

60 Old Walton Road, Upper Burlington Development Agreement

Council First Reading

May 27, 2025

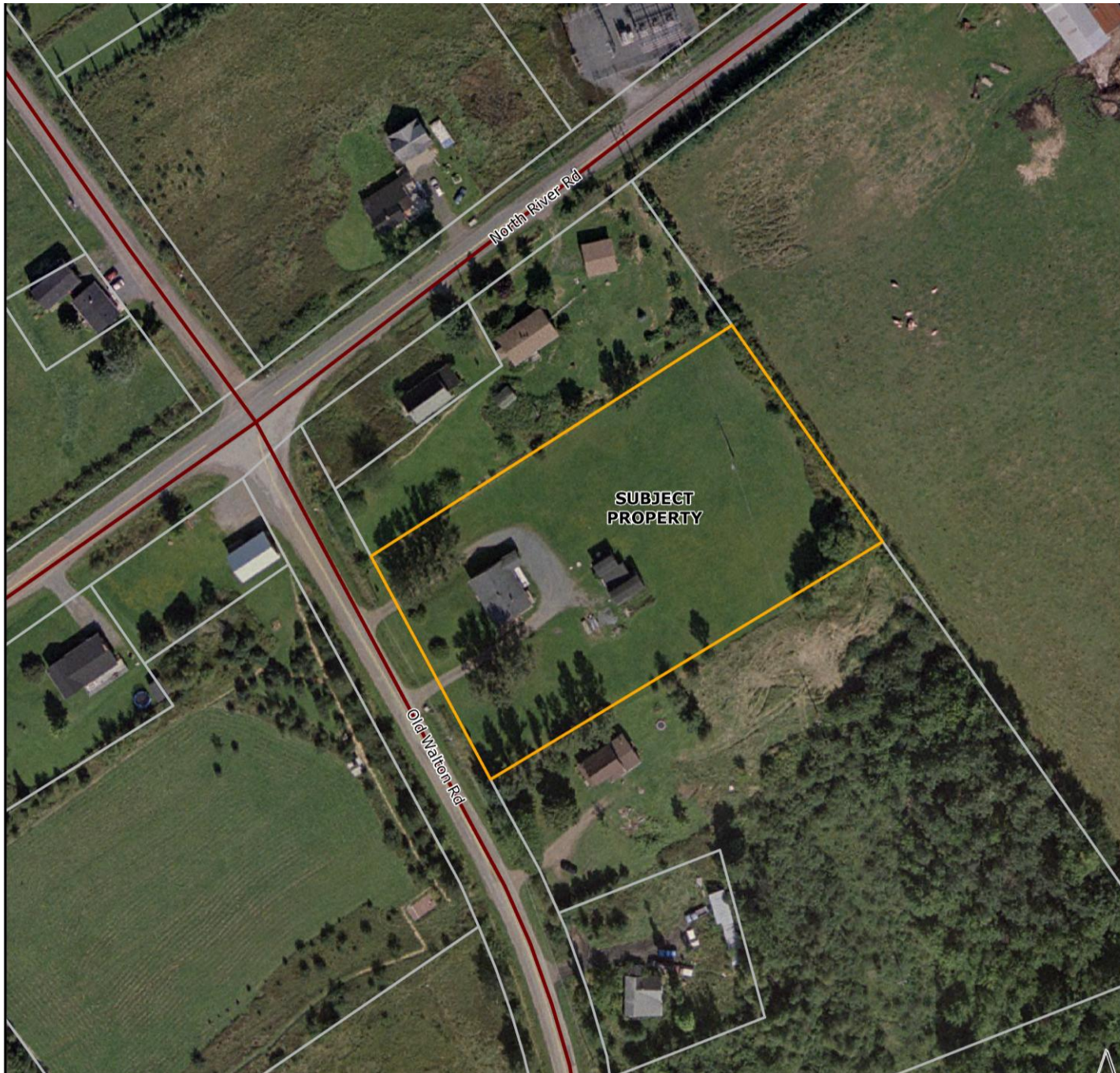
something inspiring awaits



Application

- A completed application was received from Matthew Moore on February 3rd, 2025.
- The application was to consider permitting an automotive repair shop by development agreement.

