



Subject: *Custom Millwork Atlantic Inc- Development Agreement Application*
To: CAO for Planning Advisory Committee, July 19, 2022
Date Prepared: July 6, 2022
Related Motions: None
Prepared by: Lee-Ann Martin, Planner
Approved by: John Woodford, Director of Planning and Development

Summary

Custom Millwork Atlantic Inc. has submitted an application for a 1115m² (12,000 square foot) building which is being considered through a development agreement application.

Financial Impact Statement

There are no immediate financial impacts associated with the recommendations outlined in this report. A summary of any financial impacts will be provided in the final staff report.

Recommendation

That Planning Advisory Committee recommend that Council give initial consideration to the development agreement application and authorize staff to schedule a Public Hearing.

Recommended Motion

Planning Advisory Committee recommends that Council:

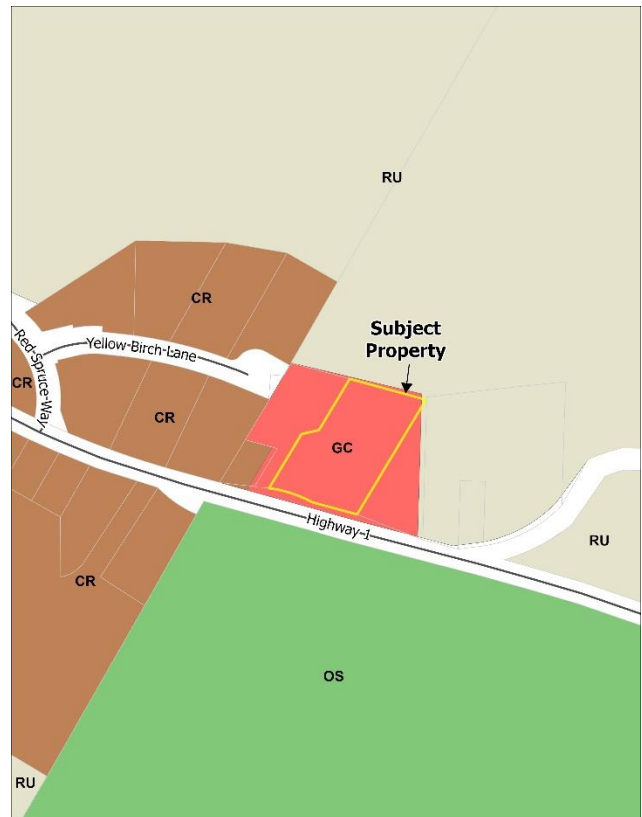
- *give initial consideration to enter into a Development Agreement for a 1115m² (12,000 square foot) building development on a property identified as PID 45402955; and*
- *authorize staff to schedule a Public Hearing.*

Background

The Municipality received an application in May 2022 from Greg Mailman of Custom Millwork Atlantic Inc. to enter into a development agreement for the construction of an approximately 1115m² (12,000 square foot) fabric building intended to be used for the storage of construction material, equipment, inventory, and component assembly. The building will be an accessory structure to the main use on the property. The property is located along Highway 1 in Mount Uniacke and is zoned as General Commercial (GC) Zone.

Subject Property

An excerpt of the zoning map to the right shows the subject property, identified as PID 45402955 located at 1067 Highway 1 in Mount Uniacke. The property is zoned and designated as General Commercial (GC). The surrounding properties are zoned and designated as General Commercial, Rural Use and Open Space across Highway 1. The property totals 0.89 Ha (2.2 acres) and is the current site of Custom Millwork Atlantic Inc.

