



P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Item No. 13.1.2**  
**North West Community Council**  
**March 11, 2019**

**TO:** Chair and Members of North West Community Council

Original Signed

**SUBMITTED BY:**

\_\_\_\_\_  
Kelly Denty, Director of Planning and Development

Original Signed

\_\_\_\_\_  
Jacques Dubé, Chief Administrative Officer

**DATE:** January 11, 2019

**SUBJECT:** Case 21873: Rezoning of 425 and 435 Hammonds Plains Road, Bedford

**ORIGIN**

Application by Halifax Regional Municipality.

**LEGISLATIVE AUTHORITY**

*Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development.*

**RECOMMENDATION**

It is recommended that North West Community Council:

1. Give First Reading to consider approval of the proposed amendment to Schedule A – Zoning Map of the Land Use By-law for Bedford, as set out in Attachment A, to rezone a portion of 425 and 435 Hammond Plains Road, Bedford from the US (Urban Settlement) Zone to the SI (Institutional) Zone and schedule a public hearing; and
2. Adopt the amendment to Schedule A – Zoning Map of the Land Use By-law for Bedford, as set out in Attachment A.

**Contingent upon the amendment to the Land Use By-law for Bedford being approved by Community Council and becoming effective pursuant to the requirements of the Halifax Regional Municipality Charter, it is further recommended that North West Community Council:**

3. Approve, by resolution, the proposed Discharge Agreement, which shall be substantially of the same form as set out in Attachment B of this report; and
4. Require the Discharge Agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

## **BACKGROUND**

Halifax Regional Municipality is seeking to rezone the southern portion, 15.25 hectares (37.68 acres), of 425 and 435 Hammonds Plains Road from the US (Urban Settlement) Zone to the SI (Institutional) Zone. The intent of this rezoning is to reinstate the previously approved SI zoning, which was inadvertently removed through the Regional Plan adoption in 2006.

<b>Subject Site</b>	425 and 435 Hammonds Plains Road, Bedford
<b>Location</b>	0.6km northwest of the Hammonds Plains Road and Highway 102 interchange. Abuts the southwestern shore of Sandy Lake
<b>Regional Plan Designation</b>	Urban Settlement
<b>Community Plan Designation (Map 1)</b>	Residential Reserve in the Bedford Municipal Planning Strategy
<b>Zoning (Map 2)</b>	US (Urban Settlement) and RR (Residential Reserve)
<b>Size of Site</b>	19.9 hectares (49.2 acres)
<b>Street Frontage</b>	Approx. 289.6 metres (950 feet)
<b>Current Land Use(s)</b>	Educational Institution
<b>Surrounding Use(s)</b>	Single unit residential to the east and southeast; Light industrial to the southwest; HRM Parkland (Sandy Lake Park) to the north; Commercial to the west and southwest

## **History**

Multiple changes to the zoning, permitted uses, and development rights have occurred on the subject site over the course of the past 45+ years. A summary of these processes and approvals is as follows:

- In 1973 permits for a school (Sandy Lake Academy) and student residence at 425 and 435 Hammonds Plains Rd, Bedford (formerly 35 and 36 Killarney Drive) were issued under the former County Halifax By-law 24. At that time the property was zoned Secondary Reserve and permitted institutional uses.
- September 19, 1988 the Town of Bedford Council approved a development agreement to allow the development of a senior citizens' retirement lodge, nursing home, convenience centre, staff housing near nursing home, church, and outdoor recreation facility. This development was never constructed.
- In 1991 the Town of Bedford Council approved the renaming of the Secondary Reserve to Residential Reserve and removed institutional uses from the list of permitted uses through a Bedford MPS review. This resulted in the existing school and student residence becoming non-conforming uses.
- April 8, 2003 North West Community Council adopted various amendments to the Bedford Land Use By-law, which included acknowledgment of the existing educational institution use by rezoning a portion of the subject site from the RR (Residential Reserve) Zone to SI (Institutional) Zone.
- June 27, 2006 the Regional Plan was adopted, which included the rezoning of a large area of land around Sandy Lake, as well as the entire subject site, to the US (Urban Settlement) and RR (Residential Reserve) Zones. This rezoning inadvertently removed institutional uses as permitted uses. Since that date, Sandy Lake Academy has operated as a non-conforming use.
- August 1, 2018: Case #21873 was opened with the intent to reinstate the SI Zone that was inadvertently removed to permit future as-of-right development for the existing institutional use.

## **Proposal Details**

Staff propose that Council rezone the subject property with the intent to reinstate the previously approved SI (Institutional) zoning. This zoning was inadvertently removed through the Regional Plan adoption in 2006, and reflects the current use of the property by the Sandy Lake Academy.

