

An aerial photograph of a suburban area with a mix of residential houses, commercial buildings, and parking lots. A large body of water is visible on the right side of the image. The left side of the image is partially covered by a semi-transparent grey box containing text.

Burnside and City of Lakes Business Parks

Secondary Plan and Land Use By-law Review

**Greater Burnside Business Association
Luncheon, October 24, 2018**

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Agenda

1. Introduction
2. Background
3. Project Objectives and Scope
4. Draft Proposed Zoning
5. Questions

A Regional Council Priority

Strategic Plan 2017-21

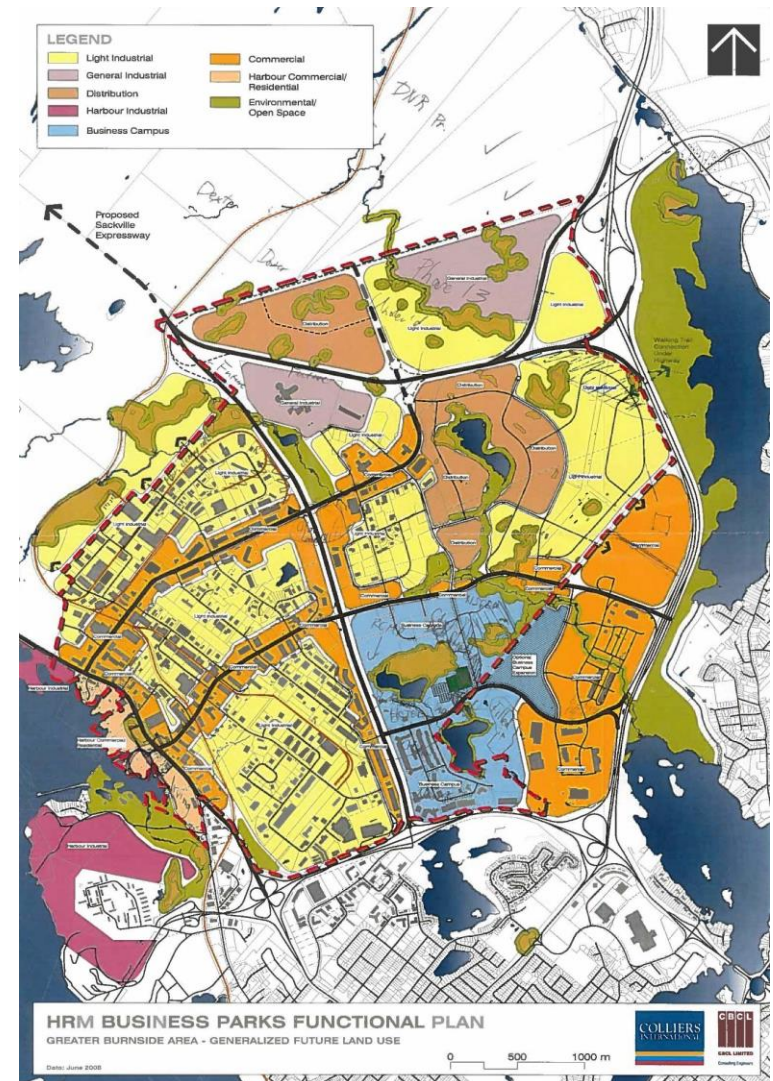
- Economic Development:
 - HRM is a sought after business destination that encourages entrepreneurial spirit and is responsive to the needs of the business community
 - Ensure a sufficient supply of Industrial, Commercial and Institutional Lands to provide economic opportunities.
- HRM is the primary supplier of serviced industrial land in the municipality

Staff Accountability to Council

- Corporate Real Estate:
 - Delivers the Industrial Park program in support of Regional Council's Priority Outcomes for Economic Development.
- Planning and Development:
 - Responsible for developing and implementing land use policy and regulations
 - Eg. Regional Plan, Secondary Plans, Land Use By-laws
- The result is a collaborative team approach for this project's deliverables.

