

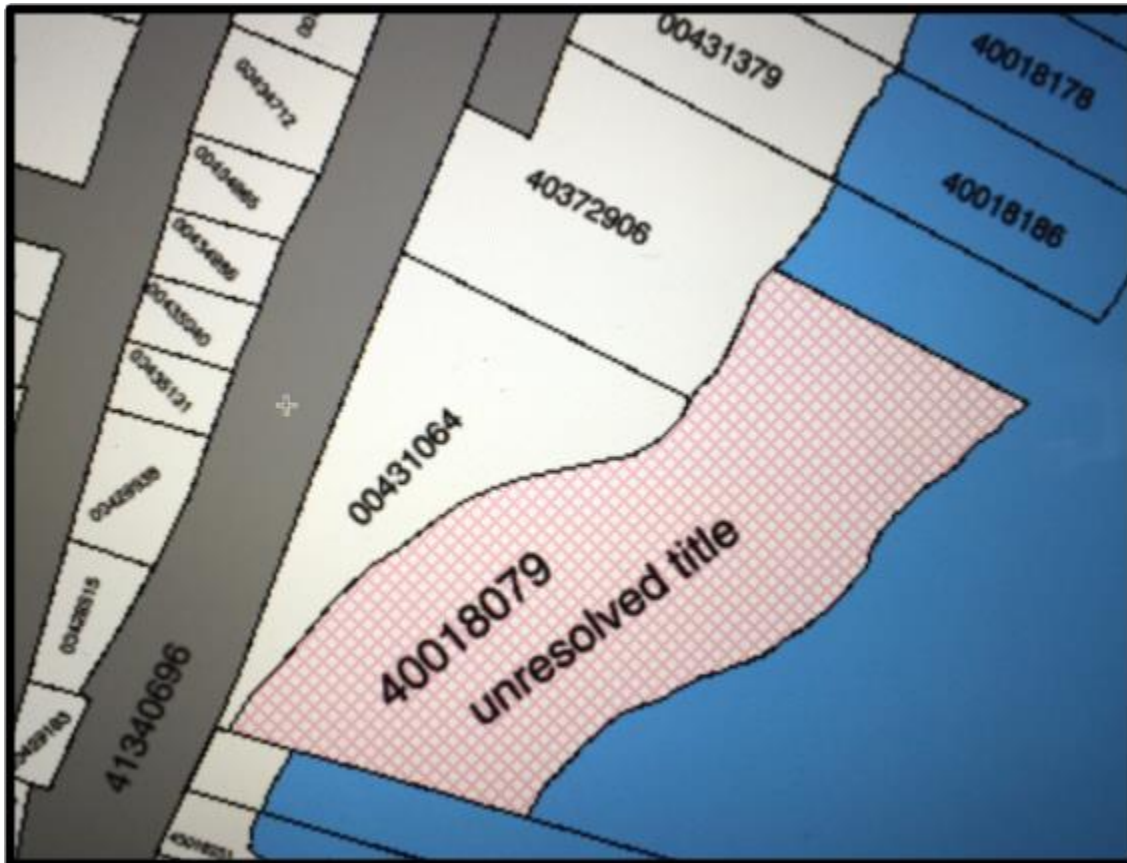
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December 19, 2016

RE: Application to Rezone the Lands of Bedford Bay Limited – PID 00431064 & 40372906

3292589 Nova Scotia Limited is making application on behalf of Bedford Bay Limited to rezone the lands known as PID 00431064 and 40372906 from General Business District (GBD) zone to Residential Single Unit (RSU) zone in order to allow for up to six (6) single unit dwellings. The subject site located at 65 and 79 Shore Drive in Bedford consists of two abutting lots located at the southern end of Shore Drive and have a combined area of approximately +/-1.69 Acres.



