

Gurmehar Singh Walia Development Agreement

Planning Advisory Committee

December 10, 2024

Planning and Development Department



EAST HANTS

Background

- Applicant: Gurmehar Singh Walia
- Location: PID 45431129, Highway 2, Belnan
- Subject Property Size: 1.12 hectares
- Proposal: To enter into a development agreement to permit an automobile dealer and an automobile vehicle repair and maintenance use on lands that are zoned Rural Use (RU) Zone.
- The RU zone permits Highway Commercial (HC) Zone uses by development agreement.





Entrance to subject property.



Looking north along Highway 214 from subject property.



Property across the road from subject property.

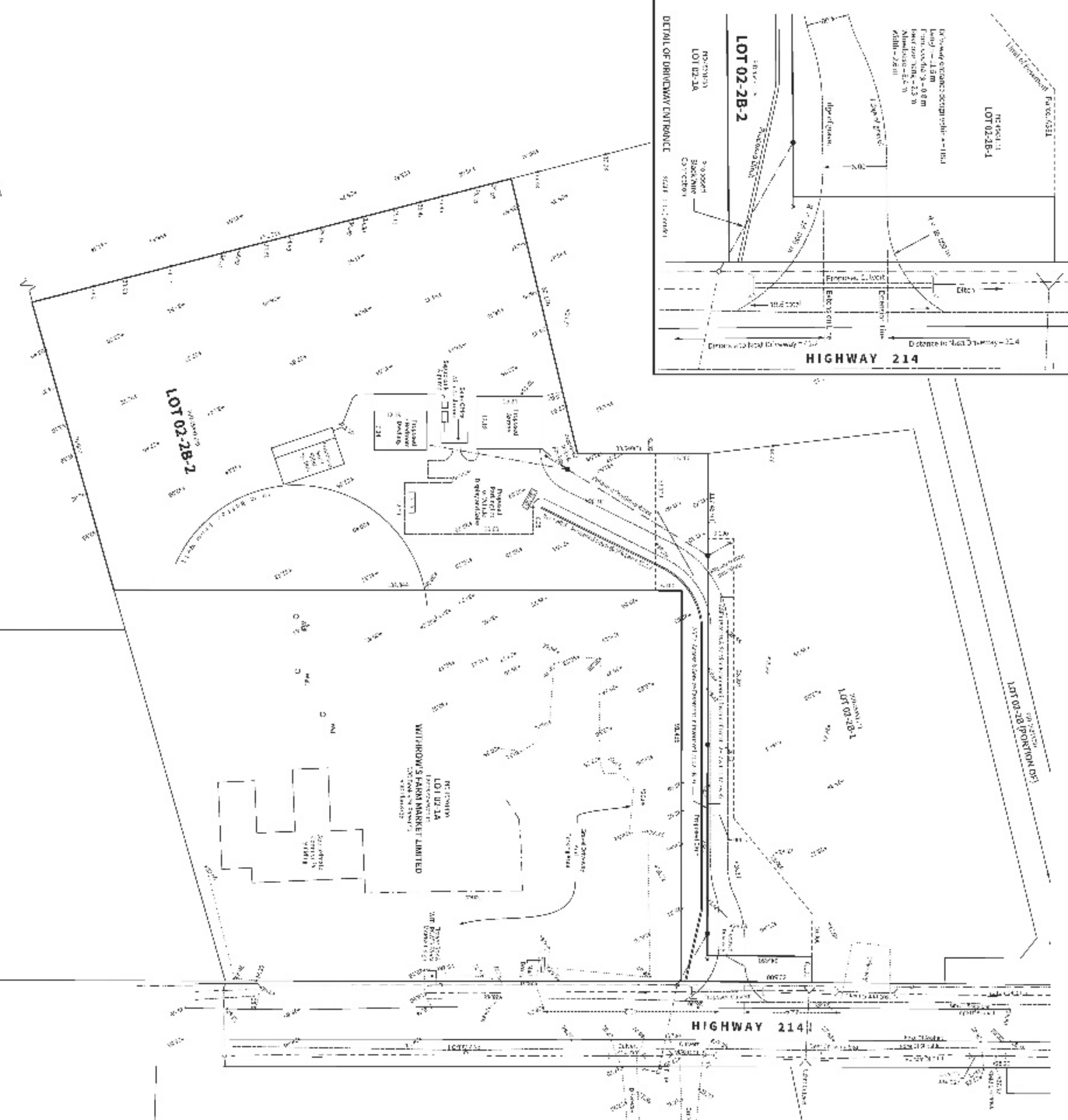


Looking south along Highway 214 from the subject property.

