

HALIFAX

Public Hearing
PLANAPP-2024-00177

Rezoning: 749 Windgate Drive, Beaver Bank
North West Community Council

July 15, 2024

Proposed Development



Applicant: UPLAND Planning + Design

**Location: 749 Windgate Dr,
Beaver Bank**

Proposal: Rezone MU-1 to I-1

**Type of Application: Rezoning
(Land Use By-law amendment)**

Site Context



Site Boundaries in Red



Site Boundaries in Red

Site Photos/Neighbourhood Context



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Site Photos/Neighbourhood Context



Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

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Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

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

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Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

Outlines where, how, and which types of development may occur. Some uses may only be allowed after community consultation and Council approval.

Planning Policy Overview

Regional Plan &
Subdivision By-law

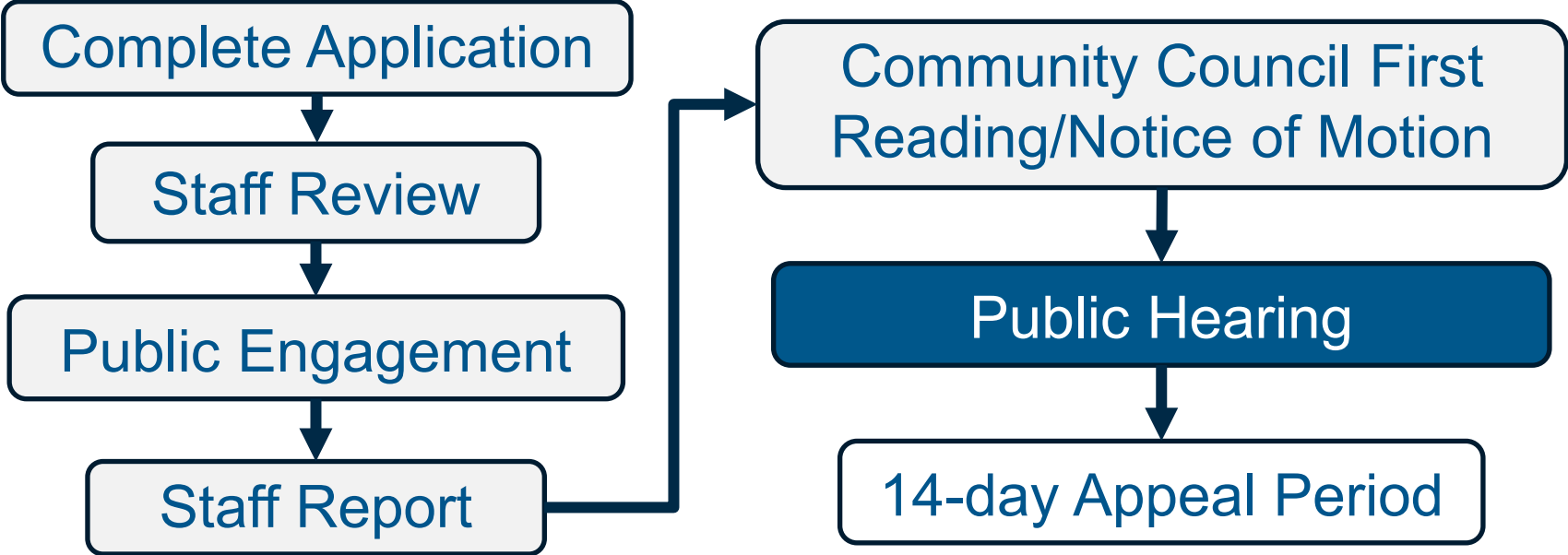
Community Plan

Land Use By-law
(Zoning)

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

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Rezoning



Planning Overview



Municipal Sewer and/or Water: Water only



Zone: MU-1



Designation: MUA



Existing Use: Construction materials storage



Enabling Policy: P-28

Policy Consideration

Enabling Policy P-28:

This policy enables Council to consider rezoning properties with the MUA or MUB designation to I-1, to support light industrial uses.

