

HALIFAX

Public Hearing for Case 21564

Rezoning Application for 65 Halfway Lake
Drive, Hammonds Plains

North West Community Council
Monday, September 10, 2018

Applicant Proposal

Applicant: Nicolette Nicholas

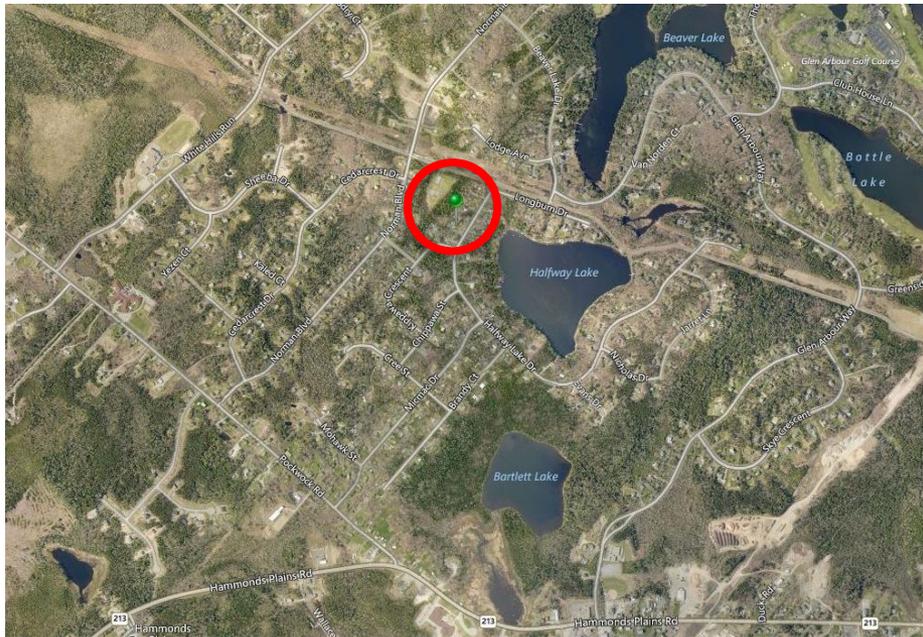
Location: 65 Halfway Lake Drive,
Hammonds Plains

Proposal: Application to rezone the subject lot from the R-1 (Single Unit Dwelling) Zone to the R-1A (Auxiliary Dwelling Unit) Zone, to permit an auxiliary dwelling unit.



