

# Public Hearing Case 24528 - Shared Housing Updated Amendments

**HALIFAX**

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Halifax Regional Council  
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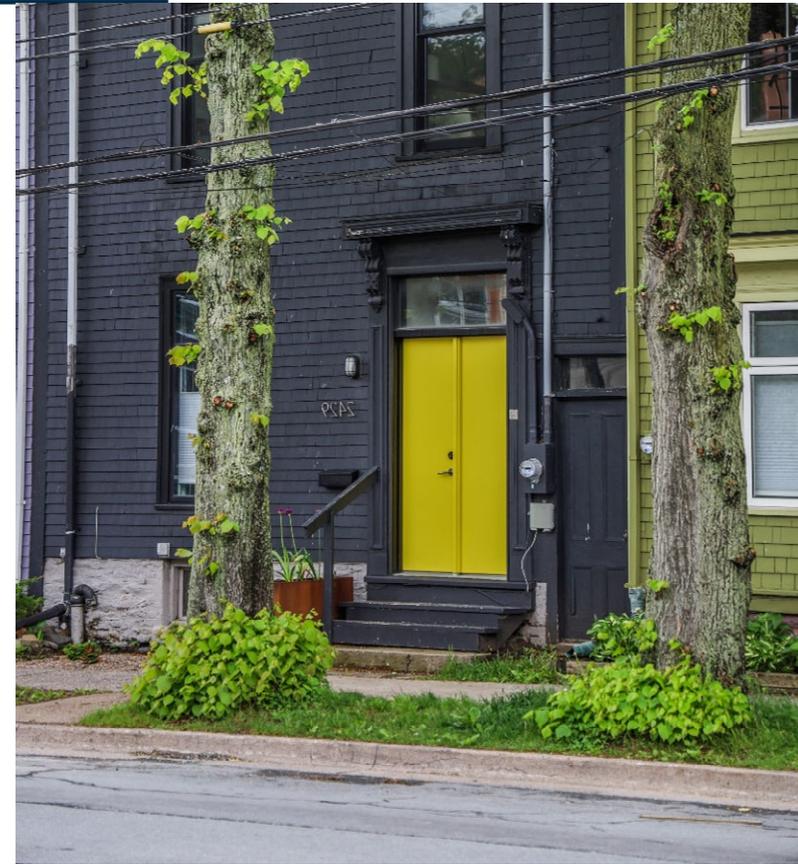
# Background

- August 9 2022:
  - Shared Housing Amendments were approved by Regional Council
  - “Senior Citizens Housing” was not removed from the Beaver Bank, Hammonds Plains, Upper Sackville Land Use By-law to allow extra time for active projects to move through the application process



# Proposed Amendments

- Remove Senior Citizen Housing Use from MU-1 zone (Shared Housing & Shared Housing with Special Care already exists & is permitted)
- 12-month window to commence work for active applications (from date of **permit issuance**)



# Applications and Permits

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July 22-Feb 23

	Permit Applications		Permits Issued	
	Number of Permits	Number of New Units	Number of Permits	Number of New Units
<b>Development Permits</b>	<b>12</b>	<b>1,869</b>	<b>9</b>	<b>1,213</b>
<b>Building Permits</b>	<b>7</b>	<b>623</b>	<b>3</b>	<b>78</b>

Table depicts applications and permits issued under the Beaverbank, Hammonds Plains, Upper Sackville Land Use By-Law MU-1 Zone between July 2022-February 2023

# Additional Housekeeping Items

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## Shared Housing Amendment Package

- **Bedford SMPS:** Number of residents vs number of bedrooms permitted (Policy R-5)
- **Planning District 8 & 9 (Lake Echo/ Porters Lake) SMPS:** Duplicate Policy P-102
- **Halifax Mainland LUB:** Alphabetical order for definition of “Shipping Container”
- **North Preston/ Lake Major/ Lake Loon/ Cherry Brook/ East Preston LUB:** Removal of left over words intended to be removed in a previous amendment package

# Additional Housekeeping Items

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## Carriagewood Estates Amendment Package

- Addition of “Shared Housing Use” as a permitted use in the newly created R-1C (Small Lot Single Unit Dwelling) zone within the BB/HP/US LUB



# Additional Housekeeping Items

## Regional Plan Review – Phase 3 Amendment Package

- Removal of minimum building width requirements from several zones & LUBs

Land Use Bylaw	Zone(s)
Bedford	CHR
Cole Harbour/ Westphal	R-1A, R-1, R-2, R-5, R-6a, R-6, R-7, C-1, PWS
Eastern Passage/ Cow Bay	R-1, R-2, R-5, C-1
Sackville Drive	PC
Sackville	R-1, R-2, R-5, R-6, R-6a, C-1
Timberlea/ Lakeside/ Beechville	C-1, C-2, P-4
Halifax Mainland	R-2TA, R-1

# Recommendation

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It is recommended that Halifax Regional Council:

1. Approve the proposed amendments to the Secondary Municipal Planning Strategies for Bedford and Planning Districts 8 and 9 and Land Use By-laws for Beaver Bank/ Hammonds Plains/ Upper Sackville; Bedford; Cole Harbour/ Westphal; Eastern Passage/ Cow Bay; Halifax Mainland; North Preston/ Lake Major/ Lake Loon/ Cherry Brook/ East Preston; Sackville Drive; Sackville; and Timberlea/ Lakeside/ Beechville, as set out in Attachments A and B of the staff report dated April 25, 2023, to perform minor housekeeping amendments related to shared housing and tiny homes and to remove the Senior Citizen Housing land use from the Beaver Bank/ Hammonds Plains/ Upper Sackville Land Use Bylaw; and
2. Adopt the proposed amendments to the Secondary Municipal Planning Strategies for Bedford and Planning Districts 8 and 9 and Land Use By-laws for Beaver Bank/ Hammonds Plains/ Upper Sackville; Bedford; Cole Harbour/ Westphal; Eastern Passage/ Cow Bay; Halifax Mainland; North Preston/ Lake Major/ Lake Loon/ Cherry Brook/ East Preston; Sackville Drive; Sackville; and Timberlea/ Lakeside/ Beechville, as set out in Attachments A and B of the staff report dated April 25, 2023, to perform minor housekeeping amendments related to shared housing and tiny homes and to remove the Senior Citizen Housing land use from the Beaver Bank/ Hammonds Plains/ Upper Sackville Land Use By-law.

# HALIFAX

## Thank You

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