

Public Hearing for Case 21419

Land Use By-law Amendment for
PID 41420837, Powers Road, Whites Lake

Halifax and West
Community Council
July 10, 2018

Applicant Proposal

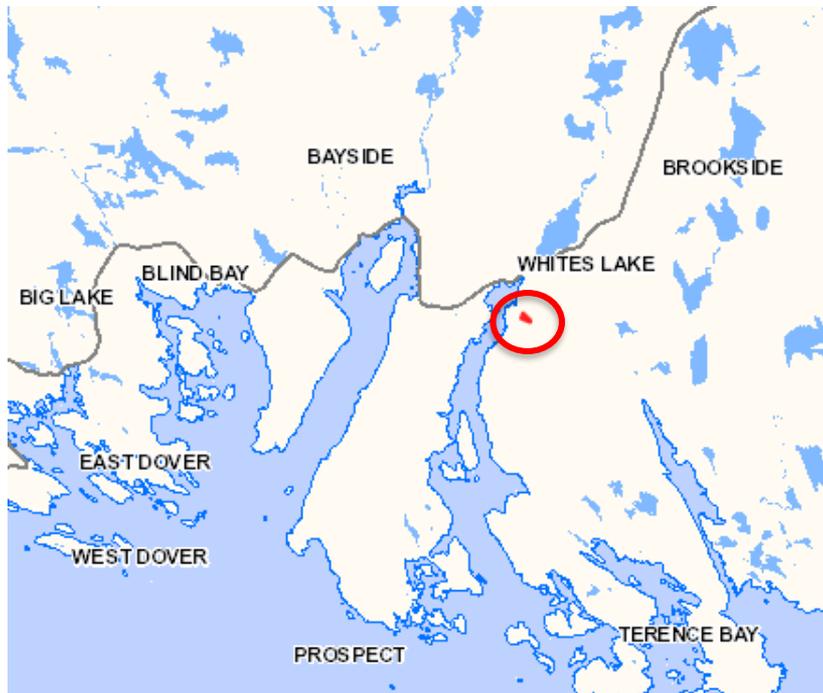
Applicant: Daniel d'Entremont

Location: PID 41420837, Powers Road, Whites Lake

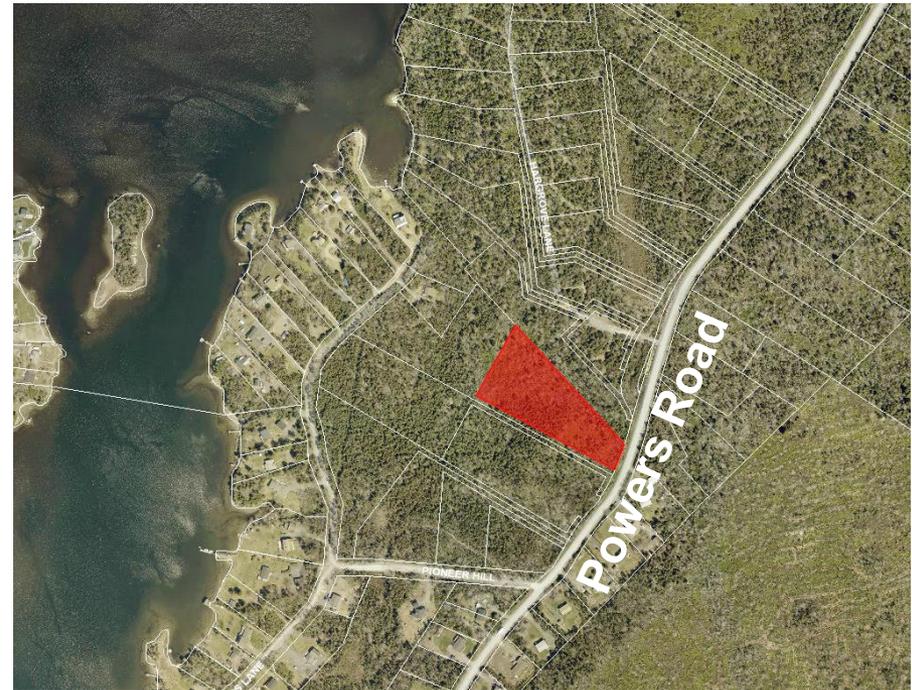
Proposal: To rezone the subject property from Residential A-3 (RA-3) to Residential A-4 (RA-4) to allow development of a dwelling with an attached auxiliary dwelling unit.

