

HALIFAX

Public Hearing for Case 22382

Land Use By-law Amendment for
PID 41420860, Pioneer Hill,
Whites Lake

Halifax and West
Community Council
November 13, 2019

Applicant Proposal

Applicant: Tim Reich

Location: PID 41420860, Pioneer Hill off 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

Pioneer Hill off Powers Road, Whites Lake

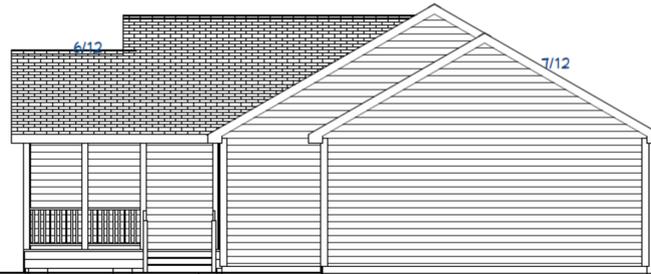


Elevation

Pioneer Hill, Whites Lake



Exterior Elevation Front



Exterior Elevation Right

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW ONLY

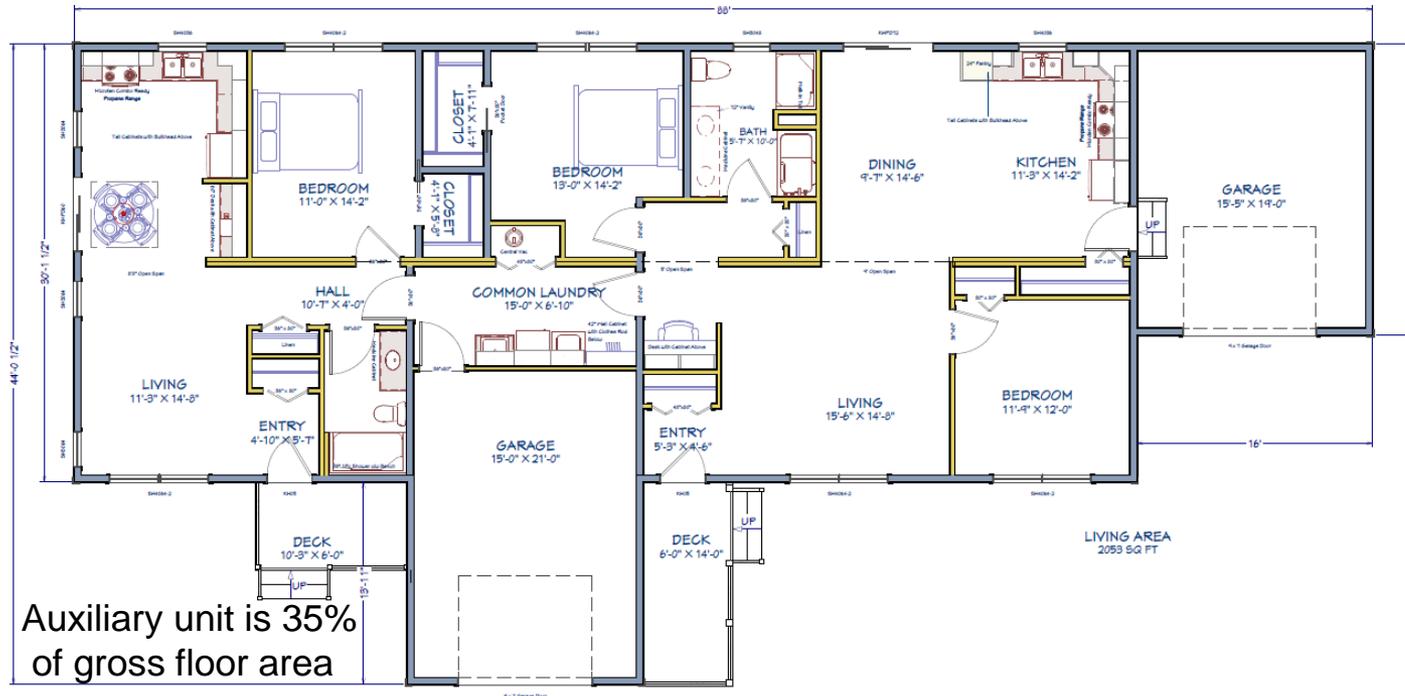
DRAWN BY:
CHECK BY:
DATE: Tuesday, August 27, 2019
SCALE: NTS
PROJECT NO:
TYPE:

TITLE:

