

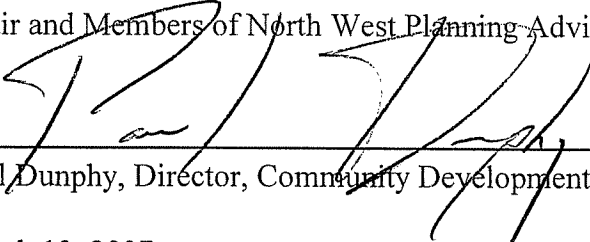


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C.3

North West Planning Advisory Committee  
April 4, 2007

**TO:** Chair and Members of North West Planning Advisory Committee

**SUBMITTED BY:**   
Paul Dunphy, Director, Community Development

**DATE:** March 13, 2007

**SUBJECT:** Case 01021: Amendment to the BP (Business Park) and BP-1 (Business Park-1) Zones in the Sackville Land Use By-law

**ORIGIN**

Application by Ramar Properties Limited.

**RECOMMENDATION**

It is recommended that North West Community Council:

- (a) Give First Reading to the proposed amendment to the Sackville Land Use By-law to add stone and acceptable equivalents as cladding options in the BP (Business Park) and BP-1 (Business Park -1) Zones as shown in Attachment "A" and schedule a public hearing.
- (b) Approve the proposed amendment to the Sackville Land Use By-law to add stone and acceptable equivalents as cladding options in the BP (Business Park) and BP-1 (Business Park -1) Zones as shown in Attachment "A".

## **BACKGROUND**

Ramar Developments is constructing a new office on lands which are located within the BP-1 (Business Park -1) Zone (Attachments "B" and "C") on Temple Terrace in the Sackville Industrial Park (Map 1). The current zone requirements do not permit the use of stone as a cladding material. The applicant would like to clad a portion of their building using stone.

## **DISCUSSION**

The Sackville Municipal Planning Strategy (MPS) identifies the Sackville Industrial Park area as an area of "heightened development standards" with the goal of projecting " an image of a quality business location suitable for high profile offices, retail trade and service uses."

When the provisions related to cladding of buildings were drafted stone was not an option due to cost. The Sackville Land Use By-law currently permits the following cladding materials in the BP and BP-1 Zones:

- glass
- pre-engineered steel
- brick
- cast-in-place concrete
- precast concrete

Today, through the use of stone veneers, the cost of using stone is reduced, thus making the use of stone an option. The goal of the Land Use By-law standards is to create a visually appealing environment. The addition of stone as a choice for cladding evokes a similar quality to the other materials and furthers the intent of the MPS.

Staff have reviewed the proposal with NS Business Inc. and the Board of the Sackville Industrial Park, who concur with the addition of this cladding option.

In addition to stone as a cladding material, staff is suggesting that the permitted materials also include "acceptable equivalents" . This addition will allow the Development Officer to approve cladding which is equivalent to the identified options. This clause is important to have as the cladding industry is constantly producing products which are similar to the current options but are not identical. Without the proposed amendment there is little flexibility in approving equivalent materials.

**Public Participation:** A public information meeting was not held for this proposal. Given the minor nature of this proposal, a public participation meeting was waived with the consent of the local Councillor. If Council should decide to hold a public hearing, notification, in addition to a newspaper ad will be sent to the notification area identified on Map 3.

### **Conclusion**

Based on an analysis of the issues related to the proposed addition of stone as a cladding choice in the BP-1 and BP Zones, it is the opinion of staff that the proposed amendment is consistent with the intent of the Municipal Planning Strategy for Sackville. Staff is recommending that Council approve the Land Use By-law amendments as shown in Attachment "A".

### **BUDGET IMPLICATIONS**

None.

### **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 approve the proposed amendment to the Land Use By-law. This is the recommended course of action.
2. Council may choose to refuse the proposed amendment to the Land Use By-law, and in doing so, must provide reasons based on a conflict with MPS policies. This is not the recommended action.
3. Council may choose to alter the proposed amendment to the Land Use By-law. This may necessitate further report(s). In the event substantive revisions are requested subsequent to advertising for a public hearing, an additional public hearing may be required .

