

Halifax Regional Council
November 19, 2002

December 10, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: *Julia Hearncastle*
for Councillor Len Goucher, Chair
North West Community Council

DATE: November 15, 2002

SUBJECT: Case 00490 - Bedford MPS and LUB Amendments - Lots AB High Street and General Housekeeping Amendments

ORIGIN

November 14, 2002 North West Community Council.

RECOMMENDATION

North West Community Council recommend that Halifax Regional Council:

1. Give First Reading to consider amendments to the Bedford Municipal Planning Strategy and Land Use By-law and schedule a public hearing;
2. Adopt amendments to the Bedford Municipal Planning Strategy and Land Use By-law provided in Attachment 4 fo the staff report dated October 28, 2002, to designate Lot AB on High Street Residential and rezone it RSU (Residential Single Unit) Zone;
3. Adopt amendments to the Bedford Municipal Planning Strategy and Land Use By-law provided in Attachment 5 of the staff report dated October 28, 2002, to extend the land use designation and zone lands right-of-way identified on the Generalized Future Land Use Map, with amendment to apply the most restrictive zone of the adjacent properties;
4. Adopt Amendments to the Bedford Municipal Planning Strategy and Land Use By-law as provided in Attachment 7 of the staff report dated October 28, 2002, to implement Policy C-19 and C-20 of the Bedford Municipal Planning Strategy for the site of the former Bedford CN Station.

ATTACHMENTS

1. Planning Advisory Committee Report dated November 7, 2002
2. Revised Attachment 5
3. Staff report dated October 28, 2002

For additional copies or for information on the status of the report, please contact the Office of the Municipal Clerk, at 490-4210 (TEL) or 490-4208 (FAX).

North West Community Council
November 14, 2002

TO: North West Community Council

SUBMITTED BY: Gail Harnish
Gail Harnish, Admin\PAC Coordinator

DATE: November 7, 2002

SUBJECT: Case 00490: Bedford MPS and LUB Amendments - Lot AB High Street
and General Housekeeping Amendments

ORIGIN:

North West Planning Advisory Committee - November 6, 2002

RECOMMENDATION:

It is recommended that North West Community Council recommend that Halifax Regional Council:

1. Give First Reading to consider amendments to the Bedford Municipal Planning Strategy and Land Use By-law and schedule a public hearing;
2. Adopt amendments to the Bedford Municipal Planning Strategy and Land Use By-law provided in Attachment 4 of the staff report dated October 28, 2002, to designate Lot AB on High Street Residential and rezone it RSU (Residential Single Unit) Zone;
3. Adopt amendments to the Bedford Municipal Planning Strategy and Land Use By-law provided in Attachment 5 of the staff report dated October 28, 2002, to extend the land use designation and zone to lands right-of-way identified on the Generalized Future Land Use Map, with an amendment to apply the most restrictive zone of the adjacent properties;
4. Adopt amendments to the Bedford Municipal Planning Strategy and Land Use By-law as provided in Attachment 7 of the staff report dated October 28, 2002, to implement Policy C-19 and C-20 of the Bedford Municipal Planning Strategy for the site of the former Bedford CN Station.

A revised Attachment 5 is attached which incorporates the requested amendments from the 3rd recommendation.

ATTACHMENT:

Staff report dated October 28, 2002
Revised Attachment 5

Attachment 5 (Revised)
Proposed MPS and LUB Changes for Right(s)-of-Way

Case 00490: Amendments for Bedford Municipal Planning Strategy

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law of Bedford as enacted by Bedford Town Council on the 26th day of March, 1996 and approved by the Minister of Municipal Affairs on the 17th day of May, 1996 as amended, is hereby further amended as follows:

Z-1A Where the Generalized Future Land Use Map identifies a street right-of-way, railway right-of-way or electrical transmission line right-of-way the Generalized Future Land Use of the abutting properties shall extend to the centerline of such right(s)-of-way.

I HEREBY CERTIFY that the amendment to the Municipal Planning Strategy for Bedford as set out above, was passed by a majority vote of the whole Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2002

GIVEN under the hands of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2002

Vi Carmichael
Municipal Clerk

Case 00490: Land Use By-law Amendments for Bedford Land Use By-law (Revised)

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law of Bedford as enacted by Bedford Town Council on the 26th day of March, 1996 and approved by the Minister of Municipal Affairs on the 17th day of May, 1996 as amended, is hereby further amended as follows:

1. Part 3, Section 4 of the Bedford Land Use By-Law is deleted and replaced with Part 3, Section 4 as follows:

4. Interpretation of Zoning Boundaries

Boundaries between zones shall be determined as follows:

- a) where a zone boundary is indicated as approximately following the edge of a street or highway right-of-way, a railway right-of-way, or an electrical transmission line right-of-way, the boundary of the zone shall follow a line midway between the outside limits of the right-of-way(s);
 - b) where a zone boundary is indicated as approximately following the edge of a watercourse, the boundary shall follow the high water mark of such watercourse;
 - c) where a zone boundary is indicated as approximately following lot lines the boundary shall follow such lot lines;
 - d) where none of the above provisions apply, and where appropriate, the zone boundary shall be scaled from the official zoning maps.
 - e) Notwithstanding 4. a), where any right-of-way is vacated in the manner authorized by law, and where a lot is created from the former right-of-way through subdivision or consolidation, and where the portion of former right-of-way which is part of a newly created lot has two or more zones applied subject to 4.a), the most restrictive zone, shall apply to the former right-of-way portion of the lot. For the purposes of this section, Appendix B shall indicate the hierarchy of zones. Notwithstanding the foregoing, no property shall be zoned P - Park Zone or POS - Park Open Space Zone.
2. Appendix B is added, as attached.

I HEREBY CERTIFY that the amendment to the Land Use By-Law for Bedford as set out above, was passed by a majority vote of the whole Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2002

GIVEN under the hands of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2002

Vi Carmichael
Municipal Clerk

Appendix B
Hierarchy of Zones

- FW - Floodway Zone
- RR - Residential Reserve
- ICH - Infrastructure Charge Holding Zone
- RSU - Single Dwelling Unit Zone
- RTU - Two Dwelling Unit Zone
- RTH - Townhouse Zone
- RMU - Multiple Dwelling Unit Zone
- RCDD - Residential Comprehensive Development District
- BSCDD - Bedford South Comprehensive Development District
- SI - Institutional Zone
- CMC - Mainstreet Commercial Zone
- CGB - General Business District Zone
- CCDD - Commercial Comprehensive Development District
- WFCDD - Waterfront Comprehensive Development District
- CSC - Shopping Centre Zone
- CHWY - Highway Oriented Commercial Zone
- ILI - Light Industrial Zone
- SU - Utilities Zone
- IHO - Harbour Oriented Industrial Zone
- ITR - Information, Technology, and Research Zone
- IHI - Heavy Industrial Zone

