

HALIFAX

Case 20975 First Reading

Rezoning and comprehensive
development agreement

St. Margarets Bay Road, Beechville

Halifax and West Community Council
April 19, 2022

Slide 1

Background

Applicant: Sunrose Land Use Consulting on behalf of property owner Parkdale Developments Limited

Location: St. Margarets Bay Road, Beechville

Proposal: Rezone from R-1 (Single Unit Dwelling) to CDD (Comprehensive Development District) and enter into a Comprehensive Development Agreement to allow the construction of the following:

- up to 39 single unit dwellings on individual lots; and
- a multiple unit dwelling with up to 39 dwelling units.

Site Context



General site location in red



Property boundaries in red

Policy & Bylaw Overview

Timberlea Lakeside Beechville Municipal Planning Strategy



Zone

Current: R-1 (Single Unit Dwelling)

Proposed: CDD (Comprehensive Development District)



Designation

UR (Urban Residential)



Existing Use

Vacant



Enabling Policies

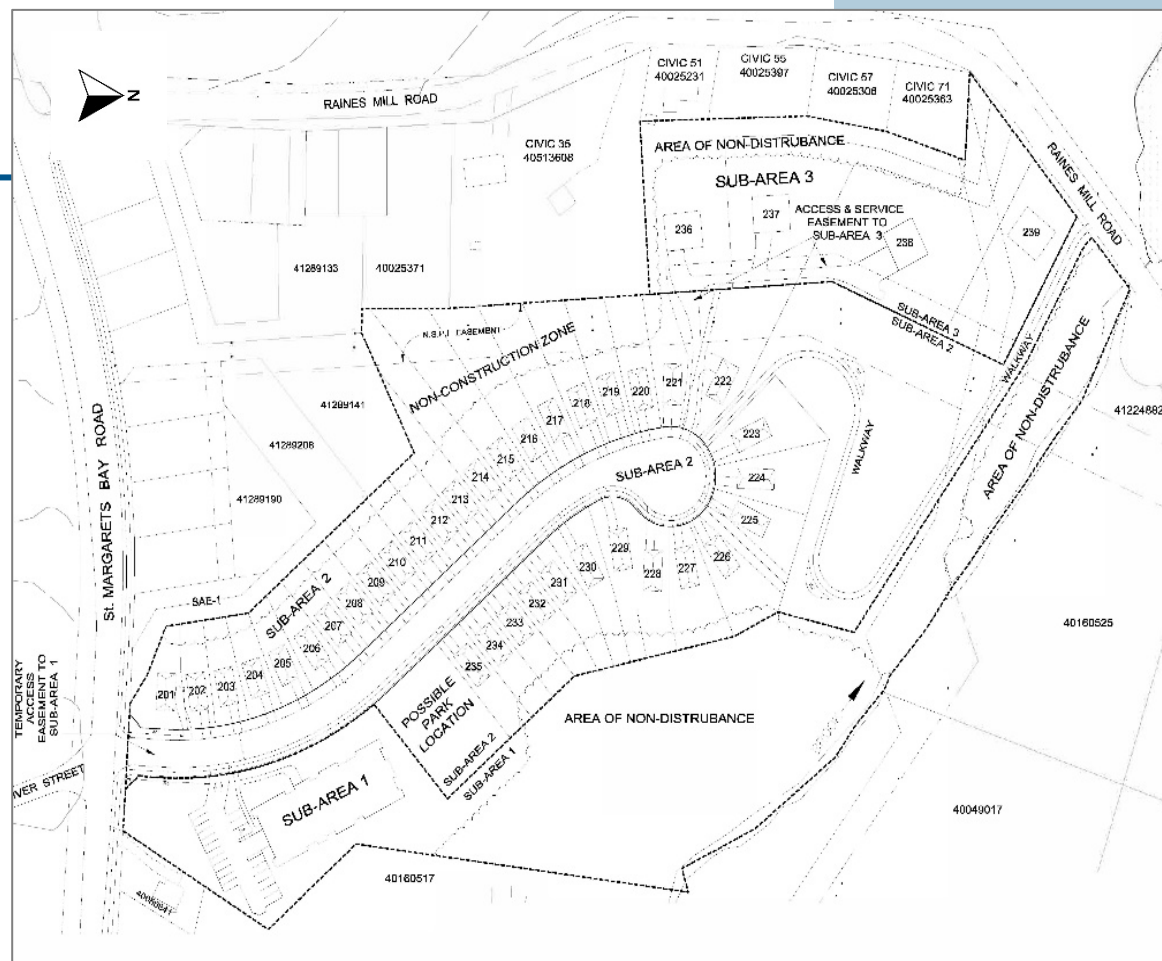
IM-9 (Rezoning)

IM-11 (Development Agreement)

Proposal

Proposed site plan

- 39 single unit dwellings and 39 – unit multiple unit dwelling
- Parkland in accordance with Regional Subdivision By-law
- Public walkway in accordance with Municipal Design Guidelines
- New public cul-de-sac with connection to St. Margarets Bay Road



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Thank You

Planners Name



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