

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

Planning Advisory Committee

April 16, 2024

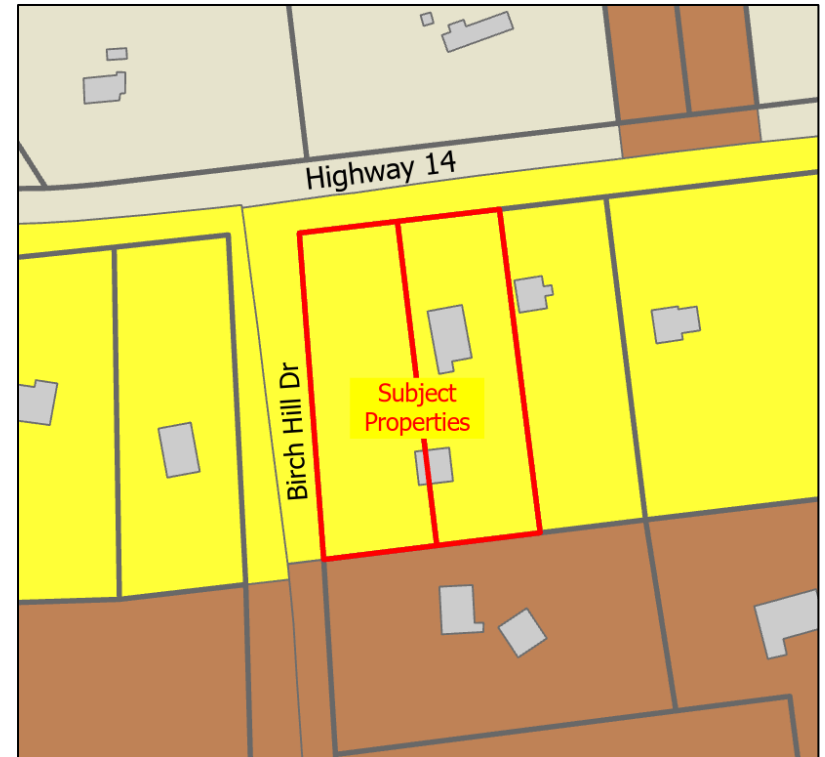
Planning & Development



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 5574m² (1.37 acres)
- Properties are not located within a GMA or GRA



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

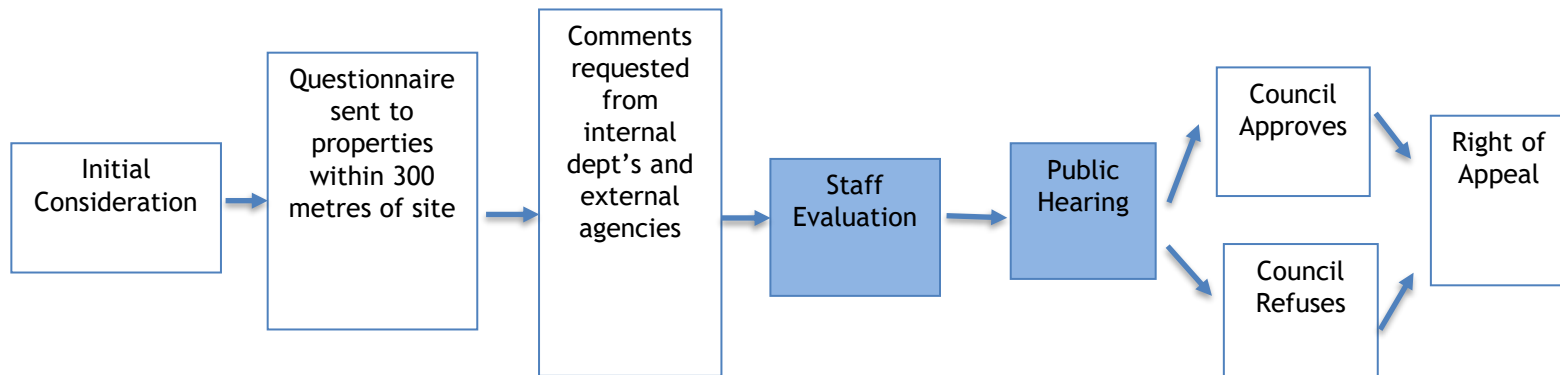
- Staff have reviewed the proposed application based on the applicable policies contained in the Municipal Planning Strategy. A detailed table of the evaluative criteria from the enabling policies and corresponding comments from Staff and reviewing agencies is attached to the staff report
- Policy OS28 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 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 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
- A Public Hearing has been scheduled for April Regular Meeting of Council. A letter has been mailed to property owners and residents within 300m indicating date and time of Hearing

Conclusion

- Staff have reviewed the proposal by Tammy & Joe Ferguson to operate an Educational Service use in Nine Mile River using all applicable policies in the Municipal Planning Strategy and have found them to be consistent.
- Staff are recommending approval of this application
- Council's decision on this application is appealable to the NSUARB



Recommendation

That Planning Advisory Committee recommend that Council give final consideration and approve the development agreement.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Give final consideration and approve the Development Agreement for an Educational Services Use on properties identified as PID 45123122 and 45123114*