

HALIFAX

Public Hearing Case 24242

MPS Amendment and Rezoning:
195 Old Post Road, Enfield
(Ledwidge Lumber)

Halifax Regional Council
July 11, 2023

Applicant Proposal

- Applicant:** Sunrose Land Use Consulting
(on behalf of Ledwidge Lumber)
- Location:** 195 Old Post Road, Enfield
(700 metres east of the Big Stop)
- Proposal:** To expand an existing forestry operation to additional lands by applying the Rural Residential Designation and Rural Residential Zone to the subject site



Site 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 & By-law Overview

Planning Districts 14 and 17 (Shubenacadie Lakes) MPS & LUB



Municipal Sewer or Water

N/A



Zone

Rural Residential (R-6); and
Suburban Residential (R-1B)



Designation

Mostly Residential (R)



Existing Use

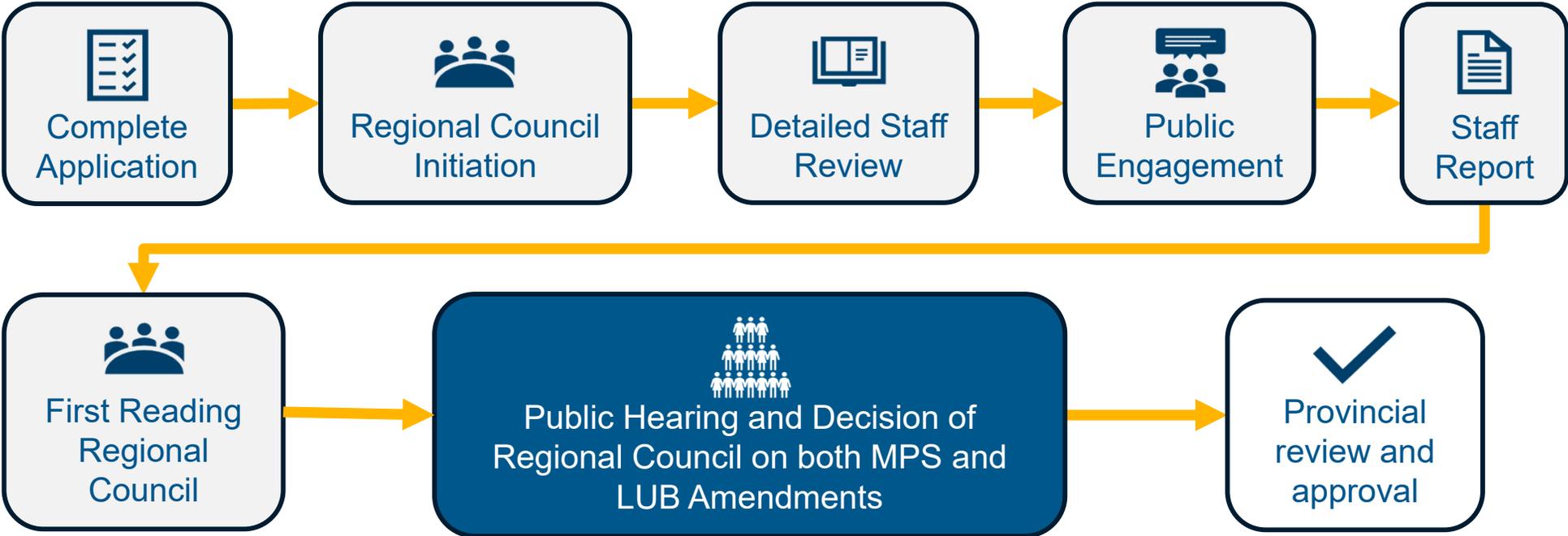
Existing forestry operation



Enabling Policy

Policy P-67

MPS & LUB Amendment Process



Policy Consideration

Planning Districts 14 and 17 (Shubenacadie Lakes) Municipal Planning Strategy

Enabling Policy P-67

Within the Residential Designation, there is an existing lumber mill which is located north of the Oldham Road. The Ledwidge Lumber Company, which processes lumber shipped throughout North America and Europe, is a major local employer.

(Effective October 2, 1992)

In keeping with the residential intent of this planning strategy, rural residential zoning (Policy P-[8]6) will be applied to **the present properties** owned by the Ledwidge Lumber Company.

