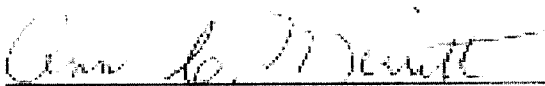


North West Community Council
May 5, 2011

TO: Chair and Members of North West Community Council

SUBMITTED BY: 
Ann Merritt, Chair, North West Planning Advisory Committee

DATE: April 6, 2011

SUBJECT: Case 01311 – Plan Amendment for Paper Mill Lake CCDD

ORIGIN

North West Planning Advisory Committee meeting – April 6, 2011.

RECOMMENDATION

It is recommended that North West Planning Advisory Committee recommend that North West Community Council recommend to Regional Council:

1. Give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of the staff supplementary report dated March 22, 2011 and schedule a public hearing; and
2. Approve the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of the March 22, 2011 staff supplementary report.
3. Request clarification on the wording regarding maximum habitable storeys contained in the March 22, 2011 staff supplementary report.

BACKGROUND/DISCUSSION

At its meeting on April 6, the Committee reviewed the proposed application for a plan amendment requesting new site specific policies for the Paper Mill Lake CCDD lands. The request is to have a new set of policies enabling New Urbanism design principles which include a mixed use development, a mix of public and private open spaces, pedestrian scale form, a walkable community and quality aesthetics through architectural guidelines.

BUDGET IMPLICATIONS

None associated with this report.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

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

COMMUNITY ENGAGEMENT

As per the staff supplementary report dated March 22, 2011.

ALTERNATIVES

1. Council could approve the amendments to the Bedford Municipal Planning Strategy and Land Use By-law presented as Attachment A and B of the March 22, 2011 staff supplementary report. This is the staff recommendation.
2. Council may choose to direct staff to prepare alternative amendment(s). Significant amendments may require another public hearing be held before approval is granted.
3. Council could reject the proposed amendments and direct that no further consideration be given to amending the current CCDD policy for the subject lands at Paper Mill Lake. In this event, any development agreement would have to be negotiated to conform with the current policy.

ATTACHMENTS

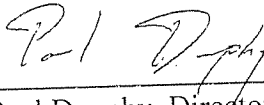
Staff supplementary report dated March 22, 2011.

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Donna Honeywell, 490-4937

Item #
North West Planning Advisory Committee
April 6, 2011

TO: Chairperson and Members of North West Planning Advisory Committee

SUBMITTED BY: 
Paul Dunphy, Director of Community Development

DATE: March 22, 2011

SUBJECT: Case 01311 – Plan Amendment for Paper Mill Lake CCDD

SUPPLEMENTARY REPORT

ORIGIN

- Application by Sunrose Land Use Consulting;
- October 14, 2010 Staff Report;
- November 3, 2011 North West Planning Advisory Committee;
- December 6, 2010 Supplementary Report;
- January 19, 2011 North West Planning Advisory Committee; and
- January 27, 2011 motion of North West Community Council.

RECOMMENDATION

It is recommended that North West Planning Advisory Committee recommend that North West Community Council recommend that Regional Council:

1. Give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of this report and schedule a public hearing; and
2. Approve the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of this report.

EXECUTIVE SUMMARY

Sunrose Land Use Consulting is seeking changes to the Bedford Municipal Planning Strategy (MPS) pertaining to the Paper Mill Lake Commercial Comprehensive Development District (CCDD) lands. These lands are owned by United Gulf Developments Limited (United Gulf) and illustrated on Map 1. The CCDD lands encompass approximately 23 acres (9.3 ha.) of land at the corner of Hammonds Plains Road and Highway 102.

The application is a plan amendment requesting new site specific policies for the Paper Mill Lake CCDD lands. The request is to have a new set of policies enabling New Urbanism design principles which include a mixed use development, a mix of public and private open spaces, pedestrian scale form, a walkable community and quality aesthetics through architectural guidelines.

A Public Meeting was held on January 11, 2010 to discuss the proposed policy change. On April 14, 2010 Bedford Waters Advisory Board provided a recommendation that policy address several water related matters. North West Planning Advisory Committee (NWPAC) reviewed the matter on November 3, 2010 and January 19, 2011. North West Community Council (NWCC) reviewed the proposal on January 27, 2011 and requested this supplementary report.

Staff have considered the matters raised by NWPAC and NWCC and are recommending that Council approve the proposed MPS policy (Attachment A) and related amendments to the Bedford Land Use By-law (LUB) (Attachment B) as identified in the recommendation section of this report.

BACKGROUND

On January 27, 2011 North West Community Council made the following motion:

Motion passed that the North West Community Council refer this matter back to the North West Planning Advisory Committee and staff to provide a supplementary report outlining policy and development options to deal with the following concerns: density, height of buildings, certain land uses (hotel/gas stations/dry cleaners), traffic and public transit.

DISCUSSION

Staff has given consideration to the matters raised by North West Community Council and offer the following:

Density:

The staff report dated October 14, 2010 recommends the density for the proposed Paper Mill Comprehensive Development District (PCDD) be a maximum of 70 persons per acre (p.p.a).

The following is a summary, related to density, from the previous staff and supplementary report:

- The existing plan policy does not prescribe a maximum density to the site however past practice has been 70 persons per acre (p.p.a). The developer requested 90 p.p.a. and this was not supported by HRM staff;
- The proposed density is a maximum density and the final densities would be negotiated through the development agreement process. The proposed maximum density is in people per acre, however, this does not mean this is the number of people who will live in the area because some of the density will be assigned to commercial activities;
- 70 p.p.a is equivalent to the densities used in Phase 1 of the Bedford Waterfront (excluding the public lands). For example, urban development would typically be greater than 100 p.p.a; and
- The 70 p.p.a. has been identified in research as adequate to support a suburban transit oriented centre and that 50 p.p.a is probably not a high enough to ensure a mixed use development in a cost effective manner for a municipality (i.e. infrastructure and transit).

