

Western Common Advisory Committee

MLP Developments Ltd.



Details of the request:

1. Redesignate and rezone PID's identified in table below from RB-1 to WC.

| PID | Current zone | Proposed Zone | Area (acres) |
|-----------------|--------------|---------------|--------------|
| 41018219 | RB-1 | WC | 30a |
| 41032814 | RB-1 | WC | 68a |
| 40271603 | RB-1 | WC | 79a |
| 40271611 | RB-1 | WC | 12a |
| | | Total | 189a |

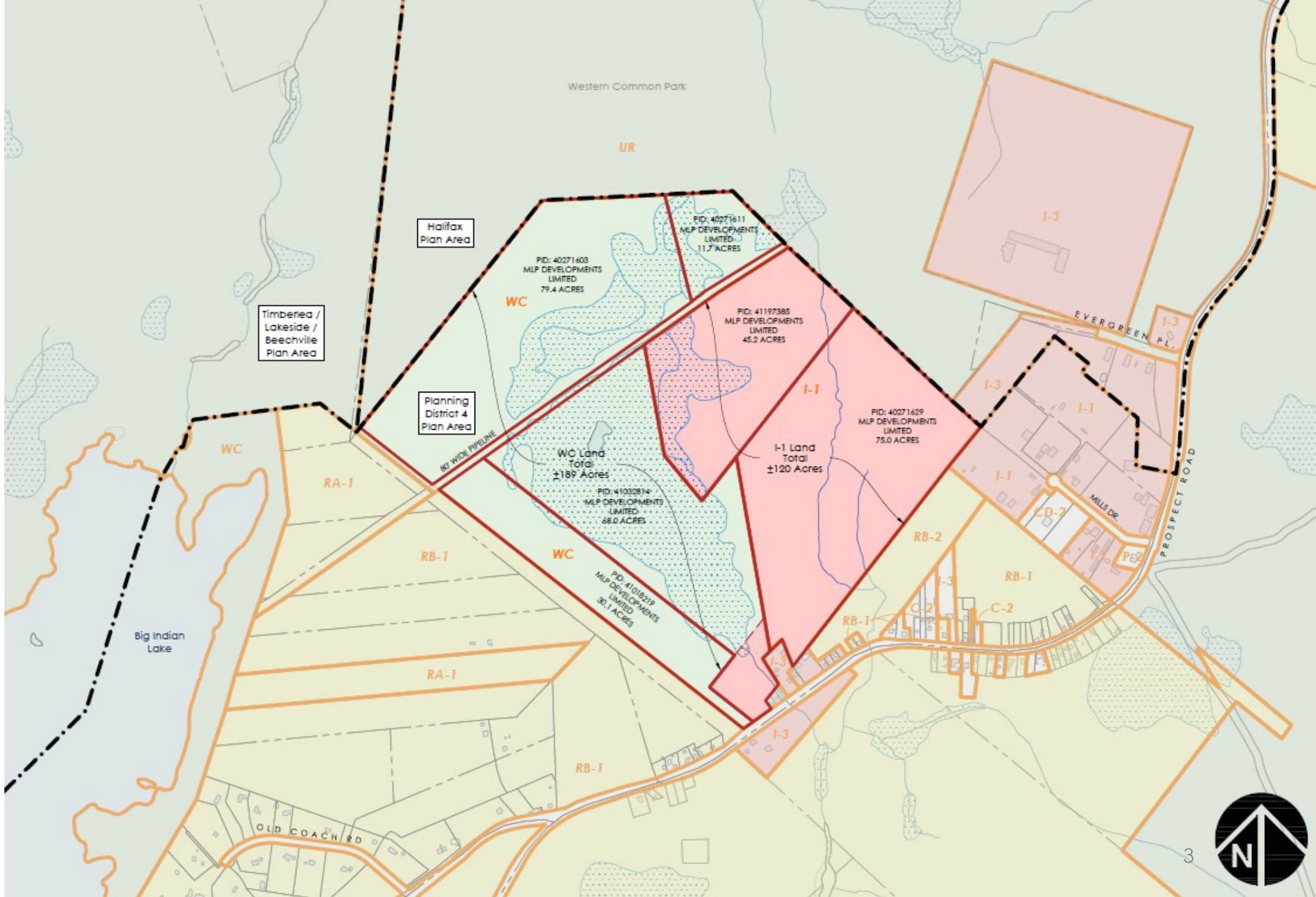
2. Redesignate and rezone PID's identified below from RB-1 to I-1

| PID | Current Zone | Proposed Zone | Area (acres) |
|-----------------|--------------|---------------|--------------|
| 41197385 | RB-1 | I-1 | 45a |
| 40271629 | RB-1 | I-1 | 75a |
| | | Total | 120a |

3. Contingent on the above zoning changes, **189 + acres** of the newly created WC lands would be donated to HRM for addition to the Western Commons Park.

