

# **Case 22865**

## **Rezoning:**

**Sackville Drive, Middle Sackville**  
**North West Community Council**

January 11 , 2021

# Applicant Proposal

2

Applicant: WSP on behalf of the property owner.

Location: Sackville Drive

Proposal: Rezone PID 41489048 on Sackville Drive, from the R-6 (Rural Residential) Zone to R-4 (Multiple Unit Dwelling) Zone of the Sackville Land Use By-Law to enable a multi with 4 units.



HALIFAX

2

# Site Context

2322-24 Hunter Street, Halifax



Site Boundaries in Red

# Site Context

---

4



Subject site seen from Sackville Drive

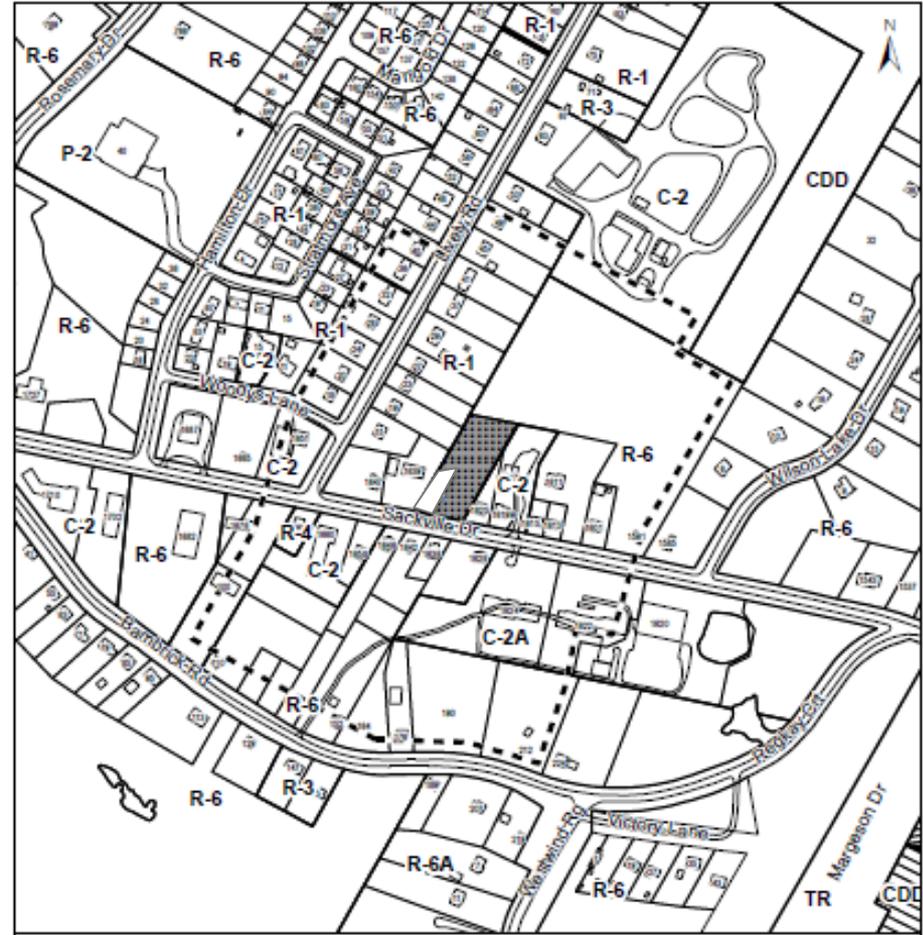


# Land Use By-law

## Sackville LUB

6

- Existing use:
  - Vacant
- Currently zoned R-6 (Rural Residential) under the Sackville Land Use By-law;



HALIFAX



# Policy Review

## Sackville Municipal Planning Strategy

- Zone Comparison of R-6 (Rural Residential) Zone and R-4 (Multiple Unit Dwelling) Zone

	<b>R-6 Zone</b>	<b>R-4 Zone</b>
<b>Maximum Lot Coverage</b>	35%	50%
<b>Maximum Height</b>	35 feet	35 feet
<b>Minimum Front Yard</b>	20 feet	30 feet
<b>Minimum Rear Yard</b>	8 feet	½ the height of the main building
<b>Minimum Side Yard</b>	8 feet	½ the height of the main building

# Public Engagement Feedback

- Level of engagement completed was consultation achieved through providing information and seeking comments through the HRM website, signage posted on the subject site, and postcards mailed to property owners.
- Feedback from the community generally included the following:
  - Additional information request

**Notifications  
Mailed**



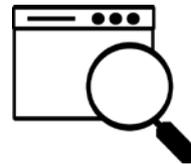
**40**

**Calls  
Received**



**0**

**Webpage  
Views**



**86**

**Letters/Emails  
Received**



**0**

# North West PAC Recommendation 10

July 15, 2020

---

- On July 15, 2020, the North West Planning Advisory Committee (PAC) recommended the application be approved.

# Staff Recommendation

---

Staff recommend that North West Community Council:

1. Approve the proposed amendment to the Sackville Land Use By-law as set out in Attachment A of the staff report dated August 13, 2020.

# HALIFAX

## Thank You

**HALIFAX**

Planning & Development  
PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Brittney MacLean**

*Planner II*

[macleab@halifax.ca](mailto:macleab@halifax.ca)

Tel: (902) 223-6154

[www.halifax.ca](http://www.halifax.ca)