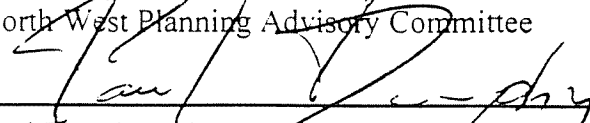
Most Restrictive

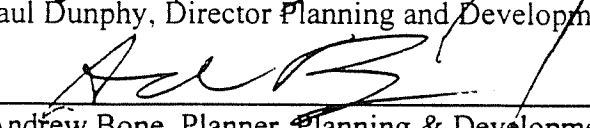


Least Restrictive

North West Planning Advisory Committee
November 6, 2002

TO: North West Planning Advisory Committee

SUBMITTED BY: 
Paul Dunphy, Director Planning and Development Services


Andrew Bone, Planner, Planning & Development Services

Date: October 28, 2002

Subject: Case 00490: Bedford MPS and LUB Amendment - Lot AB - High Street and General Housekeeping Amendments

SUPPLEMENTARY REPORT

ORIGIN:

An application by Halifax Regional Municipality to amend the Municipal Planning Strategy and Land Use By-law for Bedford.

RECOMMENDATION:

It is recommended that North West Community Council recommend that Halifax Regional Council:

1. Give First Reading to consider amendments to the Bedford Municipal Planning Strategy and Land Use By-law and schedule a public hearing;
2. Adopt amendments to the Bedford Municipal Planning Strategy and Land Use By-law provided in Attachment 4 to designate Lot AB on High Street Residential and rezone it RSU (Residential Single Unit) Zone;
3. Adopt amendments to the Bedford Municipal Planning Strategy and Land Use By-law provided in Attachment 5 to extend the land use designation and zone to lands rights-of-way identified on the Generalized Future Land Use Map;

RECOMMENDATIONS CONTINUED ON PAGE 2

4. Adopt amendments to the Bedford Municipal Planning Strategy and Land Use By-law as provided in Attachment 7 to implement Policy C-19 and C-20 of the Bedford Municipal Planning Strategy for the site of the former Bedford CN Station.

BACKGROUND:

This case originates from zoning enquiries related to the zoning status of certain properties in Bedford. There are three sections to this report which relate to:

1. Designation and zoning of Lot AB on High Street;
2. Designation and zoning on rights-of-way within Bedford;
3. Designation and zoning of the site of the former Bedford CN Station.

1. Lot AB, High Street

Lot AB is an approximately 12,000 square foot parcel located on High Street in Bedford. It comprises land between High and Locke Streets (Maps 1). The property was thought to be owned by the former Town of Bedford and as an unused public right-of-way. It has since been determined that the land is privately owned.

As is currently the case with all rights of way within Bedford, Lot AB is not designated on the Generalized Future Land Use Map (Attachment 1) nor zoned on the Zoning Map (Attachment 2). The current owners are Fred and Claudette Shuman who are currently constructing a home on the property.

The lack of a designation and zoning on this property is because it was thought to have been a public right-of-way. It was standard practice in the Bedford MPS not to designate or zone public rights-of way or streets.

2. Zoning Status of Rights-of-way

During the course of the public meeting and subsequent discussions related to the status of Lot AB, concern was expressed that the process for such a simple case was a waste of time and money. It was suggested that there should be an automated process by which the Municipality could extend zoning to rights of way identified in the plan if required in the future. Staff suggest that this issue be addressed.

3. CN Station in Bedford

During the analysis of the proposed amendments identified above, staff became aware that a portion of railway right-of-way containing the former Bedford CN Station is also not designated and

unzoned although the property is recognized in the text of the MPS as Mainstreet Commercial Designation and Zone. Map 2 and Policies C19 and C-20 of the Bedford MPS (Attachment 6) clearly identify that this parcel should have this designation and zone. As this property is not designated and zoned correctly, staff are suggesting that this be undertaken as a housekeeping measure.

Public Meeting / Written Comments

A public meeting was held September 30, 2002 to hear public comment on staff's proposal to zone and designate Lot AB for residential land uses. The issues of zoning on rights of way and on the Bedford CN station were mentioned but no detailed discussion occurred. The minutes from this meeting are included as Attachment #3. No written comments were received.

DISCUSSION:

1. Lot AB-High Street

Lands which are not designated and zoned under a Municipal Planning Strategy and Land Use By-law are not subject to municipal land use regulations. Essentially, such lands are capable of being developed for any land use subject to only limited requirements such as parking standards.

In order to maintain a consistent degree of municipal zoning throughout the Municipality, staff recommend that the Bedford Municipal Planning Strategy and Land Use By-law be amended to designate Lot AB on High Street as 'Residential' on the Generalized Future Land Use Map and a Residential Single Unit (RSU) Zone on the Zoning Map. The Residential Designation and RSU Zone primarily permit single unit dwellings and is the designation and zone for all surrounding properties.

In this case the Municipal Planning Strategy and Land Use By-law plan simply did not designate or zone the property based on the assumption that the land was publically held and was a public right-of-way. As this assumption was wrong and the land is privately owned, this error would qualify this property for consideration for a plan amendment. Persons attending the public meeting appeared to concur with the proposed zone. Staff recommends that Council amend the Municipal Planning Strategy and Land Use By-law to correct the errors. The MPS amendment required to implement this is provided in Attachment 4.

2. Zoning of Rights-of-way

In many Municipal Plans and Land Use By-laws, the land use designation and zoning are extended to the centre line of streets or rights-of-way. This practice ensures that all rights-of-way in a community have a designation and zone. Currently, most rights-of-ways identified in Bedford are either publicly-owned or controlled and have no zone or designation. Currently when a portion of

right-of-way is no longer required. any land use is permitted as of right. The permitting of any land use on these properties is not appropriate.

North West Planning Advisory Committee requested that staff consider an appropriate manner whereby a RSU Zone would be applied where a street right-of-way is no longer required. Staff recommend against such an approach as not all streets are located in residential areas.

A more appropriate measure would be to automatically extend the abutting land use designation and zoning to the centerline of all rights-of-way. This would limit the land uses to those which are currently permitted on lands adjacent to rights-of-way. In instances where the zoning is the same on both sides of a former right of way, the same zone is applied. Where zones are different on opposite sides of a street, a right of way could have two zones applied to it. In these instances, staff are recommending that the Municipal Planning Strategy include a policy which would allow Council to consider a rezoning to either of the adjacent zones if a street is closed. The MPS amendment required to implement this is provided in Attachment 5.

3. Bedford CN Train Station

Map 2 and Policies C19 and C-20 of the Bedford MPS (Attachment 6) clearly intended the Bedford CN Station to have been designated MC (Mainstreet Commercial) on the Generalized Future Land Use Map and zoned CMC (Mainstreet Commercial) Zone on the Zoning Map. On the basis of this clear intent, staff recommend that Council amend the Generalized Future Land Use Map and Zoning Map to reflect this. The MPS amendment required to implement this is provided in Attachment 7.

