

Re: Item No. 12.1

HALIFAX

Public Hearing Case 24239

MPS Amendment & Rezoning:
Youth Camp Road, Bayside

Halifax Regional Council
January 10, 2023

Applicant Proposal

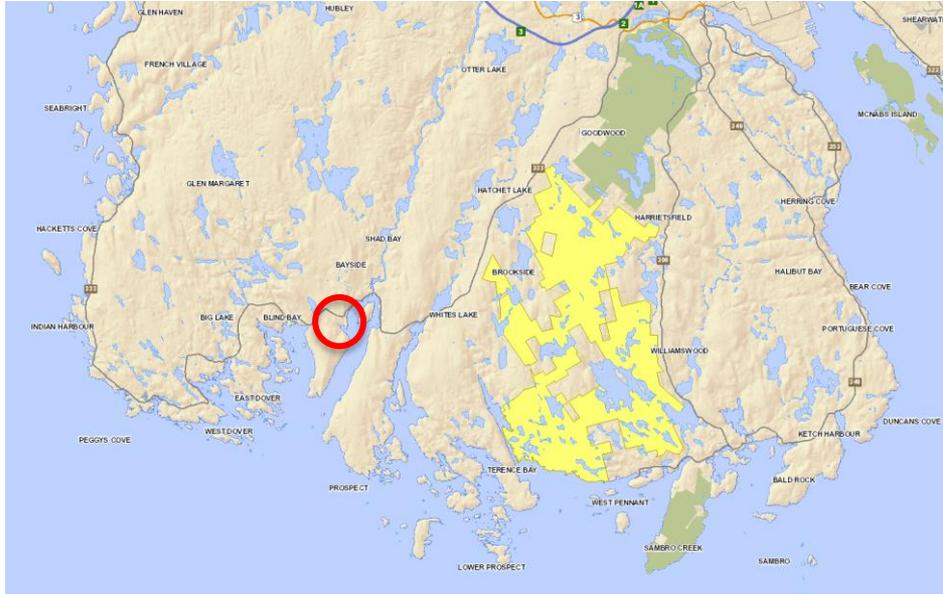
Applicant: Sunrose Land Use Consulting

Location: Youth Camp Road, Bayside

Proposal: Rezoning from P-2 to RRE-1
to construct a single-unit dwelling



Site Context



General Site location in Red



Site Boundaries in Red

Planning Policy Outline



Regional Plan & Subdivision By-law

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 By-law (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public

Policy & By-law Overview

Planning District 4 (Prospect) MPS & LUB



Municipal Sewer or Water

N/A



Zone

P-2 (Community Facility)



Designation

RRE (Rural Residential E)



