

Case 23111 Rezoning from MU-1 (Mixed Use) Zone to I-1 (Mixed Industrial) Zone

North West Planning Advisory
Community

December 2, 2020

Applicant Proposal

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Applicant: Brighter Community Planning & Consulting

Location: 1155 Lucasville Road, Lucasville

Proposal: Application to rezone 1155 Lucasville Road from Mixed Use (MU-1) zone to Mixed Industrial (I-1) to legalize an existing school bus yard operation.



Applicant's initial proposal for rezoning (marked in red)

Site Context

1155 Lucasville Road, Lucasville



General Site location



Subject property

Policy & By-law Overview

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Eastern Passage/Cow Bay Municipal Planning Strategy - Eastern Passage/Cow Bay LUB

- **Zone**

- Mixed Use (MU-1) zone

- **Designation**

- Mixed Use B (MUB) Designation

- **Existing Use**

- School Bus Yard
- Garages used for maintenance of the Timber Trails Mobile Home Park)

- **Enabling Policies**

- MPS Policies P-7 and P-8

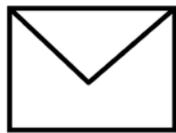
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Public Engagement Feedback

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- Level of engagement completed was consultation achieved through a mail out notification. Notification response period was four weeks in October 2020.
- Feedback from the community generally included the following:
 - No concern with the School Bus Yard operation
 - No support for the proposed rezoning to the I-1 Zone

Notifications
Mailed



464

Emails
Received



9

Phone calls
Received



6

Unique
Webpage
Views



101

Mixed Industrial (I-1) Zone

I-1 (Mixed Industrial) Zone

- **Manufacturing, processing, assembly or warehouse operation**
- **Agriculture uses**
- **Forestry uses**
- **Composting operations**
- **General contracting storage yards**
- **Transport facilities and maintenance yards**
- **Heavy machinery sales and service**
- **Building materials outlets**
- **Trucking, landscaping, excavating**
- Greenhouses
- Communication transmission stations
- Commercial and office uses with industrial uses
- Cannabis
- Production facilities
- Service industries
- General Commercial Uses
- Single unit dwellings and mobile dwellings with industrial and resource uses
- Existing asphalt plants

Additional MPS Policy Considerations

Given the community feedback and concern Planning Staff undertook the following:

- 1. Observation of the land use** (the access and exit of the vehicles during normal daily operations)
- 2. The renewed analysis of the MPS policies and the land use by-laws** which currently enable existing permitted uses through the MU-1 zone; and,
- 3. Existing permitted uses that currently operate in the area** as permitted by the land use by-law

MPS MUB Policy Consideration

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P-7 It shall be the intention of Council to ...

.....support the continuation of the existing semi-rural mixed use environment, characterized by low density residential development, community facilities and a mixture of light industrial, resource and small scale commercial uses,.....

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MPS MUB Policy Consideration Slide 9

P-8 Within the Mixed Use A and B Designations, it shall be the intention of Council to establish a Mixed Use Zone

- **Resource related activities**
- **Controls on open storage and parking will be established to address compatibility concerns with surrounding development.**
- **Forestry uses and larger scale agricultural operations**
- **subject to separation distance requirements designed to promote compatibility with surrounding land uses.**

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MU-1 Zone permitted uses ^{Slide 10}

- 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
- 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**

Staff Conclusion - MPS

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Bus yard use is no more intensive than trucking and landscaping operations (one of which operates directly across from the bus yard site at 1155 Lucasville Road).

Defining the school bus yard operations and adding it to the list by Land Use By-law amendment consistent with the intent of the MUB Designation, provided adequate impact mitigation measures are also put in place.

