for a 9 hole golf course at 2108 Hammonds Plains Road through development agreement.

Tim Beed, Planner

Date: July 6th, 2016

Site Context

- Located at 2108 Hammonds Plains Road.
- The site is predominately vacant and heavily treed with remnants of numerous old quarry sites throughout.
- A Nova Scotia Power line runs along the eastern border of the site.
- A Disc Golf course abuts the eastern portion of the site.
- In close proximity to Hammonds Plains Consolidated school and a number of local commercial, service and light industrial uses along Hammonds Plains Road.

2108 Hammonds Plains Road



Hammonds Plains Road



Hammonds Plains
Service Centre

Craig Gray's Auto Body

ni's Pizza

Beacon Electric

Hammonds Plains Rd

Hammonds Plains Rd

Proposed Access

Planning Context

- **Plan Area:** Beaver Bank, Hammonds Plains and Upper Sackville
- **Zoning:** MU-1, C-4, P-2
 - Permits multiple uses on the property; however, a **development agreement** is required for a commercial recreation use.
- **Land Use Policy:** Mixed Use B
 - Provides for a limited amount of commercial and industrial development.

Planning Policy Mixed Use B

- Consider aspects of commercial developments such as lot size, separation distances, highway access, location of parking areas, setbacks from the highway, limits on outdoor storage and display and signage.
- Commercial Recreation uses can be considered where it can be shown that a site has high commercial recreation potential which can be exploited without creating negative external impacts.
- When considering a Golf Course, the layout of club houses and greens are to be designed in such a way that the impact on watercourses and adjacent development is minimized, including hazards resulting from stray golf balls.

Applicant Proposal

Applicant: Ekistics Plan + Design.

Proposal: A 9 hole (37 ha) golf course, parking lot, and maintenance building by Development Agreement at 2108 Hammonds Plains Road.

- The proposed design also includes a 20m riparian buffer along an onsite stream, an irrigation pond, and a stormwater management plan that utilizes 8 proposed ponds to retain and filter rain water runoff.

SCORECARD			
Hole	Par	Short Distance (yards)	Green Size (sq ft)
1	4	400	7,790
2	3	320	8,000
3	4	320	6,500
4	5	420	6,500
5	3	195	7,300
6	4	330	6,000
7	3	175	8,000
8	4	310	6,060
9	4	380	6,060

