

HALIFAX

Public Hearing for Case 23274

Secondary & Backyard Suites –
Housekeeping Amendments

Harbour East-Marine Drive
Community Council
March 4, 2021

Origin

Original Case 21162: Secondary and Backyard Suites

On September 1st, 2020, Halifax Regional Council approved amendments to the Regional Municipal Planning Strategy (RMPS) and all land use by-laws (LUB), with the exception of the Regional Centre LUB (Package A), to allow secondary and backyard suites accessory to single-unit, two-unit and townhouse dwellings.

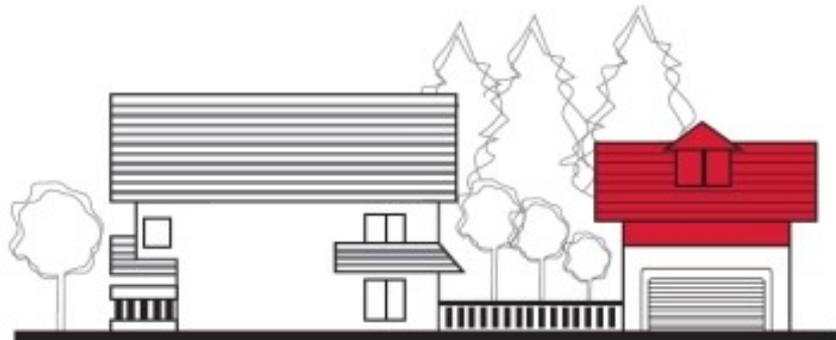
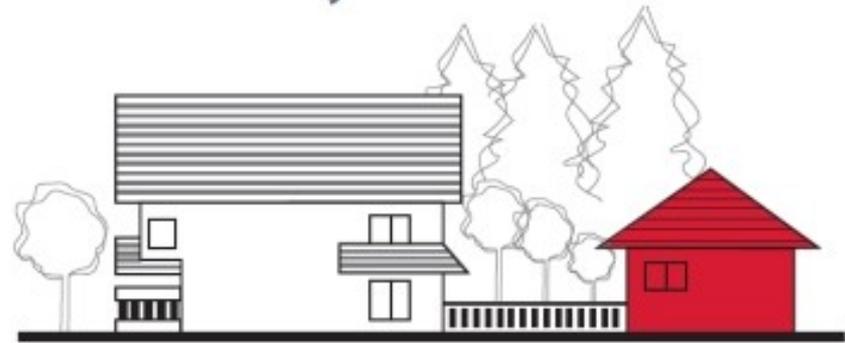
Origin

What are Secondary and Backyard Suites?

Secondary suite



Backyard suite



Housekeeping Amendment

Dartmouth Land Use By-law

Section 2: GENERAL PROVISIONS, Subsection 27D(b)(iv):

The floor area of a backyard suite shall not exceed 90.0 square metres or the maximum floor area of an accessory building as set out in Section ~~s~~ 27A, whichever is less;

Housekeeping Amendment

Downtown Dartmouth Land Use By-law

Section 5: GENERAL PROVISIONS, Subsection 18 ONE RESIDENTIAL BUILDING PER LOT:

There shall be no more than one building containing residential uses per lot, ~~excepting multiple unit and townhouse dwellings in the DB Zone or~~ excepting where a backyard suite is permitted.

Housekeeping Amendment

Lawrencetown Land Use By-law

Part 4: GENERAL PROVISIONS FOR ALL ZONES, Section 4.19A COASTAL AREAS, Subsection (2):

Subsection (1) does not apply to residential accessory structures which **does** not contain a backyard suite (RC-Sep 1/20;E-Nov 7/20) permitted in accordance with this by-law

Housekeeping Amendment

Planning Districts 8 & 9 Land Use By-law

Part 4: GENERAL PROVISIONS FOR ALL ZONES, Section 4.6
ONE DWELLING ON A LOT, subsection (c):

Notwithstanding Sections **4.26(a)** & **4.26(b)**, a single unit dwelling and a backyard suite or a mobile dwelling and a backyard suite may be located on the same lot.

Housekeeping Amendment

Planning Districts 8 & 9 Land Use By-law - Continued

Part 4: GENERAL PROVISIONS FOR ALL ZONES, Section 4.18A
COASTAL AREAS, Subsection (2):

Subsection (1) does not apply to any residential accessory structures which do not **containing** a backyard suite, marine dependant uses, open space uses, parking lots and temporary uses permitted in accordance with this by-law.

Staff Recommendation

Staff recommend that Harbour East – Marine Drive Community Council:

1. Adopt the proposed amendments to the Land Use By-laws for Dartmouth, Downtown Dartmouth, Lawrencetown and Planning Districts 8 & 9 as set out in Attachment A.

HALIFAX

Thank You