

HALIFAX

Public Hearing Case 21168

Amendments to the Cole Harbour /
Westphal MPS & LUB

Highway 7 and Broom Road, Westphal

Regional Council

August 14, 2018

Applicant Proposal

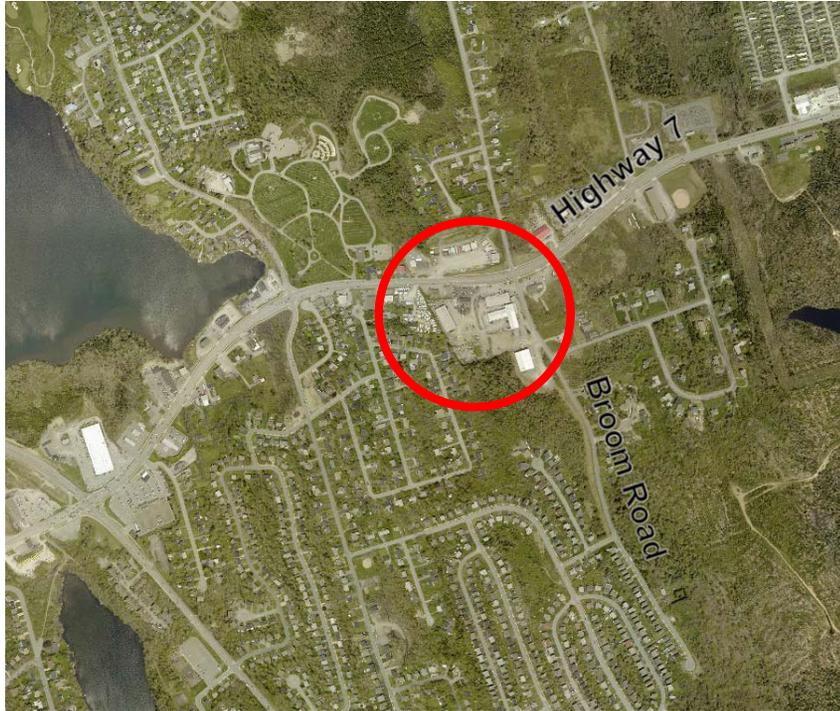
Applicant: 3274606 NS Ltd.
Dave Campbell

Location: South west of the intersection of Highway 7
and Broom Road in Westphal

Proposal: Application to amend the Municipal Planning
Strategy and Land Use Bylaw for Cole
Harbour/Westphal to allow for automotive
repair, office, and self-storage uses at the
subject site.

Site Context

PID 00650689



General Site location



Site Boundaries in Red

Site History

Date	Event
1959	A. R. Hemming Building Supplies Ltd. Manufacturing roof trusses and general building supplies.
1984	Development Agreement for expansion of the A. R. Hemming manufacturing operation and highway commercial uses.
2013	Dave Campbell purchased the property
Since 2013	Renovations for several commercial leaseholds in accordance with C-4 zoning
Today	No longer used for industrial purposes. Several highway commercial businesses now operate from the site.

Site Photos – March, 2016

PID 00650689



Policy & By-law Overview

Cole Harbour/Westphal Municipal Planning Strategy and Land Use By-law

- **Zone**

- C-4 (Highway Commercial)
- R-1 (Single Unit Dwelling)

