



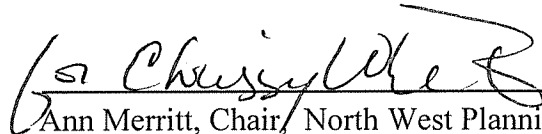
PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

10.2.1

North West Community Council
August 9, 2007

TO: Members of the North West Community Council

SUBMITTED BY:


Ann Merritt, Chair, North West Planning Advisory Committee

DATE: August 1, 2007

SUBJECT: Case 01038: Bedford Land Use By-law Amendment- Veterinary Clinics

ORIGIN

At its August 1, 2007 meeting, The North West Planning Advisory Committee made a recommendation to North West Community Council concerning a Bedford Land Use By-law amendment to Case 01038- veterinary clinics.

RECOMMENDATION

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

1. Give First Reading to the proposed amendments to the Bedford land Use By-law to add veterinary Clinics as a permitted use within the CGB (General Business District) Zone, as shown in Attachment "A" if the staff report dated July 10, 2007, and schedule a public hearing; and
2. Approve the proposed amendments to the Bedford Lane Use By-law to allow veterinary clinics in the CGB (General Business District) Zone, as shown in Attachment "A" of the staff report dated July 10, 2007.

DISCUSSION

See attached staff report dated July 10, 2007.

BUDGET IMPLICATIONS

N/A

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.

ATTACHMENTS

Staff Report Dated July 10, 2007

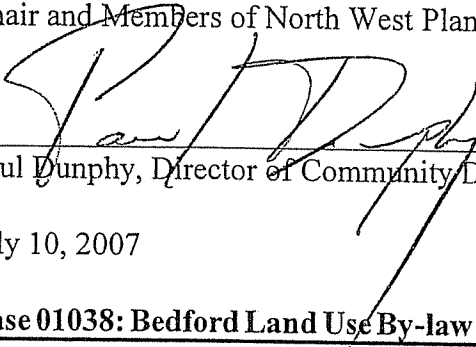
Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208. Report Prepared by: Chrissy White, Legislative Assistant



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

North West Planning Advisory Committee
August 1, 2007

TO: Chair and Members of North West Planning Advisory Committee

SUBMITTED BY: 
Paul Dunphy, Director of Community Development

DATE: July 10, 2007

SUBJECT: Case 01038: Bedford Land Use By-law Amendment - Veterinary clinics

ORIGIN

On May 24, 2007, North West Community Council requested staff to initiate the process to permit veterinary clinics as a permitted use within the General Business District (CGB) and Light Industrial (ILI) Zones of the Bedford Land Use By-law (LUB).

RECOMMENDATION

It is recommended that North West Community Council:

1. Give First Reading to the proposed amendments to the Bedford Land Use By-law to add veterinary clinics as a permitted use within the CGB (General Business District) Zone, as shown in Attachment "A", and schedule a public hearing; and
2. Approve the proposed amendments to the Bedford Land Use By-law to allow veterinary clinics in the CGB (General Business District) Zone, as shown in Attachment "A".

- (ii) the restrictive definition of veterinary clinics means that potential nuisance uses such as pet boarding, grooming, kennels and day cares would not be permitted;
- (iii) the veterinary clinic shall be wholly contained within the building which would reduce the impact on the above noted uses; and
- (iv) the CSC, ILI and IHI permit a broad range of commercial and industrial uses and veterinary clinics would have less impact than many of the currently permitted uses such as manufacturing, shopping malls and recycling facilities.

Due to the above noted reasons, staff are recommending that veterinary clinics be permitted in the CGB zone which will also permit clinics within the CSC, ILI and IHI zones.

Public Information Meeting

A public information meeting was held on June 20, 2007. There were no members of the public in attendance. In addition to general advertisement in the newspaper, property owners of CGB, CSC, ILI and IHI zoned properties will receive written notification of the Public Hearing.

