

Public Hearing
PLANAPP-2023-00191

Development Agreement: Bellarosa Way
Halifax & West Community Council

Proposed Development



Applicant: Brett & Lara Ryan
Location: Bellarosa Way, Halifax
Proposal: Single Unit Dwelling
Type of Application:
Development Agreement

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Site Context



General Site location in Red



Site Boundaries in Red

Site Photos/Neighbourhood Context



Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

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Planning Policy Overview

Regional Plan &
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Community Plan

Land Use By-law
(Zoning)

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

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Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

Outlines where, how, and which types of development may occur. Some uses may only be allowed after community consultation and Council approval.

Planning Policy Overview

Regional Plan &
Subdivision By-law

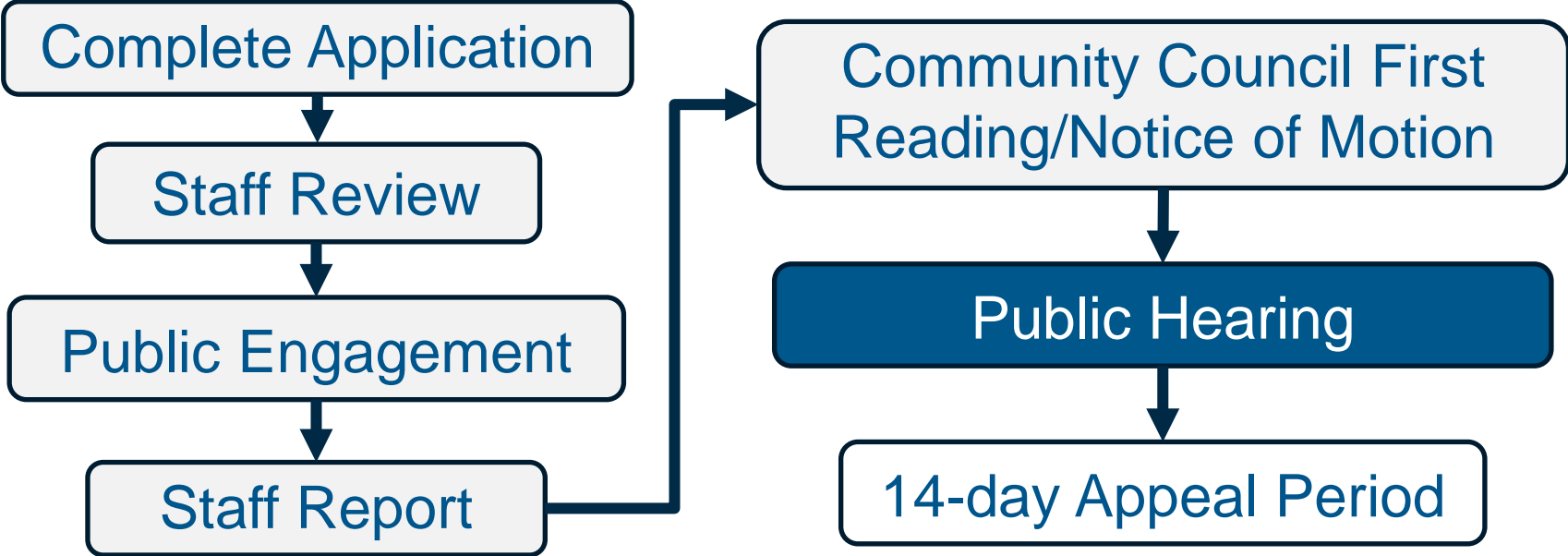
Community Plan

Land Use By-law
(Zoning)

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

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Development Agreement



Planning Overview

 Municipal Sewer and/or Water: Unserviced Area

 Zone: Holding (H)

 Designation: Low-Density Residential (LDR)

 Existing Use: Vacant

 Enabling Policy: 2.12

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Policy Consideration

Enabling Policy 2.12:

This policy enables Council to consider proposals for a development agreement for new residential uses on lots which do not abut a city owned or maintained street.

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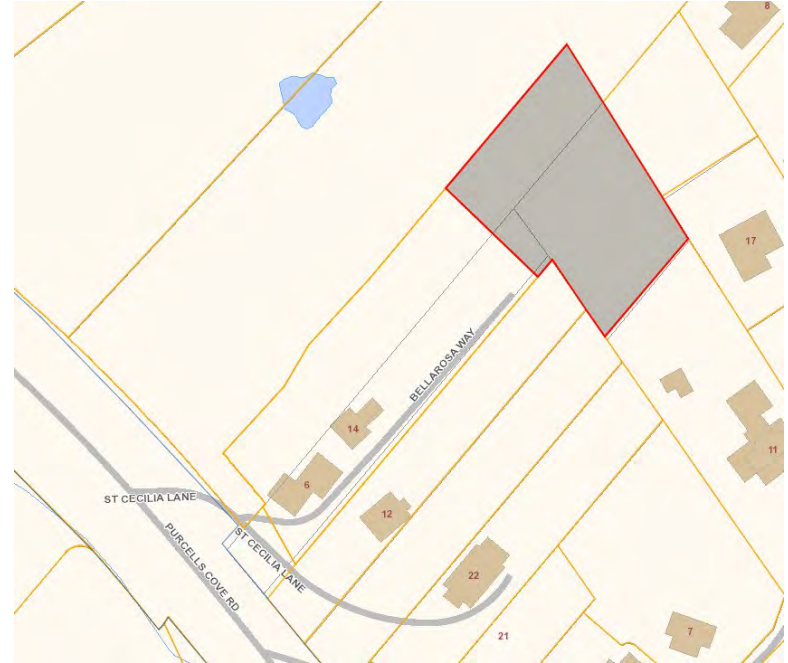
Policy Consideration

Policy	Proposal
Proposed use is permitted by the land use by-law	A single unit dwelling is permitted in the H zone.
Lot was in existence prior to MPS adoption	The lot has existed since 1949.
Lot can be adequately serviced (on-site or central)	The applicant has provided a servicing plan designed by a professional engineer.
Proposal complies with other by-law requirements	The proposal meets the other land use by-law requirements (e.g., side and rear setbacks, height, lot coverage).
Lot abuts an existing travelled way	The lot abuts Bellarosa Way, an existing travelled way also used by other properties.
Adverse effects on neighbouring uses or watercourses	The proposed use is the same use as the surrounding uses. No adjacent watercourses.


Proposal Details

Key Aspects:

- Single unit dwelling
- 8 ft setback from Bellarosa Way
- Maximum 33% of yard between dwelling and Bellarosa Way can be used for access and parking



Public Engagement Feedback

Notifications Mailed  43

Individual Calls/Emails  3

Webpage Views  145

Level of engagement completed was consultation achieved through a mail out notification.



Public Engagement Feedback

Feedback included:

- Concerns regarding setback from septic system to neighbouring wells
- Concern regarding stormwater management
- Concern regarding construction impacts to neighbouring wells

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Elements of Development Agreement

- Access will be by a private access easement – currently the property with access is under the same ownership.
- Permits a single unit dwelling and accessory uses
- Controls in place for the driveway including width, length, and clearance
- Controls in place regarding building sitting

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Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which can be made without a formal Public Hearing. The Development Officer or Community Council could authorize this change by resolution. These include:

- Extension to the date of commencement of construction
- Extension to the length of time for completion of the development

Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies.

Staff recommend:

That Halifax and West Community Council approve the proposed development agreement, as set out in Attachment A of the staff report dated November 8th , 2023.

January 16th, 2024

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Thank You

Alyson Dobrota



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