### **Existing Development Agreement**

On September 19, 1988, the Town of Bedford approved a development agreement to allow the development of a senior citizens' retirement lodge, nursing home, convenience centre, staff housing near nursing home, church, and outdoor recreation facility. Development did not commence within twelve months of the date of execution of the agreement, therefore the development agreement is considered null and void. However, this development agreement is still registered on title. Staff recommends discharging this agreement by resolution of Council, conditional on the approval of the proposed rezoning.

### **Enabling Policy and LUB Context**

The subject site is located within the Residential Reserve of the Bedford Plan Area Municipal Planning Strategy (MPS). The designation intends to provide neighbourhood stability for existing residential areas outside of the Residential Development Boundary, while limiting new residential development until full services can be provided. This application can be considered in accordance with Policy S-3 of the MPS, which enables Council to consider permitting new institutional uses on any land use designation (except Comprehensive Development District designations) through the rezoning process.

The subject property is zoned US and RR. The US Zone permits single unit dwellings on large lots, and public parks and playgrounds. The RR Zone permits single unit dwellings on large lots, neighbourhood parks, and special care homes (up to 10 residents). The proposed SI Zone permits a range of institutional uses (See Attachment C). The existing educational institution on the subject site is a permitted use in this zone.

## **COMMUNITY ENGAGEMENT**

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was consultation, achieved through providing information and seeking comments through the HRM website, signage posted on the subject site, letters mailed to property owners within the notification area and a public information meeting held on September 17, 2018. Attachment D contains a copy of the summary from the meeting. The public requested clarification on the following topics:

- Permitted uses if rezoned to the SI Zone;
- Concern with no public consultation required through as-of-right permitting process; and
- If the application will be reviewed under Green Network Plan and Watershed Study.

A public hearing must be held by North West Community Council before they can consider approval of the proposed LUB amendment. Should Community Council decide to proceed with a public hearing on this application, in addition to the published newspaper advertisements, property owners within the notification area shown on Map 2 will be notified of the hearing by regular mail. The HRM website will also be updated to indicate notice of the public hearing.

### **North West Planning Advisory Committee**

On October 4, 2018, the North West Planning Advisory Committee (PAC) recommended that the application be approved as presented. A report from the PAC to Community Council will be provided under separate cover.

## **DISCUSSION**

Staff has reviewed the proposal relative to all relevant policies and advise that the rezoning carries out the intent of the MPS. Attachment E provides an evaluation of the proposed development agreement in relation to the relevant MPS policies.

The existing use on the property (Sandy Lake Academy) is currently a non-conforming use as defined in the HRM Charter. As a non-conforming use, Sandy Lake Academy is permitted to continue in its current configuration but expansions and changes of use are very limited. This situation was created through an

oversight when the Regional Plan was adopted in 2006 and staff advises that no public interest is served by retaining the existing zoning and continuing to apply the non-conforming use limitations on the current use.

Attachment A contains the proposed amendment (rezoning) that would bring the non-conforming Sandy Lake Academy into conformance and allow for further as-of-right institutional development. If approved, this rezoning will simply revert a portion of the subject site back to the institutional zoning which was approved for this site as part of the Bedford Land Use By-law amendments approved in 2003. Staff note the owners have not filed a permit application to redevelop the property or expand the use at this time. If approved, this rezoning would allow any future development plans to be implemented through the by-right process subject to compliance with the SI (Institutional) Zone.

While this application proposes to correct an oversight made during the adoption of the Regional Plan in 2006 and recognize an existing institutional use, there is enabling policy which would permit the consideration of rezoning the subject site to the SI (Institutional) Zone for new institutional uses on the subject site. Policy S-3 of the MPS, enables Council to consider permitting new institutional uses on any land use designation (except Comprehensive Development District designations) through the rezoning process.

### **Conclusion**

Staff have reviewed the proposed rezoning in terms of all relevant policy criteria. Staff advise that the rezoning carries out the intent of the MPS and reinstating the SI Zone on the subject site is the most suitable way to bring the educational institution on the subject site into conformance with the LUB. Therefore, staff recommend that North West Community Council approve the proposed rezoning.

### **FINANCIAL IMPLICATIONS**

The HRM cost associated with processing this planning application can be accommodated with the approved 2018-2019 operating budget for C310 Urban and Rural Planning Applications.

### **RISK CONSIDERATION**

There are no significant risks associated with the recommendations contained within this report. This application may be considered under existing MPS policies. Community Council has the discretion to make decisions that are consistent with the MPS, and such decisions may be appealed to the N.S. Utility and Review Board. Information concerning risks and other implications of adopting the proposed LUB amendment are contained within the Discussion section of this report.

