

HALIFAX

**Case 19755:
Rezoning
Woodside Industrial Park**

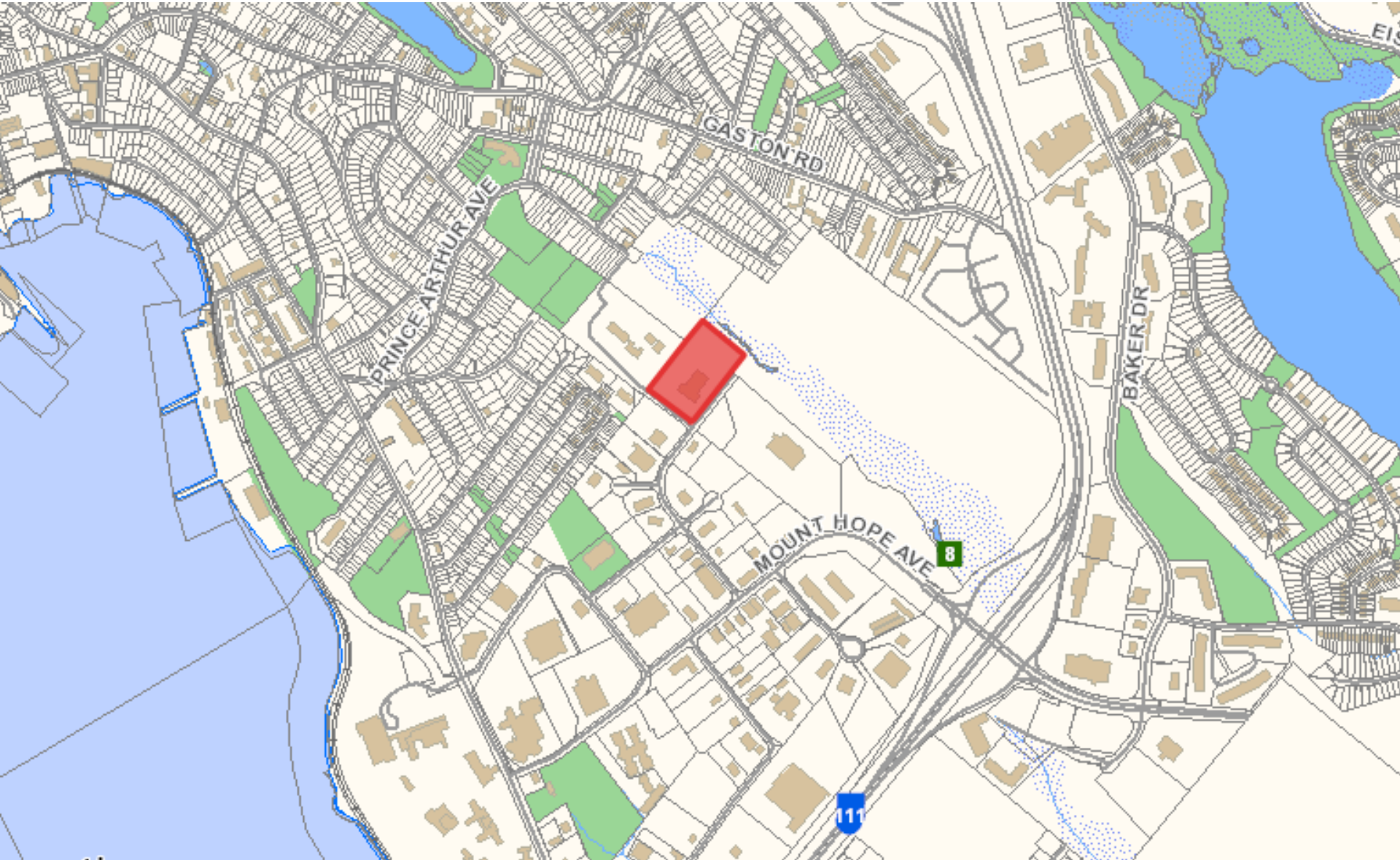
Harbour East- Marine Drive Community Council