Site Context

65 Halfway Lake Drive, Hammonds Plains

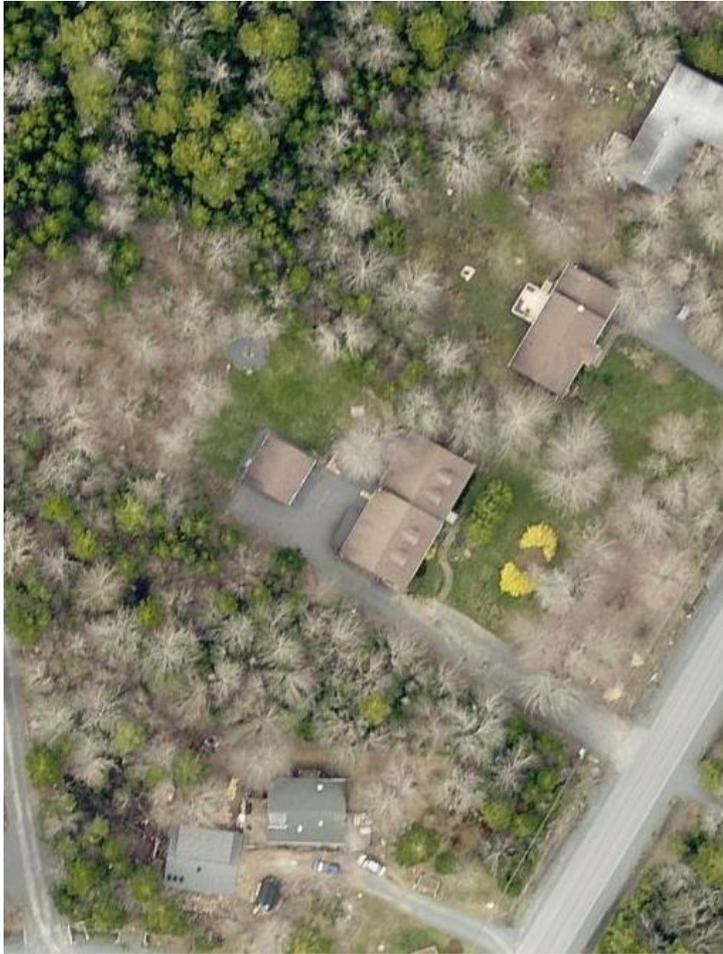


General Site location



Site Boundaries in Red

Site Context

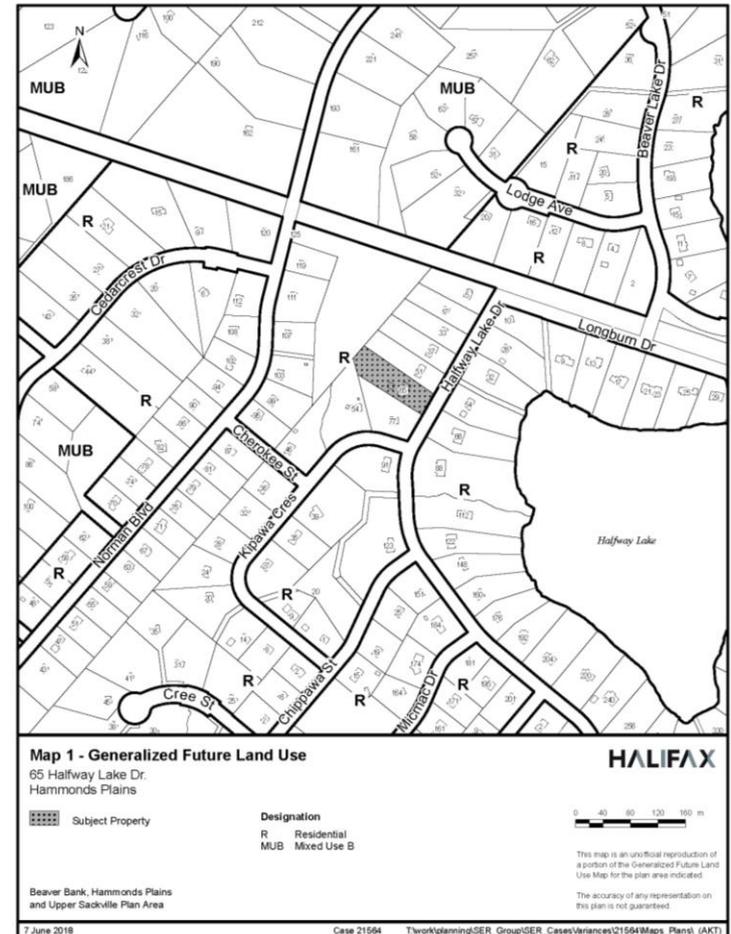


Aerial View (L);
Existing Dwelling (R)

Planning Policy

Beaver Bank, Hammonds Plains and Upper Sackville MPS

- Residential Designation
- Characterized by single unit residential development and low-density subdivisions on local roads
- New development limited to single unit dwellings
- Auxiliary dwelling units may be considered



Planning Policy (Policy P-37)

