

Public Hearing for Case 22651

Rezoning for Hines Road, Eastern
Passage (4 PIDs)

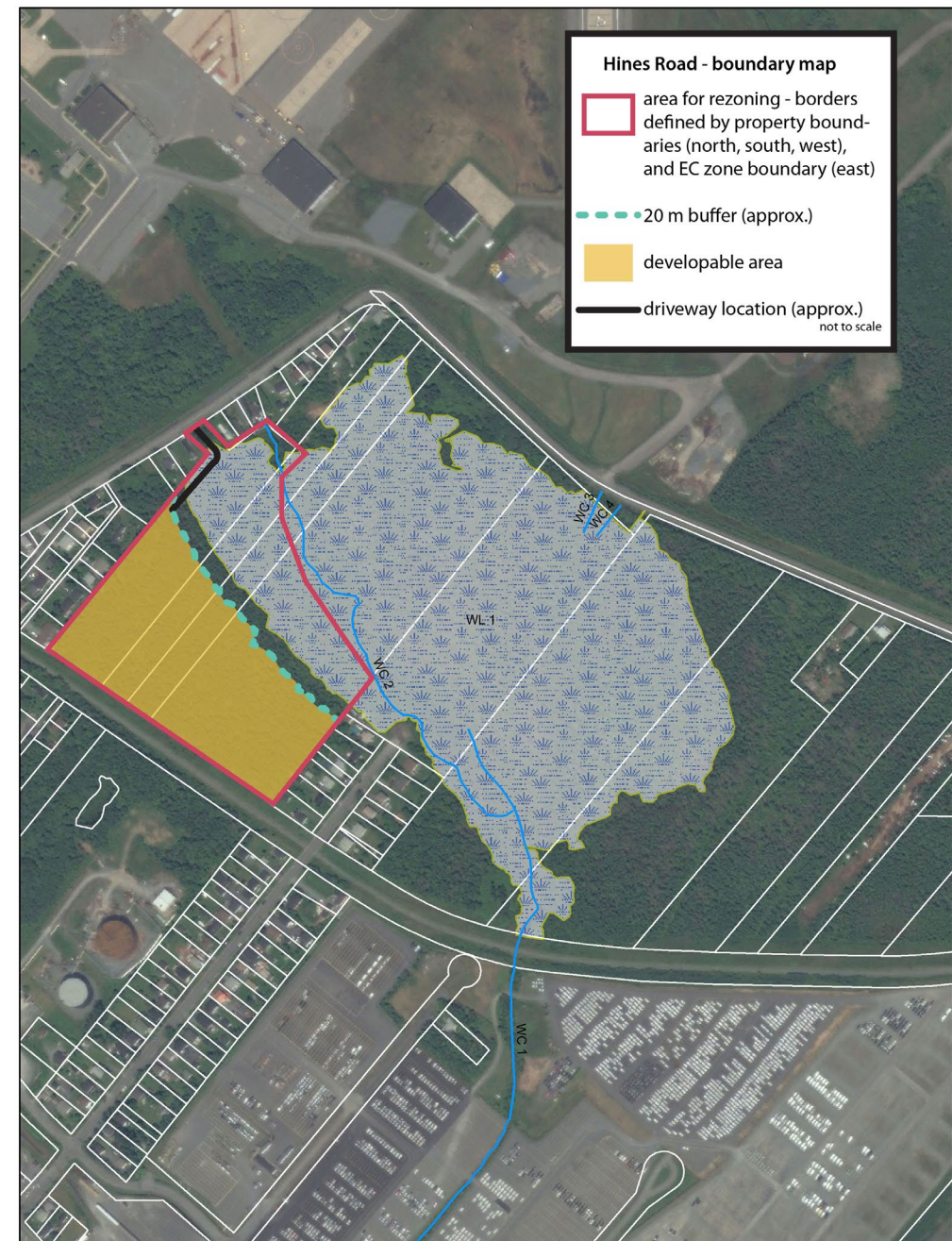
May 20, 2021

Applicant Proposal

Applicant: Zzap Consulting

Location: Hines Rd, Eastern Passage

Proposal: To rezone portions of 4 properties from R-1 (Single Family Dwelling Zone) to I-1 (Light Industry Zone)



Site Context

Hines Road, Eastern Passage



Site Context

Subject site seen from Hines Rd (proposed access)