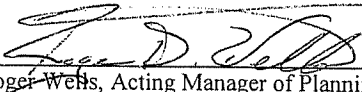
### **ATTACHMENTS**

Map 1	Generalized Future Land Use Map
Map 2	Zoning Map
Map 3	Proposed Notification Area
Attachment "A":	Amendments to the Land Use By-law for Sackville
Attachment "B":	BP (Business Park) Zone Requirements
Attachment "C":	BP-1 (Business Park -1) Zone Requirements
Attachment "D":	Relevant MPS Excerpts

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, Sr. Planner, Community Development 869-4226

Report Approved by:

  
Roger Wehs, Acting Manager of Planning Services, 490-4373



Map 1  
Generalized Future Land Use



Areas Zoned BP and BP-1



**Sackville Plan Area**

- UR Urban Residential Designation
- CC Community Commercial Designation
- CF Community Facility Designation
- BP Business Park Designation

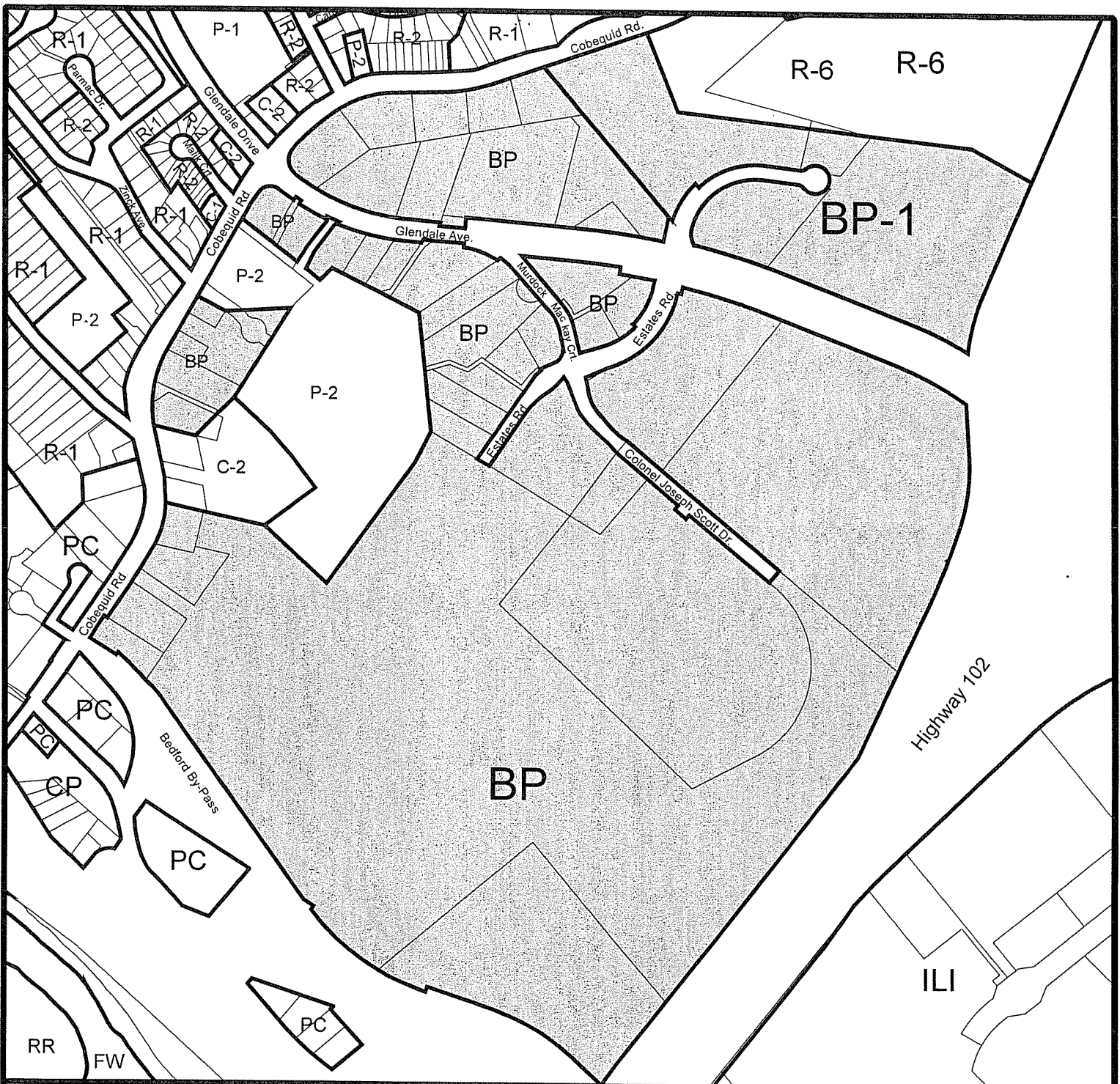
**Sackville Drive Secondary Plan Area**

- PC Pinehill/Cobequid Designation

**Bedford Plan Area**

- IND Industrial Designation
- RR Residential Reserve Designation
- FW Floodway Designation





**Map 2  
Zoning**



**Areas Zoned BP and BP-1**



**Sackville Plan Area**

- R-1 Single Family Dwelling Zone
- R-2 Two Unit Dwelling Zone
- R-6 Rural Residential Zone
- P-1 Open Space Zone
- P-2 Community Facility Zone
- C-1 Local Business Zone
- C-2 Community Commercial Zone

**Sackville Drive Secondary Plan Area**

- PC Pinehill/Cobequid Zone
- CP Community Parkland and Facilities Zone

**Bedford Plan Area**

- ILI Light Industrial Zone
- RR Residential Reserve Zone
- FW Floodway Zone





Map 3

 Notification Areas



**HALIFAX**  
REGIONAL MUNICIPALITY  
Planning Services

**Attachment "A"**

**Amendments to the Land Use By-law for Sackville**

BE IT ENACTED by the North West Community Council of the Halifax Regional Municipality that the Sackville Land Use By-law as enacted by the former Halifax County Municipality on the 5th day of April, 1994 and approved by the Minister of Municipal Affairs on the 16th day of June, 1994 as amended, is hereby further amended as follows:

1. Clause 17.4 b) iii) shall be amended by adding the following text after the words "precast concrete":

**"stone  
acceptable equivalents"**