Subject Properties – 65 (PID 00431064) & 79 (PID 40372906) Shore Drive

Background

In 2014, Bedford Bay Limited purchased two properties (PID 00431064 and PID 40372906) from the estate of Gerald Louis Boutilier. These lands are designated Commercial under the Bedford municipal Planning Strategy and zoned General Business District (GBD) under the Bedford Land Use By-law and as such permit a wide range of commercial, institutional and office uses but does not permit residential uses. (See Map 1) Until recently, these lands consisted of two non-conforming single family dwellings and a commercial boat yard. The residences predated the 1996 Bedford Land Use By-law therefore were grandfathered.

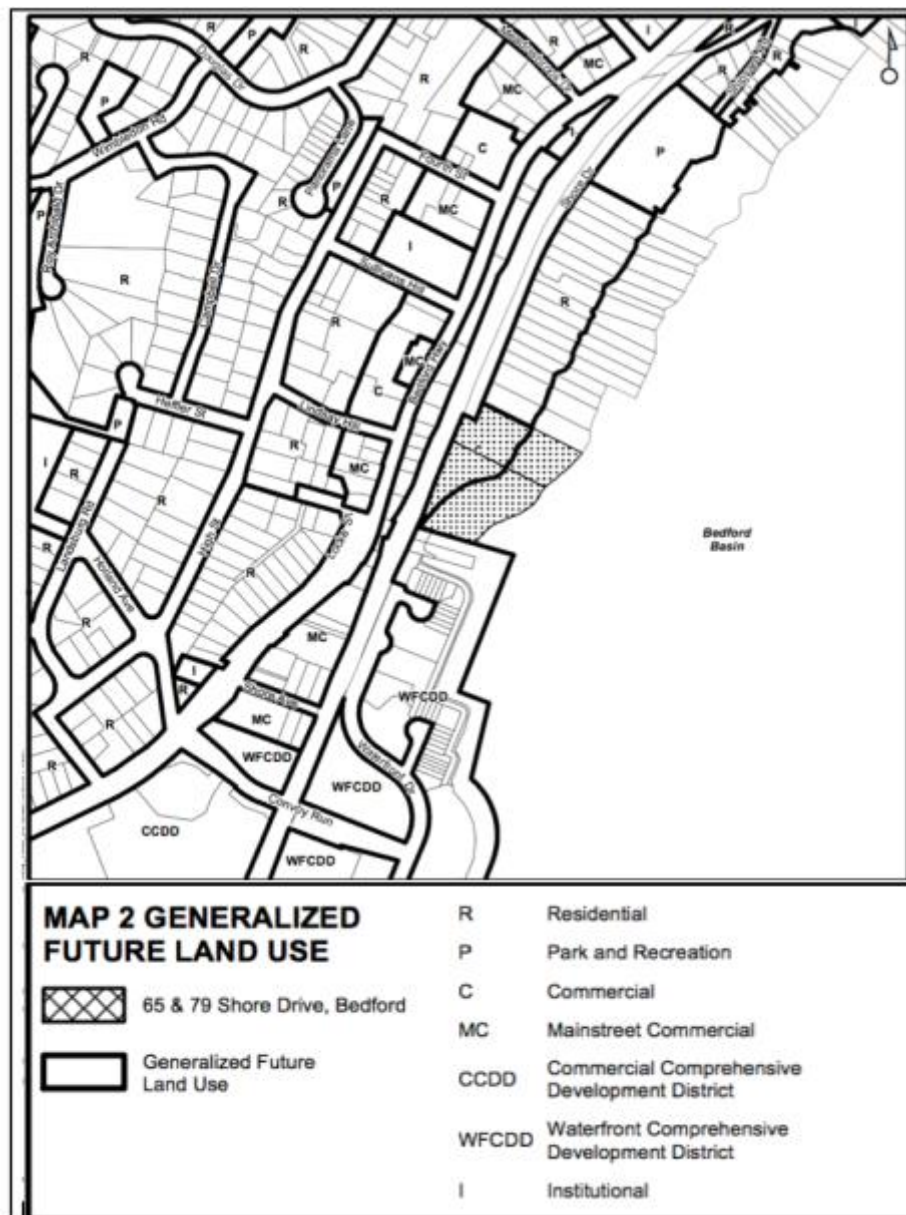


Map 1 - Zoning

These properties were included in the Bedford Waterfront Design Study (Ekistics 2010) which recommended two alternative development proposals for the site. The first option single family units and the second a mix of townhouses and a low-rise condominium.

