

**HALIFAX**

# **Public Hearing**

## **Case 23405**

Land Use By-Law Amendment  
Sackville Plan Area – Accessory Building Size

North West Community Council  
March 27<sup>th</sup>, 2023

# Application Origin

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On December 1, 2020, the following motion (Item 12.1) of Regional Council was put and passed:

*“THAT Halifax Regional Council request a staff report to initiate the process to amend the Land Use By-law for Sackville to increase the footprint and height requirements for accessory buildings on larger lots in non-serviced areas.”*

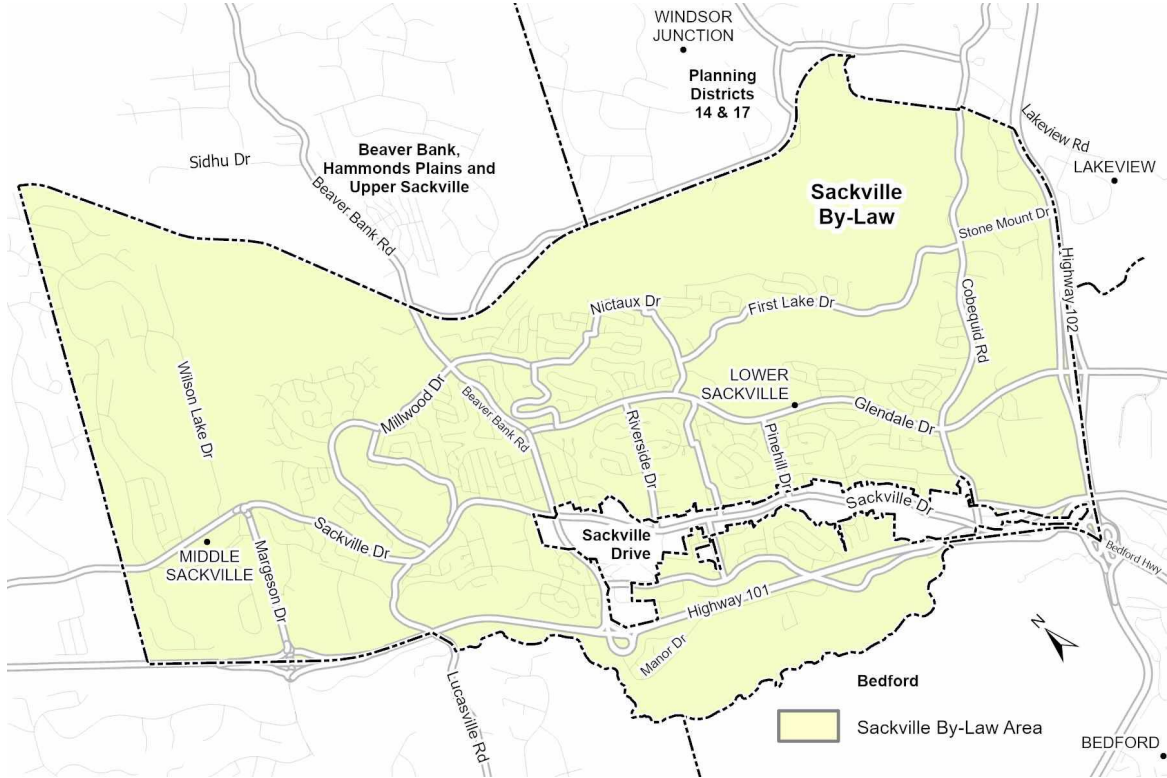
MOTION PUT AND PASSED.

On June 14, 2021, the following motion (Item 13.1.1) of North West Community Council was MOVED by Councillor Lovelace, seconded by Councillor Deagle-Gammon:

*“THAT North West Community Council direct the Chief Administrative Officer to return to North West Community Council with amendments to the Sackville Land Use By-law to allow for a larger maximum footprint for accessory structures on large lots.”*

MOTION PUT AND PASSED.

# Site Context: Sackville Plan Area



# Planning Policy Outline

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## Regional Plan & Subdivision Bylaw

Guide where population growth and the investment of services like transit, piped water and sewer should occur