### **ENVIRONMENTAL IMPLICATIONS**

No environmental implications are identified.

### **ALTERNATIVE**

1. North West Community Council may choose to refuse the proposed rezoning, and in doing so, must provide reasons why the proposed rezoning does not reasonably carry out the intent of the MPS. A decision of Council to refuse the proposed rezoning is appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.
2. North West Community Council may choose to approve the proposed rezoning subject to modifications, and such modifications may require a supplementary report. A decision of Council to approve this proposed rezoning is appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.

## **ATTACHMENTS**

Map 1:	Generalized Future Land Use
Map 2:	Zoning and Notification
Attachment A:	Proposed Amendment to the Land Use By-law for Bedford
Attachment B:	Proposed Discharge Agreement
Attachment C:	SI (Institutional) Zone from the Land Use By-law for Bedford
Attachment D:	Public Information Meeting Summary
Attachment E:	Policy Matrix

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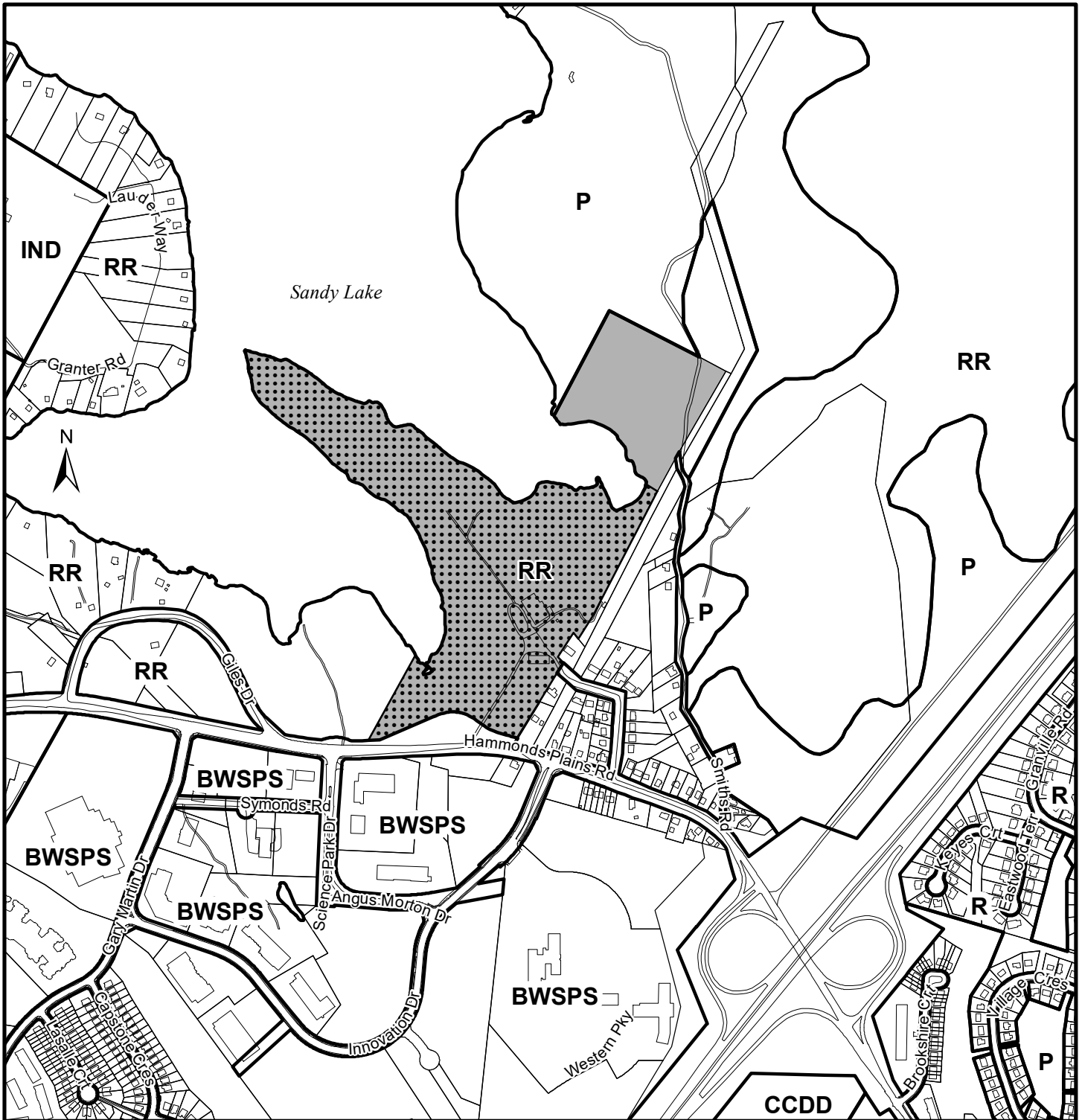
A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Megan Backos, Planner II, Current Planning, 902.490.7092

