

September 9, 2024

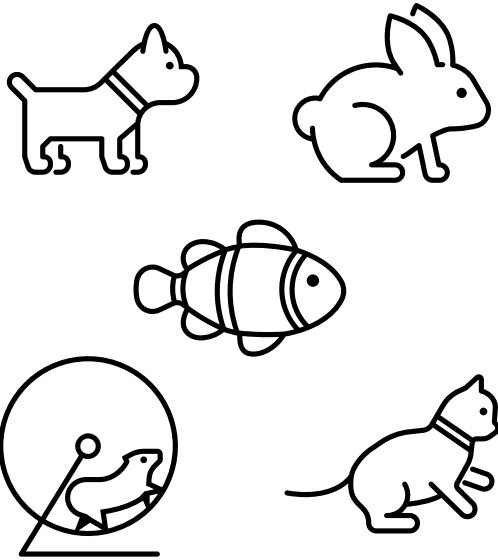
HALIFAX

Public Hearing
MINORREV-2024-00431

Bedford Plan Area

North West Community Council

Proposed Development



Applicant: Council-initiated

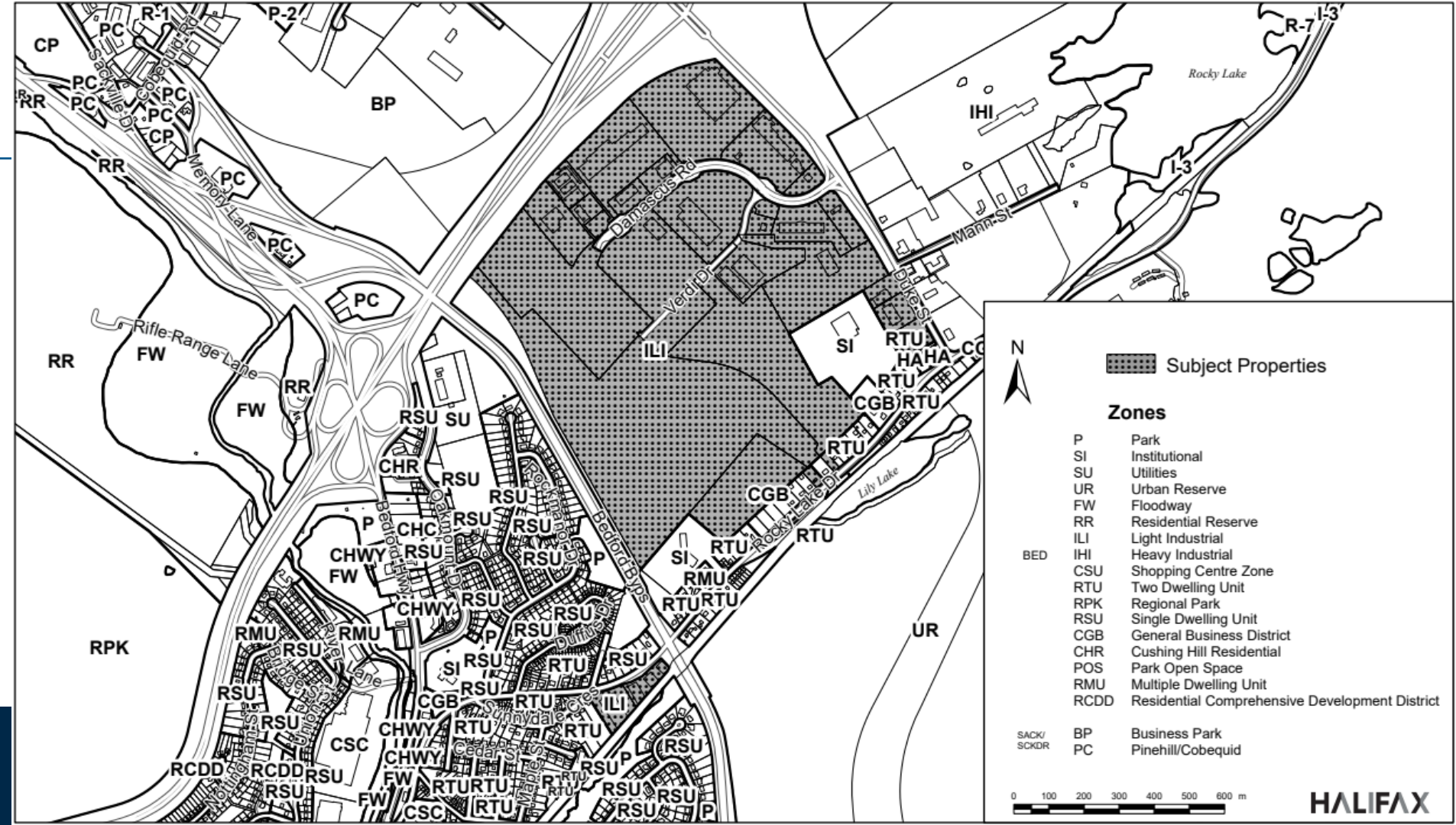
Location: Bedford Plan Area

Proposal: Add “pet daycare” as a permitted use in the ILI zone

Type of Application: LUB amendment

Site Context

- The ILI zone is mostly located within the Bedford Industrial Park and Atlantic Acres Industrial Park



