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HALIFAX REGIONAL MUNICIPALITY NOTICE OF PLANNING APPLICATION Planning Districts 15/18/19 LUCASVILLE

Planning staff have received the following application and wish to hear your opinions on this matter:

PLANNING CASE 23111

Application by Brighter Community Planning & Consulting to amend the Beaver Bank, Hammonds Plains & Upper Sackville Land Use By-law to change the zone from Mixed Use (MU-1) zone to Mixed Industrial (I-1) zone at 1155 Lucasville Road to legalize an existing school bus yard operation.

Planning staff would like to invite you, and anyone else who may be interested, to provide feedback and express any comments you may have about this planning application. Further details regarding this proposal may be found at www.halifax.ca/planning under Case 23111.

PROPOSAL DETAILS

A school bus yard operation exists at 1155 Lucasville Road. The proposal is to legalize the school bus yard which will permit overnight school bus storage for the purpose of transportation needs during the day. This school bus yard has been in operation for approximately 15 years at this location. The applicant has made a request to rezone the property from Mixed Use (MU-1) zone to Mixed Industrial (I-1) zone to legalize the use.

Please provide your feedback by **October 27, 2020**. Comments may be emailed to the planner processing the application, Shayne Vipond, at viponds@halifax.ca.

We are seeking to understand if any impacts are currently being felt in the community including to neighbouring properties as a result the existing bus yard operation?

If so, would fencing, plantings or another form of landscaping help to reduce these impacts?

In addition, any other comments that you wish to offer are welcome.

Case
23111

Questions?
Planning and Development
Shayne Vipond – Planner

www.halifax.ca/planning
902-237-5395
viponds@halifax.ca



The red star and lines identify the location of the Bus Yard

What are the Mixed Use (MU-1) and Mixed Industrial (I-1) Zones?

Here are the list of permitted land uses in the MU-1 and the I-1 zones

MU-1 (Mixed Use) Zone		I-1 (Mixed Industrial) Zone	
<ul style="list-style-type: none"> • Single, two unit dwellings • Boarding and rooming houses • Bed and Breakfast • Senior citizens housing • Existing mobile dwellings • Existing multiple unit dwellings • Day care facilities fourteen(14) children max. • Business uses in conjunction with permitted dwellings 	<ul style="list-style-type: none"> • Institutional uses, except fire and police stations • Open space uses • Commercial uses permitted in the C-2 (General Business) Zone • Trucking and landscaping • Agriculture uses • Forestry uses and wooden furniture manufacturing • Composting operations (see section 4.29) 	<ul style="list-style-type: none"> • Manufacturing, processing, assembly or warehouse operation which is contained within a building • Service industries • General contracting storage yards and services • Transport facilities and maintenance yards • Heavy machinery sales and service • Building materials outlets • Trucking, landscaping, excavating services • Existing asphalt plants 	<ul style="list-style-type: none"> • Greenhouses • Communication transmission stations • Commercial and office uses with industrial uses • Cannabis • Production facilities • Agriculture uses • Forestry uses • Composting operations • General Commercial Uses • Single unit dwellings and mobile dwellings with industrial and resource uses

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