

HALIFAX

Case 20265:

**Amendments to the I-3 Zone under the
Halifax Mainland Land Use By-law**

Public Hearing

**Halifax and West
Community Council**

September 13, 2016

Application

- **Applicant:** WSP Canada Inc. on behalf of Banc Properties Ltd.
- **Proposal:** The applicant wishes to amend the I-3 Zone under the Halifax Mainland Land Use By-law to reduce the watercourse setback requirement from 61m (200 ft.) to 20m (65.62 ft.).

Subject Property

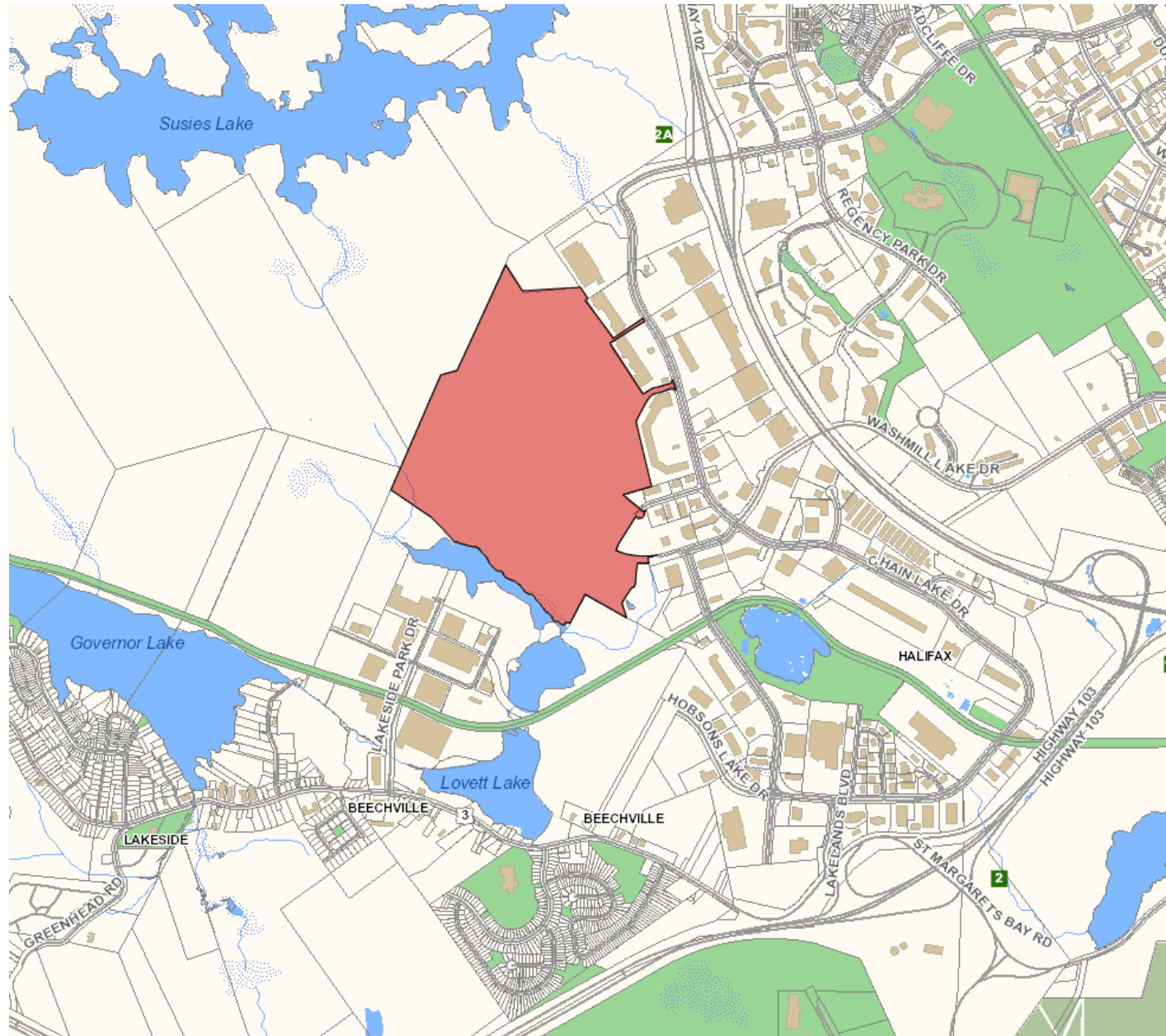
PID: 40048969

