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MEMORANDUM

TO: Chair and Members of North West Planning Advisory Committee

FROM: Nathan Hall, Planning Intern

DATE: October 7, 2015

SUBJECT: Case 20082: Application by WM Fares on behalf of Chapman Auto Body to amend the Bedford LUB to add auto body repair shops to the list of permitted uses in the ILI Zone within the Industrial Designation

Site: ILI (Light Industrial) Zone within the IND (Industrial) Designation of the Bedford Land Use By-law (LUB) and Municipal Planning Strategy (MPS), respectively (Maps 1, 1B, 2, 2B) (inclusive of 90 Bluewater Road, Bedford, PID 40098386) (Map 3).

Within the Industrial Designation in the Bedford Plan Area, lands zoned ILI (Light Industrial) are located on Bluewater Road between Larry Uteck Boulevard and Hammonds Plains Road and north of Hammonds Plains Road along Farmers Dairy Lane. Some additional parcels zoned ILI are located along Larry Uteck Boulevard and along Hammonds Plains Road.

West of the Bedford Industrial Park ILI zoned lands within the Industrial Designation are bounded by Rocky Lake Drive to the south, Highway 102 to the north, the Bedford Bypass to the west, and Duke Street to the east (see Map 2B). A smaller piece of land zoned ILI is situated across the Bedford Bypass south of Rocky Lake Drive. (Maps 1, 1B, 2, and 2B)

90 Bluewater Road (the source of the text amendment application to amend the ILI zone of the Bedford LUB) is located on Map 3.

Existing Uses

Light industrial uses in the ILI Zone include but are not limited to warehouses, storage centres, manufacturing, recycling, storage of industrial or heavy commercial vehicles, equipment, trade centres, building supplies sales and auto service and supplies centres/outlets, etc.

90 Bluewater Rd is a 19,741 square foot warehouse/industrial building constructed in 1977 (Attachment A). Recently occupied by a demolition company, it is currently vacant.

Designation IND (Industrial) Designation under the Bedford MPS

Zoning ILI (Light Industrial) Zone under the Bedford LUB

Proposal The proposal is to amend the Bedford LUB by way of a text amendment to add auto body repair to the list of permitted uses in the ILI (Light Industrial) Zone within the IND (Industrial) Designation of the MPS.

MPS Policy establishes Council's intention to locate auto body repair shops in areas designated Industrial (Attachment B). Despite this policy auto body repair is not listed as a permitted use in the ILI (Light Industrial) Zone which is in the Industrial Designation.

If approved, the text amendment would enable auto body repair shops to locate in the ILI (Light Industrial) Zone within the Industrial Designation. This would include 90 Bluewater Road, Bedford (PID 40098386)(Map 3).

MPS Policy The application for a text amendment can be considered under MPS Policy (Attachment B). Policy C-16 states Council's intent to locate auto body repair in areas zoned Light Industrial within the Industrial Designation.

Policy I-2 of the MPS lists uses intended to be permitted in the Light Industrial (ILI) Zone "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". Auto body repair is considered to be consistent with the uses identified in Policy I-2.

Policy Z-3 lays identifies criteria when considering a zoning amendment.