March 2, 2017

Request

- Location: 1 Research Drive (corner of Research and Neptune Crescent)
- Purpose: Rezone from S (Institutional) Zone to I-1 (Light Industrial) Zone
- Applicant: CBCL on behalf on property owner

Location



Proposal

- Recognize existing use of the building
- Subdivide and consolidate portions to create new lot
- Proposed building – Business Development Incubator



SON RD

RANDALL ST

MARVIN ST

CHADWICK ST

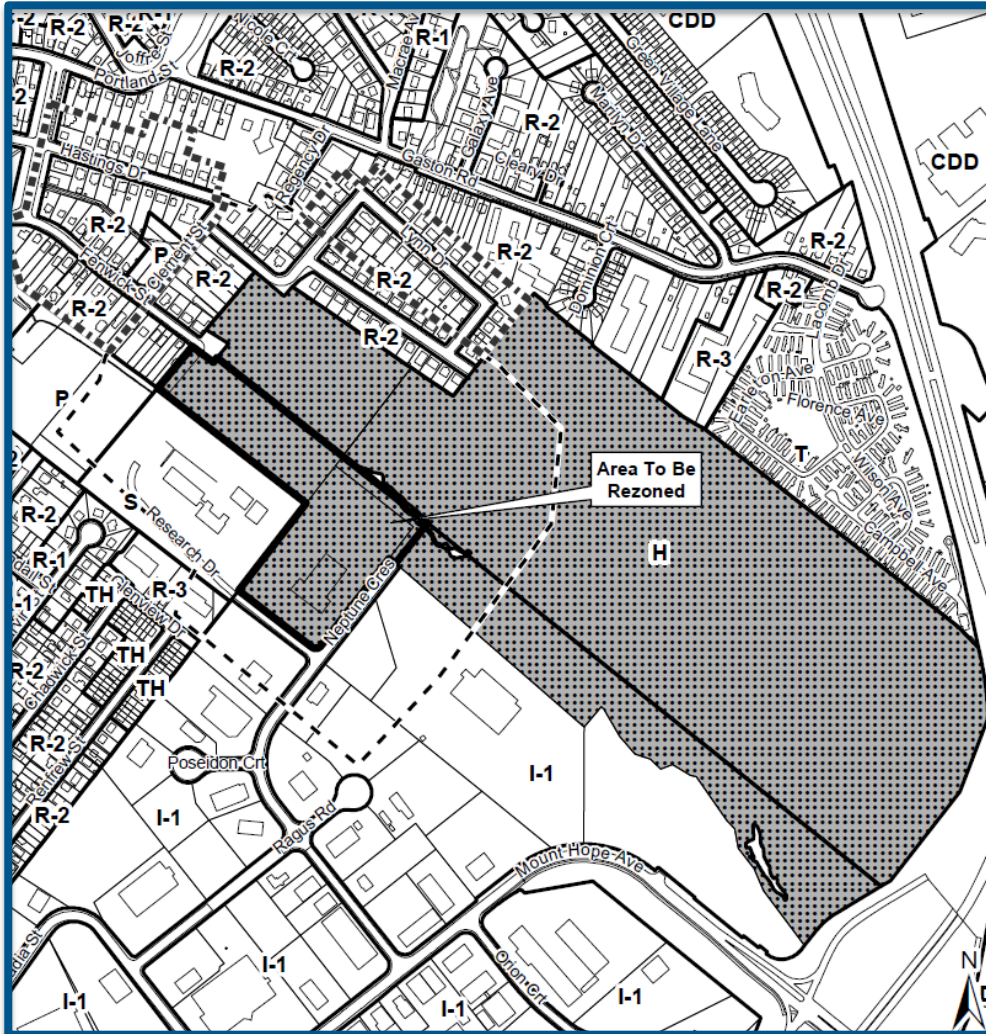
RENTREW ST

GLENVIEW DR

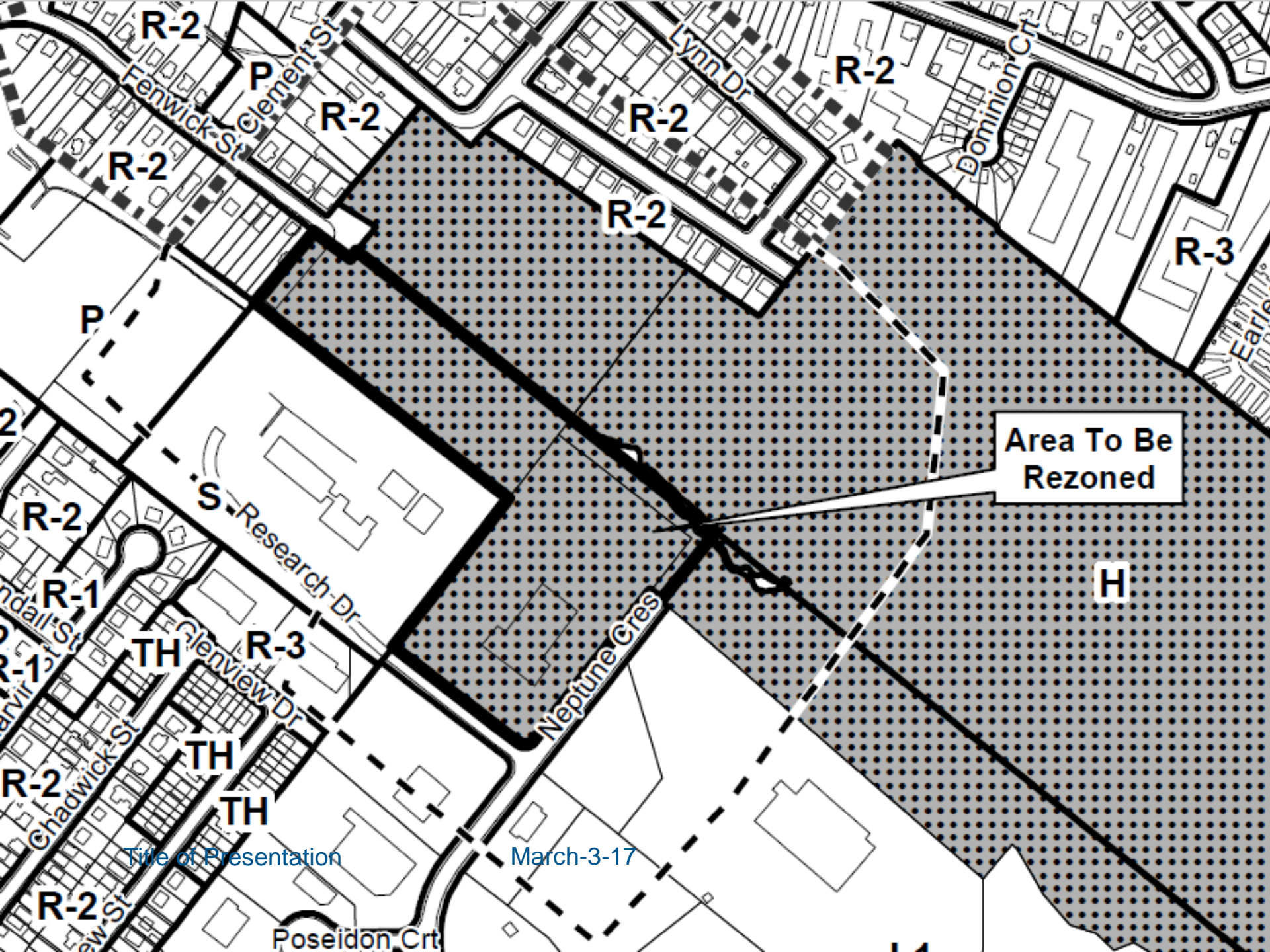
RESEARCH DR

ST

Context for Case 19755



- 1 Research Dr and portions of PIDs 40003600 and 41362161
- 1 existing building
- 1 proposed building (future)
- Dartmouth Plan Area
- Zoned S (Institutional)
- Designated:
 - I (Industrial)
 - R (Residential)