Both North West Planning Advisory Committee and North West Community Council have expressed concern with the proposed density of 70 p.p.a and have identified that the proposed density seems out of character with the community. Staff reviewed this matter in more detail, gave it careful consideration and wishes to offer the following:

Bedford MPS

Staff are recommending that a density of 70 persons per acre is acceptable provided that appropriate policies respecting design and environmental protection are put in place.

Further, there are comparable densities within the Bedford plan area. These comparable densities are:

- As identified previously, the existing apartment development within Phase 1 of the Bedford Waterfront approximately 70 p.p.a;
- The Residential Townhouse (RTH) Zone of the Bedford LUB permits a density of 15 units per acre which is equivalent to 50 p.p.a (15 units x 3.35 persons per unit); and
- The Residential Multiple Unit (RMU) Zone enables a density of approximately 29 units per acre which is equivalent to 65 p.p.a (29 units x 2.25 persons per unit). This zone applies to lands distributed throughout Bedford and provides similar population densities to what is being proposed.

Regional MPS

In addition to local MPS policies, the Regional MPS designates the subject lands as Urban Settlement. The intent of the Urban Settlement designation is to facilitate an urban form of development over the next 20 years and is intended to provide for a diverse, vibrant and liveable urban environment which provides for the development of a series of mixed transit oriented centres. While the Paper Mill Lake site is not specifically identified in the RMPS as a centre, the site is between the Bedford Waterfront Suburban Local Centre and the Bedford West Suburban District Centre. The proposed policy is in keeping with the intent of the Urban Settlement designation and the Regional Plan.

Density and Design

In many instances, the issues and concerns surrounding density are a result of poor design. The existing Paper Mill Lake CCDD policy set does not have a cap on density nor design requirements. This is a concern and therefore staff is recommending new policies which require all development proposals to include the following elements of good design (Attachment A and B):

- Pedestrian friendly streetscapes with public and semi-public spaces;
- Scaling buildings to create a transition between the proposed development and adjacent land uses;
- Mixed use development with street level retail; and
- Complementary aesthetic with the surrounding community.

Ultimately, the use of design tools allows a site to be design complementary with surrounding development. Staff is satisfied the proposed policy requires appropriate design tools to be used in conjunction with density unlike the existing policy. This enables a development which would be complimentary with adjacent land uses. Staff continues to recommend a density of 70 persons per acre however this is reasonable given the proposed design policies (Attachment A and B).

Building Height:

The proposed policy presented in the staff report dated October 14, 2011 enables building heights up to eight storeys. Further, buildings greater than eight storeys are possible but subject to the consideration of shadow impacts, wind analysis, views, skyline impacts, and relationship to surrounding buildings. Staff reviewed the issue of building height and compatibility to the surrounding area and wishes offer the following:

- Reducing the height to six stories provides adequate height to enable the developer to construct a variety of building forms with varying height while achieving the proposed density; and
- The proposed building height of eight storeys, enables a slightly more flexible design options, a building height of six stories is more characteristic of other higher density buildings in Bedford and more acceptable to residents.

Based on these factors, staff proposes a reduction the number of habitable floors to six storeys as shown in Attachment A of this report. Should the developer wish to go above the six stories, they would have to demonstrate separation from lower density land uses and ensure shadow, wind and view impacts are appropriately identified and addressed to the satisfaction of Council.

3. Land Uses

Council identified three specific land uses of concern; (a) gas stations, (b) dry cleaners and (c) hotels. Staff offer the following comments with respect to each of these uses:

Stations Gas The proposed policy included “gas bars” as a permitted land use. NWCC and NWPAC expressed concerns relating to environmental issues associated with gas bars and stations. Environmental regulations for gas bars and stations are the responsibility of the Province and they are subject to specific Provincial regulations.

Staff further offer that under the current Bedford MPS, new gas stations are generally directed to Highway Commercial areas located on the eastern end of the Bedford Highway and are not permitted in the Papermill Lake area. Given this land use is not permitted under the existing policy and based on the concerns raised by both NWPAC and NWCC, staff support the removal of gas bars as a permitted use as shown in Attachment A and B of this report.

Dry Cleaners – The location of dry cleaners can also be an environmental concern due to the chemicals used in the dry cleaning process. However, this is not an issue for the Paper Mill proposal because the permitted use is “Drycleaning Depots” which do not have on site cleaning facilities.

Hotels – A hotel is a permitted land use under the existing Paper Mill Lake CCDD policy however this use was identified by Council for discussion. The Paper Mill Lake site is located near the interchange of Highway 102 and the Hammonds Plains Road and has been designated for commercial development, including a hotel, for the past 20 years. Staff recommends a hotel remain a permitted land use within the Paper Mill Lake site. Further, the proposed policy requires adequate separation from adjacent residential land uses and building height (as discussed previously in this report) would be controlled by the same proposed policies (Attachment A).

4. Traffic

The issue of traffic is one that is relevant with any development. As the proposal relates to the revision of MPS policies there is not a detailed traffic analysis until a development agreement application is made. When such an application is made, the applicant must prepare a detailed traffic study which must meet the requirements of the Municipality and the Province of Nova Scotia. Subsequently a review would take place with the NS Department of Transportation and Infrastructure Renewal and the Municipality. This review would determine the accuracy of the study, what implication the proposal has on the surrounding road network and what improvements to the road network would be required by the developer. A preliminary review has not identified issues which would preclude development.