2. Clause 18.3 a) iii) shall be amended by adding the following text after the words "precast concrete":

**"stone  
acceptable equivalents"**

I HEREBY CERTIFY that the amendment to the Land Use By-law for Sackville as set out above, was passed by a majority vote of the North West Community Council of the Halifax Regional Municipality at a meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2007

GIVEN under the hands of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this \_\_\_\_ day of \_\_\_\_\_, 2007

\_\_\_\_\_  
Jan Gibson  
Municipal Clerk



**Attachment "B"**  
**BP (Business Park) Zone Requirements**

PART 17: BP (BUSINESS PARK) ZONE

17.1. BP (BUSINESS PARK) USES PERMITTED

No development permit shall be issued in any BP (Business Park) Zone except for the following:

Commercial Office/Retail Uses

Retail stores  
Food stores  
Service and Personal Service Uses  
Commercial shops  
Offices including government offices  
Banks and financial institutions  
Restaurants including drive-in and take-out restaurants  
Hotels  
Entertainment uses in conjunction with a hotel  
Shopping plazas and malls  
Theatres  
Daycare facilities  
**Outdoor display in conjunction with permitted commercial office/retail uses (C - March 27, 1996 / E - April 20, 1996)**

Light Industrial/Office Uses

Warehousing and warehouse sales  
Wholesaling and wholesale sales  
Service industries  
Service shops  
Service stations  
Industrial training facilities  
Research facilities  
Postal and commercial courier and distribution facilities  
Greenhouses and nurseries  
Support services  
Machinery sales and services  
Vehicles sales  
Outdoor display courts  
Motels

Cinemas  
Restaurants including drive-in and take-out restaurants  
Veterinary hospitals and kennels  
Commercial recreation uses  
Office and retail uses accessory to permitted uses  
Light manufacturing operations  
Food and beverage processing and packaging

Assembly operations  
Recycling depots  
Transport facilities and maintenance yards  
Local fuel distribution facilities  
Automotive repair outlets  
Funeral parlours and undertaker establishments  
Taxi and bus depots  
Parking lots  
Existing uses  
Any commercial office/retail uses

