

Re: Item No. 12.2

**HALIFAX**

# Public Hearing

Case 23617:

Upper Hammonds Plains Zoning Review

Regional Council – January 10, 2023

Slide 1



# Acknowledgements



On December 10, 2014, the United Nations General Assembly formally proclaimed **2015 to 2024 as the International Decade for People of African Descent**

# Motion of Regional Council

- On August 17, 2021, Regional Council passed the following motion:
- THAT Halifax Regional Council:
  - Initiate a process to review and amend the land use policies and regulations under the Upper Hammond Plains Land Use Designation within the Municipal Planning Strategy and Land Use By-law for Beaver Bank, Hammonds Plains, and Upper Sackville; and any other planning documents as necessary to mitigate conflict between allowable uses in the area;

## Site Context



# Where is Upper Hammonds Plains?

# Site Context/Photos



# Policy & Bylaw Overview

Beaver Bank, Hammonds Plains, Upper Sackville MPS & LUB



Municipal Water (Portion of Community)



Zone

GU-1 (General Use) Zone



Designation

Upper Hammonds Plains



Existing Use

Residential, Institutional, Industrial, Commercial



Enabling Policy

Entire Upper Hammonds Plains Designation  
including policies P-42 – P-47

# Upper Hammonds Plains Land Use Designation

- Created in 1987 under the Municipal Planning Strategy for Beaver Bank, Hammonds Plains and Upper Sackville
- Designation was created to:
  1. encourage locally based labour-intensive jobs for local residents;
  2. provide a wide range of housing types, sizes, prices and tenure arrangements; and
  3. provide adequate community services and facilities to keep existing residents and attract those who have left the community.

# Initial Concerns

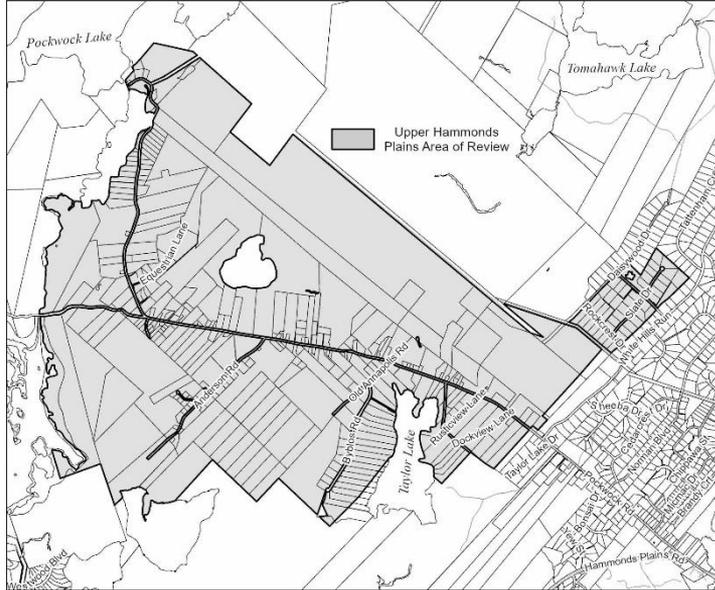
- Land use conflicts between residential and industrial development
- Multiple Unit and Town House developments impacts:
  - Community Form
  - Limited infrastructure
  - Pressures in inheritance land ownership
  - Potential loss of community culture

# Approved Multiple Unit Residential Development Applications – Before Public Hearing Notice

Application Type	# Applications	Town House Style (Units)	Multiple Unit Dwelling (Units)	Total Units
Development Permit	7	267	202	469
Building Permit	7	101	176	277
Total Units	14	368	378	746

# African Nova Scotian Landownership Has Declined - November 2022

38% in Review Area



31% in and around Review Area



# Review Process

- Extensive public review process – Sept. 2021 to Oct. 2022.
  - On-line forum
  - On-line survey about land use preferences
  - Two Public Information Meetings
  - Zoning proposal posted online for feedback
  - Notifications sent to the community at all stages



# What We Heard



# Individual comments on what uses that should not be permitted in UHP?

1. Salvage Yards	9. Casinos
2. Car Tow Yards	10. Cannabis Farms
3. Junk Yards	11. Heavy Industrial Uses
4. Car Sales Lots	12. Strip Malls
5. Apartments	13. Quarries
6. Townhouses	14. Gas Stations
7. Businesses Involving Heavy Equipment Storage	15. Commercial Entertainment Uses
8. Amusement Parks	16. Mobile Home Parks even through a Development Agreement