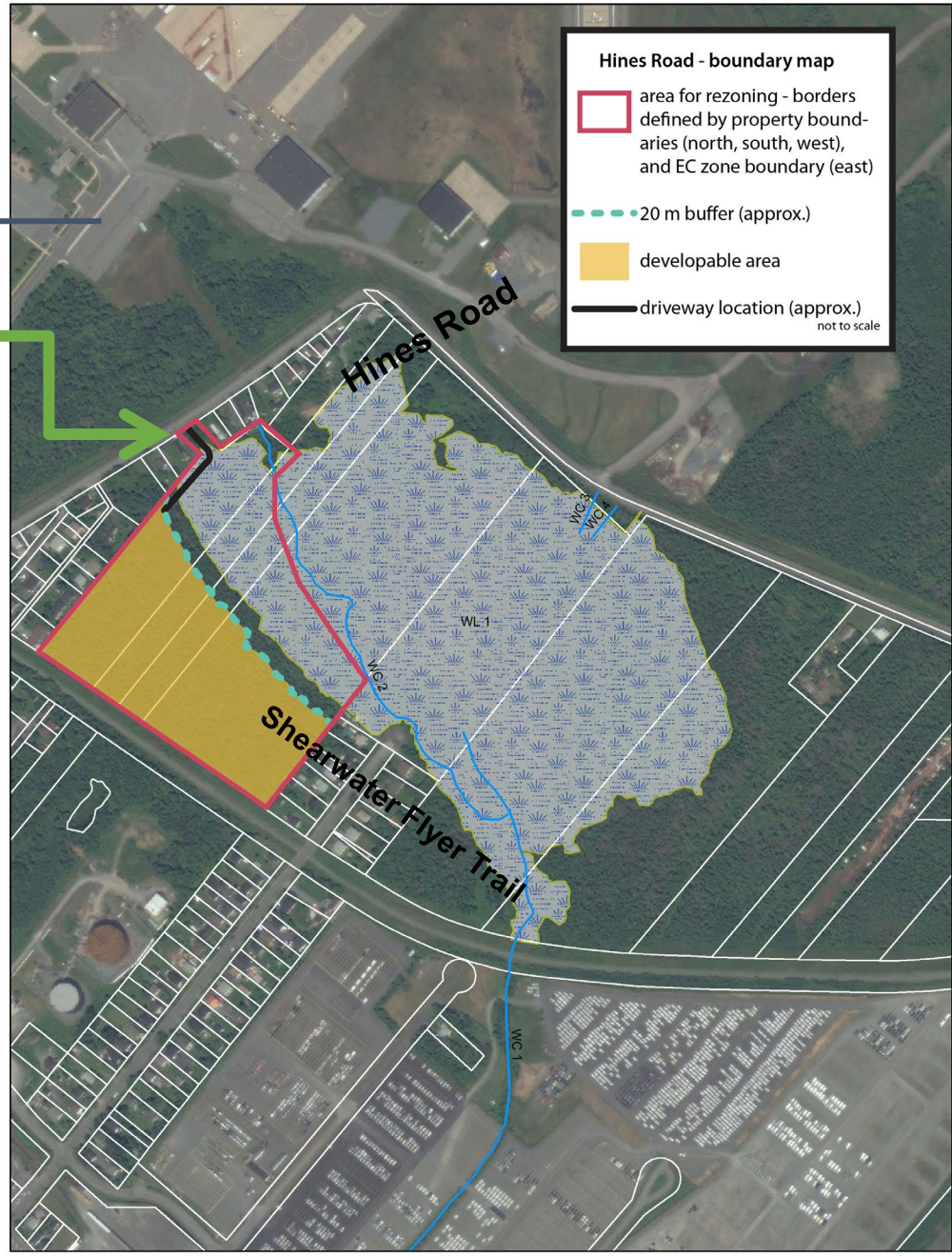
Site Context

Subject site seen from Hines Rd (proposed access)