Existing Use

Vacant



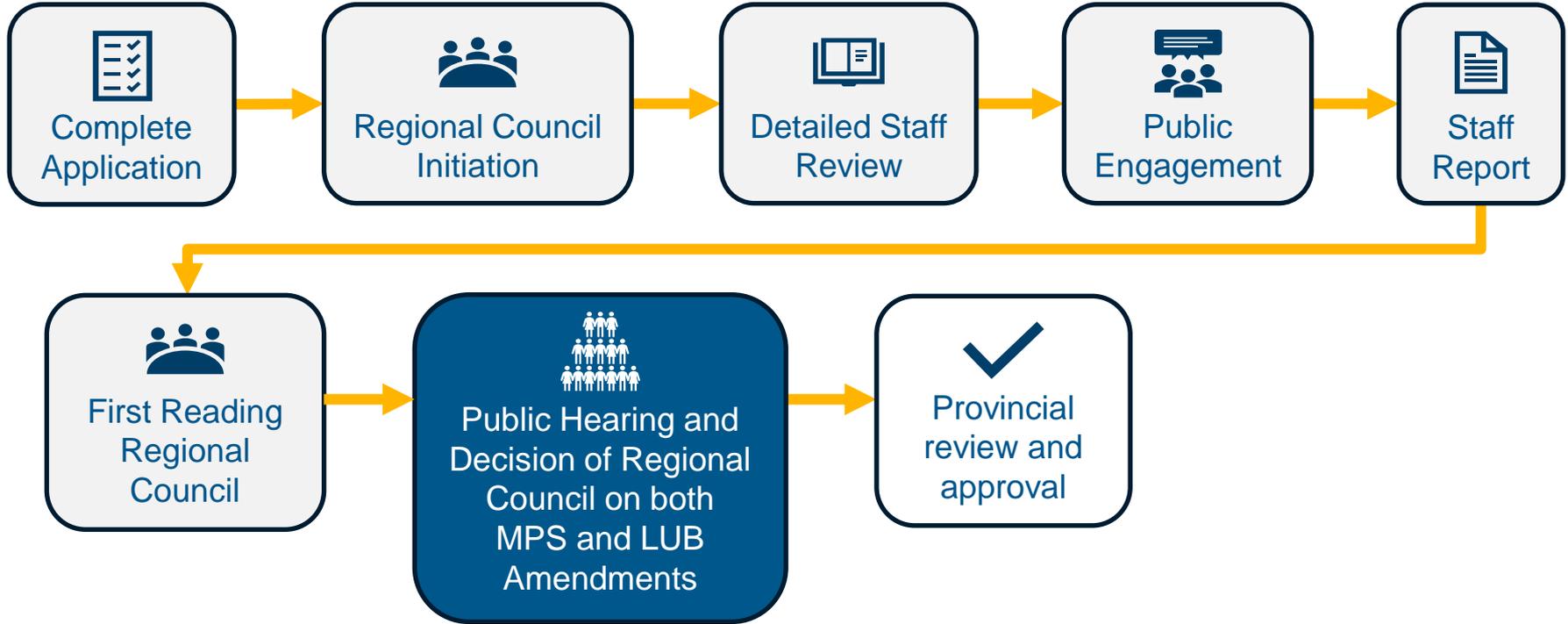
Enabling Policy

Policy RRE-2

MPS Amendment Consideration

- Amendments to the MPS should only be considered when circumstances have changed since the document was originally adopted.
- Circumstances would need to change to the extent that the original land use policy is no longer appropriate.

MPS & LUB Amendment Process



Proposal

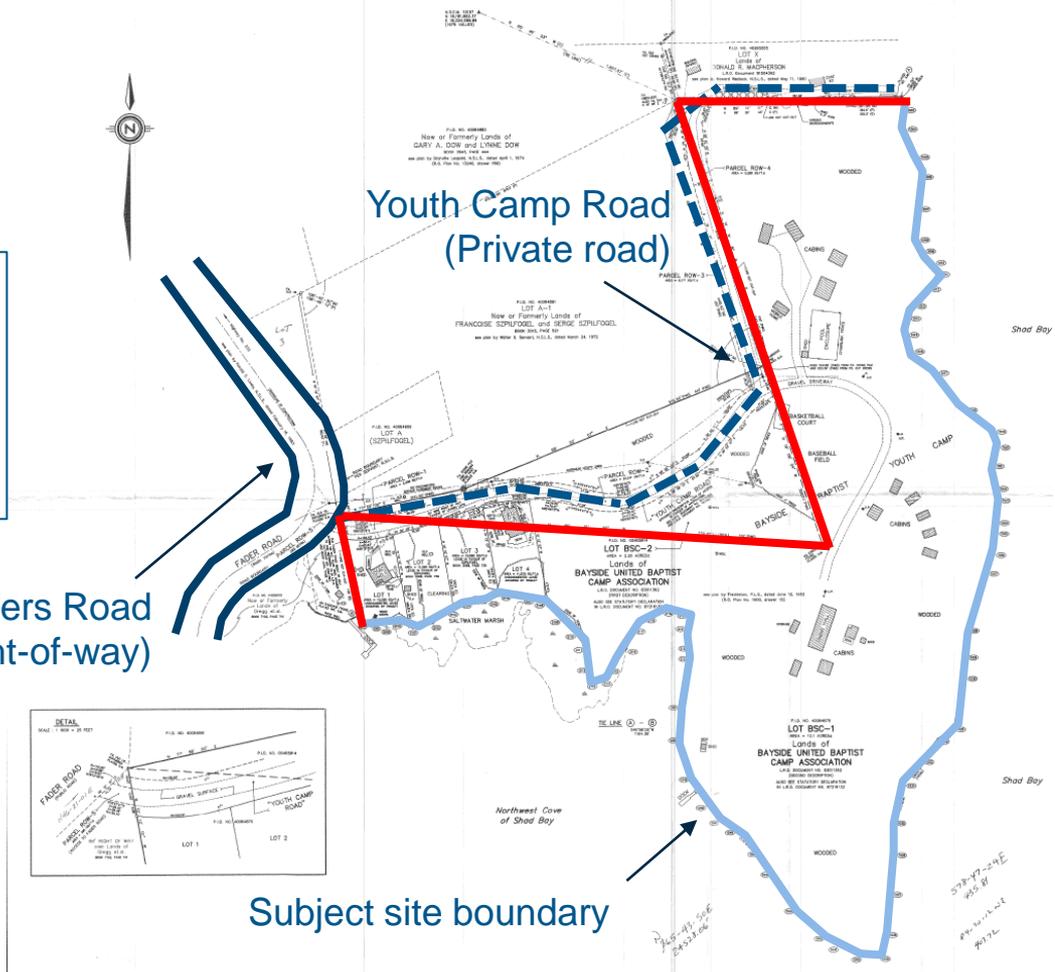
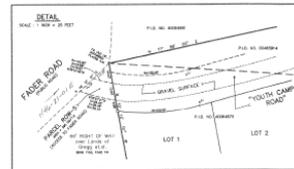
Proposed land use:

- One single-detached dwelling
- Must comply with all land use by-law regulations other than frontage

Faders Road
(Common right-of-way)

Youth Camp Road
(Private road)

Subject site boundary



Policy Consideration

Prospect Municipal Planning Strategy & Land Use By-law

Policy RRE-2

Within the Rural Residential E Designation, it shall be the intention of Council to create a rural residential E-1 zone which permits the development of single unit dwellings, limited fishery support and aquaculture support uses, limited agricultural uses, institutional uses, home business uses and all existing businesses and all existing dwellings. In order to address compatibility concerns, provisions within the zone will place controls on the size and location of fishery support and aquaculture support and agriculture uses and on the size, location, outdoor display, use of signage, use of mechanical equipment and outdoor storage aspects of home business activities. Provisions within the zone will also stipulate that home business uses must be conducted by a resident of the dwelling.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out, signage, and website notification on August 3, 2022.
- Feedback from the community generally included the following:
 - increased traffic volumes; and
 - decreased community recreational space.

**Notifications
Mailed**



72

**Individual Contacts
(Phone Calls & Email)**



6

Webpage Views



44

Proposed Policy

Prospect Municipal Planning Strategy

RRE-2A

Notwithstanding Policy RRE-2, within the Rural Residential E Designation, it shall be the intention of Council to apply the Rural Residential E-1 zone on PID 40064875 (the former Bayside Youth Camp) despite the parcel having less than the minimum frontage requirement of the RRE-1 Zone.

Rationale for Proposed Policy

Prospect Municipal Planning Strategy

- adequacy of on-site sewerage and water services
- proximity of the proposed development to schools, recreation or other community facilities and their capability
- adequacy of road networks leading to or within the development
- type of use
- height, bulk and lot coverage of any proposed building
- open storage
- sign
- steepness of grades, locations of watercourses and wetlands

Summary: Key Aspects of the Proposal

- **Type of use**
 - Rural residential use: consistent with the RRE designation
- **Height, bulk, setback, lot coverage, storage, sign...**
 - Consistent with the existing zone requirements
- **Watercourse and wetlands**
 - Watercourse buffers apply (20 to 23 metres due to steep slope)
 - Coastal buffers also apply (3.8 metres above sea level)

Staff Recommendation

Staff recommend that Halifax Regional Council:

- Adopt the proposed MPS amendment and Rezoning as set out in Attachments A and B of the staff report dated September 2, 2022.

HALIFAX

Thank You

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