



PO Box 1749  
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## NOTICE OF PUBLIC MEETING PLANNING DISTRICTS 1 & 3 (ST. MARGARETS BAY)

A public meeting will be held on Thursday, March 26, 2015, beginning at 7:30 p.m. at Hammonds Plains Consolidated Elementary School, 2180 Hammonds Plains Road, Hammonds Plains, NS, to discuss the following:

**Tantallon Crossroads Follow-Up:** To consider amendments to the Planning District 1 & 3 Municipal Planning Strategy and the Planning District 1 & 3 Land Use By-law within the Tantallon Crossroads area to address three requests:

1. In the Village Residential Zone, to allow places of worship, and possibly other community buildings, exceeding the maximum building footprint, with a building height not exceeding 12.6 m (41.3 ft), and with distinctive architectural features (directly affecting Civic No. 18 Scholars Road and potentially other properties fronting on the north side of Hammonds Plains Road and the north side of French Village Station Road);
2. In the Village Centre Zone, to add the Atlantic Superstore property to Schedule N to be consistent with policies governing adjacent properties (directly affecting Civic No. 5178 St. Margarets Bay Road); and
3. In the Village Gateway Zone, to expand the list of permitted uses within Schedule P to include other uses comparable to uses existing on the date of its adoption (directly affecting Civic Nos. 5434-5444 St. Margarets Bay Road).

The St. Margarets Bay Coastal Planning Advisory Committee and Halifax planning staff will be present to provide information and receive comments from members of the public.

The meeting is open to anyone who wishes to attend to seek information about the proposals and/or express any comments which they may have.

Written submissions may be sent to the attention of Marcus Garnet, Senior Planner, Halifax Regional and Community Planning, 3rd Floor, Alderney Ferry Terminal, P.O. Box 1749, Halifax, NS B3J 3A5 or e-mailed to [garnetm@halifax.ca](mailto:garnetm@halifax.ca).

Written material concerning the proposed amendments may be inspected by members of the public at Halifax Regional & Community Planning, 3rd Floor, Alderney Ferry Terminal, 88 Alderney Drive, Dartmouth, NS between the hours of 8:30 am and 4:30 pm, Monday through Friday (telephone 902-490-4937), or by visiting: <http://www.halifax.ca/planning/applications/TantallonCrossroadsFollow-UpDetails.php>

## PROJECT INFORMATION: TANTALLON CROSSROADS FOLLOW-UP

**ORIGIN:** Motion of Halifax Regional Council, February 24, 2015

### REQUESTS:

1. In the Village Residential Zone, to allow places of worship, and possibly other community buildings, exceeding the maximum building footprint, with a building height not exceeding 12.6 m (41.3 ft), and with distinctive architectural features (directly affecting Civic No. 18 Scholars Road and potentially other properties fronting on the north side of Hammonds Plains Road and the north side of French Village Station Road);
2. In the Village Centre Zone, to add the Atlantic Superstore property to Schedule N to be consistent with policies governing adjacent properties (directly affecting Civic No. 5178 St. Margarets Bay Road); and
3. In the Village Gateway Zone, to expand the list of permitted uses within Schedule P to include other uses comparable to uses existing on the date of its adoption (directly affecting Civic Nos. 5434-5444 St. Margarets Bay Road).

**PROPOSAL:** To consider amendments to the Planning District 1 & 3 Municipal Planning Strategy and the Planning District 1 & 3 Land Use By-law to address each of the three requests noted above. Among other possibilities, these amendments could potentially enable:

1. In the Village Residential Zone, a church on the north side of Hammonds Plains Road at Scholars Drive, with a footprint of approximately 1215 sq. m (13,080 sq. ft), a maximum height of 12.6 m (41.3 ft), and distinctive architectural features which vary from the architectural requirements in the Land Use By-Law;
2. In the Village Centre Zone, future opportunities to consider, by development agreement, additional buildings or expansion of the existing Superstore building where the expansion would reduce the front setback or increase the building height, and would include façade display windows, awnings & doors.
3. In the Village Gateway Zone, potential to expand truck servicing and allow other comparable uses on three properties owned by Vic Heniss.

**DISTRICT:** District 13: Hammonds Plains - St. Margarets – Councillor Matt Whitman

### SITE INFORMATION: Several sites in Tantallon Crossroads (Upper Tantallon)

#### PLAN AREA:

- Planning Districts 1 & 3 (St. Margaret's Bay)

#### LAND USE DESIGNATION:

- Tantallon Crossroads Coastal Village

#### CURRENT ZONING:

- Village Residential
- Village Centre
- Village Gateway

#### PROPERTY DESCRIPTION:

- Current use: Various uses
- Size: Various sizes



For further information, please contact **Marcus Garnet**, Senior Planner, (902) 490-4481, garnetm@halifax.ca or visit <http://www.halifax.ca/planning/applications/TantallonCrossroadsFollow-UpDetails.php>