When Council reviews any development agreement application, a key component of policy relates to access, traffic and the impact on the surrounding road network. Should Council be unsatisfied that MPS policy is not being implemented in a proposed development agreement, they may choose to not approve the proposal and such a rejection must be based on MPS policies.

5. Public Transit

Both NWPAC and NWCC raised questions relating to future transit service in the Paper Mill Lake area. Metro Transit’s *Five-Year Strategic Operations Plan – Taking Transit to the Next Level* sets out the recommended strategic operations and service plan for Metro Transit for the five year period covering fiscal years 2010-11 to 2014-15. The Five Year Operation Plan does not specifically include an analysis of the Paper Mill Lake area, however Metro Transit would

comment on the proposal, in detail, at the development agreement stage and would identify the impacts the proposal would have the transit services in the area. Based on the proposed policy found in Attachment A of this report, it is the opinion of staff that such a development would positively impact the ability of Metro Transit to provide cost effective services to the site.

Summary

In summary, staff supports two changes to the proposed policy as presented on the staff report dated October 14, 2011. Specifically, a reduction of the building height from eight to six stories and the removal of gas bars as permitted land uses. Staff is satisfied the other issues identified by Council have been adequately responded to in this report. Staff recommend adoption of a new policy set for the Paper Mill Lake CCDD lands. The new policy set enables development based on New Urbanism design principles which includes a vertical integration of uses, a mix of public and private open spaces, pedestrian scale form, a walkable community and quality aesthetics through architectural guidelines through the development agreement process.

BUDGET IMPLICATIONS

The HRM cost associated with processing this planning application can be accommodated within the approved operating budget for C310.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

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

COMMUNITY ENGAGEMENT

No community engagement is required as this report is providing Council with additional information. Notwithstanding the previous statement, Council has requested that this report be forwarded to North West Planning Advisory Committee for further review. Community engagement was discussed in the October 14, 2010 staff report.

ALTERNATIVES

1. Council could approve the amendments to the Bedford Municipal Planning Strategy and Land Use By-law presented as Attachment A and B to this report. This is the staff recommendation.
2. Council may choose to direct staff to prepare alternative amendment(s). Significant amendments may require another public hearing be held before approval is granted.

ALTERNATIVES

1. Council could approve the amendments to the Bedford Municipal Planning Strategy and Land Use By-law presented as Attachment A and B to this report. This is the staff recommendation.
2. Council may choose to direct staff to prepare alternative amendment(s). Significant amendments may require another public hearing be held before approval is granted.
3. Council could reject the proposed amendments and direct that no further consideration be given to amending the current CCDD policy for the subject lands at Paper Mill Lake. In this event, any development agreement would have to be negotiated to conform with the current policy.

ATTACHMENTS

Attachment A Proposed Amendments to the Bedford MPS
Attachment B Proposed Amendments to the Bedford LUB

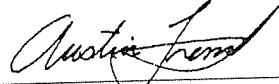
Additional Reports Available Upon Request:

Case 01311: Paper Mill Lake CCDD MPS Amendment, Bedford, October 14, 2010
Case 01311 – Paper Mill Lake CCDD, December 6, 2010 (Supplementary Report)
Case 01311: Paper Mill Lake CCDD MPS Amendment, Bedford, January 20, 2011
(NWCC Recommendation)

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date. or by contacting the Office of the Municipal Clerk at 490-4210. or Fax 490-4208

Report Prepared by: Andrew Bone, Senior Planner, 869-4226

Report Approved by:


Austin French, Manager of Planning Services, 490-6717

Attachment A
Proposed Amendments to the Bedford MPS

BE IT ENACTED by Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Bedford as adopted by the Bedford Town Council on the 26th day of March, 1996, and approved by the Minister of Municipal Affairs on the 17th day of May, 1996, which includes all amendments thereto which have been adopted by the Halifax Regional Municipality and are in effect as of the [INSERT DATE OF HEARING], is hereby amended as follows:

1. The preamble for CCDD uses, within “Impacts of Commercial Growth:, subsection “e”;

shall be amended by adding the following after the words “second CCDD area (Policy C-12).”:

“After a review in the year 2010, Policy C-12 was removed and new policies for the Paper Mill Lake commercial lands were created (Policies 15A and 15B).”;

2. The preamble for CCDD uses, within “Impacts of Commercial Growth:, subsection “e” and before subsection “f”; shall be amended by adding the following:

“The former Paper Mill Lake CCDD lands form a prominent site at the corner of Hammonds Plains Road and Highway 102. New policy was created in 2010 which would enable the Paper Mill Comprehensive Development District (PCDD) Designation and Zone where residential and commercial uses could be established within the same buildings through a development agreement process. The new policies encourage a high quality transit friendly development with numerous amenities, public and private open spaces and, a design which is walkable and architecture which is pedestrian friendly. The goal of the policy is to encourage the development of a community where residents can live, work and play.”;

3. Policy C-1 shall be amended by adding the following words after the words “Mainstreet Commercial”:

“Paper Mill Comprehensive Development District.”;

4. Policy C-3 shall be amended by adding the following words after the words “lounges, and recycling depots”:

“• Paper Mill Comprehensive Development District Zone (PCDD) which permits mixed use projects including mixed use buildings, but may also contain, townhouses, multiple-unit buildings, office buildings, neighbourhood commercial uses, CGB Zone uses and convention facilities.”;

