

HALIFAX

Public Hearing Case 23032

Application to re-zone 538 Pleasant Street, Dartmouth, from the C-2 (General Business) Zone to the I-2 (General Industrial) Zone of the Dartmouth Land Use By-law to enable a concrete ready-mix facility.

Harbour East Marine Drive
Community Council

July 13, 2022

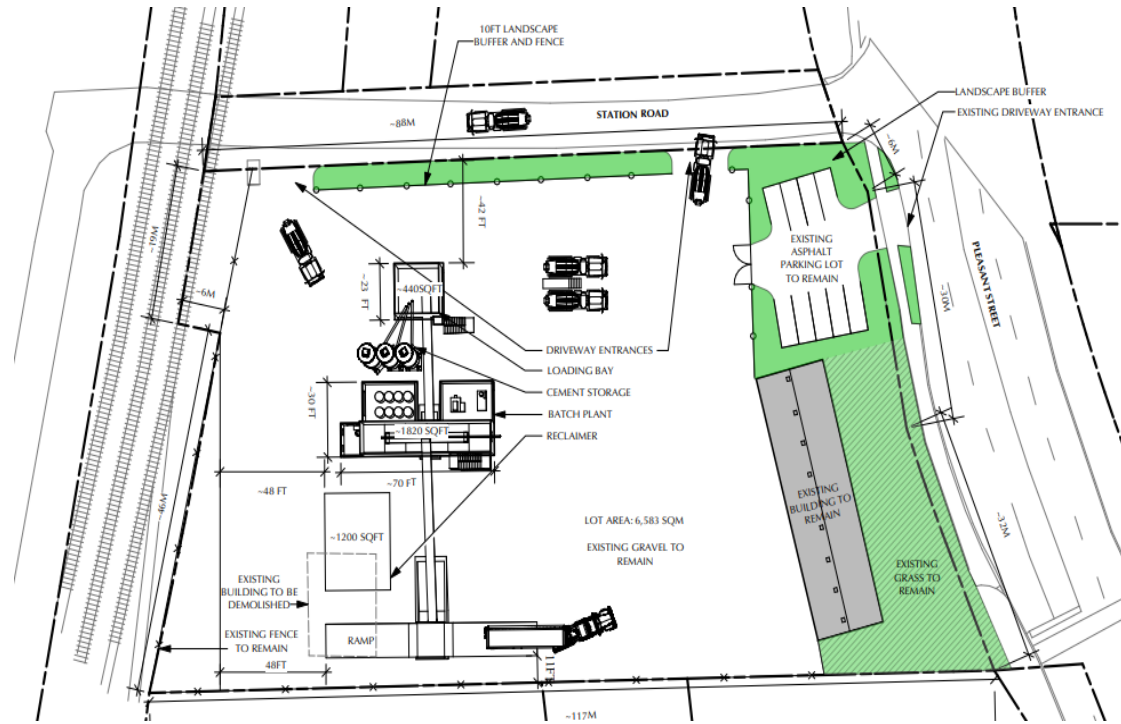
Slide 1

Applicant Proposal

Applicant: EDM Planning Services, Ltd.