Conclusion

In conclusion, staff recommend that Regional Council amend the Bedford Municipal Planning Strategy and Land Use By-law to:

- designate Lot AB on High Street in Bedford Residential and concurrently rezone it Residential Single Unit (RSU) Zone;
- apply a provision whereby land use designations and zones of abutting lands would apply to rights-of-way; and
- apply the MC (Mainstreet Commercial) designation and CMC (Mainstreet Commercial) Zone to the former CN Rail Station in accordance with policies C-19 and C-20 of the MPS.

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:

The following alternatives are identified:

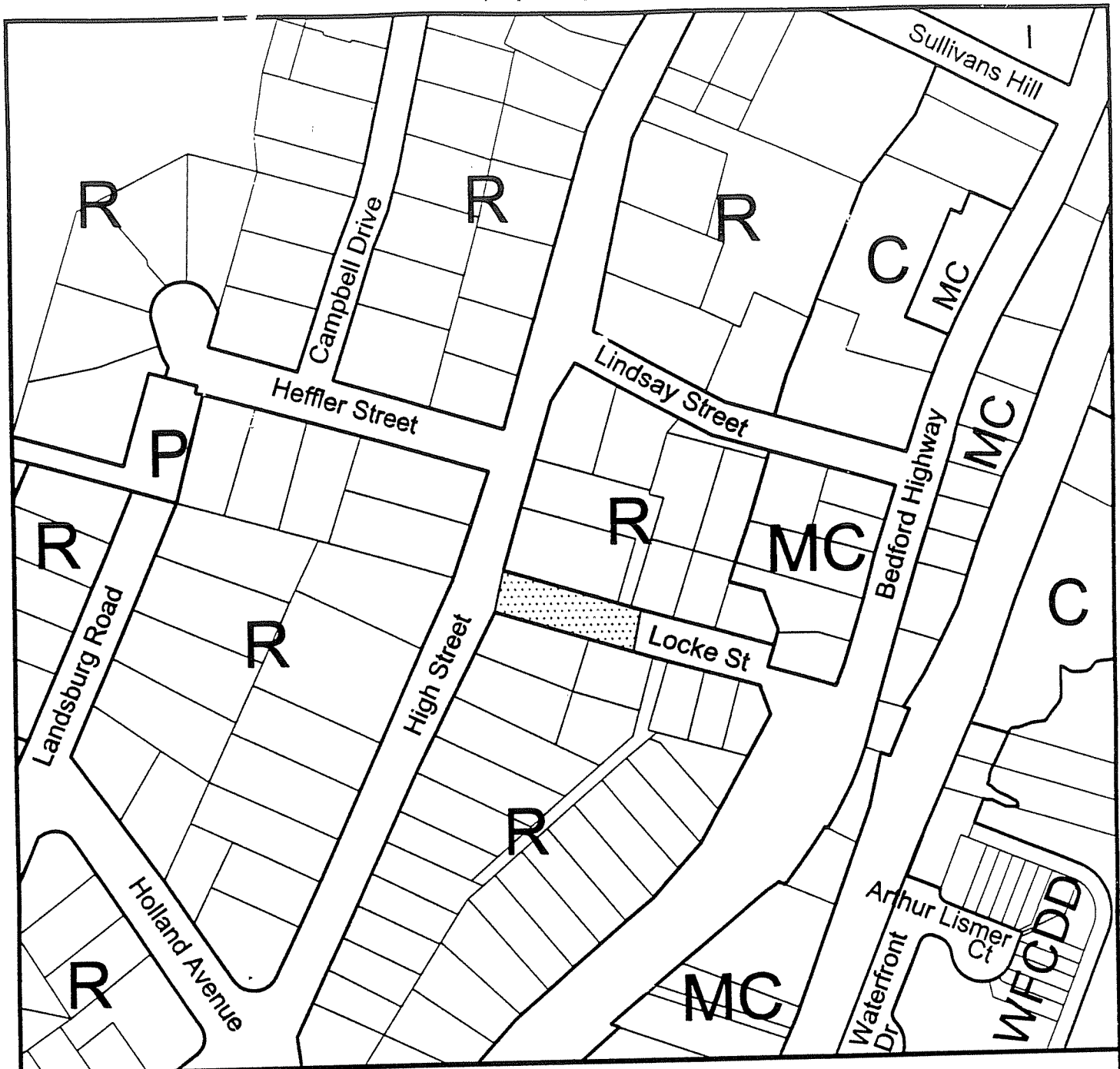
1. Regional Council could agree to adopt the proposed amendments relating to Lot AB on High Street, right-of-ways and the Bedford CN Station. This is the recommended course of action.
2. Regional Council could decide to not proceed with one or more of the three proposed amendments. This is not recommended as staff feels the proposed amendments further the intent of the MPS and there is merit in proceeding with them.
3. Regional Council could decide to not proceed with all of the requested amendments. This may have implications such that any land use may be established on former rights-of-way. A request to amend the Municipal Planning Strategy is completely at the discretion of Council. A decision not to amend the MPS cannot be appealed.

ATTACHMENTS:

Attachment 1	Generalized Future Land Use Map-Lot AB, High Street
Attachment 2	Zoning Map-Lot AB, High Street
Attachment 3	NWPAC Public Meeting Minutes from September 30, 2002
Attachment 4	Proposed MPS and LUB Changes for Lot AB-High St.
Attachment 5	Proposed MPS and LUB Changes for Right-of-Ways
Attachment 6	Policy C-19 and C-20 of the Bedford MPS
Attachment 7	Proposed MPS and LUB Amendments-Bedford CN Station

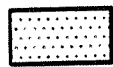
Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Andrew Bone, Planner, 869-4226



