

Item 13.1.2

HALIFAX

First Reading

Case 23120

Land Use By-law Amendment
R-2 Zone, Mainland South Secondary Plan Area

Halifax and West Community Council
December 15, 2021

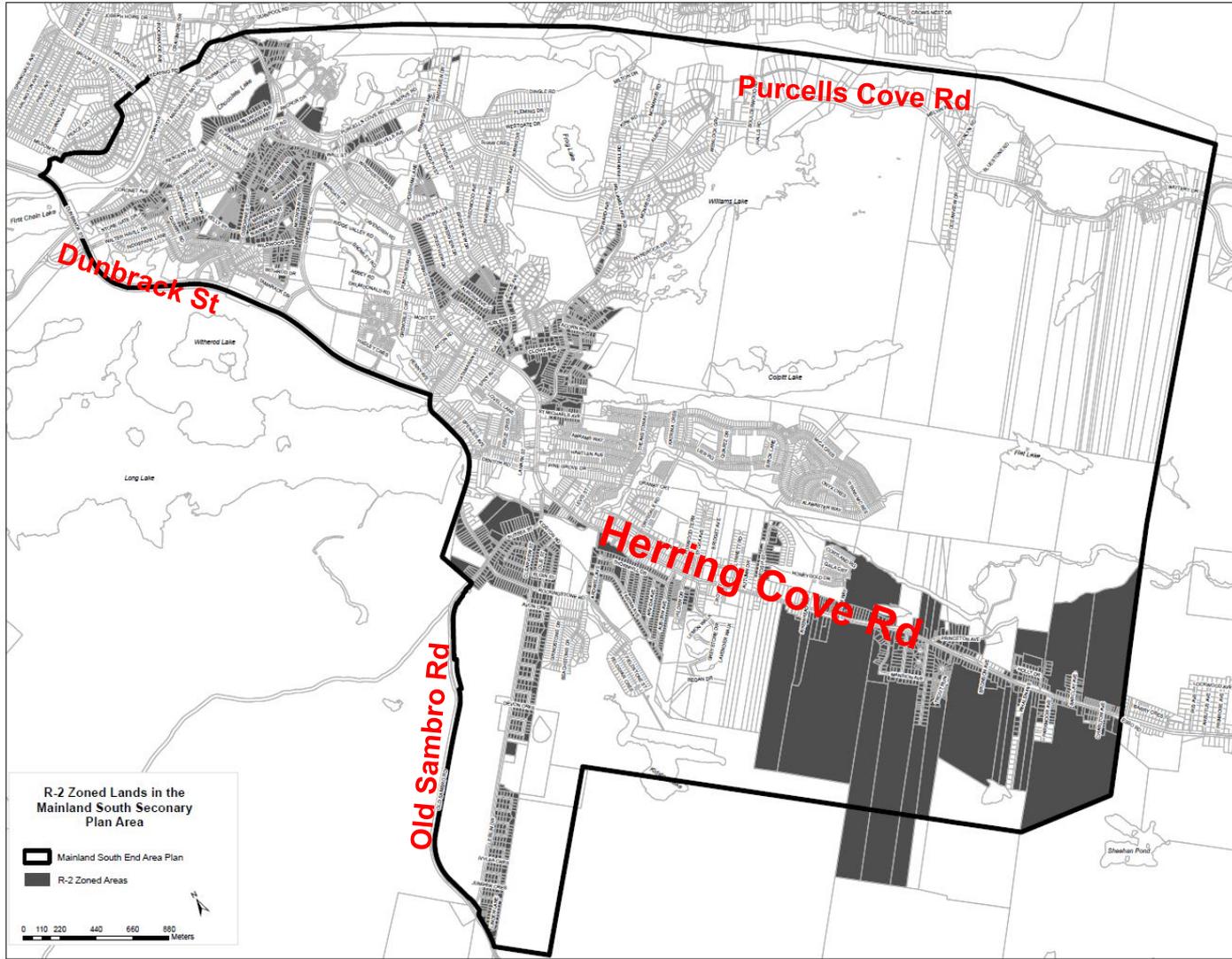
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Applicant Proposal

Applicant: Armco Capital Inc.

Location: R-2 Zone, Mainland South

Proposal: Reduce the side yard setback and building separation distance requirements for semi-detached dwellings



Proposal

	Current Requirements	Proposed Requirements
Min. lot area per unit	2,500 square feet	2,500 square feet
Min. lot frontage per unit	25 feet	25 feet
Max. lot coverage	35%	35%
Min. front yard setback	20 feet	20 feet
Min. rear yard setback	8 feet	8 feet
Min. side yard setback	8 feet	4 feet
Min. building separation	12 feet	8 feet
Max. building height	35 feet	35 feet

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Thank You

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Policy Consideration

Halifax Municipal Planning Strategy – Halifax Mainland LUB

Implementation Policy 3.1.1: The City shall review all applications to amend the zoning by-laws or zoning map in such areas for conformity with the policies of this Plan with particular regard in residential areas to Section II, Policy 2.4.

Section II, Part 2, Policy 2.4: Retain the character of existing neighbourhoods and control change so it is compatible with the neighbourhood.

Section X, Part 1, Policy 1.6: Maintain zoning regulations that encourage stability and maintenance of the prevalent character and integrity of residential neighbourhoods.

Summary: Key Aspects of the Proposed Development

- **Side Yard Setbacks**
 - Changing from 8 feet to 4 feet minimum
- **Main Building Separation Distance**
 - Changing from 12 feet to 8 feet minimum