BUDGET IMPLICATIONS

There are no budget implications.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

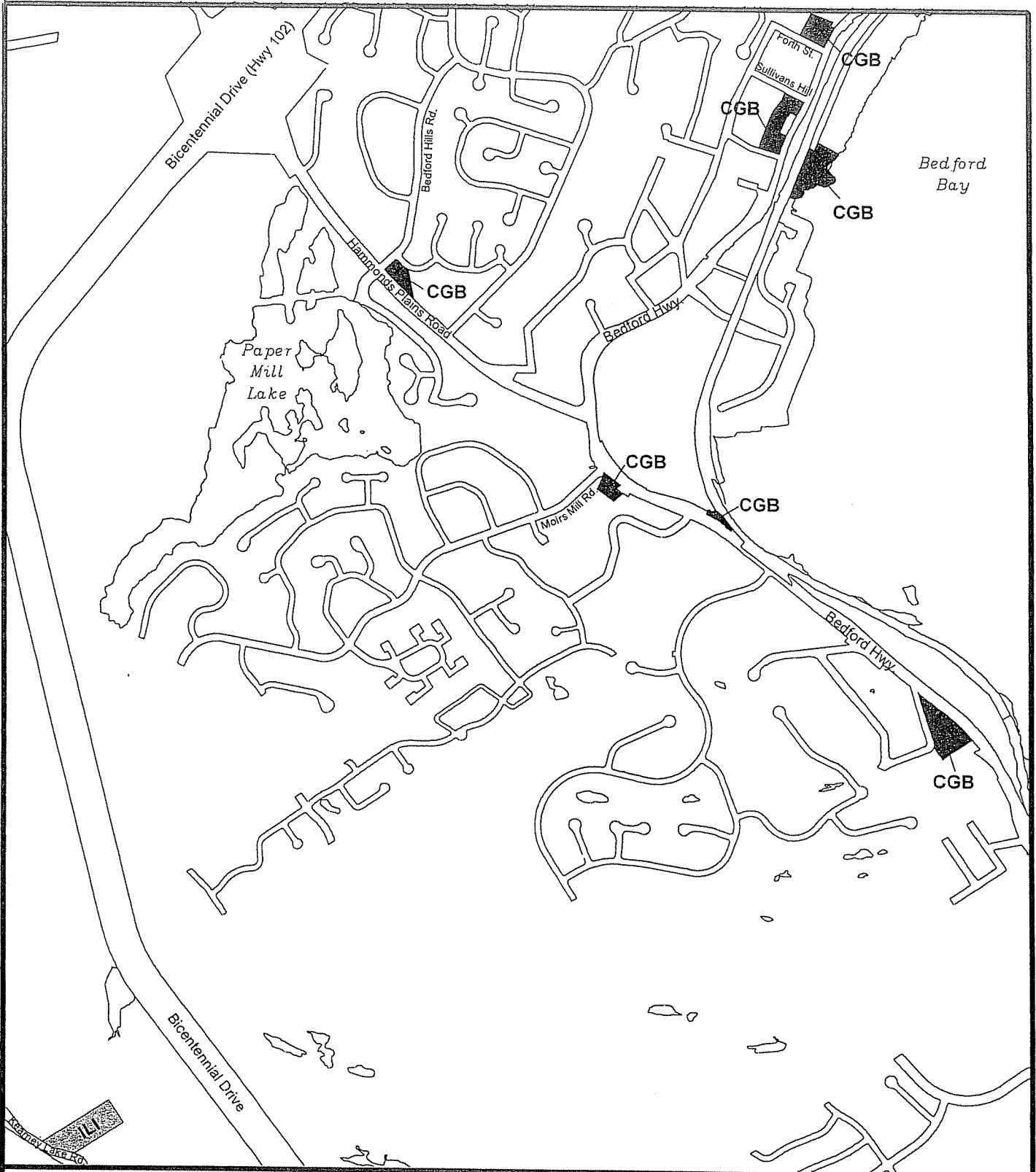
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

1. Council may choose to approve the proposed amendments to the Bedford Land Use By-law. This is Staff's recommended course of action for the reasons described in this report.
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 alternative is not recommended as staff are satisfied that the proposed amendment is consistent with the policies and intent of the MPS.