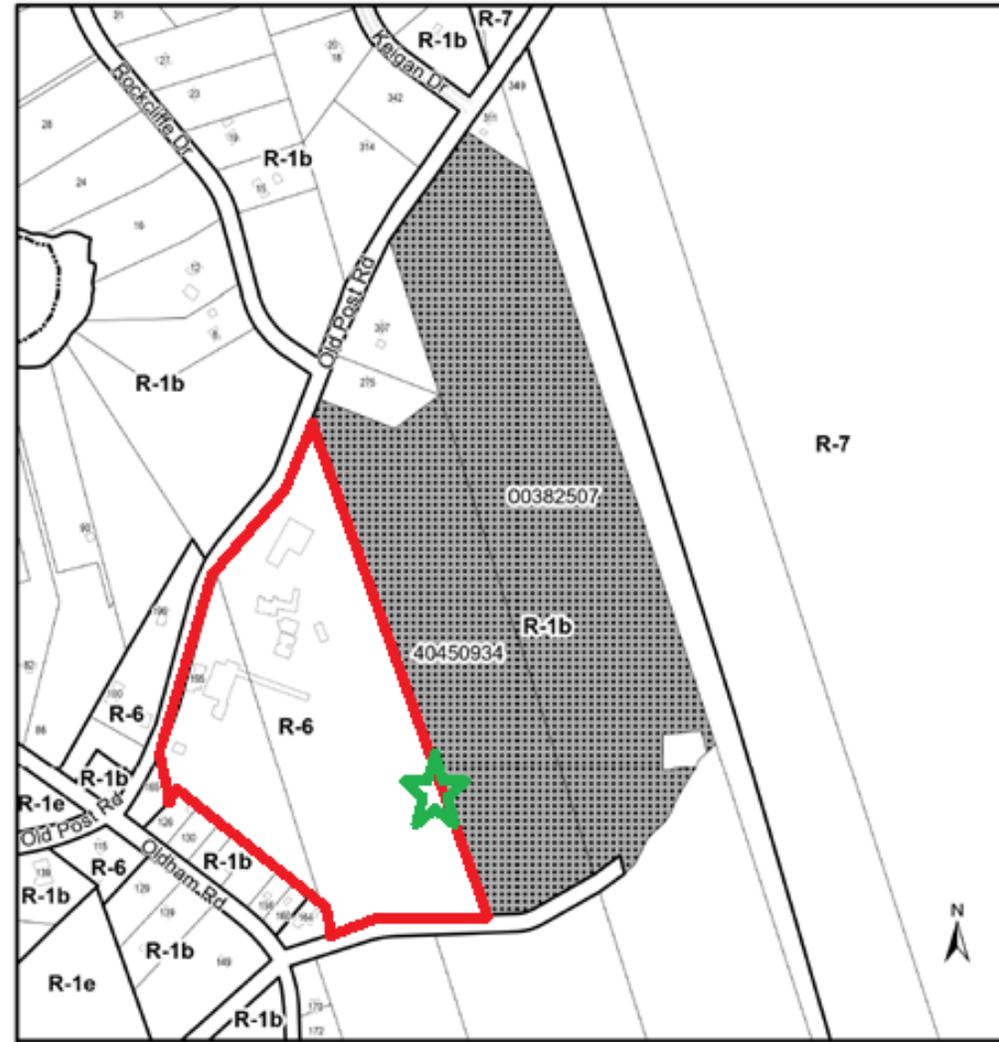
However, the zone will contain specific provisions to permit the continued use and expansion of existing forestry uses, subject to zone standards established in conjunction with the Mixed Resource Zone (Policy P-84).

MPS Amendment Consideration

- Amendments to the MPS should only be considered when circumstances have changed since the document was originally adopted
- Circumstances would need to change to the extent that the original land use policy is no longer relevant

