

## ATTACHMENT D21

### Proposed Amendments to the Timberlea-Lakeside-Beechville Municipal Planning Strategy

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Timberlea-Lakeside-Beechville Municipal Planning Strategy is hereby amended as follows:

- 1 The portion of Section III, Subsection 2 “Urban Residential Designation” before Policy UR-1 is amended by striking out the seventh paragraph as shown in ~~strikeout~~:

~~Within the Urban Residential Designation, the intention is to maintain the single unit dwelling environment. 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 multi-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.~~

- 2 Section III, Subsection 2 “Urban Residential Designation” is further 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.**

**At the same time, the Municipality is committed to the ongoing Beechville Community Planning process as initiated by Council on November 28, 2017. The Beechville Community Boundary will be established in the land use by-law. To respect the local diverse community and the African Nova Scotian heritage, this policy statement shall not apply to lands within the Beechville Community Boundary and the Beechville Comprehensive Development District Zone, at this time so that future development aligns with community priorities.**

**UR-6A It shall be the intention of Council to establish a Beechville Community Boundary in the Land Use By-law.**

**UR-6B Notwithstanding Policies UR-2, UR-4, and 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, except on lands within the Beechville Community Boundary and the Beechville Comprehensive Development District zone. Only one secondary suite or one backyard suite is permitted on a lot.**

3 Policy UR-9(a) is amended by adding “, if the development is within the Beechville Community Boundary” as shown below in **bold**:

(a) that each unit in the townhouse development be located on a separate lot with access to an internal private street, **if the development is within the Beechville Community Boundary**;

4 Policy BCDD-2 is amended by adding “, except for a two unit dwelling and a multiple unit dwelling containing 3 or 4 units,” after “the R-1 Zone” as shown below in **bold**:

BCDD-2 In the BCDD zone, developments permitted without a development agreement shall be limited to existing uses and land uses permitted in the R-1 Zone, **except for two unit dwelling and multiple unit dwelling containing 3 or 4 dwelling units uses**, on existing public streets. Properties zoned BCDD shall not be eligible to apply for the CDD zone or any other zone.

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