Area To Be Rezoned

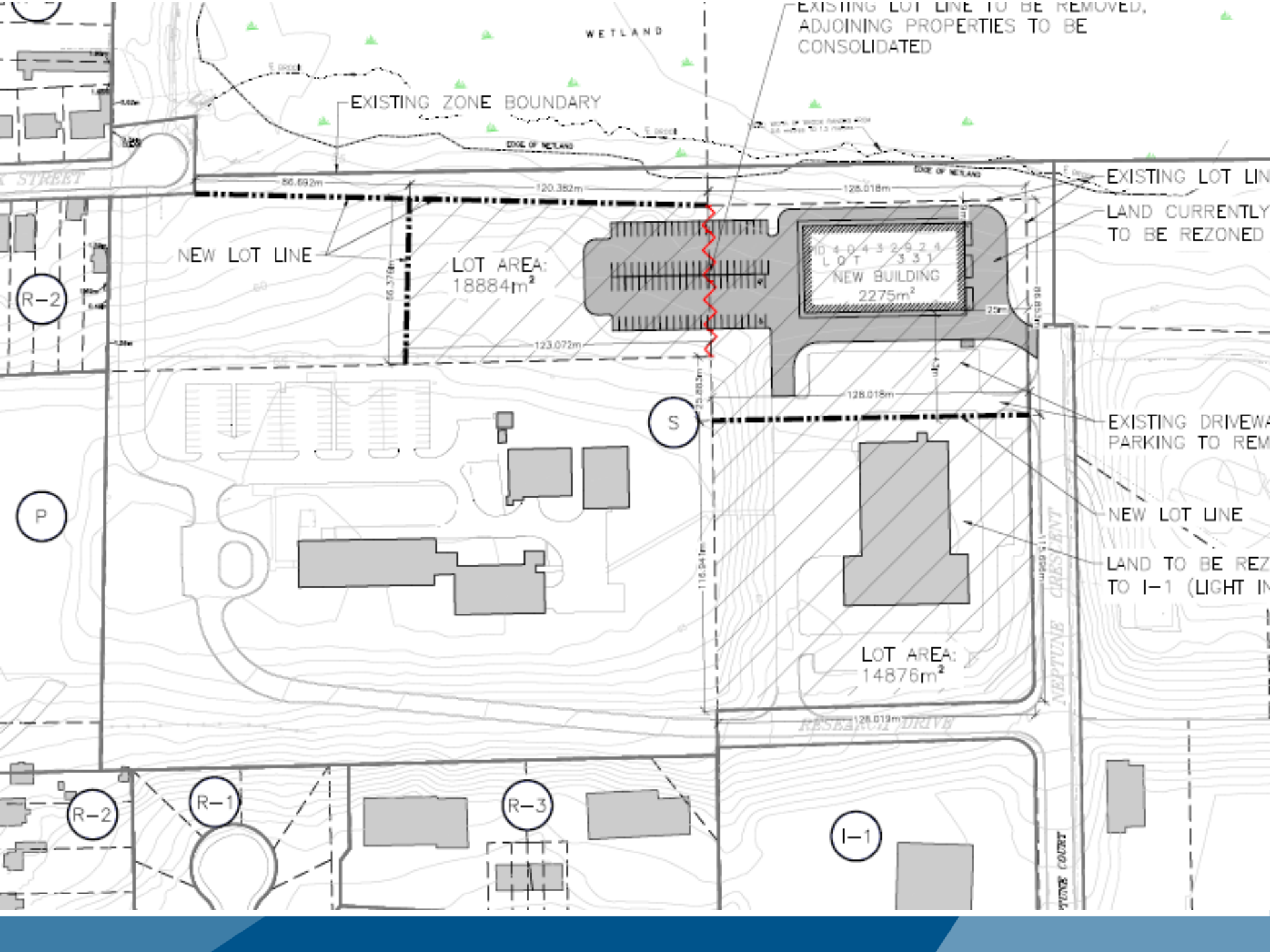
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Title of Presentation

