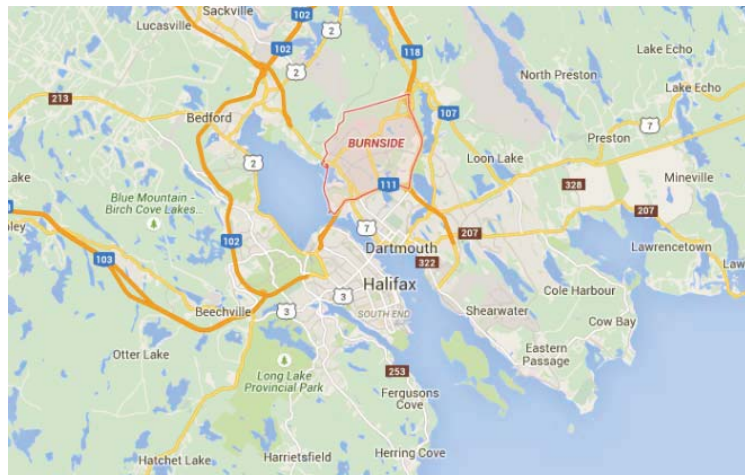


## Burnside in the Region



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## Background

- Regional Council Approved Update to Regional Plan in October 2014 Known as RP+5
- These Updates Included New Policies Pertaining to Business and Industrial Parks
- Policies Come From Recommendations of 2008 Business Parks Functional Plan
- Policy Key to this Discussion is Policy EC-6

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## Policy EC-6

*EC-6 - HRM shall reserve the lands within the Burnside Business Park Expansion Area, as shown on Map 10, for general, light industrial and logistics uses. Office and retail shall be permitted only as accessory uses to general and light industrial uses.*

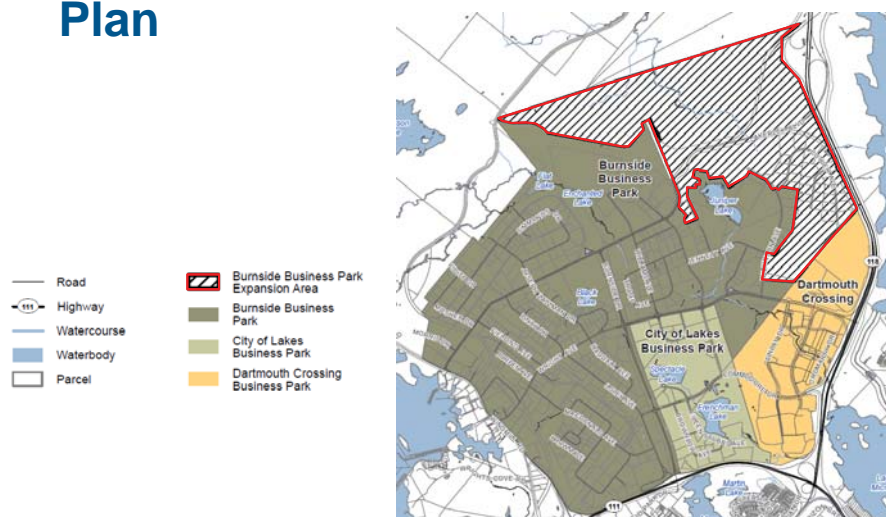
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## Purpose of Policy EC-6

1. Retain an Adequate Supply of Industrial Lands Within HRM to Ensure a Continued Mixed and Diversified Economy of the Region
2. to Incentivize Retail and Office Development Towards the Downtown `Regional Centre` Areas Wherever the Opportunity could be Provided

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## Current Map 10 of the Regional Plan



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## Land Use Rights: Before and After

### Burnside Business Park

- I-2 Industrial Zoning of Dartmouth LUB
- Very Permissive Zone
- Allows for industrial, service, retail, and office uses

### Burnside Business Park Expansion Area

- Focus on Providing Space for Industrial Uses
- No New Office or Retail Uses
- Office or Retail Can Only Exist as an Accessory Use to a Permitted Use

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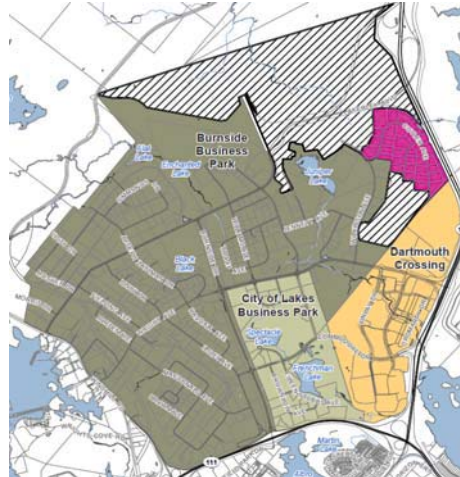
## Reason For The Proposed Amendment

- At Same Time as Regional Plan Amendments Were Being Considered, Corporate Real Estate was negotiating Land Sales With Numerous Businesses and Land Developers
- In May 2015, a Business to be Located on Former HRM Land was Refused a Permit Due to their Use Being Considered a Retail Use
- Several Businesses are Unable to Construct or Occupy Buildings that they have Anticipated Moving to Within the Next 4-6 Months

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## Proposed Amendment

- Retail, Office, and Service Uses are Currently Restricted in the Hatched Area
- The Proposed Map Amendment Would Remove the Pink Area From This Restriction And Allow Uses Consistent with the Rest of the Burnside Business Park
- No Additional Amendments to the Land Use By-law or MPS are Required



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## Implications of the Change

- Subject Lands Would Revert Back to Allowed Uses of the Dartmouth I-2 Zone
- Office, Retail, and Service Uses Would be Allowed Consistent with the Rest of the Burnside Business Park
- Scope of the Amendment has been Narrowed to the Greatest Extent Possible to Apply Only to Properties in Negotiation at time of Policy EC-6
- Uses Not Appropriate within a Downtown Commercial Setting, but Not Considered a True Industrial Use Would be the Beneficiary of the Change

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## Other Land Use Controls

- The Overall Intent of the Business Park Functional Plan Still Applies
- Pure Retail and Office Uses Will Still be Avoided Through Regulation of Purchase and Sale Agreements
- Building Plans and Uses are Assessed for Conformance with the Functional Plan at Time of Sale

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## Moving Forward

- Business Park Functional Plan Recommended the Adoption of a more Nuanced Set of Zones for Business Parks
- The Zones would Identify Specific Locations where Retail and Service Commercial Uses would be Appropriate
- Planning & Development will be Gathering Information on these Commercial Uses and their Catchment Areas in order to Create New Zones for this Purpose

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## **Staff Recommendation**

Staff Recommend that Regional Council Approve Amendments to Map 10 of the Regional Municipal Planning Strategy to Enable Greater Flexibility of Use within the Burnside Business Park Expansion Area

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