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North West Planning Advisory Committee: Case 23213

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

September 1, 2021

Slide 1

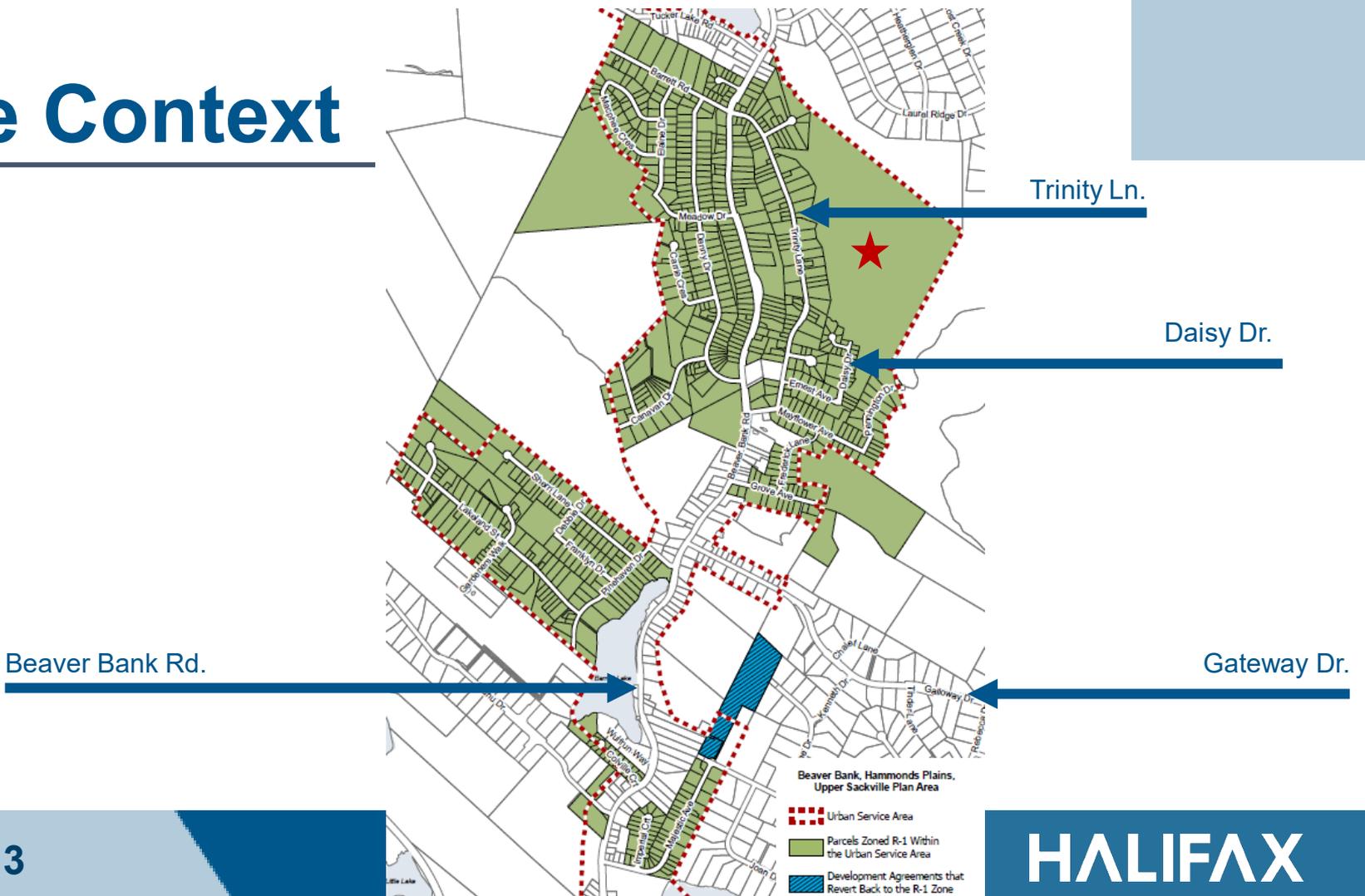
Applicant Proposal

Applicant: Clayton Developments Ltd.

