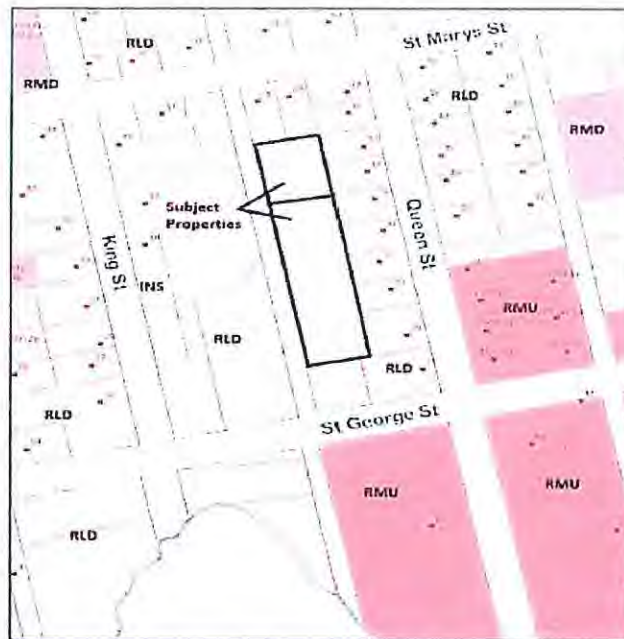




**Town of Digby
Public Notice**

**Proposed Development Agreement
Second Avenue PID 30228845**

The Town has received an application from Darren M. Halliday to enter into a Development Agreement to permit the development of three (3) multiple unit residential structures containing a total of twenty-four (24) dwelling units on lands at Second Avenue. The proposed Development Agreement would have the effect of regulating the property consistent with the provisions of the Town's Residential Medium Density (RMD) Zone standards.



The Town Council will be holding a public hearing on January 20, 2020 at 6:00 p.m. at the Council Chambers, Town Hall, 147 First Avenue to receive public comment relating to the proposed Development Agreement. Information relating to the proposal may be viewed at the Town Hall Office.

E. Tom Ossinger, CAO
Town of Digby



**Planning
Development
Project Management**

To: Digby Planning Advisory Committee
From: Chris Millier
Date: April 5, 2019
Re: Proposed Multiple Unit Residential Building, Lands of D. M. Halliday, Second Avenue (PIDs 30228860, 30228845)

Introduction

The Town has received an application from Darren Halliday to enter into a development agreement to permit the development of three (3) multiple unit residential structures containing a total of twenty-four (24) dwelling units on lands at Second Avenue.

The application has been accompanied by site plan and drawing of two (2) building facades.

The proposal includes development of two (2) separate properties located on the east side of Second Avenue south of St. Mary's Street. Together the lands contain an area of approximately 1.3 acres had have "frontage" of approximately 480 feet on the Second Avenue right-of-way. The lands are currently vacant/undeveloped and Second Avenue between St. Mary's Street and St. George Street does not exist as a constructed public street.

The proposal calls for the construction of two (2) separate 6-unit structures and one 12-unit structure. Parking for 36 cars is proposed to be provided on-site.

Relevant Municipal Planning Strategy and Land Use By-law Provisions

The properties are currently designated as Residential on the Municipal Planning Strategy's Generalized Future Land Use Map. The properties are zoned Residential Low Density (LDR) on the Land Use By-law's Zoning Map.

Generalized Future Land Use



Zoning



The Municipal Planning Strategy contains the follow provisions relating to the current application

Part 3.2, Residential Development

- R 1 It shall be the intention of Council to create a Residential Generalized Future Land Use Designation on the Generalized Future Land Use Map and encourage the development, maintenance and enhancement of a wide variety of residential uses and related compatible uses within this Designation.*
- R 2 It shall be the intention of Council to designate areas of the Town which are predominately residential in character and which are appropriate for long term residential development as Residential on the Generalized Future Land Use Map.*
- R 6 It shall be the intention of Council that the development of new multiple unit residential dwellings containing a maximum of four (4) units within the Residential Designation shall be considered by amendment to the Land Use By-law (rezoning) and be subject to criteria contained in Policy IM 7.*