- **Designation**

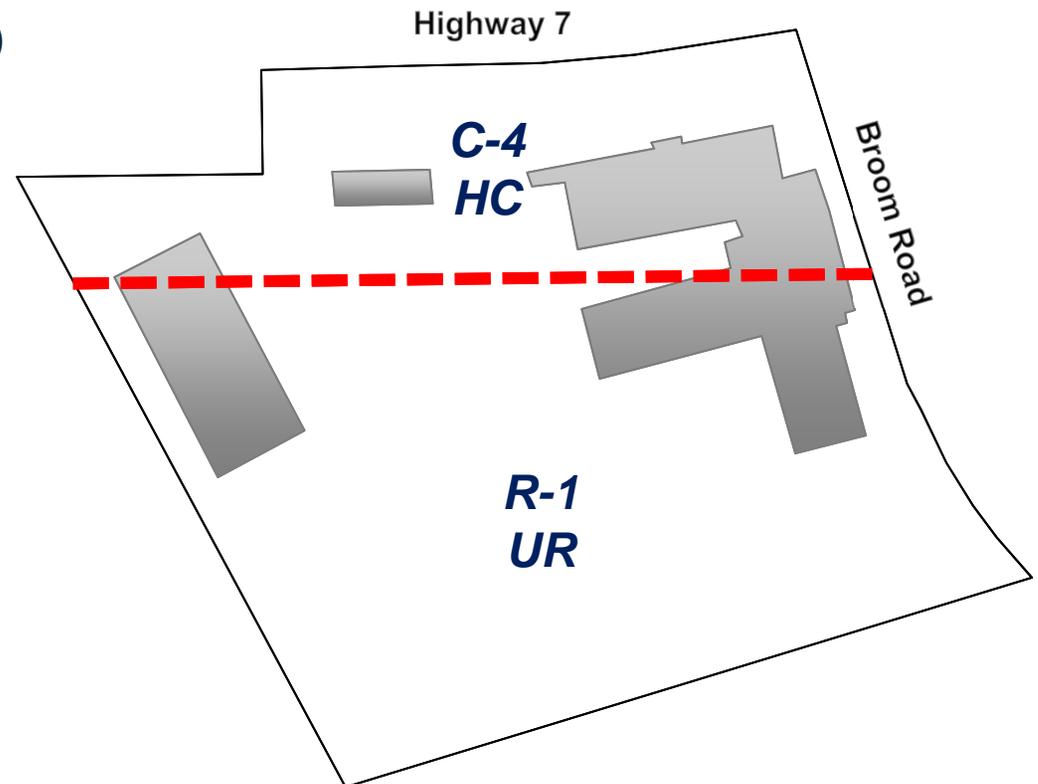
- HC (Highway Commercial)
- UR (Urban Residential)

