

Re: Item No 12.3

HALIFAX

Public Hearing Case 24045

Amendments to the Beaver Bank, Hammonds Plains, &
Upper Sackville Municipal Planning Strategy & Land Use
By-law for the Carriagewood Estates subdivision

Regional Council
Tuesday, January 24, 2023

Applicant Proposal

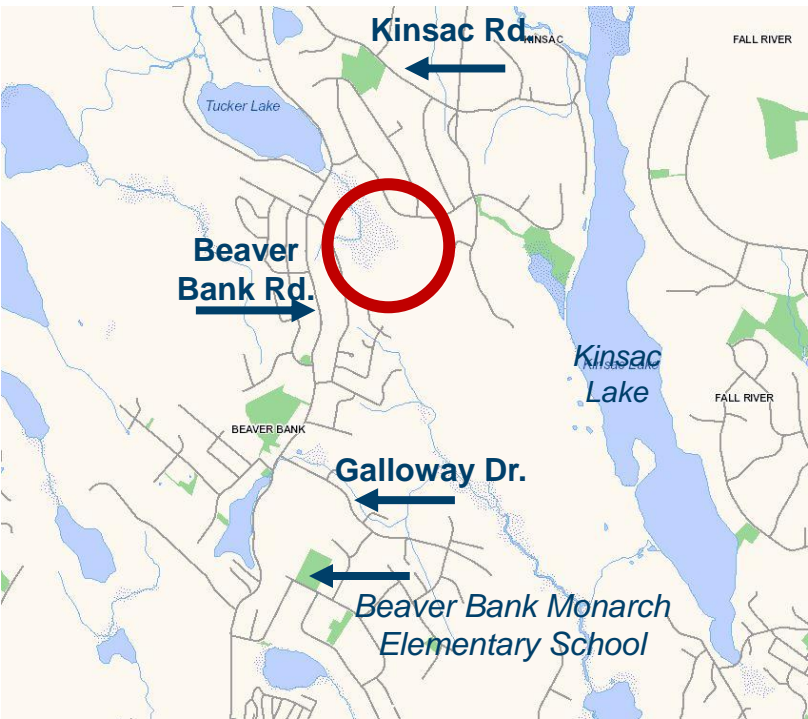
Applicant: Clayton Developments Limited

Location: Lands at the north end of Daisy Drive and to the east of Trinity Lane in Beaver Bank

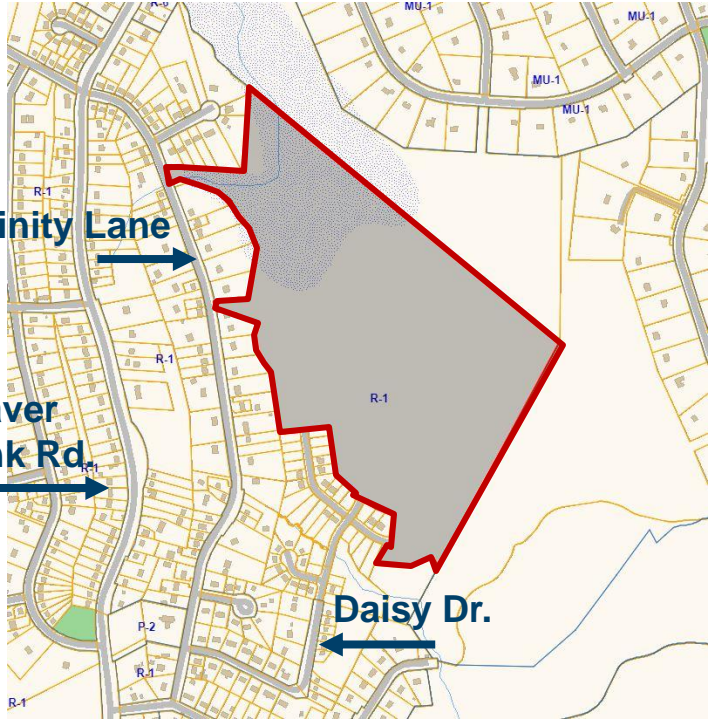
Proposal: Amend the Municipal Planning Strategy and Land Use By-law for Beaver Bank, Hammonds Plains, and Upper Sackville to enable smaller residential lots for a proposed subdivision called Carriagewood Estates.