5. The following text shall be removed from the explanatory text following Policy C-3 and after the words “Hammonds Plains Road, areas east”:

“and south”;

6. The following text shall be added to the explanatory text following Policy C-3 and after the words “C-29B.”:

“The PCDD Zone shall be applied to lands near Paper Mill Lake, south of Hammonds Plains Road and east of Highway 102.”;

7. Policy C-12 shall be deleted.
8. Policy C-15A through C-15C shall be created by adding the following:

“Paper Mill Comprehensive Development District

C-15A It shall be the intention of Council to designate the lands shown on Map 3 as Paper Mill Comprehensive Development District, and in the Land Use By-Law the lands shall be zoned Paper Mill Comprehensive Development District (PCDD). The PCDD Zone shall permit mixed use residential/ commercial projects, including townhouses, multiple-unit buildings, senior residential complexes, neighbourhood commercial, office buildings, CGB Zone uses, convention facilities, park uses, and institutional uses.

C-15B It shall be the intention of Council that all new development within the Paper Mill Lake Comprehensive Development District shall be subject to the negotiation of a development agreement with the owners of the lands to carry out a mixed use commercial/residential development provided that all applicable policies of this document are met. All development agreements shall be entered in to pursuant to the Halifax Regional Municipality Charter. In considering any such agreement, Council shall have regard to the following:

a) Transportation

- i.) the development integrates, yet minimizes conflict between a variety of transportation modes through provisions of convenient access, appropriate facilities and sufficient parking;
- ii.) that a variety of parking options be integrated into the design of the development so that the impact of parking areas is reduced; and
- iii.) that vehicular access along Nine Mile Drive shall be minimized and managed through the creation of a main entrance(s);

b) Environment

- i) that measures are taken to manage the quantity and quality of storm water from the site during and post construction;
- ii) no development agreement shall be entered into unless a preliminary storm water management plan has been prepared for the entire Paper Mill Lake CDD and accepted by the Municipality. The preliminary stormwater management plan shall:

- a) identify significant constraints and sensitivities with regard to flood potential, environmental features, and provide appropriate protection measures;
 - b) provide estimates of pre-development and post development flow rates (where post development flow rates means the expected flow rates upon full build out or an area as permitted by the development agreement) at critical locations within watercourses such as at culverts and other road crossings and at downstream developments;
 - c) specify water quality and quantity objectives which are consistent with all municipal and provincial guidelines and identify the means of preventing adverse changes to the quantity and quality of watercourses (including Paper Mill Lake) and groundwater;
 - d) specify the type and location of storm water management facilities, the approach, and the design requirements to protect receiving waters from contamination, excessive flow rates and loss of aquatic habitat and to protect the quantity and quality of groundwater flows;
 - e) prepare a program for implementation and monitoring before, during and after construction, including securities and any remedial action to be taken in the event that water quantity or quality objectives are not achieved;
 - f) include of best management practices to be followed to manage storm water flows on the site; and
 - g) As part of any development a preliminary stormwater management plan shall be submitted prior to the approval of the proposal for the review of the Bedford Waters Advisory Committee.
- iii) a water quality monitoring program shall be undertaken for Paper Mill Lake to track the eutrophication process. The program is to be designed in accordance with national guidelines established by the Canadian Council for Ministers of the Environment (the CCME guidelines) and-financed in whole by the developer. Specifics of the program are to be negotiated under the terms of a development agreement.

c) Function and Design

- i) the development is a mixed use project which contains a mix of compatible land uses including a mix of commercial and residential land uses which are integrated with surrounding uses in a compatible manner;
- ii) the maximum density shall not exceed the equivalent of 70 persons/acre;
- iii) the design provides a safe, comfortable and attractive environment for pedestrians, patron and residents with appropriate transitions to surrounding land uses in a manner that minimizes the impact of the proposal on existing and approved but unbuilt development;
- iv) the design provides for plentiful, useable and attractively designed public and semi public amenity space. All such spaces shall be well equipped for their users and provide physical separators and buffers from adjacent development where needed;

- v) medium rise form is encouraged and structures shall not exceed 6 habitable storeys. Notwithstanding the previous statement, further consideration of higher structures may be considered where there is adequate separation from existing or approved but unbuilt uses, and may be subject to the consideration of shadow impacts, wind analysis, views, skyline impacts, relationship to surrounding building where relevant;
 - vi) design guidelines are included which identify the requirements for the design of structures within the site. Such guidelines shall take in to consideration the surrounding community, complementary aesthetics and means to ensure the proposed development creates a quality aesthetics; and
 - vii) that extensive landscaping, including a tree planting program, is provided.
- d) Implementation
- i) that the provisions of Policy Z-3 be met.”

Policy C-15C:

It shall be the intention of Council to consider discharging the agreements made pursuant to Policy C-15B upon the completion of the development. Council may thereafter zone the PCDD in such a manner as to be consistent with the development, by creating a specific zone for the site which incorporates the uses provided for in the development agreement as well as provisions consistent with the Halifax Regional Municipality Charter.

