

HALIFAX

Public Hearing for Case 18475

Land Use By-law Amendment for
696 Barnes Drive Goffs
(a portion of the Halifax Stanfield International Airport)

North West Community Council
February 12, 2018

Applicant Proposal

Applicant: Hertz Canada Limited

Location: 696 Barnes Drive, Goffs

Proposal: Amendment to the Land Use By-law (LUB) for Planning Districts 14 & 17 (Shubenacadie Lakes) to permit outdoor displays courts accessory to a car rental facility

Site Context

696 Barnes Drive, Goffs



General Site location



Site Boundaries in Red

Site Context

696 Barnes Drive, Goffs

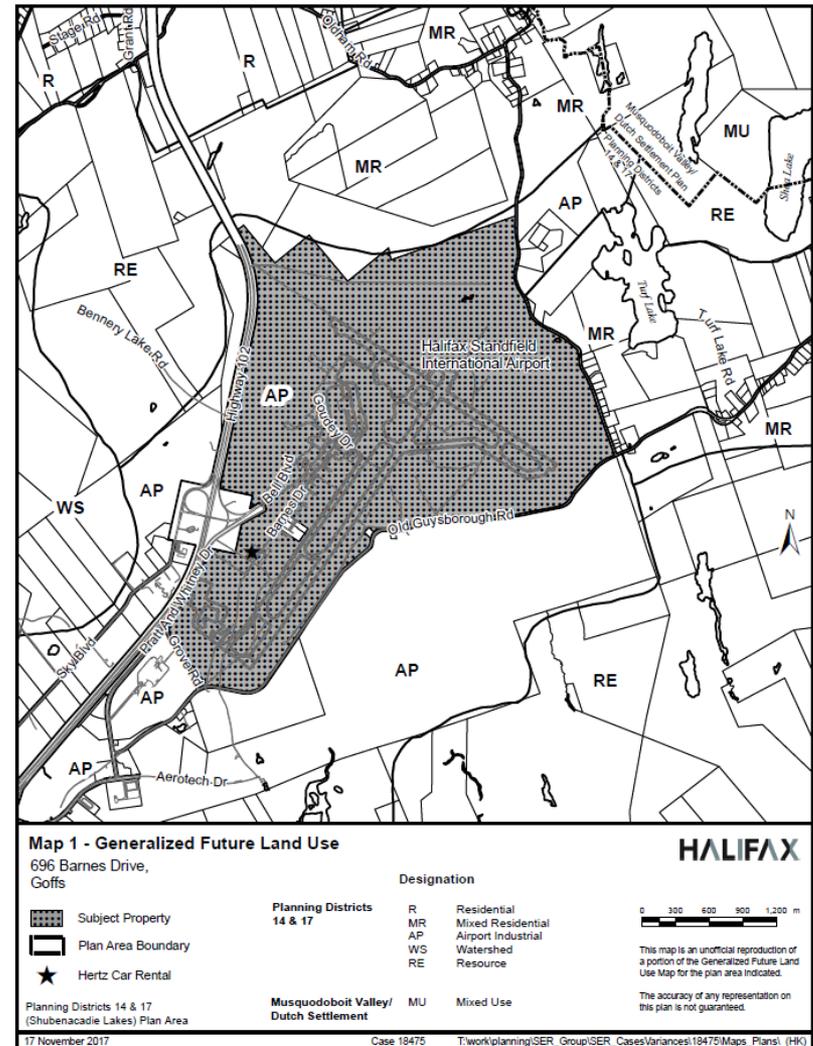


Planning Policy

Planning Districts 14 & 17 (Shubenacadie lakes) MPS

Airport Industrial Designation

- The intent is to develop an Aerotech Industrial Park for industrial growth and employment opportunities
- Encourages a concentrated area for technologically advanced industries related to aviation, aerospace, research, development and manufacturing