Implementing the Business Parks Functional Plan

- In 2008, Regional Council approved the *Business Parks Functional Plan* (BPFP)
- The BPFP included specific recommendations for Burnside and City of Lakes
- Regional Council directed a review of the Regional Plan, Secondary Plan and Land Use By-law to implement the BPFP recommendations



Project objectives

- Safeguard industrial land supply
- Recognize industry needs for specific location and site design (e.g. access to rail)
- Mitigate conflict between industrial uses and less intensive uses
- Strategically locate nodes to support public transit, shops and services for workers and customers

Project scope

- Update planning policy and land use by-law regulations (zoning) for Burnside and City of Lakes Business Parks
- Does not include Dartmouth Crossing lands, Windmill Road (including Harbour Isle), or future Burnside expansion

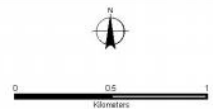
Project scope

Map 10

Burnside Area

Legend

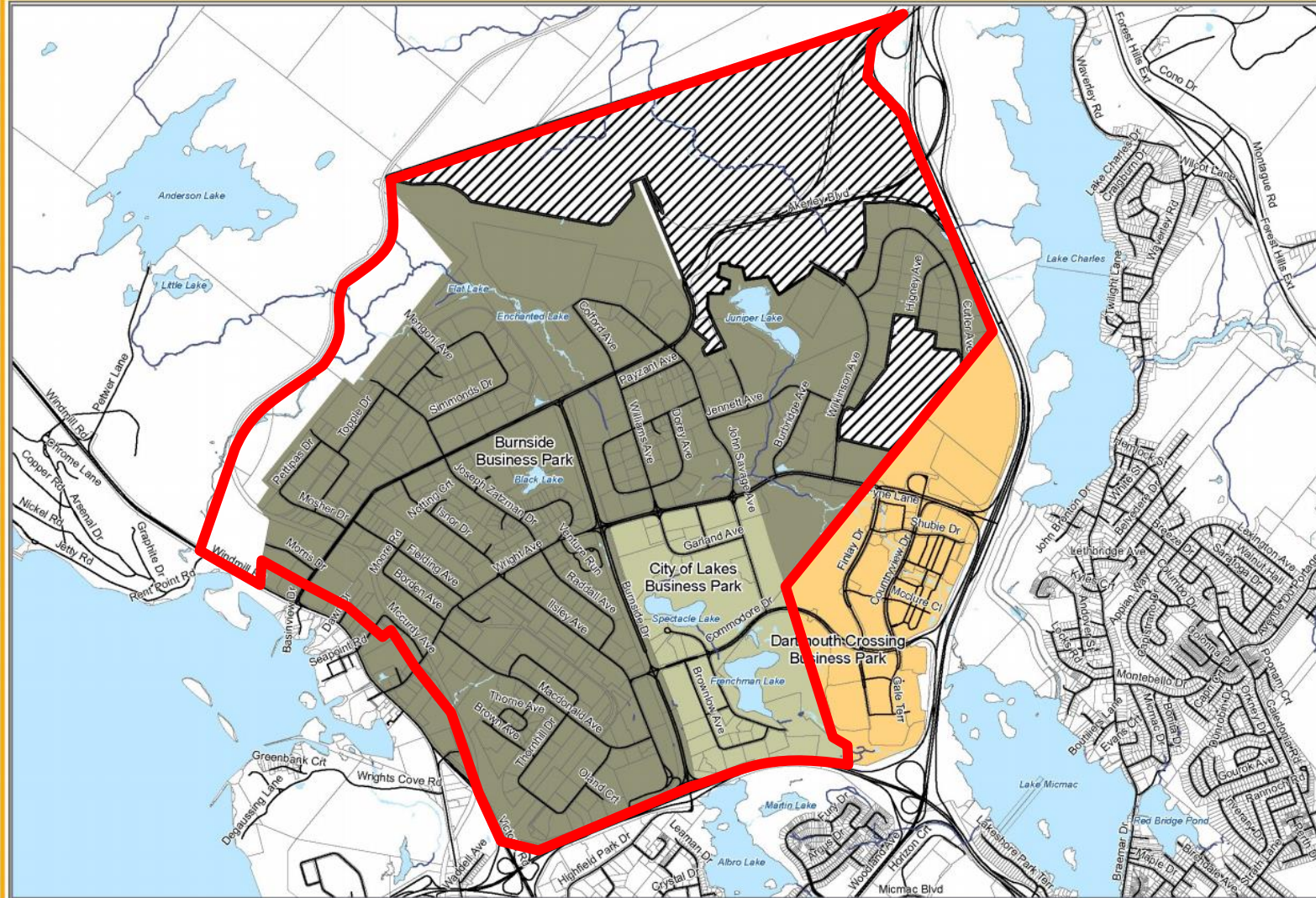
- Burnside Business Park
- City of Lakes Business Park
- Dartmouth Crossing Business Park
- Burnside Business Park Expansion Area



