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Public Hearing for Case 21379

MPS and LUB Amendments for 797
Prospect Road, Goodwood

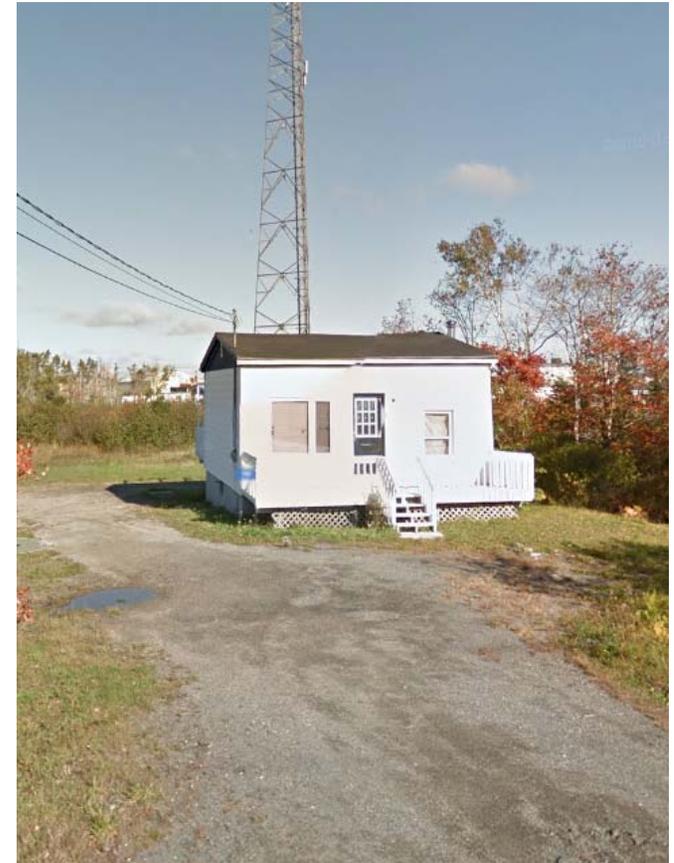
Regional Council
February 26, 2019

Applicant Proposal

Applicant: Atakaliti Mulu and