March-3-17

Poseidon Crt

14



EXISTING LOT LINE TO BE REMOVED,
ADJOINING PROPERTIES TO BE
CONSOLIDATED

EXISTING ZONE BOUNDARY

WETLAND

EXISTING LOT LINE
LAND CURRENTLY
TO BE REZONED

NEW LOT LINE

LOT AREA:
18884m²

ID 4-0-4-3-2-0-2-4
LOT 3-3-1
NEW BUILDING
2275m²

EXISTING DRIVEWAY
PARKING TO REMAIN

NEW LOT LINE
LAND TO BE REZONED
TO I-1 (LIGHT INDUSTRIAL)

S

P

LOT AREA:
14876m²

NEPTUNE CRESCENT

RESERVOIR DRIVE

R-2

R-1

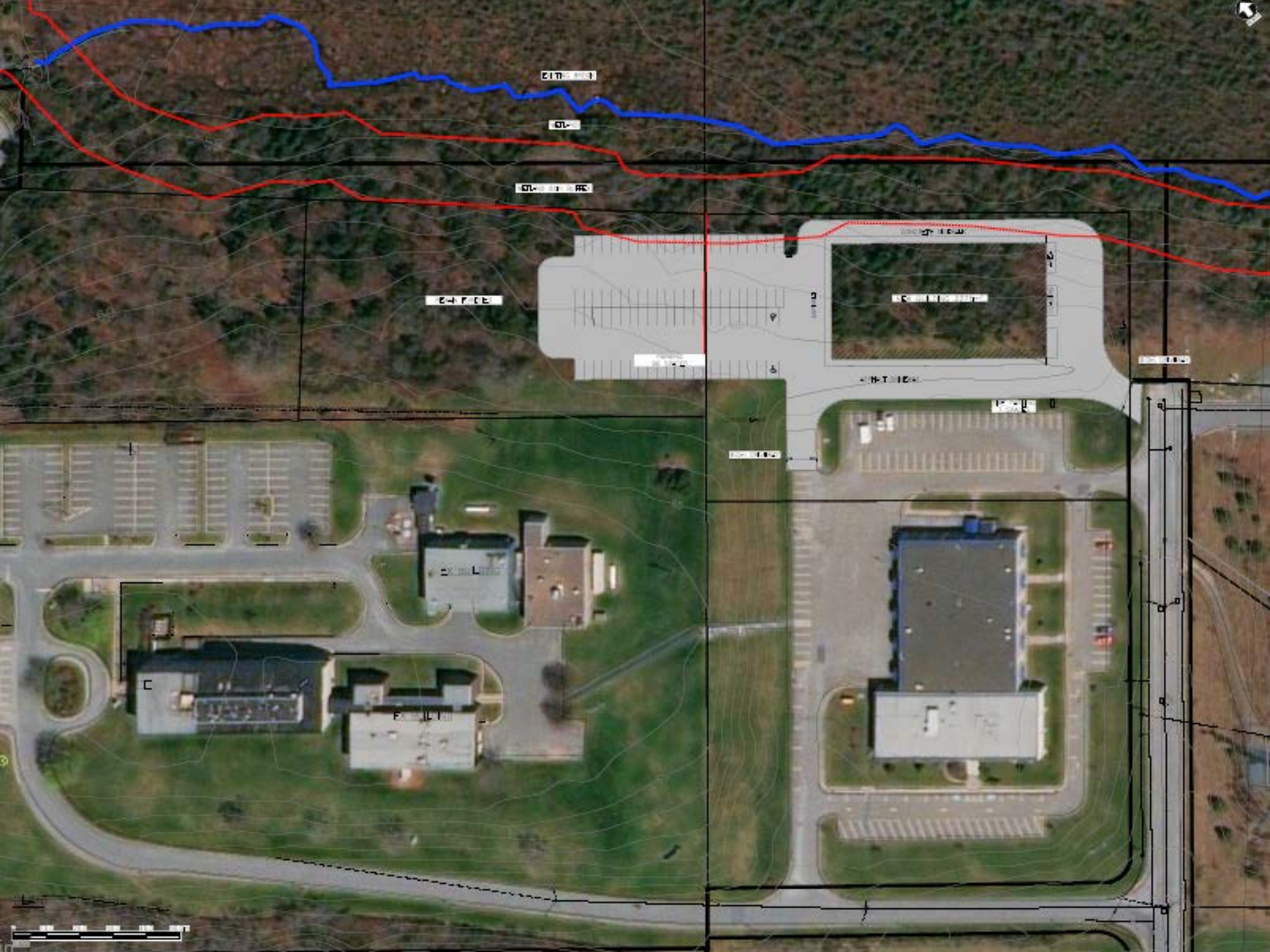
R-3

I-1

PRIME COUNTRY

Watercourse buffers

- Watercourses protected by a minimum* 20 metre buffer
- Buffer is measured from the edge of a wetland where the wetland contains a watercourse.
- Buffer extent is dependant on slope. The steeper the slope, the greater the buffer.
