



Central Tire Development Agreement

Planning Advisory Committee

May 13, 2025

Planning and Development Department



EAST HANTS

Background

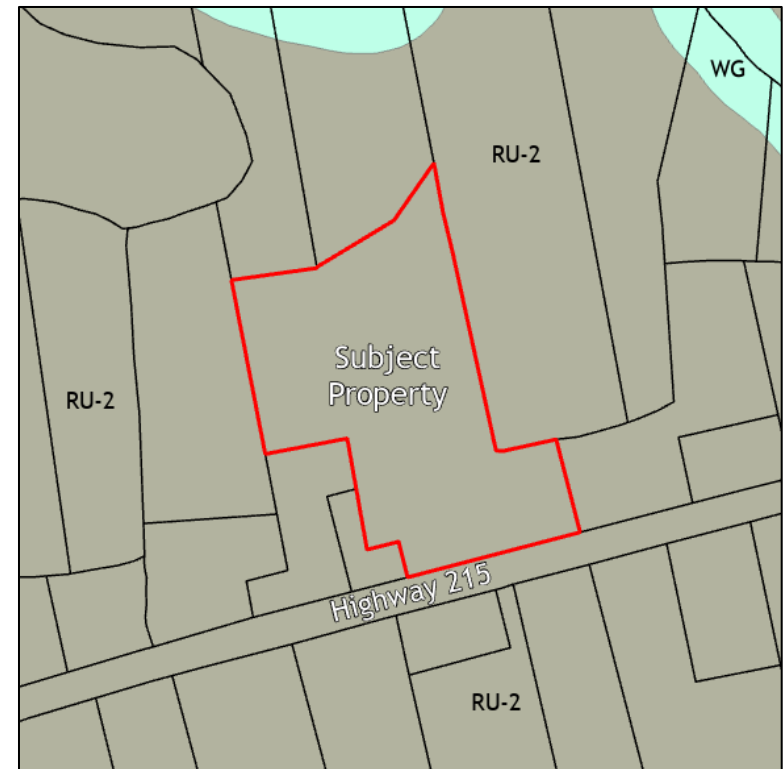
Applicant: Phillip Higgs on behalf of Dennis Penner and Clinton Penner of Central Tire Service Ltd.

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 30.48m x 60.96m (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 have reviewed 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 is attached to the staff report



Policy Analysis

Nova Scotia Public Works commented on the application and indicated the existing commercial driveway is acceptable for the new building. Their response indicated a negative impact to the provincial road network is not anticipated.

A negative impact to the surrounding properties is not anticipated with the application. This application enables an existing local business to expand with limited impact on the surrounding area.

The application is appealable to the Nova Scotia Regulatory and Appeals Board

Citizen Engagement

Planning staff have complied 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 was placed in a March 2025 edition of 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.

26 letters were mailed and 17 responses were received. Majority of responses indicated they did not have a concern with the application and were happy to see development happening within the community.

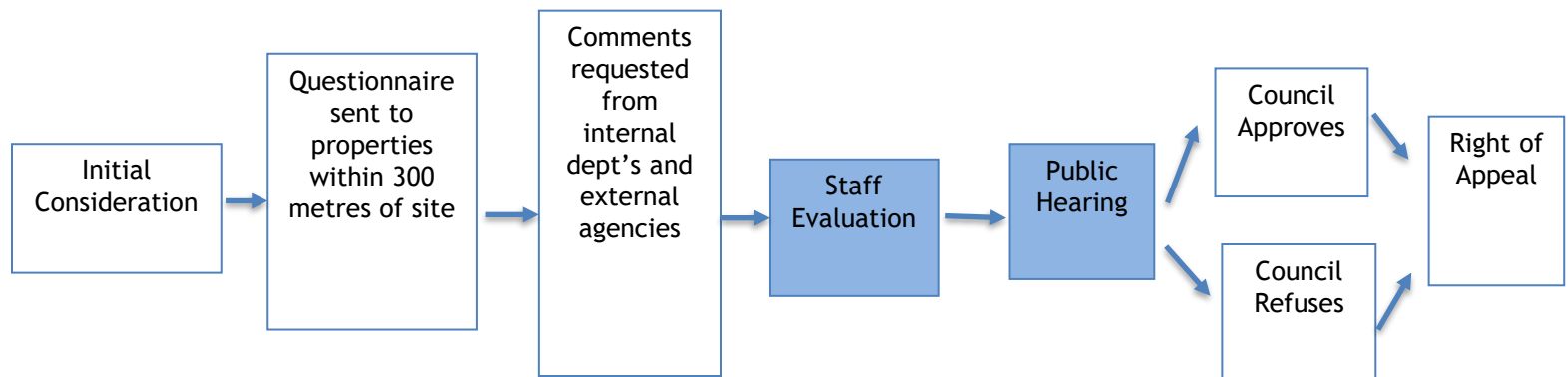
- One response expressed their disagreement with the application and indicated the proposed location of the building was on a wetland, and that the building would be better suited in a different location. Our wetland mapping does not indicate there are any wetlands located on this property.

Citizen Engagement

A Public Hearing for this application has been scheduled for the May Regular of Municipal Council

A letter indicating the date, time, and location of the hearing was mailed to all property owners and residents within 300m of the subject property.

A notice of Hearing was also placed in the Chronicle Herald, Municipal website, and social media.





Recommendation

That the Development Agreement be approved

Recommended Motion

Planning Advisory Committee recommends to Council that Council:

- *Give Final Consideration and approve entering into a Development Agreement for a Transportation and Warehousing building located on property identified as PID 45148996, Highway 215, East Noel*