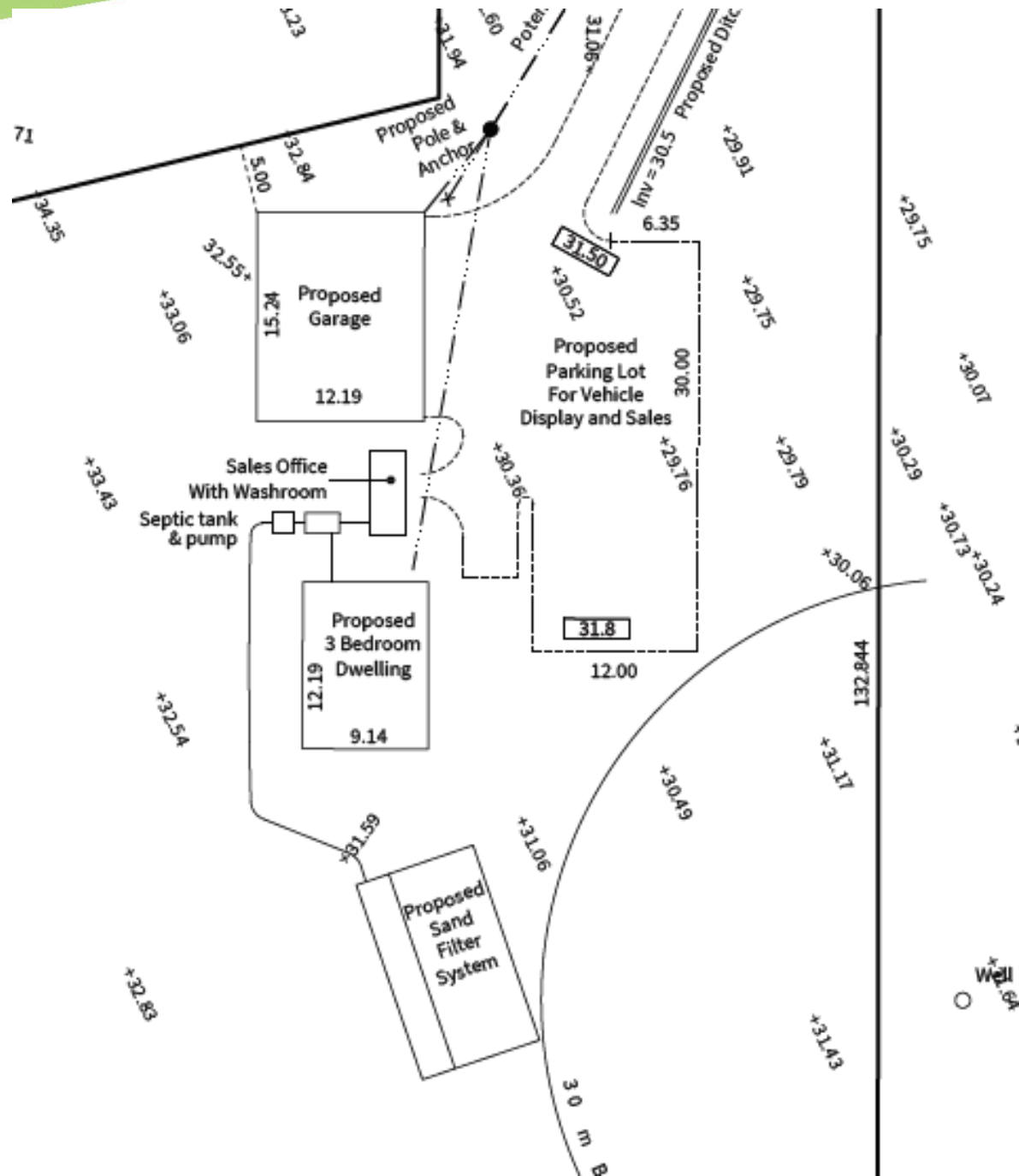


Subject
Property

Highway 214



- A single unit dwelling is also planned by the applicant to be constructed on the subject property at a future date.
- Single unit dwellings are permitted as-of-right in the Rural Use (RU) Zone.
- Maximum number of used cars at any given time is 20.



