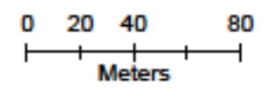
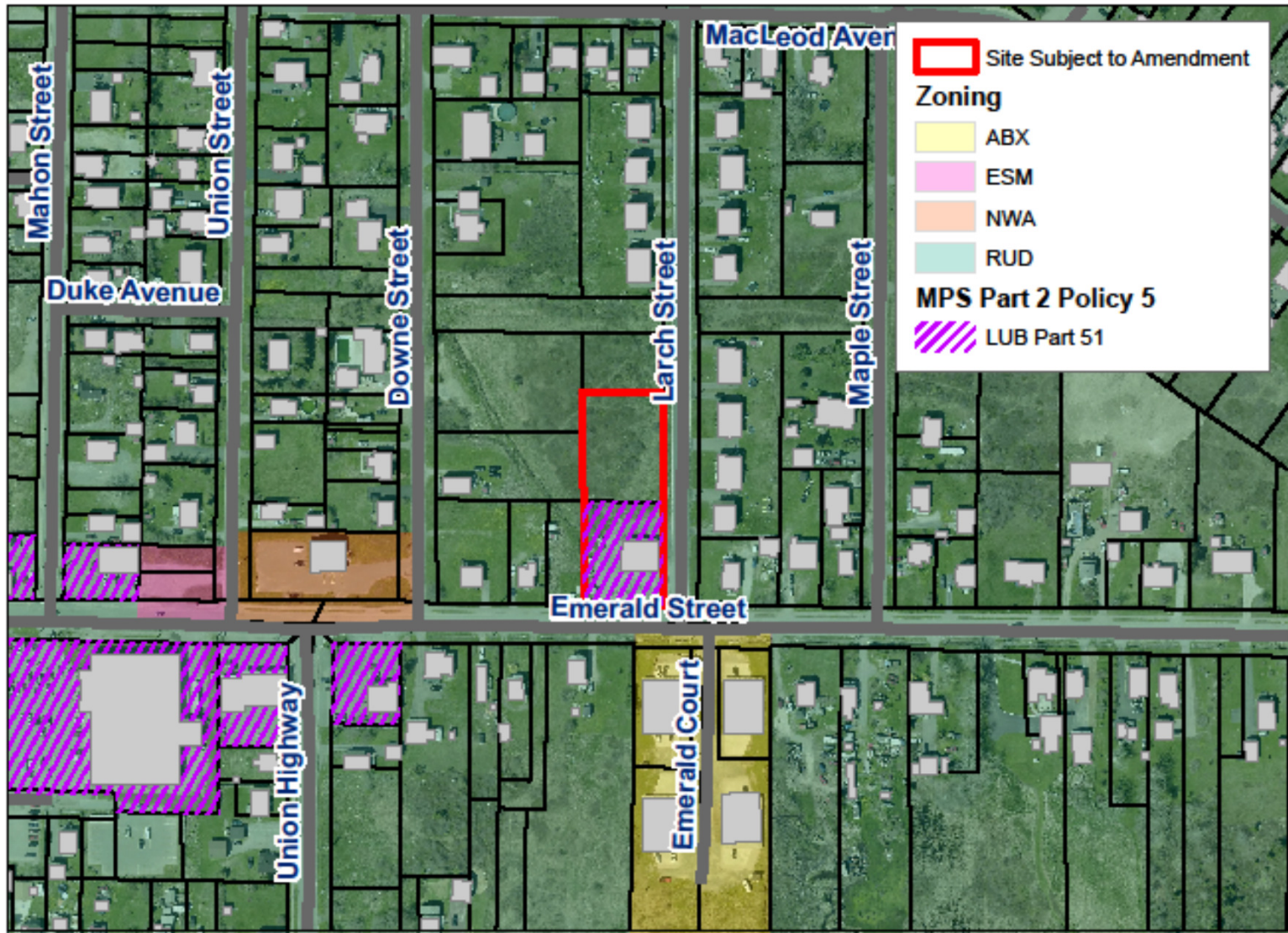


Zone Amendment - Case 1064

To permit gas bar use at
3425 Emerald Street, New Waterford
(PIDS 15477656 and 15477649)

WSP Canada Inc. on behalf of Millennium Contracting Ltd.