- **Existing Use**

- Highway Commercial

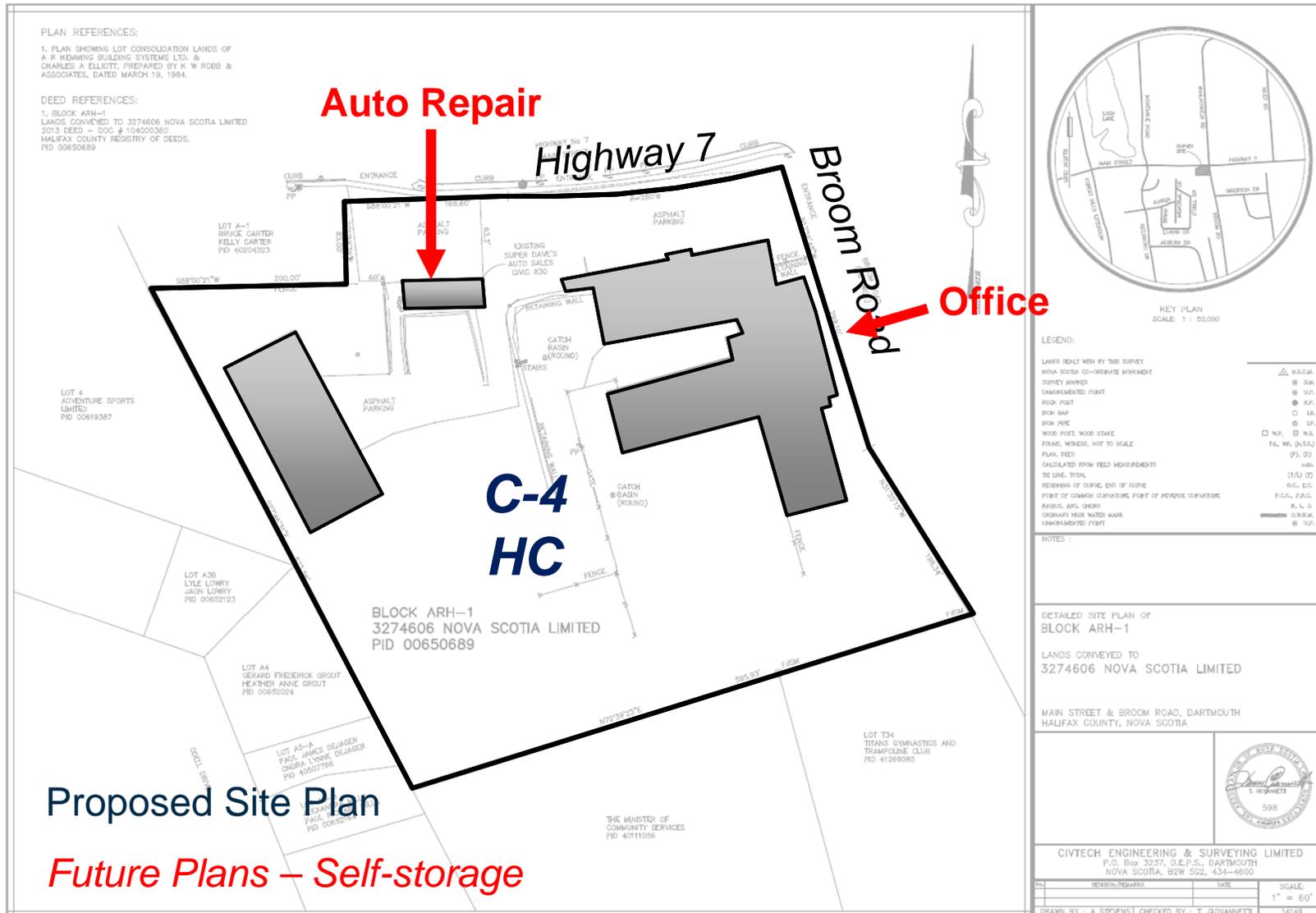
- **Enabling Policy**

- None



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Proposal



MPS Amendment Considerations

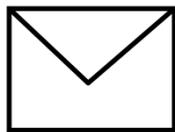
- Amendments to the MPS should only be considered when:
 - circumstances have changed since the MPS was originally adopted
 - the original land use policy is no longer appropriate

Regional Council initiated the MPS amendment process for this case on August 15, 2017

Public Engagement Feedback

- Consultation was achieved through the HRM website and a public meeting (October 10, 2017).
- Feedback from the community generally included the following:
 - Previous businesses were quite noisy
 - Previous issues with stormwater management
 - Improvements have been made to the property

**Notifications
Mailed**



30

**Meeting
Attendees**



2

**Letters/Emails
Received**



0

Proposed Policy

Cole Harbour/Westphal Municipal Planning Strategy & Land Use By-law

- Re-designate and re-zone to Highway Commercial
- Allow C-4 uses on entire property
- Permit offices on all C-4 Zoned properties
- Allow additional commercial uses only on the subject property
 - Automotive repair
 - Self-storage facility
 - Warehousing, displaying, wholesaling and retailing of building materials, products or related machinery
- Ensure appropriate screening from adjacent residential properties