Staff

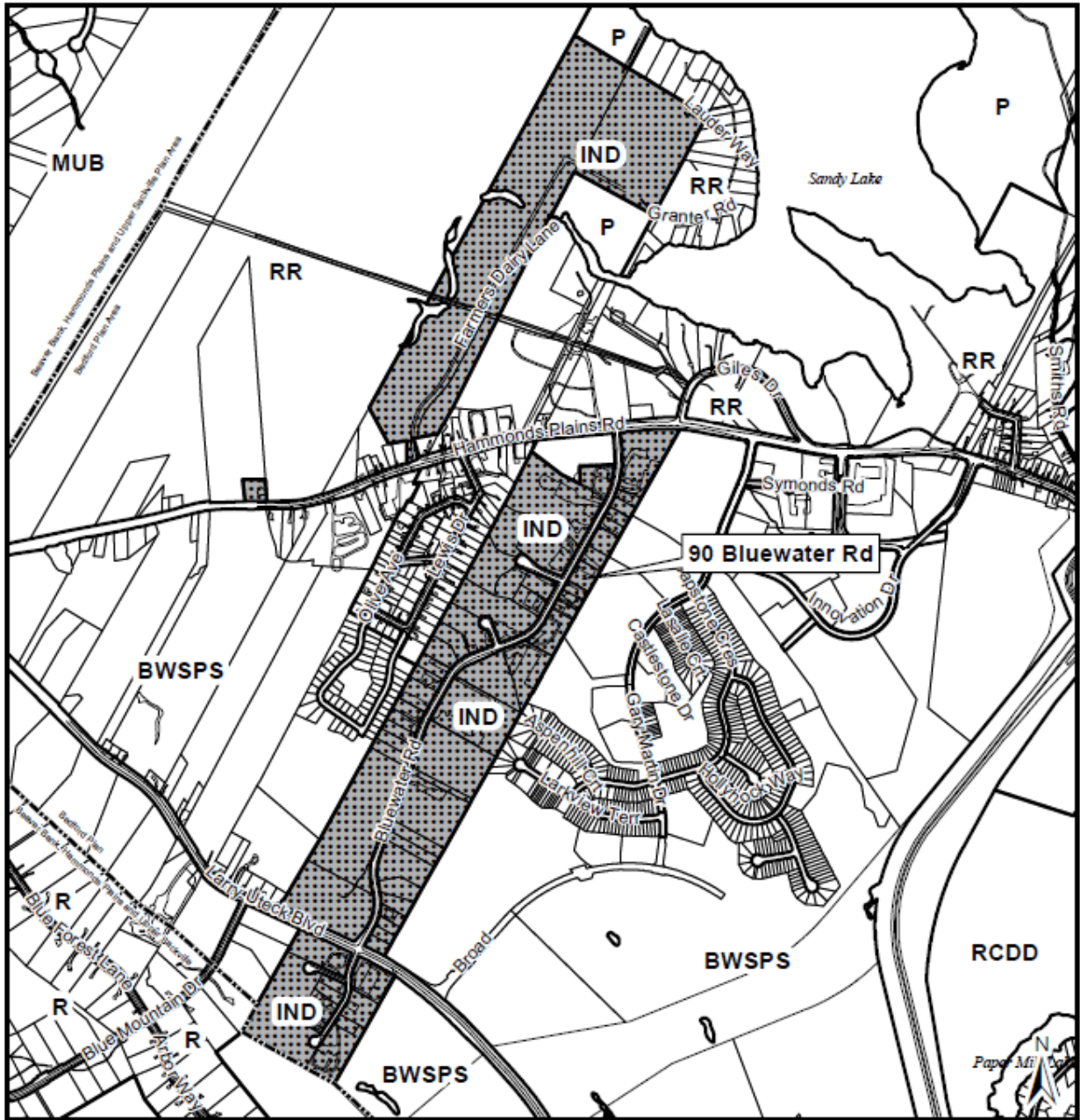
Position As reflected in MPS Policies C-16 and I-2 the omission of auto body repair from the list of permitted uses in the ILI Zone represents an error. Staff consider Policy Z-3 to have been satisfied when the ILI Zone was established on March 26, 1996.

Input Sought from North West Planning Advisory Committee

Feedback is sought from NWPAC relative to this proposed application. NWPAC's recommendation will be included in the staff report to Community Council.

Attachments:

Map 1	Generalized Future Land Use Map
Map 1B	Generalized Future Land Use Map
Map 2	Zoning Map
Map 2B	Zoning Map
Map 3	Location
Attachment A	Aerial Photo – 90 Bluewater Road
Attachment B	Excerpts from the MPS - Policies C-16, I-2, and Z-3
Attachment C	Current ILI Zone Requirements



Map 1 - Generalized Future Land Use

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Bedford

Designation

Industrial Designation

Plan Area Boundary

Bedford Plan Area

Bedford RCDD Residential Comprehensive Development District
 RR Residential Reserve
 P Park and Recreation
 IND Industrial
 BWSPS Bedford West Secondary Planning Strategy

