

9.3.2

PO Box 572  
Lower Sackville, NS B4C 3G4  
Phone: (902) 252-3099  
Fax: (902) 864-3305  
Email: admin\_sdba@hotmail.com



May 15, 2007

North West Community Council  
Municipal Clerk's Office  
Halifax Regional Municipality  
P.O. Box 1749  
Halifax, NS B3J 3A5

Chair and Members of North West Community Council,

At the May 10<sup>th</sup>, 2007 Sackville Drive Business Association Board meeting, there was a motion passed that staff make a request to have the Business Association added to the May 24<sup>th</sup>, 2007 North West Community Council agenda in order to give a presentation on concerns they have with the PR (Pedestrian Retail) Zone.

It has been brought to the Board's attention that the current zoning does not allow for efficient and economical development. The PR Zone allows for the construction of a building up to 5000 sq. ft. without a development agreement. Buildings greater than 5000 sq. ft. have to go through a development agreement. With the current costs of construction, it is not economical for developers to construct a building 5000 sq. ft. or less and the length of time a development agreement process takes is unreasonable and unpredictable. Two risks most developers aren't willing to take.

The Board understands the intent of this zone was to create a pedestrian friendly area. They do, however, ask that regulations also balance reasonable development rights. We ask that Council investigate if there is any way for planning staff to remove the clause stating that any building larger than 5000 sq. ft. needs to go through a development agreement process while maintaining the intent of this zone.

We greatly appreciate your assistance on this matter.

Sincerely,

Adam Buckle  
Chairperson