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Halifax, Nova Scotia
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Item No. 11.1.5

Halifax Regional Council
August 5, 2008

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

A handwritten signature in cursive script, appearing to read "Dan English".

Dan English, Chief Administrative Officer

A handwritten signature in cursive script, appearing to read "Wayne Anstey".

Wayne Anstey, Deputy Chief Administrative Officer - Operations

DATE: July 11, 2008

SUBJECT: **Case 01152: MPS Amendment, Timberlea/Lakeside/Beechville**

ORIGIN

HRM initiated application further to April 8, 2008 motion of Regional Council requesting a staff report to initiate the process to consider amending the Timberlea/Lakeside/Beechville Municipal Planning Strategy to provide for light industrial uses on properties located at 1024 - 1036 St. Margaret's Bay Road, Beechville.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Authorize staff to initiate the process to consider amending the Timberlea/ Lakeside/ Beechville Municipal Planning Strategy and Land Use By-law to provide for light industrial uses on properties located at 1024 - 1036 St. Margaret's Bay Road, Beechville; and
2. Instruct that the MPS amendment process include a public participation program in accordance with the Public Participation Resolution, adopted by Regional Council on February 25, 1997.

BACKGROUND

The lands in question are the first properties encountered along the St. Margaret's Bay Road entering the community of Beechville from Halifax. The lands include four properties with a total area of 10.27 acres and more than 700 feet of frontage on the St. Margaret's Bay Road and are bounded to the west by Highway 103 (See Map 1). A single residential dwelling is located at 1036 St. Margaret's Bay Road while the remainder of the properties are vacant.

The properties once heralded the beginning of the historic rural community of Beechville. The twinning of Highway 103 in 1984, new residential subdivision development in Beechville, and growth of the Bayers Lake Business Park in Halifax have changed the context of the properties. The request is to consider changing the residential designation of the properties to allow for light industrial uses.

DISCUSSION

The lands are designated Urban Residential and zoned R-1 (Single Unit Dwelling). The lands immediately across the St. Margaret's Bay Road are also zoned R-1 while the Beechville Estates Subdivision to the west is zoned CDD (Comprehensive Development District). Beechville Estates contains the Ridgecliffe Middle School and 445 (single and semi-detached) residential homes.

On the northwest side of the St. Margaret's Bay Road is the Bayers Lake Business Park. Bayers Lake is 580 acres in size and is one of the major concentrations of light industrial and commercial activity in Greater Halifax. This area is zoned I-3 (General Industrial) under the Halifax Mainland LUB and residential uses are not permitted.

Whereas, the current Timberlea/Lakeside/Beechville Plan and Land Use By-law was adopted in 1992, the properties have been designated and zoned single unit residential since the initial 1982 Municipal Planning Strategy for the area. The public consultation that shaped the current plan and policies took place between 1988 and 1991 and the statistical information and economic data for the plan is also from the 1980s.

Although the Plan has been amended since 1992, the once rural/suburban character of the lands in the vicinity of 1024 St. Margaret's Bay Road has become significantly more urban with ongoing growth of both the Lakeside Industrial Park and the Bayers Lake Business Park. In particular, development of the Bayers Lake Business Park has recently reached properties on Horseshoe Lake Drive less than a few hundred metres of the subject properties.

The property also abuts the Provincial Highway 103 and Exit 2. The highway noise and related impacts make most of the property unsuitable or undesirable for residential purposes. Staff understand that the landowners have explored opportunities to develop the lands for residential purposes but have been unable to overcome the perceived liability of the adjacent highway.

The location of the properties next to Highway 103 does seem to offer an advantage in favour of commercial or light industrial uses. Traffic access to the property is directly from the St. Margaret's Bay Road with no implication on the local road network in Beechville. The property being long and narrow offers some ability to maintain a buffer for the residential uses in Beechville Estates from the highway.

In consideration of MPS and LUB amendments to enable light industrial uses, staff will address building scale and form, landscaping, traffic impacts and adequate buffers for the adjacent residential uses. Proposed details and development controls will be reviewed with the community during the public consultation process should Council agree to initiate the MPS amendment process. Should Regional Council decide to initiate the process, in addition to published newspaper advertisements, property owners in the area shown on Map 1 will be sent written notification of the public meeting.

In preparing the amendments staff will also review recommendations for additional land use controls, if necessary, as well as address any applicable traffic and infrastructure requirements.

BUDGET IMPLICATIONS

The costs to process 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, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

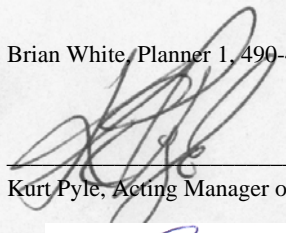
1. Regional Council may choose to authorize staff to initiate the process to amend the Timberlea/Lakeside/Beechville MPS and LUB. This is the recommended option.
2. Regional Council may choose to refuse the request for the amendment. There is no appeal process and Council is under no obligation to consider a request to amend the Municipal Planning Strategy.