Site Plan

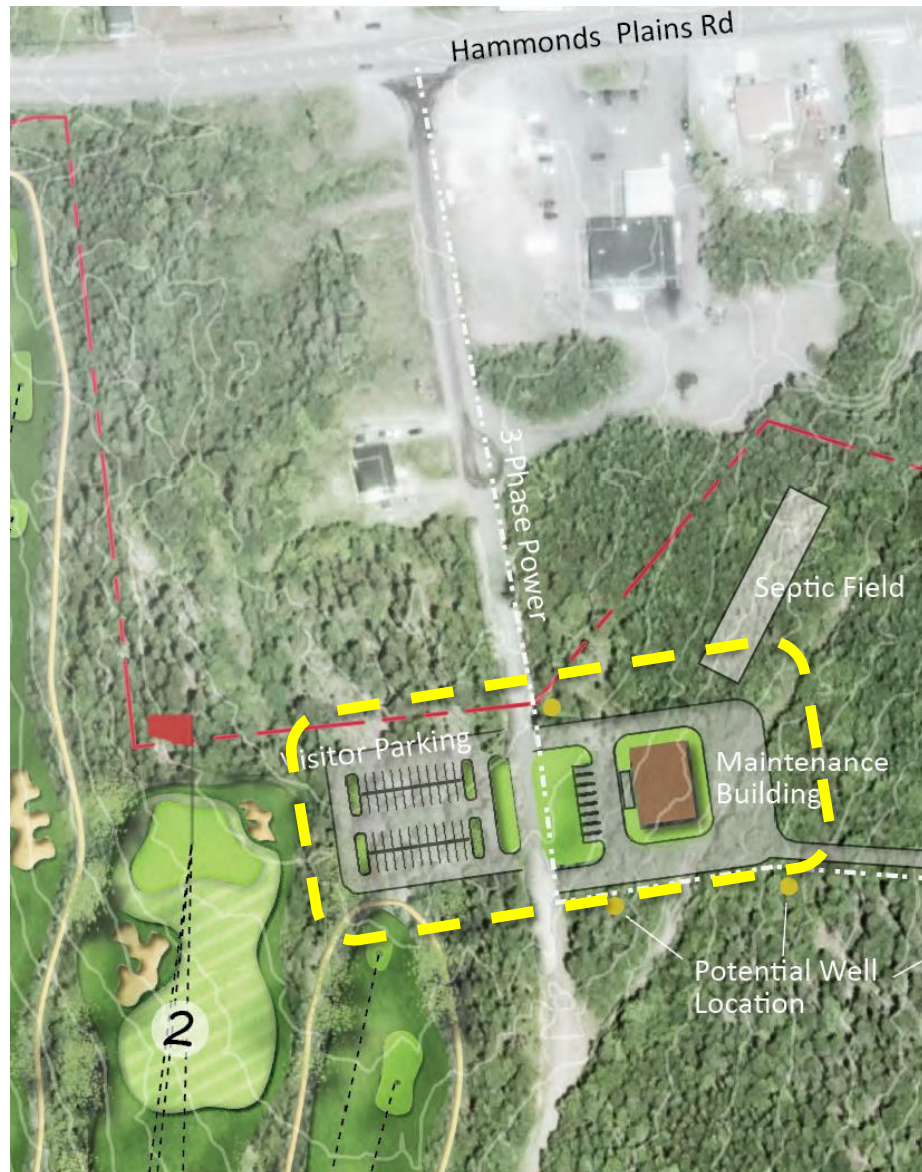


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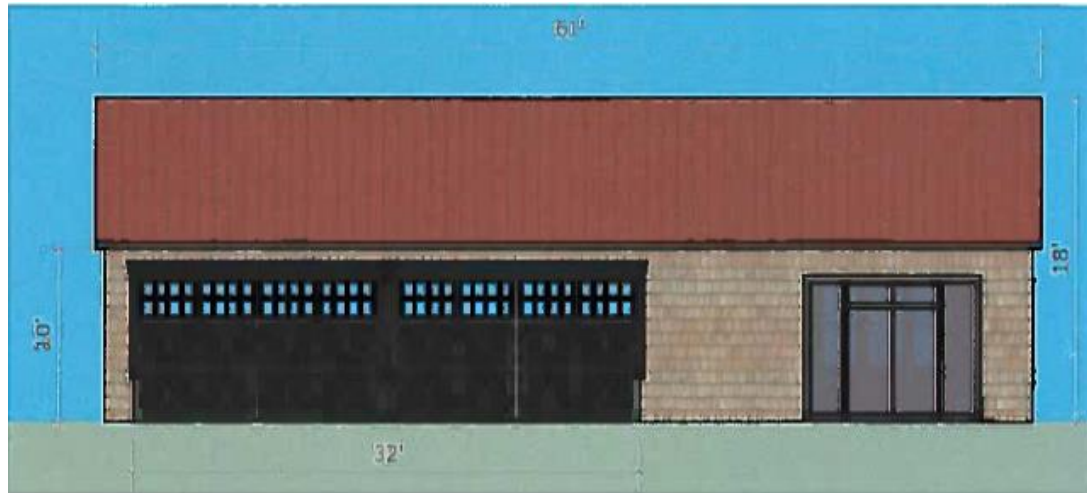
Site Plan