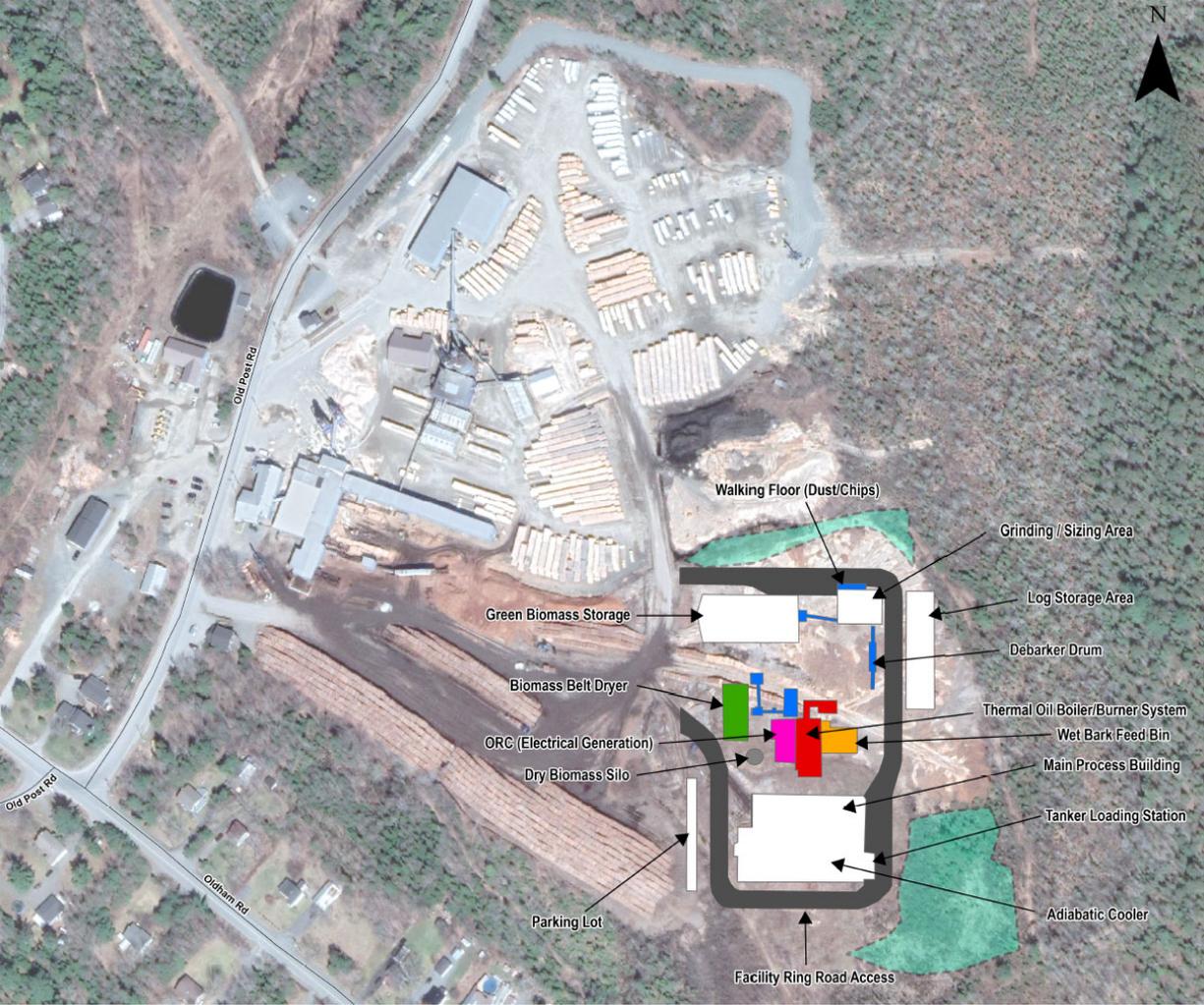
Proposal

Red = existing R-6 zone
Dark grey = proposed R-6 zone
Star = proposed expansion



Proposal

Preliminary Site Design



Public Engagement Feedback

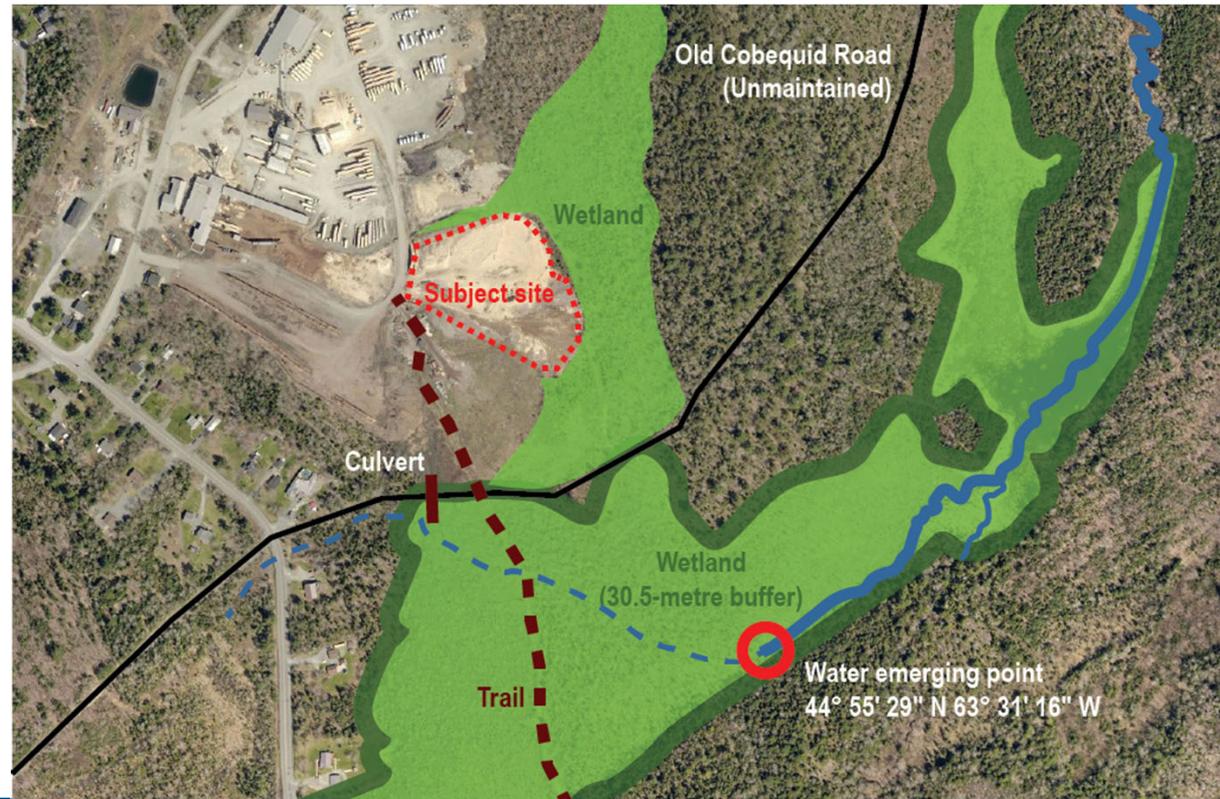
- Level of engagement completed was consultation achieved through a mail out notification and a public information meeting (November 23, 2022)
- Feedback from the community generally included the following:
 - Impact to nearby watercourses - concerning
 - Increase in truck traffic - concerning
 - Positive impact on the local economy - encouraging



Summary: Key Aspects of the Proposal

Environment

- Adjacent wetlands not contiguous to a watercourse connected to Shubenacadie River and BoMont Water Supply Area



Summary: Key Aspects of the Proposal

Traffic

- Truck traffic increased by 3~4 trips per weekday
- Car traffic increased by 20~25 trips every 12 hours, Monday to Friday
- Bush-cutting, clear-clearing, and moving stop signs at owner's expense to secure minimum sight distances

Proposed Policy

Planning Districts 14 and 17 (Shubenacadie Lakes) Municipal Planning Strategy

Policy P-67A

Notwithstanding Policy P-67, it shall be the intention of Council to permit the expansion of the Rural Residential Zone (Policy P-86) on lands owned by the Ledwidge Lumber Company to support the continued use and expansion of the existing forestry use. The forestry operation shall be subject to increased setbacks from adjacent dwellings and watercourses and may include a biofuel operation which is primarily fueled by wood and wood residues derived from the site as an accessory use. The Rural Residential Zone shall be applied to **PIDs 40450934 and 00382507 in addition to lands which were zoned Rural Residential Zone** on August 17, 1992 to support Ledwidge Lumber Company operation.

Rationale for Proposed Policy

Planning Districts 14 and 17 (Shubenacadie Lakes) Municipal Planning Strategy

Halifax Green Network Plan

- Action 19: to direct residential uses away from areas suitable for resource extraction and forestry uses
- Action 20: to provide as-of-right development opportunities for wood processing facilities developments in areas that are buffered from nearby residential areas

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- Biomass causes emissions (but lower than fossil fuels)

Recommendation

It is recommended that Halifax Regional Council:

- Adopt the proposed amendments to the MPS and LUB for Planning Districts 14 and 17, as set out in Attachments A and B.

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Thank You

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