

To: **Inverness County Planning Advisory Committee
Inverness County Council**

From: **Planning Staff (EDPC)**

Date: **November 20, 2025**

Reference: **Application to enter into a Development Agreement for a Consignment store in a Residential Centre (R-1) zoned lot in Whycocomagh, County of Inverness.**

Staff Recommendation:

Staff recommend that the Inverness County Planning Advisory Committee forward the following recommendations:

1. That Municipal Council enter into a Development Agreement for a consignment store on PID 50292820, Highway 252, Whycocomagh, Inverness County, Nova Scotia.

Background Information:

On August 22, 2025, the Eastern District Planning Commission (EDPC) received a complete application for a development agreement to permit the establishment of a consignment store on the property with PID 50292820, located in Whycocomagh. The proposal involves the construction of a single-storey building with a footprint of approximately 24 feet by 32 feet, situated closer to the front lot line of the property. The site plan submitted with the application illustrates the provision of six standard parking spaces, along with one accessible parking space, located adjacent to the existing gravel driveway.

The proposed development requires a Development Agreement to enable a portion of the subject property to develop a consignment store. Through the development agreement process, this Commercial (C-1) Zone would apply only to the area designated for the consignment store, while allowing the remainder of the

Description	
Designation:	General Development
Current Zoning:	Residential Centre (R-1)
Wellhead Protection:	No
Heritage Property:	No
Request:	Development Agreement
Identification #:	PID 50292820
Total Lot Area:	8.32 acres, Lot 05-5
Site Visit:	06 August 2025

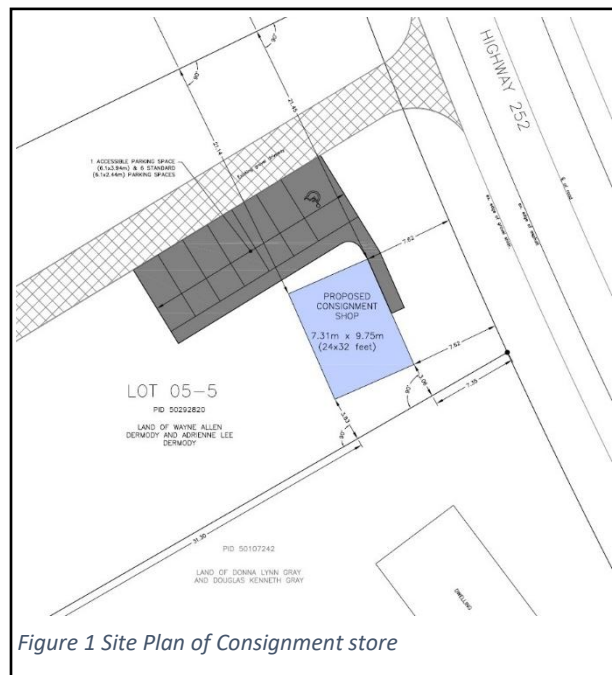


Figure 1 Site Plan of Consignment store

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property to retain its current R-1 zone .

The Residential Centre (R-1) Zone encompasses lands that are fully serviced by municipal water and sewer infrastructure, supporting a wide range of residential and community-oriented developments. The zone permits not only a variety of housing types, but also certain complementary commercial and institutional uses of a residential nature. While the R-1 Zone supports a diverse range of residential and limited institutional uses, it does not provide for new standalone commercial developments such as a consignment store. As such, the development agreement enables the development of a consignment store.

Site Visit:



Planning staff conducted a site visit on August 6, 2025, to evaluate the current condition of the subject property, its existing use, and the surrounding context.

The property is located within a residential neighbourhood in Whycocomagh. The immediate surroundings are characterized primarily by single detached dwellings typical of the area, which establish a predominantly low-density residential character. To one side of the property, there is a single detached home on an

adjacent lot, consistent with the established neighbourhood pattern. On the opposite side, an electrical power station is situated, introducing a utility use in proximity to the site.