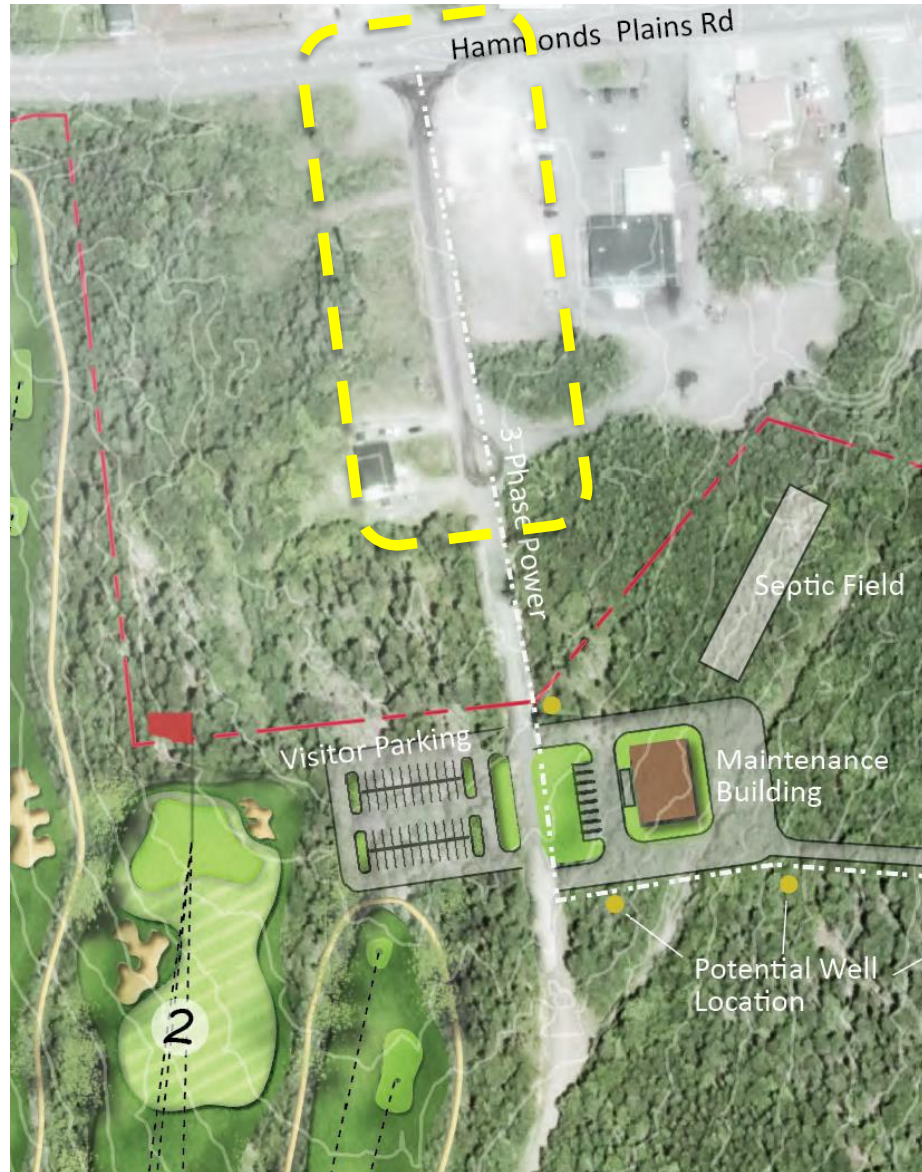
Building, Parking and Access



Maintenance Building



Building, Parking and Access





Hammonds Plains
Service Centre

Craig Gray's Auto Body

ni's Pizza

Beacon Electric

Hammonds Plains Rd

Hammonds Plains Rd

Proposed Access



Proposed Access

HALIFAX

Stormwater Management

PRELIMINARY STORMWATER MANAGEMENT PLAN

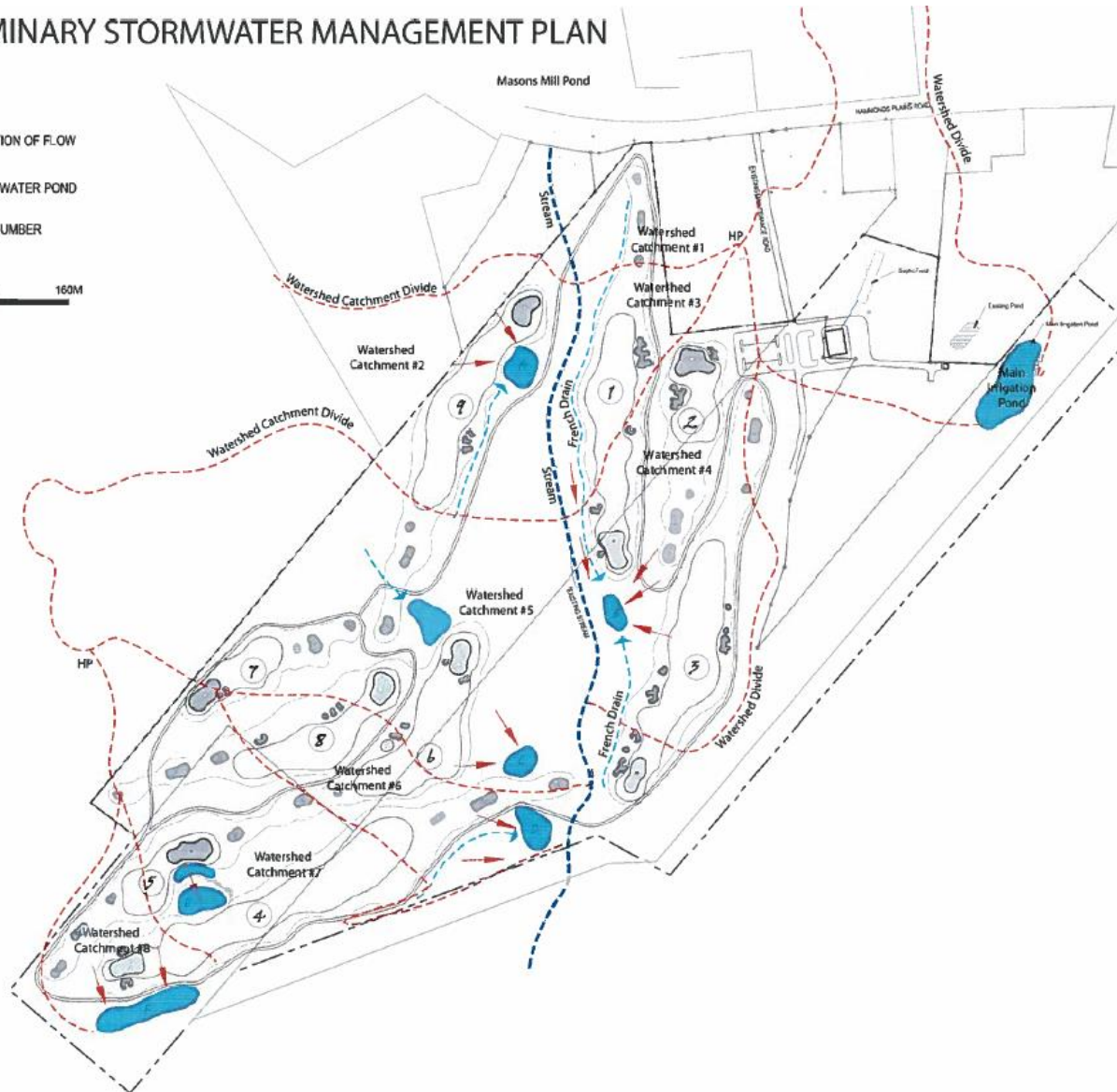
LEGEND

—> DIRECTION OF FLOW

STORMWATER POND

HOLE NUMBER

SCALE
0 40 80 160M



PIM Feedback

- Public in attendance were mostly in favour of the proposed development.
- Common Themes Included:
 - Water quality protection.
 - Traffic impact.
 - Existing recreational opportunities on the site.

Planning Process

- Public information meeting
- Planning Advisory Committee (PAC) Meeting
- Detailed review of proposal
- Negotiation with applicant /draft amending agreement
- Staff report (recommendation on draft agreement)
- Public hearing at Community Council
- Decision
- Appeal Period
- Signed and Registered

Role of PAC and Council:

- When entering into a development agreement, the recommendation from PAC and decision of council must reasonably consider the intent of the relevant policy.
- The vote by Community Council will represent a rational interpretation of the meaning and intent of the Beaver Bank, Hammonds Plains, Upper Sackville Planning Policy as discussed during this presentation.

Thank You

Comments and Questions

HALIFAX

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HALIFAX

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Development Agreement

- Legal Contract for land use(s).
- Typically overrides Land Use By-law.
- MPS spells out when and where.
- Things to be considered identified in MPS/Charter and Regional Plan.
- Decision must be consistent with MPS policy