In February, Bedford Bay Limited asked North West Community Council to request a staff report examining the viability of removing the lands located at 65 and 79 Shore Drive from the Bedford

Waterfront Planning Area and possibility of rezoning the lands to accommodate single family residential housing.



Map 2 - Generalized Future Land Use

On August 8, 2016, North West Community Council received the information report from Staff (Paul Morgan). The report concluded that removing the subject properties from the Bedford Waterfront Design Study would not compromise the development plans contemplated by the Bedford Waterfront Design study since the lands are relatively small in area and are in fact isolated from the other development phases with no interdependencies. More importantly, developing these lands with single family units would be more consistent with the existing development on Shore Drive.

Furthermore, the report stated that the proposal to allow the development of single unit dwellings on the subject lands would require a motion by Regional Council to remove the lands from the Bedford Waterfront Design Study and to instruct staff to initiate amendments to the Bedford Municipal Planning Strategy (MPS) and Land Use By-law (LUB). The request could either originate from the property owner or from Regional Council.

Proposal

Bedford Bay Limited is requesting amending the Bedford Municipal Planning Strategy (MPS) and Land Use By-law (LUB) so as to allow for the development of six (6) single unit dwellings on the lands identified as PID 00431064 and 40372906.

1. Under the current zoning, Commercial General Business (CBD) allows for a variety of commercial, institutional and office uses. This proposal to rezone the property to Residential Single Unit will be more consistent with the existing developments along Shore Drive.
2. The potential development that is permitted under the current commercial zoning which applies to the site would be incompatible with the neighbourhood.
3. The information report dated April 28, 2016 and put forward to North West Community Council on August 8, 2016, states that the traffic expected as a result of these amendments be expected to be relatively insignificant. In fact, a maximum of six (6) single family units would have less of an impact on the neighbor than could be expected if the lands were development under the current zoning.

