

**HALIFAX**

# **Public Hearing for Case 20211**

Bedford MPS Amendment  
Service Stations in the Industrial Designation

September 5, 2017

# Applicant Proposal

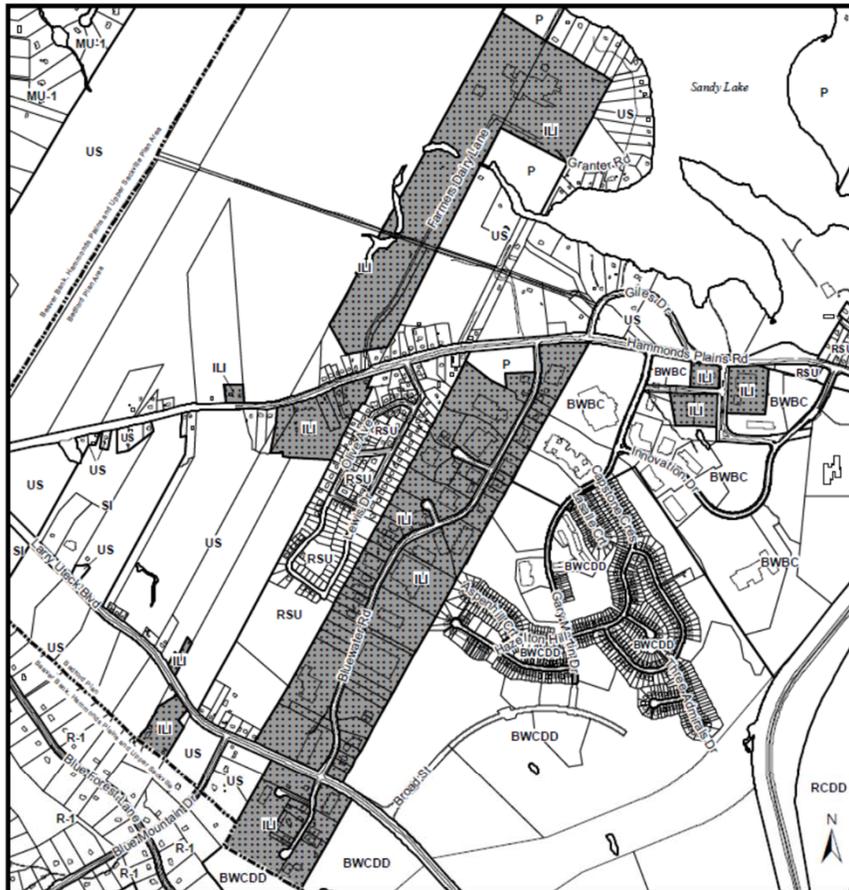
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Applicant: WSP Canada on behalf of Hamton Holdings Ltd.

Location: Damascus Rd., Light Industrial Zone, Bedford

Proposal: Enable service stations/gas bars in the Light Industrial (ILI) Zone

# Scope of Review – ILI Zone



**Map 2B - Zoning  
Western Bedford Area**

- Bedford Zones**
- RSU Single Unit Dwelling
  - RCDD Residential Comprehensive Development District
  - BWCCD Bedford West Comprehensive Development District
  - LI Light Industrial
  - BWBC Bedford West Business Campus
  - SI Institutional
  - P Park
  - US Urban Settlement
- Hammonds Plains, Upper Sackville and Beaver Bank Zones**
- R-1 Single Unit Dwelling
  - MU-1 Mixed Use 1
  - US Urban Settlement

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0 100 200 300 400 500 m

This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.  
The accuracy of any representation on this plan is not guaranteed.

25 May 2016

Case 20211

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**Map 2A - Zoning  
Eastern Bedford Area**

- Bedford**
- RSU Single Unit Dwelling
  - RTU Two Unit Dwelling
  - RMU Multiple Dwelling Unit
  - CGB General Business District
  - CSC Shopping Centre
  - CHWY Highway Oriented Commercial
  - CCDD Commercial Comprehensive Development District
  - LI Light Industrial
  - IHI Heavy Industrial
  - SI Institutional
  - P Park
  - FW Floodway
  - UR Urban Reserve
- Sackville**
- BP Business Park

**HALIFAX**

0 100 200 300 400 m

This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.  
The accuracy of any representation on this plan is not guaranteed.

10 March 2017

Case 20211

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# Planning Policy

## Bedford Municipal Planning Strategy

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- Directs service stations to:
  - Highway Commercial Zone and Mixed Use Business Campus Zone.
  - Select areas of Bedford West by development agreement.
  - CCDD Zone by development agreement.

# Land Use By-law

Bedford LUB

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- **Automobile Service Station or Service Station** - means a building or part of a building or a clearly defined space on a lot used for the retail sale of lubricating oils and gasolines and may include the sale of automobile accessories and the servicing and minor repairing essential to the actual operation of motor vehicles other than auto body repairs or an automobile sales establishment.
- **Gas Bars** - means development used for the retail sale of gasoline, other petroleum products and incidental automotive accessories. This use does not include service stations but may include a car wash or drive-thru restaurant as an accessory use.

# Proposal

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## Amend Municipal Planning Strategy

- Enable service stations and gas bars in a limited portion of the ILI Zone (Bedford Common commercial area);
- Identify that gas bars are permitted where service stations are; and
- Identify that highway commercial uses are permitted in other designations.

