

HALIFAX

Public Hearing for Case 23274

Secondary & Backyard Suites –
Housekeeping Amendments

Halifax & West Community Council
April 13, 2021

Slide 1

Original Case 21162: Secondary and Backyard Suites

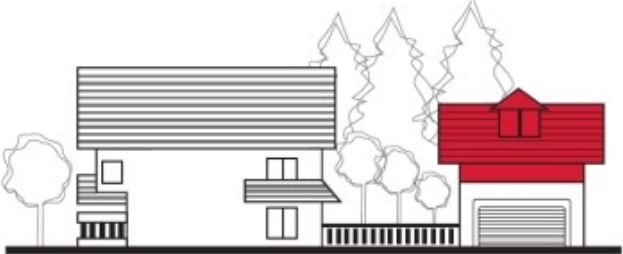
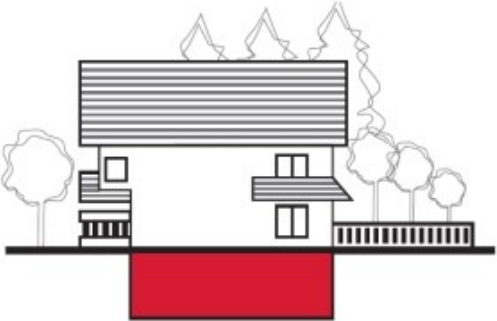
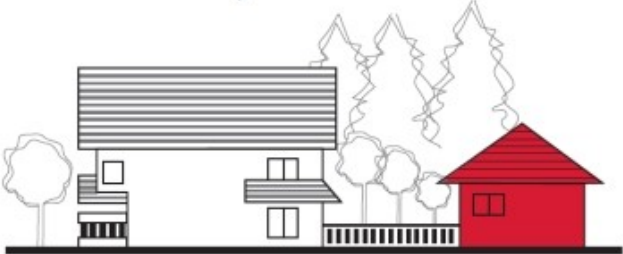
On September 1st, 2020, Halifax Regional Council approved amendments to the Regional Municipal Planning Strategy (RMPS) and all land use by-laws (LUB), with the exception of the Regional Centre LUB (Package A), to allow secondary and backyard suites accessory to single-unit, two-unit and townhouse dwellings.

What are Secondary and Backyard Suites?

Secondary suite



Backyard suite



Housekeeping Amendment

Halifax Peninsula Land Use By-law

Slide 4

General Provisions: Section 4L(b)(vi):

Notwithstanding the parking requirements of Section 6,
additional off-street parking shall not be required; **and**

Housekeeping Amendment

Slide 5

Halifax Peninsula Land Use By-law

Section 26D: The maximum residential gross floor area for dwellings **(excluding backyard suites)** within the R-1, R-1A (RC Sep 27/11; E-Nov 26/11) and R-2 Zones shall be as follows:

Housekeeping Amendment

Planning District 4 Land Use By-law

Slide 6

Part 4: GENERAL PROVISIONS FOR ALL ZONES, Section 4.12B
SECONDARY SUITES AND ~~BACKYARD~~ BACKYARD SUITES

Housekeeping Amendment

Slide 7

Planning District 4 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 do** not contain a backyard suite (RC-Sep 1/20;E-Nov 7/20) permitted in accordance with this by-law

Part 4: GENERAL PROVISIONS FOR ALL ZONES, Section 4.13B SECONDARY SUITES AND BACKYARD SUITES Subsection (b) BACKYARD SUITES

Backyard suites shall be permitted accessory to a single unit dwelling, a mobile dwelling, a two-unit dwelling or a townhouse dwelling **subject** to the following provisions:

Staff recommend that Halifax & West Community Council:

- Adopt the proposed amendments to the Land Use By-laws for Halifax Peninsula, Planning District 4, and Planning District 5, as set out in Attachment C of the staff report dated January 4, 2021.

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Thank You

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Slide 10