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Public Hearing for Case 22059

Land Use By-law Amendment for 24
Hester Street, Dartmouth

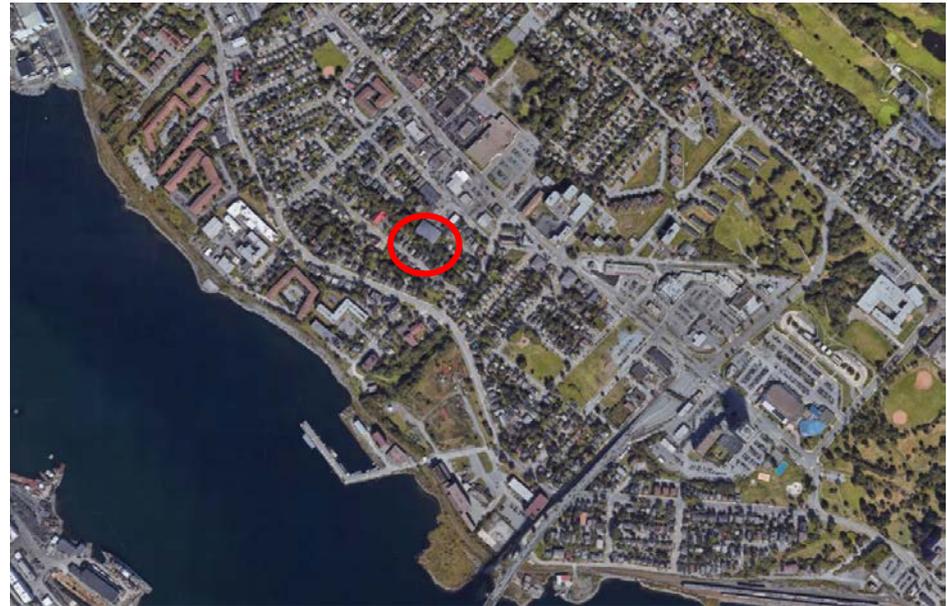
Harbour East-Marine Drive
Community Council
May 2, 2019

