

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

Public Hearing

April 24, 2024

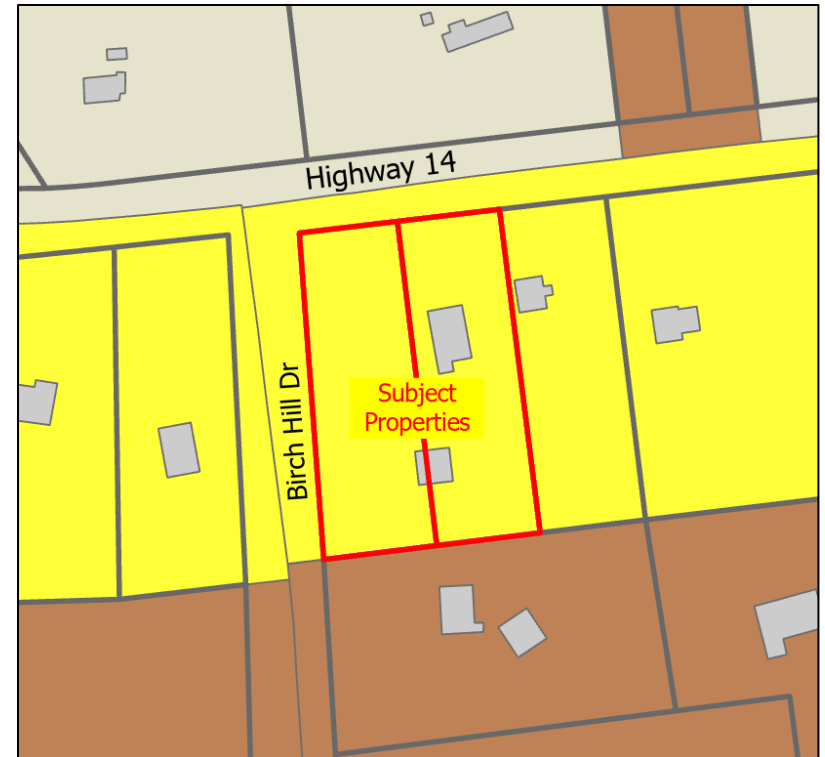
Planning & Development



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 5574m² (1.37 acres)
- Properties are not located within a Growth Management Area or Growth Reserve Area



Development Proposal

- Applicant has requested to enter into a development agreement to allow for the operation of an Educational Service Use on the properties
- 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 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 have reviewed the proposed application based on the applicable policies contained in the Municipal Planning Strategy. A detailed evaluation of the policies and comments from Staff and reviewing agencies is attached to the staff 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 IM27, IM28 and IM29 allows Council to consider a Development Agreement and sets 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 was placed in the *Chronicle Herald* in January
- A letter and questionnaire was also mailed to all property owners and residents within 300m asking for comments on the proposed development. 46 letters were sent out and six (6) were returned. Comments included:
 - Increase in water and question regarding well interference
 - Increase in traffic along Birch Hill Drive
- Questionnaire responses have been provided for Council Review
- A letter was mailed to property owners and residents within 300m indicating date and time this Hearing
- Notice was placed in the Chronicle Herald regarding the Public Hearing

Conclusion

- Staff have completed the review of the application and are recommending approval
- Council’s decision on this application is appealable to the Nova Scotia Utility and Review Board

