

**HALIFAX**

# **Public Hearing Case 22483**

Rezoning Application  
801 Old Sambro Rd, Harrietsfield

Halifax and West Community Council  
November 15, 2022

# Applicant Proposal

**Applicant:** Stephen Adams Consulting Services Inc. on behalf of Civtech Engineering and Surveying Ltd.

**Location:** 801 Old Sambro Rd, Harrietsfield (JC AutoWorks)

**Proposal:** Rezone a portion of the subject property from the Harrietsfield Village Centre (V-1) zone to the Industrial Commercial Mix (C-5) zone



# Site Context










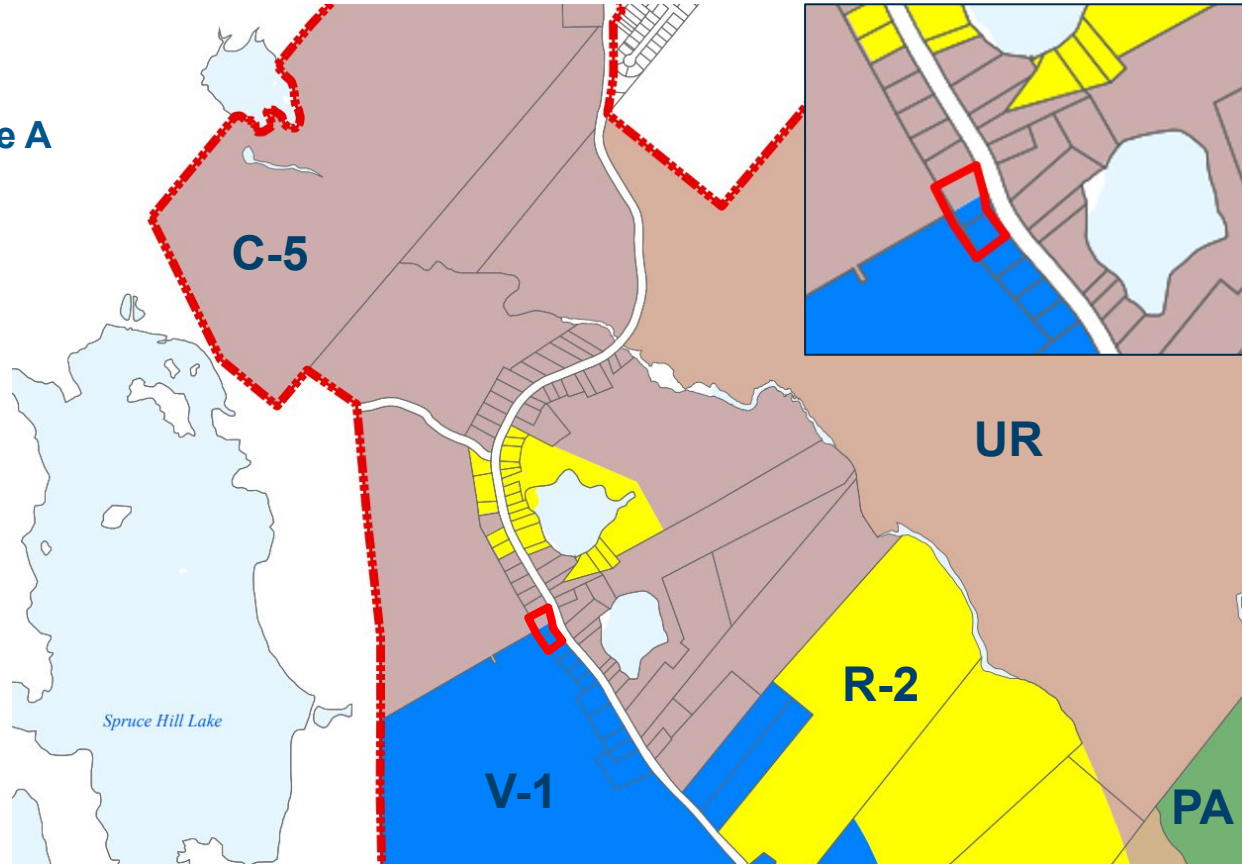
General Site location in Red

Site Boundaries in Red

# Zoning Map

## Planning District 5 LUB – Schedule A

-  R-2 (Two Unit Dwelling)
-  V-1 (Harrietsfield Village Centre)
-  C-5 (Industrial Commercial Mix)
-  UR (Urban Reserve)
-  PA (Protected Area)
-  PA (Protected Area)
-  Subject Property