- 9. Policy C-31, subsection (a), shall be amended by deleting the text “or CCDD” and replaced with the following text:
“,PCDD or CCDD”
- 10. Policy S-3 shall be amended by deleting the text “CCDD” and replaced with the following text:
“CCDD, PCDD”
- 11. The Implementation Section shall be amended by deleting the Comprehensive Development Districts preamble paragraph and replace it with the following words:

“Comprehensive Development Districts

Town Council has recognized the advantages of having large tracts of land planned and developed as a unit with a comprehensive plan as a guideline. To this end, Council shall develop Residential, Commercial, Paper Mill and Waterfront Comprehensive Development District Zones to allow this process to occur. These four zones will provide an alternative method of development designed to stimulate innovations in residential, commercial, and institutional developments, provide a mechanism to develop in harmony with the environment, and increase flexibility within the residential, commercial, and institutional sectors to better respond to current and future needs as provided for in Policies R-9 to R-17, C-7 to C-15C, and WF-19 to WF-23.”

12. Map 1, Bedford Generalized Future Land Use shall be amended as shown in the attached Schedule A;
13. The Commercial Section shall be amended by deleting Map 3, Mainstreet Improvement District/CCDD Locations and replacing it with a new Map 3 attached as Schedule B.
14. Appendix B, Table III. Generalized Land Use Designations shall be deleted and replaced with a new Appendix B as shown in the attached Schedule C;

THIS IS TO CERTIFY that the Municipal Planning Strategy of Bedford which this is a true copy was duly passed at a duly called meeting of the Halifax Regional Council on the _____ day of _____, 2011.

GIVEN under the hands of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this _____ day of _____, 2011.

Cathy Mellett
Municipal Clerk

Schedule C
APPENDIX B
TABLE III
GENERALIZED FUTURE LAND USE DESIGNATIONS

POTENTIALLY PERMITTED USES ● USES PERMITTED AS-OF-RIGHT ■ USES PERMITTED BY REZONING * USES PERMITTED BY DEVELOPMENT AGREEMENT	RESIDENTIAL	RR	COMMERCIAL	MNSTR.COMM.	INDUSTRIAL	INSTITUTIONAL	PARKS	FLOODWAY	CCDD	RCDD	WFCDD	ITR	PCDD
	SINGLE UNIT	●	●							*	*		
TWO UNIT	●								*	*			
TOWNHOUSE	●								*	*	*		*
MULTIPLE UNIT	●			● ¹					*	*	*		*
MOBILE HOME										*			
HOME OCCUPATION	●	●											*
NEIGHBOURHOOD CONVENIENCE STORE			●							*	*		*
NEIGHBOURHOOD COMMERCIAL									*	*			*
GENERAL BUSINESS			●		● ²				*				*
SHOPPING CENTRE			*		●								*
MAINSTREET COMMERCIAL			●										
HERITAGE COMMERCIAL				●									
CONVENTION FACILITIES			*						*		*		*
LIGHT INDUSTRIAL					●								
HEAVY INDUSTRIAL					●								
HARBOUR ORIENTED INDUSTRIAL					●								
PITS AND QUARRIES					* ³								
SALVAGE YARDS					* ⁴								
PARKS	●	●				●	●	●	*	*	*		*
RECREATION USES	●						●	●	*		*		*
INSTITUTIONS	■	■	■	■	■	■	■	■	*	*	*		*
UTILITIES	■	■	■	■	■	■	■	■					
SPECIAL CARE (4 - 10 RESIDENTS)	●	●							●	*	*		*
SPECIAL CARE (>10 RESIDENTS)	*	*	*	*	*	●	*		●	*	*		*
DAYCARE FACILITIES	● ⁵		●	●	●	●							*
HOSPITAL													
MULTI-SERVICE CENTRE	*	*	*	*	*	*	*		*	*	*		*
CORRECTIONAL FACILITIES					*								
DRINKING ESTABLISHMENTS			*	* ⁶					*		*		*
ADULT ENTERTAINMENT USES			*										
RETAIL COMMERCIAL USES											*		*
COMMERCIAL ENTERTAINMENT USES											*		
COMMERCIAL SERVICE											*		*
FOOD AND BEVERAGE											*		*
HOTEL FACILITIES			●	●							*		*
CULTURAL USES											*		*

MARINE RELATED USES										*		
INFORMATION TECHNOLOGY AND RESEARCH USES											•	
SENIOR RESIDENTIAL COMPLEXES			*				*	*	*			*

- 1 DWELLING UNITS IN CONJUNCTION WITH COMMERCIAL USES SUBJECT TO THE MAINSTREET COMMERCIAL ZONE REQUIREMENTS
- 2 OFFICE USES PERMITTED IN THE GENERAL BUSINESS DISTRICT ZONE SHALL BE PERMITTED BY DEVELOPMENT AGREEMENT
- 3 IN AREAS ZONED HEAVY INDUSTRIAL
- 4 IN AREAS ZONED HEAVY INDUSTRIAL
- 5 DAYCARE FACILITIES TO A MAXIMUM OF 14 CHILDREN
- 6 PUBS AND LOUNGES ONLY. CABARETS ARE EXCLUDED

Attachment "B"
Proposed Amendments to the Bedford LUB

BE IT ENACTED by Regional Council of the Halifax Regional Municipality that the Land Use By-Law for Bedford as adopted by the Bedford Town Council on the 26th day of March, 1996, and approved by the Minister of Municipal Affairs on the 17th day of May, 1996, which includes all amendments thereto which have been adopted by the Halifax Regional Municipality and are in effect as of the [INSERT DATE OF HEARING], is hereby amended as follows:

1. Part 3, Section 1 shall be amended by adding the following after the words after the words "Commercial Comprehensive Development District":

"PCDD Paper Mill Comprehensive Development District"
2. Part 4, Section 3 shall be amended by replace the text "C-15" with the following text:

"C-15B"
3. Part 4, Section 3 shall be amended by adding the following text after subsection d):

"d1) Within the Paper Mill Comprehensive Development District designation on the Generalized Future Land Use Map, a development agreement may be considered for mixed use developments as provided for in Policies C-15A and C-15B."
4. Part 5, Section 8 shall be amended by adding the following text after the text "RTH":

", PCDD"
5. Part 5, Section 8, clause h) shall be amended by adding the following text after the text "one off-street parking space,":

"except within the PCDD zone,"
6. Part 5, Section 10 shall be amended by adding the following text after the text "RCDD":

", PCDD"
7. Part 16A, as shown in Schedule A, shall be added after Part 16.
8. Appendix B shall be amended by Adding the text "Paper Mill Comprehensive Development District" between "CGB- General Business District Zone" and "CCDD - Commercial Comprehensive Development District".

