

# Case 17531

*Development Approvals*

## Municipal Planning Strategy Amendment

40 Sandy Lake Road, Beaver Bank

Joint Public Hearing  
Regional Council & NWCC  
March 5, 2013



## Context: 40 Sandy Lake Road

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- Mixed Use A
- MU-1 zone
- 4.11 acres



## Proposal

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### Lions Club Operations

- 2 meeting per month
- Friday evening supper
- Special Events
- No new buildings

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## Existing Plan Policy

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MU-1 zone does not permit Fraternal Centres

Property not eligible for Policy P-24 (rezoning to C-4) as Sandy Lake Road is a local road, not a collector highway.

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## New Policy (P-22A)

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- Site Specific to 40 Sandy Lake Road
- Enables consideration of Fraternal Centre by Development Agreement
- Contains specific policy criteria for the site

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## Development Agreement

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Potential for adversely affecting  
surrounding residential properties

Traffic & Noise

Built Form

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# Development Agreement

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## Tree Retention Area

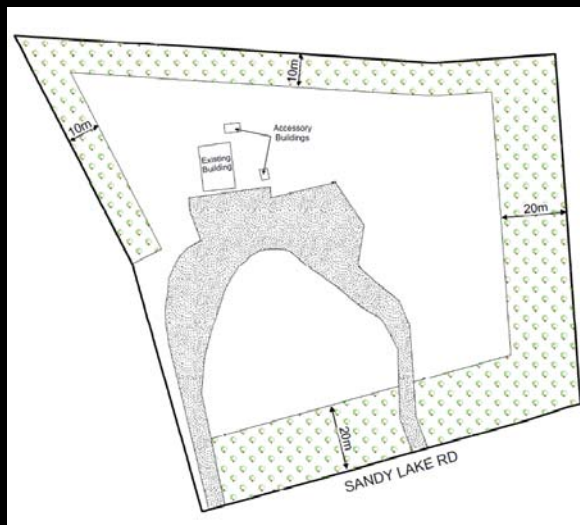
Mature trees on-site buffer sound and sights

DA establishes Tree Retention Area where trees and vegetation are not to be removed. Area shown on Schedule B of DA



# Development Agreement

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Schedule B of  
Development  
Agreement



## Development Agreement

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### Hours of Operation

To ensure compatibility with adjacent land uses

Proposed from 7am to 11pm (Section 3.11)

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### Traffic

Traffic impact statement submitted

Parking meets standards for a full-service restaurant (20 spaces per 1000 sq.ft. of floor area)

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### Subdivision of Lands

No Subdivision is Proposed

Substantive amendment to help ensure compatibility with adjacent properties

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## Recommendation

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It is recommended that that Halifax Regional Council:

Approve the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of the staff report.

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