Original Signed

Report Approved by: \_\_\_\_\_  
Steven Higgins, Manager Current Planning, 902.490.4382



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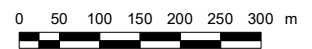


**Map 1 - Generalized Future Land Use**

435 Hammonds Plains Road,  
Bedford

**HALIFAX**

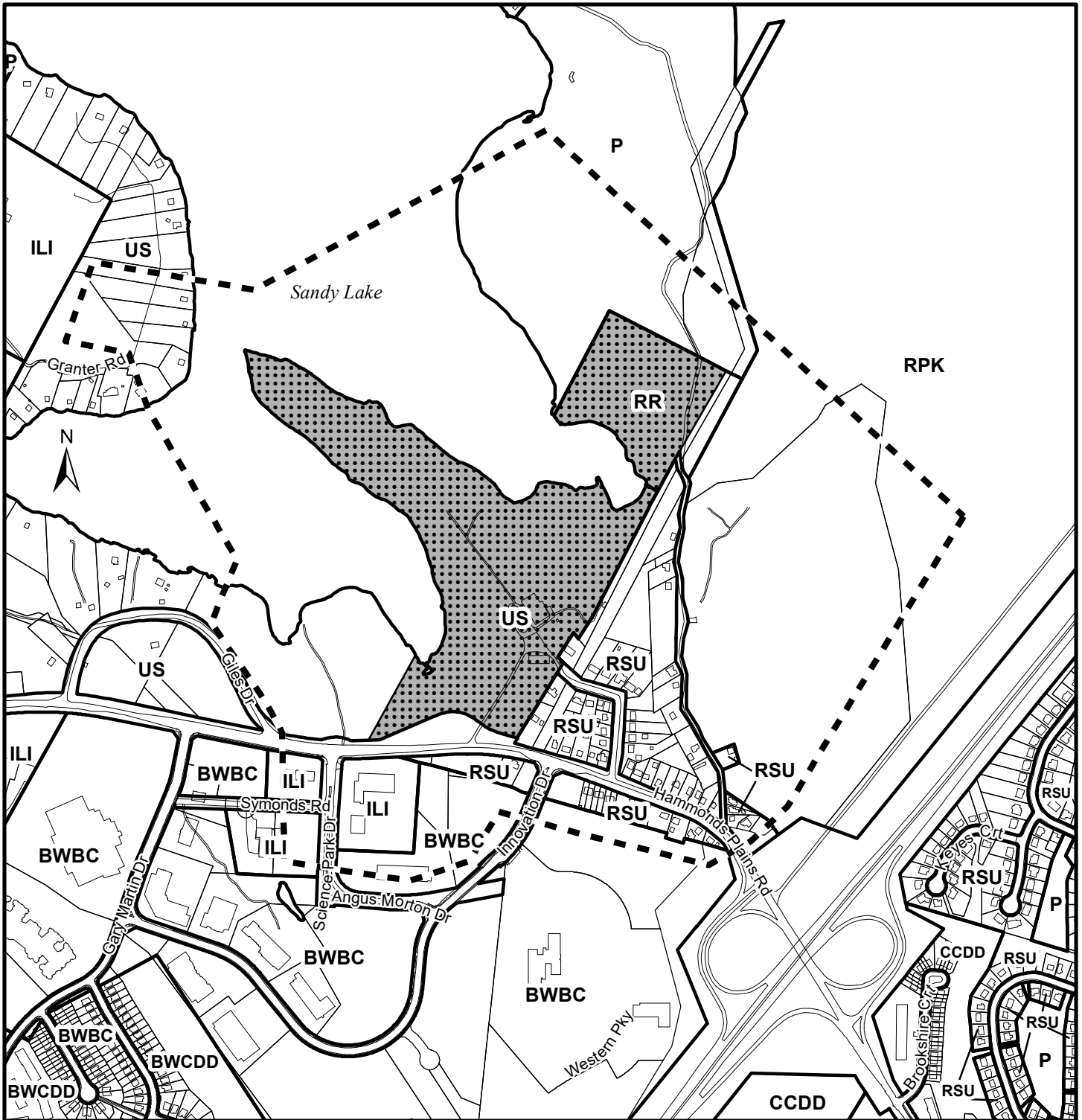
Designation	
	Subject Property
	Portion to be Rezoned from US to SI (Institutional)
R	Residential
RR	Residential Reserve
P	Park and Recreation
CCDD	Commercial Comprehensive Development District
IND	Industrial
BWSPS	Bedford West Secondary Planning Strategy