Site Context

Powers Road, Whites Lake



General Site location



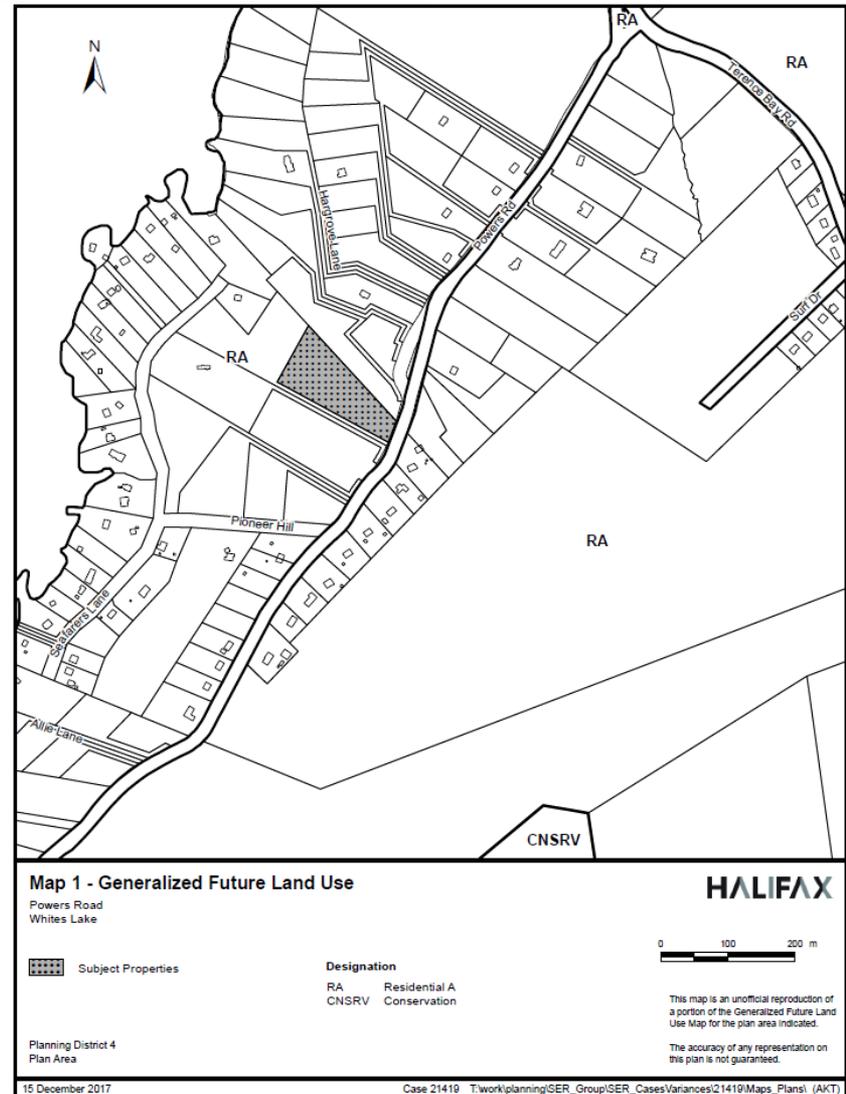
Site Boundaries in Red

Planning Policy

Planning District 4 (Prospect) Municipal Planning Strategy

Residential A Designation

- Supports low density residential development, home businesses and open space uses
- Recognizes basement apartments and auxiliary units can increase housing affordability and accommodate relatives