Map 1

Generalized Future Land Use



Subject Property



R Residential Designation

MC Mainstreet Commercial Designation

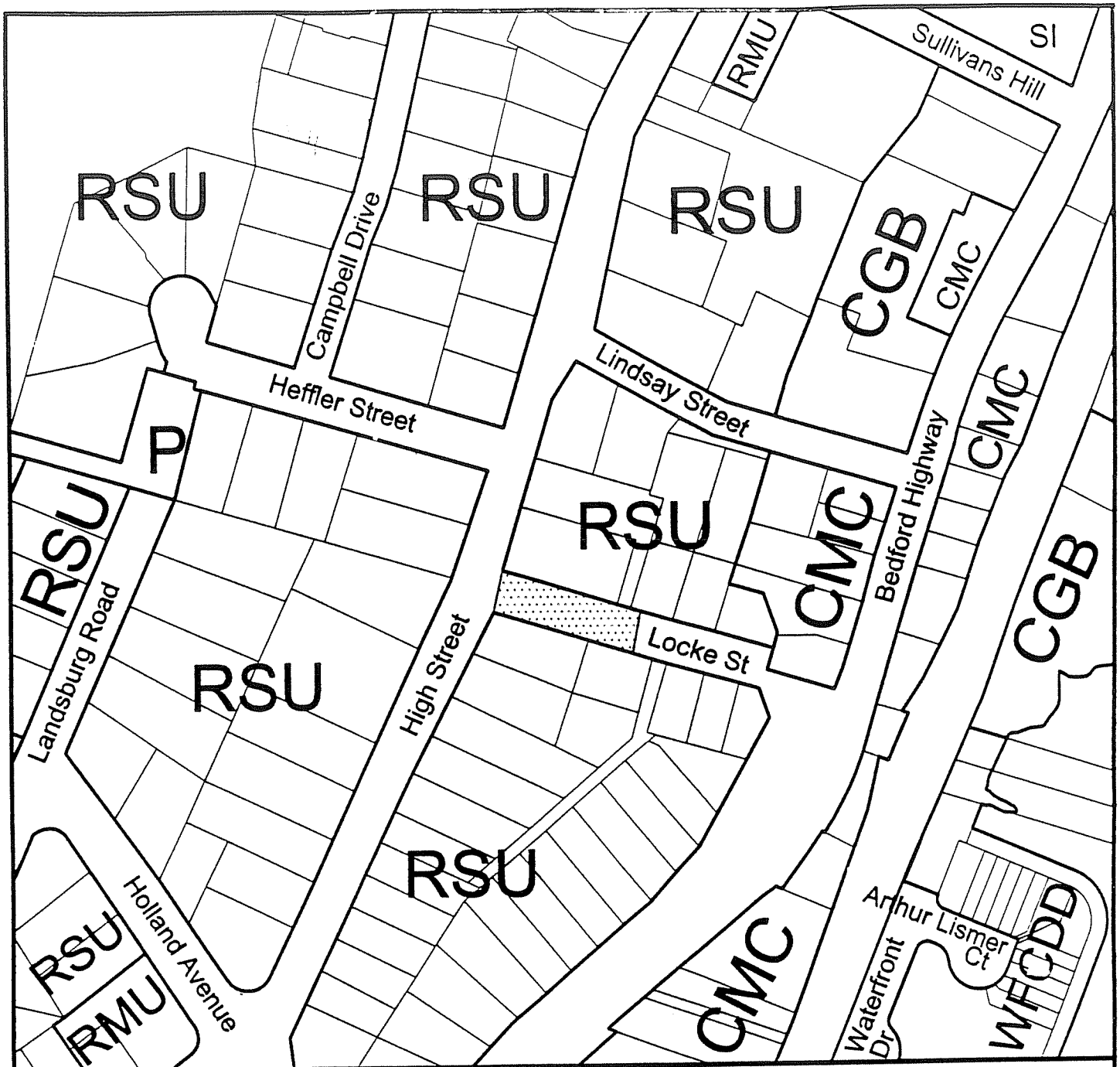
C Commercial Designation

P Park and Recreation Designation

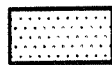
I Institutional Designation

WFCDD Waterfront Comprehensive Development District





Map 2
Zoning

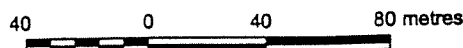


Subject Property



- RSU Single Dwelling Unit Zone
- RMU Multiple Dwelling Zone
- CMC Mainstreet Commercial Zone
- CGB General Business District Zone

- P Park Zone
- SI Institutional Zone
- WFCDD Waterfront Comprehensive Development District



ATTACHMENT 3
NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC MEETING
MINUTES
September 30, 2002

PRESENT: Ms. Ann Merritt, Acting Chair
Ms. Gloria Lowther
Ms. Karen Stadnyk
Councillor Len Goucher

ABSENT: Mr. Delphis Roy
Mr. George Murphy
Mr. Tony Edwards
Mr. David Perrier
Ms. Jan Gerrow

STAFF: Mr. Andrew Bone, Planner
Ms. Julia Horncastle, Assistant Municipal Clerk

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1. CALL TO ORDER 03

2. PUBLIC PARTICIPATION - Case 00490 - Bedford Municipal
Planning Strategy and Land Use By-law Amendment
Lot Ab - High Street 03

3. CLOSING COMMENTS 04

4. ADJOURNMENT 04

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. with seven members of the public in attendance.

2. PUBLIC PARTICIPATION - CASE 00490 - BEDFORD MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW AMENDMENT - LOT AB - HIGH STREET

- A report prepared for Mr. Dan English, Acting Chief Administrative Officer, dated July 26, 2002, was before the Committee.

Mr. Andrew Bone, Planner, with the aid of overheads, presented the report advising the meeting was to address a zoning error. He advised that the property did not have any zoning placed on it in the Municipal Planning Strategy and Land Use By-law.

Mr. Bone advised the property is privately owned and a house is currently being built on it. He stated it is being recommended that the property be designated residential and zoned for a single residential unit. He advised that a staff report will be developed as a result of this meeting as to appropriate use of the property which will then be forwarded to the North West Planning Advisory Committee who will then make a recommendation to Regional Council.

Councillor Goucher advised that if a property does not have a zone assigned to it then any type of development can occur on that piece of property because there are no provisions or restrictions for use.

In response to Gloria Lowther, Mr. Bone advised that the adjacent land is privately owned by Annapolis Basin Group. On further question, the Committee was advised the property has a depth of 60 feet.

In response to Councillor Goucher regarding snow clearing of Locke Street, the Committee was advised that a ten foot easement has been granted to HRM for snow clearing purposes.

Mr. Bill Miller, High Street, stated the house was very large and seemed to fill the whole lot and questioned whether it was built to code. In response, Mr. Bone advised the house meets the all codes and setback requirements.

Councillor Goucher reiterated that because the property was not zoned, the Development Officer had to issue the permits.

Mr. Bone noted there were a number of properties located throughout Bedford that were in the same situation of not having any zone applied. Following discussion, the Committee directed staff to examine the possibility of applying the most restrictive zone to those unzoned.

3. CLOSING COMMENTS

Ms. Merritt thanked the members of the Committee and public for their input into the process.

4. ADJOURNMENT

There being no other business, the meeting was adjourned at 7:50 p.m.

