

ATTACHMENT D19

Proposed Amendments to the Sackville Municipal Planning Strategy

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

- 1 Policy UR-3 and its preamble are repealed as shown below in ~~strikeout~~:

~~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, mobile dwellings, 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 direction in the consideration of development proposals.~~

~~UR-3 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 Policy UR-4 and its preamble are amended by striking out the two paragraphs in the preamble, by striking out “new two unit dwellings” in the portion of Policy UR-4 before clause (a) and replacing it with “an”, by striking out “and” in the portion of Policy UR-4 before clause (a), and by repealing clauses (a) to (d) as shown below in ~~strikeout~~:

~~There are significant community concerns associated with the impact of two unit dwellings in primarily single unit neighbourhoods. These concerns exist both in the context of individual lot infill and with regard to subdivisions and portions of subdivisions proposed for two unit development, and are related both to the increases in density resulting from two unit development, and to the visual impact of these generally larger structures on existing single unit neighbourhoods.~~

~~New two unit dwellings are not considered appropriate either for infill situations or for new subdivisions where such structure would immediately abut existing single unit dwellings or neighbourhoods. New two unit development may be considered for undeveloped lands, provided that adequate separation and buffering from single unit dwelling neighbourhoods is provided within the proposed development. Provisions will be established within the land use by-law to increase the minimum lot area and yard requirements for these new developments. This is intended to reduce the bulkier appearance of such dwelling types and to provide more space for parking and other amenities.~~

UR-4 Notwithstanding Policy UR-2, within the Urban Residential Designation, it shall be the intention of Council to establish a residential zone which permits two unit dwellings in addition to all uses permitted in the single unit dwelling zone. Council shall only consider ~~new two unit dwellings by an~~ amendment to the land use by-law ~~and~~ with regard to the following:

- ~~(a) that where a vacant lot or parcel of land to be rezoned abuts or is immediately adjacent to properties with single unit dwelling zoning, a buffer of single unit~~

~~dwelling zoned lots, as shown on a tentative or final plan of subdivision, shall be maintained between existing and proposed development;~~

- ~~(b) that streets are not considered to constitute part of the buffer and, except for individual lot infill, parkland with an area of less than one acre and a depth of less than one hundred (100) feet shall not constitute part of the buffer;~~
- ~~(c) that municipal central services are available and capable of supporting the development;~~
- ~~(d) where new roads are being proposed as part of the development, an evaluation of the proposed road layout and the impacts on traffic circulation in the surrounding area; and~~
- (e) the provisions of Policy IM-13.

3 Policy UR-6(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 Section III, Subsection 2 “Urban Residential Designation” is amended by adding the following after Policy UR-6 as shown 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.

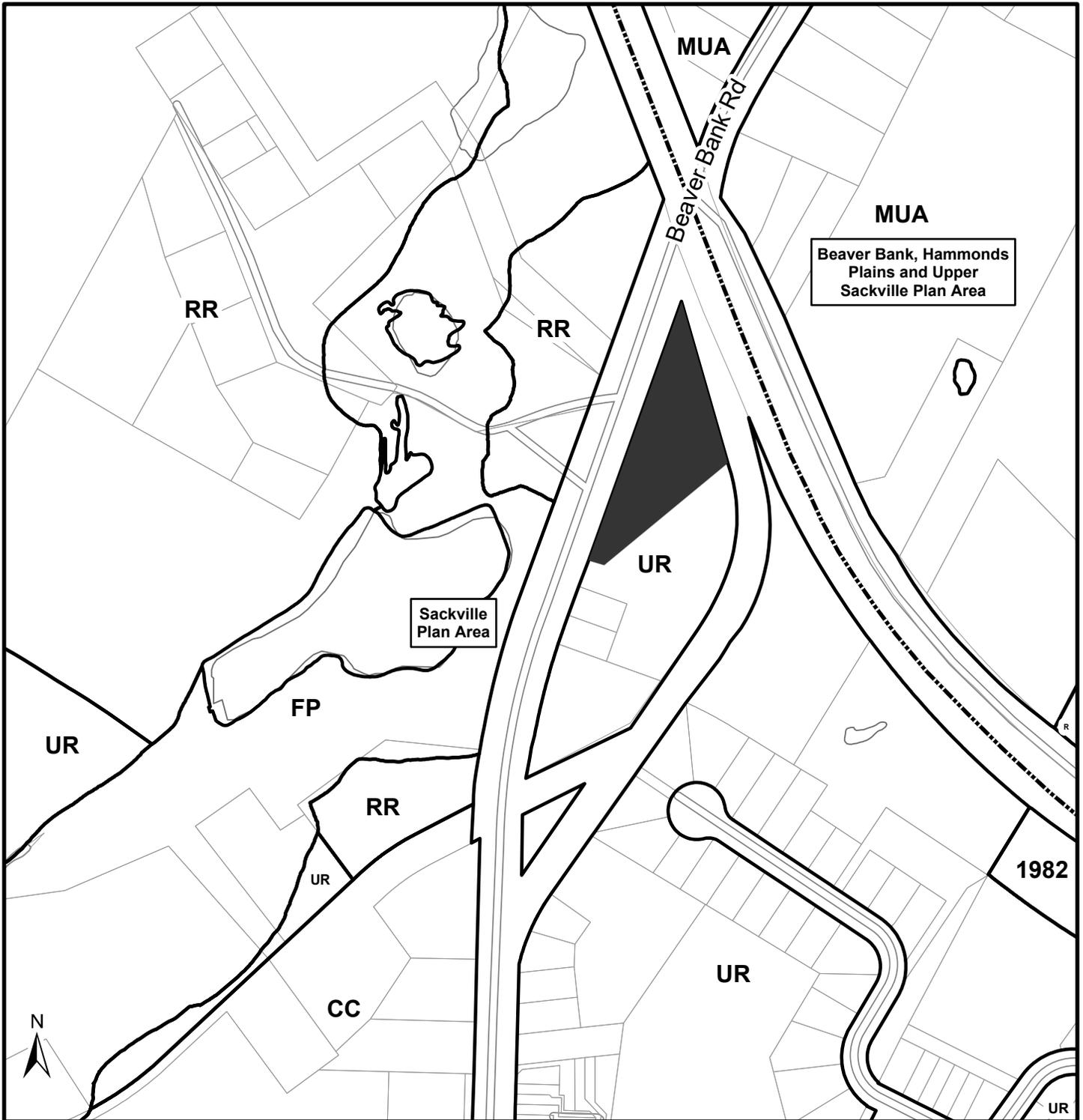
UR-6A Notwithstanding Policies UR-2, UR-4, UR-13, RR-2, RR-3, and RR-4, at least 4 dwelling units per lot shall be permitted in all residential zones within the Urban Service Area as defined in Schedule B of the Regional Subdivision By-law.

5 Map 1 “Sackville Generalized Future Land Use” is amended by removing certain lands from the Sackville Planning Area as shown in Attachment-D19-Map 1-1.

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 D19 - Map 1-1

Sackville

Designation

Sackville

HALIFAX

 Area to be removed from Planning Area

- CC Community Commercial
- FP Floodplain
- RR Rural Residential
- UR Urban Residential
- 1982 1982 Policy

0 20 40 60 80 100 Meters



 Plan Area Boundary

Beaver Bank, Hammonds Plains and Upper Sackville

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

Sackville
Plan Area

MUA Mixed Use A

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