ATTACHMENTS

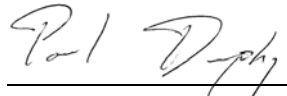
- Map 1: Location, Zoning and Area of Notification
- Map 2: Generalized Future Land Use Map

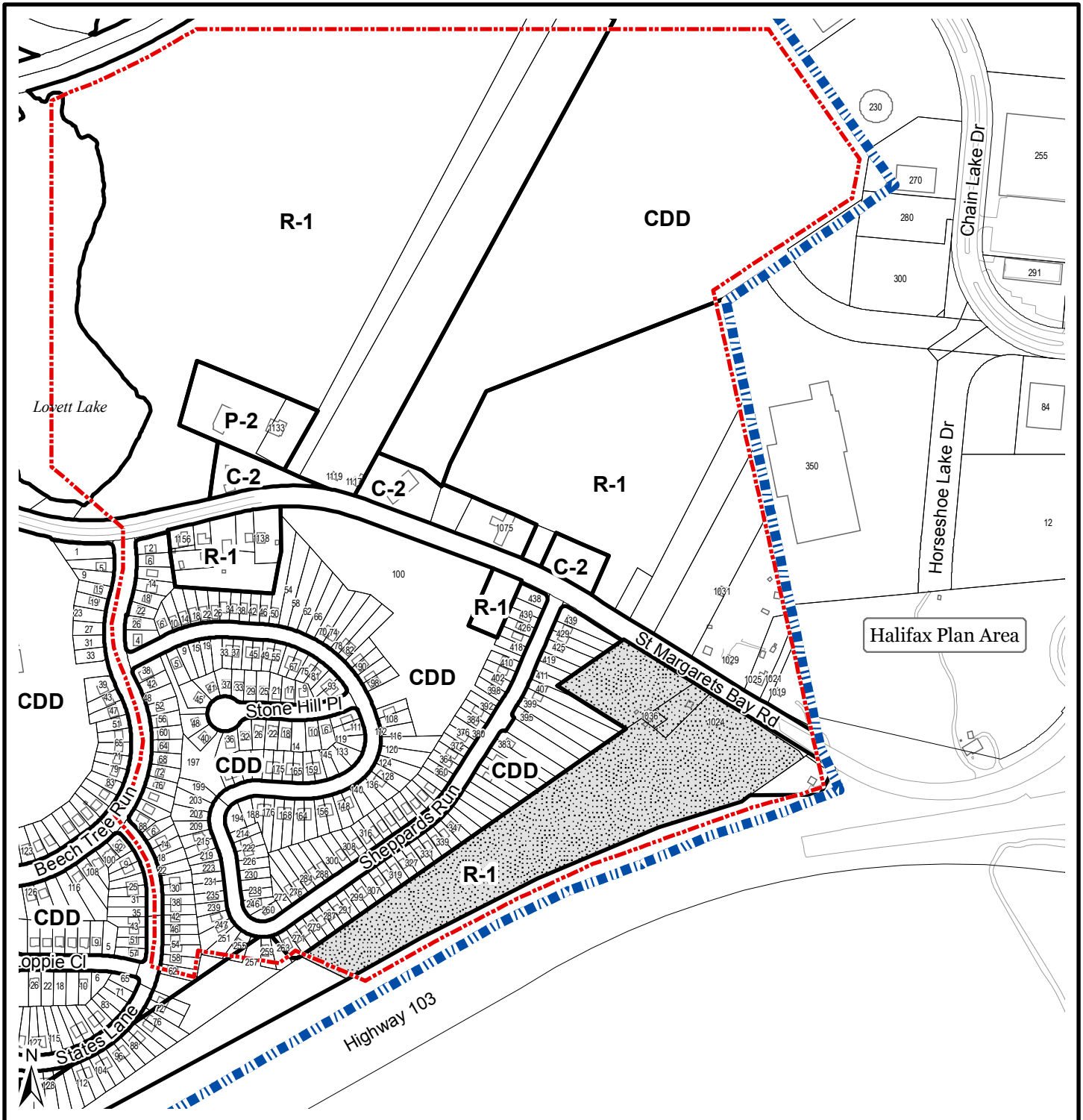
A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Brian White, Planner 1, 490-4793

Report Approved by: 
Kurt Pyle, Acting Manager of Planning Services, 490-7066


Financial Approval by: 
Catherine Sanderson, Senior Manager, Financial Services, 490-1562



