

Request for Community Council's Consideration

**Included on Agenda
(Submitted to Municipal
Clerk's Office by Noon
Wednesday)** Added Item
(Submitted to Municipal
Clerk's Office by Noon
Monday) Request from the Floor

Date of Council Meeting: May 4, 2017

Subject: Rezoning Institutional Land within the Woodside Industrial Park

Motion for Community Council to Consider:

That Harbour East - Marine Drive Community Council request a staff report to consider rezoning the lands identified in case 19755 and 20235 in the Woodside Industrial Park from the (S) Institutional zone to (I-1) Light Industrial zone subject to:

- (1) Additional setbacks from neighbouring residential uses and the Dartmouth South Academy;
- (2) Requirements for trees to screen any industrial development on the lands;
- (3) Limitations on traffic flow from the lands onto Fenwick Street;
- (4) Prohibiting outdoor storage; and
- (5) Requiring all parking areas to be paved.

Reason:

The lands in question were the subject of two public hearings on March 2, 2017. Community Council rejected the staff recommendation to approve rezoning the lands from institutional to light industrial due to concerns about the compatibility of allowing as-of-right industrial development adjacent to the residential neighbourhoods. Subsequent conversations with planning and the property owners have indicated potential restrictions that could be placed on the lands that might allow for the rezoning to take place while also protecting the existing community.

Outcome Sought:

Staff report and draft amendments to the Dartmouth Land Use Bylaw for a future public hearing.

Councillor
Sam Austin

District
05