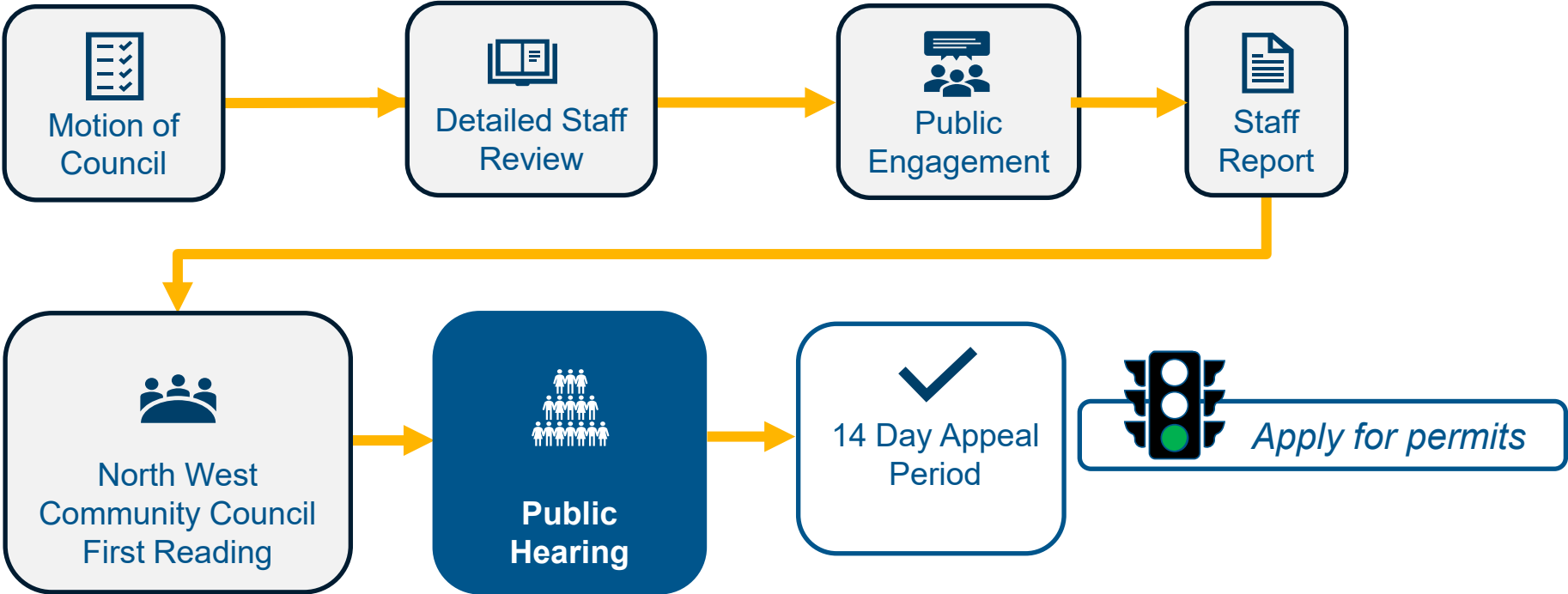
## Community Plan

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 a Council approval and after getting feedback from the community

## Land Use Bylaw (Zoning)

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

# Planning Process



# Proposal

Amend Section 4.11 ACCESSORY BUILDINGS of the Sackville Land Use By-Law:

- The maximum footprint for accessory buildings be increased from 69.67 square metre (750 square feet) to 92.9 square metres (1,000 square feet) on residential lots greater than 3,716.12 square metres (40,000 square feet) in area.
- All other provisions of the Sackville Land Use By-Law continue to apply.

# Policy Consideration

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## Sackville MPS & LUB

There are no policies in the Sackville MPS which speak directly to the size of accessory structures.

In the absence of policy speaking directly to the issue, **amendments to the land use by-law with respect to the maximum size of accessory structures can be accommodated without an amendment to the Municipal Planning Strategy.**

# Rationale

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## Sackville MPS & LUB

- The lot pattern for R-1, R-2, and R-6 zoned lots in the Sackville Plan Area includes a mix of small to large lots, unserviced and serviced (does not follow typical lot pattern in all areas of the community).
- This change allows large residential lots (3,716.12sqm or 40,000 sqft) which resemble a rural lot pattern to have larger accessory buildings (up to 92.9sqm or 1000 sqft footprint), which will provide for greater continuity between plan areas.
- The proposed changes should better meet the needs of the community.