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Bedford Plan Area





### Map 2 - Zoning and Notification

435 Hammonds Plains Road,  
Bedford

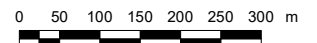
#### Zone

- RSU Single Dwelling Unit
- BWCCD Bedford West Comprehensive Development District
- RR Residential Reserve
- CCDD Commercial Comprehensive Development District
- ILI Light Industrial
- BWBC Bedford West Business Campus
- P Park
- RPK Regional Park
- US Urban Settlement

-  Subject Property
-  Area of Notification

Bedford Plan Area

# HALIFAX



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

## **ATTACHMENT A**

### **Proposed Amendment to the Land Use By-law for Bedford**

BE IT ENACTED by the North West Community Council of the Halifax Regional Municipality that the Land Use By-law for Bedford is hereby amended as follows:

1. Amend the Zoning Map (Schedule A – Zoning), by rezoning the 15.25 hectare (37.69 acre) southern portion of the property identified as 425 and 435 Hammonds Plains Road, Bedford, from the US (Urban Settlement) Zone to the SI (Institutional) Zone, as shown on the attached Schedule A.

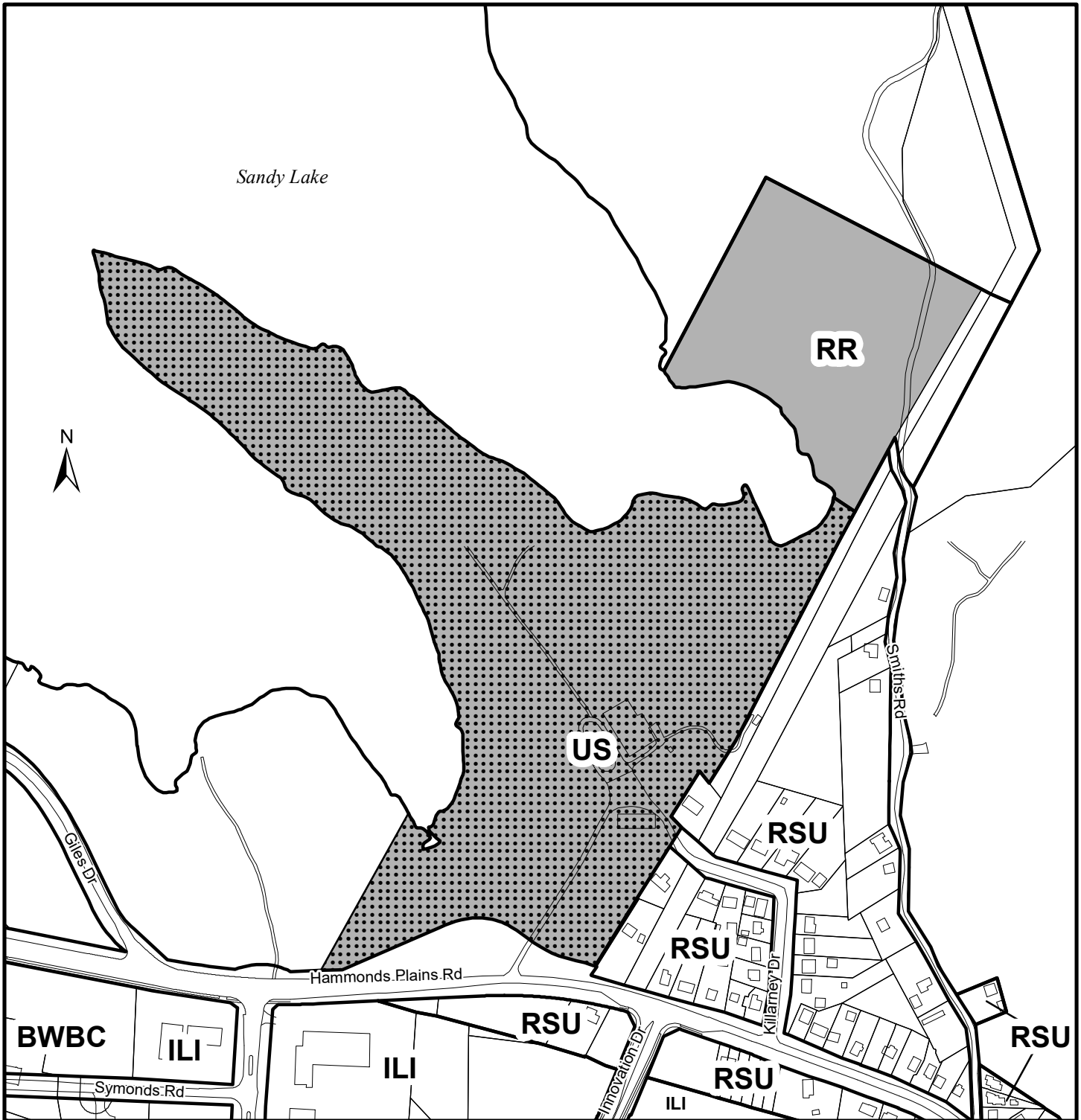
I, Kevin Arjoon, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted by-law was passed at a meeting of the North West Community Council held on [DATE], 2019.