Felekech Woldehana

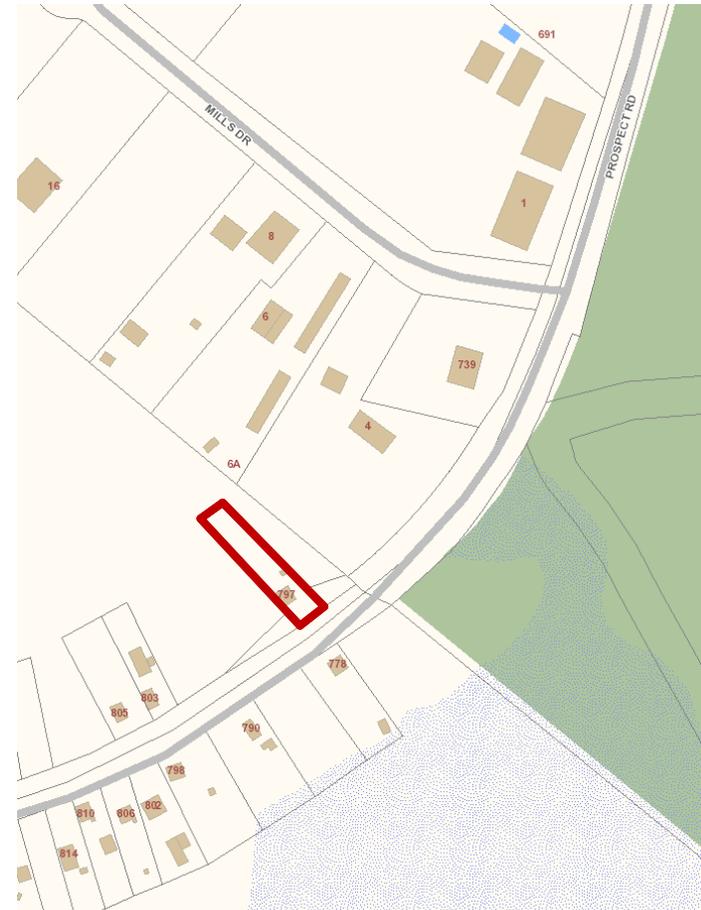
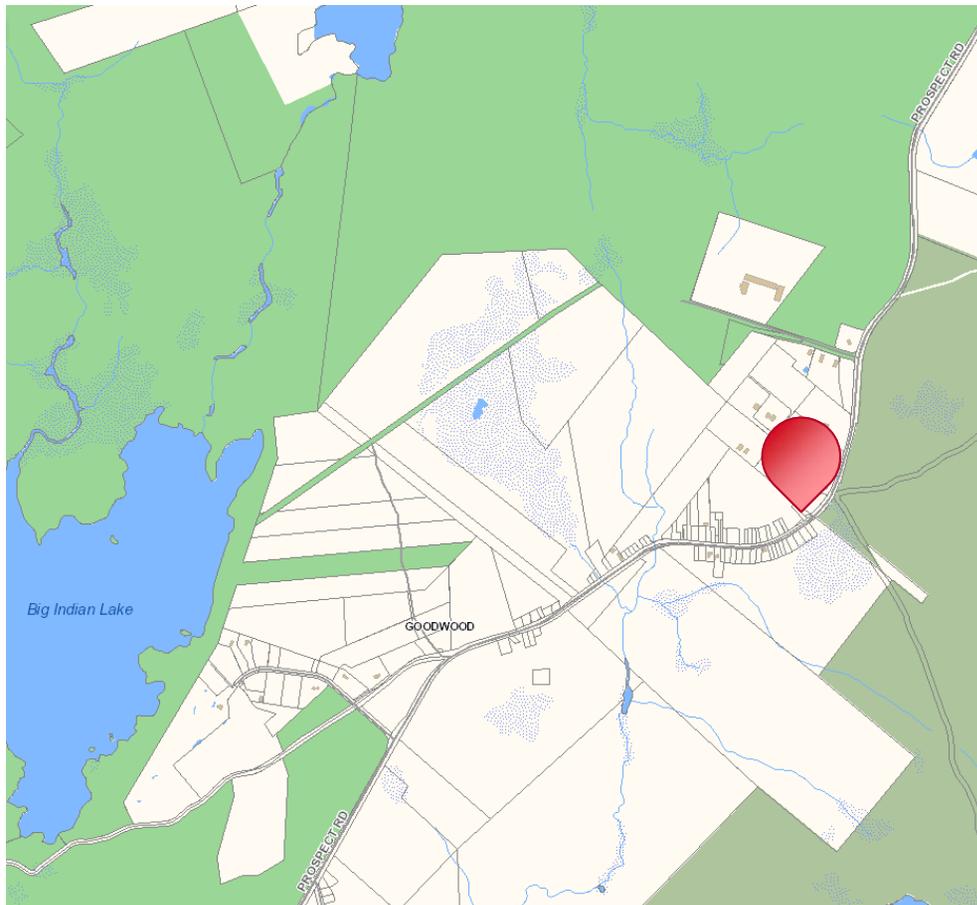
Location: 797 Prospect Road,
Goodwood

Proposal: The applicant is seeking
amendments to the
MPS and LUB for
Planning District 4
(Prospect) to allow a
church at the site.



