

***SB Automotive Repairs Limited  
Discharge Agreement***

Planning Advisory Committee  
September 21, 2021

Planning & Development Department



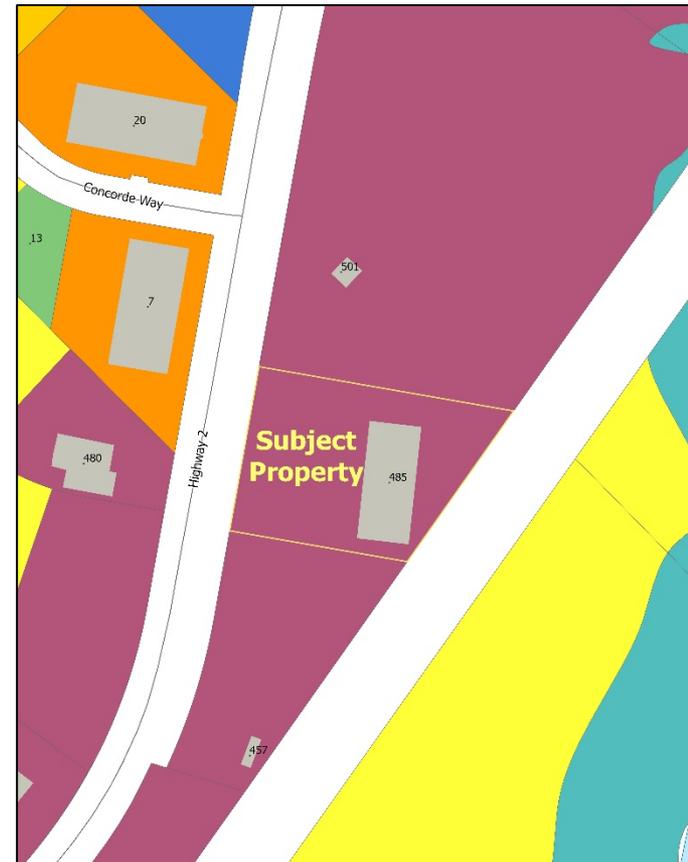
**EAST HANTS**

## Background

- An application has been received from SB Automotive Repairs Limited to discharge two existing development agreements and an unsubstantial amendment for lands located at 485 Highway 2, Enfield.
- The applicant wishes to have the property regulated by the Mixed Use Centre (MC) Zone provisions of the Land Use Bylaw.
- The existing agreements permitted development of a retail building supplies store, a fitness centre to be located in the existing building, an auto detailing business and permitted Industrial Commercial (C5) Zone uses identified under the 2000 East Hants Land Use Bylaw.
- None of the uses identified by the existing agreements are currently taking place on the subject lands.

## Subject Property

- **Location:** 485 Highway 2, Enfield
- **Subject Area:** Approximately 0.55 hectares with 65 m of frontage.
- **Zoning:** Mixed Use Centre (MC) Zone.
- **Surrounding Uses:** Properties located on either side of the subject property are zoned Mixed Use Centre (MC) Zone. Along the rear of the property is the railway and across Highway 2 are lands that are zoned Mixed Use Centre (MC) and Multiple Unit Residential (R3).



## Development Proposal

- **Purpose:** To discharge the existing development agreements and an unsubstantial amendment, so that the subject property may be regulated by the provisions of the Land Use Bylaw.
- All of the existing uses currently taking place at 485 Highway 2 are permitted in the Mixed Use Centre (MC) Zone.
- By discharging the existing agreements, the land uses would not become non-conforming.
- The ground sign would become a legal non-conforming sign as the size would not be permitted under the current signage provisions for the MC Zone.
- The applicant is considering the development of an auto parts retail store on the subject property. Retailers are permitted in the MC Zone by site plan approval.

## Conclusion

- Planning staff have reviewed the application by SB Automotive Repairs Limited based on the applicable policies contained in the Municipal Planning Strategy, Municipal Government Act and the existing development agreements and have determined that the request to discharge the agreements is appropriate.
- Therefore, staff recommend that the two existing development agreements and the one unsubstantial development agreement amendment, identified as Document #4874, #86752723 and #89433396, be discharged.
- In doing so, the property located at 485 Highway 2, Enfield will be regulated by the Mixed Use Centre (MC) Zone provisions of the LUB.

## Recommendation

- That the discharge agreement be approved.

## Recommended Motion

*Planning Advisory Committee recommend that Council:*

- *Approve the discharge agreement for lands located at 485 Highway 2, Enfield, to enable the subject property to be regulated by the provisions of the Land Use Bylaw.*