Applicant Proposal

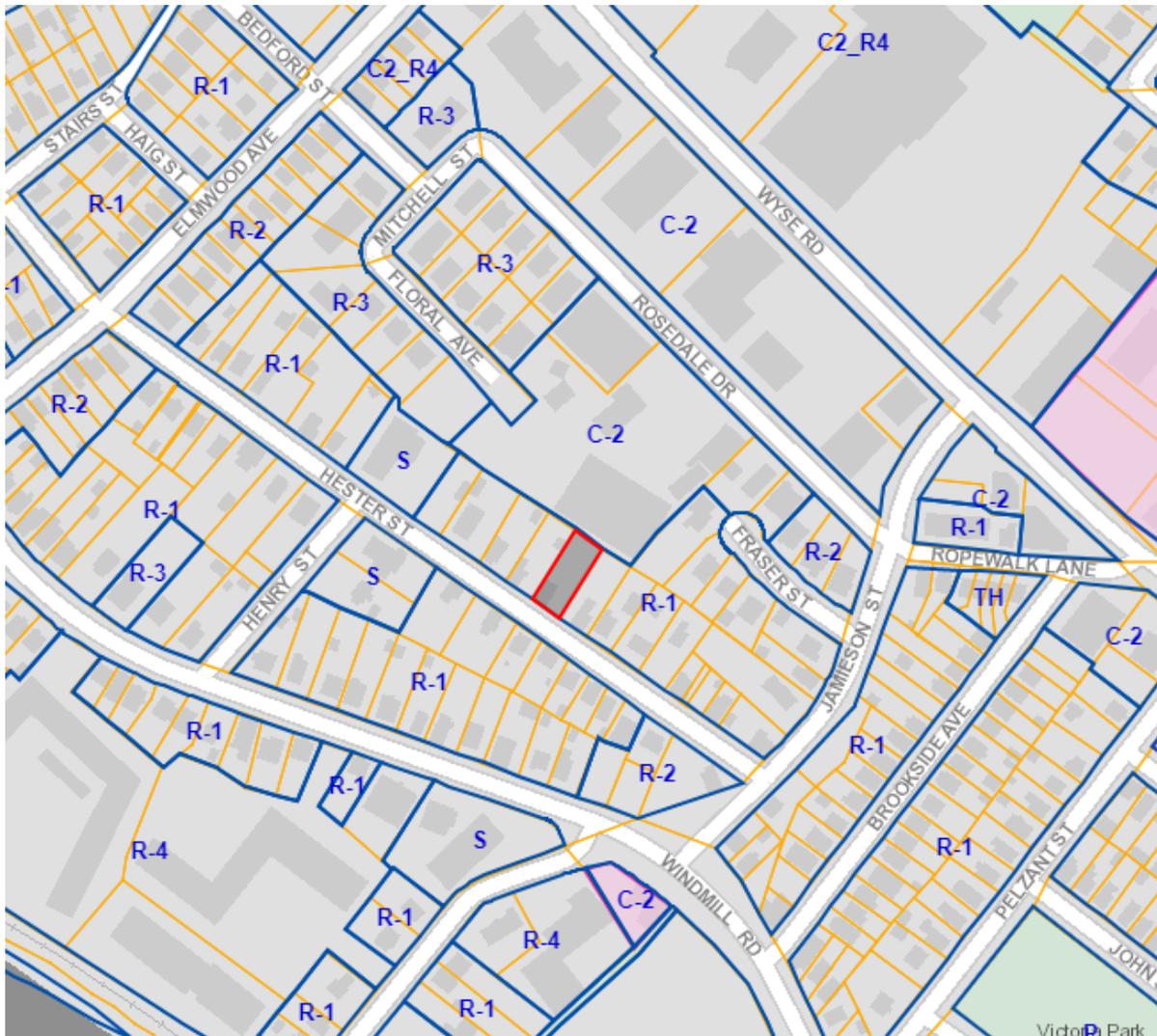
Applicant: Anne Guy

Location: 24 Hester Street,
Dartmouth

Proposal: Rezone the property
from the R-1 Zone to the R-2
Zone



Surrounding Land Uses



 Subject Property

Planning Policy

Dartmouth Municipal Planning Strategy

- Designation:
 - Residential
- Enabling Policy:
 - IP-1(c) – Rezoning
- Intent:
 - To allow different forms of residential development within the residential designation while maintaining the character of the community.



Map 1 - Generalized Future Land Use

24 Hester Street
Dartmouth

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 Subject Property

Designation
R Residential
C Commercial
I Industrial

Dartmouth
Plan Area



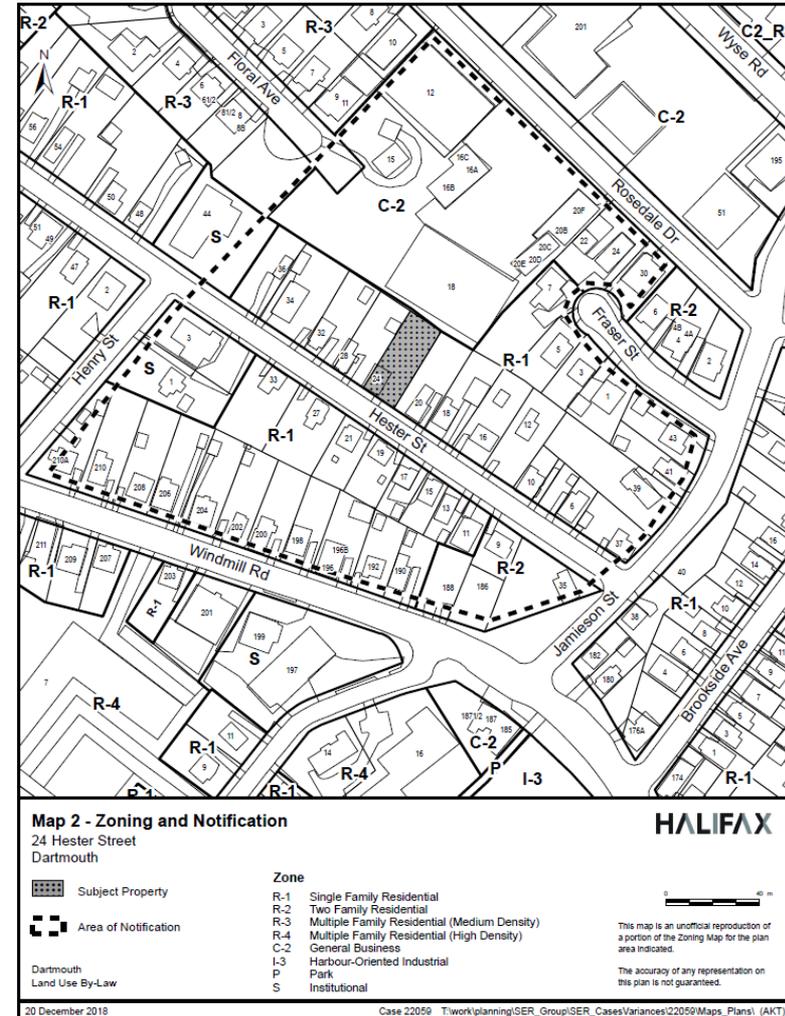
This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Land Use By-law

Dartmouth LUB

R-1	R-2
<ul style="list-style-type: none"> • Single detached • Institutional Uses 	<ul style="list-style-type: none"> • Duplex • Semi-detached • Basement apartment • R-1 Uses
5,000 sf. lot area minimum	5,000 sf. lot area minimum
50 ft. frontage	50 ft. frontage
35% coverage	35% coverage
No height limit	No height limit
Setbacks determined by Building Code	Setbacks determined by Building Code



Policy Consideration

Enabling Policies under the Residential Designation requires Council to consider the following in rendering their decision on a rezoning:

- Adequacy of services and infrastructure;
- Compatibility;
- Scale;
- Encourage infill and intensification;
- Controls for landscaping, parking and driveways.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through signage posted on the site, a website, and a mail out notification.
- No comments were received and as such a Public Information Meeting was not held.

