



Gurmehar Walia Singh Development Agreement

Planning Advisory Committee

October 8, 2024

Planning and Development Department



EAST HANTS

Background

- Applicant: Gurmehar Walia Singh
- 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.



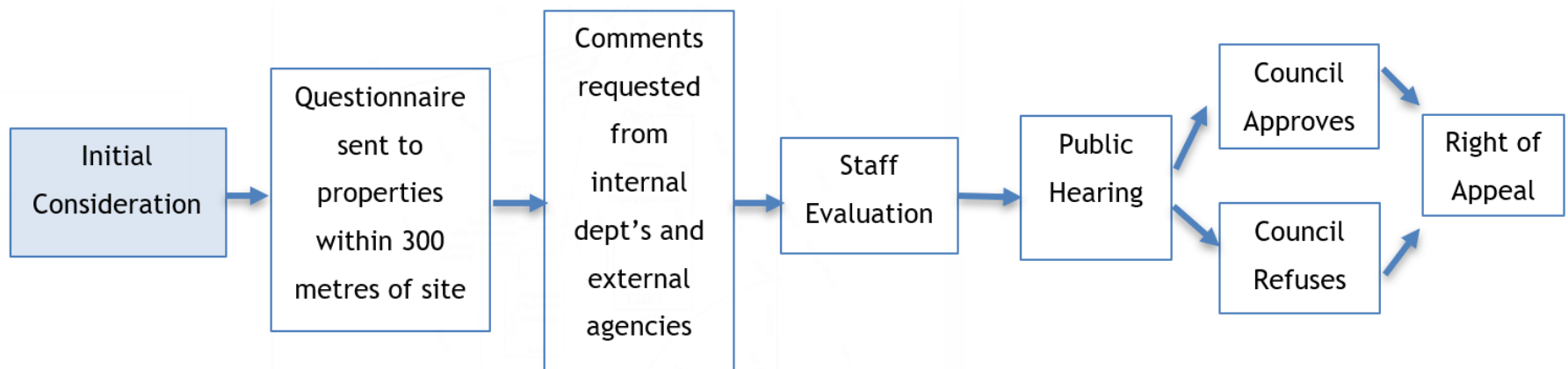


Policy Analysis

- The Planning and Development Department will review 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 will be attached to the final report.
- The Nova Scotia Department of Public Works has discussed with the applicant the development of their commercial driveway location and the requirement for a shared commercial driveway with the neighbouring land owner.

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 and authorize staff to schedule a public hearing.

Recommended Motion

Planning Advisory Committee recommends that Council:

- ***give initial consideration to enter 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, to enable a public hearing; and***
- ***authorize staff to schedule a public hearing.***