



***Withrow's Farm Market Limited  
Discharge Agreement***

Planning Advisory Committee  
January 17, 2023

Planning & Development



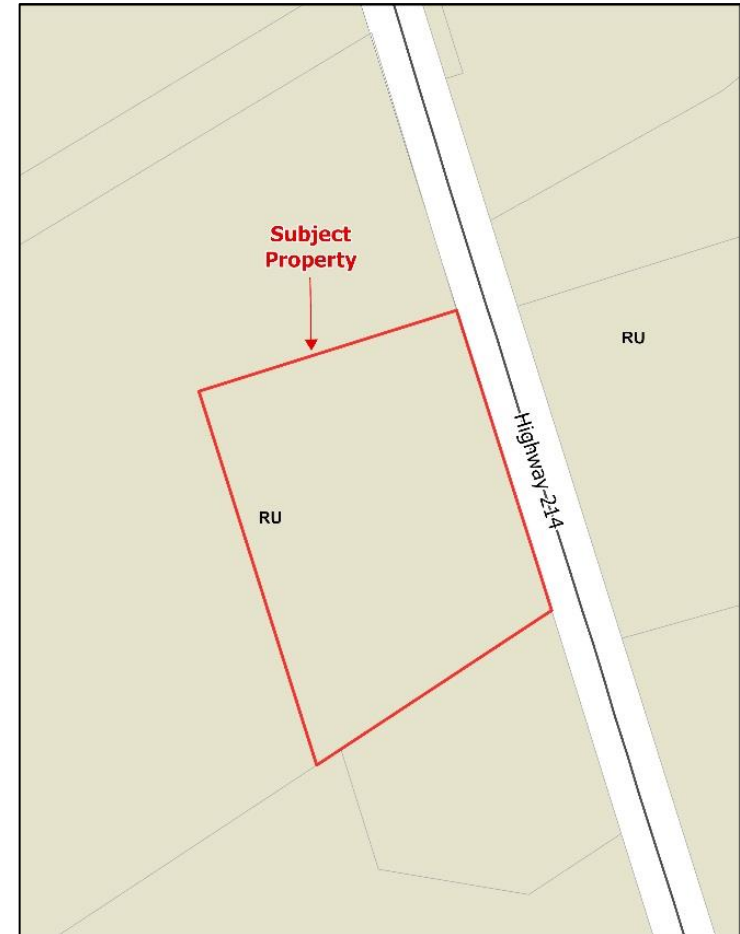
**EAST HANTS**

## Background

- **Applicant:** Jim Benedict on behalf of Withrow's Farm Market Limited.
- **Purpose:** To discharge the existing development agreement so the property may be regulated by the Rural Use (RU) Zone provisions of the Land Use Bylaw.
- The existing agreement permitted a one-storey expansion with a maximum gross floor area of 1800 square feet.
- The 2000 Land Use Bylaw had a maximum commercial floor area requirement of 10,000 square feet for HC zoned properties
- Development Agreements were permitted for uses beyond 10,000 square feet in commercial floor area