THIS IS TO CERTIFY that the Land Use By-law of Bedford

which this is a true copy was duly passed at a duly called meeting of the Halifax Regional Council on the _____ day of _____, 2011.

GIVEN under the hands of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this _____ day of _____, 2011.

Cathy Mellett
Municipal Clerk

Schedule A

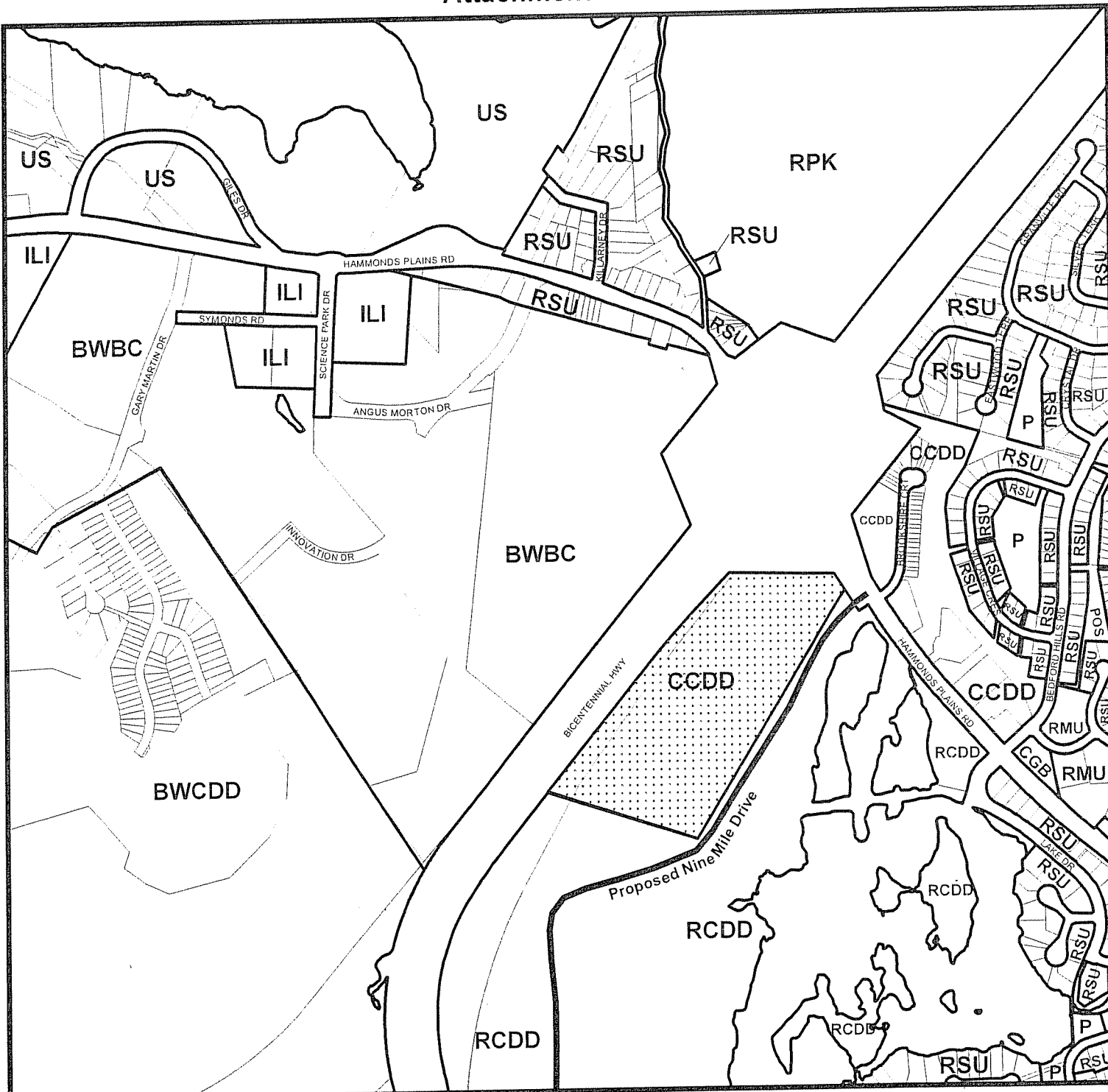
PART 16A PAPER MILL COMPREHENSIVE DEVELOPMENT DISTRICT (PCDD) ZONE

- 1) No development permit shall be issued for a development in a PCDD Zone unless the proposed development is in conformance with a development agreement which has been approved by a resolution of Council.
- 2) The following uses may be permitted in a PCDD Zone:
 - a) townhouse dwellings;
 - b) multiple unit dwellings;
 - c) neighbourhood commercial uses;
 - d) neighbourhood convenience stores;
 - e) personal service uses including health and wellness facilities
 - f) office buildings;
 - g) private clubs (social)
 - h) restaurants
 - i) day care facilities
 - j) general retail exclusive of mobile home dealerships
 - k) personal and household Services, exclusive of massage parlours
 - l) shopping centre
 - m) commercial photography
 - n) lounges & taverns
 - o) hotels
 - p) drycleaning depots
 - q) commercial parking lots
 - r) institutional (SI) uses, excluding cemeteries
 - s) ice cream stands
 - t) veterinary clinics
 - u) convention facilities;
 - v) parks and recreational uses;
 - w) billiard/snooker club
 - x) utility uses such as solar, geothermal, district heating and car charging stat which are accessory to the development.
 - y) any uses accessory to the foregoing uses.
- 3) A PCDD Zone shall be applied only to sites identified PCDD on the Generalized Future Land Use Map.