Site Context



General site location in red



Site boundaries in red

Surrounding Context



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

Beaver Bank, Hammonds Plains, and Upper Sackville Municipal Planning Strategy and Land Use By-law



Municipal Sewer and Water



Zone

R-1 (Single Unit Dwelling)



Designation

R (Residential)



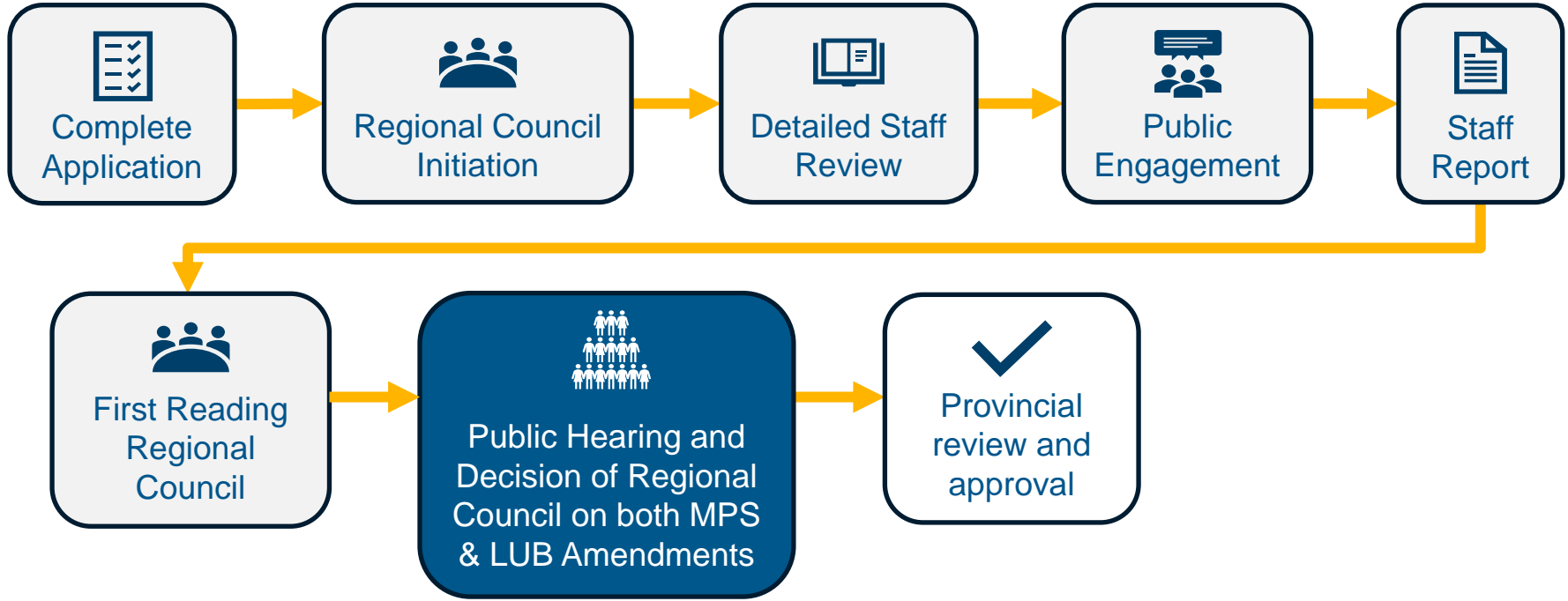
Existing Use

Vacant, but construction has begun for an as-of-right subdivision

MPS Amendment Consideration

- Amendments to the MPS should only be considered when circumstances have changed since the planning 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

	R-1 Zone Requirements	Proposed Requirements
Min. lot size	6,000 square feet	4,000 square feet
Min. lot frontage	60 feet	40 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	8 feet
Max. building height	35 feet	35 feet



