

# HALIFAX

## Public Hearing for Case 22617

Land Use By-law Amendment for 207  
& 209 Greenhead Road, Lakeside

Halifax and West Community Council  
January 19, 2021

**Slide 1**

# Applicant Proposal

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Applicant: Lloyd Robbins

Location: 207 & 209 Greenhead Road, Lakeside

Proposal: Amend the Land Use By-law for Timberlea / Lakeside / Beechville to enable the expansion of an existing commercial garage.

# Site Context



General site location



Site boundaries in red

# Site Context

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# Site Context

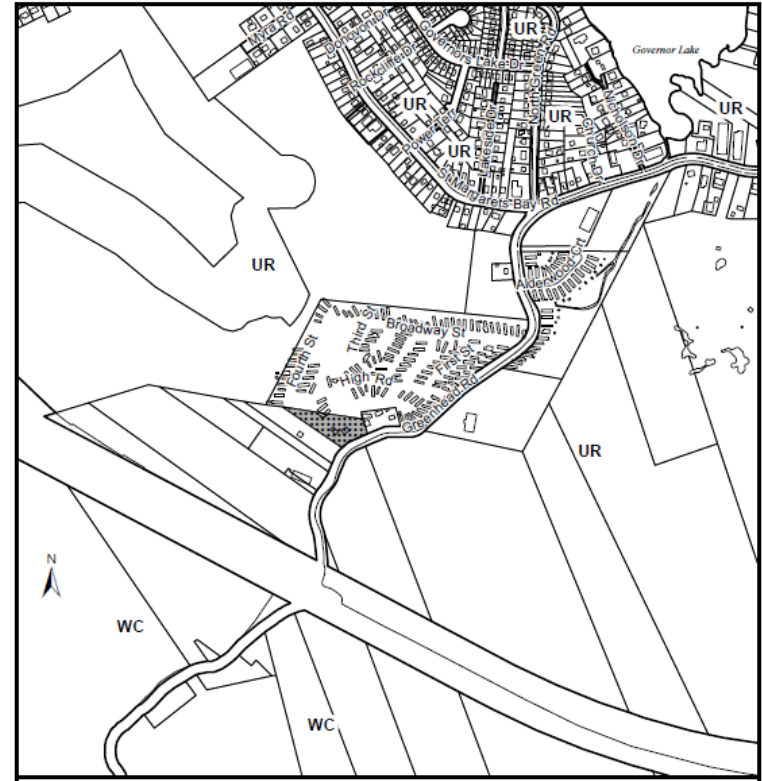
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# Policy Overview

## Timberlea / Lakeside / Beechville Municipal Planning Strategy

- **Designation**
  - Urban Residential (UR)
- **Enabling Policy**
  - UR-20



# Policy Consideration

## Timberlea / Lakeside / Beechville Municipal Planning Strategy

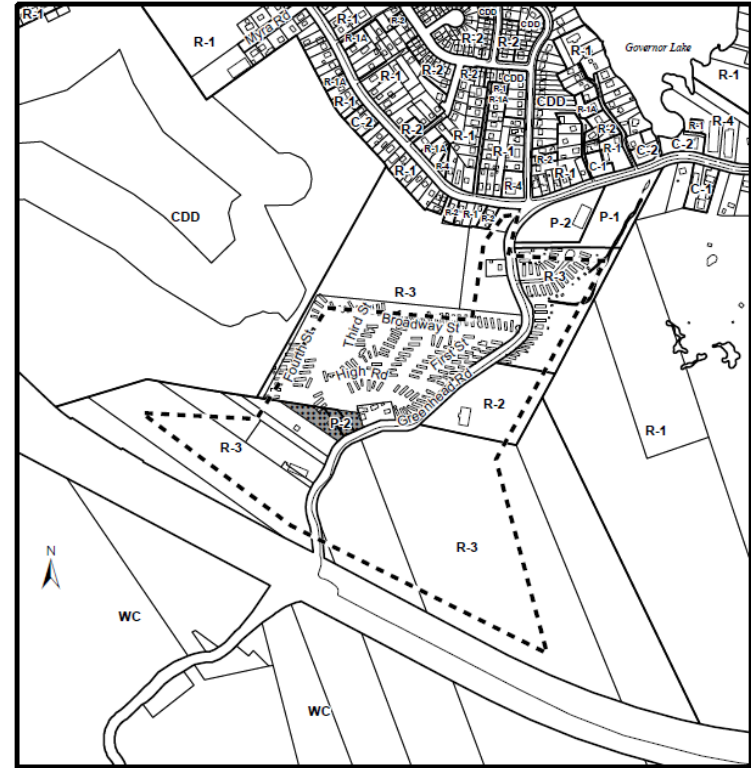
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- Enabling Policy UR-20
  - Enables Council to provide for the continued use of existing commercial and industrial properties through the application of a service business zone.
  - Future rezonings to the service business zone to establish a new service commercial use not permitted.
  
- Implementation Policy IM-12
  - Provides criteria for Council to consider for applications to amend the Land Use By-law.

