

# HALIFAX

## Case 23405

Land Use Bylaw Amendment: Sackville  
Plan Area Accessory Structure Size

North West Community Council  
June 14, 2021

**Slide 1**

# Origin

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On December 1, 2020, the following motion of Regional Council was put and passed:

- *“THAT Halifax Regional Council request a staff report to initiate the process to amend the Land Use By-law for Sackville to increase the footprint and height requirements for accessory buildings on larger lots in non-serviced areas.”*

# Existing Regulations

	Any residential zone	Any residential zone, lot exceeds 40,000 ft <sup>2</sup>
Max. GFA	750 ft <sup>2</sup>	750 ft <sup>2</sup>
Max. Height	15'	22' or height of main building, whichever is less
Max. height of side walls	n/a	12 feet
Min. FY Setback	20'	Not located in front yard
Min. Setback	4'	4' or ½ height of accessory building, whichever is greater
Min. distance from dwelling	8'	8'

# Policy & By-law Overview

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- Residential properties in the Plan Area are within the Urban Residential and Rural Residential designations
- Policies speak generally to maintaining the character of the residential areas
- No specific policies relating to accessory structures – changes to the Land Use By-law can be considered under existing policy

# Scope

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- Request originated from the Wilson Lake Dr. area, which is in the Urban Service Area, but does not currently have municipal services in the street
- Analysis expanded to include serviced and unserved areas, and looked at other characteristics of properties to determine options for regulating accessory structure size

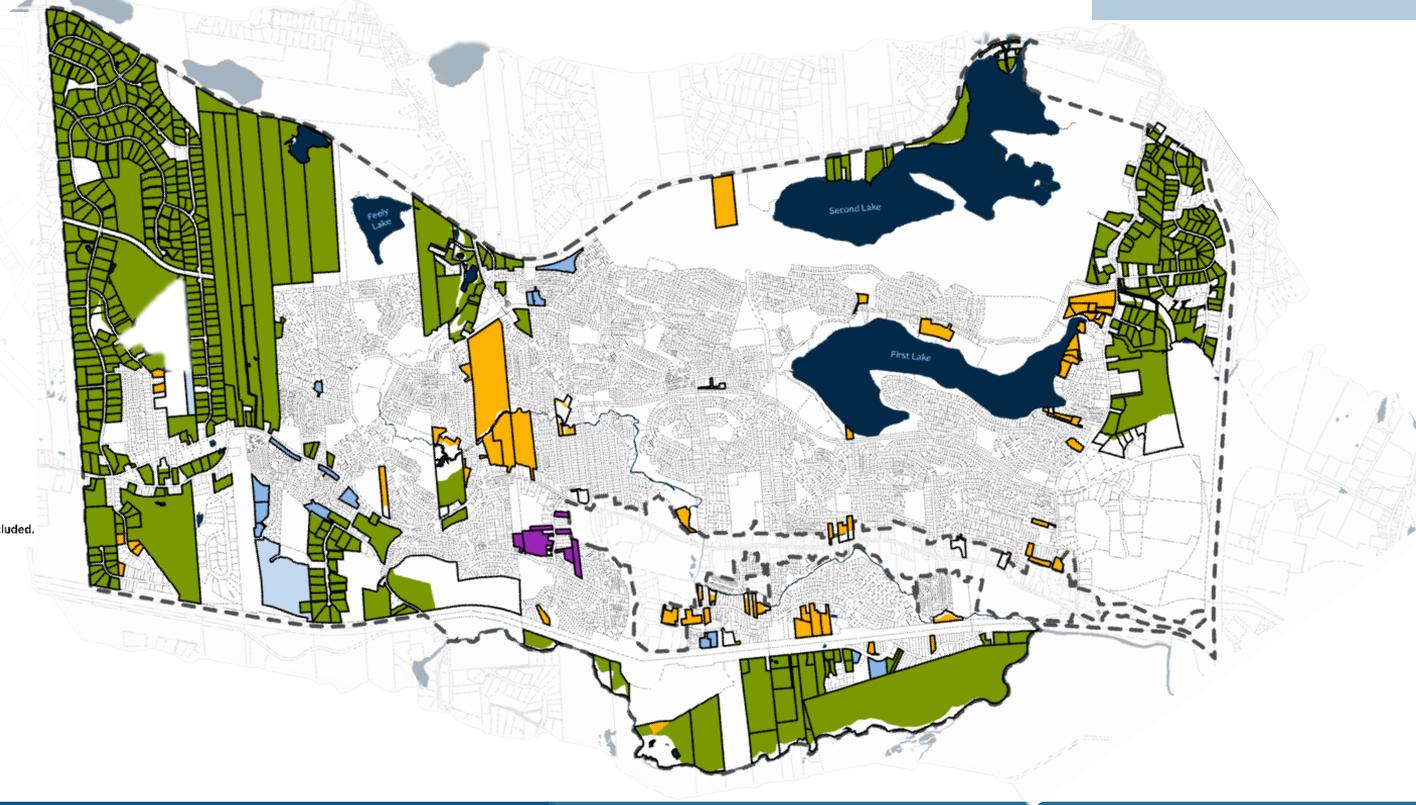
# Analysis of Existing Lots

- Parcels 40,000 sqft or larger\*
- Parcels smaller than 40,000 sqft
- Residential Zone**
- R-1
- R-2
- R-6
- CDD
- CDD Active Development Agreement
- Sackville Plan Area

## Parcels Greater than 40,000 sqft\*

Zone(s)	Number of Parcels
R-1	66
R-2	8
R-6	524
CDD	15
R-1 & R-6	1
R-6 & CDD	3
Total	617

\*Parcels owned by governments and parcels designated for right-of-ways are excluded.



# Public Engagement

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- No public engagement has been carried out at this time.
- Should Council direct staff to return with LUB amendments, public engagement will be carried out as part of that process



# Staff Recommendation

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It is recommended that North West Community Council direct the Chief Administrative Officer to:

- Return to North West Community Council with amendments to the Sackville Land Use By-law to allow for a larger maximum footprint for accessory structures on large lots.

# HALIFAX

## Thank You

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# Urban Service Area

