

Case 17491

Development Approvals

**Amendments to the
Timberlea/Lakeside/Beechville Municipal
Planning Strategy and Land Use By-law and
to the existing Development Agreement**

**Joint Public Hearing
Halifax and West Community Council**

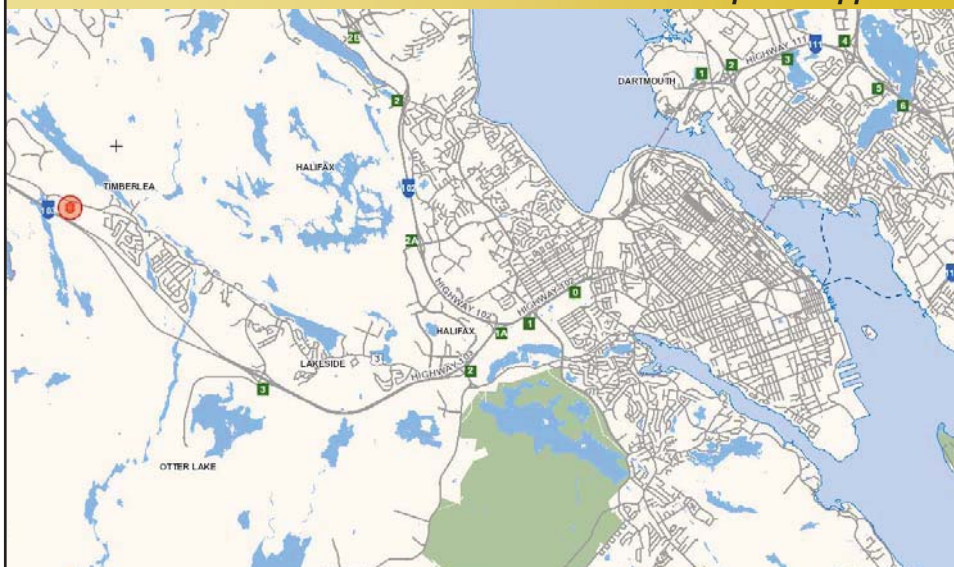
**Expansion of Bay Self Storage
2894 St. Margarets Bay Road**

Shayne Vipond, Senior Planner
Regional Council
April 15, 2014



Context Map

Development Approvals



Bay Self Storage - 2894 St. Margarets Bay Road

Development Approvals



Overview

Development Approvals

- 2005 Council authorized BSS expansion to add additional storage space onto C-3 zoned lands
- 2011 an unauthorized expansion of an outdoor Commercial Vehicle Storage Area (CVSA) onto R-1 Lands
- 2012 Application from Bay Self Storage to legalize the CVSA in the R-1 zone
- Existing MPS Policy, R-1 Zoning and DA do not currently permit this expansion

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Bay Self Storage - 2894 St. Margarets Bay Road

Development Approvals



- Urban Residential Designation
- Extent of self storage use is limited to the C-3 Zone

2894 St. Margarets Bay Road

Development Approvals



- Urban Residential Designation
- Property is split zoned C-3 and R-1

Bay Self Storage - 2894 St. Margarets Bay Road

Development Approvals



- Urban Residential Designation
- Permitted self storage use is limited to the C-3 Zone
- CVSA created in R-1

Direction - HWCC

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February 18, 2014

- Set a joint Public Hearing (to consider MPS and LUB amendments) and allow for the consideration of the proposed development agreement as outlined in the staff report dated February 3, 2014.

Proposed Amendments to MPS, LUB and DA

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- Attachment A, B and C of the report
 - Attachments A and B are site specific Policy and LUB amendments to the TLB MPS and LUB to enable the CVSA on the subject property in the R-1 zone
 - Would not enable other commercial expansions into the R-1 zone
 - Attachment C is the amending DA which extends the boundary of BSS operations to include the CVSA



Evaluation of the Proposal

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Traffic

- TIS submitted - No anticipated adverse impacts

Environmental Impacts

- Class 1 EA submitted– no adverse impacts from the development noted
- DOE Concern for potential future development over wetlands near the property boundary



Commercial Vehicle Storage Area

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- Land Uses
 - Long and short term storage of commercial and recreational vehicles that include tractor trailers, RV's, travel trailers and boats etc.



Proposed Amendments to the Development Agreement

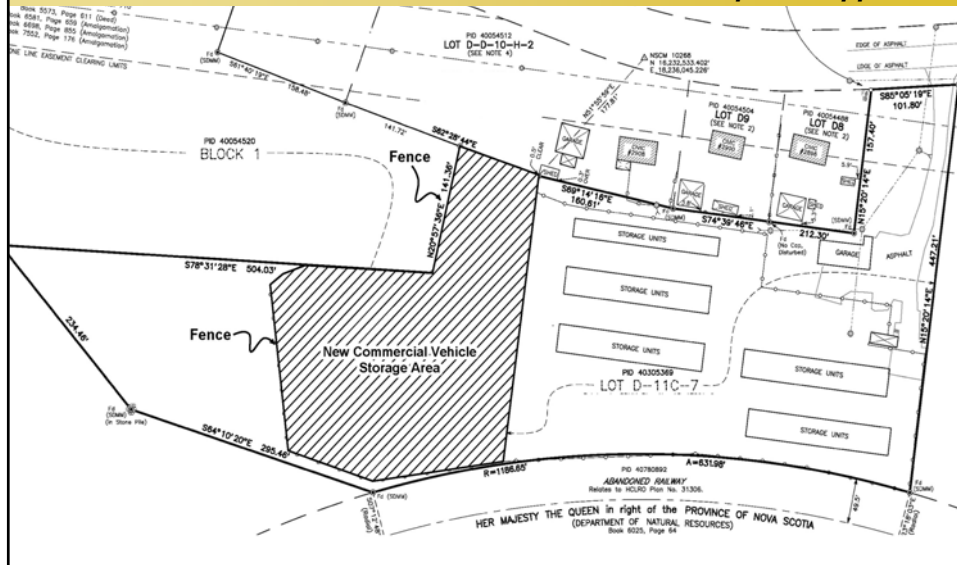
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- Attachment C of the report
 - Amendments to the existing Development Agreement for Bay Self Storage include:
 - Schedule with the new CVSA
 - Associated land uses for the CVSA
 - Requirement for a Stormwater Management Plan.



Discussion Site Plan

Development Approvals



Process

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- Only the amendments to MPS & LUB are being considered at this time
- If Council should approve these amendments, the DA amendments would go back to community council for consideration once the MPS & LUB amendments come into effect

Council Decision

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- Approve or refuse the MPS and LUB amendments to enable consideration of the amending DA.