HPSBB MUB Mixed Use B
 R Residential

0 100 200 300 400 500 m

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

18 September 2015

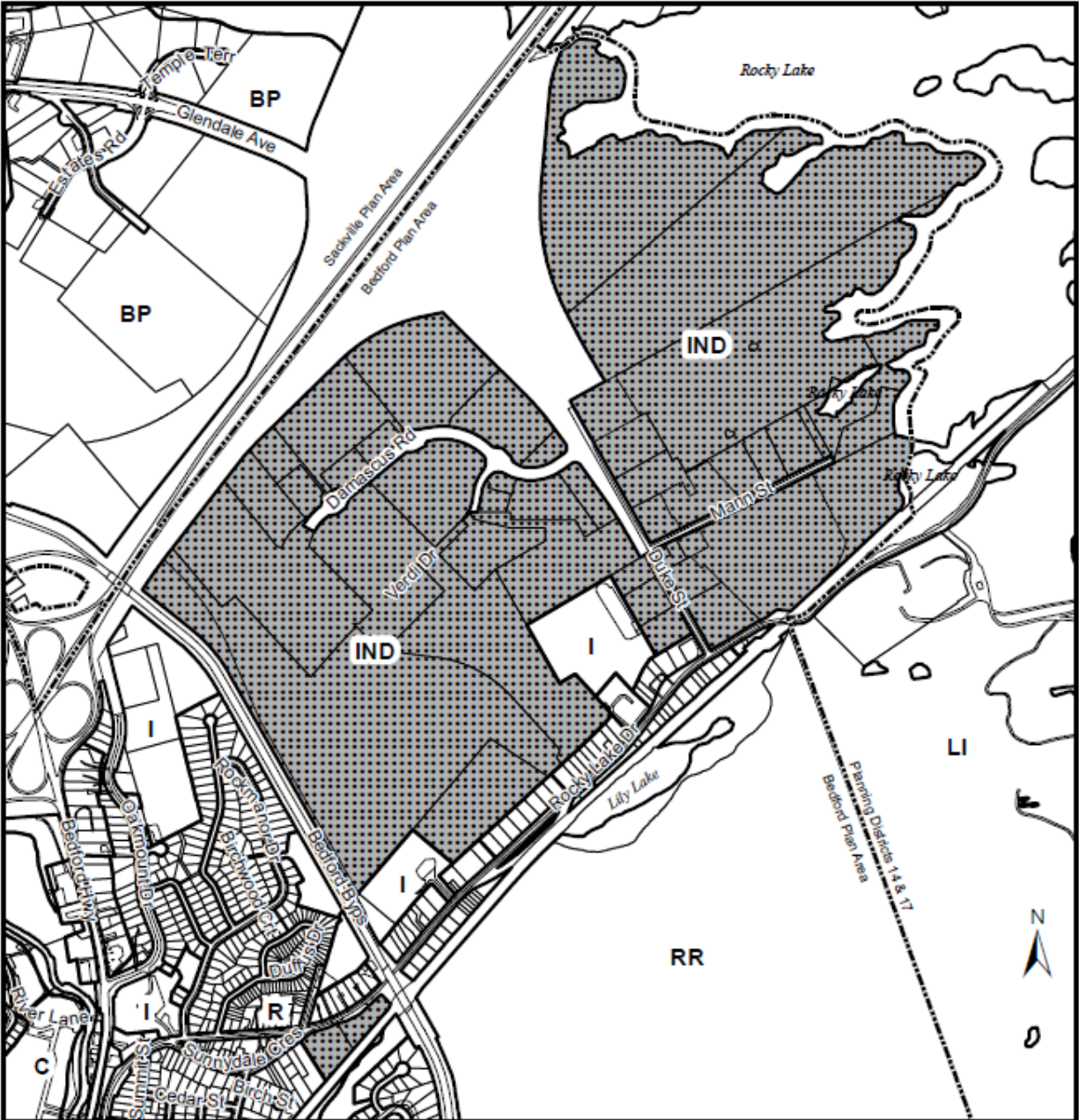
Case 20082

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Map 1B - Generalized Future Land Use