The lot itself is relatively flat but exhibits a gradual slope toward the southwest. This slope extends to the edge of a wooded area located at the rear of the property, beyond which lies a water stream. The buildable portion of the lot, however, is largely open and level, making it suitable for construction.

At the time of inspection, staff noted the temporary presence of scrap materials, including: abandoned vehicles, tires, batteries, and miscellaneous automotive parts such as motors. The landowner explained that these items were being stored on-site only until they could be collected and removed by a contracted hauler. Staff were assured that this condition was temporary and would not form part of the long-term land use.

In terms of existing infrastructure, the property has a gravel driveway that provides access from the public roadway. The remainder of the lot consists of grassed areas which have not yet been cleared or prepared for construction. No evidence of excavation, foundation work, or building activity was observed at the time of the visit. Overall, the site is in a condition suitable for the

proposed commercial development, subject to appropriate clearing, grading, and servicing prior to construction.



Figure 3 Current condition of site



Figure 4 Current condition of site

Analysis:

Policy 2.3 It shall be the policy of Council to consider the expansion of existing commercial uses or new commercial uses as permitted in Policy 2.1 by Development Agreement as provided by the appropriate sections of the Municipal Government Act.

Policy 2.3 of the Municipal Planning Strategy states that Council will use the development agreement process, as enabled by the Municipal Government Act, to evaluate and approve the introduction of new commercial uses or the expansion of existing ones identified in Policy 2.1. The intent is to ensure that any new commercial activity occurs through a site-specific agreement that can incorporate detailed conditions addressing land-use compatibility, servicing, and environmental concerns.

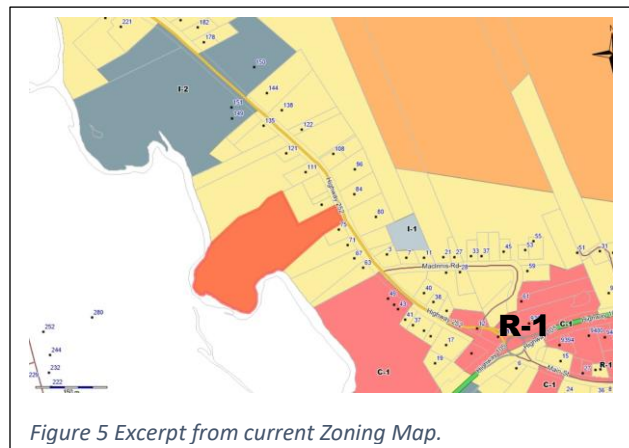
Policy 2.4 In considering a proposal for a Development Agreement as stated in Policy 2.3, it shall be the policy of Council to have regard to the following: a) The potential to affect adjacent residential uses adversely; b) The architectural design, including the scale of any building and its exterior finish is compatible with adjacent uses; c) Total area used for outdoor storage and adequate provisions of artificial or natural screening devices; d) The impact of the proposed expanded use on traffic volumes and the local road network, as well as traffic circulation, sighting distances and entrance and exit to and from the site; e) That adequate buffering and setback distances are maintained from low density residential uses and that landscaping treatments are included to reduce the visual impact; f) The expanded or new use is not obnoxious by virtue of noise, odour, dust, vibration, smoke or other emission; g) The expansion of a new use shall not affect the hours of operation where the use would interfere with or create undue problems for the residents of the surrounding area; 9 h) The proposal meets all the pertinent policies of the Strategy, including Policies A-6 and A-7 of this Strategy.

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Staff finds that the proposal can satisfy Policy 2.4 provided the development agreement incorporates the mitigation measures outlined above. Key requirements include: prohibition of outdoor automotive storage or repair; immediate removal of existing scrap materials; a detailed landscaping and buffering plan; driveway and sight-distance upgrades; a stormwater and erosion-control plan to protect the wooded slope and waterbody; residential-scale building design and materials; downward-facing lighting; and explicit limits on hours of operation and delivery times. Inclusion of these conditions will ensure the project proceeds in a manner compatible with the surrounding neighbourhood and in full conformity with the intent of Policy 2.4.