Key Issues for NWPAC

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1. Comprehensive application of a school bus yard use
2. Employment of setbacks from use to residential property boundary (*mitigation*)
3. The amount of space permitted for the use on a given property (*mitigation*)



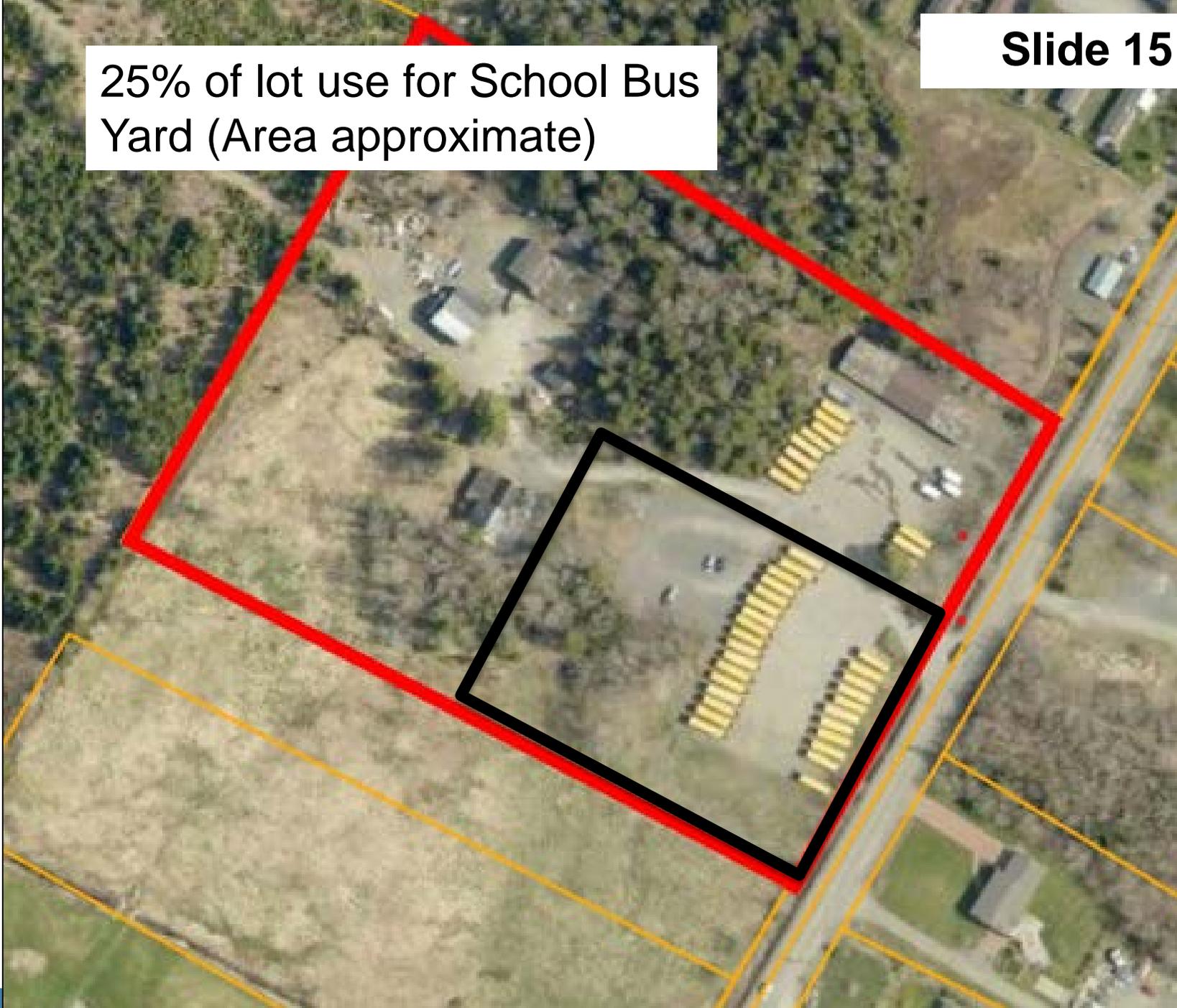
30.5 m. (100 ft.)

61 m. (200 ft.)

**Setback Distances to
Property Line**
(approximate)



25% of lot use for School Bus
Yard (Area approximate)



Key Issues

1. **Comprehensive application** of a school bus yard use
2. Employment of **setbacks** from use to residential property boundary (*mitigation*)
3. The **amount of space permitted for the use** on a given property (*mitigation*)

Questions / Comments

Thank You

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