

Re: Item No. 12.3

**HALIFAX**

# **Public Hearing for Case 23856**

Amendment to Regional Municipal Planning  
Strategy and Planning District 8 and 9 Land Use  
By-law  
Hwy 207 – West Chezzetcook

Halifax Regional Council  
December 14, 2021

# Applicant Proposal

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Applicant: Souls Harbour (Regional Council Initiated)

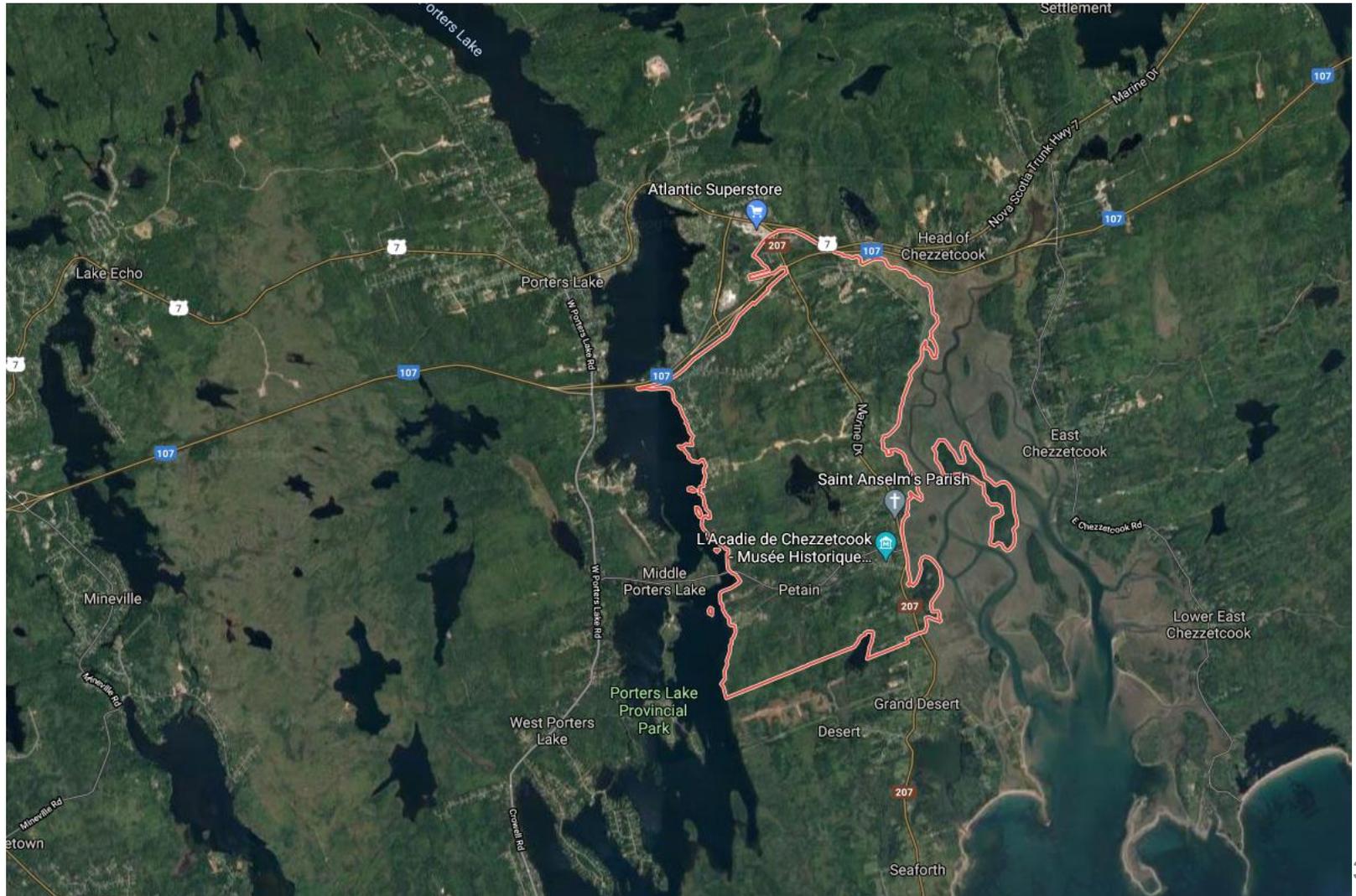
Location: PID 40302507, Hwy 207 - West Chezzetcook

Proposal: Conversion of Existing Building for Shared Housing and Development of a 12 Unit Dwelling for Women and Women with Children.

**Development will require approval for an on-site septic system from Nova Scotia Environment.**

# Site Context

## Highway 207 West Chezzetcook



# Site Context

Highway 207 West Chezzetcook

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# Regional Plan Policy

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- Rural Commuter Designation
- Section 3.6 Housing and Diversity
  - Speaks to importance of supporting affordable housing through the development of policy and participating in programs with other levels of government that support affordable housing

# Community Plan Context

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- Planning District 8 and 9 Plan Area
  - Mixed Use Designation
  - Resource Zone
- Existing land use provisions allow the development of a shared housing use and a multiple unit dwelling.
  - Density provisions limit the development of a multiple unit dwelling to 8 units

# RMPS Amendment Considerations

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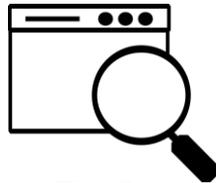
- Amendments to the RMPS are considered significant undertakings and should only be considered in matters that are considered to be of a Regional significance
- Staff advise that the development has significant regional impacts as it will provide deeply affordable housing to residents of HRM and provides the unique opportunity to access Rapid Housing Initiative (RHI) funding

# Public Engagement Feedback

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- Level of engagement was achieved through an online survey open October 6 to 20, 2021
- Feedback from the community showed there is general support in relaxing density provisions for the development of affordable housing:
  - Feedback highlighted need for affordable and accessible housing while respecting the environment and ecology of the area

**Webpage  
Views**



**512**

**Online  
Questionnaire**



**246**

# Proposed Policy

## Regional Municipal Planning Strategy and Planning District 8 and 9 Land Use By-law

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### Proposed land use policy and provisions for PID 40302507:

- Allow a multiple unit dwelling that could exceed the density requirements of the Land Use By-law
  - Shared Housing Use is already permitted
- Require a minimum of 10 parking spaces for the proposed multiple unit dwelling and shared housing use
- Remove requirement for preliminary subdivision approval to allow for two dwellings (buildings) on a property
- Housekeeping amendment to correct typographical error regarding permitted height

# Process if Council were to Approve the Amendments

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1. Province of Nova Scotia will review and approve the Regional Municipal Planning Strategy amendments.
2. HRM will post an “approval ad” in the newspaper.
3. Regional Municipal Planning Strategy and Halifax Peninsula Land Use By-law amendments are then considered in effect.
  - Permits for the development can be issued at this time – pending Nova Scotia Environment approval for the design of the on-site sewage disposal system.

# Staff Recommendation

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Staff recommend that Regional Council:

Adopt the proposed amendments to the Regional Municipal Planning Strategy and Land Use By-law for Planning Districts 8 and 9, to allow the development of a shared housing use and multiple unit residential building that exceeds current density requirements for PID 40302507 along Highway 207 in West Chezzetcook.

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**Thank You**