

June 9, 2025

HALIFAX

# **Public Hearing**

## **PLANAPP-2024-02788**

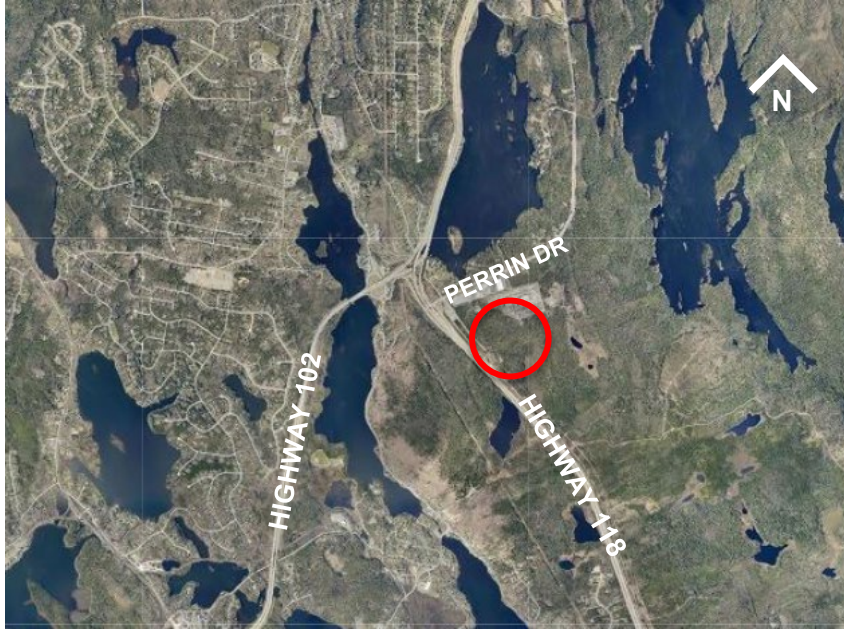
Land Use By-law Amendment  
North West Community Council

**Location:** PIDs 41542879, 41542853, 41542838, 41414509 and 40165094, Fall River

**Proposal:** Add “Vehicle Services” as a permitted use within the Fall River Business zone

**Type of Application:** Land Use By-law Text Amendment

# Site Context



**General Site location in Red**



**Site Boundaries in Red**



# Neighbourhood Photos



# Site Photos



# 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

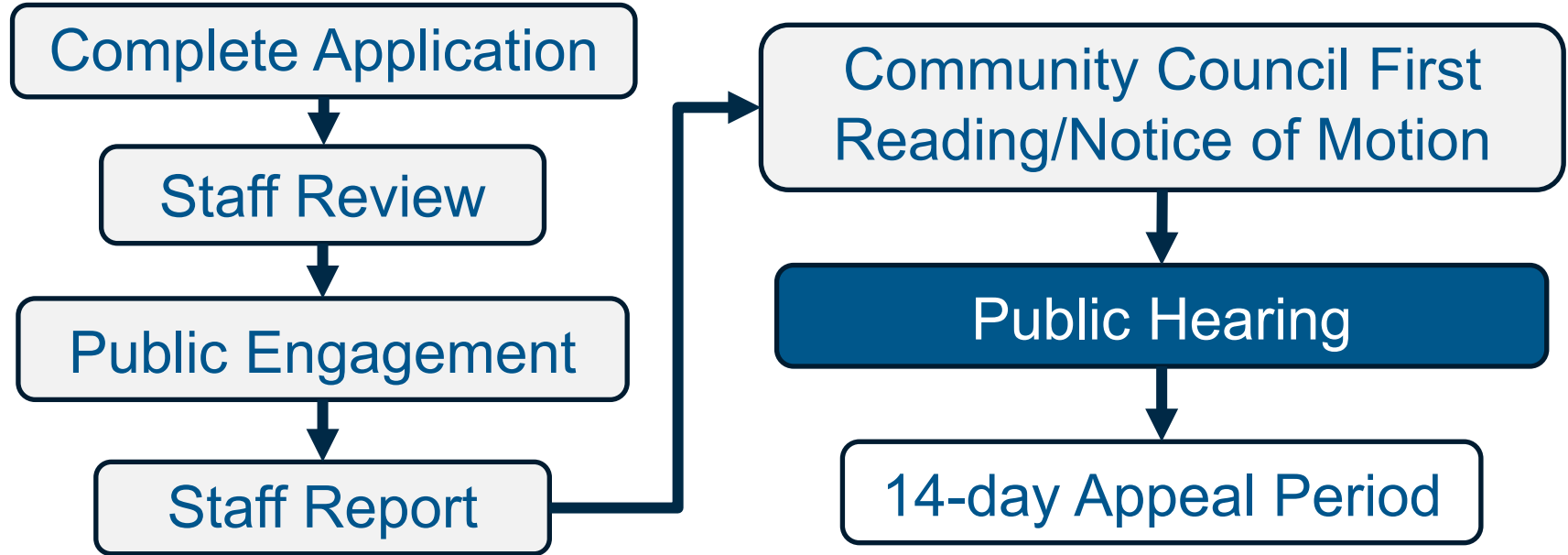
Land Use By-law  
(Zoning)

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

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# Land Use By-law Text Amendment



# Planning Overview



Municipal Sewer and/or Water: Unserviced



Zone: Fall River Business (FRB) Zone



Designation: River-Lakes Village Centre (RLVC)



Existing Use: Forested Land



Enabling Policy: RL-9

# Policy Consideration

## **Enabling Policy RL-9:**

This policy establishes the Fall River Business zone within the River-Lakes Village Centre designation which is to provide for the continued development of highway-related commercial uses near highway interchanges, specifically at Highways 118 and 102.

