

The word "HALIFAX" is written in a bold, white, sans-serif font against a dark blue background. The background of the entire slide features a geometric design with overlapping triangles in various shades of blue and white.

Public Hearing for Case 23111

Land Use By-law Amendment: 1155
Lucasville Road. Add a School Bus Yard to
the MU-1 (Mixed Use) Zone to the Beaver
Bank, Hammonds Plains and Upper
Sackville Land Use By-law

North West Community Council, June 14, 2021

Slide 1

Applicant Proposal

Applicant: Brighter Community Planning & Consulting

Location: 1155 Lucasville Road, Lucasville
(in red)

Proposal:

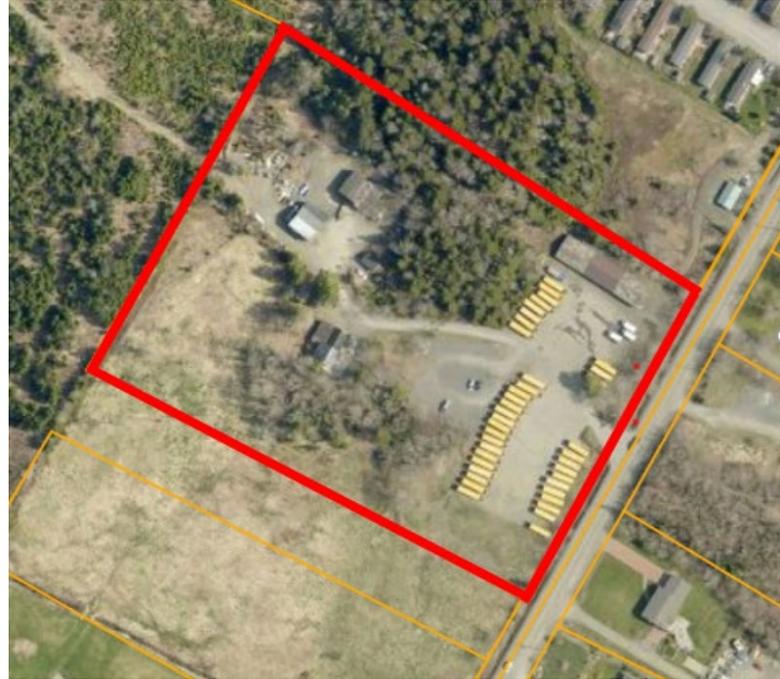
Application to amend the Land Use By-law to allow a School Bus Yard in the MU-1 (Mixed Use) Zone of the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law