**Composting operations (see section 4.30) (MC-February 26, 1996 / M-March 28, 1996)**

Community Uses

Any use permitted in the P-1 (Open Space) Zone

17.2 BP ZONE REQUIREMENTS: COMMERCIAL OFFICE/RETAIL USES

Except as otherwise provided for in this part, where uses are permitted as commercial office/retail uses, in any BP Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	10,000 square feet (929.0 m <sup>2</sup> )
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	10 feet (3.1 m)
Maximum Lot Coverage	50 percent

17.3 OTHER REQUIREMENTS: LIGHT INDUSTRIAL/OFFICE USES

Where light industrial/office uses are permitted in any BP Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	10,000 square feet (929.0 m <sup>2</sup> )
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	50 feet (15.2 m)
Minimum Rear or Side Yard	15 feet (4.6 m)
Maximum Lot Coverage	50 percent

17.4 OTHER REQUIREMENTS: COMMERCIAL OFFICE/RETAIL USES

- (a) No development permit shall be issued for a commercial office/retail use in any BP Zone except in conformity with Schedule "B" of the land use by-law.
- (b) Where commercial office/retail uses are permitted in any BP Zone, the following shall apply:
  - i) No hotel shall contain fewer than one hundred and twenty-five (125) guest accommodation rooms.
  - ii) No walls of any building shall be erected nearer to Glendale Avenue or any other street than forty (40) feet (12.2 m).
  - iii) The exterior surface of all exterior walls of any building or structure shall consist of one or more of the following materials:
    - glass
    - pre-engineered steel
    - brick
    - cast-in-place concrete
    - precast concrete
  - iv) All yard areas not utilized for parking, manoeuvring aisles, driveways, walkways, loading areas or refuse storage **or for outdoor display areas in conjunction with permitted commercial office/retail uses, (C - March 27, 1996 / E - April 20, 1996)** shall be landscaped. For the purposes of this section, landscaping shall mean sod and a minimum of one tree or shrub for each four hundred (400) square feet (37.2 m<sup>2</sup>) of landscaped area. Tree plantings shall be groups of mixed deciduous and coniferous types, with at least one-third of the trees being coniferous.
  - v) Within the front yard setback area, the first six (6) feet (1.8 m) shall be landscaped except for exits and entrances. Where a building is constructed on a corner lot, the first six (6) feet (1.8 m) of the required setback area at the side of the building adjacent to the street shall also be landscaped.
  - vi) No landscaping area shall be used for parking or developed in any other manner.
  - vii) All landscaping shall be completed within six (6) months of the completion of the building on the lot.
  - viii) All landscaping shall be kept neat, tidy and well-trimmed, and generally in such a manner as to be in keeping with the general appearance of the surrounding lands. Any dead or damaged vegetation shall be promptly replaced, repaired or restored.

- ix) No waste material of any kind shall be dumped or spread or allowed to remain on any lot except only clean earth, rocks or gravel used for grading or landscaping purposes.
- x) All parking areas, loading and unloading areas and storage areas shall be hard-surfaced and shall be separated from the landscaped areas by concrete curbing. For hard-surfaced parking lots, one raised landscaped island shall be provided for every twenty-five (25) parking spaces. Each island shall be a minimum of five (5) feet (1.5 m) in width and ninety (90) square feet (8.4 m<sup>2</sup>) in area. Islands shall be separate from any other landscaped areas.
- (xi) No loading or unloading areas shall be located at the front of any building. Where a building is constructed on a corner lot, no loading or unloading area shall be located at the side of the building adjacent to the street.
- (xii) No outdoor storage shall be permitted. (C - March 27, 1996 / E - April 20, 1996)
- (xiii) No garbage shall be stored outside except in a permanent refuse container. Such a container shall be located in the rear yard and shall be completely, enclosed and screened from view.
- (xiv) No trailer shall be parked or placed on any lot except for loading or unloading purposes.
- (xv) **No outdoor display shall be located within any front yard or exceed fifteen (15) percent of the total lot area. (C - March 27, 1996 / E - April 20, 1996)**

#### 17.5 OTHER REQUIREMENTS: COMMUNITY USES

Where open space uses are permitted in any BP Zone, no development permit shall be issued except in accordance with the provisions of Part 19.