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REGIONAL MUNICIPALITY

The following is a graphical representation and although care has been taken to ensure the best possible quality, HRM does not guarantee the accuracy of this document.

Notes: This map demonstrates a vision to be implemented over the life of the Regional Plan, through various tools, subject to financial ability and community interest.



Beyond this project... but still in view

- Site Development Standards review
- Burnside expansion
- Regional Plan review
- Secondary Plan updates (Centre Plan, Suburban and Rural plans)
- Plan and By-law Simplification
- Transportation and Infrastructure projects:
 - Integrated Stormwater Management Policy
 - Integrated Mobility Plan
 - Moving Forward Together Plan (Transit)

What is an “industrial use”?

The definition is a work in progress...

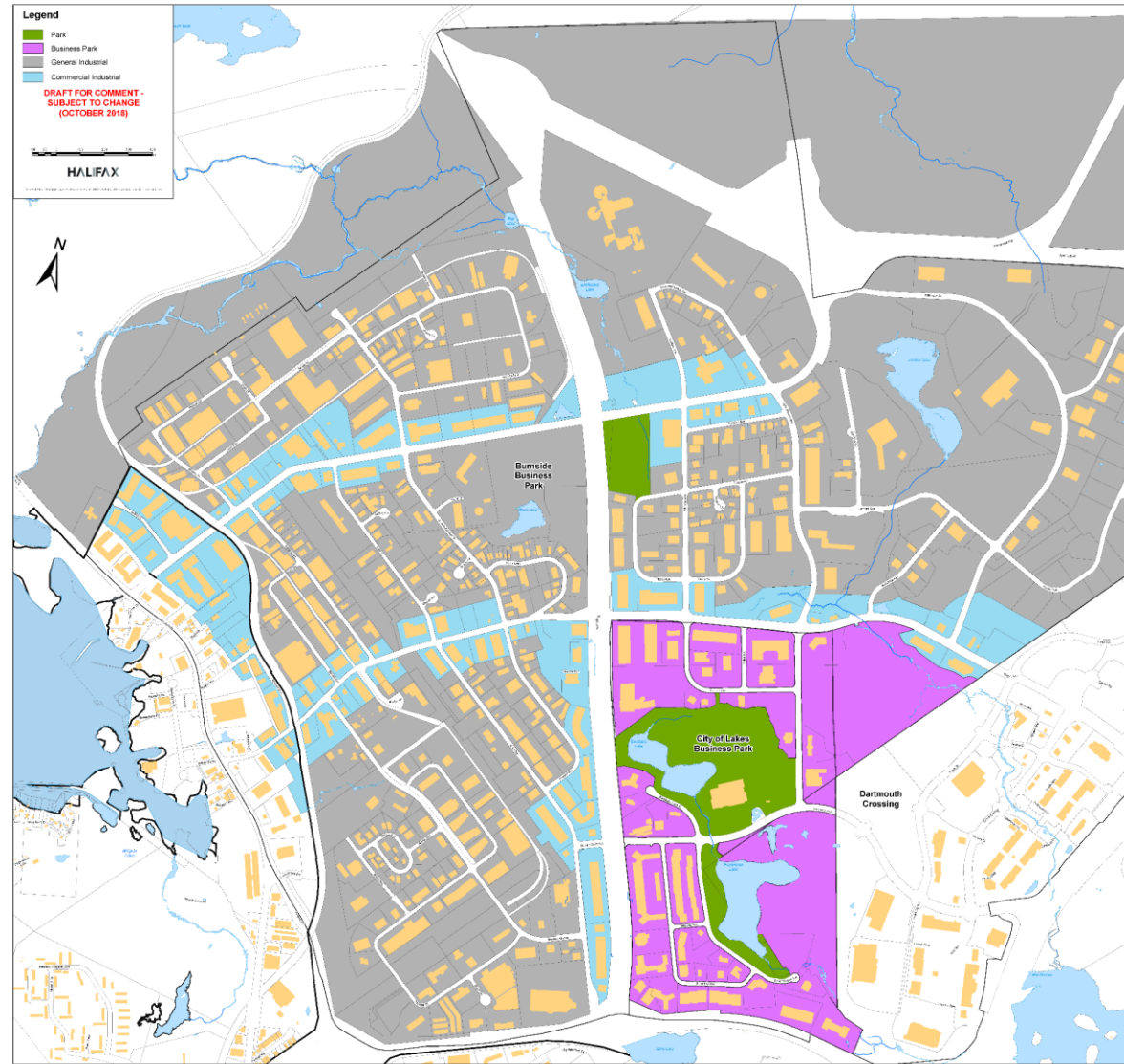
Industrial Use means using land or buildings for:

- extracting or processing raw materials;
- manufacturing, fabricating or assembling goods, products or equipment;
- dismantling, demolishing, cleaning, servicing, repairing or testing materials, goods and equipment; and
- warehousing, wholesaling and distributing materials, goods or equipment.

Proposed Zoning (Draft)

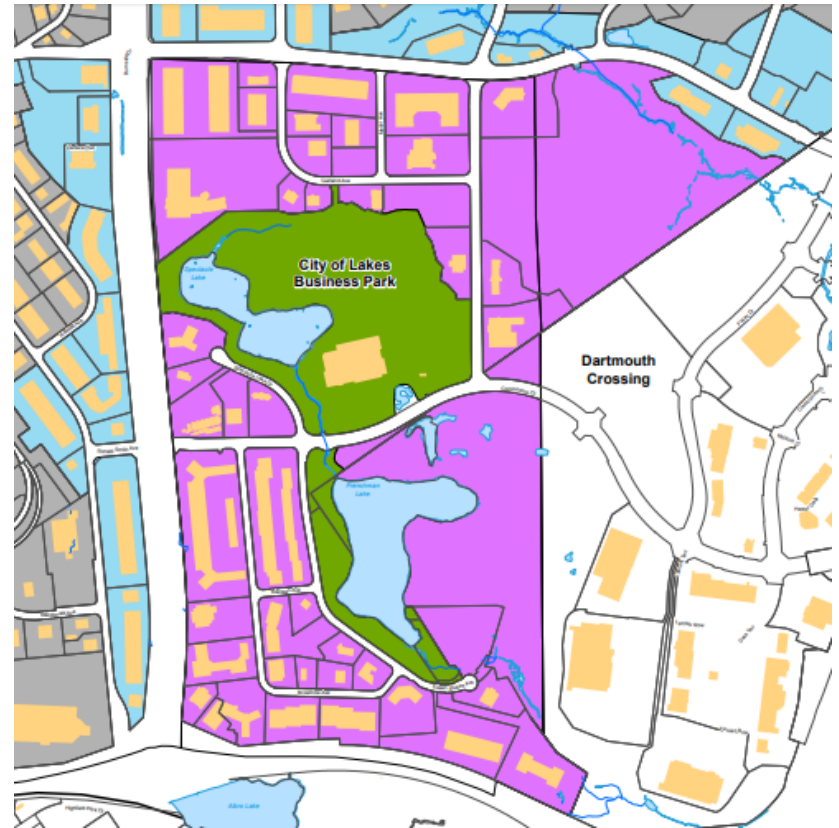
Three zones:

- Business Park
- Commercial Industrial
- General Industrial



Business Park Zone

- Applied to City of Lakes Business Park
- Allows for a mix of office, commercial and light industrial uses, and shops and services that cater to employees and business clients



