

Case # 22651



**ZZap Consulting Inc.**

Zwicker Zareski Architecture + Planning

1 Canal St, Dartmouth NS B3A 4R3 | [REDACTED]

November 12<sup>th</sup>, 2019

[REDACTED]  
Planner II – Urban Enabled Applications  
Planning & Development  
40 Alderney Drive  
Halifax, NS B3J 3A5

**Re: Hines Road – Rezoning application for PIDs: 40103806, 40103780, 40103772, 40103798**

Dear [REDACTED]

On behalf of our client, Armco Capital, we are pleased to present the following request and rationale for the rezoning of a portion of their their lands abutting Hines Road in Eastern Passage (PIDs: 40103806, 40103780, 40103772, 40103798).

Request:

Armco is requesting that Harbour East Community Council rezone their lands at PIDs: 40103806, 40103780, 40103772, 40103798 from R-1 (Single Unit Dwelling) to I-1 (Light Industrial).

Rationale:

The subject properties are designated Industrial and abut existing industrial lands (I-1\_ also owned by Armco. These include portions of PIDs: 00370429, 40103731, 00371997, 40104150, 40093965, 00370650, 00372086, 00372029, 40103749. The intention behind this request is to bring the subject lands in alignment with the rest of Armco's industrial lands in the area as shown in Figure 1.





Figure 1

Policy IND-3 provides guidance to Council for zoning lands as Light Industrial and the transition of residential uses within the Industrial Designation to Light Industrial. Policy IND-3 references Policy IMD-1 when establishing the I-1 Zone. Policy IMD-1 highlights the need for increased separation and buffering from adjacent residential land uses.

The I-1 Zone contemplates the need to minimize the impact of light industrial uses that abut predominantly residential uses. Namely, the zone requires the following when abutting residential uses:

1. No building or structure shall be located within fifty (50) feet (15.2 m) of the rear or the side lot line which abuts the residential use.
2. An effective visual screen consisting of either a landscaped buffer or fence shall be provided along the rear or side lot line which abuts the residential use. The



said landscaped buffer shall be a minimum of twenty-five (25) feet (7.6 m) and shall consist of either existing or replanted vegetation or a combination thereof, so long as it provides an effective visual screen.

3. Where the side or rear lot line of an I-I zoned use is separated from a residential use by a street or highway, the I-I Zone shall be deemed to be abutting the residential use.

Under Policy IND-3, our client wishes to initiate consideration by Community Council to amend the Land Use Bylaw; rezoning the subject lands to I-1 to match the zoning on the remainder of their properties in the area.

We respectfully request that you provide us with an anticipated schedule for the rezoning process.

Please advise if you require any further information at this time in order for this application to proceed.

Kind Regards

**Original Signed**

Chris Markides BA, MPlan  
Urban Planner  
ZZap Consulting Inc.