#### 17.6 **MASTER PLAN: SACKVILLE BUSINESS PARK**

**Notwithstanding the Master Plan: Sackville Business Park, as contained in Schedule "B" of this By-law, the Development Officer may issue a development permit for any use permitted by Section 17.1 where so authorized by the owner or an authorized agent on behalf of the owner of the Business Park. All other provisions of this By-law shall apply. (C-January 9, 1997 / E-February 4, 1997)**

**Attachment "C"**  
**BP-1 (Business Park-1) Zone Requirements**

**PART 18: BP-1 (BUSINESS PARK-1) ZONE**

**18.1. BP-1 (BUSINESS PARK-1) USES PERMITTED**

No development permit shall be issued in any BP-1 (Business Park-1) Zone except for the following:

Commercial Office/Retail Uses

Retail stores  
Food stores  
Service and Personal Service Uses  
Commercial shops  
Offices including government offices  
Banks and financial institutions  
Restaurants including drive-in and take-out restaurants  
Hotels  
Entertainment uses in conjunction with a hotel  
Shopping plazas and malls  
Theatres  
Daycare facilities

Light Industrial/Office Uses

Warehousing and warehouse sales  
Wholesaling and wholesale sales  
Service industries  
Service shops  
Service stations  
Industrial training facilities  
Research facilities  
Postal and commercial courier and distribution facilities  
Greenhouses and nurseries  
Support services  
Machinery sales and services  
Vehicles sales  
Outdoor display courts  
Motels  
Cinemas  
Restaurants including drive-in and take-out restaurants  
Veterinary hospitals and kennels

Commercial recreation uses  
 Office and retail uses accessory to permitted uses  
 Light manufacturing operations  
 Food and beverage processing and packaging  
 Assembly operations  
 Recycling depots  
 Transport facilities and maintenance yards  
 Local fuel distribution facilities  
 Automotive repair outlets  
 Funeral parlours and undertaker establishments

Taxi and bus depots  
 Parking lots  
 Existing uses  
 Any commercial office retail uses  
**Composting operations (see section 4.30) (MC-February 26, 1996 / M-March 28, 1996)**

**Institutional Uses**

**Denominational Institutional and Uses (RC-Dec 16/03;E- Jan 24/04)**

**Open Space Uses**

Any use permitted in the P-1 (Open Space) Zone

**18.2 BP-1 ZONE REQUIREMENTS**

Where light industrial/office uses and commercial office/retail uses are permitted in any BP-1 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	10,000 square feet (929.0 m <sup>2</sup> )
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (15.2 m)
Minimum Rear or Side Yard	15 feet (4.6 m)
Maximum Lot Coverage	50 percent

**18.3 OTHER REQUIREMENTS: COMMERCIAL OFFICE/RETAIL USES AND LIGHT INDUSTRIAL/OFFICE USES**

(a) Where commercial office/retail uses and light industrial/office uses are permitted in any BP-1 Zone, the following shall apply:

- i) No hotel shall contain fewer than one hundred and twenty-five (125) guest accommodation rooms.
- ii) No walls of any building shall be erected within forty (40) feet (12.2 m) of any public street or road reserve.
- iii) The exterior surface of all exterior walls of any building or structure shall consist of one or more of the following materials:
  - glass
  - pre-engineered steel
  - brick
  - cast-in-place concrete
  - precast concrete
- iv) All yard areas not utilized for parking, manoeuvring aisles, driveways, walkways, loading areas or refuse storage shall be landscaped. For the purposes of this section, landscaping shall mean sod and a minimum of one tree or shrub for each four hundred (400) square feet (37.2 m<sup>2</sup>) of landscaped area. Tree plantings shall be groups of mixed deciduous and coniferous types, with at least one-third of the trees being coniferous.
- v) Within the front yard setback area, the first six (6) feet (1.8 m) shall be landscaped except for exits and entrances. Where a building is constructed on a corner lot, the first six (6) feet (1.8 m) of the required setback area at the side of the building adjacent to the street shall also be landscaped.
- vi) No landscaping area shall be used for parking or developer in any other manner.
- vii) All landscaping shall be completed within six (6) months of the completion of the building on the lot.
- viii) All landscaping shall be kept neat, tidy and well-trimmed, and generally in such a manner as to be in keeping with the general appearance of the surrounding lands. Any dead or damaged vegetation shall be promptly replaced, repaired or restored.
- ix) No waste material of any kind shall be dumped or spread or allowed to remain on any lot except only clean earth, rocks or gravel used for grading or landscaping purposes.
- x) All parking areas, loading and unloading areas and storage areas shall be hard-surfaced and shall be separated from the landscaped areas by concrete curbing. For hard-surfaced parking lots, one raised landscaped island shall be provided for every twenty-five (25) parking spaces. Each island shall be a minimum of five (5) feet (1.5 m) in width and ninety (90) square feet (8.4 m<sup>2</sup>) in area. Islands shall be separate from any other landscaped areas.
- xi) No loading or unloading areas shall be located at the front of any building. Where a building is constructed on a corner lot, no loading or unloading area shall be located at the side of the building adjacent to the street.
- xii) No outdoor storage or display shall be permitted.

18.4 OTHER REQUIREMENTS: OPEN SPACE USES

Where open space uses are permitted in any BP-1 Zone, no development permit shall be issued except in accordance with the provisions of Part 19.



**Attachment "D"**  
**Relevant MPS Policy**

BUSINESS PARK DESIGNATION

The Halifax-Dartmouth Regional Development Plan targeted the Bedford-Sackville area as a major centre for employment in the commercial sector, the distribution sector and in selective light industries. Although the Plan's objectives were admirable, the development of such an employment base could not occur without direct provincial involvement and funding. The realization of this objective is now being fulfilled with the development by the Nova Scotia Economic Development Corporation of the Sackville Business Park (formerly the Sackville Industrial Park) east of the Cobequid Road. The continued development of this park will create more local employment opportunities, reduce travel times for residents who now commute to work, and create a more favourable tax base which may reduce the tax burden on residential property owners.

The opportunity afforded by the development of the business park must be supported by limiting light industrial and general industrial growth in other parts of the community and by providing opportunities within the park for the establishment of a broader range of commercial services, offices and retail facilities. This will help ensure the viability of the park.

It is recognized that the ability to compete and the overall success of the Sackville Business Park will require aggressive promotion. The attractiveness of the park to investors will also depend to some extent on its ability to provide a full range of support services to tenants, whether these be financial and food services or consulting and maintenance operations. In addition, the park must be available to capture a diversity of business, including wholesale and service industries, packaging and transportation firms, research and training facilities and office and retail uses.

Sackville's competitive position not only demands that a wide range of support services be available to park tenants but also necessitates a need to make the most of all business opportunities. To avoid problems of congestion and confused development, and to accomplish the creation of a first quality business park in Sackville, a master plan has been prepared by an independent consultant which identifies specific areas within the park designed to accommodate a full range of light industrial, commercial and office uses. While only one zone will be applied to the entire park area, the master plan for the Sackville Business Park will serve to dictate where individual park uses will be permitted within the business park zone.

BP-1 In support of the Sackville Business Park, it shall be the intention of Council to establish a Business Park Designation as shown on the Map 1 - Generalized Future Land Use. Lands within the designation shall constitute a priority area for industry and business development within the Plan Area.

The master plan which has been developed for the Sackville Business Park identifies several key areas within the park where general commercial, office and retail uses will be permitted. These

areas are generally located at the Glendale Drive entrance to the park off Cobequid Road, and on the northern portion of lands within the park. Heightened development standards relating to outdoor storage and display, exterior cladding, landscaping, parking, loading areas and signage will be established in the land use by-law to project an image of a quality business location suitable for high profile offices, retail trade and service uses.

The master plan identifies the remaining areas within the park for the future development of light industrial uses. These future development areas are intended to accommodate a broad range of warehousing, wholesaling, transportation and service industries, research and training facilities, light manufacturing and processing operations, assembly and recycling facilities, heavy commercial activities, as well as general commercial and office related uses. The Sackville Business Park currently contains a concrete batch plant and a garbage disposal facility. These existing uses are located within the area of the park identified by the master plan for light industrial uses.