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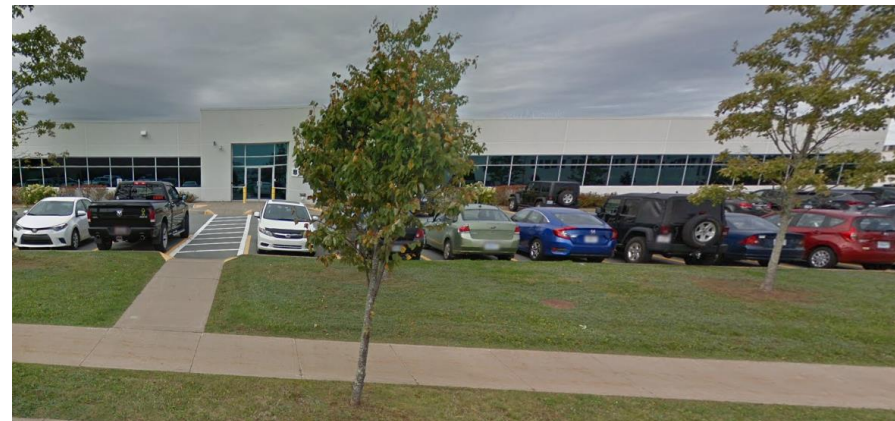
Business Park Zone

- Offices (5 storeys max.)
- Light industrial (completely indoors)
- Hotels
- Small format and accessory retail
- Personal services
- Restaurants
- Banks
- Daycares



