

# MUNICIPAL GOVERNMENT NOTICES

Halifax Regional Municipality Notices will generally appear each Saturday in this section of the newspaper. Readers are still encouraged to look throughout the paper for information which might appear in a different section or on another day.

## NOTICE OF VIRTUAL JOINT PUBLIC HEARING HALIFAX REGIONAL COUNCIL AND ASSOCIATED COMMUNITY COUNCILS

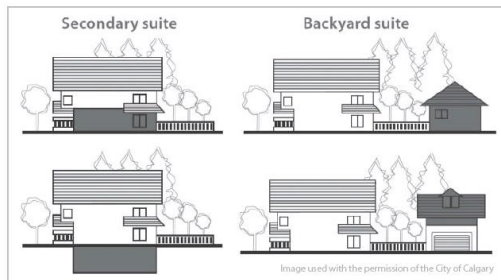
### Accessory Dwelling Units – All Residential Areas of HRM (Secondary and Backyard Suites)

On September 1, 2020 at 6:00 p.m. (and Thursday, September 3, 2020 at 6:00 p.m. if more time is needed) Halifax Regional Council, Halifax and West Community Council, Harbour East-Marine Drive Community Council and North West Community Council will hold a virtual joint public hearing on allowing **Secondary and Backyard Suites** (also called accessory dwelling units) in all residential areas of HRM.

#### WHAT ARE SECONDARY AND BACKYARD SUITES?

**Secondary suites** are separate dwelling units that are completely contained within a home. They are often referred to as **in-law suites** or **basement apartments**. **Backyard suites** are separate free-standing buildings either built overtop an accessory structure like a garage, or simply on their own. They are often referred to as **granny suites**, **carriage flats** and could be in the form of a **tiny house**.

Secondary and Backyard suites can be used by aging parents or adult children or can be used as rental units for the general public. The diagram below shows typical arrangements on a residential property.



#### WHAT IS HRM PROPOSING AND HOW WILL THIS AFFECT MY PROPERTY?

The proposed changes mean that you or your neighbour can get permission to install a secondary or backyard suite by simply obtaining a permit. Currently, depending on a property's zoning, these types of accessory dwelling units are not allowed or require a special process involving a decision by Council to be allowed.

HRM is considering changes to its Land Use By-laws (zoning) to allow single-detached houses, duplexes or semi-detached houses, and townhouses/rowhouses to have secondary and backyard suites. **Only one secondary suite or backyard suite is to be permitted per lot.**

The following table outlines the proposed rules for secondary and backyard suites:

	SECONDARY SUITES	BACKYARD SUITES
<b>Maximum Floor Area</b>	80m <sup>2</sup>	90m <sup>2</sup> * or the maximum size permitted for an accessory building (garage); whichever is smaller
<b>Parking Required</b>	No	No
<b>Size, Setbacks, Height</b>	The same zoning requirements as for main dwellings	The same zoning requirements as for accessory buildings (garages)

\* In the Halifax Peninsula and Downtown Dartmouth areas the maximum floor area is 90 m<sup>2</sup> but the maximum building footprint is 60m<sup>2</sup>.

#### WHERE WILL THE PROPOSED CHANGES APPLY?

The proposed changes will apply **mostly everywhere in HRM** where single-detached houses, duplexes or semi-detached houses, and townhouses/rowhouses are allowed.

#### WHERE CAN I FIND MORE INFORMATION?

Visit [www.shapeyourcityhalifax.ca](http://www.shapeyourcityhalifax.ca) and select "Secondary and Backyard Suites" for more information. [jean.couvet@halifax.ca](mailto:jean.couvet@halifax.ca)

For any questions about the proposed amendments, please contact Jillian MacLellan, Planner III, at [maclell@halifax.ca](mailto:maclell@halifax.ca) or 902-717-3167.

#### PUBLIC HEARING DETAILS

A virtual joint public hearing will be held for Halifax Regional Council, Halifax and West Community Council, Harbour East- Marine Drive Community Council and North West Community Council on Tuesday, September 1, 2020 at 6:00 p.m. (and Thursday, September 3, 2020 at 6:00 p.m. if more time is needed).

HRM intends to consider and, if deemed advisable, approve amendments to the Regional Municipal Planning Strategy and all Community Land Use By-laws, with the exception of the Regional Centre Land Use By-law (Package A), to allow secondary suites and backyard suites accessory to single-unit, two-unit or townhouse dwellings.

The virtual joint public hearing will be webcasted: at <https://www.halifax.ca/city-hall/agendas-meetings-reports>

#### PUBLIC HEARING DETAILS

**Forward a written submission:** These submissions are distributed to all Councillors and considered at the time of their decision. Written submissions may be forwarded to the Municipal Clerk by e-mail, [clerks@halifax.ca](mailto:clerks@halifax.ca); by fax, 902-490-4208; or by mail, P.O. Box 1749, Halifax, Nova Scotia, B3J 3A5. Written submissions must be received by the Municipal Clerk's office as early as possible and **no later than 3:00 p.m. on September 1, 2020**. Please allow sufficient time for delivery given slower than typical mail delivery times during the COVID-19 Pandemic.

**Register to speak:** contact the Municipal Clerk's office **no later than 4:30 p.m. on Monday, August 31, 2020 to be added to the speakers list to speak by phone**. We encourage all residents who have any desire to speak at the meeting to ask to have their name added to the list. Individuals who do not want to speak at a later time may ask to have their name removed from the speakers list.

To be placed on the speakers list, individuals may:

- Email [clerks@halifax.ca](mailto:clerks@halifax.ca); or
- Leave a voicemail at 902.490.4210; or
- Send a fax to 902.490.4208.

In your message, please include the meeting body (Regional Council), the planning Case number (21162) or civic address, in addition to your name, community of residence, email address, and telephone number.

For any questions on the process of the virtual joint public hearing, please contact the Municipal Clerks Office at [clerks@halifax.ca](mailto:clerks@halifax.ca) or 902.490.4210.

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PLEASE SEE SECTION 158 - EMPLOYMENT OPPORTUNITIES IN SATURDAY'S PAPER AND SECTION 258 - TENDERS IN CLASSIFIEDS FOR ALL TENDERS AND REQUESTS FOR PROPOSALS ADVERTISEMENTS IN SATURDAY AND WEDNESDAY'S EDITIONS



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