

Request for Harbour East-Marine Drive Council's Consideration		
<input checked="" type="checkbox"/> Included on Agenda (Submitted to Municipal Clerk's Office by Noon Thursday)	<input type="checkbox"/> Added Item (Submitted to Municipal Clerk's Office by Noon Monday)	<input type="checkbox"/> Request from the Floor
Date of Council Meeting: September 5, 2019		
Subject: Mitigation of commercial use impacts on residential uses		
Motion for Harbour East-Marine Drive Community Council to Consider:		
<p>That Harbour East Marine Drive Community Council request a staff report to outline and make recommendations on potential land use by-law amendments to mitigate impacts on residential uses in District 6 from commercial activity where these uses are in close proximity. The report should consider but not be limited to impacts such as noise, dust and vibration.</p>		
Reason:		
<p>In the Waverley Road area of District 6, there are areas where relatively intense commercial activity exists in close proximity to residential uses. Both commercial and residential uses are permitted on the lands they presently occupy. Impacts from the commercial use (landscaping contractor) are negatively impacting the adjacent residential uses through noise, dust and vibration. This situation has occurred at multiple times from various commercial operations at this location. These circumstances are a good example of how current municipal regulations do not adequately address this inherent conflict of use and mitigate these impacts. While any regulatory changes will not impact the existing lawful commercial operations at the location question, more robust rules could allow HRM to mitigate impacts from additional conflict in future at this location or others in District 6 where changes are implemented.</p>		
Outcome Sought:		
<p>A report outlining options for regulatory changes to minimize negative impacts on residential uses from commercial operations without materially impacting commercial viability</p>		
<i>Deputy Mayor Tony Mancini</i>		<i>District 6</i>