Part 4, Implementation and Administration

- IM 7 In considering amendments to the Land Use By-law and/or the entering into of a Development Agreement, in addition to the criteria set out in various policies of this Strategy, Council shall consider:*
- (a) whether the proposal is considered appropriate in terms of:*
 - (i) the adequacy of sewer and water services;*
 - (ii) the adequacy of school facilities;*
 - (iii) the adequacy of fire protection;*
 - (iv) the impact on adjacent uses;*
 - (v) the adequacy of road networks adjacent to, or leading to the development; and*
 - (vi) the financial capacity of the Town to absorb any costs relating to the development.*
 - (b) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;*
 - (c) the adequacy of the dimensions and shape of the lot for the intended use;*
 - (d) the compatibility with the existing pattern of development and adjacent uses;*
 - (e) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses, marshes or bogs and susceptibility of flooding;*
 - (f) any other matter required by relevant policies of this Strategy.*

Planning Considerations and Analysis

The current Municipal Planning Strategy requires redevelopment of multiple unit residential structures within the Residential designation to be considered by development agreement. The following is an evaluation of the application in light of the relevant Municipal Planning Strategy policies.

Policy IM 7, General Criteria for Development Agreements

Policy IM7(a)(i), Adequacy of sewer and water services

The subject property is currently serviced with sanitary sewer but not with water or storm sewer services.

New water and storm sewer services will be required to be constructed to service the proposed development and the Town has confirmed its willingness to construct the required services.

Policy IM7(a)(ii), Adequacy of School Facilities

The proposed development will not have any negative impact on existing school capacities or facilities.

Policy IM7(a)(iii), Adequacy of Fire Protection

All new construction will be required to comply with relevant provisions of the Provincial Building Code which includes provisions relating to fire protection. The proposed development does not represent a risk to fire protection capabilities.

Policy IM7(a)(iv), Impact on Adjacent Uses

The existing land use in the immediate area is primarily low density residential. Lands on Second Avenue adjacent to the property are vacant. Lands to the east of the subject property are developed with single unit dwellings.

The proposed site plan identifies a rear yard setback from the adjacent single unit dwellings to the east of approximately 39 feet. No information is provided with respect to landscaping, fencing or other measures to minimize the potential impact of the proposed development on the adjacent properties.

Policy IM7(a)(v), Adequacy of Road Adjacent Network

Second Avenue between St. Mary's Street and St. George Street does not currently exist as a constructed public street. The street travel surface will have to be constructed in order to service the proposed development. The Town has confirmed its willingness to construct the required travel surface.

Policy IM7(a)(vi), Financial Impact on Town

The Town has confirmed its willingness and financial capacity to absorb the costs relating to the construction of the Second Avenue travel surface and the water and storm sewer services required by the proposed development.

Policy IM7(b), Adequacy of Auto, Rail and Pedestrian Traffic

The extension of Second Avenue between St. Mary's and St. George Street will enhance vehicle and pedestrian traffic opportunities. The proposed new travel surface will have the capacity to accommodate traffic generated by the proposed development.

Policy IM7(c), Adequacy of the Lot

The subject property has "frontage" on the undeveloped Second Avenue right-of-way of approximately 480 feet and a lot area of approximately 57,900 sq. ft. (1.3 acres).

No information has been provided with the application relating to the property but it is generally vacant and covered with overgrowth.

Policy IM7(e), Environmental Suitability of the Property

No information has been provided with the application relating to the environmental conditions of the property however there are no known features that would prohibit the lands from being developed.

Policy IM7(f), Other Matter of MPS Concern

The Development Agreement is a legal undertaking between the Town and a property owner for a site specific development approval. The site plan and building information provided with the application is very limited and general in nature. Detailed information relating to site features, landscaping, drainage, building floor plans and other building related details has not been provided.

The lack of detail makes the provision of some planning analysis difficult. The supporting material is generally not of sufficient quality to be included in a development agreement.

It is noted that the proposed development utilizes 2 separate lots. These lands will be required to be consolidated to accommodate the proposed development.

Recommendation

A review of the proposed development against the relevant policies and criteria contained in the Municipal Planning Strategy, and in particular policy IM7, indicates that the proposed development is in general conformity with the intent of the Strategy. It is noted that the proposed development will require expenditure of funds by the Town for the construction of the Second Avenue travel surface and the installation of municipal water and storm drainage infrastructure. The Town has confirmed its willingness to assume the responsibility for these expenditures.