Attachment A





LEGEND

- Site Boundary
- - - Adjacent Property Boundary
- - - Internal Property Boundary to be Altered
- - - Proposed Lot Boundary Adjustment

	Required Parking	Provided Parking
Restaurant	10	—
Convenience Store	14	—
Total	24	30

SITE SUMMARY:

- Revised Land Area: 37,225.5 SF (PID 15477656)
- Existing Zone: RUD (Residential Urban D Zone)

LOT COVERAGE:

- Proposed Building: 3200 SF (8.6%)

NOTES:

- Property lines approximate only. Site subject to survey.
- Site subject to Municipality of Cape Breton applicable by-laws.
- Standard parking stall dimensions: 5' x 20'
- All exposed ground shall comply with the definition of landscape open area as per CBRM Land Use By-law

SOURCES:

- Plan based on Michael J. Adolph survey Plan No. 1982-17R dated October 11, 2017
- Adjacent and subject property lines from provincial property mapping.

Designer: J. HARPER VERSION: 102
 Planner: GLOVITT/HARPER

SITE PLAN
3425 EMERALD STREET
 NEW WATERFORD, CAPE BRETON, NS
MILLENNIUM CONTRACTING SERVICES LTD.
 OCTOBER 24, 2019 191-07808-102

SCALE

wsp

1 SPECTACLE LAKE DRIVE, DARTMOUTH, NS, CANADA B3B 1X7
 PHONE: 902-695-4667 WSP.COM

FILE: K:\CONTRACTING\0000\MILLENNIUM_CONTRACTING\EMERALD_ST_19102019\102\CONCEPT_PLAN_0101-0000_ULE.DWG Sheet Number: 1 of 11

Why is an Amendment Necessary?

- Both properties currently zoned Residential Urban D (RUD)
 - None of the proposed uses permitted
- Optional conversion uses
 - Identifies existing commercial developments along higher-traffic streets in predominantly residential neighbourhoods
 - Emerald Street corridor identified in MPS Part 2, Policy 5
 - PID 15477656 listed under Part 51 of the LUB

Why is an Amendment Necessary?