HALIFAX

Bedford

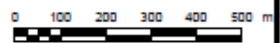
Industrial Designation

Plan Area Boundary

Bedford Plan Area

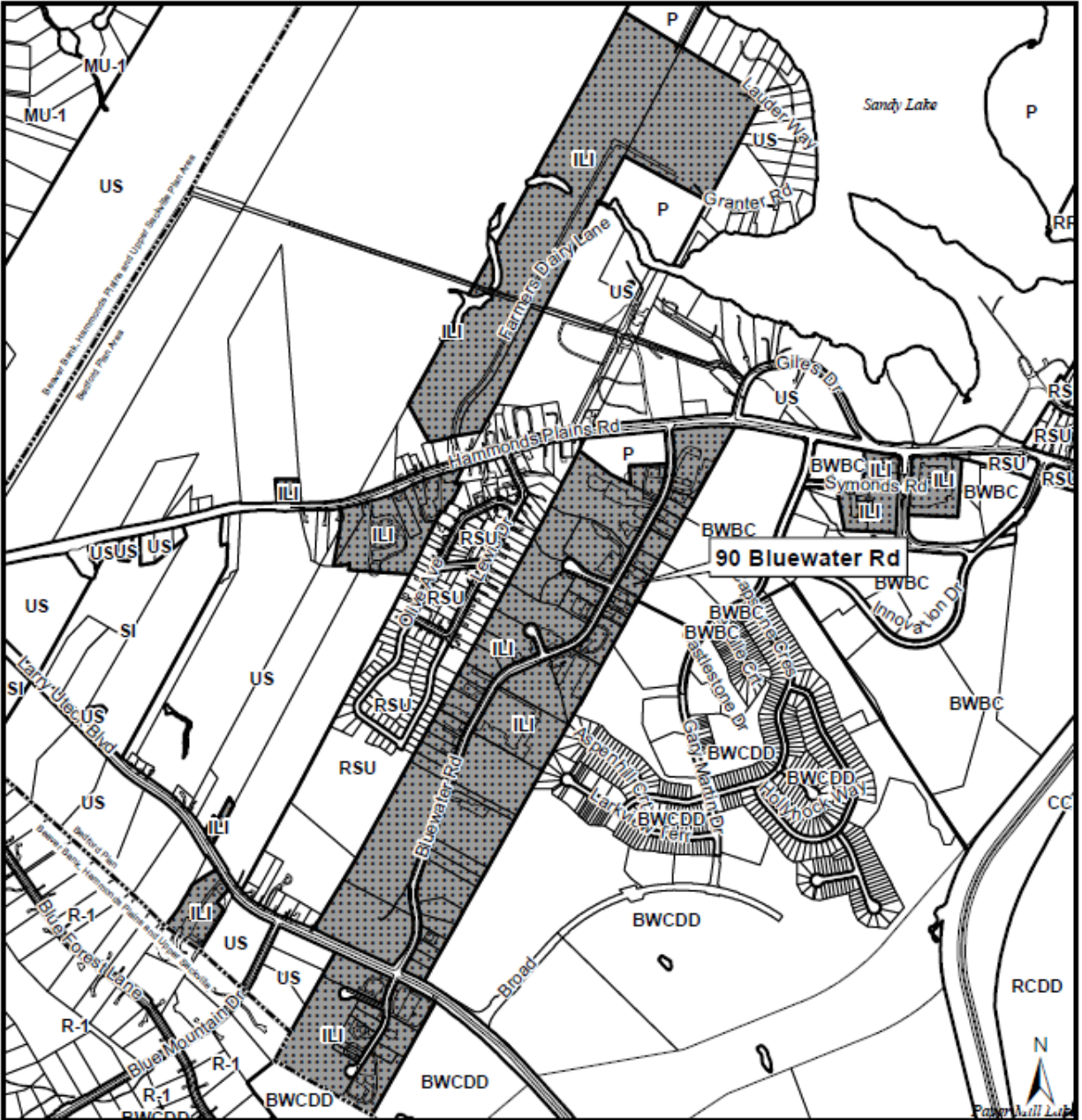
Designation

- | | | |
|----------------------------|-----|---------------------|
| Bedford | R | Residential |
| | RR | Residential Reserve |
| | C | Commercial |
| | IND | Industrial |
| | I | Institutional |
| Sackville | BP | Business Park |
| Planning Districts 14 & 17 | LI | Light Industrial |





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Map 2 - Zoning

Bedford

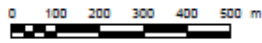
-  Light Industrial (ILI) Zones
-  Plan Area Boundary