In light of this review it is recommended that:

The Planning Advisory Committee recommend in favour that the Town enter into a development agreement with Darren M. Halliday to permit the development of three (3) multiple unit residential structures to contain a total of twenty-four (24) dwelling units on PID 30228860 and PID 330228845 Second Avenue subject to: the submission of:

1. a revised Site Plan;
2. a Lot Grading and Drainage Plan;
3. Building Floor Plans;
4. revised Building Elevation Plans and details and;
5. Consolidation of PID 30228860 and PID 30228845

SITE PLAN

SITE PLAN SHOWING
LANDS CONVEYED TO
DAREN M. HALLIDAY
2nd AVENUE
DIGBY
DIGBY COUNTY

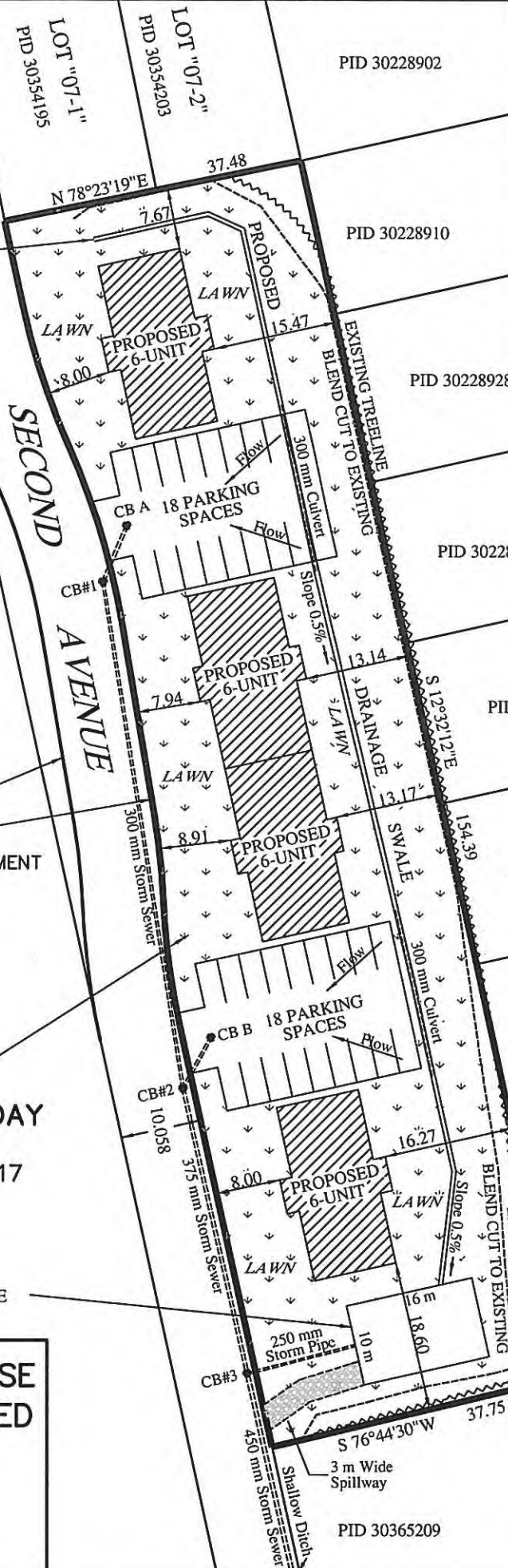
SCALE 1:750 (METRIC)

DATE: OCT. 30, 2019

PLAN No. 2019-128SitePlan

REVISED: NOV 29, 2019

PROPOSED
DRAINAGE SWALE



GRID NORTH

LOT "2019A"
PID 30228845
DAREN M. HALLIDAY
Doc No. 111181831
Recorded: Aug 2, 2017

PROPOSED
RETENTION SWALE
Storage = 96 cu. m.

LEGEND

POLE STAKE.....PSB
ANCHOR STAKE.....AS
SURVEY MARKERSMO
IRON PIPE.....IP O
WITNESS.....WIT
FOUNDFD
UTILITY POLE.....UP
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FIELD MEASUREMENT.....F
PLAN MEASUREMENT.....P
DEED MEASUREMENT.....D