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/Photos



Proposal

	Current R-1 Zone Requirements	Proposed R-1 Zone Requirements
Minimum lot size	6,000 square feet	4,000 square feet
Minimum lot frontage	60 feet	40 feet
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 Overview

Beaver Bank, Hammonds Plains & Upper Sackville MPS & Land Use By-law

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

Policy Consideration

Beaver Bank, Hammonds Plains & Upper Sackville MPS

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

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.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, as well as a narrated presentation and survey on Shape Your City
- Feedback from the community generally included the following:
 - Increased traffic on the already busy Beaver Bank Road
 - Will stress other infrastructure & services (e.g., sewer and water, schools, fire)
 - Will negatively affect character of community (i.e., make it feel more urban)

**Notifications
Mailed**



Survey Responses



Individual Contacts
(Phone Calls & Email)



**Unique
Webpage Views**



Scope of Review

Please advise of any recommendations & considerations regarding the proposal, taking into account the MPS policies P-137 and P-33:

- Whether the low density residential environment is supported and protected
- Any other applicable land use issues or impacts.

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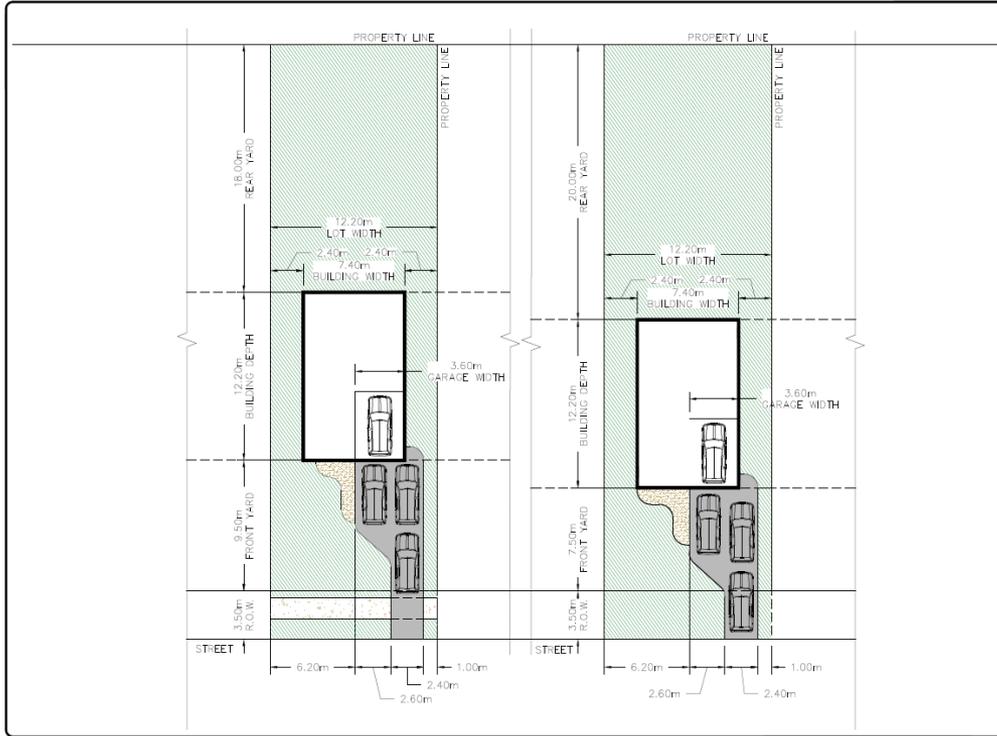
Thank You Questions or Comments?

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Parking



CARRIAGEWOOD ESTATES

40 ft LOTS WITH
4 VEHICLE PARKING

NOTES:

- CONCEPTUAL LAYOUT ONLY. GRADING IS NOT FINALIZED; WALL HEIGHTS AND ELEVATIONS ARE SUBJECT TO CHANGE.
- FINAL GRADING TO BE IN ACCORDANCE WITH FIRM ENGINEERING SPECIFICATIONS & CARRIAGEWOOD ESTATES DESIGN GUIDELINES.
- FINAL PLANS TO BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT AND APPLICABLE LAND USE BY-LAW.

DATE AUGUST 12, 2021

SCALE NTS