Lands to be rezoned

-  I-1 Land
-  WC Land



I-1: Light Industry Zone

PART 27: I-1 (LIGHT INDUSTRY) ZONE

27.1 I-1 USES PERMITTED

No development permit shall be issued in any I-1 (Light Industry) Zone except for the following:

Industrial Uses Permitted

Manufacturing operations
Warehouse operations
Wholesale operations
Research facilities
Postal and courier depots
Recycling depots
Transport facilities and maintenance yards
Taxi and bus depots
Parking lots
General contracting and storage yards
Communication stations
Mobiles and offices accessory to any permitted use

Commercial Uses

All C-2 uses

Other Uses

Composting operations (see section 4.29) (MC-Feb 26/96;E-Mar 28/96)

27.2 I-1 ZONE REQUIREMENTS

In any I-1 Zone where uses are permitted in accordance with Section 27.1, no development permit shall be issued except in conformity with the following:

| | |
|---------------------------------------|---|
| Minimum Lot Area | 20,000 square feet (1858.1 m ²) |
| Minimum Frontage | 100 feet (30.9 m) |
| Minimum Front or Flankage Yard | 30 feet (9.1 m) |
| Minimum Rear or Side Yard | 15 feet (4.6 m) |
| Maximum Lot Coverage All Buildings | 50 percent |

27.3 OTHER REQUIREMENTS: INDUSTRIAL USES

Where uses are permitted as an industrial use in an I-1 Zone, the following shall apply:

- (a) The use shall not be obnoxious or create a nuisance.

PART 28: I-3 (LOCAL SERVICE) ZONE

28.1 I-3 USES PERMITTED

No development permit shall be issued in any I-3 (Local Service) Zone except for the following:

Local Service Uses

Autobody shops and engine repairs
Welding, plumbing and heating, electrical, carpentry, sheet metal, black smithing, and other special trade contracting services and shops
Trucking, landscaping, excavating and paving services
Machine shop
Service shops
Wholesale bakeries
Laundromats
Boat shops

Salvage Yard Uses

Existing salvage yard uses on LIMS Nos. 568162, 404822, 40067431 and 40258295

Residential Uses

Single and two unit dwellings in conjunction with permitted uses
All existing dwelling units

28.2 I-3 ZONE REQUIREMENTS

In any I-3 zone where uses are permitted in accordance with Section 28.1, no development permit shall be issued except in conformity with the following:

| | |
|-----------------------------------|---|
| Minimum Lot Area | 20,000 square feet (1858.1 m ²) |
| Minimum Frontage | 100 feet (30.5 m) |
| Minimum Front or Flankage Yard | 30 feet (9.1 m) |
| Minimum Rear or Side Yard | 15 feet (4.6 m) |
| Maximum Height | 35 feet (10.7 m) |

28.3 OTHER REQUIREMENTS: LOCAL SERVICE USES

Where any use is permitted as a local service use, except existing salvage yards, the following shall apply:

- (a) The total gross floor area of all buildings on any lot which are devoted to local service uses shall not exceed two thousand (2,000) square feet (185.8 m²).
- (b) No materials or mechanical equipment shall be permitted which are obnoxious or which creates a nuisance.

I-3: Local Service Zone

Public Information Meeting Quotes

Wednesday, January 6th, 2011

- "Chris Beazley advised that the bog and wetlands are very important to the watersheds in the area and if this area is touched it will have a negative impact on the watersheds."
- "Danny Caines.... It (Drysdale Bog) has been a sensitive area for a long time, and therefore, HRM should buy the land for conservation."
- "Mike Lamplogh (sic) He asked why HRM doesn't buy the land, as conversation land, to protect it."
- "Denise Caines asked if HRM, along with water conservation (Provincial and Federal), would consider purchasing this land to preserve it in its natural state."
- "Mr. Cascadden stated that the time for thinking is now as the lands need to be conservation lands. It needs to be done prior to coming to this land."
- "Dan McAvoy stated that he was glad to see that people in this area were supportive of the idea of the HRM buying up these lands as a conservation area, to protect the wetlands"
- "John Cascadden stated that he supports conservation of the said Bog area, 100 percent."
- "Unknown resident asked why HRM is not acquiring these lands....."