

PROPOSAL INFORMATION SHEET - PLN24 - 010

Applicant: Andrew Kim

Request: In October 2023 Council approved a new dental office and coffee shop with a drive-thru. The Municipality has now received an application to amend the existing development agreement. The application requests a change to:

- The external design of building; and
- The parking layout

Both of these amendments are considered unsubstantial amendments to the Development Agreement. The location of the building and site layout remains mostly as permitted except for the changes needed to accommodate the amendments to the parking layout.

Subject Property: The use of the property was originally residential. The dwelling on the property has recently been removed. The property is located at 251 Highway 214, Elmsdale which is to the south and adjacent to the McDonalds Restaurant.

Details: The coffee shop is proposed for the front portion of the building facing onto Highway 214. The coffee shop includes a drive-thru driveway. The dental clinic will be located in the rear portion of the building.

Included on the site plan is an active transportation trail which will connect to the wider active transportation network.



Community:
Elmsdale

Generalized Future Land Use Designation:
Village Core (VC)

Current Zone:
Village Core (VC)

For further information, please contact Rachel Gilbert, Manager of Planning, rgilbert@easthants.ca or visit easthants.ca/planning-applications