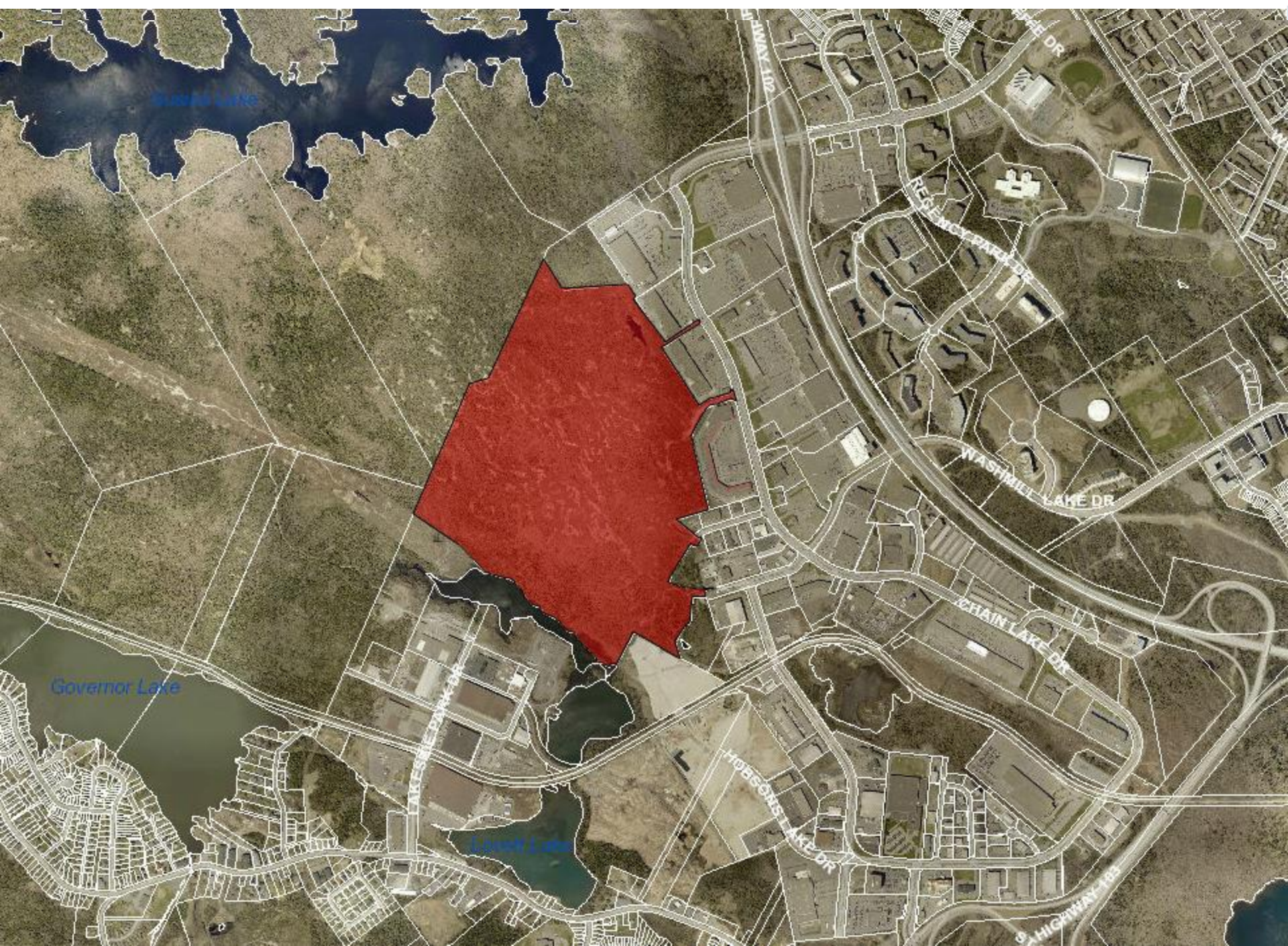
Zone: I-3

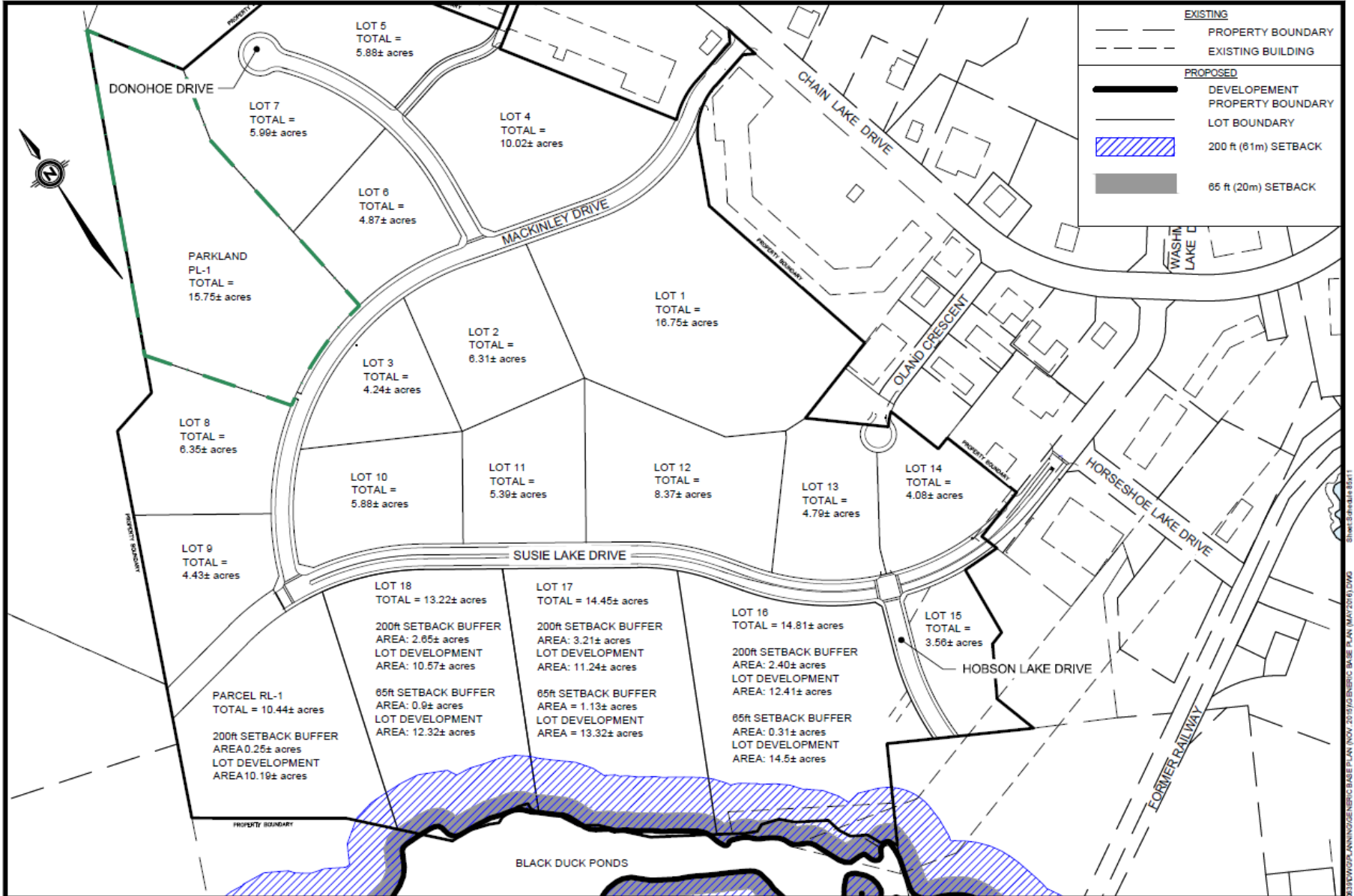
Area: 72.27 ha

Frontage: 50 ft.

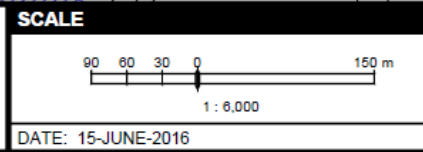
Designation: IND







SETBACK COMPARISON
BAYERS LAKE NORTHWEST CORNER
 HALIFAX, NOVA SCOTIA



FILE: K:\CARTOGRAPHIC\2016\BAYERS LAKE\BAYERS LAKE NORTHWEST CORNER\GENERIC BASE PLAN\NOV_2016\GENERIC BASE PLAN (MAY 2016).DWG
 Sheet number 8/11

A Brief History ~1980s

- Bayers Lake / Ragged Lake area was annexed by the City of Halifax in 1983
- Designated Industrial and assigned I-3 (General Industrial) Zoning in 1984
- Unserviced
- No regional policy requirements to protect watercourses

Current Policy

- **Watercourse Protection**

- Policy E-16 requires 20m (65.62 ft.) riparian buffer along all watercourses throughout HRM
- Regulated under Section 14QA(1) of the Halifax Mainland LUB
- No reference to 61m setback

- **Industrial Development**

- Limited supply of undeveloped industrial lands
- Policies 4.2.1 and 4.3.1 encourage industrial development of the Lands