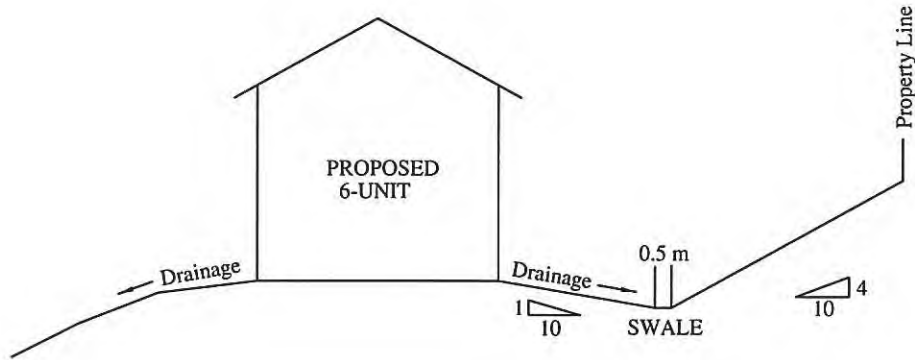
**DeWOLFE & MORSE
SURVEYING LIMITED**

P. O. BOX 520
MIDDLETON
NOVA SCOTIA
BOS 1P0

DETAILS

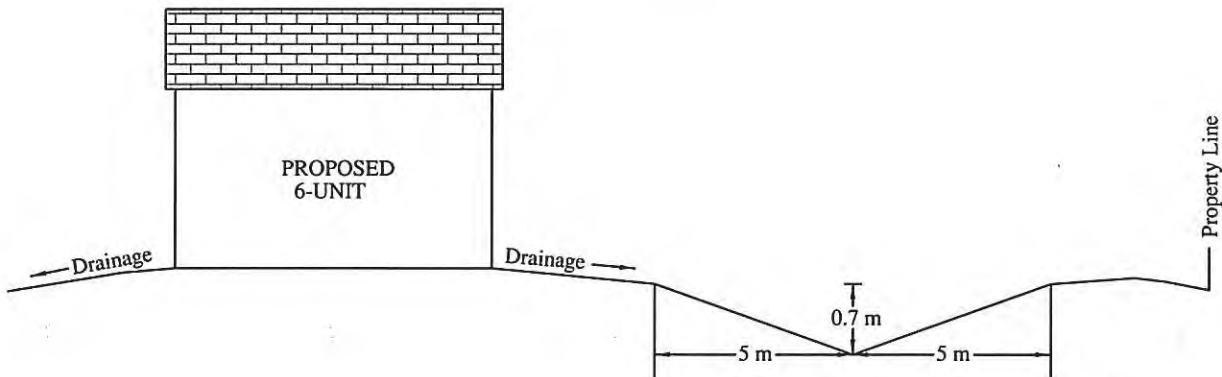
TYPICAL SWALE CROSS SECTION

Not to Scale



RETENTION SWALE CROSS SECTION

Not to Scale



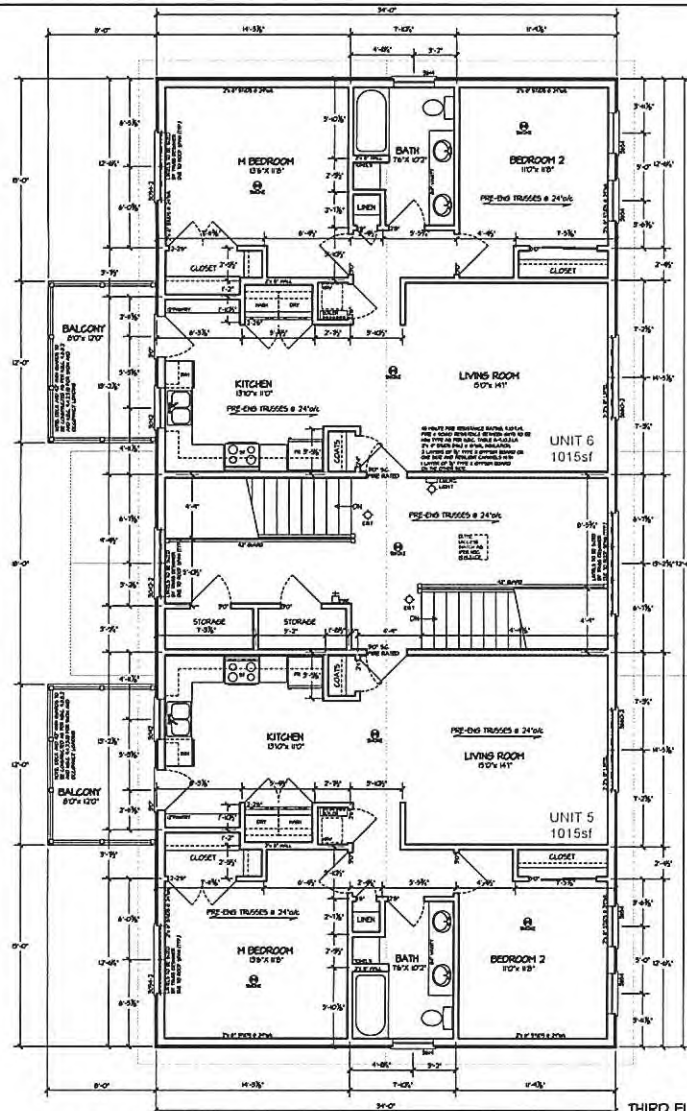
PRE DEVELOPMENT FLOW = 0.038 cu. m./sec
POST DEVELOPMENT FLOW = 0.135 cu. m./sec
STORAGE VOLUME = 96 cu. m.