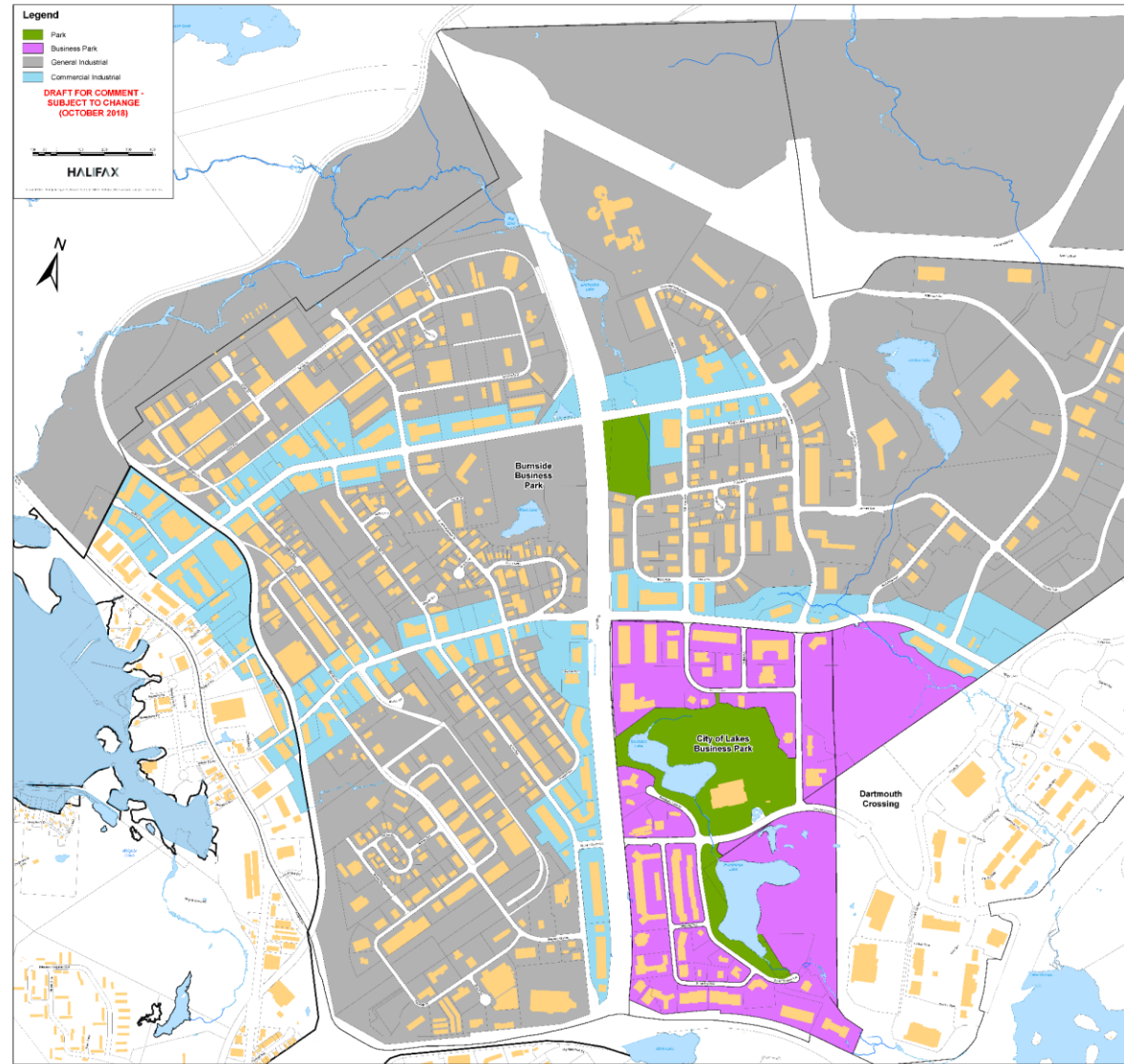
Business Park Zone

- High quality building materials
- Buildings should have front doors with walkways to the street
- Landscaping with trees along the street
- No outdoor display
- Outdoor storage permitted away from the street
- Off-street loading at the side or rear of buildings
- Lighting directed away from streets and other properties



Commercial Industrial Zone

- Accommodate light industrial and commercial uses that support industries, employees and customers
- Applied to main streets that have high visibility and access to transit



Commercial Industrial Zone

- Light industrial uses, industrial training
- Dealerships, vehicle services
- Small and accessory retail
- Personal services, restaurants, banks, daycares
- Self-storage
- Accessory offices



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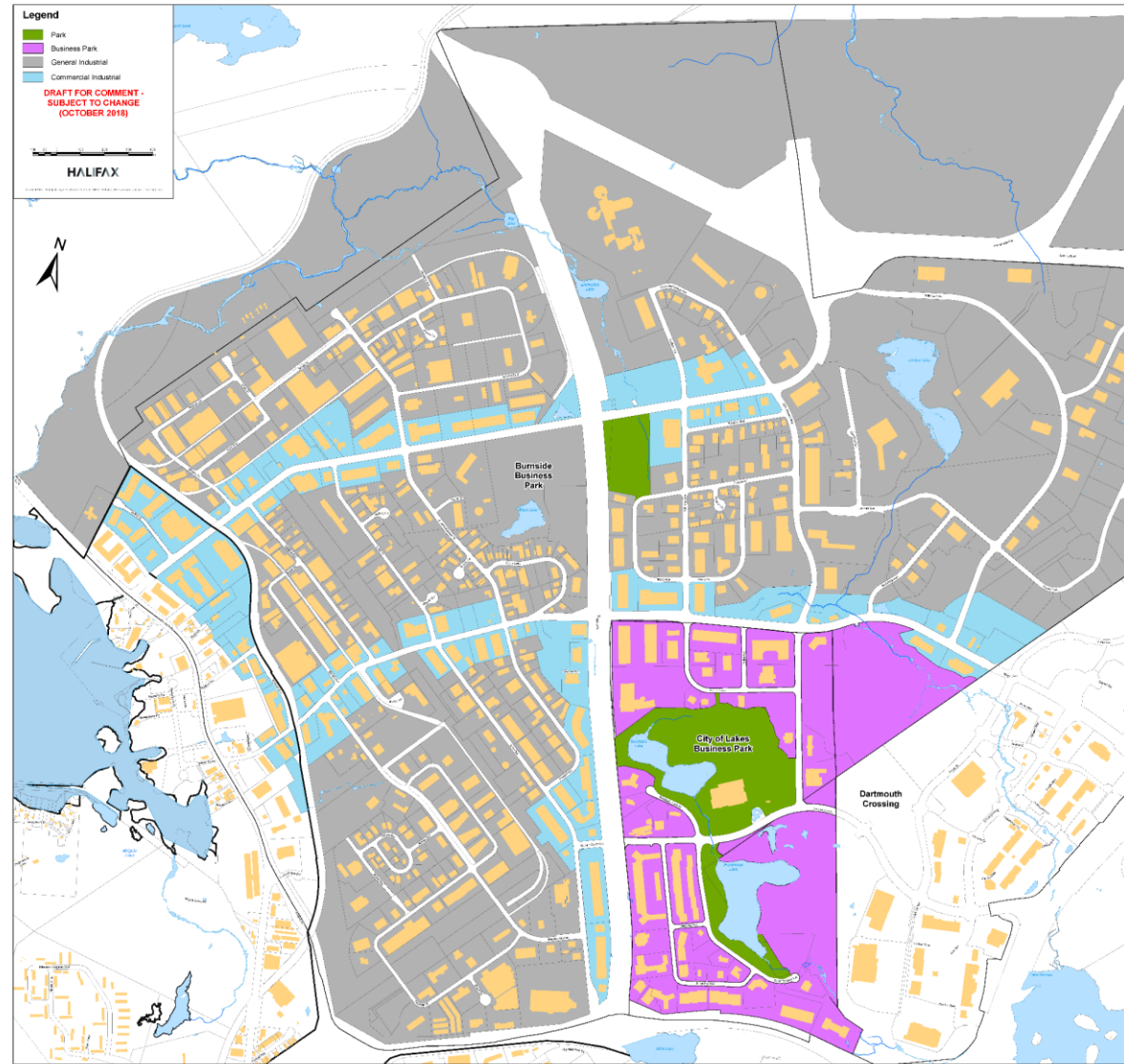
Commercial Industrial Zone