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Kevin Arjoon

Municipal Clerk






**Schedule A**

435 Hammonds Plains Road,  
Bedford

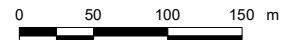
**HALIFAX**

 Area to be Re-zoned from US to SI (Institutional)

 Subject Property

**Zone**

- RSU Single Dwelling Unit
- RR Residential Reserve
- ILI Light Industrial
- BWBC Bedford West Business Campus
- US Urban Settlement



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Bedford Plan Area

## Attachment B

### Proposed Discharge Agreement

THIS DISCHARGE AGREEMENT made this      day of **[Insert Month]**, 2019,

BETWEEN:

**MARITIME CONFERENCE CORPORATION OF THE SEVENTH-DAY  
ADVENTIST CHURCH, INC.**

a body corporate, in the Province of Nova Scotia  
(hereinafter called the "Developer")

OF THE FIRST PART

- and -

**HALIFAX REGIONAL MUNICIPALITY**

a municipal body corporate, in the Province of Nova Scotia  
(hereinafter called the "Municipality")

OF THE SECOND PART

WHEREAS the Developer is the registered owner of certain lands located at 425 and 435 Hammonds Plains Road, Bedford and which said lands are more particularly described in Schedule A hereto (hereinafter called the "Lands");

AND WHEREAS on September 19, 1988 Town Council of Bedford approved an application to enter into a development agreement to allow the development of a senior citizens' lodge, nursing home, staff residence, church, and convenience centre on the Lands, pursuant to the provisions of the Municipal Government Act and the Bedford Municipal Planning Strategy and the Land Use By-law, referenced as Application No. 90-03, and which said development agreement was registered on January 1, 1991 at the Registry of Deeds in Halifax as Document Number 813 in Book 5026, at Page 483 (hereinafter called the "Existing Agreement");

AND WHEREAS the North West Community Council of the Municipality, at its meeting on **[Insert - Date]**, approved a land use by-law amendment to rezone a portion of the Lands subject to the registered owner of the Lands described herein entering into this Agreement to the SI (Institutional) Zone, and at the same meeting, approved by resolution the discharge of the Existing Agreement as it applies to 425 and 435 Hammonds Plains Road, Bedford;

THEREFORE, in consideration of the benefits accrued to each party from the covenants herein contained, the Parties agree as follows:

1. The Existing Agreement is hereby discharged as it applies to the Lands and shall no longer have any force or effect.
2. Any future development of the Lands shall conform with all applicable provisions and requirements of the Bedford Land Use By-law, as amended from time to time.

**IN WITNESS WHEREAS** the said parties to these presents have hereunto set their hands and affixed their seals the day and year first above written.

**SIGNED, SEALED AND DELIVERED** in the presence of:

**(Insert Registered Owner Name)**

\_\_\_\_\_

Witness

Per: \_\_\_\_\_

**HALIFAX REGIONAL MUNICIPALITY**

**SIGNED, DELIVERED AND ATTESTED** to by the proper signing officers of Halifax Regional Municipality, duly authorized in that behalf, in the presence of:

\_\_\_\_\_

Witness

Per: \_\_\_\_\_

**MAYOR**

\_\_\_\_\_

Witness

Per: \_\_\_\_\_

**MUNICIPAL CLERK**

**Attachment C**  
**SI (Institutional) Zone from the Land Use By-law for Bedford**

**PART 20        INSTITUTIONAL (SI) ZONE**

No development permit shall be issued in an Institutional (SI) Zone except for one or more of the following uses:

- a) churches;
- b) schools;
- c) cemeteries;
- d) fire stations;
- e) libraries;
- f) police stations;
- g) public buildings;
- h) post offices;
- i) private recreational facilities and clubs;
- j) museums
- k) P and POS uses, subject to the P and POS Zone requirements
- l) special care facilities
- m) day care facilities (RC-Mar 3/09;E-Mar 21/09);**
- n) recycling depot
- o) any uses accessory to the foregoing uses.