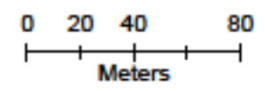
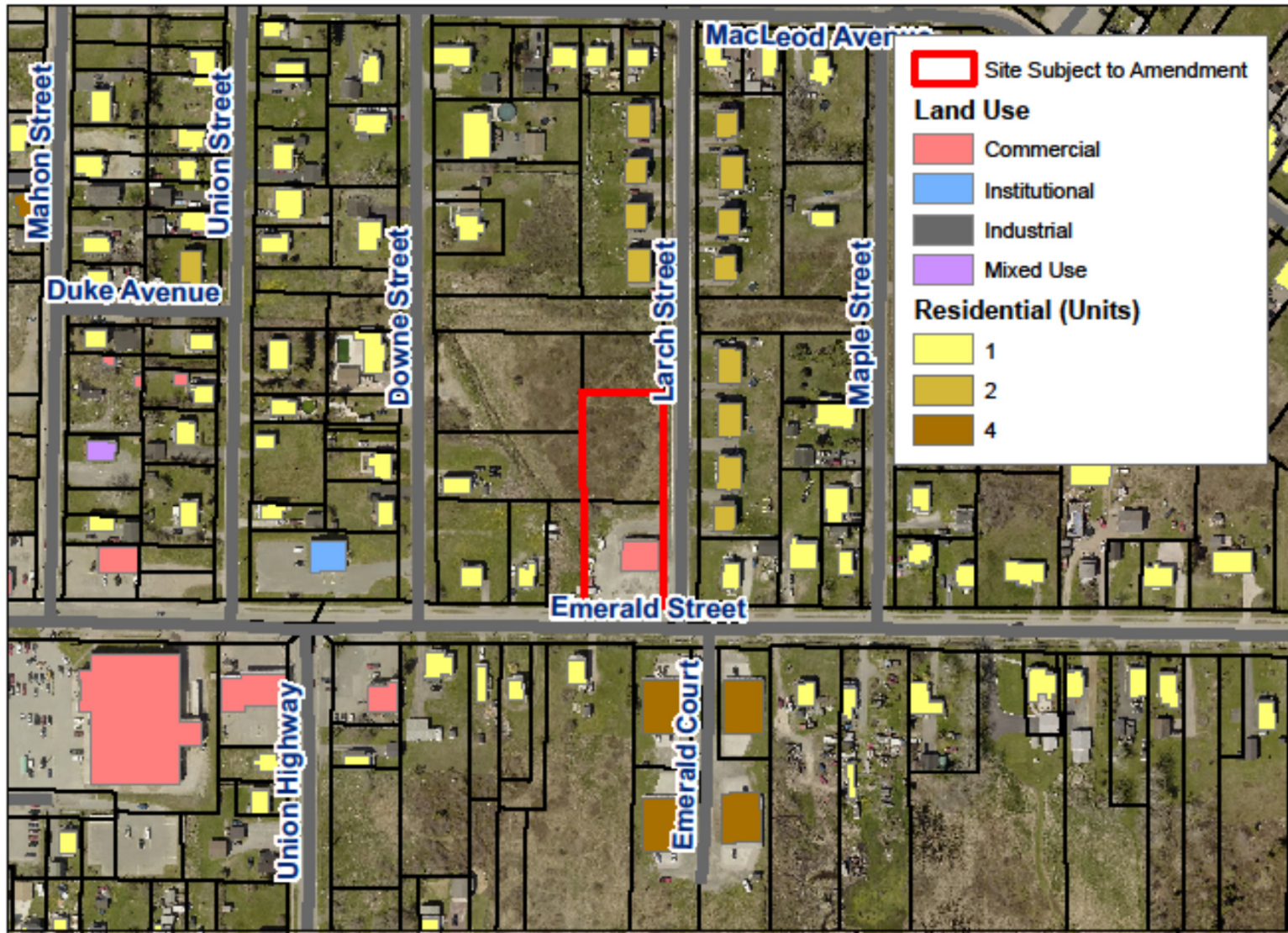
- Expansion of convenience store and restaurant permitted as-of-right by site plan approval
- Motor vehicle fuel service and accessory uses not currently listed as optional conversion use

Any sales/service development not identified in the list of similar or more compatible uses, or any sales/service development proposed to be located elsewhere along these designated corridors shall be by zoning amendment. (MPS Part 2, Policy 5)



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Evaluation: Landscaping and screening

*The development proposal must include a landscaping plan to buffer and screen low density residential uses from the starker ancillary components of the site (e.g. parking spaces, driveways, utility facilities, etc.)
(MPS Part 2, Policy 5)*

- Undeveloped, exposed surfaces to meet definition of landscaped open space
- Landscaping to be added to Emerald frontage and to north along proposed revised residential lot
- However, current site plan does not indicate any screening measures



CBRM

A Community of Communities

Evaluation: Traffic impacts

The development proposal must include a traffic plan (both on-site and along the public street/road accessing it) implementing improvements that compensate for the increase in traffic expected. A traffic impact analysis report financed by the developer may be requested by Council, or the planner responsible for reporting to Council in consultation with the Traffic Authority, to support the development proposal and to ensure this criteria is adhered.

(MPS Part 2, Policy 5)

- Applicant provided a Traffic Impact Statement
- CBRM Engineering & Public Works Department indicated no concerns about the proposed Larch Street access
- No comments received from Department of Transportation to date



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Evaluation: Adverse effects

The development proposal must respect the potential adverse affects any significant buildings will have on much smaller scale low density residential buildings.

(MPS Part 2, Policy 5)

- Building will be relocated with a larger footprint but with no change in height
- With exception of any traffic or visual impact, proposed development is not expected to produce significant impacts on neighbouring properties



CBRM

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Next Steps

- Schedule a Public Hearing
- Publish required notice in the Cape Breton Post
- Send notice to assessed property owners within 100m (300ft) of the site

Recommendation

Based on the MPS Part 2, Policy 5, it is reasonable that Council at least consider the proposed amendment. I recommend that General Committee of Council request that Council pass a motion to schedule a Public Hearing to consider this amendment application.