Council must consider the following in rendering their decision to rezone to I-1:

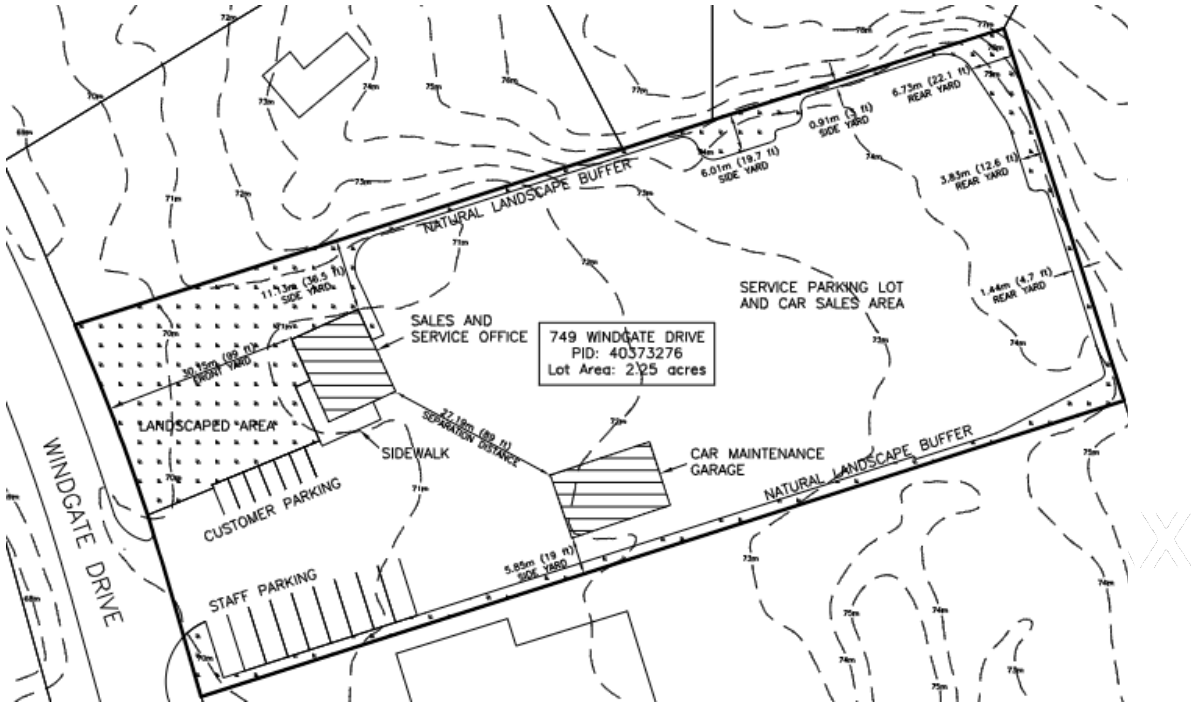
- Adverse impacts on residential/community facilities
- Traffic circulation and siting distances
- Servicing requirements & use of dangerous chemicals
- Existing zoning and access

Proposal Details




- Proposing automotive repair and used auto sales
- Rezoning does not bind the applicant to the use they are proposing; any use in the I-1 zone would be permitted
- New use will have to meet any setback, buffer, and fencing requirements at the permitting stage

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Key Aspects



Public Engagement Feedback

Notifications Mailed		68
Individual Calls/Emails		3
Webpage Views		123

Level of engagement completed was consultation achieved through a mail out notification.

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Public Engagement Feedback

Feedback included :

- Support for the proposal, given similar uses nearby
- General inquiry on the proposed business
- Concerns regarding ongoing traffic and noise issues on Windgate Drive

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Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies.

Staff recommend:

That North West Community Council approve the proposed rezoning, as outlined in the staff report.

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Thank You

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