- 4) In the event Council approves the proposal, approval shall only be granted subject to the condition that the registered owner of the land upon which the development is to occur shall enter into an agreement with Council containing such terms and conditions as Council may direct. This agreement shall be registered with the land and be binding on any subsequent owners of the land. Council may discharge the agreement upon the completion of particular phases of the development pursuant to Policy C-15C of the Municipal Planning Strategy.

- 5) Notwithstanding anything in this By-law, the lot size, road frontage, front yard, side yard, rear yard and height restrictions shall be described in the Development Agreement made between Council and the developer pursuant to the Halifax Regional Municipality Charter and policies C-7 to C-15C of the Municipal Planning Strategy.

Attachment A



Schedule B Amendments to the Bedford Zoning Map

RSU	Single Dwelling Unit Zone	BWBC	Bedford West Business Campus Zone
RMU	Multiple Dwelling Unit Zone	BWCDD	Bedford West Comprehensive Development District
US	Urban Settlement Zone	CCDD	Commercial Comprehensive Development District
P	Park Zone	RCDD	Residential Comprehensive Development District
POS	Park Open Space Zone	ILI	Light Industrial Zone
CGB	General Business District Zone	PPCD	Papermill Comprehensive Development District

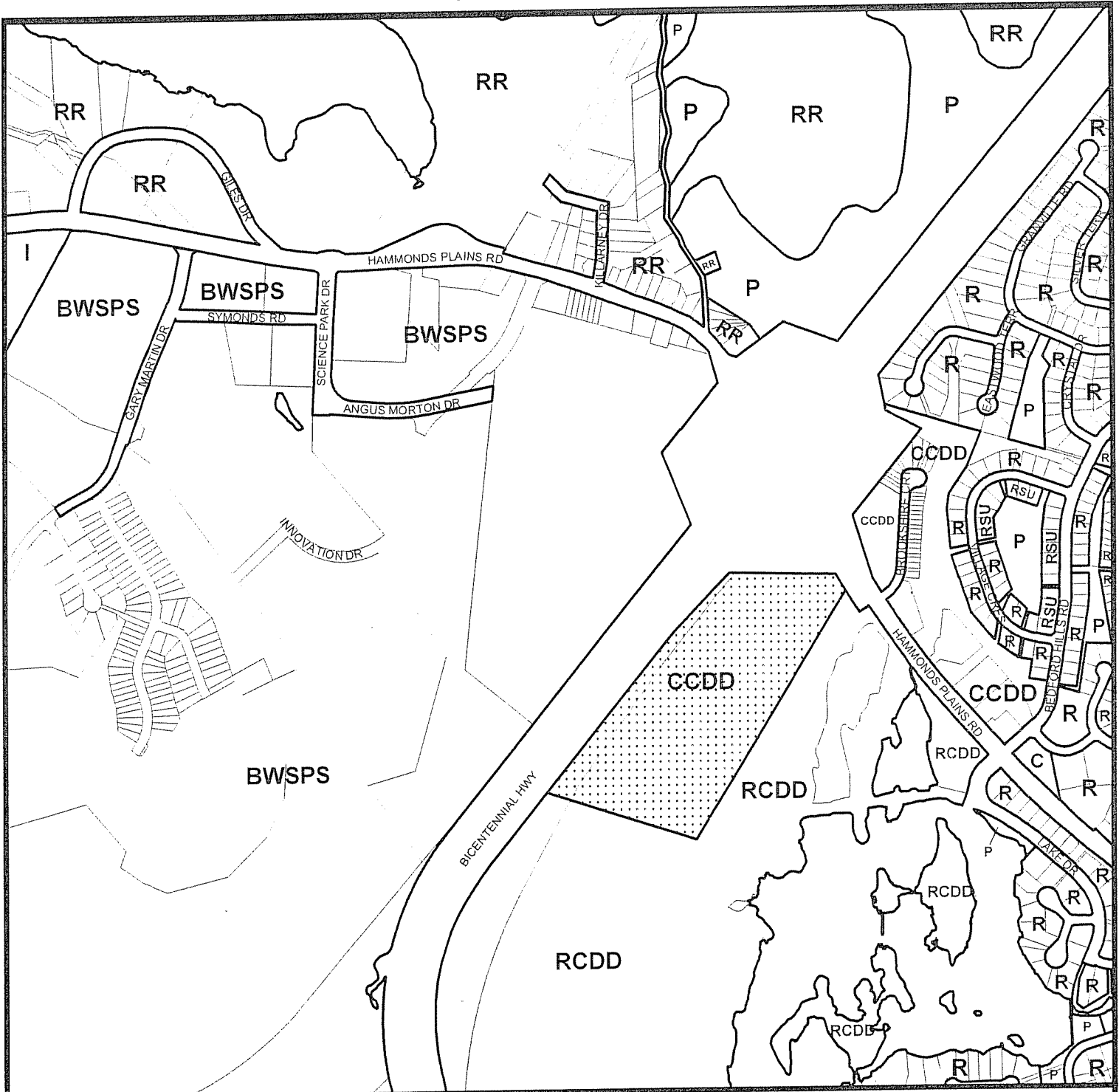
HALIFAX
 REGIONAL MUNICIPALITY
 Community Development
 Planning Services