# Land Use By-law Overview

## Timberlea / Lakeside / Beechville Land Use By-law

- **Zone**
  - R-3 (Mobile Dwelling)
  - P-2 (Community Facility)
- **Existing Use**
  - Commercial garage and single-unit dwelling

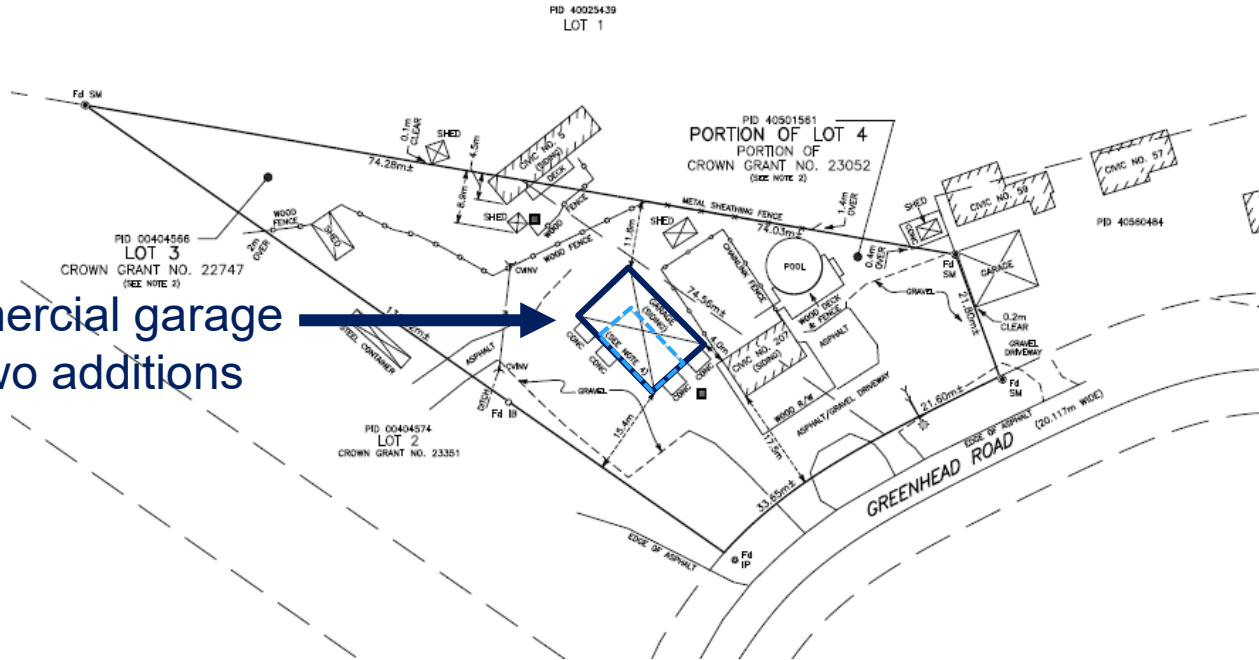




# Proposal – Site Plan



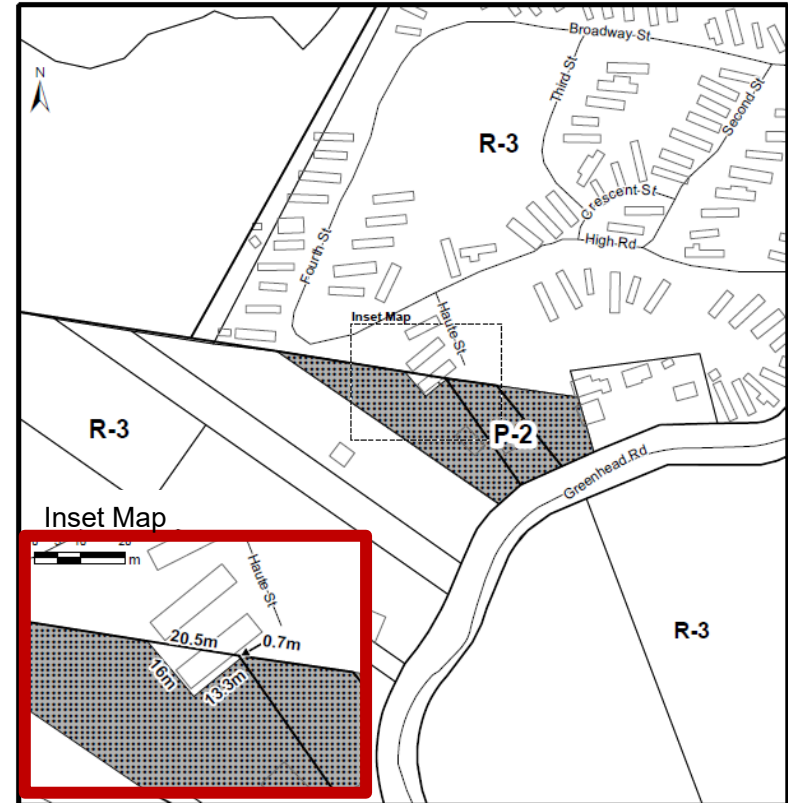
Commercial garage  
with two additions



# Proposed By-law Amendments

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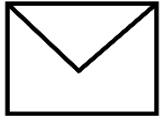
- Amend Schedule A, the Zoning Map, by rezoning a portion of 207 & 209 Greenhead Road from R-3 and P-2 to C-3.
- Add *RJD Automotive* at 209 Greenhead Road to the list of existing uses permitted in the C-3 Zone.



# Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification
- Feedback from the community generally included the following:
  - Support for the proposal; and
  - Appreciation for access to a commercial garage in the community

**Notifications  
Mailed**



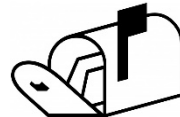
**183**

**Calls  
Received**



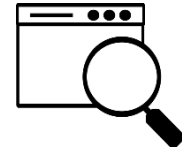
**11**

**Emails  
Received**



**2**

**Webpage  
Views**



**69**

# Staff Recommendation

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Staff recommend that Halifax and West Community Council:

1. Adopt the amendment to the Land Use By-law for Timberlea / Lakeside / Beechville, as set out in Attachment A of the report.

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**Thank You**

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