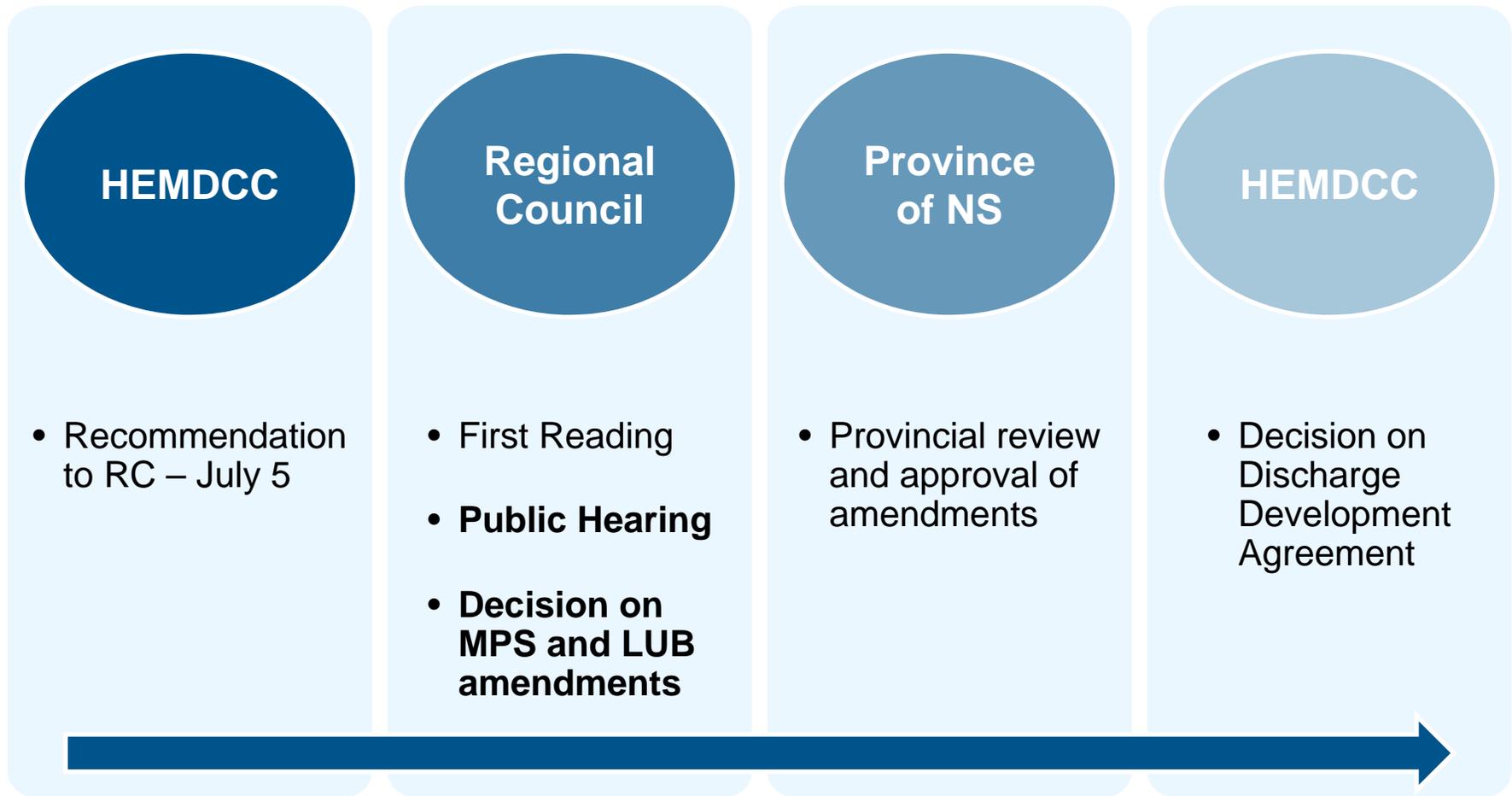
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Rationale for Proposed Policy

- No more industrial uses
- Commercial uses are more appropriate
- Proposed uses are more compatible with the surrounding community and allow for the adaptive reuse of the existing buildings



Next Steps



Staff Recommendation

Staff recommend that Regional Council:

2. Approve the proposed amendments to the MPS and LUB for Cole Harbour / Westphal, as set out in Attachments A and B of the report dated June 20, 2018.

The background features a large, stylized graphic of a chevron or arrow pointing to the right. The top half of the chevron is dark blue, and the bottom half is a lighter, medium blue. The word "HALIFAX" is written in white, bold, uppercase letters across the dark blue section.

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Thank You