Current Configuration

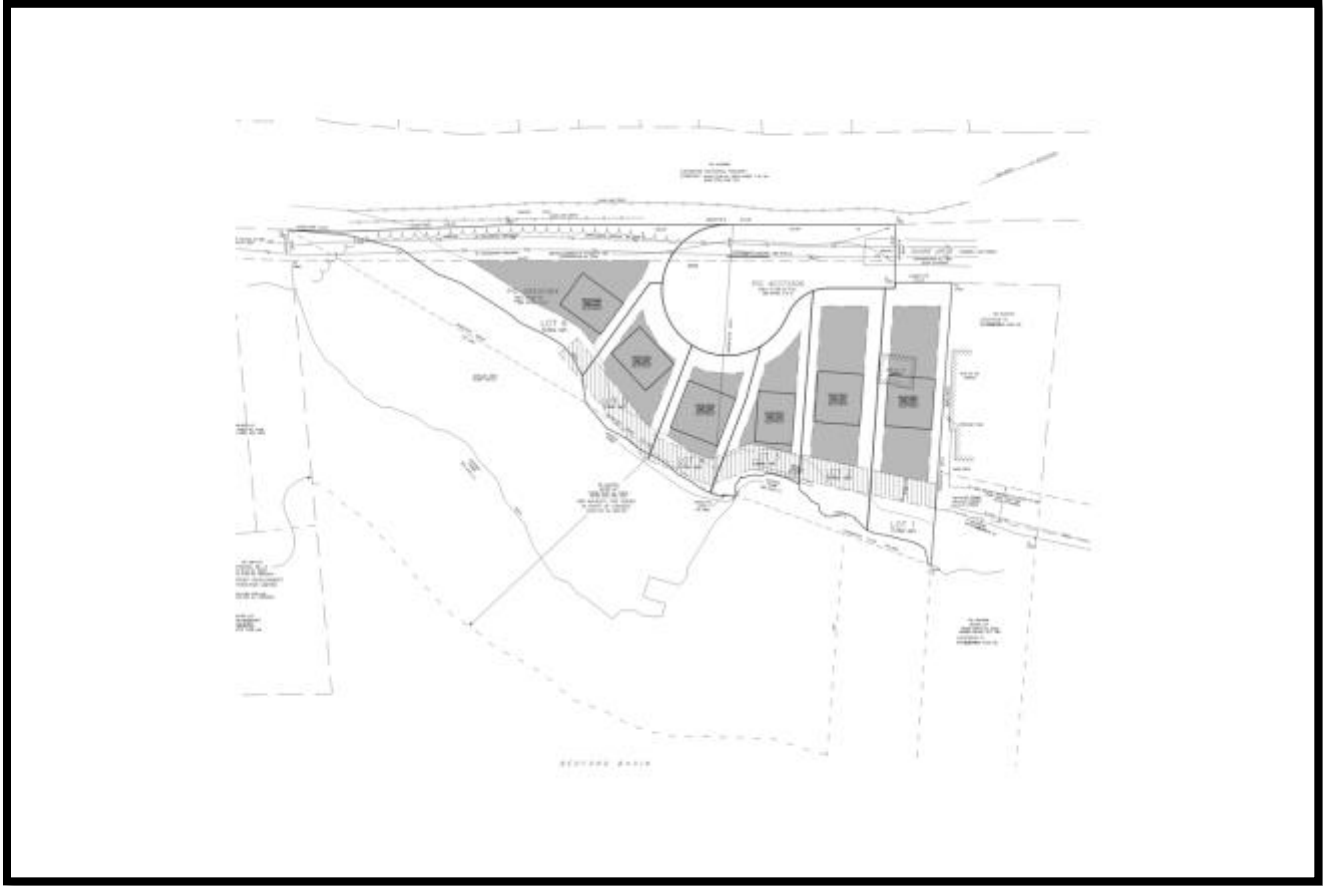
Until recently the properties; zoned General Business District (GBD) had two (2) single unit dwelling and a commercial board yard. In 2016, the single family dwelling on PID 40372906 was removed. At present one non-conforming single family dwelling remains on the PID 00431064.



Representation of the current configuration

Proposed configuration

Residential Single Unit zoning allowing for six (6) single dwelling units with a minimum frontage of sixty (60) feet and a minimum of six thousand (6,000) square feet.



Representation of the proposed configuration

Rationale

The rezoning of the subject lands is appropriate as they will make efficient use of the land, will complete the streetscape, and is in line with current planning policy. Having the current zoning (Commercial General Business, (CGB)) changed to Residential Single Unit (RSU) will also be better received by neighbouring homeowners.

Traffic

Rezoning the lands at 65 and 79 Shore Drive from will have minimal impact on the streets and surrounding area. Current zoning; Commercial General Business (CGB,) allows for a huge variety of commercial, Industrial and office uses that could, if the land were developed in this manner have a significant impact on the road network. Rezoning the land to Residential Single Unit (RSU) will, in fact, decrease the traffic impact to that which would be expected for six (6) residential units. See attached Traffic Impact Statement).

Variance

Bedford Bay Limited will be requesting a Design/Build variance for the street extension and cul de sac in front of the properties at the time of Subdivision. The rationale behind this request is that the existing street is built below the requirement of a standard street. This area of Shore Drive does not have curb, gutter or sidewalks and there is no ability for future expansion. Shore Drive will never have a road connection to Waterfront Drive or the Bedford Highway; therefore, there is no need for sidewalks.



View north along Shore Drive from the neighbouring property.



View south along Shore Drive from the neighbouring property



Aerial view of Shore Drive and the property.

Regards,

Kathleen O'Donovan
President
3292589 Nova Scotia Limited