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PLANNING SERVICES - WESTERN REGION

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MEMORANDUM

To: Chair and Members of the Halifax Watershed Advisory Board

From: Paul Sampson, HRM Planner, Western Region (Bayers Road Centre)

Date: May 5, 2011

Re: **Case #16770, Development Agreement, St. Margaret's Square,
Hwy. #3, Upper Tantallon**

NOTE: FOR INFORMATION PURPOSES

Application:

Application by W.M. Fares Group for a development agreement to allow for three additional commercial buildings within St. Margaret's Square development, Hwy #3, Upper Tantallon. The buildings are proposed to be located within existing graded / gravelled portions of the site in the existing parking lot.

Specifically, the proposal includes the following additional buildings (refer to attached plans):

Phase "C": 2-storey, 34,000 sq. ft. building to the east of Lawton's plaza building (Block 4);

Phase "D": 1-storey, 7,500 sq. ft. building to the north of Phase C building;

Phase "E": 1-storey, 17,000 sq. ft. building to the northeast of existing Canadian Tire store (Lot 4A)

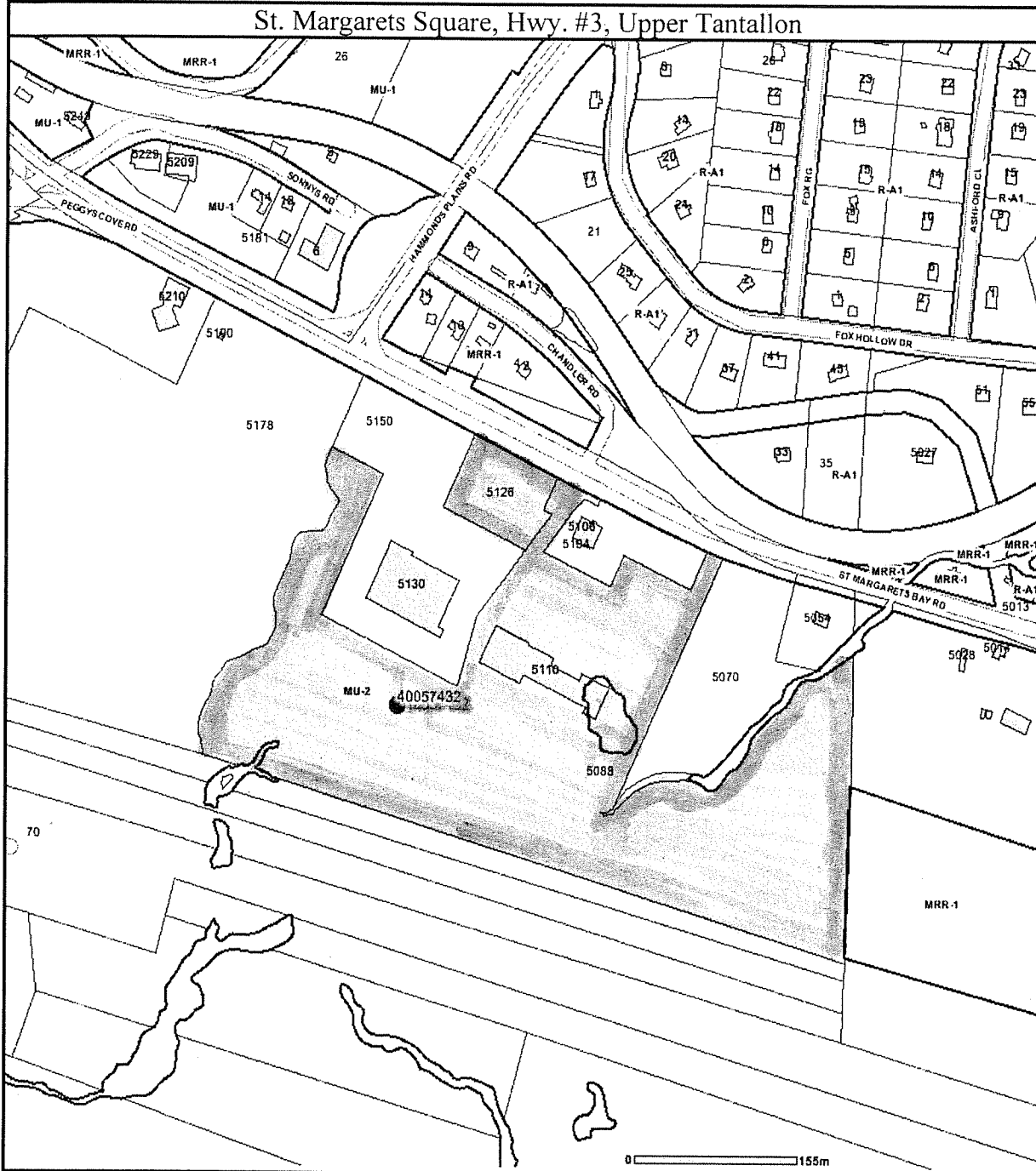
The existing commercial development was approved under "as-of-right" zoning (LUB) regulations. Since that time, new regulations require the development agreement process for any commercial or industrial buildings or building additions greater than 7,500 sq. ft. in area. The proposed buildings will connect into existing stormwater and sewage disposal facilities on site, with the exception that the Phase E building will have a new sewage disposal facility.

Location:

The site lies on the St. Margaret's Bay Road in Upper Tantallon, adjacent to the intersection of Hammonds Plains Road. The proposal involves two properties (PID# 40057432 and 41319823), consisting of approximately 30 acres. The land is designated and zoned for Mixed-Use development under the Municipal Planning Strategy for Planning Districts 1 and 3.





Attachments: - Site Plan, Location Map, Storm and Sanitary Sewer Plan

St. Margarets Square, Hwy. #3, Upper Tantallon



This map was prepared for the internal use of Halifax Regional Municipality (HRM). HRM takes no responsibility for errors or omissions. For further information on Street Name or Community (GSA) data please contact HRM Civic Addressing at 490-5347 or email civicadd@halifax.ca. Date of map is not indicative of the date of data creation.

Legend

-  Parcels
-  Building
-  Zoning
-  Streets