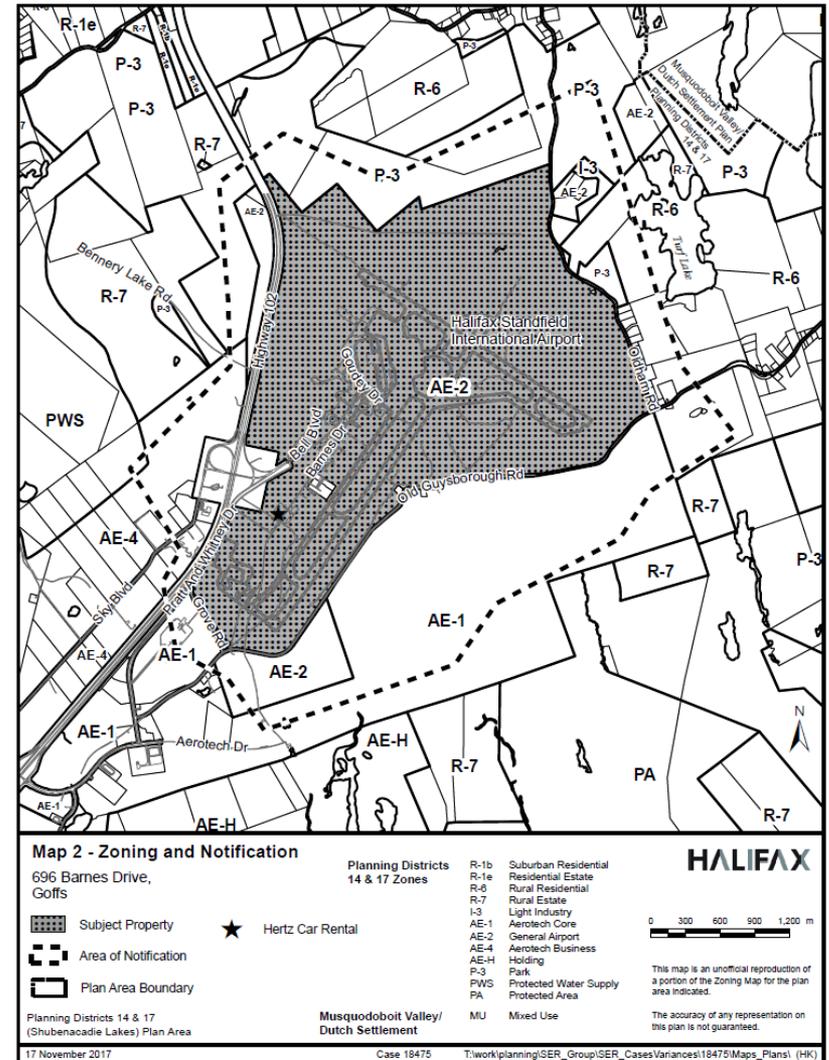


Land Use By-law

Planning Districts 14 & 17 (Shubenacadie Lakes) LUB

AE-2 (General Airport) Zone

- Allows a variety of airport related facilities and services including:
 - education and training centres
 - information and communication facilities
 - car rental service facilities, such as the Hertz Rental Facility subject to this application



Proposed By-law Amendments

1. Add “**outdoor display courts in conjunction with car rental services, a general airport service**” to the list of permitted uses.

2. OTHER REQUIREMENTS: OUTDOOR DISPLAY COURT

Within any AE-2 Zone, no outdoor display shall:

- be located within any front or side yard;
- be located within any yard abutting Highway 102; or
- occupy more than 10 percent of the area used to store rental cars.

Policy Consideration

- Policy P-107 and P-110 establish the AE-2 (General Airport) Zone. These policies allow for a variety of airport related facilities and services within the AE-2 Zone.
- Amendments to the AE-2 Zone may be considered through a review of Implementation Policy P-155.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through providing information and seeking comments through the HRM website and signage posted on the site.
- No comments were received.

Staff Recommendation

Staff recommend that North West Community Council:

1. Give First Reading to consider approval of the proposed amendment to the Land Use By-law for Planning Districts 14 & 17 (Shubenacadie Lakes), as set out in Attachment A, to allow accessory outdoor display courts under the AE-2 (General Airport) Zone, and schedule a public hearing; and
2. **Adopt the amendment to the Land Use By-law for Planning Districts 14 & 17 (Shubenacadie Lakes), as set out in Attachment A.**

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Thank You