 Subject Properties

Zones

- P Park
- SI Institutional
- SU Utilities
- UR Urban Reserve
- FW Floodway
- RR Residential Reserve
- ILI Light Industrial
- IHI Heavy Industrial
- BED CSU Shopping Centre Zone
- RTU Two Dwelling Unit
- RPK Regional Park
- RSU Single Dwelling Unit
- CGB General Business District
- CHR Cushing Hill Residential
- POS Park Open Space
- RMU Multiple Dwelling Unit
- RCDD Residential Comprehensive Development District
- SACK BP Business Park
- SCKDR PC Pinehill/Cobequid



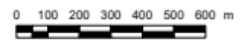


 Subject Properties

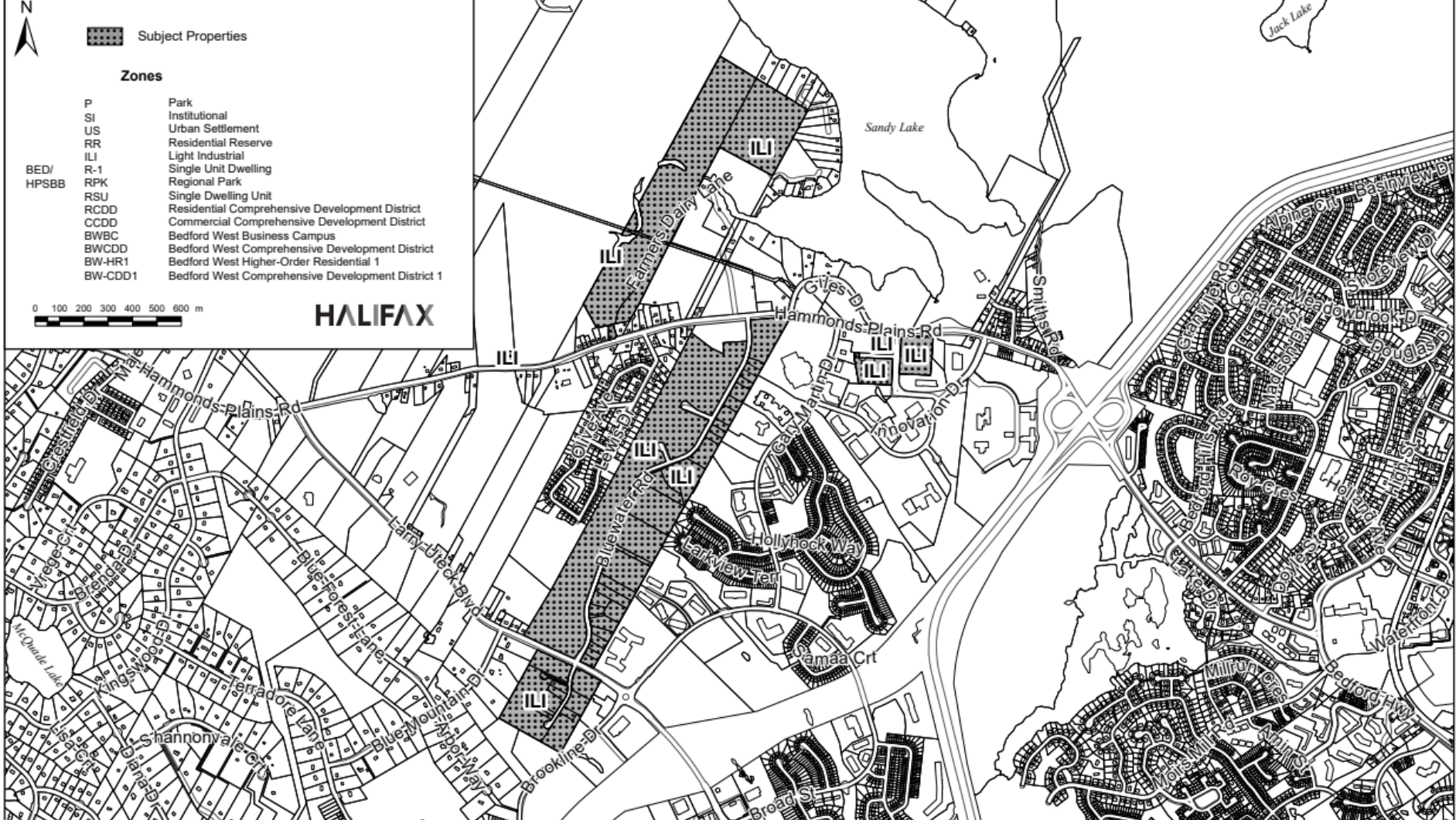
Zones

- | | |
|---------|---|
| P | Park |
| SI | Institutional |
| US | Urban Settlement |
| RR | Residential Reserve |
| ILI | Light Industrial |
| R-1 | Single Unit Dwelling |
| RPK | Regional Park |
| RSU | Single Dwelling Unit |
| RCDD | Residential Comprehensive Development District |
| CCDD | Commercial Comprehensive Development District |
| BWBC | Bedford West Business Campus |
| BWCDD | Bedford West Comprehensive Development District |
| BW-HR1 | Bedford West Higher-Order Residential 1 |
| BW-CDD1 | Bedford West Comprehensive Development District 1 |

BED/
HPSBB



HALIFAX



Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

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.

