

September 11th, 2024

Leah Perrin, MCIP, LPP
Manager, Regional Planning Team
Planning and Development
regionalplan@halifax.ca

RE: Aerotech Industrial (AE-4) Zone Lands Regional Plan Review Update

Dear Ms. Perrin & Regional Plan Review Team:

Clayton Developments Limited, on behalf of Aerotech Developments GP Limited requests that the AE-4 lands zoning be updated as part of the Regional Plan Review process. We have applied for broader consideration of a mixed-use community on these lands as well as lands south of the Aerotech Connector Road as Regional Plan Request C786. We expect consideration of request C786 will take a number of years, as it would require the Strategic Growth and Infrastructure Priority Plan as part of Phase 5 of the Regional Plan Review.

We believe that there is a strong immediate planning rationale to consider the lands on Sky Boulevard for a broader range of commercial and industrial uses in the near term, as the lands already have as-of-right permitted commercial and industrial uses. The existing zoning is also recognized to be prohibitively restrictive - notably there are commercial floor area maximums which would need to be greatly expanded or preferably, removed entirely. Our understanding is that HRM is aware that the zoning in this area requires updates, and is why HRM has initiated Case 22009 in 2021 to update the area's zoning. This process has still not yet been completed. The Case 22009 website has proposed a new Airport Commercial Industrial (ACI) Zone be applied to the lands along with broad strokes proposed requirements, which we are in general agreement with.

With the Aerotech Connector Road expected to be complete in 2025, we are requesting that the completion of Case 22009 be prioritized, and the Airport Commercial Industrial (ACI) Zone be applied to our Sky Boulevard lands. The suitability of the area for commercial growth is significantly higher now that the Aerotech Connector Road nears completion. Sky Boulevard will have a significantly increased visual prominence at the intersection of the Aerotech Connector and Highway 102, and these changes would be in conformance with progress on that planning file already.

From a land demand perspective, Regional Centre planning is aspiring to encourage the relocation of large scale industrial and commercial uses on the peninsula to encourage mixed-use development in the Regional Centre. This includes planning initiated for the West End Mall Future Growth Node, the Strawberry Hill Future Growth Node, and The Young Street Lands Future Growth Node. We feel that enabling commercial and industrial development on Sky Boulevard and the area north of the Aerotech Connector would assist businesses in these FGN areas having relocation options. There is already an existing history of Sky Boulevard having commercial-industrial development such as car dealerships, and existing car-oriented businesses such as Scotia Speedworld and past vehicle auction uses.

We have included some proposed Airport Commercial Industrial (ACI) Zone requirements on the following pages. We are requesting that the following permitted uses and zone requirements be considered, and existing commercial area limits on the Aerotech area be removed.

19. Proposed ACI Zone Requirements

19.1 ACI USES PERMITTED

No development permit shall be issued in any Airport Commercial Industrial (ACI) Zone except for the following:

- Automobile race tracks
- Banks and Financial Institutions
- Brewery, winery and distillery uses
- Broadcast uses
- Building supply outlets
- Caretaker units
- Construction Industries and Contractors
- Craft shops
- Day Care Facility
- Display Courts, Including Outdoor Display Courts
- Emergency services uses
- Garden Centres
- Health and Wellness Centre
- Indoor Commercial Recreation Uses
- Kennels, pet care facilities, pet daycare uses and veterinary clinics
- Manufacturing Uses
- Motels and hotels
- Office Uses
- Parking Lot
- Personal Service Uses
- Pet Care Facility
- Race Tracks
- Recreational vehicle sales
- Recycling depots
- Restaurant Uses (Full Service, Drive-in, Take-out)
- Retail stores
- Self-storage facilities
- Service Industry Uses
- Service Shop Uses
- Service Stations and automotive repair
- Service uses
- Transportation terminals
- Used Building Material Retail Outlet
- Warehousing and wholesaling
- Communications Uses
- Communications facilities
- Educational and Training Centres
- Short-term rentals
- Short-term bedroom rentals
- Existing uses
- Accessory Uses

19.2 ACI ZONE REQUIREMENTS

Minimum Lot Area:	20,000 square feet (1,858 m ²)
Minimum Frontage	98.4 feet (30 m)
Minimum Front or Flankage Yard	20 feet (6.1 m)
Minimum Rear or Side Yard	15 feet (4.6 m), or 0 feet (0 m) along a common wall
Minimum Rear or Side Yard abutting Highway 102	Thirty (32) feet (10 m) abutting any Residential, Community Use, or Resource Zone, or the right-of-way of Highway #102.
Maximum Lot Coverage	60%
Maximum Height of Main Building	The lesser of sixty-five (65) feet (20 m) or the <i>Halifax International Airport Zoning Regulations</i> maximum, if applicable.

19.3 OTHER REQUIREMENTS: OUTDOOR STORAGE AND OUTDOOR DISPLAY

Except for areas where landscaping is required, outdoor storage and outdoor display shall be permitted in any yard.

19.4 OTHER REQUIREMENTS: LANDSCAPING

Soft landscaping shall be provided abutting a street lot line, excluding any 100-series highway, except where a driveway, retaining wall, or walkway access is required, or a common wall is used. The minimum requirement shall be an 8 ft. (2.43 m) wide strip of soft landscaping shall include:

- one ornamental shrub for every 160 sq. ft. (14.8 sq. m.) of required landscaped area, which may be grouped; and
- at least one tree with a minimum base caliper of 50 millimetres for every 50 linear ft. (15 linear m) of lot frontage, which may be grouped; and
- the retention of existing established natural vegetation may meet this requirement.

Where a lot abuts a 100-series highway, trees shall be provided between the main building and the property line abutting the 100-series highway. There shall be a minimum of one tree provided for every 65 linear ft. (20 linear m) of frontage on the 100-series highway. The required tree(s) provided shall have a minimum base caliper of 50 millimetres, may include the retention of existing trees, and trees may be grouped or spaced to meet this requirement.

19.5 OTHER REQUIREMENTS: WASTE MANAGEMENT AREAS

Garbage and waste containers shall be screened from view from adjacent properties and public streets with either:

- an effective visual barrier, such as an opaque fence or landscaping; or
- indoor, or buried semi-buried containers; and
- the retention of existing established natural vegetation may meet this requirement.

19.6 OTHER REQUIREMENTS: LIGHTING

Exterior lighting, including security lighting, shall be directed to driveways, parking areas, loading areas, building entrances and walkways and shall be arranged to divert the light away from streets, adjacent lots and buildings. Luminaries shall be shielded to prevent unnecessary glare.

19.7 OTHER REQUIREMENTS: CARETAKER UNITS

Each industrial premises shall be permitted one caretaker unit. Subject to the requirements of the Building Code Act, caretaker units in the Airport Commercial Industrial Zone shall:

- be located within a main building that contains a permitted industrial use;
- include no more than two bedrooms; and
- have a maximum gross floor area of 1100 sq. ft. (102 sq. m).

19.8 OTHER REQUIREMENTS: RACE TRACKS

Notwithstanding the provisions of Section 19.1, harness and automobile racing tracks may be used for entertainment, retail and other temporary purposes and special events, including markets, concerts and assembly.

Thank you for your consideration and attention on this request. Should you have any questions with regards to the enclosed materials, please do not hesitate to contact the undersigned.

Kind regards,



Jared Dalziel, MCIP, LPP
Senior Planner
Clayton Developments Limited