Bedford Plan Area

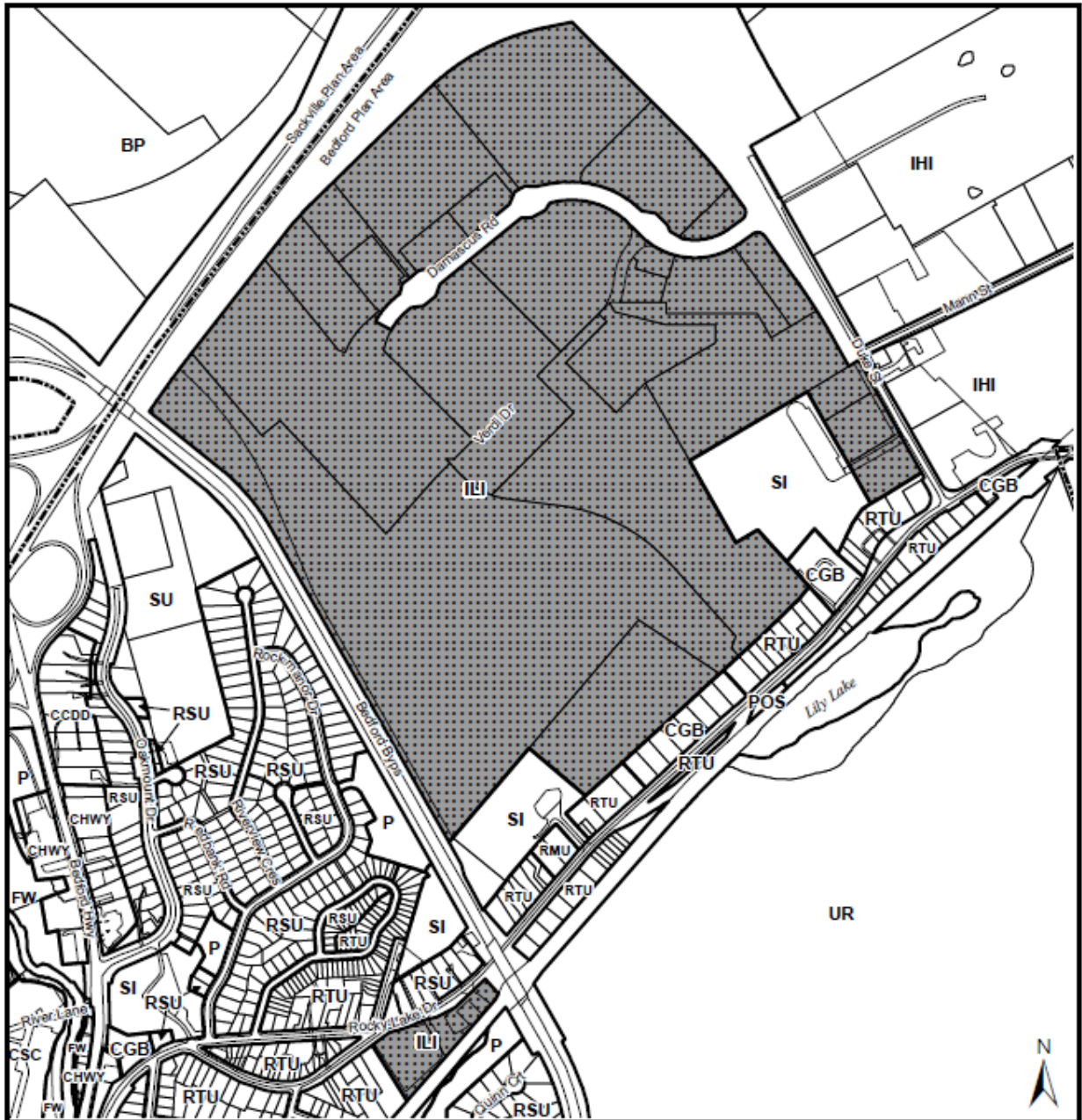
Zone

Bedford	RSU	Single Dwelling Unit
	RCDD	Residential Comprehensive Development District
	BWCCD	Bedford West Comprehensive Development District
	ILI	Light Industrial
	BWBC	Bedford West Business Campus
	SI	Institutional
	P	Park
	US	Urban Settlement
HPSBB	R-1	Single Unit Dwelling
	MU-1	Mixed Use 1
	US	Urban Settlement

