

Central Tire Development Agreement

Planning Advisory Committee

February 18, 2025

Planning and Development Department



EAST HANTS

Background

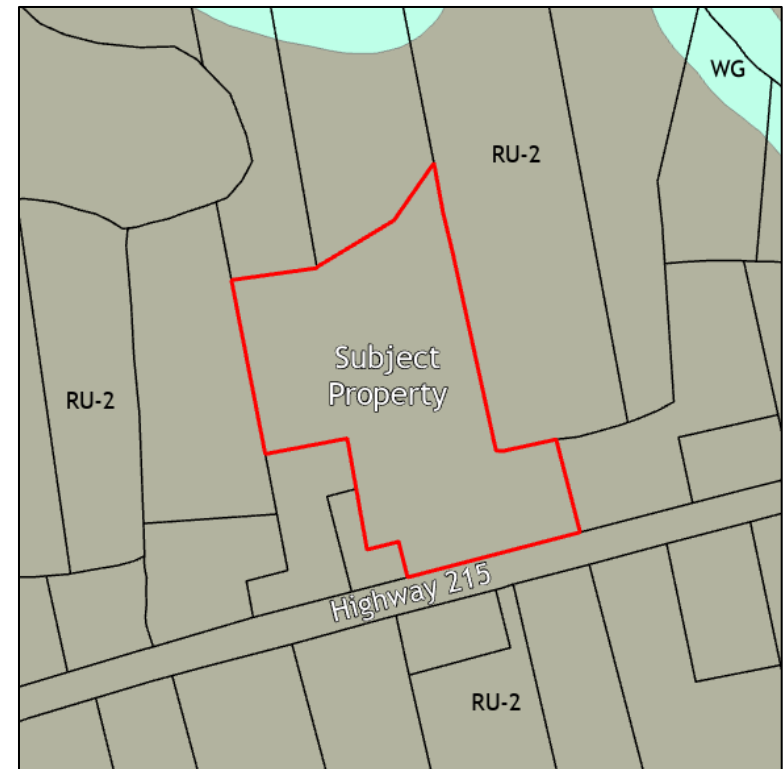
Applicant: Phillip Higgs on behalf of Dennis Penner and Clinton Penner of Central Tire Service Ltd.

Location: PID 45148996, 5209 Highway 215, East Noel

Zoning: Rural Use North (RU-2)

Subject Property Size: 2.6 hectares (6.4 acres)

Property is not located within a Growth Management or Growth Reserve Area



Development Proposal

The applicant has requested to enter into a Development Agreement with the Municipality to allow a 200' x 100' warehouse building on their property in East Noel

The *Transportation and Warehousing* use is permitted as-of-right in the Highway Commercial (HC) zone. The RU-2 zone permits Highway Commercial (HC) Zone uses by development agreement.

The building will be used for the warehousing of materials associated with the exiting business on the property.

Development Proposal



Policy Analysis

The Planning and Development Department will review the proposed application based on the applicable policies contained in the Municipal Planning Strategy

Policy AR39 (a) of the Municipal Planning Strategy enables any Highway Commercial (HC) zone uses in the Rural Use North (RU-2) zone by entering into a Development Agreement

Council shall also consider policies IM27, IM28, and IM29 when considering the Development Agreement

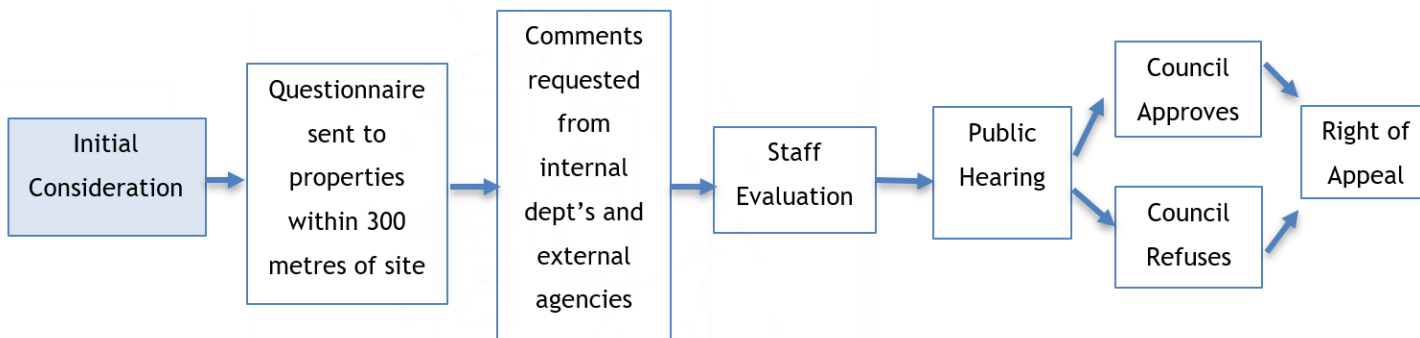
A detailed table of the evaluative criteria from the enabling policies and corresponding comments from Staff and reviewing agencies will be attached to the final report

Citizen Engagement

Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application.

An advertisement outlining the proposal and indicating that it is under review by staff will be placed in the Chronicle Herald.

A letter and questionnaire will be mailed to all property owners within a 300 m of the subject property asking for comments on the proposed application.



Recommendation

That Initial Consideration be given to the Development Agreement and authorize staff to schedule a Public Hearing.

Recommended Motion

Planning Advisory Committee recommends to Council that Council:

- *Give Initial Consideration to enter into a Development Agreement for a Transportation and Warehousing building located on property identified as PID 45148996, Highway 215, East Noel for the purpose of enabling a Public Hearing; and authorize staff to schedule a Public Hearing.*