

HALIFAX

**Case 21873
Rezoning: 435
Hammonds Plains
Road, Bedford**

Northwest Planning Advisory Committee

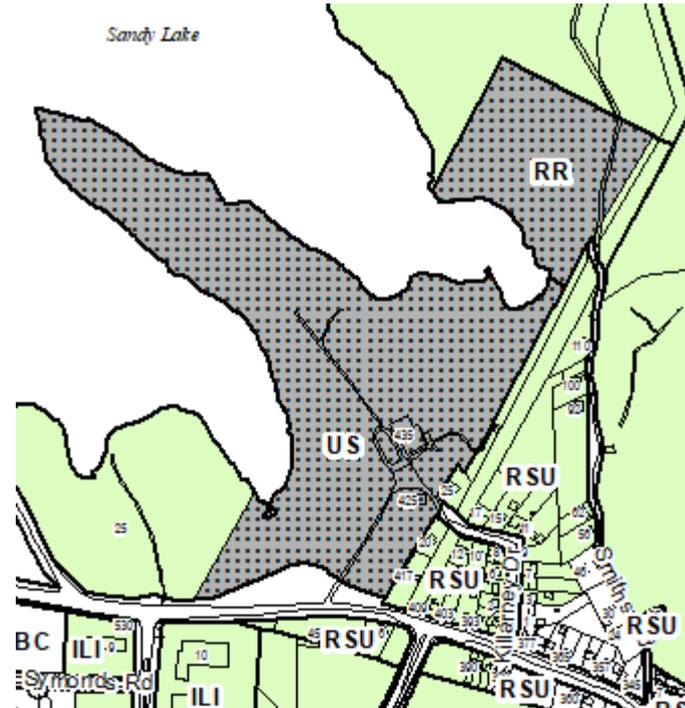
October 3, 2018

Applicant Proposal

Applicant: Halifax Regional Municipality

Location: 435 Hammonds Plains Road, Bedford

Proposal: Application to rezone the subject site from the US (Urban Settlement) Zone and RR (Residential Reserve) Zone to the SI (Institutional) Zone to allow for further development of Sandy Lake Academy under the SI Zone regulations of the Bedford Land Use By-law.