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Map 2B - Zoning

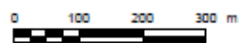
Bedford

-  Light Industrial (ILI) Zones
-  Plan Area Boundary

Bedford Plan Area

Zone	Description
RSU	Single Unit Dwelling
RTU	Two Unit Dwelling
CGB	General Business District
CHWY	Highway Oriented Commercial
CCDD	Commercial Comprehensive Development District
ILI	Light Industrial
IHI	Heavy Industrial
SI	Institutional
SU	Utilities
P	Park
POS	Park Open Space
FW	Floodway
Sackville	BP Business Park

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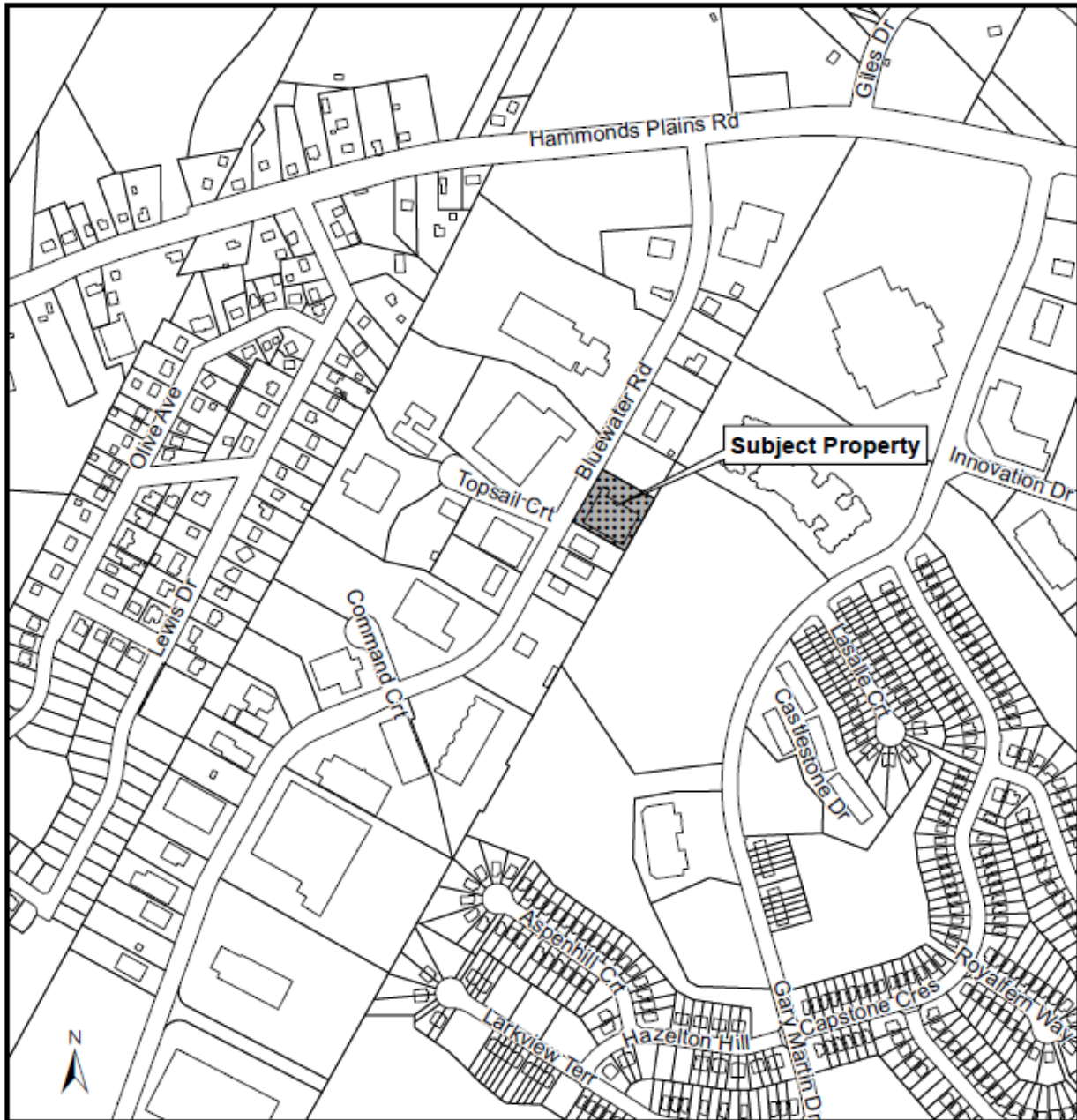