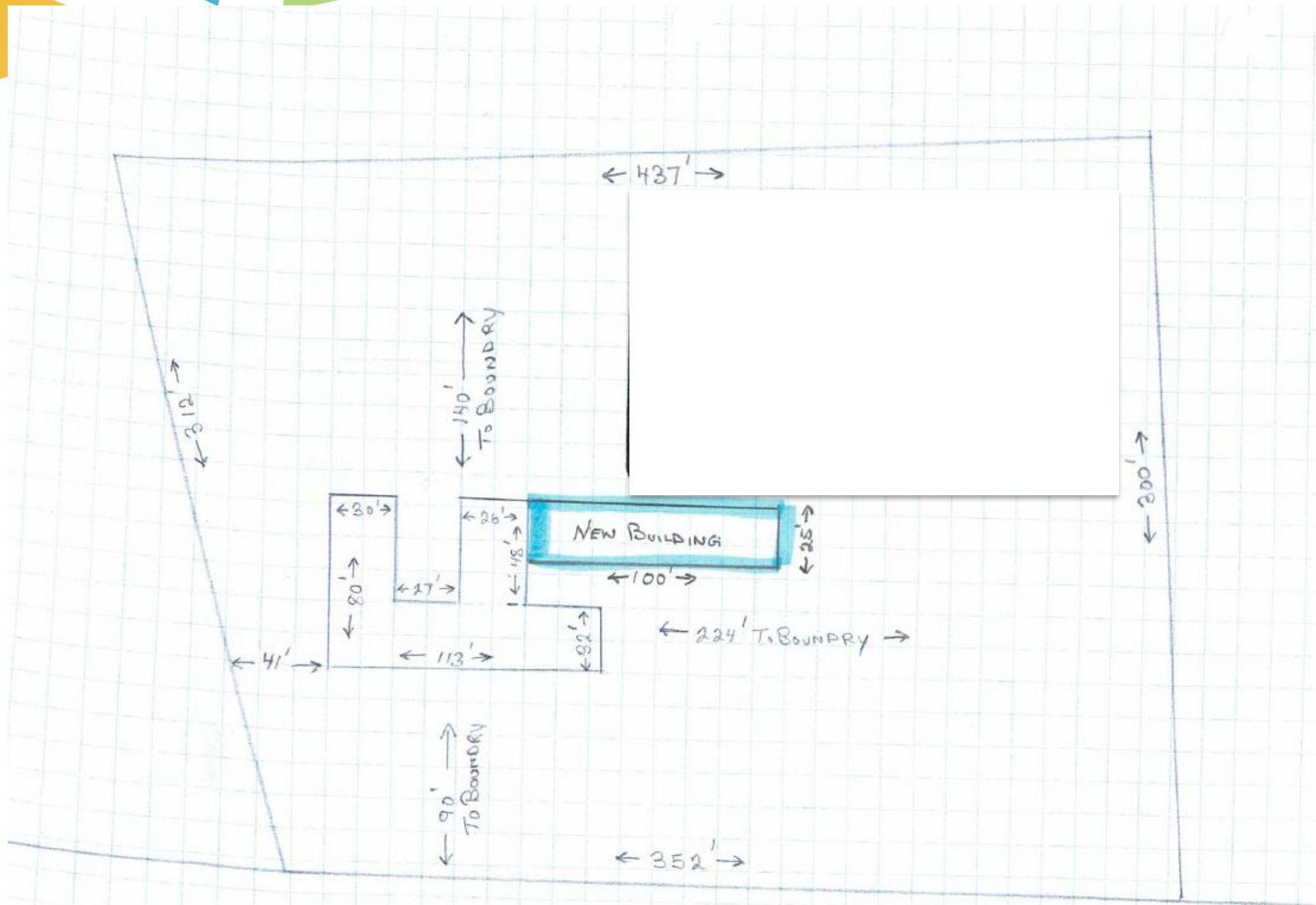
## Subject Property

- **Location:** 1040 Highway 214, Belnan
- **Subject Area:** Approximately 1.1 hectares (2.7 acres) with 110 m of frontage along Highway 214.
- **Zoning:** Rural Use (RU)
- **Current Property Use:** Farm Market & Greenhouse.



## Development Proposal

- Purpose: To discharge the existing development agreement so the subject property may be regulated by the provisions of the Land Use Bylaw.
- The current uses of the property, a farm market and greenhouse, are permitted as-of-right in the RU Zone.
- Once the existing agreement has been discharged, the developer plans to expand the market with a 25' x 100' addition which would be permitted as-of-right subject to the RU zone requirements.
- There is no public consultation required for Council to discharge the development agreement.



Civic #104D Hwy 214

## Conclusion

- Planning staff have reviewed the application by Jim Benedict on behalf of Withrow's Farm Market Limited, based on the applicable policies contained in the Municipal Planning Strategy, Municipal Government Act and the existing development agreement and have determined the request to discharge the agreement is appropriate.
- Therefore, staff recommend the existing development agreement be discharged.
- If discharged, the property located at 1040 Highway 214, Belnan (PID 45201480) will be regulated by the Rural Use (RU) Zone provisions of the LUB.

## Recommendation

- That the discharge agreement be approved.

## Recommended Motion

***Planning Advisory Committee recommends that Council:***

- ***Approve the discharge agreement for lands located at 1040 Highway 214, Belnan, to enable the subject property to be regulated by the provisions of the Land Use Bylaw.***