Julia Horncastle
Assistant Municipal Clerk

Attachment 4
Proposed MPS AND LUB Changes for Lot AB-High Street

Case 00490: Amendments for Bedford Municipal Planning Strategy

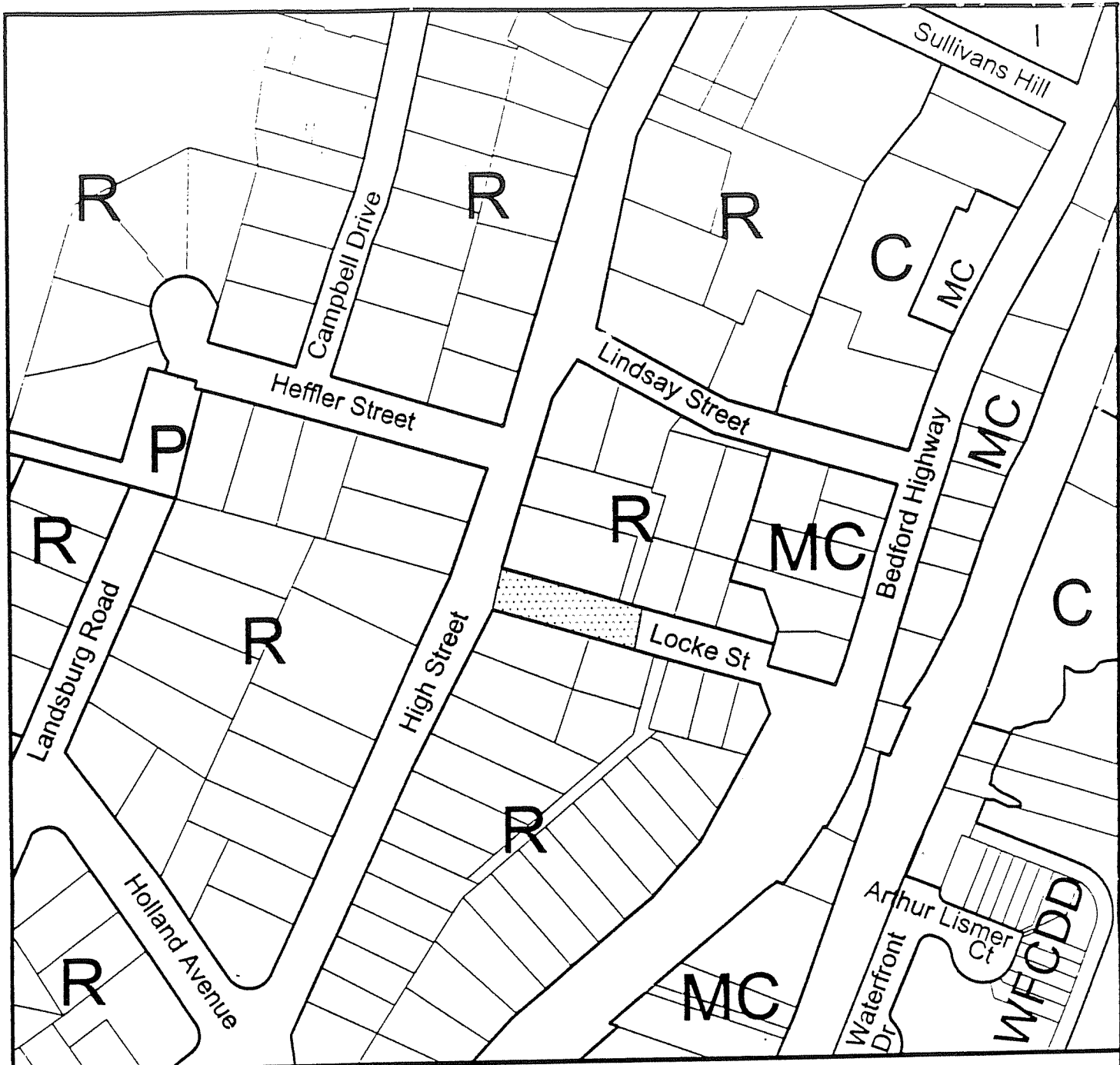
BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy of Bedford as enacted by Bedford Town Council on the 26th day of March, 1996 and approved by the Minister of Municipal Affairs on the 17th day of May, 1996 as amended, is hereby further amended as follows::

1. The Bedford Generalized Future Land Use Map is amended by Designating Lot AB, located on High Street (PID 41034505), R (Residential) as shown on the attached Map 1.

I HEREBY CERTIFY that the amendment to the Municipal Planning Strategy for Bedford as set out above, was passed by a majority vote of the whole Council of the Halifax Regional Municipality at a meeting held on the ____ day of ____, 2002

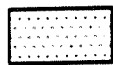
GIVEN under the hands of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2002

Vi Carmichael
Municipal Clerk



Map 1

Generalized Future Land Use



Subject Property



R Residential Designation

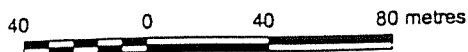
MC Mainstreet Commercial Designation

C Commercial Designation

P Park and Recreation Designation

I Institutional Designation

WFCDD Waterfront Comprehensive Development District



Case 00490: Land Use By-law Amendments for Bedford Land Use By-law

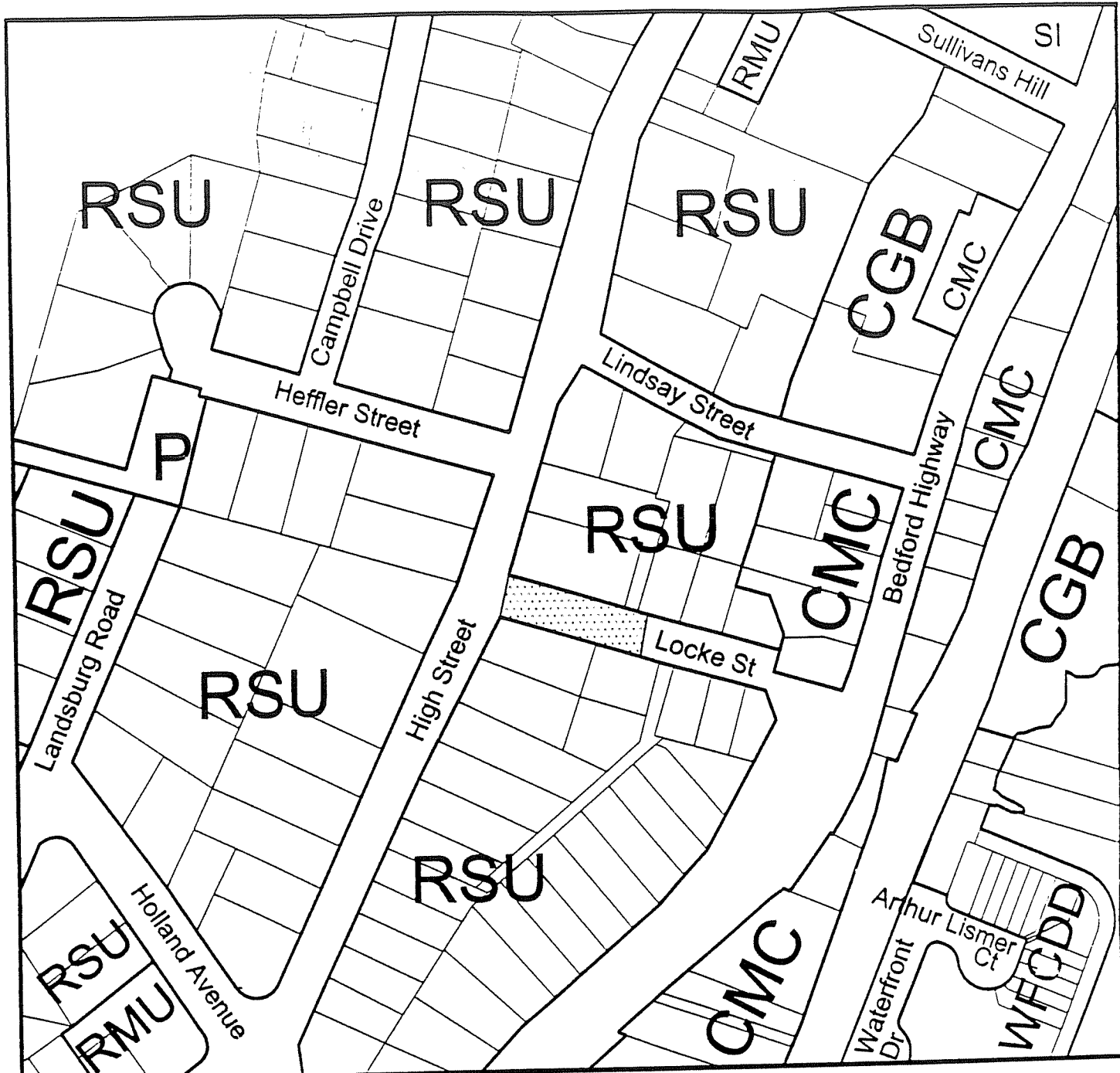
BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law of Bedford as enacted by Bedford Town Council on the 26th day of March, 1996 and approved by the Minister of Municipal Affairs on the 17th day of May, 1996 as amended, is hereby further amended as follows:

The Bedford Zoning Map is amended by zoning Lot AB, located on High Street (PID 41034505), RSU (Single Unit Dwelling) Zone as shown on the attached Map 2.

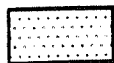
I HEREBY CERTIFY that the amendment to the Land Use By-law for Bedford as set out above, was passed by a majority vote of the whole Council of the Halifax Regional Municipality at a meeting held on the ___ day of _____, 2002

GIVEN under the hands of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this ___ day of _____, 2002

Vi Carmichael
Municipal Clerk



Map 2
Zoning

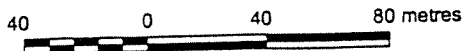


Subject Property



- RSU Single Dwelling Unit Zone
- RMU Multiple Dwelling Zone
- CMC Mainstreet Commercial Zone
- CGB General Business District Zone

- P Park Zone
- SI Institutional Zone
- WFCDD Waterfront Comprehensive Development District



Attachment 5
Proposed MPS and LUB Changes for Right(s)-of-Way

Case 00490: Amendments for Bedford Municipal Planning Strategy

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Z-1A Where the Generalized Future Land Use Map identifies a street right-of-way, railway right-of-way or electrical transmission line right-of-way the Generalized Future Land Use of the abutting properties shall extend to the centerline of such right(s)-of-way.

Z-1B It shall be the intention of Council that where a property is identified as street right-of-way, railway right-of-way or electrical transmission line right-of-way on the Generalized Future Land Use Map and where such a parcel has more than one zone placed upon it by Policy Z-1A, Council may consider zoning amendments to these parcels of land through the zoning amendment process subject to the following:

- a) the right-of-way is no longer required as a right-of-way and vacated through an official closure or disposal process;
- b) that the zone placed on the property is a zone which is applied to an adjacent parcel(s);
- c) the proposed use is compatible with abutting land uses; and
- d) the rezoning criteria in Policy Z-3.

I HEREBY CERTIFY that the amendment to the Municipal Planning Strategy for Bedford as set out above, was passed by a majority vote of the whole Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2002

GIVEN under the hands of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2002

Vi Carmichael
Municipal Clerk

Case 00490: Land Use By-law Amendments for Bedford Land Use By-law

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4. Interpretation of Zoning Boundaries

Boundaries between zones shall be determined as follows:

- a) where a zone boundary is indicated as approximately following the edge of a street or highway right-of-way, a railway right-of-way, or an electrical transmission line right-of-way, the boundary of the zone shall follow a line midway between the outside limits of the right-of-way(s);
- b) where a zone boundary is indicated as approximately following the edge of a watercourse, the boundary shall follow the high water mark of such watercourse;
- c) where a zone boundary is indicated as approximately following lot lines the boundary shall follow such lot lines;
- d) where none of the above provisions apply, and where appropriate, the zone boundary shall be scaled from the official zoning maps.

I HEREBY CERTIFY that the amendment to the Land Use By-Law for Bedford as set out above, was passed by a majority vote of the whole Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2002