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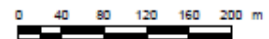
Map 3 - Location

90 Bluewater Road,
Bedford

 Subject Area

Bedford
Plan Area

HALIFAX



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Attachment A
Aerial Photo – 90 Bluewater Road



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Attachment B
Excerpts from the Bedford Municipal Planning Strategy –
Policies C-16, I-2, and Z-3

Policy C-16:

It shall be the intention of Town Council to require heavy commercial uses, such as building supplies centres, warehouses, distribution centres, and auto body repair shops, to locate in areas designated Industrial. Heavy commercial uses zoned C-6 in the 1982 Land Use By-law shall be zoned Light Industrial.

Policy I-2:

It shall be the intention of Town Council to direct and encourage industrial development in areas designated "Industrial" on the Generalized Future Land Use Map. The following industrial zones shall be applied within the Industrial designation:

- a) Light Industrial Zone (ILI) which 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.

Policy Z-3:

It shall be the policy of Town Council when considering zoning amendments and development agreements [excluding the WFCDD area] with the advice of the Planning Department, to have regard for all other relevant criteria as set out in various policies of this plan as well as the following matters:

1. That the proposal is in conformance with the intent of this Plan and with the requirements of all other Town By-laws and regulations, and where applicable, Policy R-16 is specifically met;
2. That the proposal is compatible with adjacent uses and the existing development form in the neighbourhood in terms of the use, bulk, and scale of the proposal;
3. That provisions are made for buffers and/or separations to reduce the impact of the proposed development where incompatibilities with adjacent uses are anticipated;
4. That provisions are made for safe access to the project with minimal impact on the adjacent street network;
5. That a written analysis of the proposal is provided by staff which addresses whether the proposal is premature or inappropriate by reason of:
 - i) the financial capability of the Town to absorb any capital or operating costs relating to the development;
 - ii) the adequacy of sewer services within the proposed development and the surrounding area, or if services are not provided, the adequacy of physical site conditions for private on-site sewer and water systems;
 - iii) the adequacy of water services for domestic services and fire flows at Insurers Advisory Organization (I.A.O.) levels; the impact on water services of development on adjacent lands is to be considered;
 - iv) precipitating or contributing to a pollution problem in the area relating to emissions to the air or discharge to the ground or water bodies of chemical pollutants;

- v) the adequacy of the storm water system with regard to erosion and sedimentation on adjacent and downstream areas (including parklands) and on watercourses;
- vi) the adequacy of school facilities within the Town of Bedford including, but not limited to, classrooms, gymnasiums, libraries, music rooms, etc.;
- vii) the adequacy of recreational land and/ or facilities;
- viii) the adequacy of street networks in, adjacent to, or leading toward the development regarding congestion and traffic hazards and the adequacy of existing and proposed access routes;
- ix) impact on public access to rivers, lakes, and Bedford Bay shorelines;
- x) the presence of significant natural features or historical buildings and sites;
- xi) creating a scattered development pattern which requires extensions to trunk facilities and public services beyond the Primary Development Boundary;
- xii) impact on environmentally sensitive areas identified on the Environmentally Sensitive Areas Map; and,
- xiii) suitability of the proposed development's siting plan with regard to the physical characteristics of the site.

6. Where this plan provides for development agreements to ensure compatibility or reduce potential conflicts with adjacent land uses, such agreements may relate to, but are not limited to, the following:

- i) type of use, density, and phasing;
- ii) traffic generation, access to and egress from the site, and parking;
- iii) open storage and landscaping;
- iv) provisions for pedestrian movement and safety;
- v) provision and development of open space, parks, and walkways;
- vi) drainage, both natural and subsurface;
- vii) the compatibility of the structure(s) in terms of external design and external appearance with adjacent uses; and,
- viii) the implementation of measures during construction to minimize and mitigate adverse impacts on watercourses.