Report Approved by: 
Paul Dunphy, Director of Community Development



Map 1 - Location and Zoning

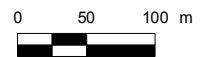
1024-1036 St Margarets Bay Road
Halifax

 Area of notification

 Subject area
 Plan area boundary

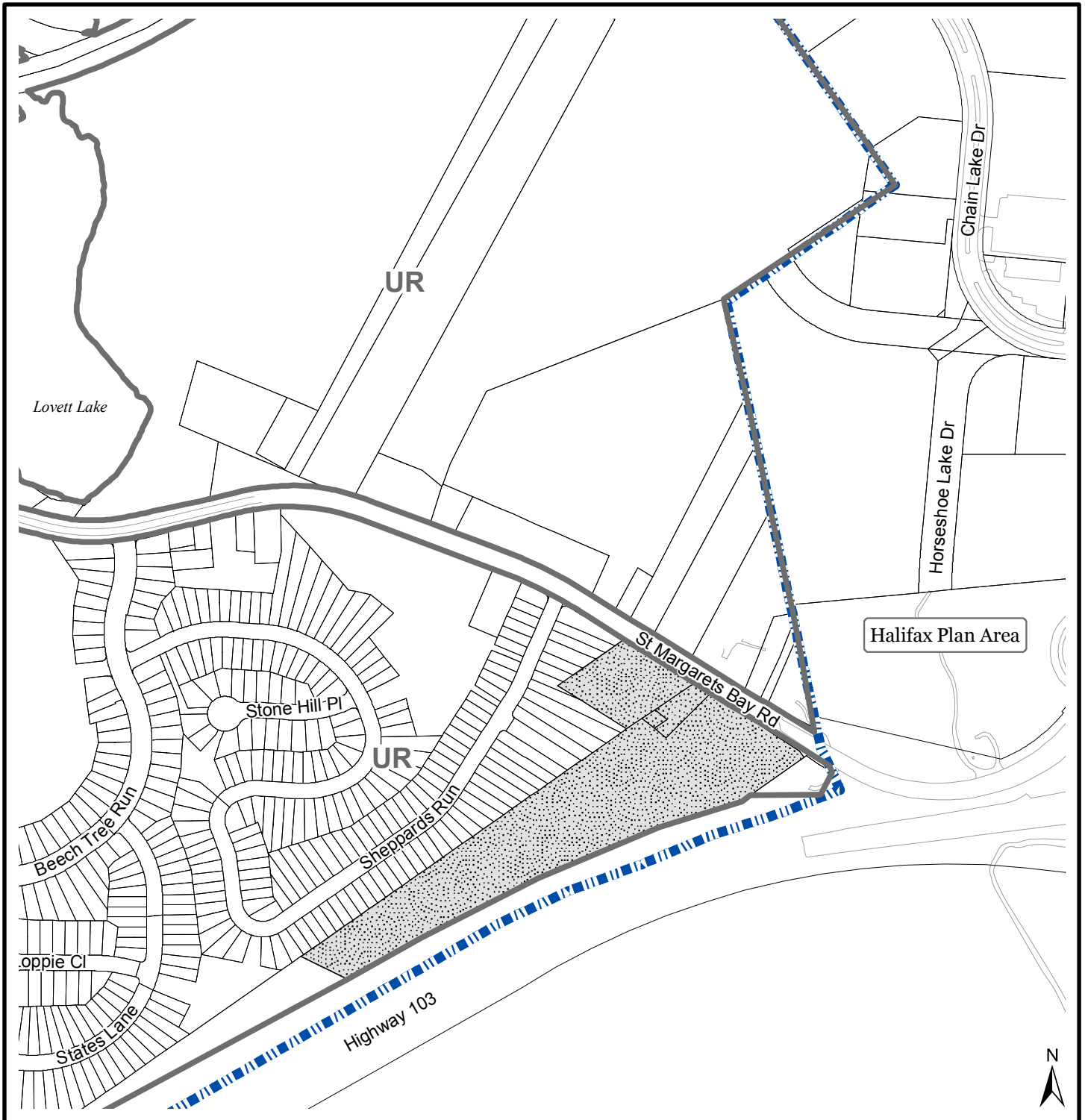
Zone
R-1 Single Unit Dwelling
C-2 General Business
I-1 Light Industry
P-2 Community Facility
CDD Comprehensive Dev. District

Timberlea/Lakeside/Beechville
Plan Area



This map is an unofficial reproduction of a portion of the Zoning Map for the Timberlea/Lakeside/Beechville Plan Area.

HRM does not guarantee the accuracy of any representation on this plan.



Halifax Plan Area



Map 2 - Generalized Future Land Use

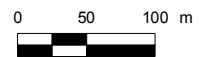
1024-1036 St Margarets Bay Road
Halifax

 Subject area

Timberlea/Lakeside/Beechville
Plan Area

Designation

UR Urban Residential



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