



Tot's Academy Child Care Society Unsubstantial Development Agreement Amendment

Planning Advisory Committee

October 8, 2024

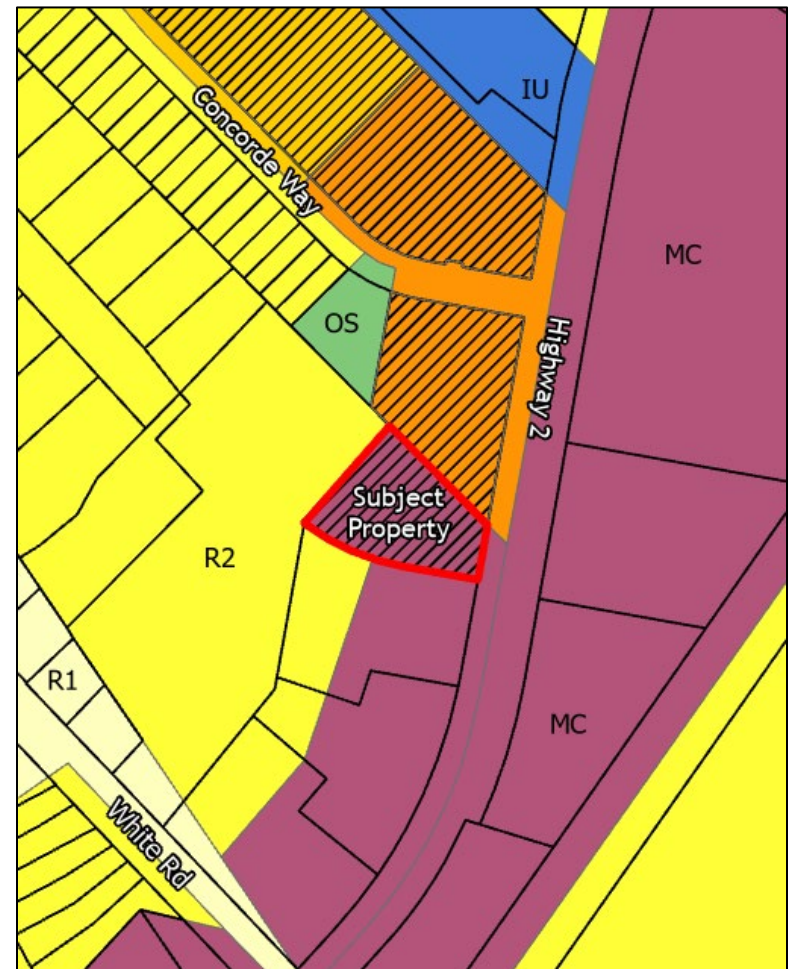
Planning Advisory Committee



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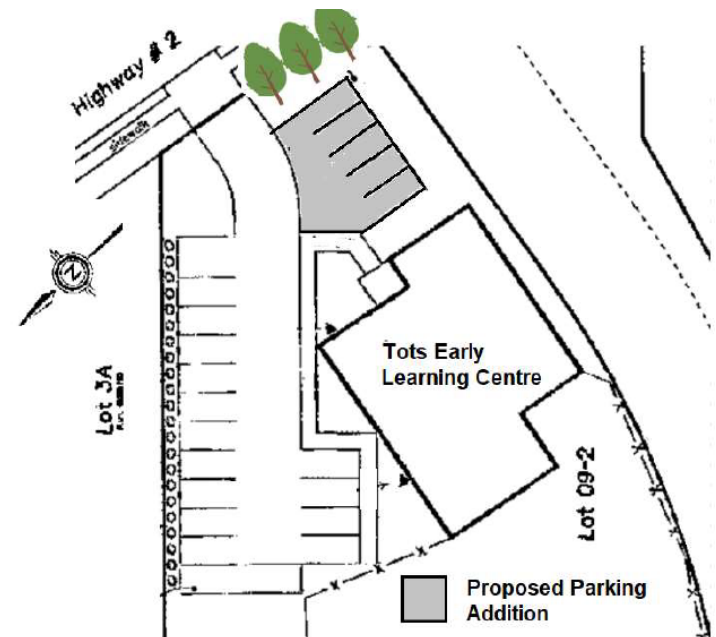
Subject Property

- **Applicant:** Tot's Academy Child Care Society
- **Location:** PID 45382769, 480 Highway 2, Enfield
- **Subject Property Size:** 0.26 ha
- **Proposal:** To unconditionally amend an existing development agreement in accordance with Part 7 of the existing development agreement.



Development Proposal

- The purpose of the application is to increase the number of parking stalls by creating a new parking area in the front yard of the childcare facility.
- Approximately 5 to 6 new parking stalls will be located in the light grey area shown on the site plan to the right.
- The Mixed Use Centre (MC) Zone permits parking to be located in the front yard.
- The new parking stalls are required to accommodate additional staff to support an increase of 46 spots in the childcare facility.
- No other changes have been proposed that differ from the original development agreement.



Policy Analysis

- The Planning and Development Department has reviewed this application based on applicable sections of the Municipal Government Act, the current development agreement, and the policies contained in the Municipal Planning Strategy.
- Based on this review, it has been concluded that this application is identified as an unsubstantial development agreement. Items not considered substantial do not require a public hearing.
- The existing development agreement required 15 parking stalls as per the site plan.
- As per the existing development agreement with the Municipality, any amendment, whether substantive or not, to the agreement must be approved by both parties in writing.

Recommendation

- That the requested unsubstantial amendment be approved.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Approve the application by Tot's Academy Child Care Society for an unsubstantial amendment to its existing Development Agreement to allow for an increase in the number of parking stalls.*