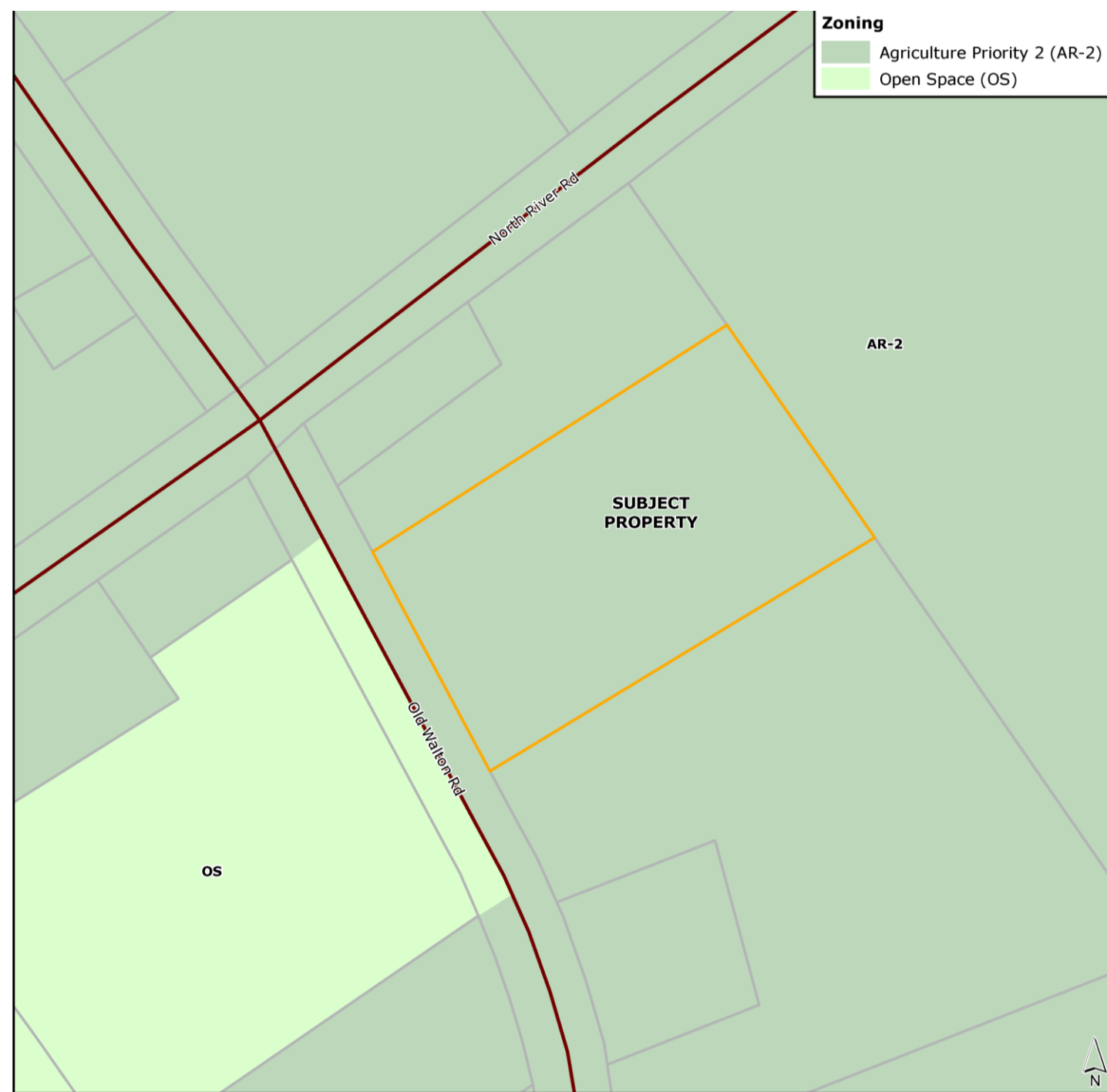




Orthophoto

- The property is currently used as a personal residence with an existing automotive repair business operating out of the garage.
- Nearby properties consist of single unit residences, a community centre, and farms.





Current Zoning

Agriculture Priority Two (AR-2)

Permitted uses include:

- Agricultural uses
- Agricultural Support Uses
- Churches, Community Centres, and Fire Halls
- Forestry and Forestry Related Activities
- Manufactured Homes
- One and Two-unit Dwellings





View of Proposed Development Location on Subject Lot





View of Old Walton Road from Subject Lot Access

West Hants MPS – Enabling Policy

Policy 8.9.4 is the policy that permits Council to consider the proposed development, and the criteria of this policy have been considered met:

- the submitted agrologist report concludes that the subject lot is not well suited for any agricultural purposes;
- the proposed development will not compromise the surrounding properties regarding their operation or integrity of agricultural activities;
- the proposed development is not one which, by virtue of size or nature, would be more appropriately located in a Growth Centre, Village or Hamlet; and
- the Nova Scotia Department of Public Works confirmed the existing access is acceptable for the proposed development.



West Hants MPS – Criteria Policy

Policy 8.6.1 sets the requirements for the agrologist report, and this policy has been considered met since the report states that:

- the subject lot is constrained in terms of the size of land for any agricultural operations;
- the author of the report is a professional agrologist (recognized by the Nova Scotia Institute of Agrologist) who performed a site visit;
- the report includes a site plan showing the study area; and
- the report identifies site features and reasons that the subject lot would not be suitable for agricultural production.



Circular driveway

Personal residence

Garage/motor vehicle service shop



Site Plan for the development

West Hants MPS – Criteria Policy

Policy 16.3.1 general criteria have been considered met and are summarized as the following:

- the proposal is not considered premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated; and
- the Development Officer, Manager of Building and Fire Inspection Services, District Manager of the Nova Scotia Department of Public Works have no concerns which have not been addressed in this report.

*Brooklyn Fire Department has not commented on the proposed development. Staff did inquire the Manager of Building and Fire Inspection, who indicated that “a fire inspection will be required on the building being used for the repair shop to ensure compliance with the Fire Safety Act.”



Development Agreement

details summary

- Permits an automotive repair shop: contained entirely within the existing garage
- Hours of operation: 8:00 a.m. and 5:00 p.m. Monday to Friday
- Minimum of three (3) parking spaces
- Refuse containers and outdoor parking spaces are required to be screened from abutting properties
- Property owner is responsible for the safe storage and disposal of waste products
- the uses permitted on the Property; and
- the location of the shop, parking, and driveway



Public Information Meeting – April 2

Staff Review

PAC/HAC Review and Recommendation –
May 8

Council First Reading – May 27

Public Hearing & Second Reading – June 24*

Notice Placed in Paper

14 Day Appeal period

Process

*Anticipated dates



Recommendation (1 of 2)

...that Council gives First Reading and holds a Public Hearing to consider entering into a development agreement to allow an automotive repair shop at 60 Old Walton Road, Upper Burlington, PID 45168069 in a manner substantively the same as the draft set out in Attachment C of the report File #24-11 to the Planning and Heritage Advisory Committee report dated May 8, 2025.



Recommendation (2 of 2)

...that Council requires that the development agreement with Matthew Moore be signed within 120 days from the date of final approval by Council or the date that any appeals have been disposed of; otherwise this approval will be void and obligations arising hereunder shall be at an end.



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