# Rationale

## Sackville MPS & LUB

### Sackville Residential Parcels

- ▭ Parcels 40,000 sqft or larger\*
- ▭ Parcels smaller than 40,000 sqft

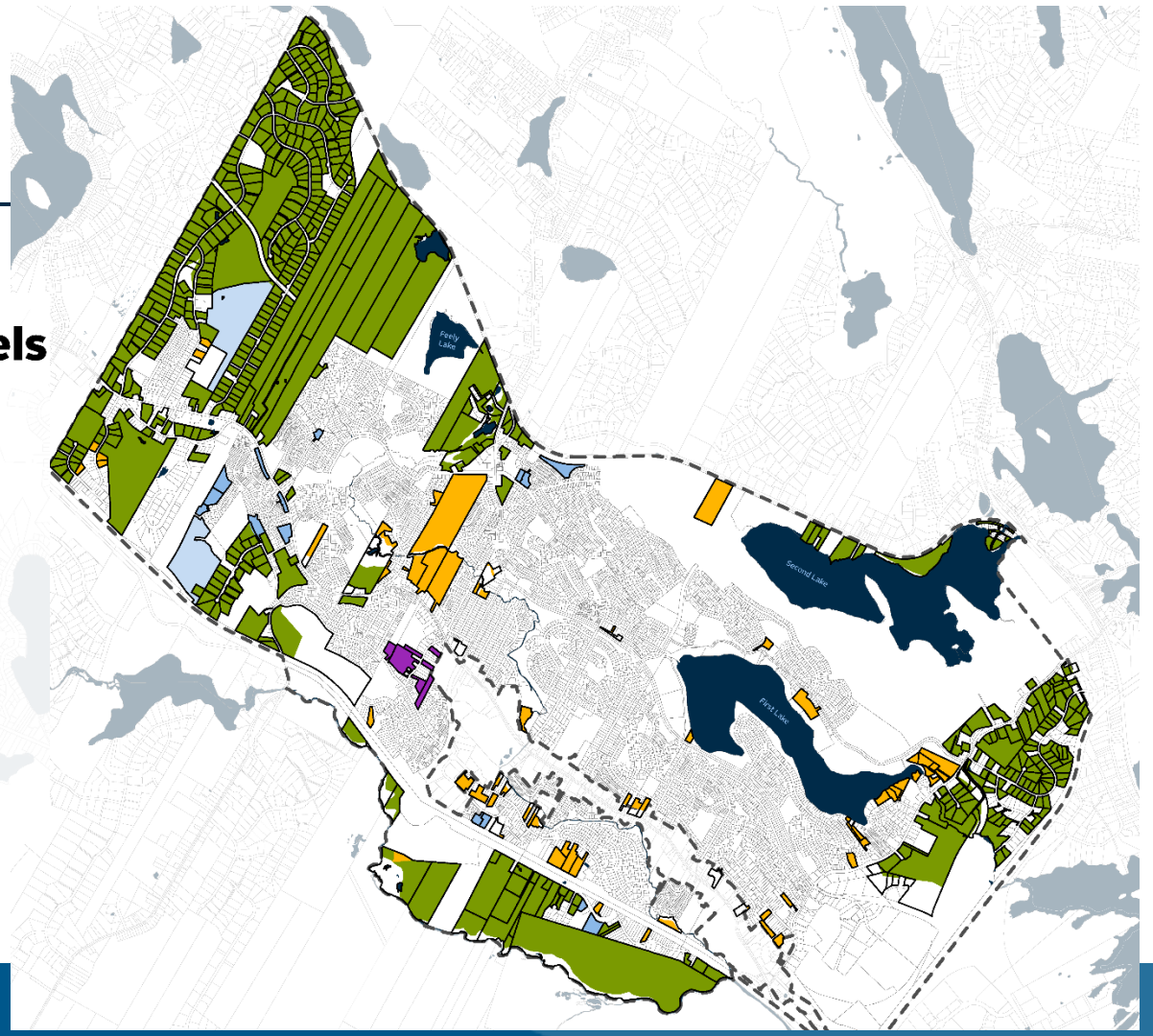
#### Residential Zone

- R-1
- R-2
- R-6
- CDD
- CDD Active Development Agreement
- Sackville Plan Area

#### Parcels Greater than 40,000 sqft\*

Zone(s)	Number of Parcels
R-1	66
R-2	8
R-6	524
CDD	15
R-1 & R-6	1
R-6 & CDD	3
Total	617

\*Parcels owned by governments and parcels designated for right-of-ways are excluded.



# Public Engagement Feedback

- Level of engagement completed was consultation achieved through an on-line survey on [shapeyourcityhalifax.ca](http://shapeyourcityhalifax.ca), which was advertised through the Councillor newsletters for Districts 14 and 15, as well as a fact sheet posted to the Halifax.ca webpage.
- Feedback from the community generally included the following:
  - The proposed change is appropriate, will meet their needs, and will not have negative impacts.

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



**Webpage Views**



**Survey Responses**



# Summary: Key Aspects of the Proposal

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Accessory buildings will be allowed up to 92.2 sqm (1000sqft) in floor area on lots that are:

- Residentially zoned
- 3,716.12sqm (40,000 sqft) minimum lot area
- Meet all other requirements of the Sackville Land Use By-Law

# Staff Recommendation

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Staff recommend that North West Community Council:

- Approve the proposed land use by-law amendment as set out in Attachment A of the staff report dated December 29, 2022.

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## Thank You

**Claire Tusz**



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