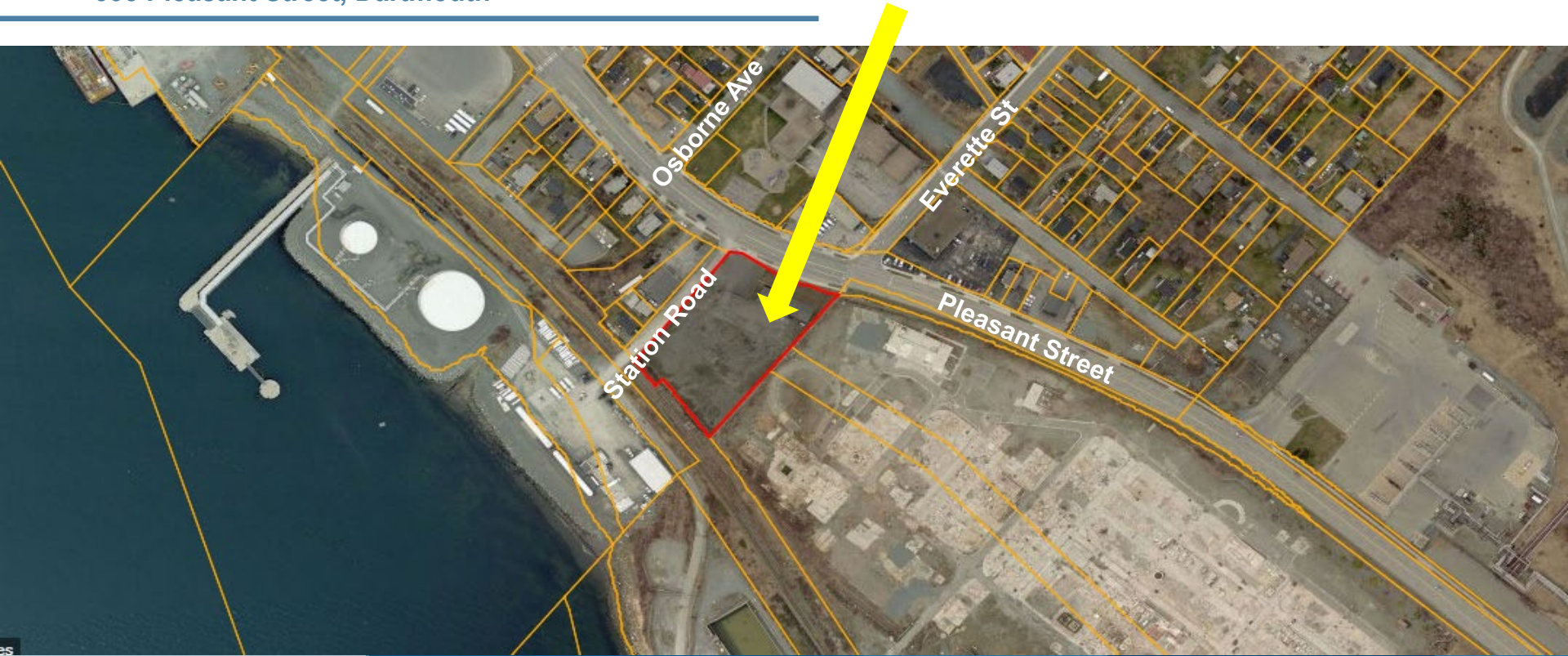
Location: 538 Pleasant Street, Dartmouth.

Proposal: Re-zone to the I-2 (General Industrial) Zone to allow a concrete ready-mix facility.



Site Context

538 Pleasant Street, Dartmouth



Site Context

538 Pleasant Street, Dartmouth



Planning Policy Outline

Regional Plan & Subdivision Bylaw

Guide where population growth and the investment of services like transit, piped water and sewer should occur

Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public

Policy & Bylaw Overview

Dartmouth MPS & LUB



Municipal Sewer and/or Water



Zone

C-2 (General Business) Zone



Designation

Commercial



Existing Use

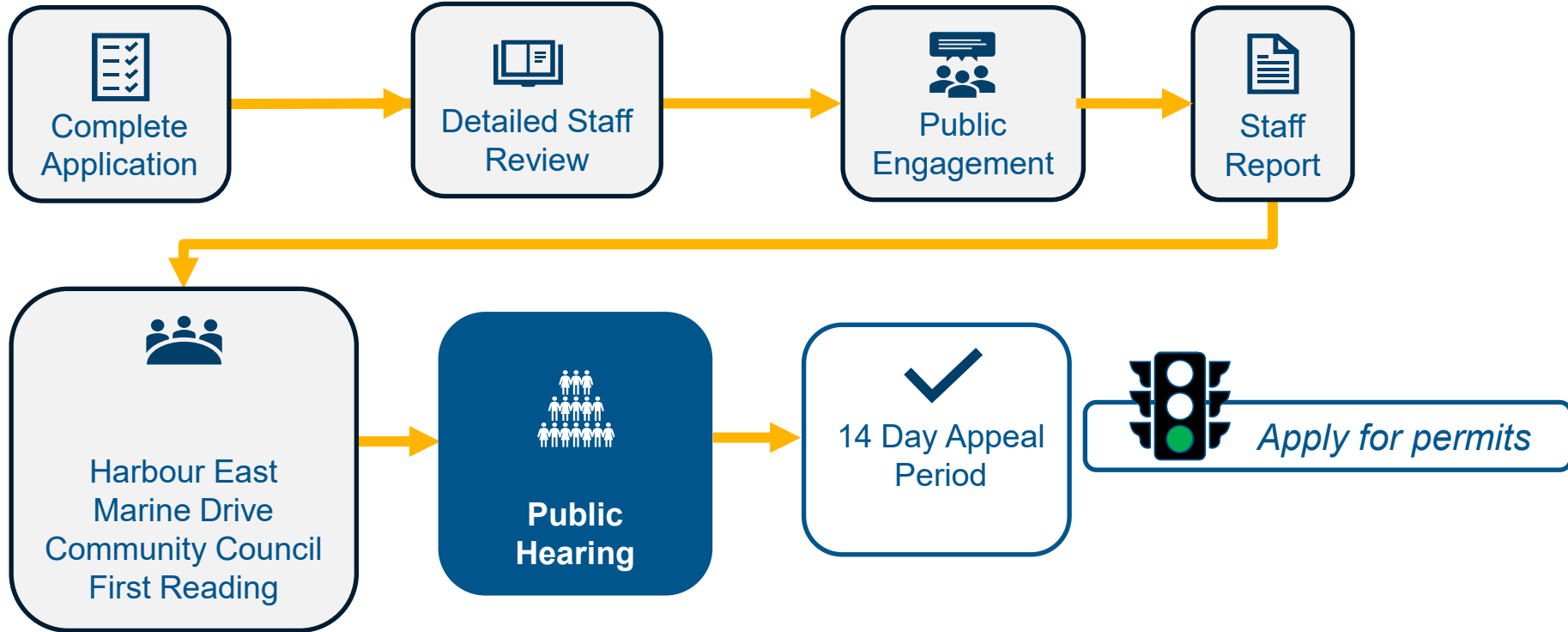
Previously a commercial propane storage and truck distribution facility and is now vacant