Policy Analysis

- A detailed table of the evaluative criteria from the enabling policies is attached to the final report.
- The Nova Scotia Department of Public Works has given approval for a shared commercial driveway with the neighbouring land owner.
- EBD has commented that the proposed development aligns with Council's Economic Development Plan Strategic Goal One, Objective One to Attract Business by Increase Market-ready commercial land, and Objective Two to Support Business by Continuing to support business start-ups.
- Elmsdale Fire and Emergency Services has no concerns with the proposed development. Nova Scotia Power does not foresee any issues with the application proceeding.
- RCMP has indicated that they anticipate an increase to traffic and an increase to the number of service calls, which is normal when a new business moves to an area.

Citizen Engagement

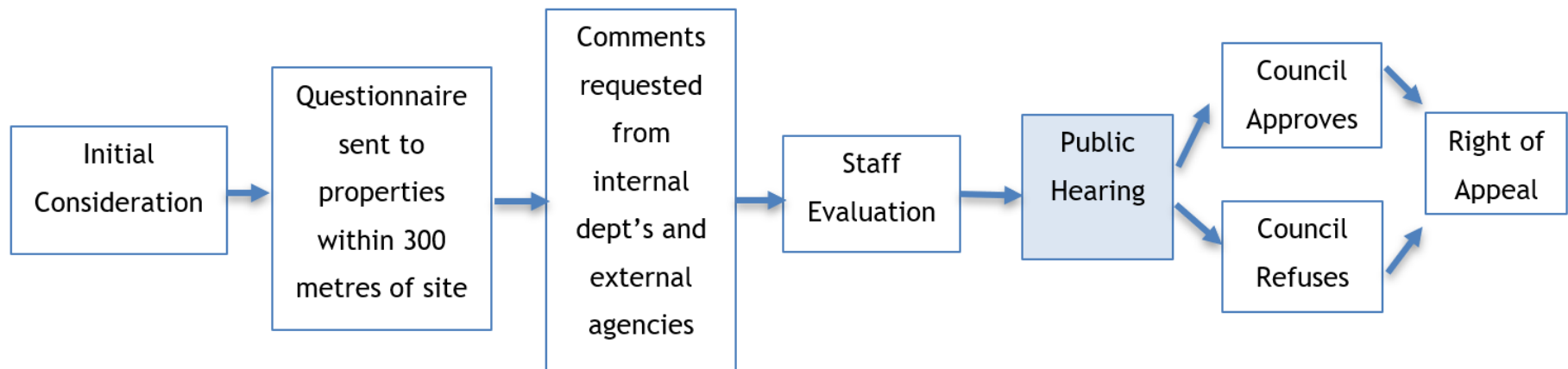
- An advertisement outlining the proposal and indicating that it is under review by staff was placed in the Chronicle Herald.
- A letter and questionnaire was mailed to all property owners within a 300 m of the subject property asking for comments on the proposed application.
- 18 questionnaires were mailed and 5 responses have been received. Responses have been provided to PAC.
- Three of the most common concerns:
 - Light pollution.
 - Noise issues.
 - Air quality issues.

Citizen Engagement

- Development agreement provision has been added that requires lighting to be installed so as to reflect light away from adjacent properties. The Developer shall use sensitive lighting which is orientated downward, is low wattage, energy efficient and minimizes glare and light spill.
- Hours of operations have been identified which correspond to the ‘Daytime’ provisions in Bylaw P-100, Community Standards Bylaw. Bylaw P-100 regulates the use of “Public Address Systems” and regulates the improper use of a motor vehicle.
 - Daytime hours as per Bylaw P-100 weekdays 7 am to 9:30 pm and from 9 am to 8:30 pm on weekends.
- East Hants does not have jurisdiction over air quality issues.

Citizen Engagement

- A notice advertising the public hearing will be placed in the Chronicle Herald and posted on the municipal website.
- A letter was hand delivered to property owners within 300 metres of the application site indicating the date and time of the public hearing.



Recommendation

- That Council approve the application.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *give final consideration and approve entering into a development agreement for an automobile dealer and automobile vehicle repair and maintenance use located on property identified as PID 45431129, Highway 214, Belnan;*
- *within one year of Council's approval.*