Current zoning map of subject site

Site Context

435 Hammonds Plain Road, Bedford



General Site location



Site Boundaries in Red

Site Context



Subject site seen from the northeast on
Hammonds Plains Road

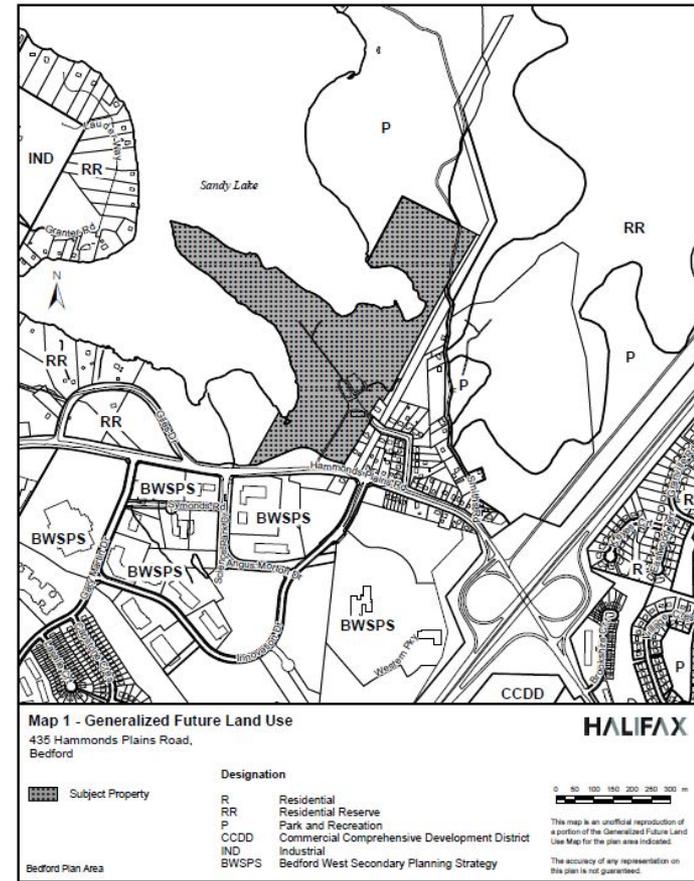
History

- 1973: First permits received for Sandy Lake Academy
- 2003: Case 00115 rezones subject lands to SI Zone
- 2006: Adoption of Regional Plan rezones subject site back to US (Urban Settlement) and RR (Residential Reserve) Zones
- 2018: Case 21873 - HRM-initiated application proposes rezoning back to SI Zone

Planning Policy

Bedford Municipal Planning Strategy

- **Designation**
 - RR (Residential Reserve)
 - Promote stability in established neighbourhoods
 - Applied to residential areas outside the Residential Development Boundary to be serviced with on-site services
- **Enabling Policy**
 - Policy S-3



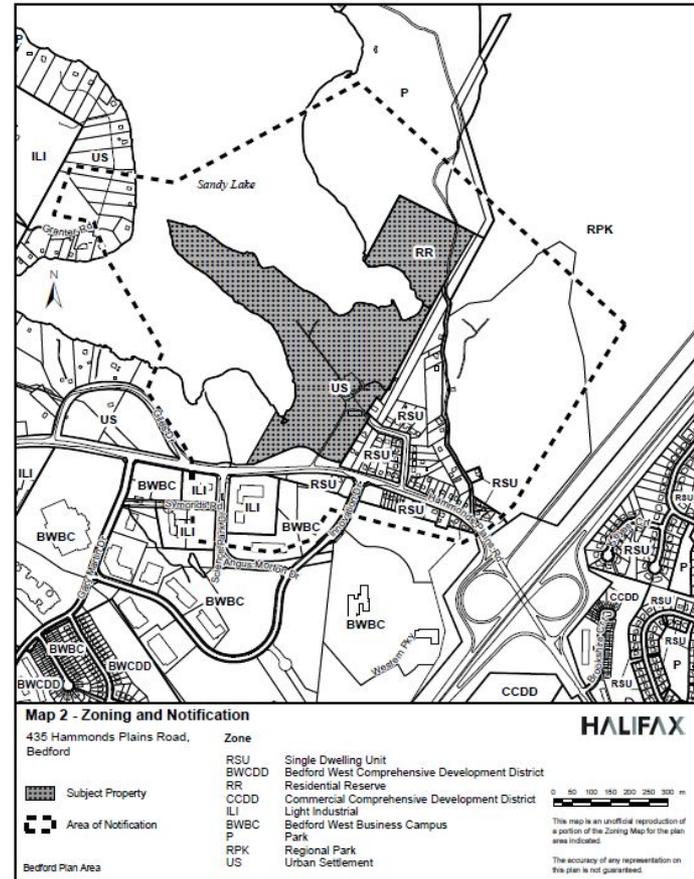
Enabling Policy (Policy S-3)

It shall be the intention of Town Council to permit new utility and institutional uses on any land use designation, except WFCDD, CCDD, and RCDD designation, through the zoning amendment process subject to the rezoning criteria in Policy Z-3. No lands will be prezoned for such uses.

Land Use By-law

Bedford LUB

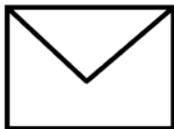
- **SI (Institutional) Zone**
 - Permits: churches, schools, cemeteries, fire stations, libraries, police stations, public buildings, post offices, private recreation facilities and clubs, museums, P and POS uses, special care facilities, day care facilities, recycling depot, accessory uses
- **Existing Use**
 - School and student residence



Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a public information meeting (September 17, 2018)
- Feedback from the community generally included the following:
 - Permitted uses if rezoned to SI zone;
 - Concern with no public consultation required through as-of-right permitting process
 - If application will be reviewed under Green Network Plan and Watershed Study

**Notifications
Mailed**



91

**Meeting
Attendees**



7

**Letters
Received**



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Questions / Comments

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Thank You

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