SHEET NO: 1A-701

Proposed Floor Plan

Pioneer Hill, Whites Lake



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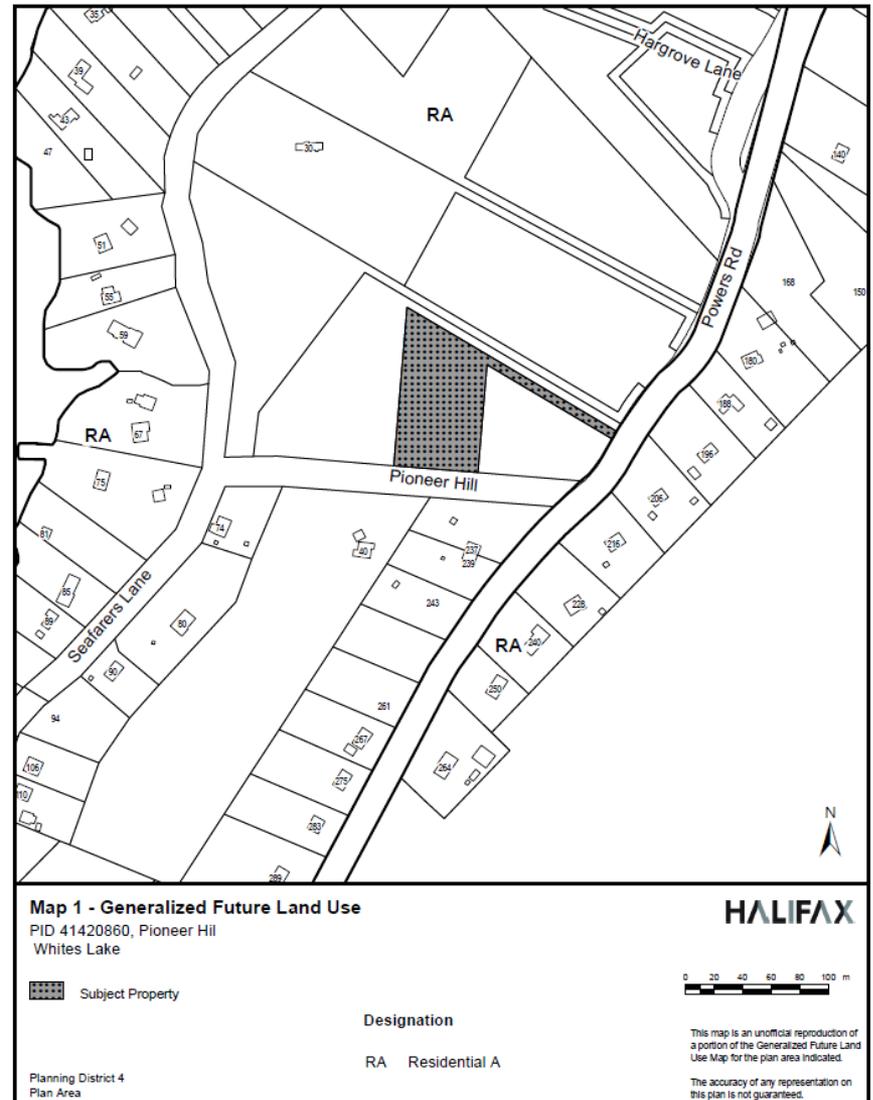
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Planning Policy

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

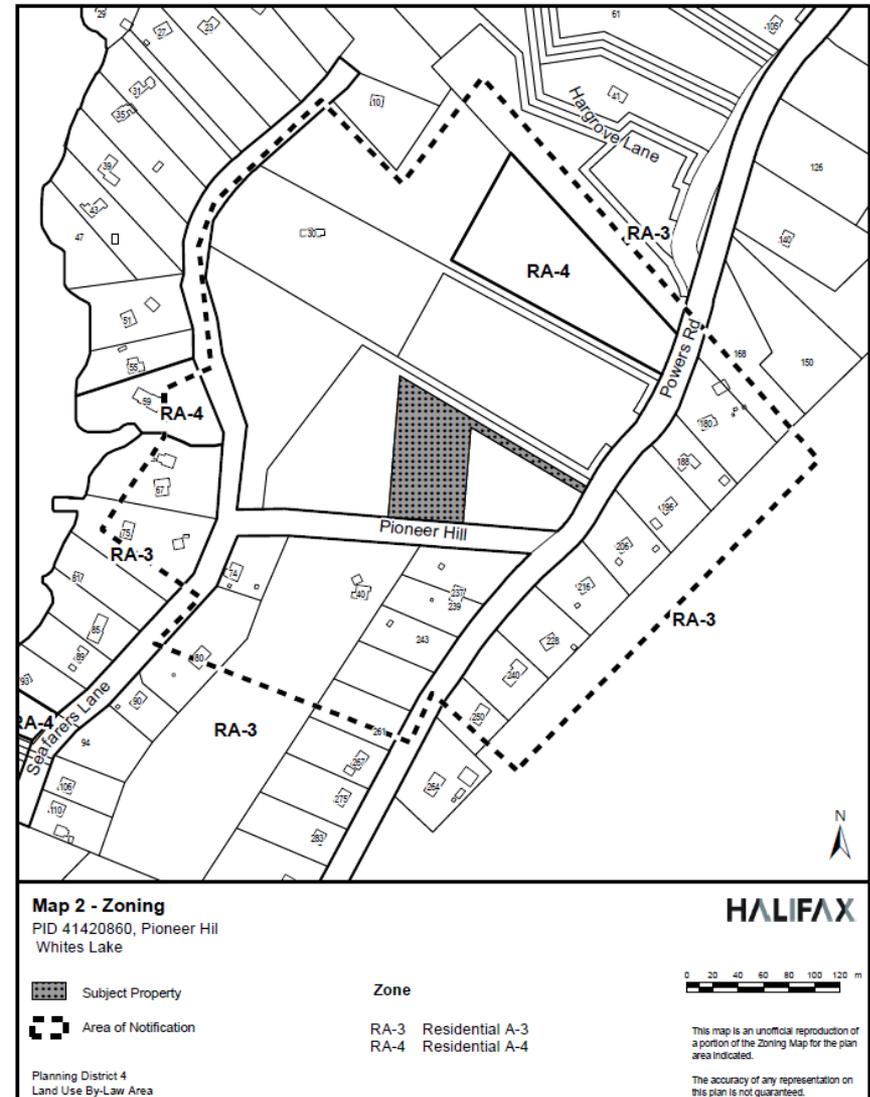
Planning District 4 (Prospect) Land Use Bylaw

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:

- 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**



36

**Phone Calls
Received**



0

**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 October 15, 2019 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.

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Thank You