# Housing Preferences

Housing Type	Community Direction
Single and Two Unit dwellings	<ul style="list-style-type: none"><li>• Preferred</li></ul>
Multiple Unit Dwellings and Townhouses	<ul style="list-style-type: none"><li>• Consider by Development Agreement – People wants to have input</li></ul>
Mobile Home Parks	<ul style="list-style-type: none"><li>• Prohibit alltogether</li></ul>
Rooming Houses	<ul style="list-style-type: none"><li>• Not preferred</li></ul>

# What types of business uses should be allowed in UHP?

1. Home Business from a house or accessory building
2. Auto Repair, Trucking, Landscaping, Construction Storage
3. Limited Agriculture
4. Smaller scale Forestry
5. Smaller scale Industry
6. Larger scale Industry after consultation

# Community Concerns

- African Nova Scotian Settlement is being lost
- Pressure on inheritance landowners
- Affordable housing is needed
- Land Use Conflicts
- Illegal dumping
- Traffic congestion and speeding
- Limited connection to surrounding communities
- Need for a proper tailhead at Pockwock Falls Trail for visitors
- Low water pressures
- Need for sidewalks and protection of the road shoulders
- Proposed changes to the GU-1 Zone restricting development opportunities

# What We Propose



# General Use -1 Zone (GU-1) Permitted Uses

	Permitted Uses
As-of-right	<p>All <u>uses</u> permitted <u>except</u> for:</p> <ul style="list-style-type: none"><li>• Commercial Entertainment Uses</li><li>• Mobile Home Parks</li><li>• Sanitary Landfill Sites and Dumps</li><li>• Hazardous Waste Disposal Sites</li><li>• C&amp;D Materials Transfer Stations,</li><li>• C&amp;D Materials Processing Facilities and C&amp;D Materials Disposal Sites</li></ul>
	<ul style="list-style-type: none"><li>• <b>Industrial Uses and Forestry over 5000 sf</b></li><li>• <b>Commercial Uses over 2000 sf</b></li><li>• <b>Multiple Unit Dwellings (including Townhouses)</b></li><li>• <b>Outdoor Display Courts (e.g. car sales lot)</b></li><li>• <b>Salvage Yards (except existing uses)</b></li><li>• <b>Intensive Agriculture Operations</b></li></ul>

# New GU-1 Zone Requirement Highlights

<b>Home Business Uses</b>	<ul style="list-style-type: none"><li>• Permitted up to 1000 sq. ft in a house or accessory building</li></ul>
<b>Commercial Uses</b>	<ul style="list-style-type: none"><li>• Permitted up to 2000 sq. ft.</li><li>• Controls parking, outdoor storage, and outdoor display</li><li>• Landscaping requirements</li></ul>
<b>Industrial Uses</b>	<ul style="list-style-type: none"><li>• Permitted up to 5000 sq. ft.</li><li>• Increased separation distances from a house (100 ft)</li><li>• Landscaping requirements</li></ul>
<b>Forestry Uses</b>	<ul style="list-style-type: none"><li>• Permitted up to 5000 sq. ft</li><li>• No outdoor storage in a required yard</li></ul>
<b>Agricultural Uses</b>	<ul style="list-style-type: none"><li>• Number of animals that may be kept on a property has been lowered (50 fowl or 10 other animals)</li></ul>

# Uses considered by Development Agreement

Development Agreement	Conditions
<b>Larger Scale - Industrial and Forestry Uses</b>	<ul style="list-style-type: none"><li>• Over 5000 sf</li><li>• Not obnoxious and adequately separated</li></ul>
<b>Larger Scale Commercial</b>	<ul style="list-style-type: none"><li>• Up to 10,000 sq.ft.</li><li>• Vicinity of intersections of 1) Old Annapolis, 2) Anderson Rd and 3) Kempt Town Jct.</li></ul>
<b>Multiple Unit Dwellings and Townhouses</b>	<ul style="list-style-type: none"><li>• 3 story maximum</li></ul>

# Area to be rezoned from GU-1 to R-1

- Areas within the Daisywood Subdivision that are in the Upper Hammonds Plains Community Land Use Designation



# Staff Recommendation

Staff recommends that Regional Council:

- Approve the proposed amendments to the Upper Hammonds Plains Land Use Designation and the GU-1 (General Use) Zone as set out in Attachments A and B respectively.

Staff also recommends that Regional Council also:

- Direct the Budget Committee to consider Upper Hammonds Plains Community Action Plan and supporting engagement as an option over budget as part of the Budget Adjustment Process (BAL) in the 2023/2024 Planning and Development budget and business planning.

# HALIFAX

## Thank You

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