Enabling Policy

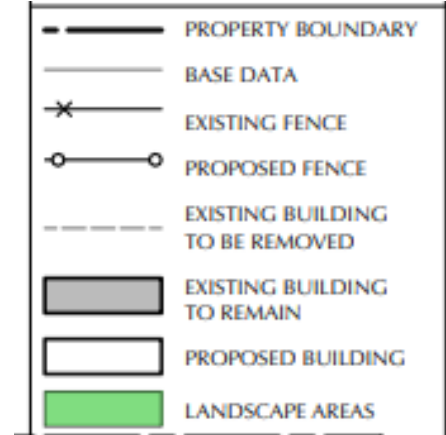
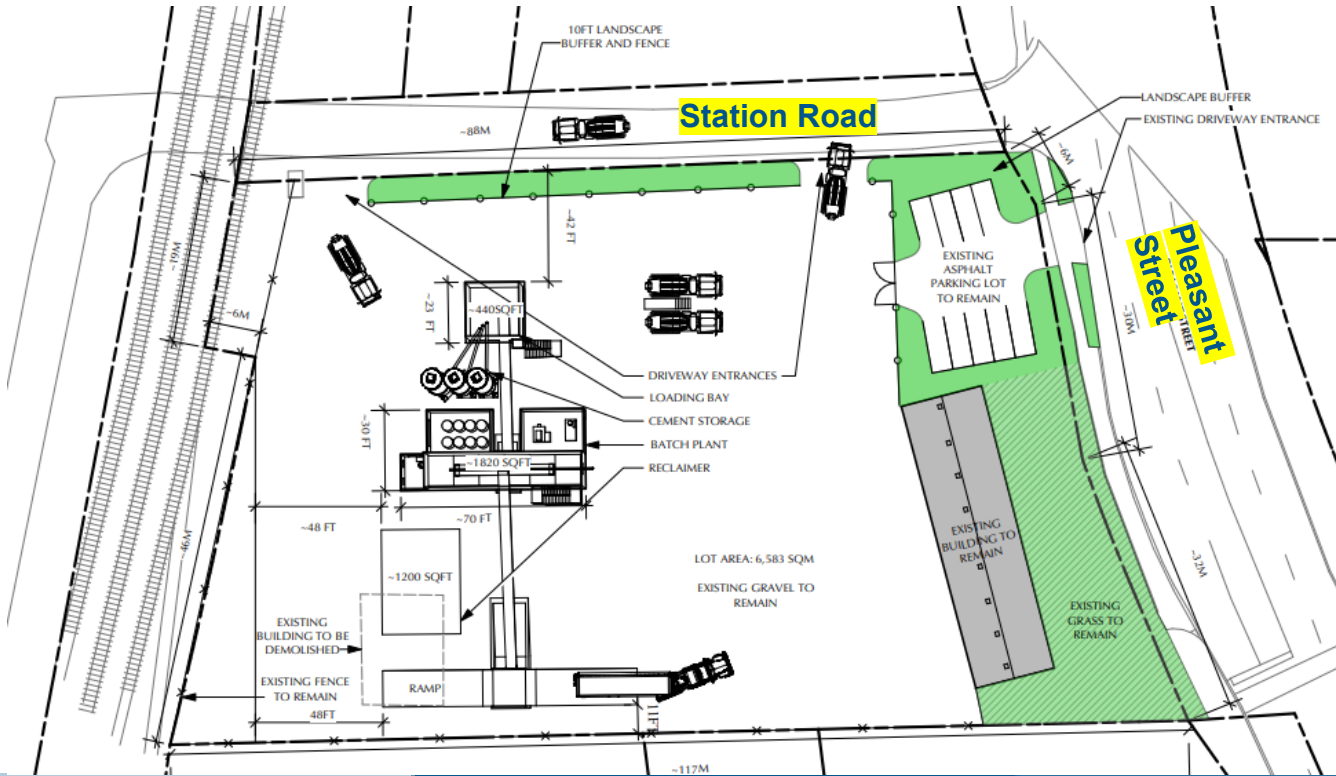
Implementation Policies IP-1(b) and IP-1(c)