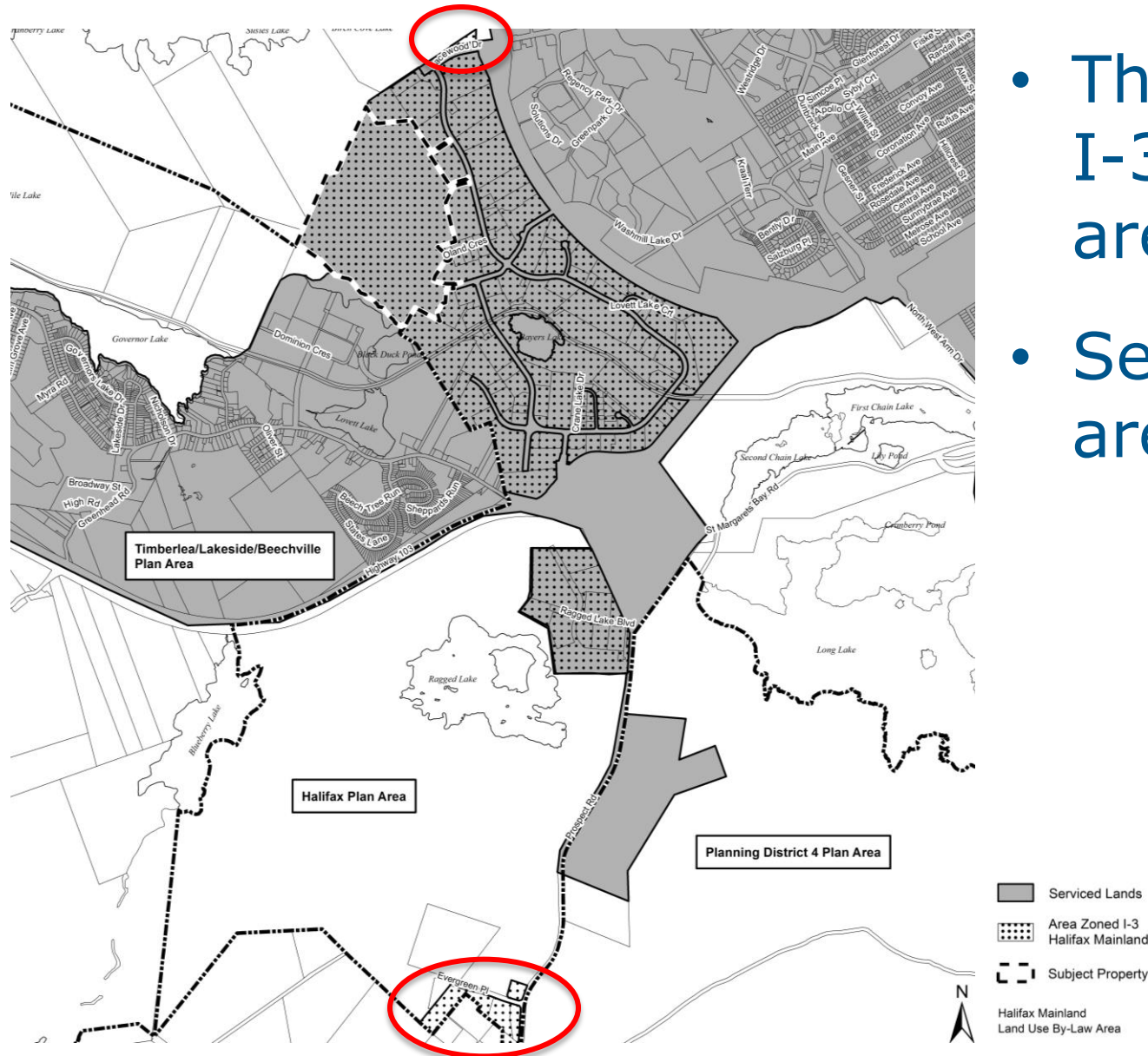
Regional Plan	I-3 Zone	Proposal
20m (65.62 ft.)	61m (200 ft.)	20m (65.62 ft.)

Comparison of Industrial Zones

- More restrictive watercourse setbacks (>20m) are not required in all industrial zones across the region.
- I-3 zone - only industrial zone that requires a more restrictive watercourse setback, where the majority of lots are serviced with municipal sewer and water.
- All others are unserviced.

Serviceable Boundary

- The majority of I-3 zoned lands are serviced
- Seven (7) lots are not



Recommendation

- Staff have reviewed the proposal in terms of all relevant policy criteria and advise that it is consistent with the intent of the MPS.
- Staff recommend reducing the watercourse setback requirement under the I-3 Zone for serviced lots **only**.
- **Recommendation: Approval**

HALIFAX

Thank You

**Comments and
Questions**