ATTACHMENTS

Map 1:	Zoning Map- Area 1
Map 2:	Zoning Map- Area 2
Map 3:	Zoning Map- Area 3
Attachment A:	Amendments to the Bedford Land Use By-law
Attachment B:	Relevant MPS Policies
Attachment C:	Relevant LUB Sections



Map 2



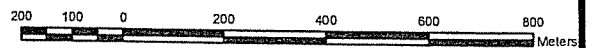
ILI Zone (Light Industrial Zone)



CGB Zone (General Business District Zone)



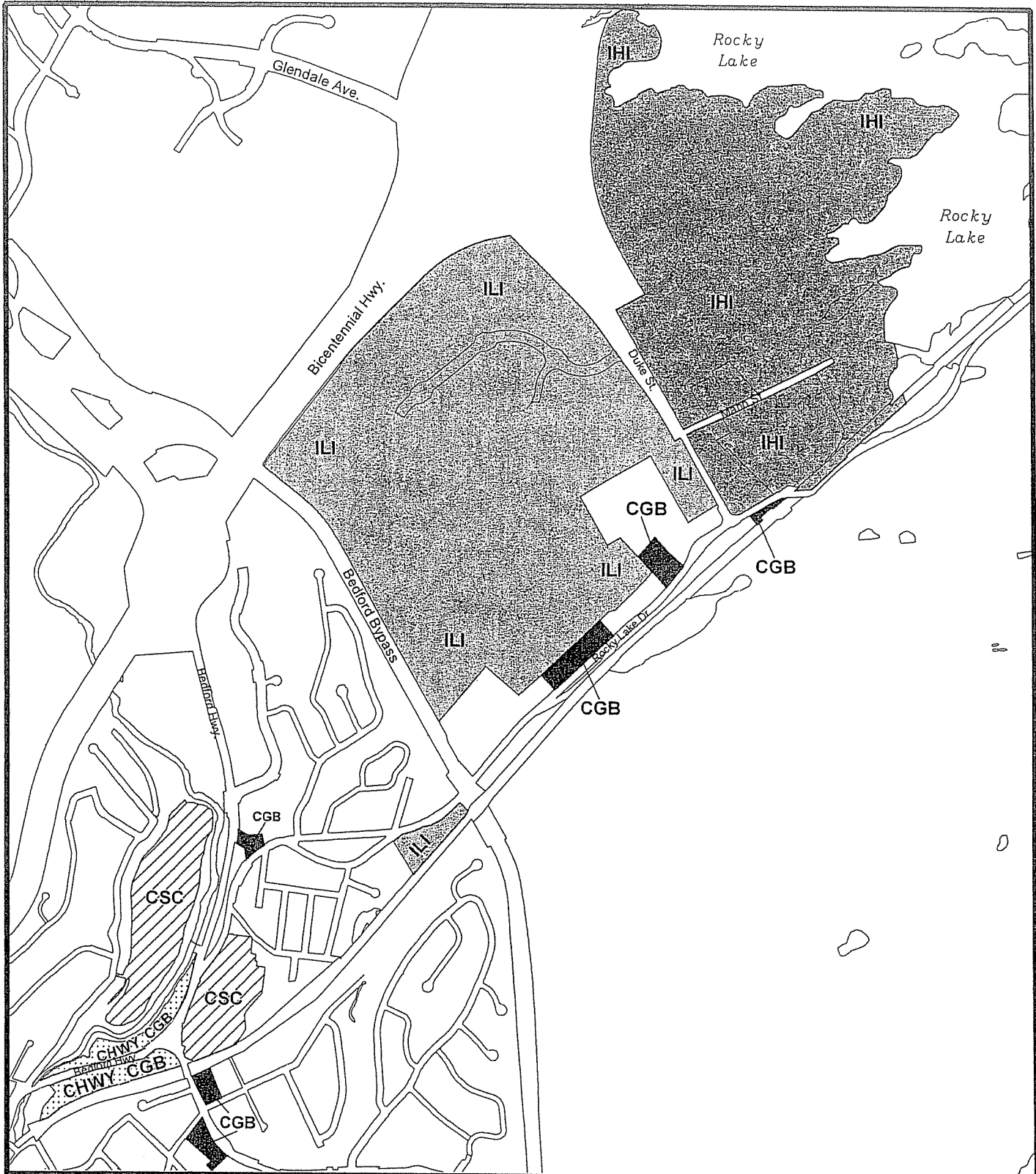
HALIFAX
REGIONAL MUNICIPALITY
Planning Services