## Amend Land Use By-law

- Add service stations and gas bars as a permitted use in the Bedford Common commercial area and attaching a reference map of the area; and
- Amend service station definition to include gas bars and accessory uses.

# Public Engagement Feedback

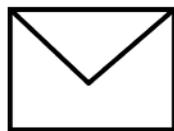
- Level of engagement completed was consultation achieved through a mail out notification and request for comments
- Feedback from the community generally included the following:
  - No objection to allowing Service Stations to be allowed in the proposed area;
  - Objection to additional gas stations. Concern regarding potential environmental issues.

**Request for  
Comment Mailed**



**304**

**Public Hearing  
Notifications Mailed**



**153**

**Letters  
Received**



**2**

**Total Public  
Interactions**



**459**

# North West PAC Recommendation

February 1, 2017

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The PAC provided the following feedback:

- no concern with a gas bar at the corner of Damascus Road and Duke Street in Bedford or the larger Damascus Road commercial area.



# MPS Amendment Considerations

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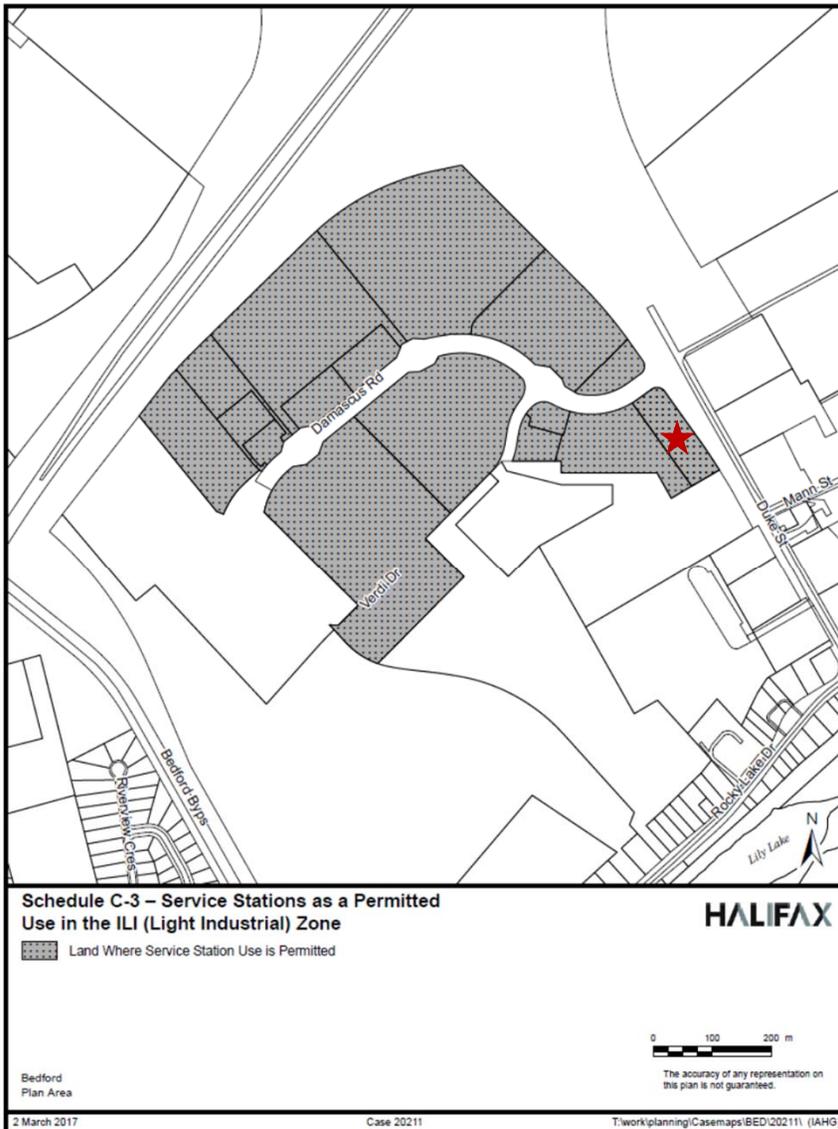
- Amendments to the MPS should only be considered when circumstances have changed since the document was originally adopted
- Circumstances would need to change to the extent that the original land use policy is no longer appropriate

# Rationale for Proposed Policy

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- Since service station policy was written (pre-1996):
  - Land use pattern has changed.
    - new commercial area has developed; and
    - Duke St. /Hwy. 103 Interchange constructed;
  - Gas stations are highly regulated by Province of NS
- Future Changes
  - Duke St. / Burnside Dr. extension planned

# Staff Recommendation



- To allow gas stations (including gas bars) in portions of the ILI (Light Industrial) Zone, specifically the Bedford Common commercial area.
- As identified in the recommendation section of the staff report.

The background features a large, stylized graphic of the letter 'H'. The top-left and top-right quadrants of the 'H' are filled with a dark blue color. The bottom-left and bottom-right quadrants are filled with a lighter, medium blue color. The central negative space of the 'H' is white. The word 'HALIFAX' is printed in white, bold, uppercase letters across the top-right quadrant of the dark blue section.

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**Thank You**