Statements of Provincial Interest:

The purpose of the Statements of Provincial Interest (SPI) is to protect the common public interest and encourage sustainable development in municipalities. The SPI are policy statements adopted by the provincial government under the powers of the Municipal Government Act (MGA s.193). They are set out in Schedule “B” of the MGA and came into effect on April 1, 1999. Legislation requires that municipal planning documents are “reasonably consistent” with the SPI. As such, the following comments are offered with respect to consistency of the proposal with the SPI:



1. Drinking Water: The proposed development does not impact the provision of drinking water. The property is not located within a well field or an area covered by a Source Water Protection Plan.
2. Flood Risk Areas: Not in an identified flood risk area.
3. Agricultural Land: Not considered agricultural land or impacting agricultural lands.
4. Infrastructure: Makes use of existing municipal water with no demand for new municipal infrastructure.
5. Housing: Does not provide additional housing. There are no residential units removed as a result of this proposal.

The proposed development is reasonably consistent with the SPI.

Conclusion:

Planning staff conclude that the proposed development agreement to permit a single-storey consignment store on a portion of the property on Highway 252 with PID 50292820 is consistent with the intent of the Municipal Planning Strategy, meets the applicable criteria of Policies 2.3

and 2.4, and is reasonably consistent with the Statements of Provincial Interest. The development will introduce a small-scale neighbourhood commercial use while maintaining the majority of the property in the Residential Centre (R-1) Zone. Recommended conditions—such as removal of existing scrap materials, landscaping and buffering requirements, driveway and sight-distance upgrades, stormwater controls, and limits on hours of operation—will ensure that the project remains compatible with adjacent residential properties and protects the surrounding natural features.

Proposed Motions for the Planning Advisory Committee:

Based upon the staff recommendation, the proposed motions for PAC are:

- 1. That the Planning Advisory Committee recommend that Municipal Council enter into a Development Agreement for a consignment store on the property with PID 50292820, Highway 252, Whycocomagh, Inverness County; and
That Municipal Council give First Reading and schedule a Public Hearing.*

Appendices:

Appendix A: Summary of Policies

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Policy 2.4 Policy 2.4 In considering a proposal for a Development Agreement as stated in Policy 2.3, it shall be the policy of Council to have regard to the following:	Complies, design as set out in D.A.*
a) The potential to affect adjacent residential uses adversely;	None identified
b) The architectural design, including the scale of any building and its exterior finish is compatible with adjacent uses;	Complies See Staff Report
c) Total area used for outdoor storage and adequate provisions of artificial or natural screening devices;	No outdoor storage
d) The impact of the proposed expanded use on traffic volumes and the local road network, as well as traffic circulation, sighting distances and entrance and exit to and from the site;	Complies See Staff Report
e) That adequate buffering and setback distances are maintained from low density residential uses and that landscaping treatments are included to reduce the visual impact;	Complies See Staff Report
f) The expanded or new use is not obnoxious by virtue of noise, odour, dust, vibration, smoke or other emission;	Complies See Staff Report
g) The expansion of a new use shall not affect the hours of operation where the use would interfere with or create undue problems for the residents of the surrounding area;	Complies See Staff Report
h) The proposal meets all the pertinent policies of the Strategy, including Policies A-6 and A-7 of this Strategy.	Complies See Staff Report

Policy A-10 In considering development agreements, in addition to all other criteria set out in various policies of this planning strategy, Council shall have regard for the following matters: a) The proposal is in conformance with the intent of this Strategy and with the requirements of all other Village by-laws and regulations;	
b) The proposal is not premature or inappropriate by reason of:	
i) the financial capability of the Village to absorb any costs related to the development;	Refer to attached letter

ii) the adequacy of sewer and water services to support the proposed development;	Refer to attached letter
iii) the adequacy and proximity of school, recreation and other community facilities;	Not Applicable
iv) the adequacy of road networks adjacent to, or leading to the development;	Refer to attached letter
v) the potential for the contamination of watercourses or the creation of erosion or sedimentation.	Refer D.A.
c) The potential for damage to or destruction of historical buildings and sites.	Not Applicable

*D.A.: Development Agreement