BP-2 Within the Business Park Designation, it shall be the intention of Council to establish a business park zone which permits a range of general commercial, office and retail uses and light industrial uses as well as existing concrete batch plants and garbage disposal facilities. The street layout, lot design and location of new commercial, office and retail uses and light industrial uses shall be generally in accordance with the master plan for the Sackville Business Park included as Schedule "B" of the land use by-law.

The movement of vehicular traffic is an important consideration in the design and layout of future roads within the park. In areas of the park identified for light industrial uses, this is especially critical in order to provide efficient vehicle access and expedite the movement of large vehicles. In this regard, consideration shall be given to the design and layout of new roads within the business park as future subdivision occurs.

### Business Park Expansion

The 1982 Municipal Development Plan for Sackville recognized the availability of land to the northeast of the Sackville Business Park and identified this area for future park expansion once lands within the existing park had been fully utilized. The Municipal Development Plan did not include this area within the Industrial Designation, but rather included a policy which called for its redesignation when the lands were eventually needed for park expansion.

The development of the Sackville Business Park did not, however, proceed at the rate anticipated in the 1982 Plan. As a result, no additional land to the northeast was ever redesignated and rezoned for new industrial development. However, with the major improvements which are now planned for the regional transportation system, access to the business park will be substantially improved. While the demand for additional industrial lands has not occurred to date, it is anticipated that this will change when the park is directly connected to Highway No. 102 and Highway No. 107 in the near future (see Transportation section).

In the Spring of 1992, the issue of future park expansion received renewed interest when a large residential subdivision was proposed on lands immediately adjacent to the business park. Both residents and elected representatives felt a sense of urgency in halting plans for residential development and placing greater priority on these lands for future commercial and industrial development. It was recognized that if low density residential development was to occur on these lands, an important opportunity for future expansion of the business park and for overall commercial/industrial growth in Sackville would be lost.

Land to the northeast of the Sackville Business Park remains under private ownership. It is felt, however, that a similar approach to that being used in the existing business park would be appropriate for future development. In this regard, approximately sixty-five (65) acres of land to the northeast of the park are included within the Business Park Designation and will be zoned in a manner which is consistent with the objectives of promoting the development of the Business Park. Uses permitted in this area shall be limited to light industrial and office uses and commercial office and retail uses **and denominational institutions and uses. (RC-Dec 16/03;E-Jan 24/04)**

BP-3 In support of the continued development and expansion of the Sackville Business Park and further, in support of future industrial/commercial growth in Sackville, it shall be the intention of Council to include lands to the northeast of the Sackville Business Park within the Business Park Designation.

BP-4 With reference to Policy BP-3, it shall be the intention of Council to establish a business park-1 zone which permits light industrial and office uses and commercial office and retail uses **and denominational institutions and uses. (RC-Dec 16/03;E-Jan 24/04)** This zone shall be applied to lands to the northeast of the Sackville Business Park.

## **IMPLEMENTATION**

IM-13 In considering amendments to the land use by-law or development agreements, in addition to all other criteria as set out in various policies of this planning strategy, the Sackville Community Council shall have appropriate regard to the following matters:

- (a) that the proposal is in conformity with the intent of this planning strategy and with the requirements of all other municipal by-laws and regulations;
- (b) that the proposal is not premature or inappropriate by reason of:
  - (i) the financial capability of the Municipality to absorb any costs relating to the development;
  - (ii) the adequacy of sewer and water services;
  - (iii) the adequacy or proximity of school, recreation and other community facilities;
  - (iv) the adequacy of road networks leading or adjacent to, or within the development; and

- (v) the potential for damage to or for destruction of designated historic buildings and sites.
- (c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:
  - (i) type of use;
  - (ii) height, bulk and lot coverage of any proposed building;
  - (iii) traffic generation, access to and egress from the site, and parking;
  - (iv) open storage;
  - (v) signs; and
  - (vi) any other relevant matter of planning concern.
- (d) that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, locations of watercourses, potable water supplies, marshes or bogs and susceptibility to flooding;
- (e) any other relevant matter of planning concern; and
- (f) **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.**