- Limit low-quality building materials
- Buildings should have front doors with walkways to the street
- Landscaping with trees along the street
- Outdoor display permitted
- Outdoor storage permitted away from the street
- Off-street loading at the side or rear of buildings
- Lighting directed away from streets and other properties



General Industrial Zone

- Accommodates a wide range of industrial uses



General Industrial Zone

- Light and heavy industrial
- Industrial training
- Retail building supplies
- Accessory office and retail



General Industrial Zone

All uses:

- Landscaping with trees along the street
- Outdoor display and outdoor storage permitted
- Off-street loading at the side or rear of buildings



Heavy industrial uses:

- 1 hectare lots
- Set back from property lines next to another zone



Existing uses

- Uses (businesses) that exist when new zoning is adopted would be permitted as “existing uses”
- Existing uses may be:
 - extended, enlarged or altered;
 - permitted to resume operation if discontinued; and
 - permitted to be replaced or rebuilt if destroyed.

What's next?

- Public engagement:
 - Consultation with stakeholders (like the GBBA)
 - Public Open House
- Staff recommendation report
- Council approval process
 - Anticipated for Winter 2019

Visit the website for updates

www.halifax.ca/planning/applications

The screenshot shows the Halifax website's navigation bar with the 'HALIFAX' logo and a search bar. The main menu includes 'About Halifax', 'Home & Property', 'Transportation', 'Fire & Police', 'Business', 'Recreation', and 'City Hall'. The 'Business' menu is expanded, showing 'Planning & development' as a sub-option. Below the navigation bar, the breadcrumb trail reads 'Home > Business > Planning & development > Active Planning Applications'. The main heading is 'Active Planning Applications'. A text block states: 'The sites listed below are intended to provide more detailed information on selected current land use applications requiring discretionary approval. **Not all active applications are listed.** Applications not included in this map may include certain Land Use By-Law'. To the right, a sidebar titled 'In Planning & development' contains two links: 'Apply for a Construction Permit' and 'Apply for a Variance'.

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About Halifax ▾ Home & Property ▾ Transportation ▾ Fire & Police ▾ Business ▾ Recreation ▾ City Hall ▾

Planning & development

Home > Business > Planning & development > Active Planning Applications

Active Planning Applications

The sites listed below are intended to provide more detailed information on selected current land use applications requiring discretionary approval. **Not all active applications are listed.** Applications not included in this map may include certain Land Use By-Law

In Planning & development

- [Apply for a Construction Permit](#)
- [Apply for a Variance](#)

Click on:

Case 21808 - Burnside and City of Lakes Business Park

HRM is working to update the zoning for Burnside and City of Lakes Business Parks. This will introduce new zones that will protect and support these industrial lands.



Questions?

THANK YOU!

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