Planning Process



Proposal

538 Pleasant Street, Dartmouth



Current and Proposed Regulations

Permitted Uses in C-2 Zone	Permitted uses in I-2 Zone
Residential uses;	Commercial/business uses including warehouses and distribution facilities;
Business uses except obnoxious uses, cabarets, pawn shops;	Industrial uses except obnoxious uses and uses creating a hazard to the public;
Group home for no more than 12 residents.	Cabarets; pawnshops;
	Cannabis production facilities.

Current and Proposed Regulations

	Current Requirements (C-2)	Proposed Requirements (I-2)
Max. lot coverage	100%	100%
Min. front yard setback	No closer than existing street line	No closer than existing street line
Min. rear yard setback	Building code	Building code
Min. side yard setback	Building code	Building code
Max. building height	3 stories if an office building, otherwise no max building height.	No maximum building height
Landscaping Requirements	A landscaped area of at least ten (10) feet in depth abutting any street(s) shall be provided	A landscaped area of at least ten (10) feet in depth abutting any street(s) shall be provided

Policy Consideration

Dartmouth Municipal Planning Strategy - Dartmouth LUB

Implementation Policy IP-1(b):

- An area immediately adjacent a given generalized land use designation may be considered for a zoning amendment to a use permitted within the adjacent designation.

Implementation Policy IP-1(c):

- Council shall consider that the proposal:
- is compatible and consistent with adjacent uses;
- has provisions for buffering, landscaping, screening, and access control to reduce potential incompatibilities with adjacent land uses and traffic arteries;
- Is not an obnoxious use;
- The site is suitable in terms of steepness of slope, soil conditions, watercourses, proximity to major highways, etc.

Policy Review

- Compatibility and Consistency with Adjacent Uses

Applicable policies within the MPS require that Council consider compatibility and consistency with adjacent uses and the existing development form in the area in terms of the use, bulk, and scale.

Policy Review

- Buffering, Landscaping, Screening and Access Control
- Traffic

The Dartmouth MPS requires that Council also consider adequacy of buffering, landscaping, screening, access control and transportation networks.

Policy Review

- Environment

MPS policy requires that Council consider existing or potential dangers for the contamination of water bodies or courses or the creation of erosion or sedimentation and that controls are places on the site for emissions including air, water, and noise.

Public Engagement Feedback

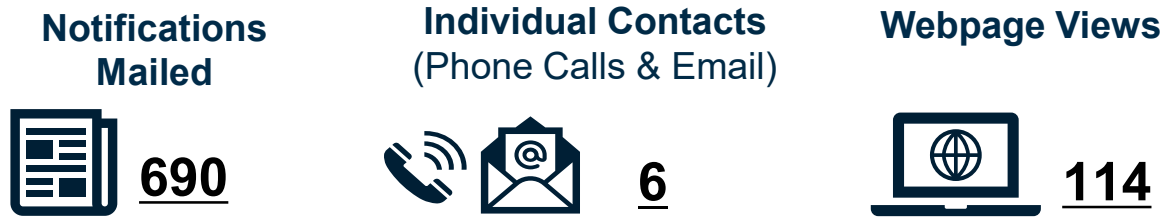
- Level of engagement completed was consultation achieved through a mail out notification and a staff presentation on a Shape Your City website.



- Feedback from the community generally included the following:
 - Concerns regarding vehicular traffic on Station Road;
 - Concerns about wait times for turning left onto Pleasant Street
 - Concerns about access to existing industrial facilities in the area.

Public Hearing Notification Feedback

- An increased notification area was completed for notification of the public hearing. From June 9 until July 8:



- Feedback generally included the following:
 - Concerns with more industrial uses in the area; and
 - Concerns with dust, noise, and traffic.

Staff Recommendation

Staff recommend that Harbour East Marine Drive Community Council:

1. Approve the re-zoning and adopt the amendment to Schedule 1 - Zoning Map for Dartmouth, of the Land Use By-law for Dartmouth, as set out in Attachment A of this report.

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Thank You

Dean MacDougall



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