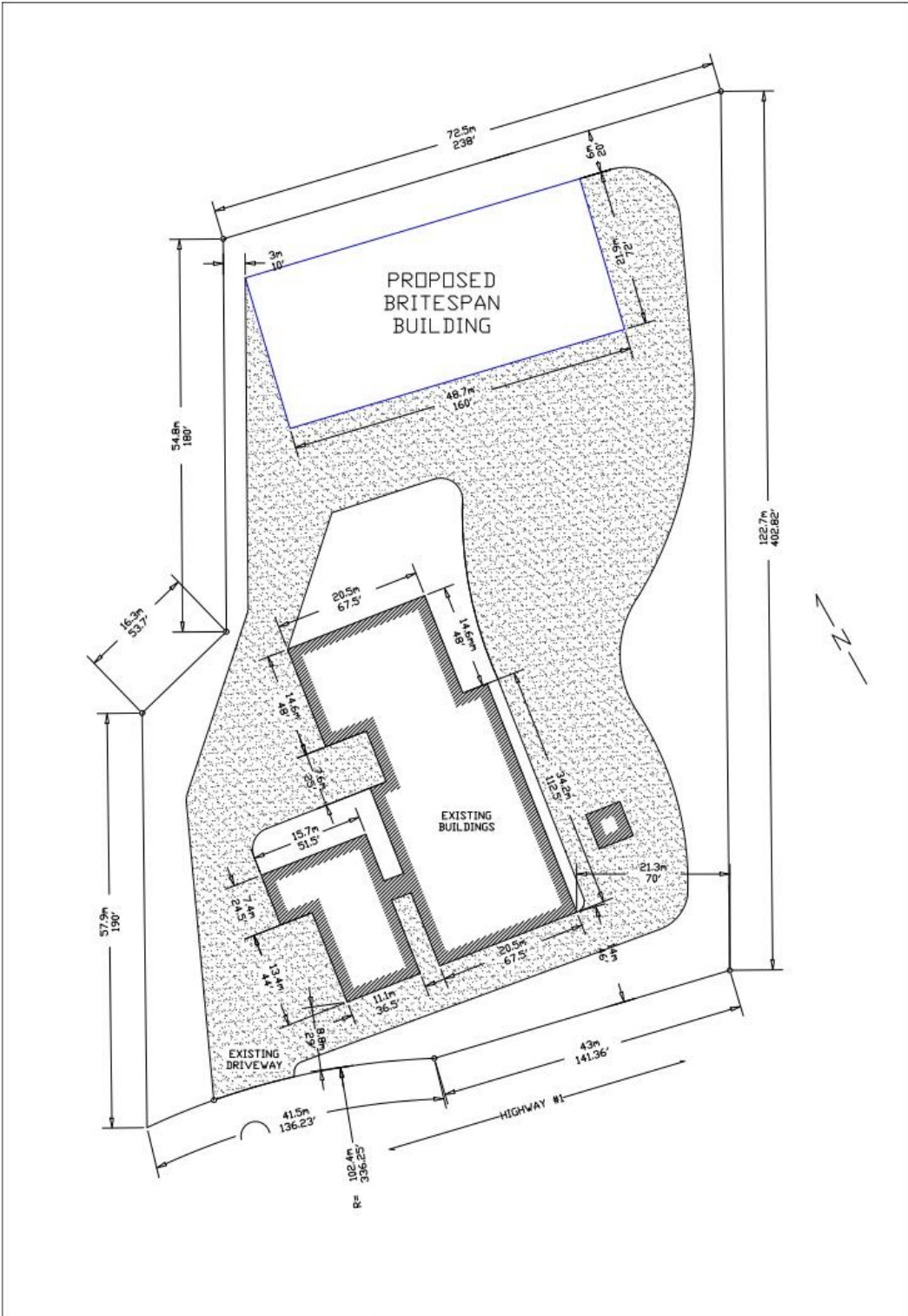



Development Proposal

The applicant has requested to enter into a development agreement with the Municipality to construct a fabric warehousing building with a paved asphalt floor and concrete barrier base. The building will be approximately 1115m² (12,000 square feet) and be used for the storage of material and equipment accessory to the commercial business on the property. The building will also have lighting and fans for ventilation. Based on the proposed location of the building, it will not be visible from Highway 1. An image displaying what the building is expected to look like is shown to the right.



A copy of the site plan is below. The proposed structure shown is a 48.7m x 21.9m (72ft x 160ft) building with a maximum height of 9m (29'6"). It has a 5.5m x 3.7m (18ft x 12ft) roll up bay door, and one door at each end.



 <p>C·U·S·T·O·M MILLWORK ATLANTIC INC.</p> <p>1067 Highway #1, Lakelands, N.S. B0N 1Z 0 Phone: (902) 866-1300 Fax: (902) 866-0939</p>	CUSTOM MILLWORK ATLANTIC
	1067 HWY#1 LAKELANDS N.S.
	DATE: MAY 09, 2022
	PAGE 1 DRAWN BY: B. BOUCHER

Discussion

STRATEGIC ALIGNEMENT

One of the key strategies from Council's Strategic Plan is Economic Prosperity. Supporting the continuous growth of the Municipalities local businesses aims to achieve the objective of attracting and retaining business investments.

