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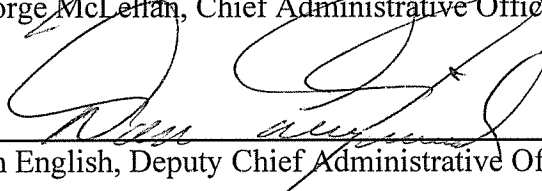
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**Regional Council  
June 10, 2003**

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:**

  
George McLellan, Chief Administrative Officer

  
Dan English, Deputy Chief Administrative Officer

**DATE:** May 20, 2003

**SUBJECT:** Case 00571: Amendments to the Sackville Municipal Planning Strategy (MPS) and Land Use ByLaw (LUB)

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**SUPPLEMENTARY REPORT**

**ORIGIN**

1. April 15, 2003 motion of Regional Council to defer initiating a plan amendment process until staff had the opportunity to consult with the Sackville Business Park Committee.

**RECOMMENDATION**

It is recommended that Regional Council:

1. Approve initiation of the process to amend the Sackville Municipal Planning Strategy and Land Use Bylaw to consider permitting Institutional Uses (P-2) within the BP-1 (Business Park-1) Zone.
2. Request staff to follow the public participation program as approved by Council in February 1997.

## DISCUSSION

On May 7, 2003 the Sackville Business Park Management Team met to discuss the request by Annapolis Basin Group to amend the Sackville Municipal Planning Strategy and Land Use Bylaw to enable the construction of a church (the Temple Baptist Church) on the southeast corner of the Annapolis Group lands zoned BP-1 (Business Park-1).

The May 7th meeting was attended by:

- members of the Sackville Business Park Management Team;
- George Reid, Nova Scotia Business Inc.;
- Thea Langille-Hanna and Councillor Harvey, Halifax Regional Municipality;
- representatives from the Annapolis Group; and
- representatives from the Temple Baptist Church.

Following the meeting, the Sackville Business Park Management Team provided HRM with a summary of their comments and concerns. (*see Attachment A*)

To summarize the comments from the Sackville Business Park Management Team, they do not object to the development of a church on the lands opposite the Sackville Business Park. However, they did express a concern about receiving future complaints given the nature of the businesses within the Park (i.e., noise, dust, odour and traffic).

## BUDGET IMPLICATIONS

There are no budget implications to HRM to initiate the MPS amendment process.

## FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

## ALTERNATIVES

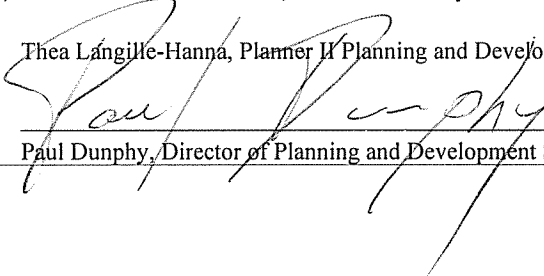
1. Council may choose to initiate the MPS amendment process. This is the staff recommendation.
2. Council may choose not to initiate the MPS amendment process. Council is under no obligation to initiate a process to amend an MPS or to adopt requested amendments.

## ATTACHMENTS

Attachment A: Letter from the Sackville Business Park Management Team dated May 14, 2003.

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Thea Langille-Hanna, Planner II Planning and Development Services, 869-4262

Report Approved by:   
Paul Dunphy, Director of Planning and Development Services

ATTACHMENT A

HALIFAX REGIONAL  
MUNICIPALITY

MAY 16 2003

PLANNING SERVICES

SACKVILLE BUSINESS PARK MANAGEMENT TEAM  
SACKVILLE BUSINESS PARK  
69 COLONEL JOSEPH SCOTT DRIVE  
LOWER SACKVILLE, NS B4C 4B1

May 14, 2003

Ms. Thea Langille-Hanna  
Halifax Regional Municipality  
Planning Services  
636 Sackville Drive  
Lower Sackville, NS B4C 2S3

**Re: Amendments to the Sackville Municipal  
Planning Strategy (MPS) and Land Use ByLaw  
(LUB)**

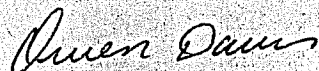
Dear Ms. Langille-Hanna:

On behalf of the members of the Sackville Business Park Management Team, I thank you for meeting with us on May 7, 2003 for discussions related to development of a church on BP-1 zoned lands directly across Glendale Extension from the Sackville Business Park

For your information, the team met again on May 13 after giving the matter serious thought, to conclude a position on the proposed project and MPS Amendment. We therefore wish to advise that the Sackville Business Park Management Team does not object to the development of a church project on the BP-1 zoned lands opposite the Sackville Business Park, however there are some concerns that we wish to express relative to existing activities within the park. Fugitive dust, occasional smells from soil mixing, truck traffic ( both day and night), and heavy equipment noises, all presently exist, and must be recognized by newcomers to the Business Park environment. The stakeholders of the Business Park believe in a "live and let live" approach to new neighbours.

In considering our support for the project, we have spoken with the proponents of the church project and are of the belief that they respect and do not object to being located near the existing activities at the Business Park. We respectfully ask that you present our concerns and support for the project to the HRM Council. We also wish to thank you for allowing us this consideration.

Yours truly,



Owen Davis

Chairman

Sackville Business Park Management Team