ZONE REQUIREMENTS SI

In any Institutional (SI) Zone, no development permit shall be issued except in conformity with the following requirements:

Minimum Lot Area .....	10,000 sq. ft
Minimum Lot Frontage.....	100 ft.
Minimum Front Yard.....	Local Street 20 ft; Collector or Arterial 30 ft.
Minimum Rear Yard .....	20 ft.
Minimum Side Yard .....	8 ft., or half the height of the building, whichever is greater
Flankage Yard .....	Local Street 20 ft; Collector or Arterial 30 ft.
Maximum Height of Building.....	35 ft.
Lot Coverage .....	35%

**Attachment D**  
**Public Information Meeting Summary**

**HALIFAX REGIONAL MUNICIPALITY**  
**Public Information Meeting**  
**Case 21873**

*The following does not represent a verbatim record of the proceedings of this meeting.*

**Monday, September 17, 2018**  
**7:00 p.m.**

**BMO - Multipurpose Room, 61 Gary Martin Drive, Bedford, NS**

**STAFF IN**

**ATTENDANCE:** Megan Backos, Planner, HRM Planning  
Thea Langille, Principal Planner, HRM Planning  
Holly Kent, Planning Technician, HRM Planning  
Tara Couvrette, Planning Controller, HRM Planning  
Councillor, Tim Outhit, District 16

**PUBLIC IN**

**ATTENDANCE:** Approximately: 7

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The meeting commenced at approximately 7:00 p.m.

**Call to order, purpose of meeting – Megan Backos**

Ms. Backos introduced herself as the Planner and Facilitator for the application. They also introduced; Councillor Tim Outhit, Thea Langille – Principal Planner, Tara Couvrette – Planning Controller, and Holly Kent - Planning Technician.

Case 21873 - Application by HRM to rezone 435 Hammonds Plains Rd Bedford (Sandy Lake Academy) from US and RR to SI.

Ms. Backos explained; the purpose of the Public Information Meeting (PIM) is: a) to identify that HRM has received a proposal for the site; b) to provide information on the project; c) to explain the Planning Policies and the stages of the Planning Process; d) an opportunity for Staff to receive public feedback regarding the proposal. No decisions are made at this PIM.

**1a) Presentation of Proposal – Ms. Backos**

Ms. Backos provided a brief introduction to the application and then made a presentation to the public outlining the purpose of the meeting, and the status of the application. Ms. Backos outlined the context of the subject lands and the relevant planning policies.

**2. Questions and Comments**

**Ed Glover** – [REDACTED], wanted Ms. Backos to explain designation vs zoning. **Ms. Backos** provided clarification. **Mr. Glover** wanted to know if the Watershed Study would be taken into consideration. **Ms. Langille** stated not in this case as it is just to give back the zone that was granted by council back in 2003. **Mr. Glover** wanted to know if a new residence was to be put on this property would the Watershed Study be considered or would it be at a broader planning level. **Ms. Langille** explained that as it is zoned right now it allows single unit dwellings and some limited land use but what is being considered is giving back the institutional zone that was give back in 2003. If something more than that was being considered, more intense residential or a subdivision of some sort, than that Watershed Study would have to be considered.

**Walter Regan** – [REDACTED], wanted to know if they would be able to expand their facility without public input. **Ms. Backos** explained if what they want to do falls within the zoning there would be no public input. If they wanted to do something outside of the zoning that would require public input. **Mr. Regan** will there be land dedication with this rezoning **Ms. Backos** – no. **Mr. Regan** wanted it noted that, that peninsula is full of old growth, pines. It is very important that, it be protected at some future point. It would be a real capture for the public. **Ms. Backos** explained there are watercourse buffers that they would be required to meet if they were to put up a new building. **Mr. Regan** wanted to know if the new Green Network Plan would apply to this rezoning. Would it have to go to them for review. **Ms. Langille** – No, it would not be considered here and it would not go to them for review. There is nothing here that raises any flags but offered to check on it.

**Daren Bundle**, [REDACTED], Asked about public consultation and when it would apply. Mr. Bundle stated their concern is traffic on the street they live on. **Ms. Backos** explained anything done as-of-right (use allowed under the zone) would not require consultation however, anything not listed or outside of the zone, would require public consultation.

### **3. Closing Comments**

**Ms. Backos** thanked everyone for coming and expressing their comments.

### **4. Adjournment**

The meeting adjourned at approximately 7:20 p.m.