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

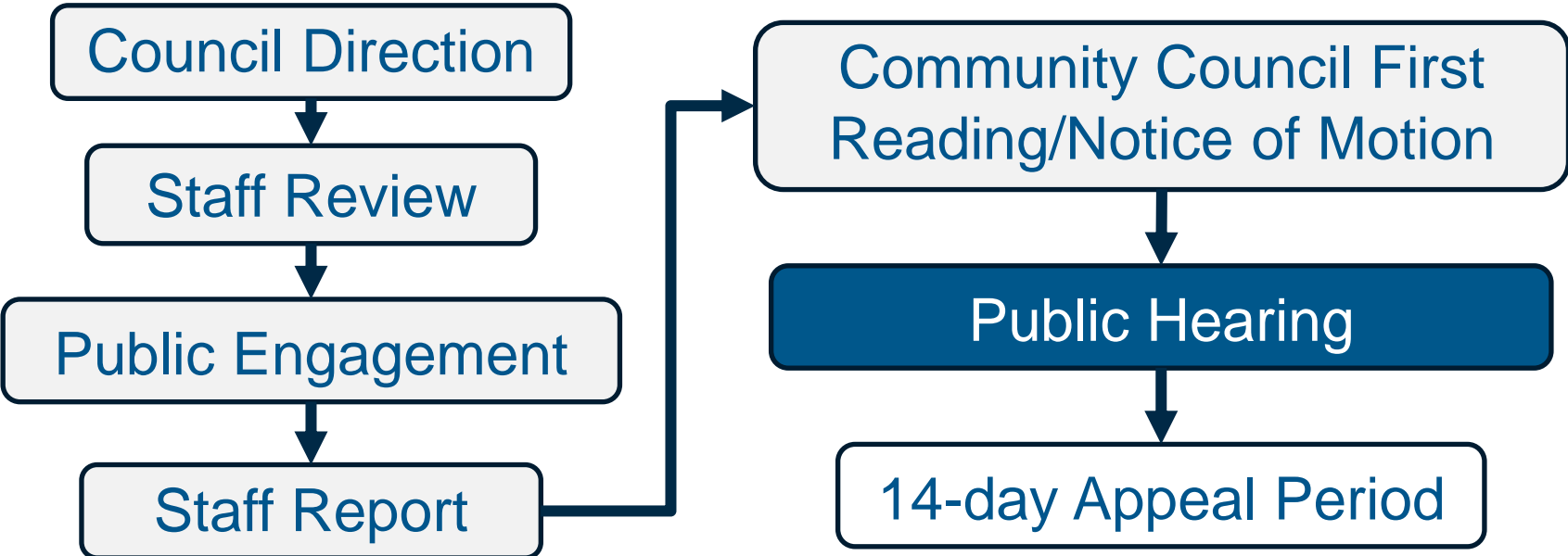
Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

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

Land Use By-law Amendment



Existing Policy

Policy I-2(a) Light Industrial Zone (ILI)

- permits industrial uses, including but not limited to, manufacturing, processing, assembly or warehousing operations, shopping centre commercial uses, commercial uses permitted within the General Business District (CGB) Zone, and utility (SU) uses. Commercial office uses permitted within the GBD Zone shall be permitted by development agreement. Light industrial and permitted commercial uses shall be encouraged to locate in the Atlantic Acres Industrial Park, in immediately adjacent industrial areas, and in the southern portion of the Bedford Industrial Park. Service station and gas bar uses shall be permitted in portions of the Bedford Industrial Park, specifically on lands which have direct access to Damascus Drive in the existing Bedford Common commercial area.

Existing Policy

Policy I-2(a) Light Industrial Zone (ILI)

- Existing policy & zone includes manufacturing, processing, assembly, and warehousing operations- all uses that could include levels of noise and smell above what would generally be tolerated in typical commercial zones
- Pet daycares produce more noise/smell than a typical commercial use, but not as much as a heavy industrial use (asphalt plant, etc.), and is therefore compatible with light industrial uses

Proposed Definition

Pet Daycare Use - means premises where the daytime boarding and care of pets occurs, but excludes overnight boarding and a kennel use. May also include ancillary pet grooming and retail sales uses.

Key Aspects

- Will retain buffering requirements of ILI zone
- Definition is the same as that in the Regional Centre, with added clarification regarding grooming and retail sales

Public Engagement Feedback

Notifications Mailed



145

Individual Calls/Emails



1

Webpage Views



10

Level of engagement completed was consultation achieved through a mail out notification directing residents to view a narrated presentation on Shape Your City and send the planner any questions or comments.

Public Engagement Feedback

Feedback included:

- Request to not add the use to the ILI zone, on account of noise concerns and property taxes

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 adopt the amendment to the text of the Bedford Land Use By-law as set out in Attachment A of the Staff Report.

Thank You

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