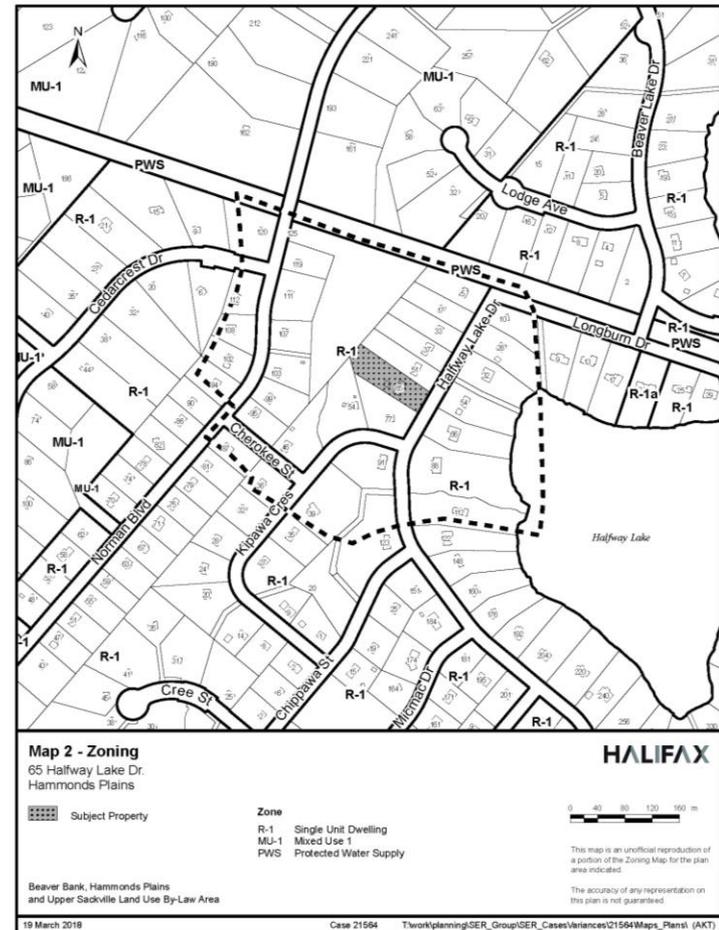
Beaver Bank, Hammonds Plains and Upper Sackville MPS

- P-37** Within the Residential Designation, it shall be the intention of Council to consider permitting auxiliary dwelling units by rezoning to the Auxiliary Dwelling Unit (R-1A) Zone with regard to the following:
- (a) the maximum gross floor area of any auxiliary dwelling unit shall not exceed forty (40) percent of the gross floor area of the dwelling;
 - (b) there shall be no more than one (1) entrance along the front wall of the dwelling;
 - (c) the power meter for the auxiliary dwelling unit shall not be located on the front facade of the building;
 - (d) one off-street parking space shall be provided for any single unit dwelling containing an auxiliary dwelling unit;
 - (e) and the provisions of Policy P-137.

Land Use By-law

Beaver Bank, Hammonds Plains and Upper Sackville LUB

- R-1 (Single Unit Dwelling) Zone
 - Permits single unit dwellings, B&Bs, and offices and/or day cares (*in dwellings*)
- R-1A (Auxiliary Dwelling Unit) Zone
 - Auxiliary dwelling units are also permitted
 - Four key criteria



Proposal



Auxiliary Dwelling Unit

Proposal



Auxiliary Dwelling Unit

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Policy Consideration

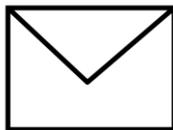
Enabling Policy P-37 requires Council consider the following in rendering their decision to rezone to Auxiliary Dwelling Unit (R-1A) Zone:

- Gross Floor Area (Max 40%)
- Front Entrances, Power Metres & Parking
- Adequacy of Services
- Adequacy of Road Networks
- Traffic Generation
- Land Use Conflicts
- Bulk of Proposed Building

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public information meeting, which was held on May 7, 2018
- Feedback from the community generally included the following:
 - Clarification on borders, boarding home regulations, and zoning implications for abutting properties
 - The one submission expressed opposition

**Notifications
Mailed**



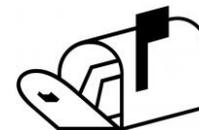
36

**Meeting
Attendees**



5

**Letters/Emails
Received**



2

NWPAC Recommendation

June 6, 2018

The NWPAC provided the following feedback:

- Supported the R-1A Zone as an option for the property
- Thought the proposal was viable as additional construction is not required; appearance will remain unchanged
- Requested information on HRM inspection / review process

The NWPAC recommended that the request to rezone the subject property from the R-1 Zone to the R-1A Zone be approved

Staff Recommendation

Staff recommend that North West Community Council:

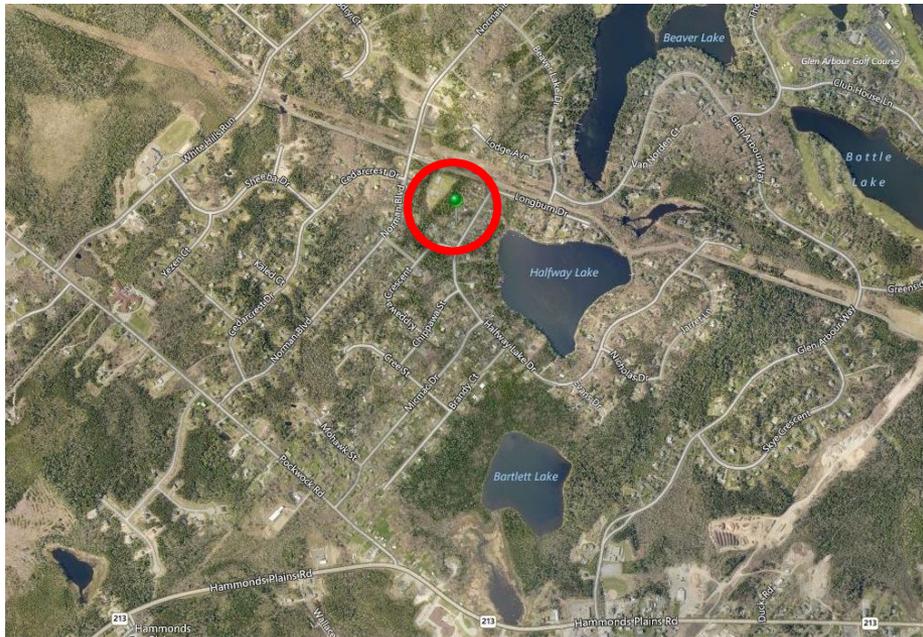
1. Adopt the amendment to Zoning Schedule 1-B of the Land Use By-law for the Beaver Bank, Hammonds Plains and Upper Sackville Plan Area, as set out in Attachment A.

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Thank You

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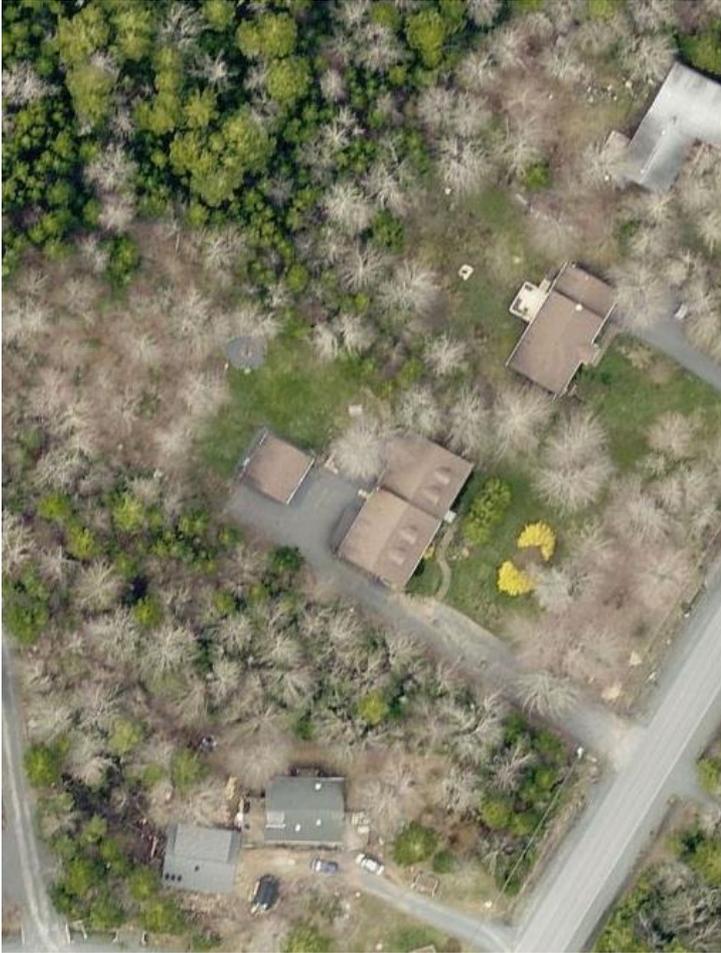


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Auxiliary Dwelling Unit