Site Context



General Site location in Red



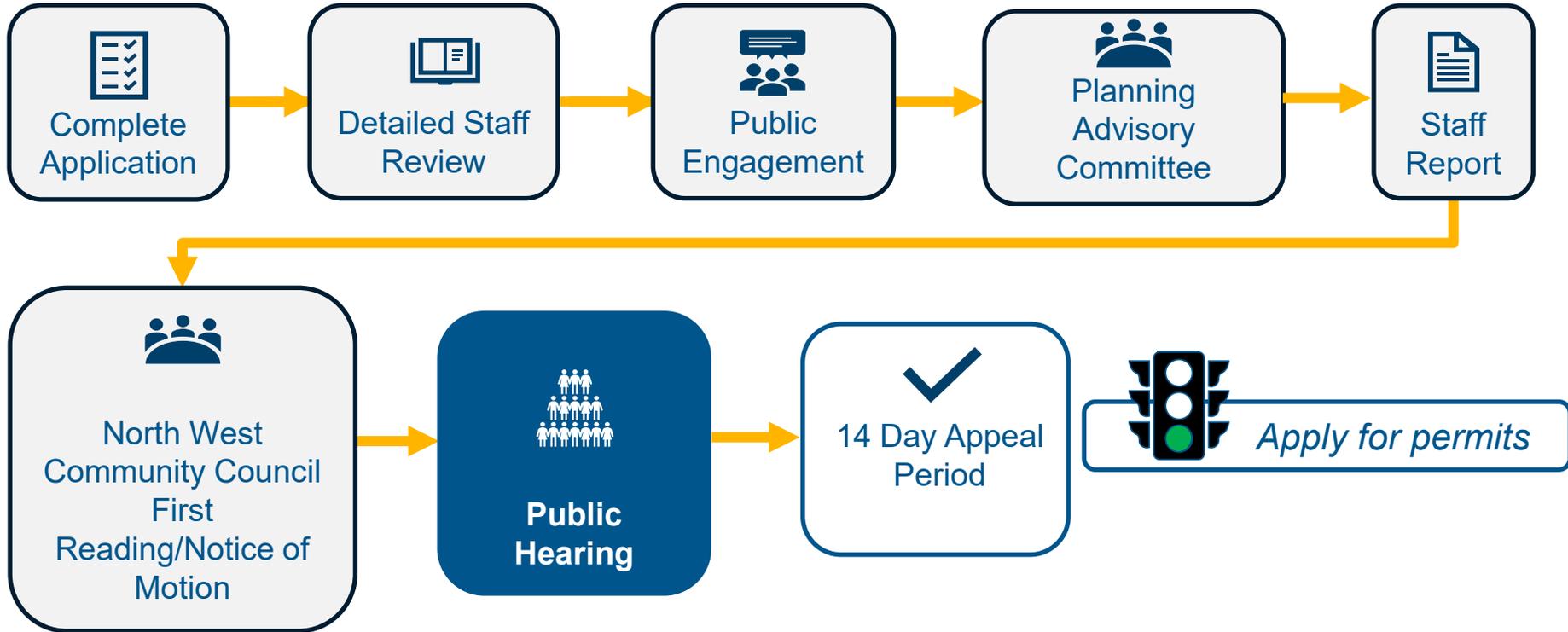
Site Boundaries in Red

Policy & By-law Overview

Districts 15-18-19 Municipal Planning Strategy - 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

Planning Process (with NWPAC)



Proposal

- Existing Bus Yard for 15 years
- Deemed out of compliance,
- Applying to add the School Bus Yard land use in the MU-1 (Mixed Use) Zone to enable a School Bus Yard at 1155 Lucasville Road



Policy Consideration

Districts 15-18-19 Municipal Planning Strategy

Policy 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,.....

Policy Consideration - cont.

Districts 15-18-19 Municipal Planning Strategy

Policy 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; and,
- Forestry uses and larger scale agricultural operations.

Mixed Industrial (I-1) Zone

Districts 15-18-19 Land Use By-law

Permitted Uses in the I-1 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

MU-1 Zone permitted uses

Districts 15-18-19 LUB

Wide Range of Uses

- 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
- C-2 (General Business) Zone

Intensive Land Uses Permitted

- Trucking and landscaping
- Agriculture uses
- Forestry uses and wooden furniture manufacturing
- Composting operations

Impact Consideration

- 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, **subject to the introduction of impact mitigation measures.**

NWPAC Recommendation

December 2, 2020

The NWPAC provided the following feedback:

- recommended the application -- to add a school bus yard to the MU-1 zone be approved by Community Council. NWPAC
- recommended that a 60 meter (200ft) setback to residential buildings to address compatibility concerns; and
- indicated concern over the potential for maintenance and refueling on the school bus yards.

Public Engagement Feedback

- 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 concerns with the School Bus Yard operation; and
 - Lack of support for the proposed rezoning to the I-1 Zone

**Notifications
Mailed**



464

**Individual Contacts
(Phone Calls & Email)**



15

Webpage Views



253

Response to Consultation

- Recommend adding “School Bus Yard Use” in the MU-1 Zone instead of rezoning to Light Industrial (I-1) Zone subject to the introduction of impact mitigation criteria.
- Recommend the separation of a School Bus Yard use from Residential uses on an adjacent lot

Rationale for Amendment

School Bus Yard is consistent with permitted uses in the MU-1 Zone subject to impact mitigation criteria:

- school busses not be permitted within 60 metres (200 feet) of a residential use;
- not more than 25% of a lot may be used for a School Bus Yard use, exclusive of employee parking; and,
- maintenance of school busses and fueling of school busses shall not be permitted on the same site.

Summary: Key Aspects

- School Bus Yard definition to the LUB;
- School Bus Yard to the list of permitted use in the MU-1 Zone;
- School busses not permitted within 60 metres (200 feet) of a residential use, exclusive of employee parking);
- Not more than 25% of a lot may be used for a School Bus Yard use, exclusive of employee parking; and,
- Maintenance of school busses and fueling of school busses not be permitted on the same site

Staff Recommendation

Staff recommend that North West Community Council:

- Approve the proposed land use by-law amendments as set out in Attachment A of the staff report dated February 17, 2021

HALIFAX

Thank You

Shayne Vipond



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