Site Context

797 Prospect Road, Goodwood



Subject Site in Red

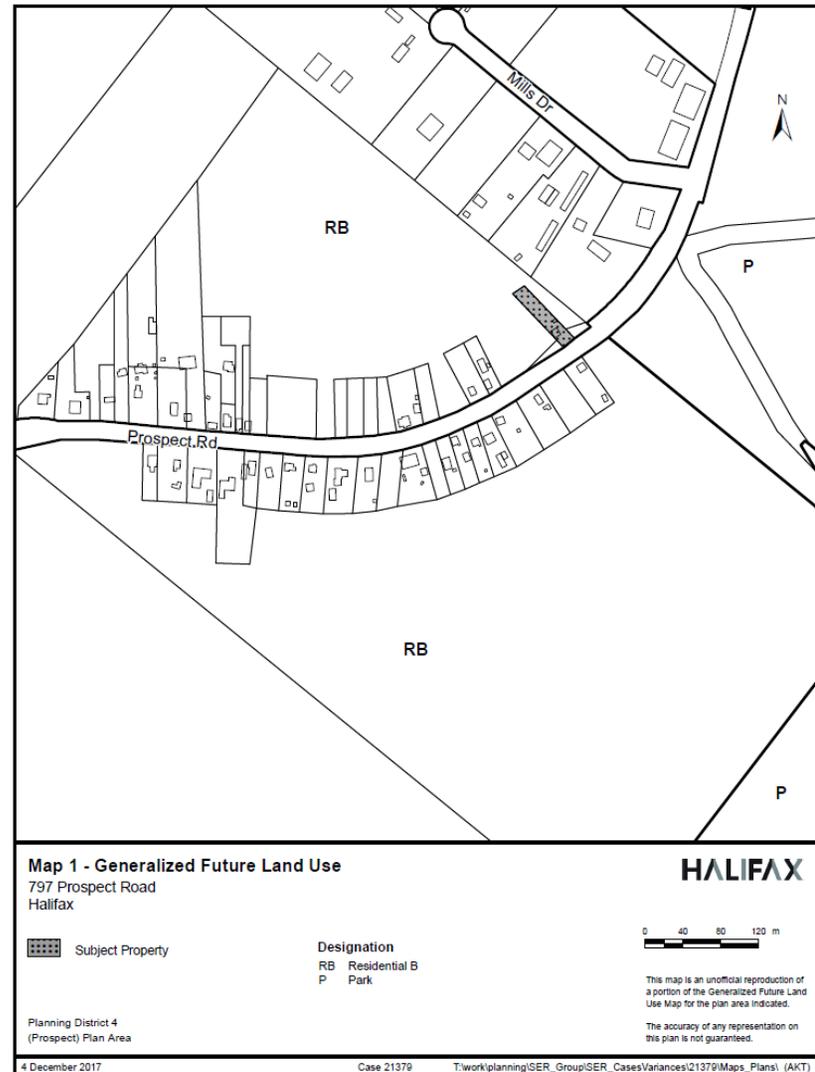
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Planning Policy

Planning District 4 (Prospect) Municipal Planning Strategy

Residential B Designation

- Intended to support this continuing residential development and the traditional mix of land use activities which has occurred
- Policy RB-7 allows consideration of denominational uses - not an option for the subject property



