

February 10, 2025

HALIFAX

Public Hearing **PLANAPP-2024-01716**

LUB Amendment, Bedford Plan Area
North West Community Council

Proposed Development



Applicant: Fraserway RV

Location: 726 Rocky Lake Drive,
Bedford

Proposal: Add “automotive vehicles,
parts, & accessories sales and services”
as a permitted use within the ILI Zone

Type of Application: LUB Amendment

Site Context



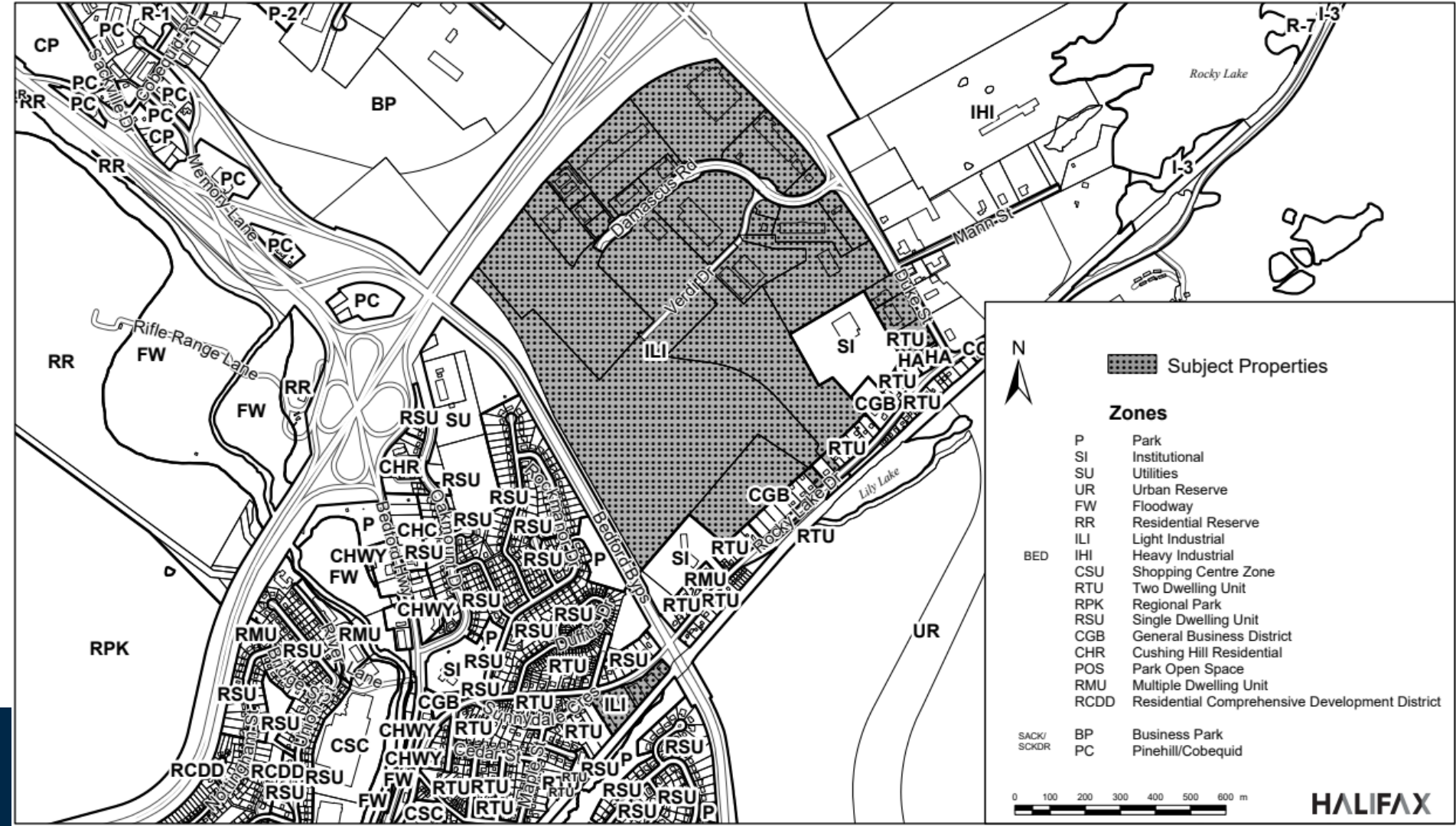
Site Boundaries in Red

- The applicant is currently operating this use on their property.
- The use was approved in 1989, before the current Bedford Plan came into effect (1996).
- When the Bedford Plan came into effect the new zoning did not permit the use.
- Non-conforming uses to continue operating but prohibits any expansion.

Site Context

- This is a LUB wide amendment, therefore all properties zoned Light Industrial (ILI) will be impacted.
- The ILI zone is mostly located within the Bedford Industrial Park and Atlantic Acres Industrial Park

