

HALIFAX

Public Hearing Case 24241

Rezoning: 4510 Prospect Road, Bayside

Halifax & West Community Council
August 30, 2022

Slide 1

Applicant Proposal

Applicant: East Coast Evergreen
Development Inc.

Location: 4510 Prospect Road, Bayside

Proposal: To construct a single-unit dwelling



Site Context



General Site Location in Red



Site Boundaries in Red

Planning Policy Outline

Regional Plan & Subdivision Bylaw

Guide 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 seeking feedback from the public

Policy & Bylaw Overview

Planning District 4 (Prospect) MPS & LUB



Municipal Sewer or Water

N/A



Zone

Local Service (I-3)



Designation

Rural Residential E (RRE)



Existing Use

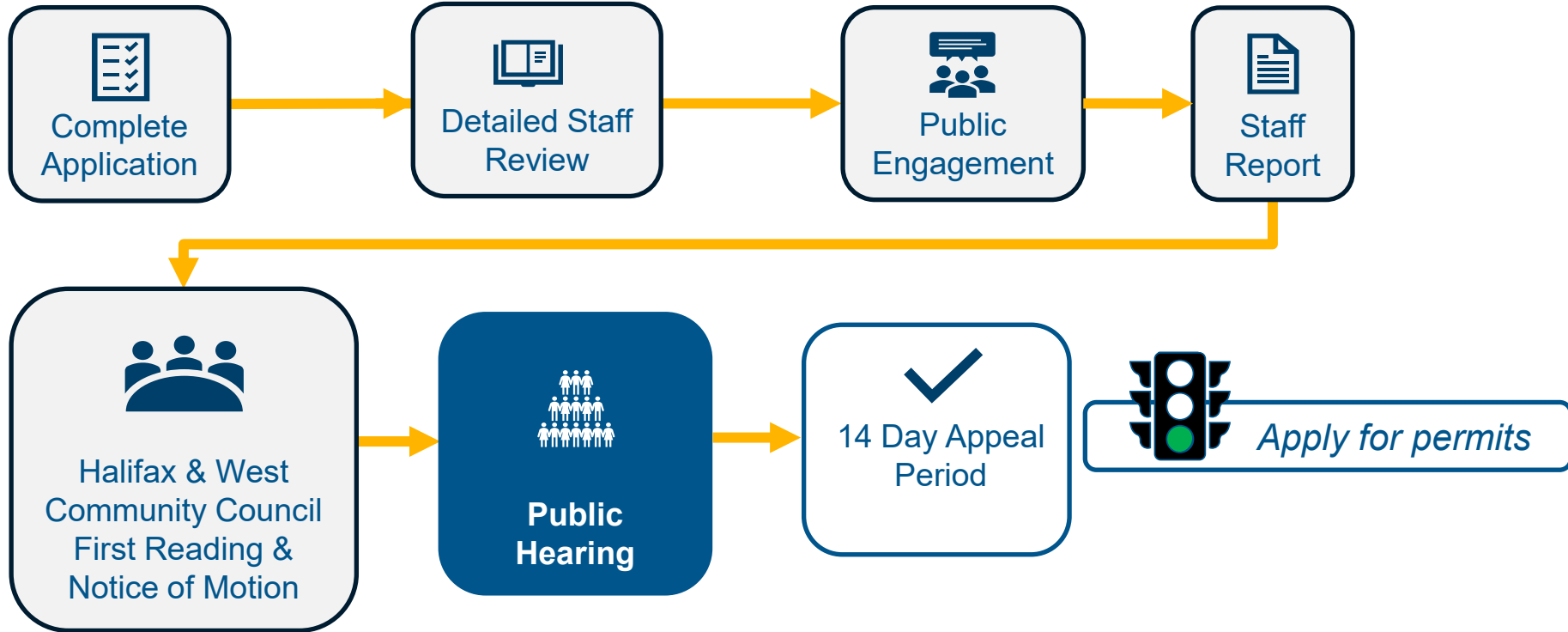
Vacant



Enabling Policy

RRE-2

Planning Process



Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mailout notification.
- No feedback from the community was received.

Notifications Mailed



37

Individual Contacts (Phone Calls & Email)



0

Webpage Views



44

Policy Consideration

Prospect Municipal Planning Strategy - Prospect LUB

Enabling Policy: **Policy RRE-2 (Establishment of the RRE-1 Zone)**

“The RRE Designation shall provide for the continuation of the low density rural residential environment by providing for a mix of low density residential, resource, home business and community facility uses.”

Proposed rezoning is to the RRE-1 Zone, the base zone of this designation.

Rezoning requires Council to consider the following:

- On-site sewage and water services
- Ensuring zone requirements can be met (height, bulk, lot coverage...)
- Watercourse buffer

Summary: Key Aspects of the Proposed Development

- **On-site sewage and water services**
 - Septic system already approved by NS Environment & Climate Change
 - Would be on a drilled well

Staff Recommendation

Staff recommend that Halifax & West Community Council:

- Approve the proposed amendment to Prospect Land Use By-law as set out in Attachment A of the staff report dated June 16, 2022

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Thank You

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