

**HALIFAX**

# **Regional Watersheds Advisory Board: Case 23213**

Amendments to the R-1 Zone, Beaver Bank, Hammonds  
Plains, and Upper Sackville Land Use By-law

August 12, 2021

**Slide 1**

# Purpose of this Engagement

- Share information about the proposal; and
- Policy P-143: Council will notify the Halifax County - Halifax Mainland Waters Advisory Board (now the RWAB), and other relevant groups when considering amendments to the land use by-law or Municipal Planning Strategy for any proposed amendment adjacent to a watercourse within the Sackville River or Shubenacadie Lake systems.



# Role of HRM Staff

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports, negotiate with the applicant and make recommendations to Council



# Applicant Proposal

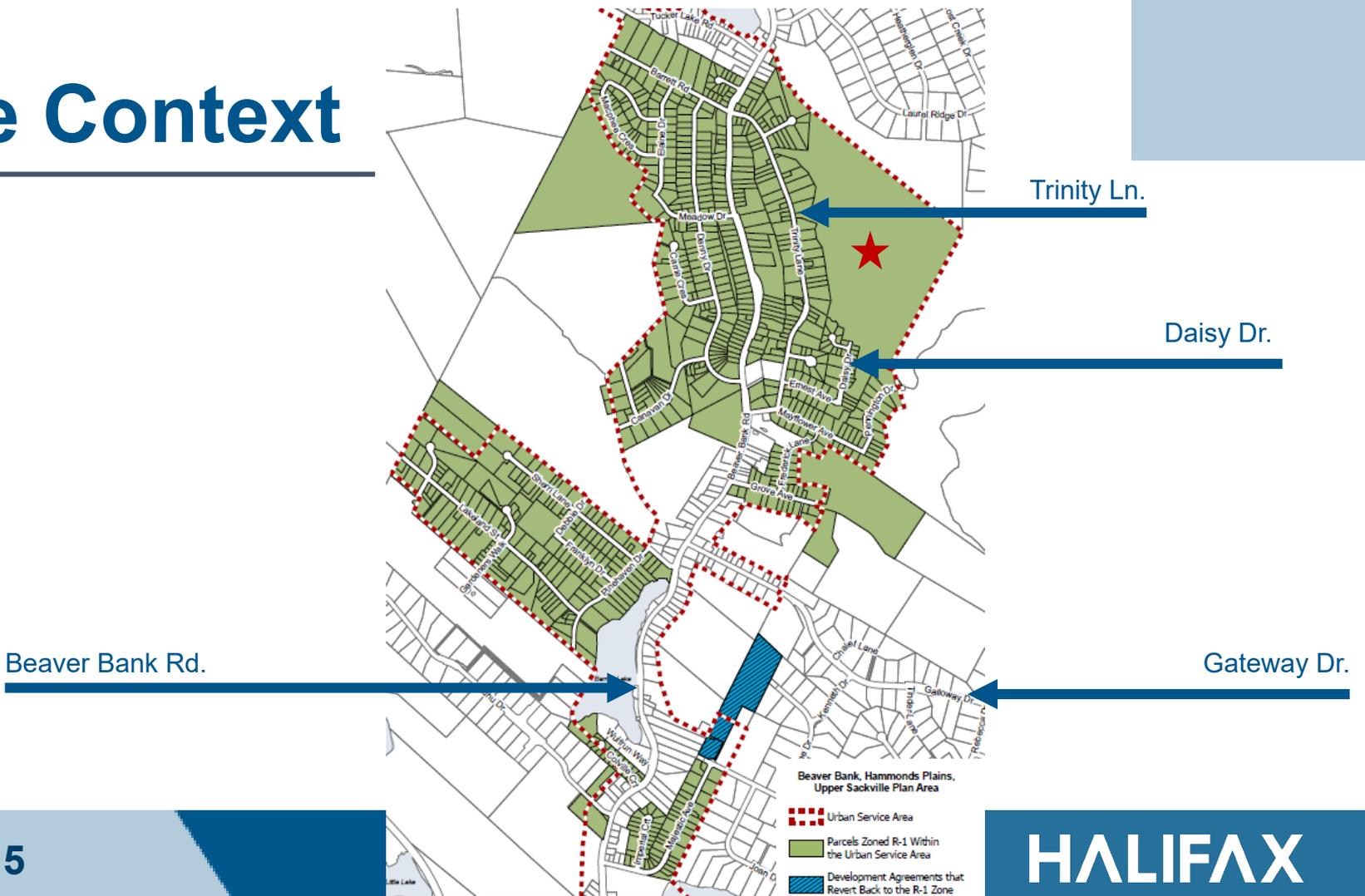
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Applicant: Clayton Developments Limited

Location: Centrally serviced R-1 Zoned lands in Beaver Bank, Hammonds Plains, and Upper Sackville

Proposal: To amend the Beaver Bank, Hammonds Plains, and Upper Sackville Land Use By-law to allow smaller residential lots in the R-1 Zone where both Municipal water and sewer services are available.