- Buffer is 'non-disturbance' area, with some exceptions
 - Accessory bldgs. < 215 sq ft, trails, fences, boat ramps, etc.



CIT-1

CL-

CL-1 RC

E-1 FEE

CL-1 RC

CL-1 RC

CL-1 RC

CL-1 RC

CL-1 RC

CL-1 RC

CL-1 RC

0 50 100 150 200

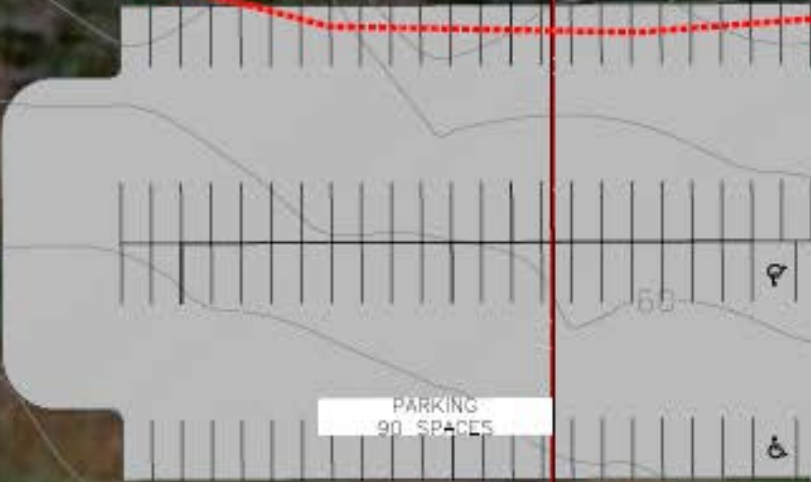


EXISTING BROOK

WETLAND

WETLAND 20m BUFFER

FORESTED



CONCRETE SIDEWALK

NEW BUILDING 2275m²

ASPHALT

ASPHALT DRIVEWAY

BIKE PARKING
7 SPACES

GRASS LAWN

55

60



Policies IP-1B, IP-1C

- Compatibility of use
 - Continuation of existing use
- Environmental Considerations
 - Watercourse and wetland setbacks and buffering required by the LUB
- Traffic Considerations
 - TIS accepted by staff