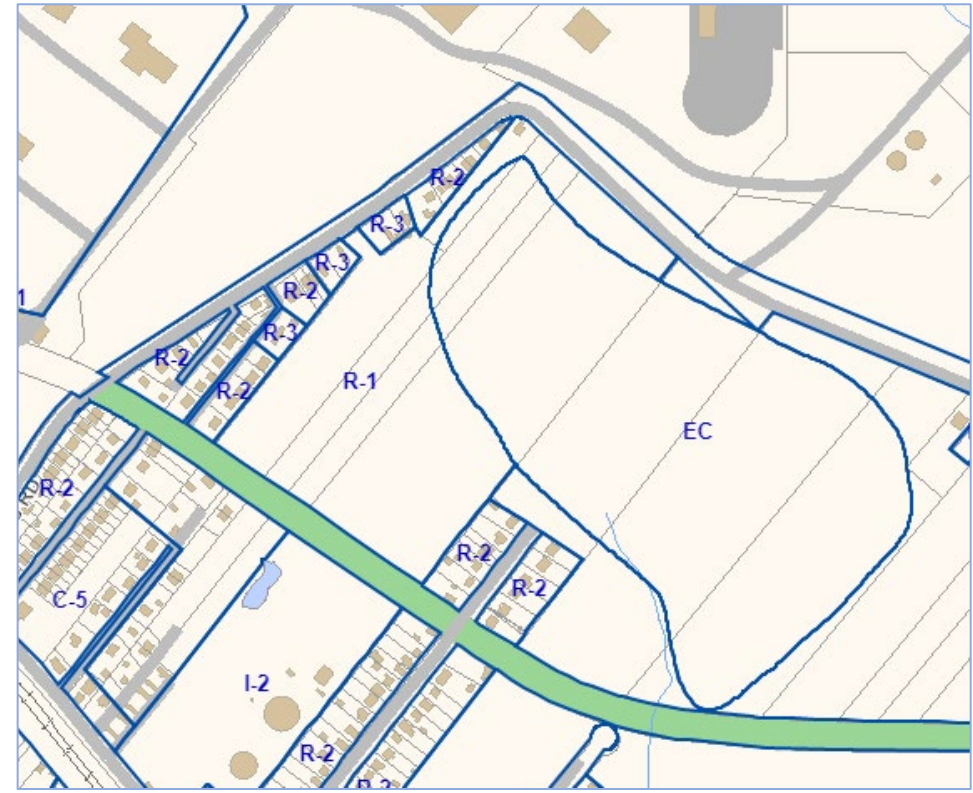


Proposal

Proposed access



Proposed Site Plan



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Policy & By-law Overview

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

- **Zone**
 - R-1 (Single Unit Dwelling) Zone
- **Designation**
 - Industrial
- **Existing Use**
 - Undeveloped
- **Enabling Policy**
 - IND-3, IMD-1, and IM-11

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I-1 Zone Permitted Uses

Eastern Passage/Cow Bay LUB

	I-1 Zone (Light Industry)
Commercial Uses	Any activity related to the automotive trade except a salvage yard; Commercial recreation uses; Outdoor display courts; Retail and wholesale stores; Shopping plazas and malls; Taxi and bus depots; Parking lots
Industrial Uses	Any manufacturing, processing, assembly or warehousing operation which is not obnoxious and which is conducted and wholly contained within a building; Service industries; Marine, road, rail and pipe transportation uses; Railway related uses, Composting operations, Cannabis production facilities
Community Uses	Open space uses; Institutional uses

Zone Comparison

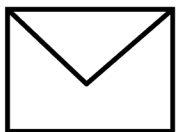
Eastern Passage/Cow Bay LUB

	R-1 Zone (Single Unit Dwelling)	I-1 Zone (Light Industry)
Lot Coverage Max	35%	70%
Max Building Height	35 feet	N/A
Front Yard Setback Min	20 feet	30 feet
Side Yard Setback Min	8 feet	30 feet (50 feet if abutting a residential property)
Rear Yard Setback Min	8 feet	30 feet (50 feet if abutting a residential property)
Landscaping required	N/A	Landscaped buffer/fence required along rear/side lot lines abutting residential use. Minimum of twenty-five (25) feet and shall consist of either existing or replanted vegetation.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through providing information and seeking comments through the HRM website, signage posted on the subject site, postcards mailed to property owners, and a virtual public engagement meeting held on Wednesday December 9, 2020, which 9 members of the public attended.

Notifications
Mailed



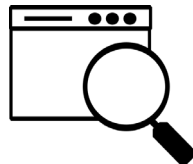
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Calls
Received



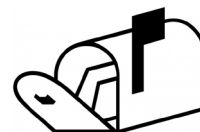
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Webpage
Views



144

Letters/Emails
Received



7

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Policy Consideration

Enabling Policy IM-11: A re-zoning requires that Council consider the following in rendering their decision:

- Adequacy of sewer services
- Adequacy of road networks
- That controls are placed on the site for:
 - Types of use
 - Height, lot coverage
 - Traffic generation, access to site, parking
 - Open storage

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Policy Review

Policies IND-3, IMD-1, and IM-11

- Industrial Designation
- Land Use By-law Controls
- Wetlands and Site Drainage
- Traffic

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Staff Recommendation

1. Adopt the amendment to Schedule A, the Zoning Map, of the Land Use By-law for Eastern Passage/Cow Bay, as set out in Attachment A of this report

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