# Site Context



# Site Context



Trinity Lane



Sherri Lane

# Proposal

	Current R-1 Zone Requirements	Proposed R-1 Zone Requirements
Minimum lot size	6,000 square feet	<b>4,000 square feet</b>
Minimum lot frontage	60 feet	<b>40 feet</b>
Maximum lot coverage	35%	35%
Minimum front yard setback	20 feet	20 feet
Minimum rear yard setback	8 feet	8 feet
Minimum side yard setback	8 feet	8 feet
Maximum building height	35 feet	35 feet

# Planning Policy: How they work

## Regional Plan

Guides where population growth and the investment of services like transit, piped water and sewer should occur

## Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

## Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and engaging with the public

# Planning Policy Overview

Beaver Bank, Hammonds Plains & Upper Sackville Municipal Planning Strategy & Land Use By-law

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- **Zone**
  - R-1 (Single Unit Dwelling)
- **Designation**
  - R (Residential)
- **Enabling Policy**
  - P-137

# Policy Consideration

## Beaver Bank, Hammonds Plains & Upper Sackville MPS

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Policy P-137 asks Council to consider the following when making a decision to amend the land use by-law:

- (a) The proposal conforms with the intent of the Plan and requirements of other municipal by-laws and regulations;
- (b) Adequacy of services and infrastructure (e.g., water, sewer, roads);
- (c) That controls are in place to reduce conflict with nearby uses (e.g., controls on the type of use, traffic generation, and height, bulk, and lot coverage of buildings, etc.)
- (d) Suitability of the site's natural features (e.g., grades, location of watercourses, etc.)

# Policy Consideration

## Beaver Bank, Hammonds Plains, and Upper Sackville MPS

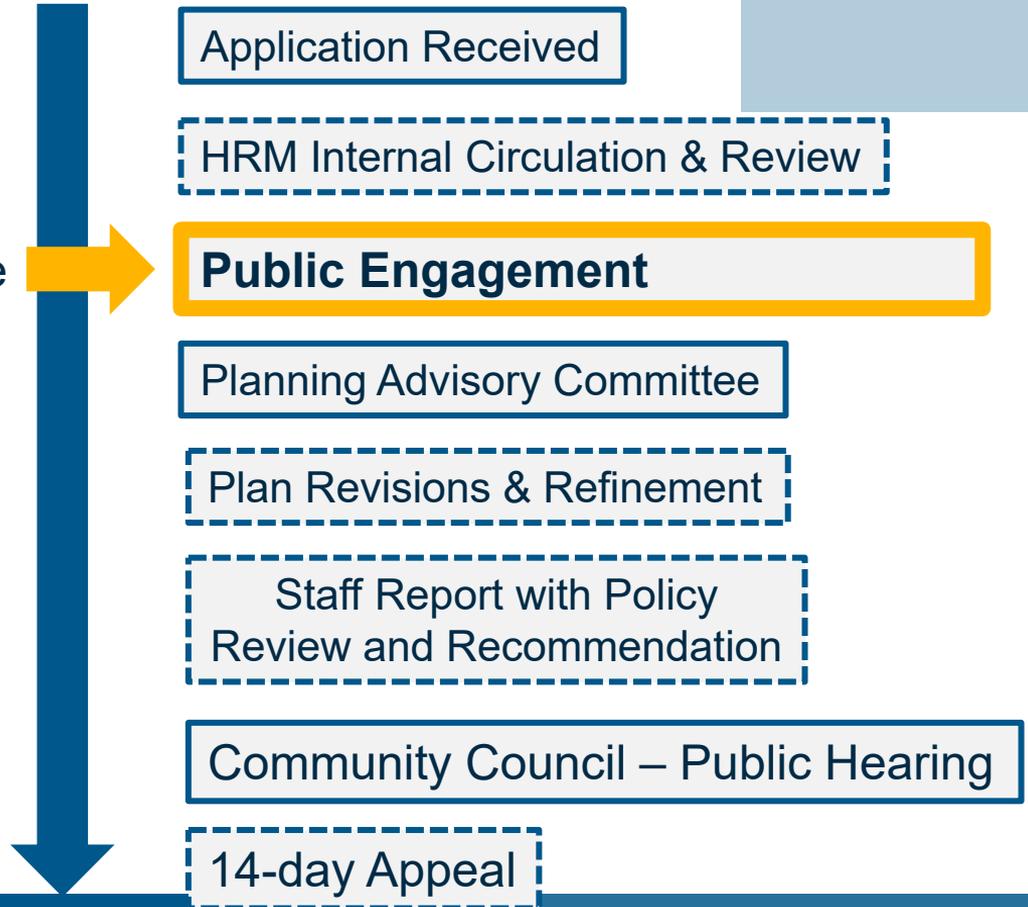
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### Policy P-33:

It shall be the intention of Council to establish a Residential Designation as shown on the Generalized Future Land Use Maps. Within this designation, it shall be the intention of Council to support and protect the existing low density residential environment.

# Planning Process

We Are Here



**Thank You  
Questions or Comments?**

**HALIFAX**

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For more information about the application visit: <https://www.halifax.ca/business/planning-development/applications/case-23213-beaver-bank-hammonds-plains-upper-sackville>