Area to be rezoned PCDD (Papermill Comprehensive Development District)



Attachment A



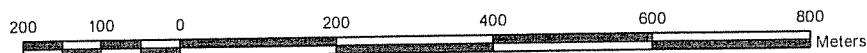
Schedule A - Amendments to the Bedford Generalized Future Land Use Map

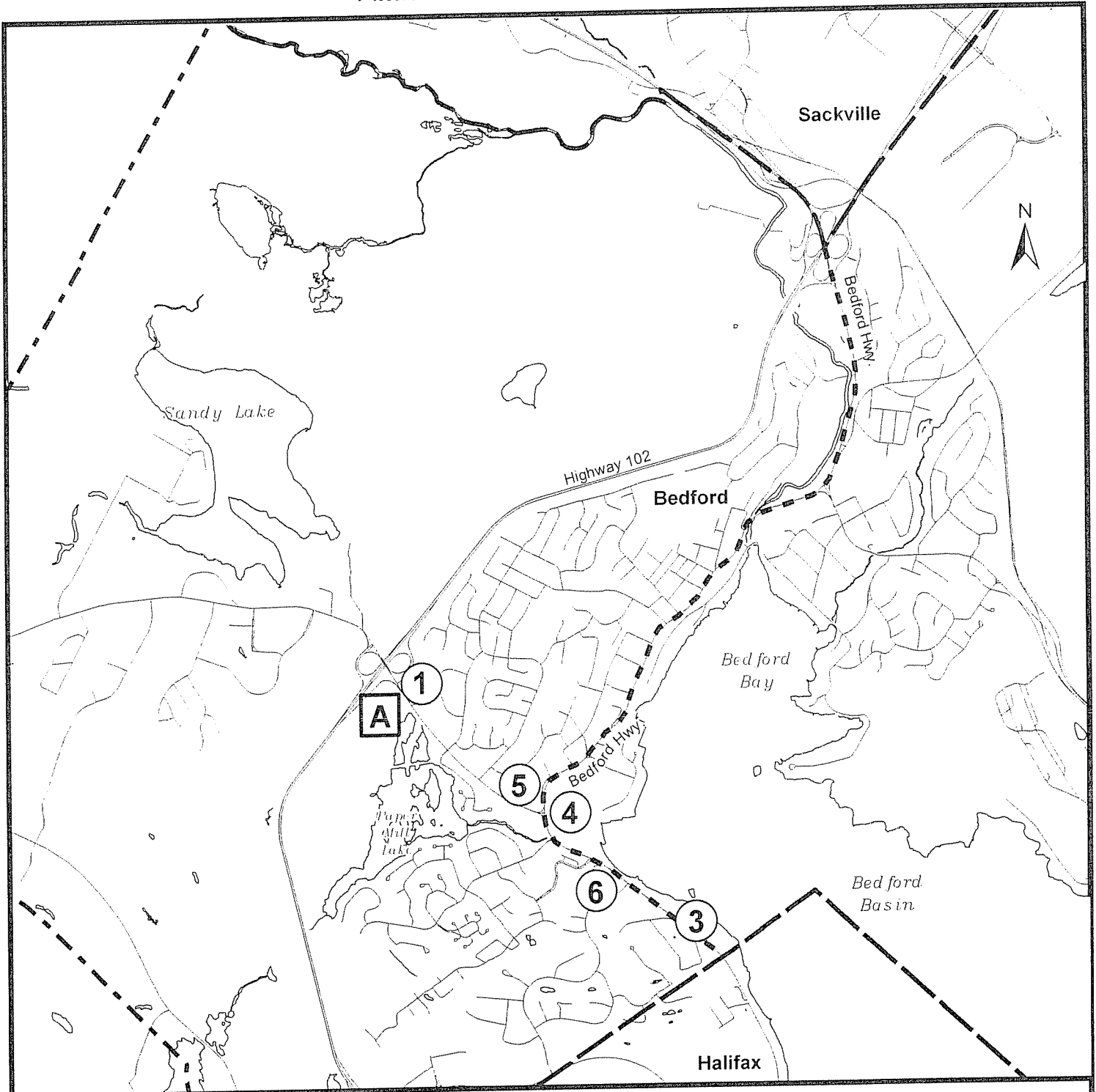
HALIFAX
REGIONAL MUNICIPALITY
Community Development
Planning Services

- | | | | |
|----|---------------------------------|-------|--|
| R | Residential Designation | BWSPS | Bedford West Secondary Planning Strategy |
| RR | Residential Reserve Designation | RR | Residential Reserve Designation |
| P | Park and Recreation Designation | CCDD | Commercial Comprehensive Development District |
| C | Commercial Designation | RCDD | Residential Comprehensive Development District |
| I | Industrial Designation | PCDD | Papermill Comprehensive Development District |



 Area to be redesignated PCDD (Papermill Comprehensive Development District)





Map 3
Mainstreet Improvement District/CCDD and PCDD Locations

- - - - Mainstreet Improvement District Boundary
- ① Commercial Comprehensive Development District
- A Papermill Comprehensive Development District