OUTLET PIPE = 250 mm DIAMETER CONNECTED TO CB#3
TRAPEZOIDAL SPILLWAY = 3 m WIDE by 0.3 m DEEP
TRAPEZOIDAL SPILLWAY WILL DISCHARGE INTO SHALLOW DITCH ON 2ND AVENUE

DATE: NOV. 30, 2019

**DeWOLFE & MORSE
SURVEYING LIMITED**

P. O. BOX 520
MIDDLETON
NOVA SCOTIA
BOS 1P0

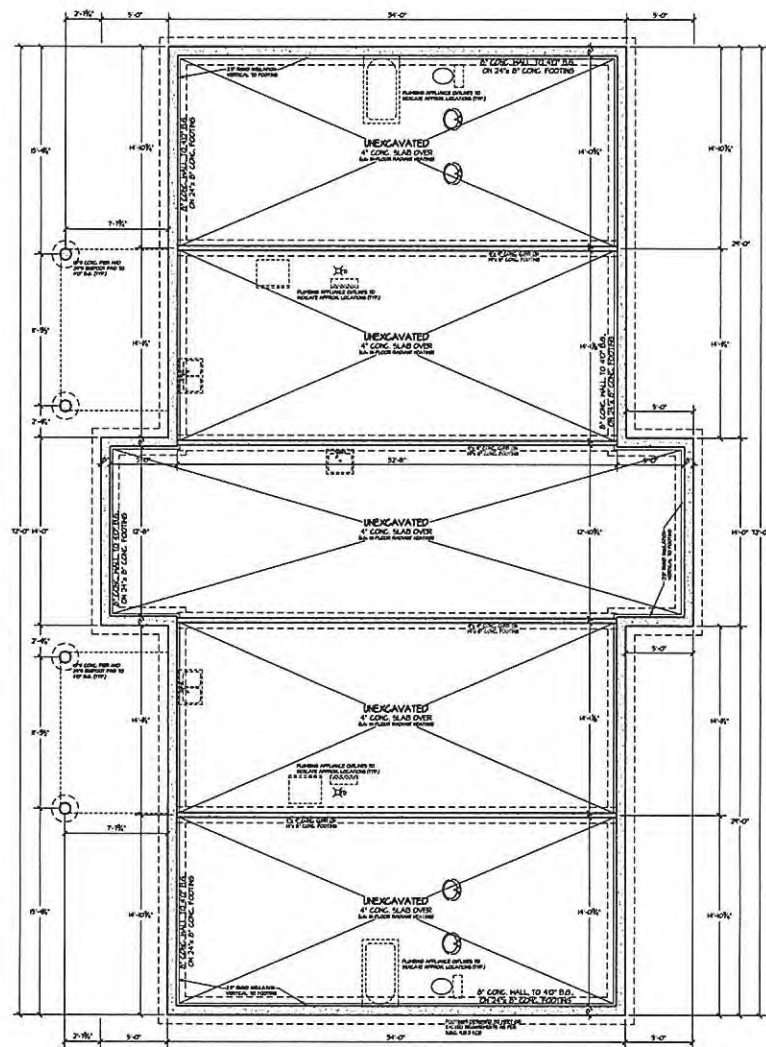


THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"

FLOOR AREA = 2448 SQ.FT.
BALCONY AREA = 162 SQ.FT.

- NOTES:
1. EXTERIOR LIGHTING TO BE PROVIDED AS PER N.E.C. 410.2.2 AND 410.2.3.
 2. EXIST. SIGNAGE HERE PROVIDED SHALL BE REINSTALLED AS PER N.E.C. 410.3.
 3. FIRE ALARM SYSTEM TO BE PROVIDED AS PER N.E.C. TABLE 410.2.2.



