



Subject: *Gurmehar Walia Singh - Development Agreement for an Automobile Dealer & Automobile Vehicle Repair and Maintenance*
To: CAO for Planning Advisory Committee, October 8, 2024
Date Prepared: October 3, 2024
Related Motions: None
Prepared by: Debbie Uloth, Community Planner II
Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from Gurmehar Walia Singh requesting approval for an automobile dealer and automobile vehicle repair and maintenance use for property identified as PID 45431129, Highway 214, Belnan. The application includes a garage and a sales office.

Financial Impact Statement

A financial impact analysis has not been undertaken for this proposal. A summary of any financial impacts will be provided in the final staff report.

Recommendation

That initial consideration be given 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 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.*

Background

Planning staff received an application from Gurmehar Walia Singh in September 2024. The applicant is requesting to enter into a development agreement with the Municipality 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.

Subject Property

The property is located on land identified as PID 45431129, Highway 214, Belnan, behind the existing Withrow's Farm Market. The size of the subject property is 1.12 hectares.

Zoning for the subject property is Rural Use (RU). Surrounding lands are also designated and zoned Rural Use (RU). Uses of the adjoining lands include Withrow's Farm Market, a daycare, rural residential uses, agricultural buildings, and forested lands.

Although the subject property has frontage on Highway 214, NSPW has required the property owner and the owner of the adjacent lands to construct a shared driveway to Highway 214.



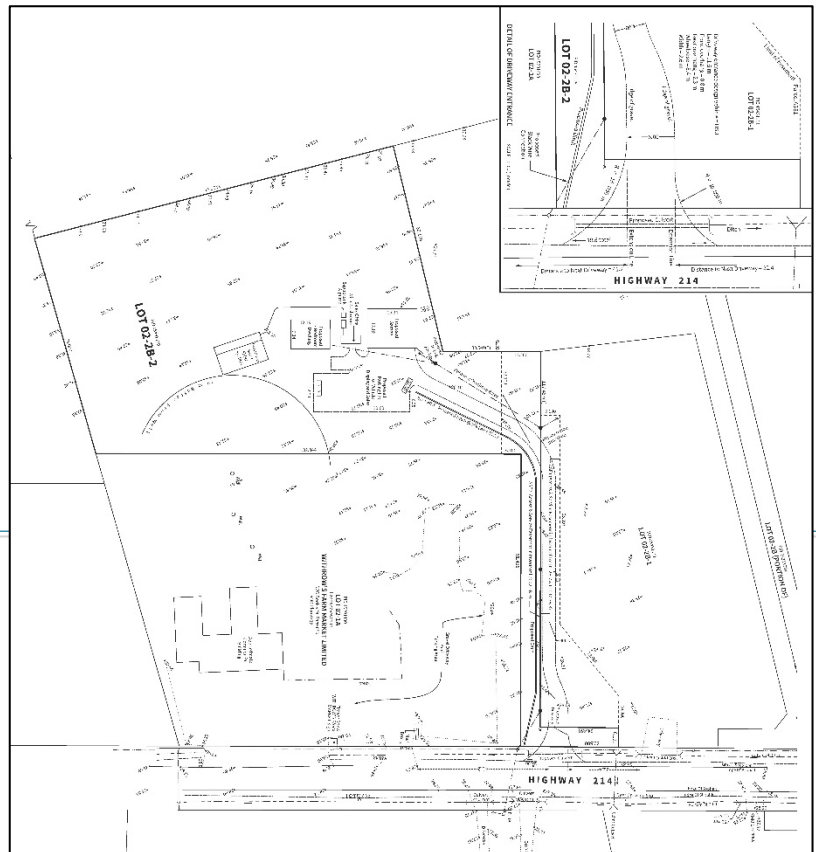
Development Proposal

The municipality has received an application from Gurmehar Walia Singh for an automobile dealer and automobile vehicle repair and maintenance use. 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.

The site plan for the application shows a shared driveway, an area for the automobile dealer, a sales office, a garage, and a single unit dwelling.

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.



To address potential compatibility issues with neighbouring residences, and to comply with criteria applied to consideration of this application, staff will be requesting comments from internal departments and external agencies.

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.

STRATEGIC ALIGNMENT

One of the Key Strategies from the Strategic Plan is Economic Prosperity. This development will change an empty lot into a commercial use. This supports the Economic Prosperity key strategy.

LEGISLATIVE AUTHORITY

The legislative authority and process for entering into a development agreement is set out in the Municipal Government Act, Part VIII.

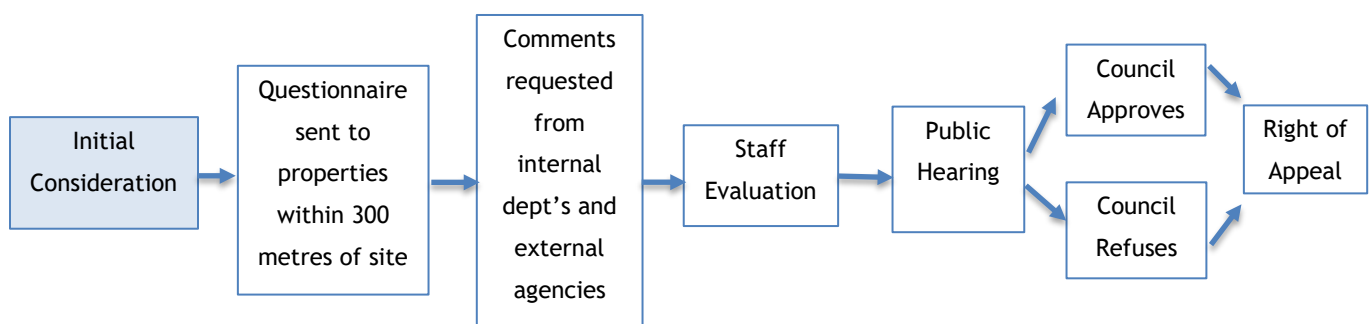
FINANCIAL CONSIDERATIONS

A financial impact analysis will be provided with a final staff 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 300 m of the subject property asking for comments on the proposed application.



Alternatives

Planning Advisory Committee may recommend that the application be refused.

Attachments

Appendix A - Site Plan