Land Use By-law

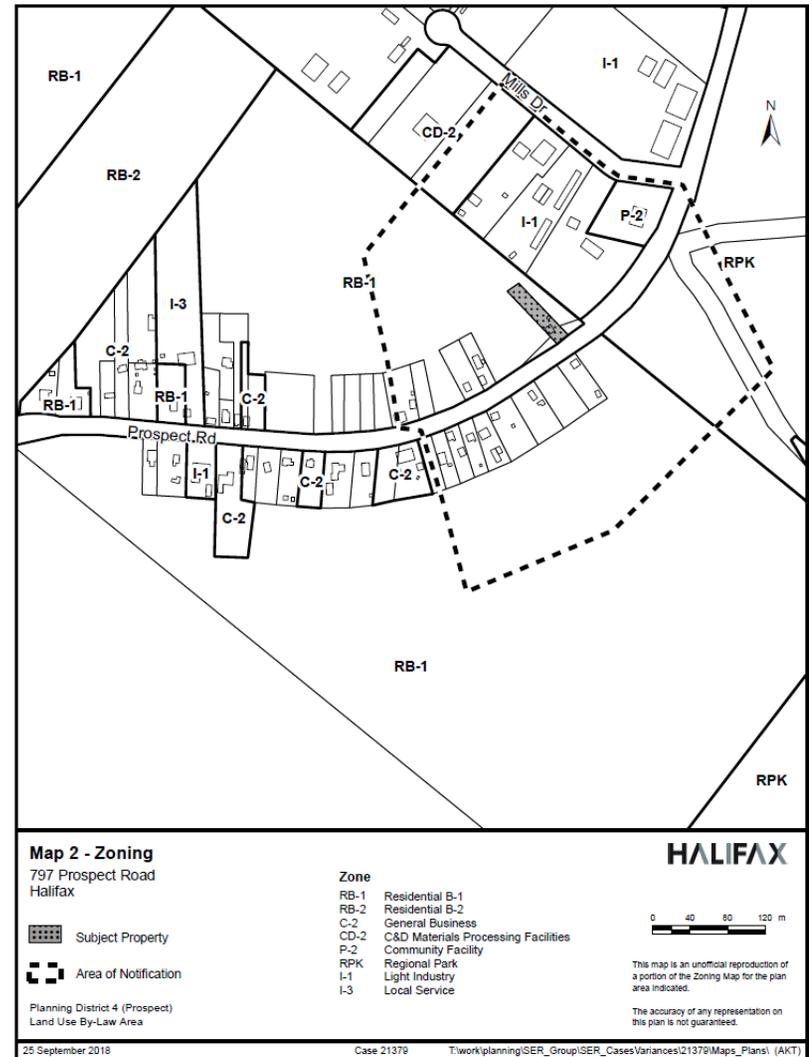
Planning District 4 (Prospect) Land Use Bylaw

RB-1 (Residential B-1) Zone

- Single unit dwellings
- Home businesses
- Open Space uses
- Craft shops
- Bed and breakfast outlets
- Fishery and agriculture support uses

Minimum lot requirements

- Lot Area - 20,000 sq. ft.
- Frontage - 100 ft.



Proposal

- Build a separate building to the rear of the property to host weekly church services
- Priest lives in the existing dwelling

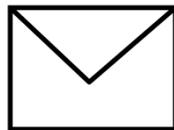


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Public Engagement Feedback

- Level of engagement completed was consultation achieved through a postcard notification and a public information meeting (March 19, 2018)
- Feedback from the community generally included the following:
 - Several existing industrial uses would be amongst the church
 - Church would enhance the community

**Notifications
Mailed**



20

**Meeting
Attendees**



8

**Letters/Emails
Received**



1

Proposed Policy

Planning District 4 (Prospect) MPS and LUB

MPS

- Site specific policy to permit denominational uses at 797 Prospect Road

LUB

- Permit denominational uses at 797 Prospect Road under the RB-1 (Residential B-1) Zone where any addition or new building constructed meets the requirements of the zone except for frontage and area.

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Rationale for Proposed Policy

Staff advise there is merit to consider an MPS because:

- There is already policy to consider denominational uses within the Residential B designation (Policy RB-7)
- A mix of uses surround the site including residential, commercial and industrial activity
- Any new addition or building would meet the requirements of the zone except for lot frontage and area

Staff Recommendation

Staff recommend that Regional Council:

2. Approve the proposed amendments to the Planning District 4 (Prospect) MPS and LUB as set out in Attachments A and B of the staff report dated October 10, 2018.

The background features a large, stylized graphic of the letter 'H'. The top-left and top-right quadrants of the 'H' are filled with a dark blue color. The bottom-left and bottom-right quadrants are filled with a lighter, medium blue color. The central negative space of the 'H' is white. The word 'HALIFAX' is printed in white, bold, uppercase letters across the top-right quadrant of the dark blue section.

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Thank You