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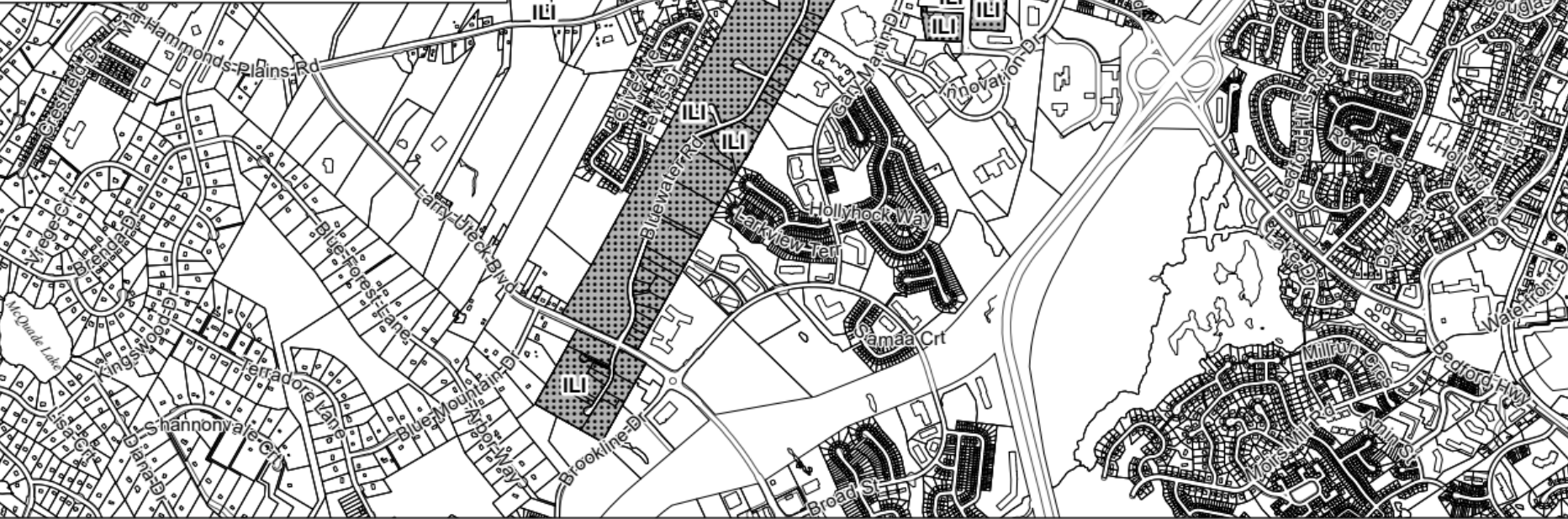
Subject Properties

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

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500
600
m

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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

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Land Use By-law
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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

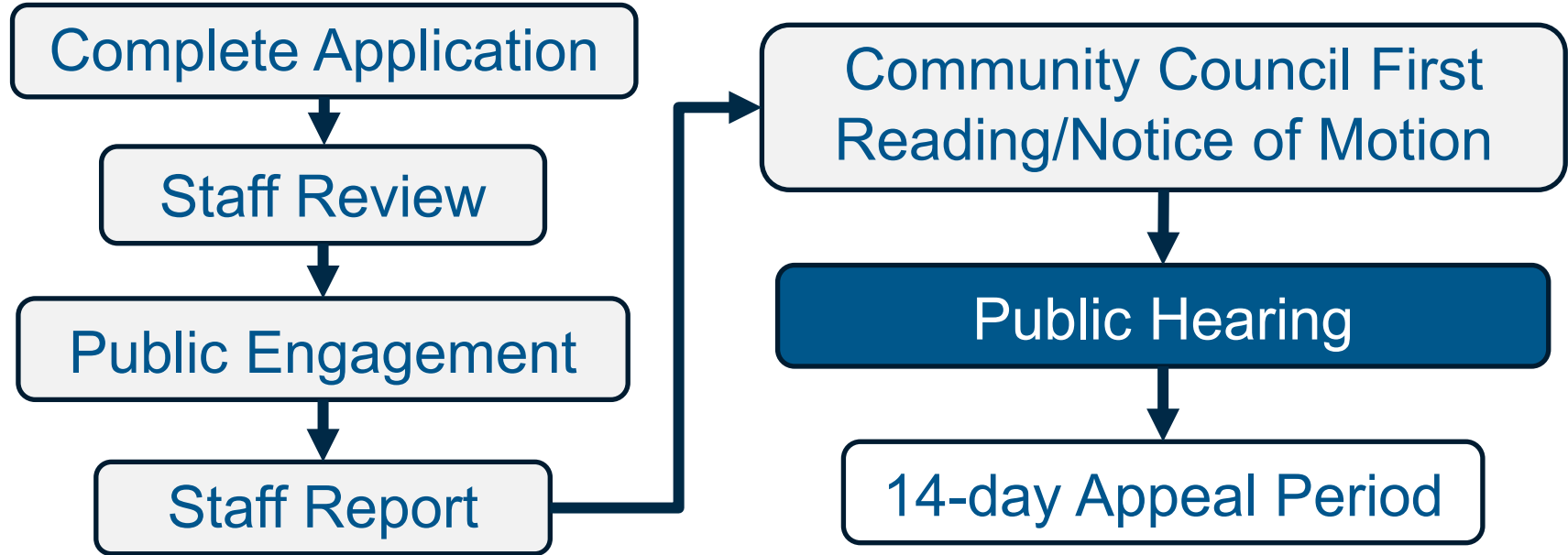
Community Plan

Land Use By-law
(Zoning)

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

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Land Use By-law Amendment



Policy Consideration




Industrial Designation

Industrial Designation enables a broad range of land uses in the Light Industrial Zone (ILI), including commercial uses.

Current Commercial uses within the ILI zone include some Commercial Highway-Oriented Uses, such as service stations, gas bars, and auto repair shops, but it does not include auto or trailer sales.

The Industrial Designation also encourages commercial uses to locate in the Atlantic Acres Industrial Park, in immediately adjacent industrial areas, and in the southern portion of the Bedford Industrial Park.

Public Engagement Feedback

Notifications Mailed		310
Individual Calls/Emails		1
Webpage Views		109

Level of engagement completed was consultation achieved through a mail out notification and application website. One property owner responded, and they supported the LUB amendment.

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 LUB amendment.



Thank You

Dean MacDougall



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