Public Engagement Feedback

- Level of engagement was consultation through sharing information and seeking comments through the HRM website, signage posted on the site, a mail out notification, and a virtual public information meeting.
- Approximately 5 people attended the virtual meeting and 13 people called or sent emails. Comments raised during the meeting included the following topics:
 - Concerns about traffic on Beaver Bank Road
 - Need for additional sidewalks
 - Concerns above response times for emergency vehicles
 - Concerns and questions about development of the Carriagewood subdivision

Notifications Mailed



Virtual PIM



Individual Contacts
(Phone Calls & Emails)



Webpage Views



Public Engagement Feedback

- The other comments included the same as those brought up at the meeting as well as comments on the following topics:
 - Impact of the subdivision on residents and wildlife
 - Challenges with turning left onto Beaver Bank Road
 - Need for alternate route in and out of community
 - Concerns about demands on municipal water and sewer services
 - Concerns about school capacity
 - Concerns this application will set a precedent
 - Aesthetic of smaller lots doesn't fit community
 - Reason for living in Beaver Bank is for larger lots, don't want city sized lots
 - Need more crosswalks
 - Need cell service to be fixed

Proposed Policy

Beaver Bank, Hammonds Plains, and Upper Sackville Municipal Planning Strategy

P-42

Within the Residential Designation and within lands shown on Schedule RES-1, it shall be the intention of Council to establish a R-1C (Small Lot Single Unit Dwelling) Zone that permits small lot single unit dwellings, open space uses, offices and day care facilities operated by a resident of the dwelling, bed & breakfasts, short-term rentals, as well as activities related to traditional arts and crafts and domestic arts, provided controls are established on the scale of the business and no outdoor storage or display are permitted and signs are regulated through provisions of the Land Use By-law, in order to ensure the external appearance is compatible with the residential environment. The maximum number of single unit dwellings permitted on the lands shown on Schedule RES-1 shall be 228.

Proposed Zone

Beaver Bank, Hammonds Plains, and Upper Sackville Land Use By-law

Permitted uses

- Single unit dwelling
- Day care facilities for not more than 7 children in conjunction with a SUD
- Offices in conjunction with a SUD
- Bed & Breakfasts
- Short-term rentals
- Open space uses

Requirements

- Minimum lot area: 4,000 sq. ft. (371.6 sq. m.)
- Minimum frontage: 40 ft (12.2 m)
- Minimum front or flankage yard: 20 ft (6.1 m)
- Minimum side or rear yard: 8 feet (2.4 m)
- Minimum lot coverage: 35%
- Maximum height of main building: 35 ft (10.7 m)

Maximum number of single unit dwellings on the area identified on Schedule J

- A maximum of 228 single unit dwellings shall be permitted on the area identified on Schedule J.

Rationale for Proposed Policy

Beaver Bank, Hammonds Plains, and Upper Sackville Municipal Planning Strategy & Land Use By-law

- Smaller lots can help keep cost of housing down
- Amendments include parameters to reduce impact on surrounding neighbourhoods
 - Only apply to PID 00468694
 - Maximum number of SUDs that can be built on PID 00468694
 - Same as R-1 Zone requirements, except lot area and lot frontage

Summary: Key Aspects of the Proposal

The ability to create smaller residential lots (4000 sq. ft. with 40 feet of street frontage) on PID 00468694.

Amendments to the MPS:

- New policy to enable creation of new zone that permits smaller lots; and
- New schedule to identify PID 00468694

Amendments to the LUB:

- New residential zone (R-1C) that permits single unit dwellings and complimentary uses on lots that are a minimum of 4,000 sq. ft. with 40' of frontage;
- Amend zoning map to rezone PID 00468694 from R-1 to R-1C; and
- New schedule to identify PID 00468694

Staff Recommendation

Staff recommend that Regional Council:

Adopt the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Beaver Bank, Hammonds Plains, and Upper Sackville, as set out in Attachments A and B of the staff report dated December 7, 2022.

HALIFAX

Thank You

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