## Attachment E: Policy Matrix

<b>Review of Relevant Policies from the Bedford MPS and Bedford LUB</b>	
<b>Policy</b>	<b>Comment</b>
<b>Policy S-3:</b> <i>It shall be the intention of Town Council to permit new utility and institutional uses on any land use designation, except WFCDD, CCDD, and RCDD designation, through the zoning amendment process subject to the rezoning criteria in Policy Z-3. No lands will be rezoned for such uses.</i>	<p>The subject site is designated Residential Reserve, which is eligible for a rezoning to permit institutional uses.</p> <p>The existing institutional use was developed as-of-right prior to the Municipality inadvertently removing institutional from the zone. Therefore, reinstating the SI (Institutional) Zone on the subject site meets the intent of the MPS.</p>
<b>Policy Z-3:</b> <i>It shall be the policy of Town Council when considering zoning amendments and development agreements [excluding the WFCDD area] with the advice of the Planning Department, to have regard for all other relevant criteria as set out in various policies of this plan as well as the following matters:</i>	
<i>1. That the proposal is in conformance with the intent of this Plan and with the requirements of all other Town By-laws and regulations, and where applicable, Policy R-16 is specifically met;</i>	The proposed rezoning meets the provisions of the Bedford MPS and LUB. Policy R-16 applies to the RCDD only.
<i>2. That the proposal is compatible with adjacent uses and the existing development form in the neighbourhood in terms of the use, bulk, and scale of the proposal;</i>	The existing institutional use has existed as part of the neighbourhood since 1973. New development has not been proposed as part of this application, however the SI (Institutional) Zone regulates permitted uses, front, side and rear yard setbacks, maximum lot coverage and maximum heights which aim to address future compatibility.
<i>3. That provisions are made for buffers and/or separations to reduce the impact of the proposed development where incompatibilities with adjacent uses are anticipated;</i>	See Z-3(2).
<i>4. That provisions are made for safe access to the project with minimal impact on the adjacent street network;</i>	Approved access routes to Hammonds Plains Road and Killarney Drive exists as part of the existing institutional use. New access will be reviewed for safety at the permitting stage.
<i>5. That a written analysis of the proposal is provided by staff which addresses whether the proposal is premature or inappropriate by reason of:</i>	
<i>i) the financial capability of the Town to absorb any capital or operating costs relating to the development;</i>	The proposed rezoning does not impose any costs to the Municipality.
<i>ii) the adequacy of sewer services within the proposed development and the surrounding area, or if services are not provided, the adequacy of physical site conditions for private on-site sewer and water systems;</i>	Existing on-site services support both the existing school and student residence. Approval from Nova Scotia Environment will be required at the permitting stage for future development on the subject site.
<i>iii) the adequacy of water services for domestic services and fire flows at Insurers Advisory Organization (I.A.O.) levels; the impact on water services of development on adjacent lands is to be considered;</i>	See Z-3(5)(ii).

<i>iv) precipitating or contributing to a pollution problem in the area relating to emissions to the air or discharge to the ground or water bodies of chemical pollutants;</i>	Existing and potential future institutional uses are not expected to produce pollutants.
<i>v) the adequacy of the storm water system with regard to erosion and sedimentation on adjacent and downstream areas (including parklands) and on watercourses;</i>	This application does not propose new development. Storm water management for future development will be reviewed for adequacy at the permitting stage.
<i>vi) the adequacy of school facilities within the Town of Bedford including, but not limited to, classrooms, gymnasiums, libraries, music rooms, etc.;</i>	The existing use on site is a school. This application does not propose new development, however institutional uses are not expected to put demand on Bedford's school facilities.
<i>vii) the adequacy of recreational land and/or facilities;</i>	This application does not propose new development, however institutional uses are not expected to put demand on Bedford's recreational land and facilities, but have the potential to create more supply.
<i>viii) the adequacy of street networks in, adjacent to, or leading toward the development regarding congestion and traffic hazards and the adequacy of existing and proposed access routes;</i>	This application does not propose new development. The adequacy of street networks and access routes was reviewed under the same policies when the subject site was rezoned to the SI (Institutional) Zone in 2003.
<i>ix) impact on public access to rivers, lakes, and Bedford Bay shorelines;</i>	There are no impacts on public access to watercourses.
<i>x) the presence of significant natural features or historical buildings and sites;</i>	There are no significant natural features, historical buildings or sites on the subject site.
<i>xi) creating a scattered development pattern which requires extensions to trunk facilities and public services beyond the Primary Development Boundary;</i>	Development is existing on subject site and adjacent to the Urban Service Area.
<i>xii) impact on environmentally sensitive areas identified on the Environmentally Sensitive Areas Map; and,</i>	Sandy Lake is identified as a watercourse on the Environmentally Sensitive Areas Map. The Bedford Land Use By-law requires watercourse buffers which will address impacts on Sandy Lake.
<i>xiii) suitability of the proposed development's siting plan with regard to the physical characteristics of the site.</i>	See Z-3(2).
<b>7. Any other matter enabled by Sections 73 and 74 of the Planning Act.</b>	Staff has not identified any other planning matters of concern.