Land Use By-law

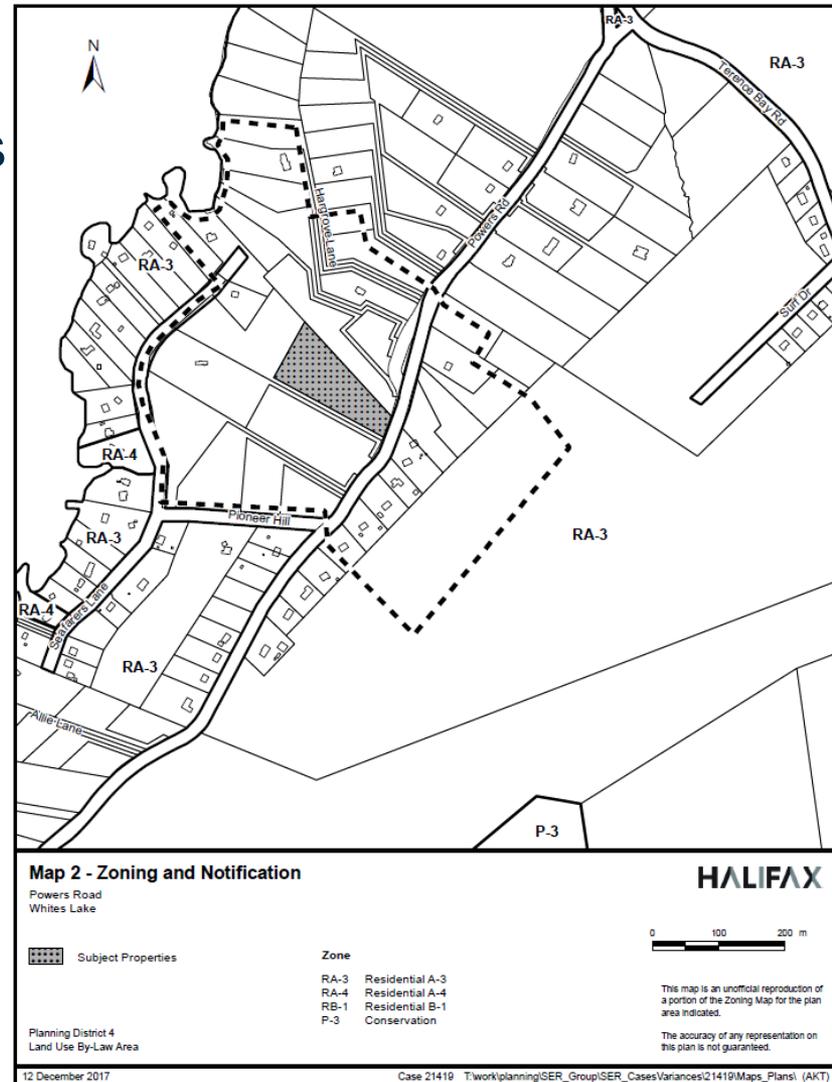
Planning District 4 (Prospect) Land Use Bylaw

RA-3 (Residential A-3) Zone

- Permits single unit dwellings home businesses and open space uses

RA-4 (Residential A-4) Zone

- Permits all RA-3 Zone uses and auxiliary dwelling units



Policy Consideration

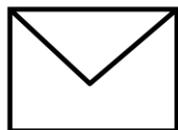
Enabling Policies RA-3, RA-4 and IM-11: Land Use By-law amendment to rezone to RA-4, requires Council to consider the following in rendering their decision:

- Adequacy of services
- Compatibility with adjacent uses
- Location suitability

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a postcard mail out notification
- Feedback from the community generally included the following:
 - No opposing comments were received

**Notifications
Mailed**



22

**Phone Calls
Received**



2

**Letters/Emails
Received**



1

Staff Recommendation

Staff recommend that Halifax and West Community Council:

1. Give First Reading to consider the proposed amendments to the Planning District 4 (Prospect) LUB as set out in Attachment A of the staff report dated April 10, 2018 and schedule a public hearing; and
2. Approve the amendment to Schedule A Zoning Map of the Land Use By-law for Planning District 4 (Prospect), as set out in Attachment A.

HALIFAX

Thank You