



# **Tammy & Joe Ferguson- Cosmetology School Development Agreement Application Nine Mile River**

Planning Advisory Committee

January 16, 2024

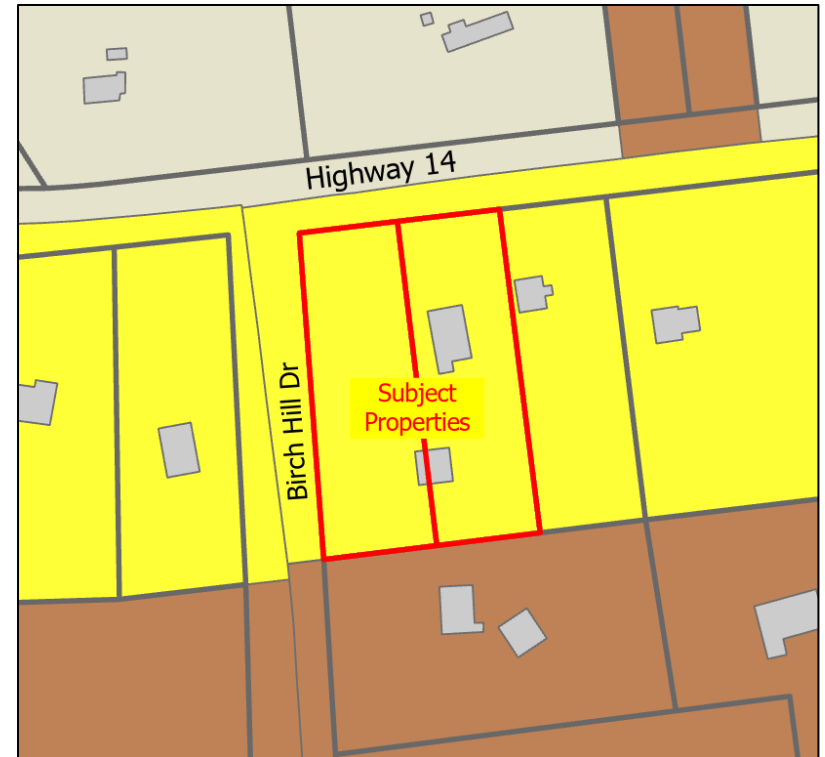
Planning & Development



**EAST HANTS**

## Subject Property

- Subject properties (PID 45123122 & PID 45123114) are located at 7224 Highway 14 in Nine Mile River
- Zoning is Two Dwelling Unit Residential (R2)
- Designated Established Residential Neighbourhood (ER) in the Generalized Future Land Use Map (GFLUM)
- Both properties total 5574m<sup>2</sup> (1.37 acres)



# Development Proposal

- Applicant has requested to enter into a development agreement to allow for the operation of an Educational Service Use on a property in Nine Mile River
- The intention is the operation of a Cosmetology School specifically pertaining to the instruction of hair design, styling, and related practices



# Development Proposal

- One property has an existing dwelling located on it and the other property is vacant
- The school intends to specialize in hair styling and hair design practices with 12 students on site with one instructor
- The school will operate out of the existing single unit dwelling with parking to be provided on the vacant land
- The intent is to have the school located on the main floor of the dwelling and have the lower level as a residential dwelling



## Policy Analysis

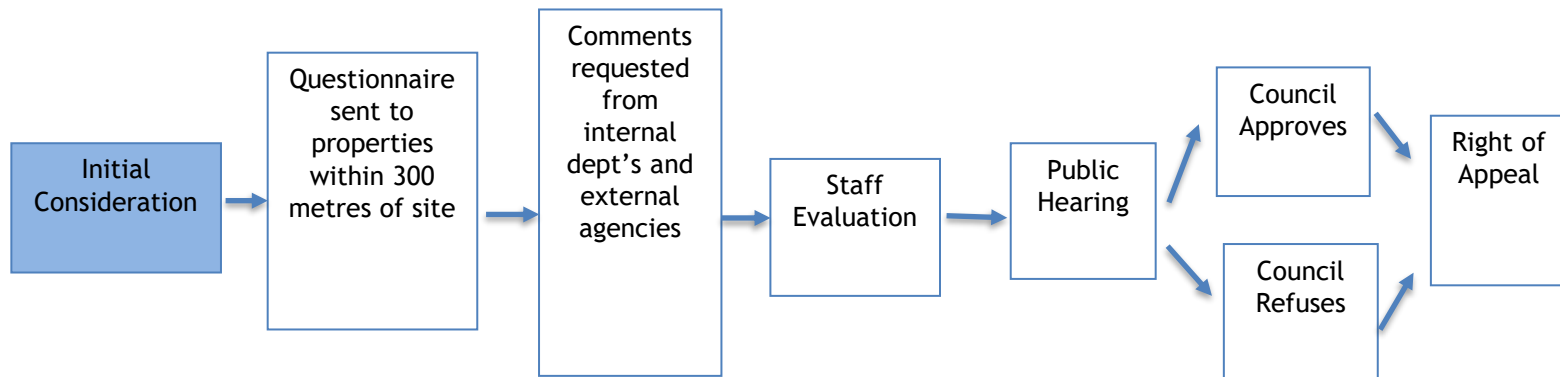
- Staff will review the proposed application based on the applicable policies contained in the Municipal Planning Strategy. A detailed table of the evaluative criteria from the enabling policies and corresponding comments from Staff and reviewing agencies will be attached to the final report
- Policy OS28 states that Council shall consider Institutional uses in all zones by development agreement to ensure that the Institutional Use is in the community's best interest.
  - Educational Services are a permitted use in the Institutional Use (IU) Zone; therefore, as per policy OS28, the use is permitted by entering into a development agreement
- Policy IM26, IM27 and IM28 allows Council to consider Development Agreement and set out the evaluation criteria, terms, and conditions for entering into the agreement

## Citizen Engagement

- An advertisement outlining the proposal and indicating that it is under review by staff will be placed in an upcoming edition of the *Chronicle Herald*
- A letter and questionnaire will be mailed to all property owners and residents within 300m asking for comments on the proposed development
- A Public Hearing will be scheduled if staff are authorized to do so by Council. A letter will be mailed to property owners and residents within 300m indicating date and time of Hearing

## Conclusion

- Staff will continue to review the proposal by Tammy & Joe Ferguson to operate an Educational Service use in Nine Mile River
- The application will be evaluated using all applicable policies in the Municipal Planning Strategy
- Staff will make a recommendation to PAC in the final staff report
- Council's decision on this application is appealable to the NSUARB



## 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 an Educational Services Use on properties identified as PID 45123122 and 45123114; and authorize staff to schedule a Public Hearing.*