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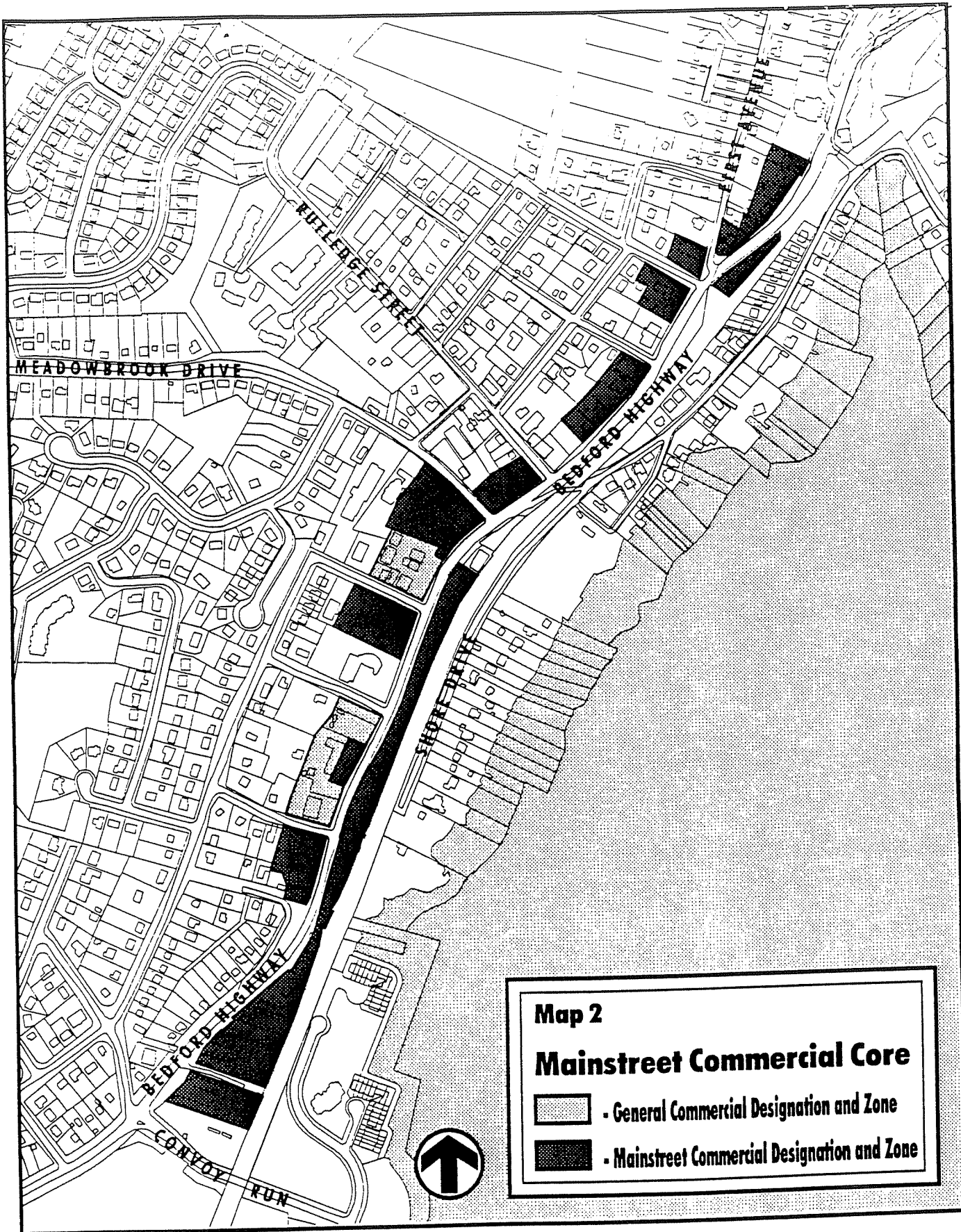
Attachment 6
Policies C-19, C-20 and Map 2 of the Bedford MPS

Policy C-19:

It shall be the intention of Town Council to work towards the development of a viable and pleasant pedestrian-oriented small town commercial core (see Appendix D) along the south side of the Bedford Highway between the Sackville River and the Waterfront Development project and along the north side of the Bedford Highway between the Sackville River and 1140 Bedford Highway as shown on Map 2. A Mainstreet Commercial designation shall be applied to this area and shall be shown on the Generalized Future Land Use Map. No rezonings or development agreements for uses other than those in the Mainstreet Commercial Zone shall be considered within the Mainstreet Commercial designation.

Policy C-20:

Town Council shall establish a Mainstreet Commercial Zone within the Land Use By-Law and apply it to the portion of the mainstreet commercial core area extending from the Sackville River south to Locke Street on the north side of the street and between the Sackville River and Shore Avenue on the south side of the street as shown on Map 2. Permitted uses within the Mainstreet Commercial Zone shall be small scale, pedestrian oriented uses including but not limited to general retail stores, business and professional offices, personal and household service shops, financial institutions, full service restaurants, pubs, lounges, recycling depots, dwelling units within a commercial building not to exceed 50 percent of the gross floor area and not located on the street front of the first floor, and existing residential uses. In addition, senior residential complexes will be permitted by development agreement pursuant to Policy R-19A. All commercial developments shall be subject to specific signage, landscaping, parking, and architectural design controls as specified in the Land Use By-Law. Town Council shall prohibit front yard parking and deep front and side yard setbacks for new development. Town Council shall consider modification of the requirements for such items as front and side yard setbacks as well as front yard parking through a development agreement in situations involving the redevelopment of existing buildings. Those properties designated Mainstreet Commercial, but not zoned Mainstreet Commercial, shall continue to have an RSU Zone consistent with current land uses.



Attachment 7
Proposed MPS and LUB Changes - CN Station

Case 00490: Amendments for Bedford Municipal Planning Strategy

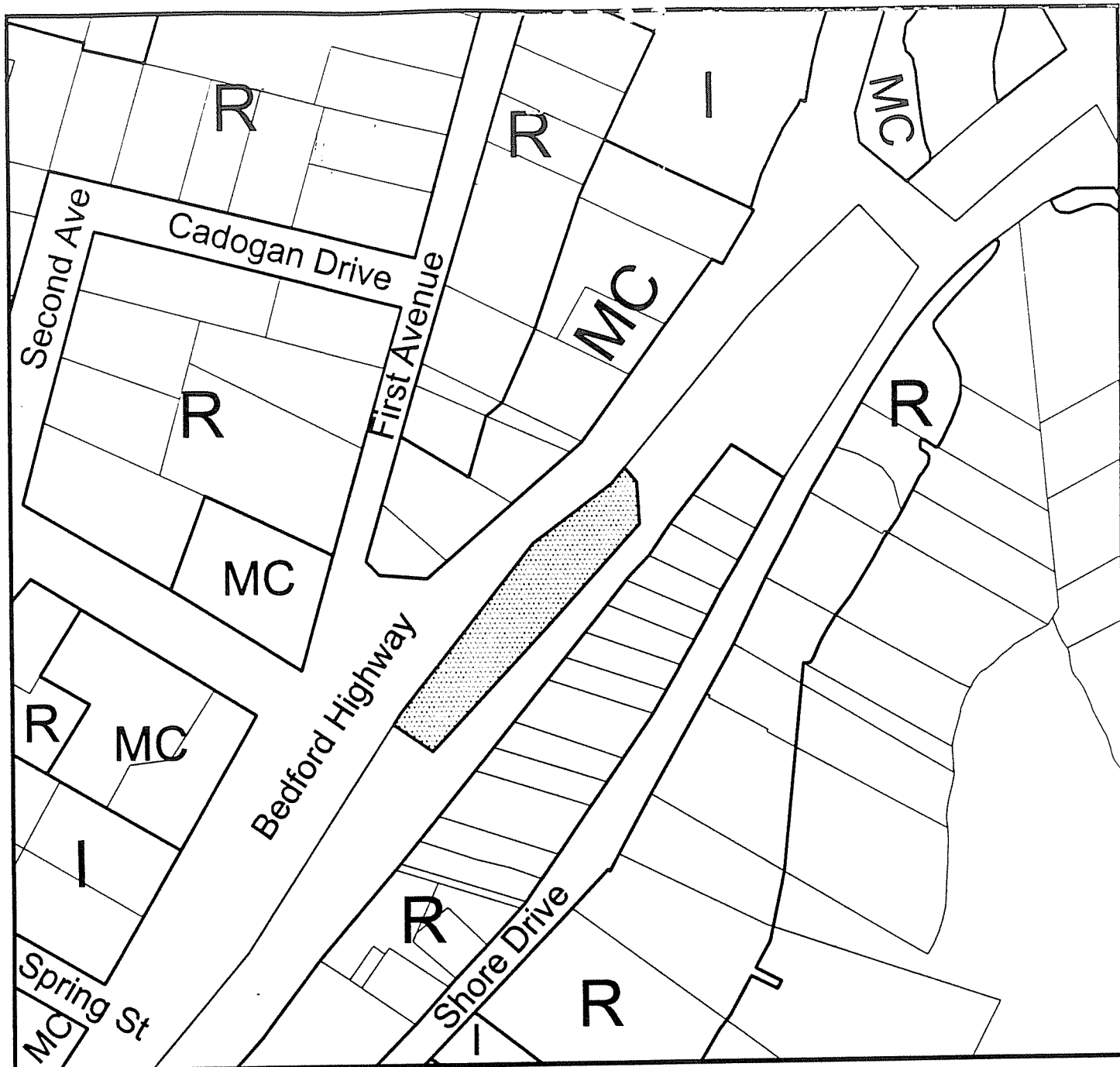
BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy of Bedford as enacted by Bedford Town Council on the 26th day of March, 1996 and approved by the Minister of Municipal Affairs on the 17th day of May, 1996 as amended, is hereby further amended as follows:

1. The Bedford Generalized Future Land Use Map is further amended by designating the CN Rail Station, located on the Bedford Highway a portion of (PID40918971), MC (Mainstreet Commercial) as shown on the attached Map 3.

I HEREBY CERTIFY that the amendment to the Municipal Planning Strategy for Bedford as set out above, was passed by a majority vote of the whole Council of the Halifax Regional Municipality at a meeting held on the ____ day of ____, 2002

GIVEN under the hands of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2002

Vi Carmichael
Municipal Clerk



Map 3

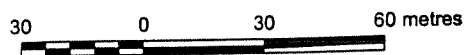
Generalized Future Land Use



Area to be Designated Mainstreet Commercial



- R Residential Designation
- MC Mainstreet Commercial Designation
- I Institutional Designation



Case 00490: Land Use By-law Amendments for Bedford Land Use By-law

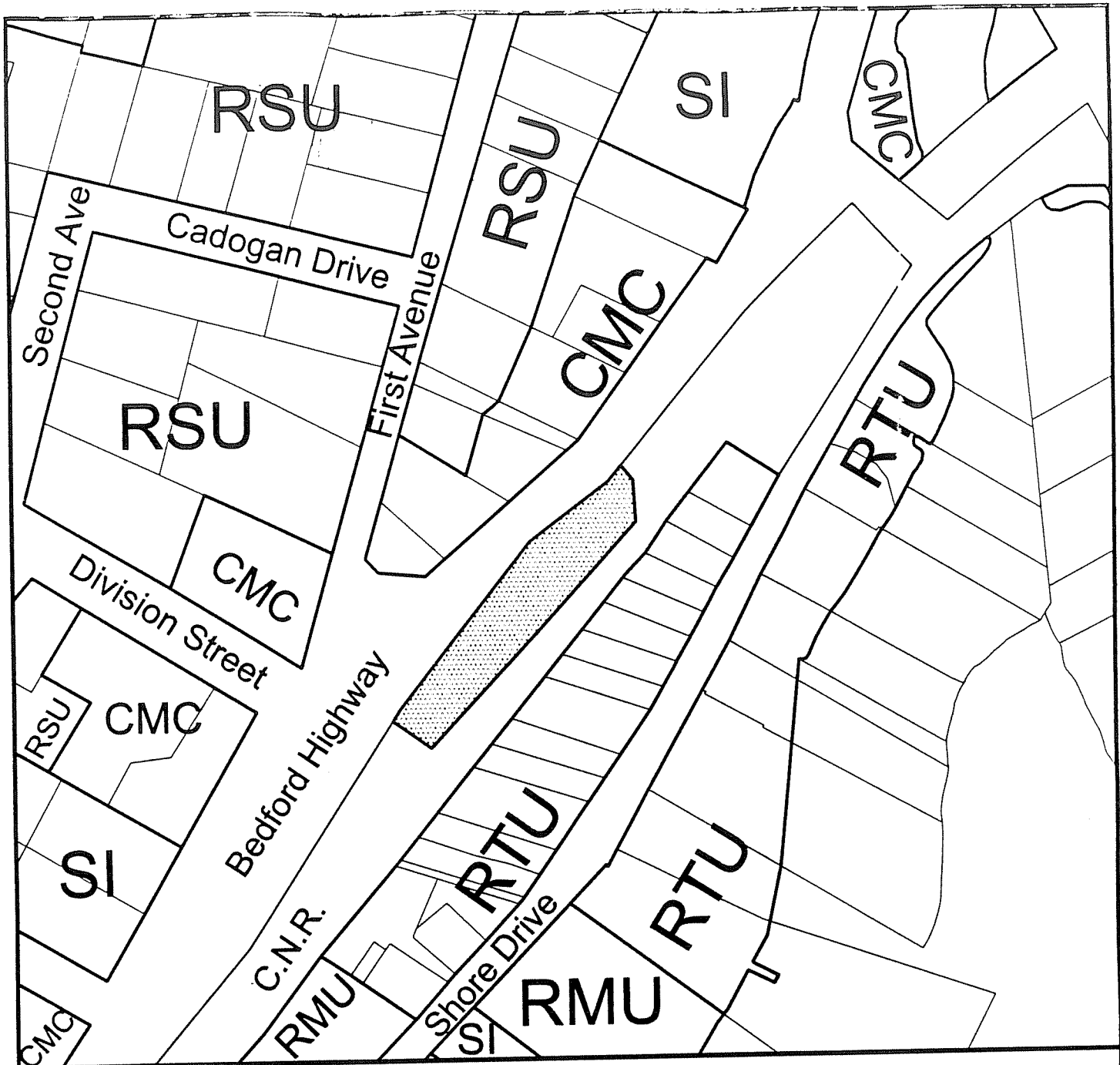
BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law of Bedford as enacted by Bedford Town Council on the 26th day of March, 1996 and approved by the Minister of Municipal Affairs on the 17th day of May, 1996 as amended, is hereby further amended as follows:

1. The Bedford Zoning Map is further amended by zoning the CN Rail Station, located on the Bedford Highway a portion of (PID40918971), CMC (Mainstreet Commercial) Zone as shown on the attached Map 4.

I HEREBY CERTIFY that the amendment to the Land Use By-Law for Bedford as set out above, was passed by a majority vote of the whole Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2002

GIVEN under the hands of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2002

Vi Carmichael
Municipal Clerk



Map 4
Zoning

 Area to be Zoned Mainstreet Commercial



RSU Single Dwelling Unit Zone
 RTU Two Dwelling Unit Zone
 RMU Multiple Dwelling Unit Zone
 P Park Zone

CMC Mainstreet Commercial Zone
 CHWY Highway Oriented Industrial Zone
 CGB General Business District Zone