LEGISLATIVE AUTHORITY

The Municipal Government Act, Part III gives legislative authority for this application. This section outlines the process for Development Agreement applications, and the scheduling of a Public Hearing.

FINANCIAL CONSIDERATIONS

A summary of any financial impacts will be provided in the final staff report.

MUNICIPAL PLANNING STRATEGY POLICY ANALYSIS

The Planning and Development Department will review the proposed application based on the applicable policies contained in the Municipal Planning Strategy. A detailed table of the evaluative criteria from the enabling policies and corresponding comments from Staff and reviewing agencies will be attached to the final report.

The MPS policy ED15 (a) states that Council shall consider by development agreement in the General Commercial Designation, permitted uses that are greater than 500m² in excess of the applicable zone requirement, enabling this development through the development agreement process.

The GC zone requirements state the maximum commercial floor area for properties with on-site servicing is 560m² (6027 square feet). The Municipality's definition for Commercial Floor Area is the total usable floor area within a building used for commercial purposes excluding corridors, washrooms, furnace, utility rooms, and common areas between stores. While the proposed development is over 500m² in excess in size, the development must follow the development agreement process.

Staff will also take into consideration policies IM26, IM27 and IM28 of the MPS which outline the evaluation criteria, terms and conditions for development agreement that Council shall consider.

Council's decision on this application is appealable to the Nova Scotia Utility and Review Board (NSUARB).

Citizen Engagement

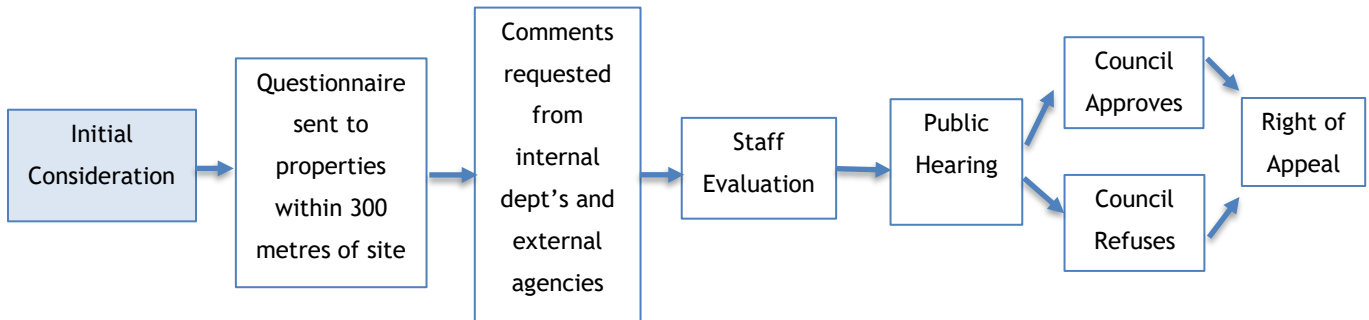
Planning staff will comply with the Citizen Engagement policies of the Municipal Planning Strategy when processing this application. An advertisement outlining the proposal and indicating that it is under review by staff will be placed in the *Chronicle Herald*. A letter and questionnaire will be mailed to all property owners within 300 m of the subject property asking for comments on the proposed development.

As per the requirements of the *Municipal Government Act*, a Public Hearing will also be required with authorization from Council. Notice of the Public Hearing indicating the date and time of the hearing will be mailed to all property owners within 300m of the site, as well as advertised in the *Chronicle Herald*.

A Public Information Meeting is not required as this application is not an amendment to policy or policy mapping.

Conclusion

Planning staff will continue to review the development agreement application using the evaluative criteria outlined in the Municipal Planning Strategy. Staff will make a recommendation to PAC in their final staff report.



Recommendation

That the Planning Advisory Committee recommend that Council give initial consideration to the development agreement application and authorize staff to schedule a Public Hearing.

Alternatives

If the PAC does not support this application, they can choose to recommend that Council not move forward with the application. Planning staff do not support this approach and recommend that the file be taken to a Public Hearing to allow staff to complete their full review and analysis of the policies to be provided to PAC and Council in the final staff report.

Attachments

None