

HALIFAX

Public Hearing for Case 23274

Secondary & Backyard Suites –
Housekeeping Amendments

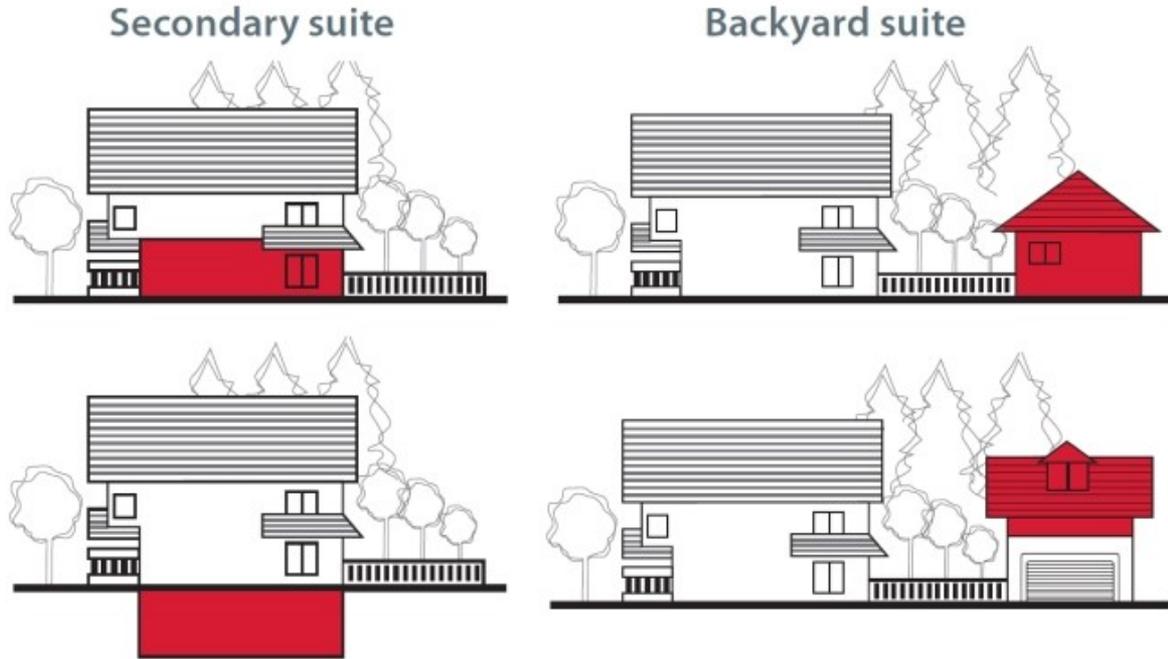
North West Community Council
March 8, 2021

Slide 1

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.

What are Secondary and Backyard Suites?



Housekeeping Amendment

Slide 4

Bedford Land Use By-law

Where there is a reference to a maximum number of dwelling units per lot, insert “**(not including secondary or backyard suites)**” in the following zones:

- Residential Single Unit,
- Residential Two Unit,
- Residential Townhouse,
- Residential Reserve, and
- Cushing Hill Residential

Housekeeping Amendment

Slide 5

Planning District 1 & 3 Land Use By-law

Part 4: GENERAL PROVISIONS FOR ALL ZONES, Section 4.19A
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.

PART 6: GENERAL PROVISIONS FOR ALL ZONES, Section 33:

Accessory buildings and structures shall be permitted in any zone but shall not:

(1) be used for human habitation, except where a backyard suite **is a permitted**;

Housekeeping Amendment

Slide 7

Sackville Drive Land Use By-law

PART 6: GENERAL PROVISIONS FOR ALL ZONES, Section 34B.
(1)(iv):

Notwithstanding the parking requirements of Part 7 Section **16(a)**,
additional off-street parking shall not be required;

Housekeeping Amendment

Slide 8

Sackville Drive Land Use By-law

PART 6: GENERAL PROVISIONS FOR ALL ZONES, Section 34B.
(2)(iii):

The backyard suite shall meet the accessory building requirements as set out in Part 6 Sections ~~33, 34 and 34A~~ 32, 33 and 34;

Staff recommend that North West Community Council:

- Adopt the proposed amendments to the Land Use By-laws for Bedford, Planning Districts 1 & 3, and Sackville Drive as set out in Attachment B of the staff report dated January 4, 2021.

HALIFAX

Thank You

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Slide 10