June 18, 2007

HRM does not guarantee the accuracy of any base map information on this map.

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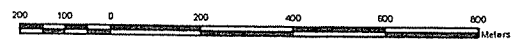


Map 3



- ILI Zone (Light Industrial Zone)
- IHI Zone (Heavy Industrial Zone)
- CGB Zone (General Business District Zone)
- CSC Zone (Shopping Centre Zone)

- CHWY_CGB Zone (Highway Oriented Commercial Zone / General Business District Zone)



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Planning Services

Attachment B
Relevant MPS Policies

Policy C-3:

It shall be the intention of Town Council to encourage a range of commercial uses sufficient to serve community needs within the Town and surrounding areas through provisions in the Land Use By-law to create the following zones:

- General Business District Zone (CGB) which permits general business uses including, but not limited to, office buildings, retail shops, restaurants, commercial accommodations, drinking establishments, institutional uses [excluding cemeteries], and recycling depots;
- Shopping Centre Zone (CSC) which permits uses including but not limited to shopping centres, retail outlets, restaurants, drinking establishments, CGB Zone uses and recycling depots;

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.
- c) Heavy Industrial (IHI) Zone which permits heavy industrial uses including, but not limited to, manufacturing, railway uses, concrete brick and asphalt plants, recycling facilities, utilities, bulk storage facilities, construction industries, dry cleaning establishments and industrial uses permitted within the ILI Zone.

PART 13 SHOPPING CENTRE (CSC) ZONE

No Development Permit shall be issued in a Shopping Centre (CSC) Zone except for one or more of the following uses;

- a) Shopping Centres containing any of the following uses;
 - i) Banks and Financial Institutions
 - ii) Offices
 - iii) Dressmaking and Tailoring
 - iv) Medical Clinics
 - v) Movie Theatres
 - vi) Restaurants, Taverns and Lounges
 - vii) All Age/Teen Clubs
 - viii) Billiard/Snooker Club
 - ix) Drycleaning Depots
 - x) Garden Markets
 - xi) Retail Stores
 - xii) Service and Personal Service Shops
 - xiii) Taxi and Bus Stations
 - xiv) Amusement Centre
 - xv) Recycling depots
- b) ~~Uses permitted in the CGB Zone~~
- c) Office towers in excess of the permitted height by development agreement
- d) Uses accessory to the foregoing uses.

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) daycare facilities, nursery schools, early leaning centres;
- m) dry cleaning depot

Council Report Sign-Off Sheet

Subject: Case 01038 - Zone Amendment- Bedford						
Meeting Date: April /07____ <input type="checkbox"/> Regular Council <input type="checkbox"/> COW <input type="checkbox"/> In Camera <input type="checkbox"/> Information Report <input checked="" type="checkbox"/> Community Council						
Prepared by _____ Leticia Smillie, Community Development__ _____ Date						
<input type="checkbox"/> First Draft for Information Only <input type="checkbox"/> Consultation <input type="checkbox"/> Approval						
<input checked="" type="checkbox"/>	Stakeholder -Internal	Approved By	Date & Time	Time spent on report (min)	Revised Date	Initial
	Not Required (unique to originating Business Unit)					
	By-Law Rationalization					
	BPIM					
	CD					
	EMS					
	Finance - FinTrack - Accounts - Financial Consultants - Procurement - Manager					
	Fire					
	H R					
	Legal					
	Police					
	TPW					
	Library					
	RCMP					
	Water Commission					
	Councillor (s)					
	Stakeholder - External					