# Site Context/Photos



# Site Context/Photos



# Site Context/Photos



# 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

## PLANNING DISTRICT 5 MPS & LUB



On-site services



Zone

Industrial Commercial (C-5)

Harrietsfield Village Centre (V-1)



Designation

Industrial-Commercial (IC)

Village Centre (VC)



Existing Use

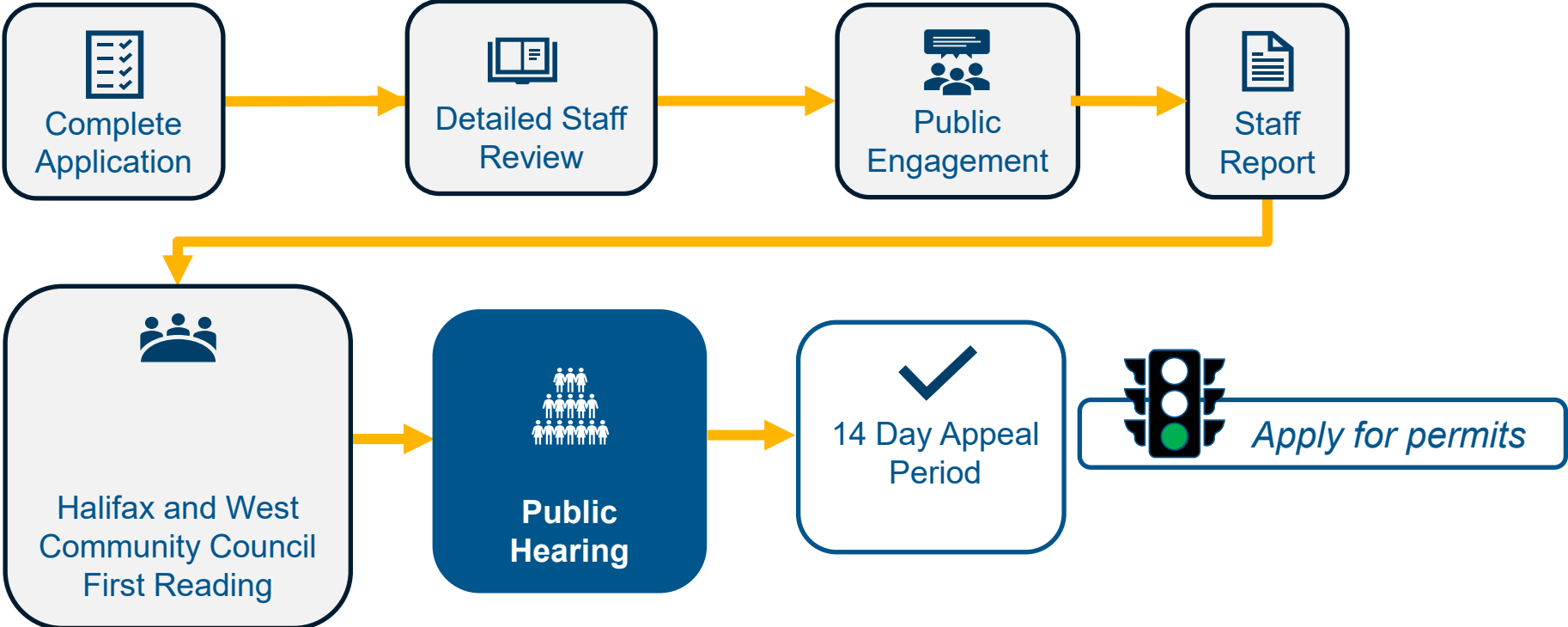
Autobody Shop Use



Enabling Policy

IC-2

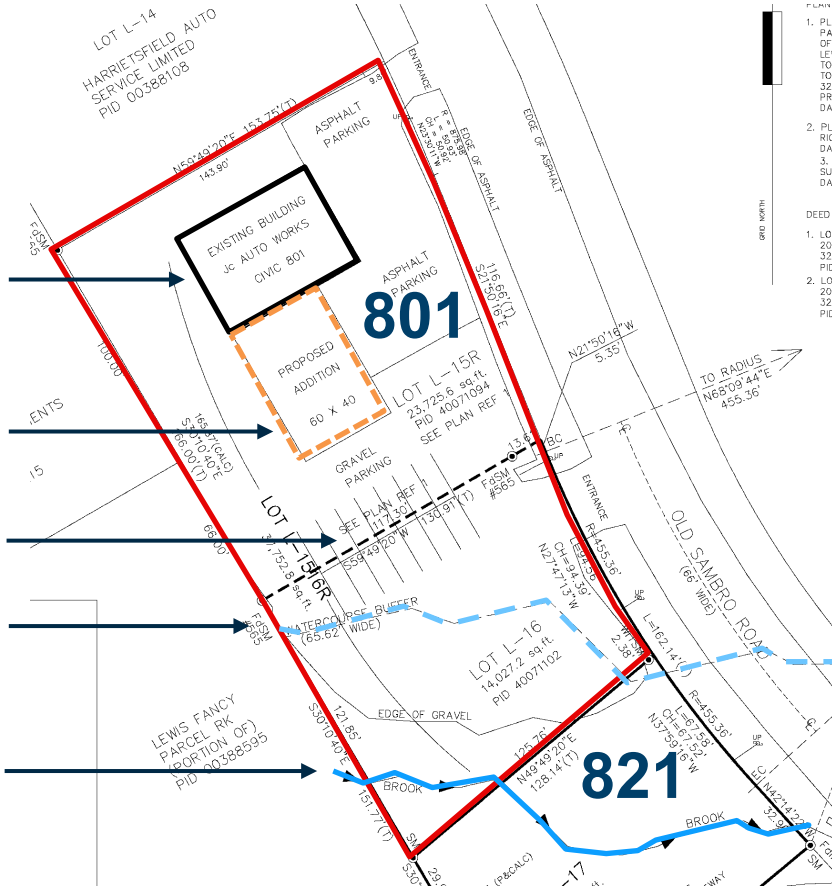
# Planning Process





# Proposal

- Existing Building
- Proposed Addition
- Recent lot consolidation
- Watercourse Buffer
- Brook



# 18.1 C-5 USES PERMITTED

No development permit shall be issued in any C-5 (Industrial Commercial Mix) Zone except for the following:

- All uses permitted in the C-2 Zone, except single and two unit dwellings.
- Any industrial, assembly, manufacturing operation or cannabis production facility (RC Sep 18/18; E-Nov 3/18) which is conducted and wholly contained within a building and which
- does not involve process water treatment;
- Service industries;
- General contracting storage yards and services;
- Machinery sales and service outlets;
- Service stations;
- Trucking, landscaping and excavating services;
- Automotive repair outlets and auto body shops;
- Warehouses;
- Hotels and motels;
- Restaurants including drive-in and take out restaurants;
- Outdoor display courts;
- All uses permitted in the P-2 (Community Facility) Zone;
- Mobile dwellings and single unit dwellings which are accessory to any permitted use;
- Shared housing use with 10 or fewer bedrooms which is accessory to any permitted use; (RC Aug 9/22; E-Sep 15/22)
- Composting operations (see section 4.29) (MC-Feb 26/96; E-Mar 28/96)

# Policy Consideration

## Planning District 5 MPS – Planning District 5 LUB

### Enabling Policy IC-2:

This policy enables the establishment of the C-5 zone and requires Council consider the following in rendering their decision on a rezoning application:

- Adequacy of development controls
- Compatibility with surrounding development
- Separation distances
- Access

# Public Engagement Feedback

- Level of engagement completed was consultation achieved through a **mail out notification**.
- Feedback from a community member included the following (June 2021):
  - Concern that development within the watercourse buffer may cause flooding to adjacent properties
  - Opposed to rezoning
  - Opposed to building near the brook

**Notifications  
Mailed**



**30**

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



**1**

**Webpage Views**



**368 unique  
page views**

# Changes Responding to Consultation

- Change to subject properties
  - Original proposal was to consolidate 811 Old Sambro Road and 821 Old Sambro Road and rezone all properties to the C-5 zone.
  - Staff advised instead to consolidate 801 Old Sambro Road and 811 Old Sambro Road because the watercourse runs through the majority of 821 Old Sambro Road
  - This consolidation took place in May/June 2022
  - The watercourse buffer applies to 801 Old Sambro Road



# Summary: Key Aspects of the Proposal

- Rezone portion of 801 Old Sambro Rd from V-1 to C-5
- 60 x 60ft addition to existing main building “JC AutoWorks” business
- Future accessory building to support the autobody shop use

# Summary: Key Aspects of the Proposal

- Land use will be regulated as-of-right through the Planning District 5 Land Use By-Law (C-5 zone), which provides the following types of development controls, as per Policy IC-2:
  - Uses permitted in C-5 zone
  - Setbacks/separation distances
  - Height
  - Open storage
  - Parking

# Staff Recommendation

Staff recommend that Halifax and West Community Council:

- Approve the proposed Land Use By-Law Amendment (rezoning) as set out in Attachment A of the staff report dated September 20, 2022

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## Thank You

**Claire Tusz**



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