

ATTACHMENT D05

Proposed Amendments to the Cole Harbour-Westphal Municipal Planning Strategy

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Cole Harbour-Westphal Municipal Planning Strategy is hereby further amended as follows:

- 1 Policy UR-4 and its preamble are repealed as shown below in ~~strikeout~~:

Housing Mixture

~~This planning strategy, through its various policies, provides for the accommodation of a variety of housing types. The intention of the strategy is to establish a housing mix within the Plan Area which meets the housing needs of all Plan Area residents. These needs change as economic conditions and factors such as age, family size and income change. The necessity to provide a housing mix is also recognized as an objective in the Halifax-Dartmouth Regional Development Plan.~~

~~Within the Urban Residential Designation, the intention is to maintain the single unit dwelling as the predominant type of housing. In providing for a mixture of housing types with emphasis on single unit development, the planning strategy sets out specific criteria and procedures for considering two unit dwellings, mobiles, townhouses and multiple unit dwellings. A ratio of low density (single unit) housing to higher density housing of 70:30 is established as a general target for an overall housing mix in the Plan Area, and is intended to provide a framework in considering applications for specific development proposals. This ratio maintains the existing mixture within the community.~~

~~UR-4 ————— It shall be the intention of Council to establish a general objective of 70:30 as a housing mixture ratio between single unit dwellings and other types of residential dwelling units within the Plan Area.~~

- 2 Section III, Subsection 2 “Urban Residential Designation” is amended by adding the new policy after Policy UR-4 as shown below in **bold**:

Housing Accelerator Fund

In response to rapid population growth, housing shortage and declining affordability, the Municipality has prioritized removing barriers to housing within the Urban Service Boundary.

To support the goal of creating new opportunities for housing, the Municipality shall allow at least 4 dwelling units on all residentially zoned properties in the Urban Service Area as set under the Regional Subdivision By-law to foster development of missing middle housing forms.

UR-4A Notwithstanding Policies UR-2 to UR-5, at least 4 dwelling units per lot shall be permitted in all residential zones within the Urban Service Area as defined in Schedule B of the Regional Subdivision By-law.

3 Policy UR-8(a) is repealed as shown below in ~~strikeout~~:

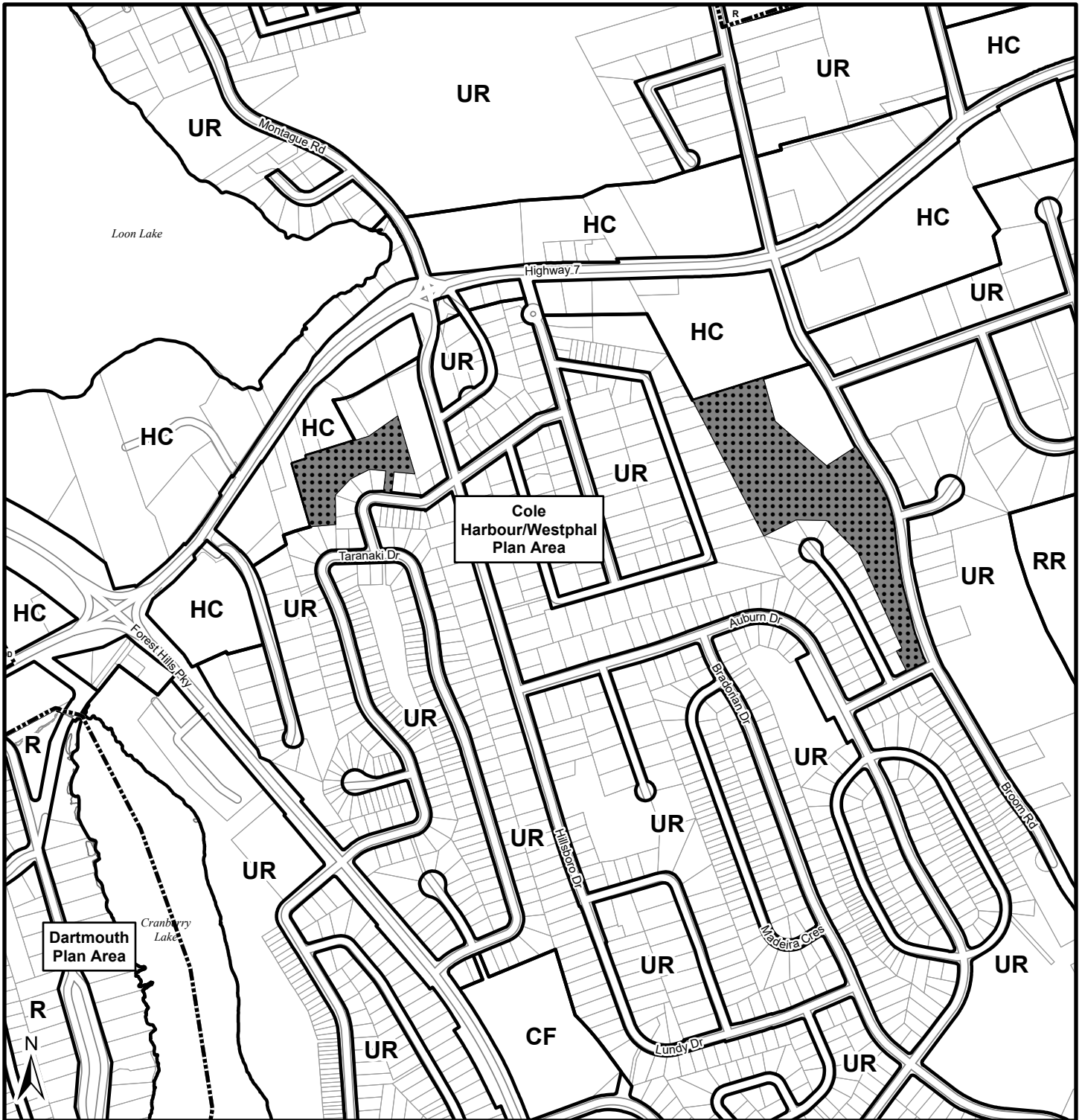
(a) ~~that each unit in the townhouse development be located on a separate lot with access to an internal private driveway serving all units and having access to a public street;~~

4 Map 1 Cole Harbour / Westphal Generalized Future Land Use is amended by removing certain lands from the Cole Harbour-Westphal Planning Area as shown in Attachment-D05-Map 1-1 and Attachment-D05-Map 1-2.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the ____ day of _____, A.D., 20_____.



GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this ____ day of _____, A.D., 20_____.

Municipal Clerk



Attachment D05 - Map 1-1

Cole Harbour/Westphal

-  Area to be removed from Planning Area
-  Plan Area Boundary

Designation

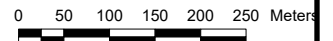
Cole Harbour/Westphal

- CF Community Facilities
- HC Highway Commercial
- RR Rural Residential
- UR Urban Residential

Dartmouth

- R Residential

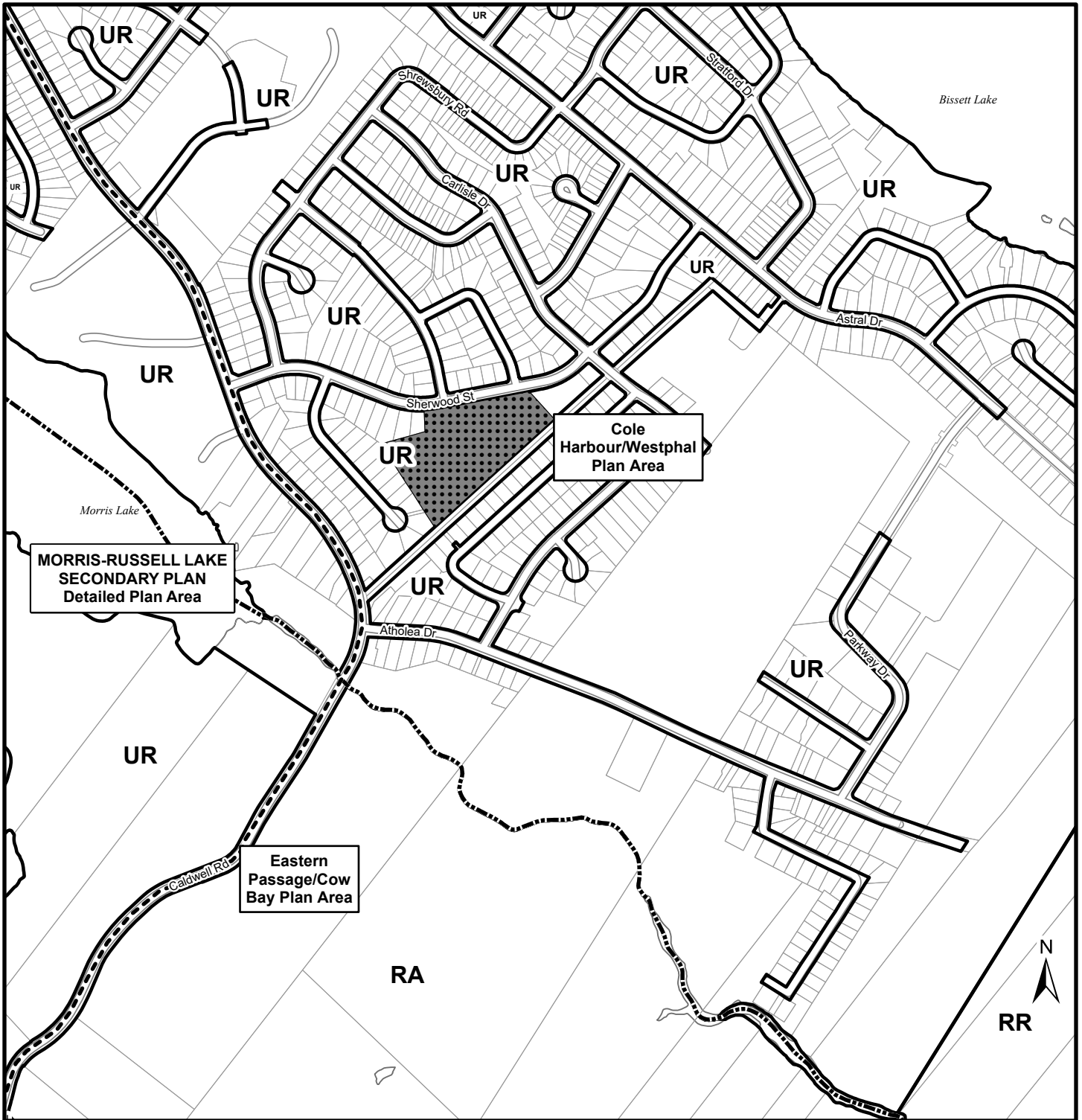
HALIFAX



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.




The accuracy of any representation on this plan is not guaranteed.

Cole Harbour/Westphal Plan Area



Attachment D05 - Map 1-2

Cole Harbour/Westphal

-  Area to be removed from Planning Area
-  Plan Area Boundary
-  Detailed Plan Area Boundary

Cole Harbour/Westphal Plan Area

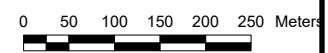
Designation

- Cole Harbour/Westphal
- RR Rural Residential
- UR Urban Residential

Eastern Passage/Cow Bay

- RA Rural Area
- UR Urban Residential

HALIFAX



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