



District of Lunenburg Planning Advisory Committee

**PL200006 – Boulangerie La Vendeeenne
500 Highway 325, Blockhouse, NS**

Development Agreement Amendment



Overview

Name

Boulangerie La Vendéenne

Civic Address

500 Highway 325, Blockhouse, NS

Applicant

Mr. David Unterweger

Plan Area and Zoning

Blockhouse Plan Area (Rural Zone)

Operation Commencement

December 7, 2017

Reasoning for Application

Accommodation of growth in retail demands



A retail space of the Boulangerie La Vendéenne.

Existing Conditions

Conditions listed in the existing Development Agreement

- 1. Permitted uses:** Bakery and Related-Retail Uses
Current uses: Bakery, fruit and vegetable preservation, coffee brewing, eating place (discontinued), specialty food store, and gift store.
- 2. Maximum structure:** 570m² (6,135 ft²)
Current structure: 458m² (4,935 ft²)
- 3. Maximum retail space:** 55m² (592 ft²)
Current retail area: 41.8m² (450 ft²)



Shelves in the storefront area, displaying a variety of goods.



**Loading Space
Expansion 945 sq. ft**



Highway Setback

**Blockhouse
Fire Hall**

**Storefront
Expansion
2250 sq. ft**

Possible Expansion



Proposed Revisions

First Amendment to the existing Development Agreement

- 1. Existing Uses:** Bakery and Related-Retail Uses
Proposed Uses:
 1. Food manufacturing facilities,
 2. Limited-service eating places, and
 3. Other speciality food stores.
- 2. Existing structure limit:** 570m² (6,135 ft²)
Proposed structure limit : 800m² (8,611 ft²)
- 3. Existing retail space limit:** 55m² (592 ft²)
Proposed retail space limit : No limit, subject to (2)
- 4. Existing minimum parking:** 9 spaces
Proposed minimum parking: 20 spaces upon expansion



A countertop of the Boulangerie La Vendeenne, displaying baked goods.



Discussion

Considerations



“If the setback is observed, no objection to the expansion. Compensation for the lost parking spaces needed. Should have room for vehicles to turn around.”



“No issues were identified in terms of septic systems and environmental concerns.”



(No response received from the Blockhouse Fire Department)

Discussion

1. Commercial activities are encouraged in Blockhouse (Policy 3.4.2).
2. Proposed uses are permitted in the Rural Zone.
3. Development Agreement is required only because the structural size is over 375 sq. metres. (4,120 sq. ft.)
4. “A Development Agreement will give Council and the community greater flexibility and input into how larger scale developments fit into the planning area” (Blockhouse SPS, p. 10).



Blockhouse AAC Recommendation

*That the Blockhouse Area Advisory Committee recommend the Planning Advisory Committee to **move forward with recommending the amendment** to the existing Development Agreement with Boulangerie La Vendéenne, to the Municipal Council, subject to any conditions required by Nova Scotia Transportation and Infrastructure Renewal, Nova Scotia Environment, and the Blockhouse Fire Department to satisfy the relevant policies. Carried unanimously.*



Staff Recommendation

***That Planning Advisory Committee recommend
Municipal Council to approve the amendment to the
existing Development Agreement with Boulangerie
La Vendéenne.***





Thank You

Byung Jun Kang
byungjun.kang@modl.ca
(902) 530-3480

Municipality of District of Lunenburg
210 Aberdeen Road
Bridgewater, NS
B4V 4G8