**Notifications
Mailed**



70

**Meeting
Attendees**



N/A

**Letters/Emails
Received**



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Staff Recommendation

Staff recommend that Harbour East-Marine Drive Community Council:

1. Adopt the amendment to the Land Use By-law for Dartmouth, as set out in Attachment A, but delete item 2 (Amendment to the Table of Contents) and delete item 3 (Amendments to Section 4).

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Thank You

Site Context



Aerial of Subject Site

Proposal



Existing



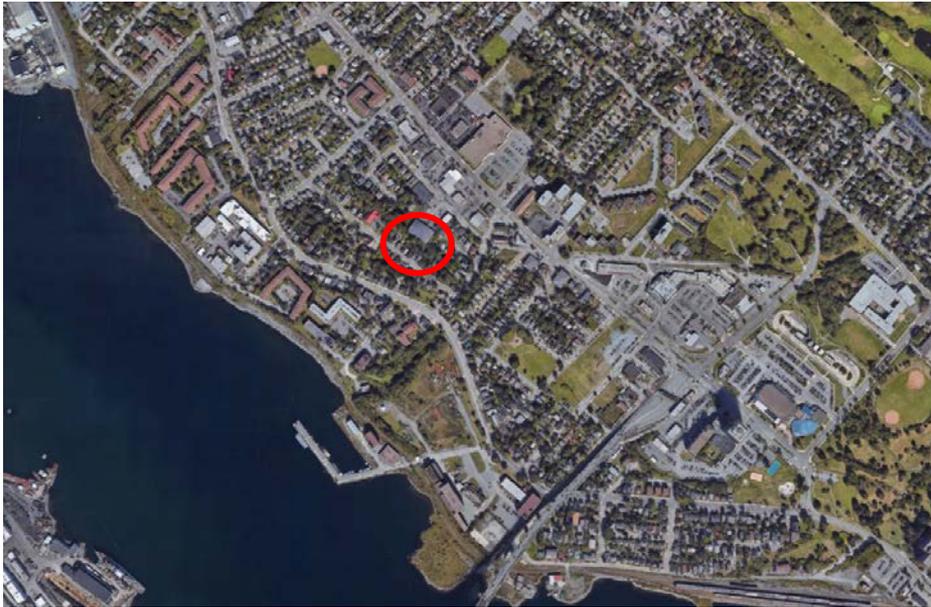
Proposed

Proposal

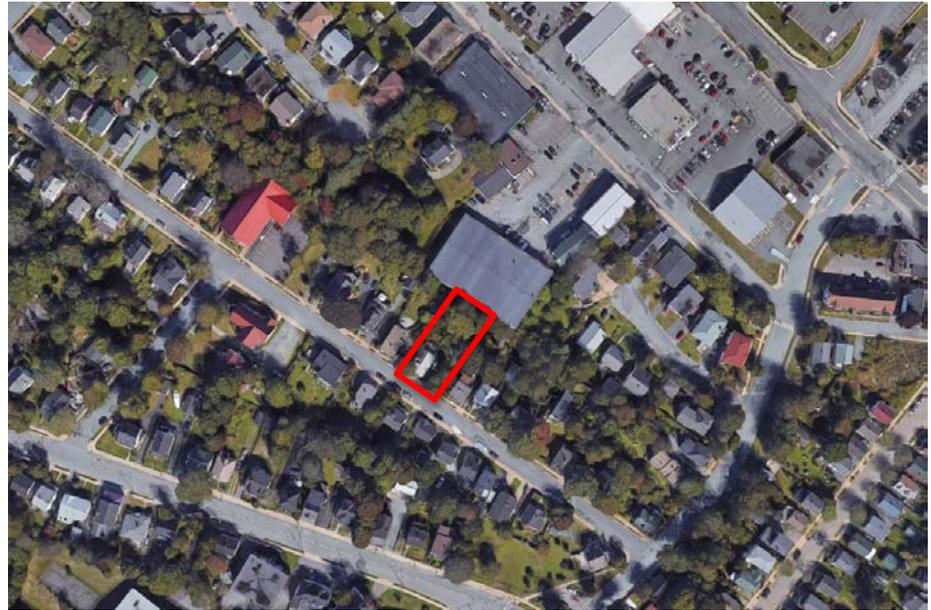
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Site Context

24 Hester Street, Dartmouth



General Site location



Site Boundaries in Red