7. Any other matter enabled by Sections 73 and 74 of the Planning Act.

8. In addition to the foregoing, all zoning amendments and development agreements shall be prepared in sufficient details to:

- i) provide Council with a clear indication of the nature of the proposed development; and
- ii) permit staff to assess and determine the impact such development would have on the proposed site and the surrounding community.

9. To assist in the evaluation of applications to enter into development agreements, Council shall encourage proponents to provide the following information:

- a) a plan to a scale of 1":100' or 1":40' showing such items as:
 - i) an overall concept plan showing the location of all proposed land uses;
 - ii) each residential area indicating the number of dwelling units of each type and an indication of the number of bedrooms;
 - iii) description, area, and location of all proposed commercial, cultural, mixed-use projects proposed;
 - iv) location, area, shape, landscaping and surface treatment of all public and private open spaces and/or park areas;
 - v) plan(s) showing all proposed streets, walkways, sidewalks, bus bays and bike routes;
 - vi) a description of any protected viewplanes; and,
 - vii) an indication of how the phasing and scheduling is to proceed.

- b) For individual phases of a development more detailed concept plans are to be provided indicating such items as maximum building heights, location and configuration of parking lots, landscaping plans, and any additional information required to be able to assess the proposal in terms of the provisions of the Municipal Planning Strategy.
- c) Plans to the scale of 1":100' showing schematics of the proposed sanitary and storm sewer systems and, water distribution system.

10. Within any designation, where a holding zone has been established pursuant to “Infrastructure Charges - Policy IC-6”, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the “Infrastructure Charges” Policies of this MPS. (RC-Jul 2/02;E-Aug 17/02)

Attachment C Current ILI Zone Requirements

PART 17 LIGHT INDUSTRIAL (ILI) ZONE

No development permit shall be issued in a Light Industrial (ILI) Zone except for one or more of the following uses:

- a) warehouses and storage and distribution centres
- b) manufacturing, processing, assembly, recycling, or warehousing operations which are not objectionable uses;
- c) parking and or storage of industrial or heavy commercial vehicles, equipment and similar goods;
- d) trade centres
- e) building supplies sales
- f) auto service and supplies centres/outlets
- g) uses permitted in the Shopping Centre Zone (CSC);
- h) wholesalers
- i) full service and take-out restaurants
- j) furniture stores
- k) uses permitted in the CGB Zone, except office buildings, subject to CGB Zone provisions
- l) day care facilities; (RC-Mar 3/09;E-Mar 21/09)**
- m) dry cleaning depot
- n) recycling depot
- o) uses permitted in the SU Zone
- p) bingo halls
- q) billiard/snooker club
- r) any uses accessory to the foregoing uses.

ZONE REQUIREMENTS ILI

In any Light Industrial (ILI) Zone no development permit shall be issued except in conformity with the following requirements:

Minimum Lot Area	5,000 sq. ft.
Minimum Lot Frontage	50 ft.
Minimum Front Yard	30 ft. setback
Minimum Rear Yard	0 ft. except 40 ft. where abutting a residential zone
Minimum Side Yard	0 ft. except 40 ft. where abutting a residential zone
Maximum Height of Building	52 ft.
Maximum Lot Coverage	70%

SPECIAL REQUIREMENTS: LANDSCAPING/ OUTDOOR DISPLAY AND STORAGE

- a) There shall be a landscaped area of at least 15 feet in depth running the length of and directly abutting the front lot line. This landscaped area shall extend the length of the front lot line and of the flankage lot line for a corner lot. Landscaping shall consist of existing vegetation and/or plantings as per *Part 5, Section 32*.

- b) A buffer 40 feet wide, beginning at the property line, shall be required for the for side or rear yards in an Industrial Zone which abut an existing residential use, vacant land zoned for residential use, or a Park or Institutional Zone.
- c) No outdoor storage shall be located:
 - i) within any required yard; nor
 - ii) within any yard which abuts lands fronting on an arterial road; except where a fence or other visual barrier is provided to completely screen the use.
- d) Outdoor display may be permitted provided it does not occur on the required 15 Ft. landscaped area described above and required abutting yards as per Part 5, Section 24 b).
- e) External fuel storage tanks shall be screened unless located at the rear of the building.