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# Proposal Details



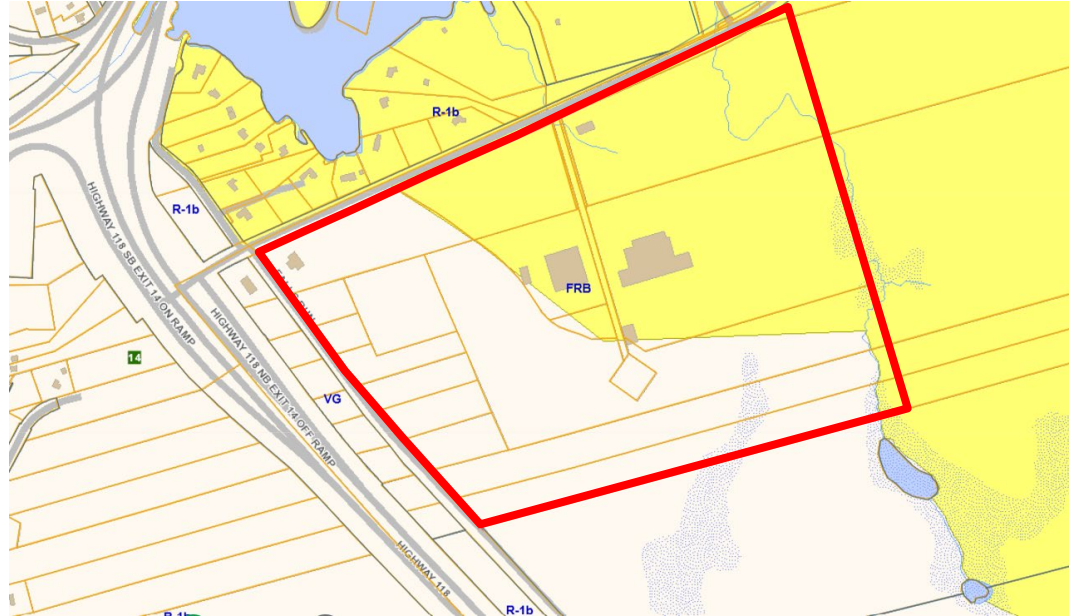
- Amend the Fall River Business Zone to include 'vehicle services' as a permitted use.
- Relocate the existing auto repair and body shop 'Chapman Auto' from the north end of Halifax.

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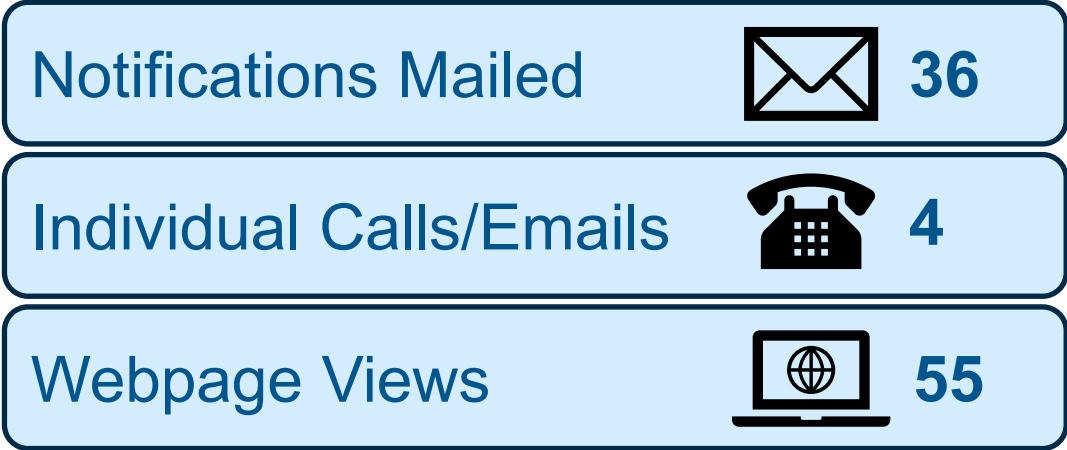
# Fall River Business Zone

- The Fall River Business zone is located around the subject properties.
- This is a Land Use By-law wide amendment, therefore all properties zoned Fall River Business will be impacted.



**Fall River Business zone in Red**

# Public Engagement Feedback



Level of engagement completed was consultation achieved through a mail out notification and through the HRM website.

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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 Land Use By-law Text Amendment, as outlined in the staff report.

# Thank You

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