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

GENERAL NOTES

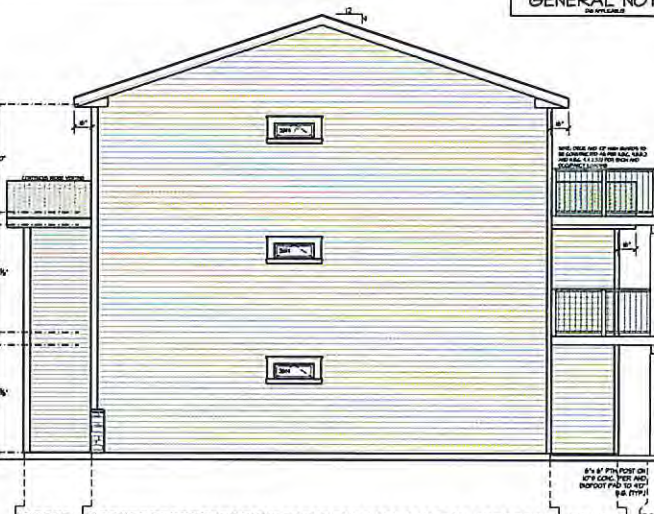
- CONC.
1. ROOF SHEDDING AS PER 8.2.1.1. EXTERIOR ROOF SHEDDING AS PER 8.2.1.1.2.
 2. ROOF LATHES TO BE 2" x 2" UNLESS NOTED.
 3. STEEL LATHES TO BE 1/2" x 1/2" UNLESS NOTED.
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COMPU DRAFT DESIGN SERVICES	
PROJECT: PROPOSED APARTMENTS BY HALLIDAY CONSTR. DIBBY, NS	
THIRD FLOOR AND FOUNDATION PLANS	
PROJECT NO.:	
DATE: MAY 2, 2011	DRAWN: AD DIBBY
DESIGNED: MAY 2, 2011	CHECKED: LARRY D. HIGHT
APPROVED:	APPROVED:
CD519-017	A2

GENERAL NOTES



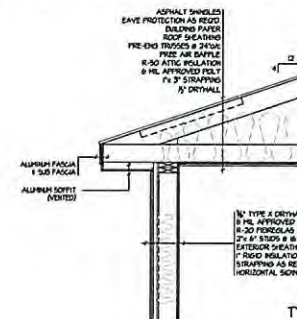
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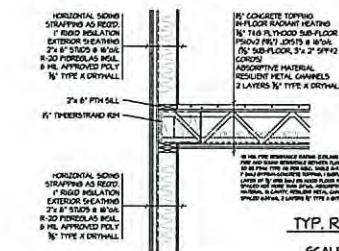
RIGHT ELEVATION
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REAR ELEVATION
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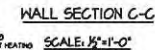
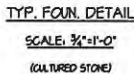
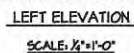
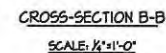
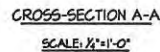


TYP. EAVE DETAIL
SCALE: 3/4"=1'-0"



TYP. RIM DETAIL
SCALE: 3/4"=1'-0"

DATE: _____		REVISION: _____	
<p>COMPU DRAFT DESIGN SERVICES</p> <p>PROPOSED APARTMENTS BY HALLIDAY CONSTR. DIGBY, NS</p> <p>ELEVATIONS AND DETAILS</p>			
PROJECT NO.: _____			
DATE: MAY 21, 2014	SCALE: AS SHOWN	DRAWN BY: <i>Lesley D. Haight</i>	
DESIGNER: HADCO	APPROVED: _____	PROJECT NO.: CDS14-017	
SHEET NO.: A3		SHEET: _____	



DATE		REV	
DATE	DESCRIPTION	REV	
<p>COMPUDRAFT DESIGN SERVICES</p> <p>10000 W. 10th Ave., Suite 200 Minneapolis, MN 55410 Phone: (612) 835-1100 Fax: (612) 835-1101 E-mail: compudraft@compudraft.com</p>		<p>PROJECT NO. _____</p>	
		<p>PROPOSED APARTMENTS BY HALLIDAY CONSTR. DIGBY, MN</p> <p>ELEVATION, DETAILS, AND CROSS-SECTIONS</p>	
PROJECT NO.:			
DATE	BY	REASON	
MAY 2, 2004		AS SHOWN	
DESIGNED BY	CHECKED BY	APPROVED BY	
HAGHT		Larry D. Haght	
DATE, INCH	SHEET		
CDS14-017		A4	