

HALIFAX

Public Hearing
MINORREV-2025-00111

Land Use By-law Amendment
North West Community Council

May 12, 2025

Proposed Development



Applicant: Council-initiated

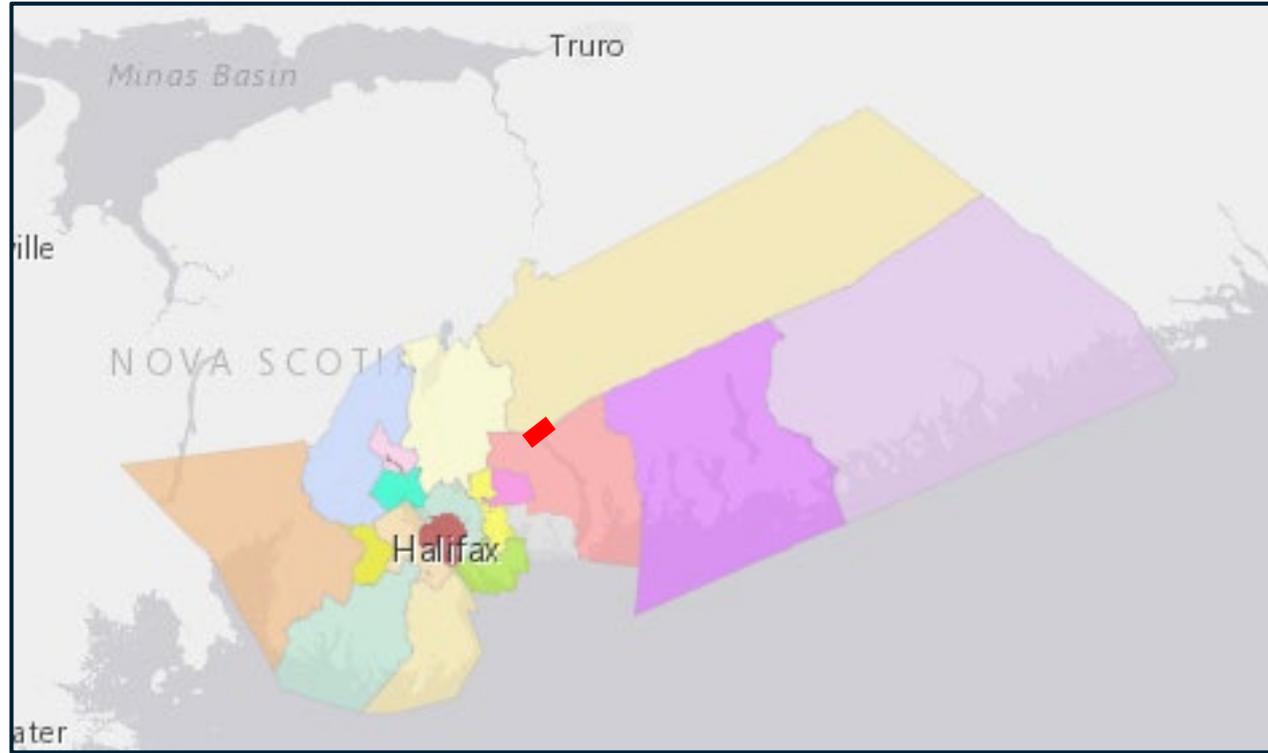
Location: Musquodoboit Valley/Dutch Settlement Plan Area

Proposal: Reduction in the Minimum Parking Requirements for a Day Care Facility use

Type of Application: Land Use By-law Text Amendment

Site Context

The Musquodoboit Valley/Dutch Settlement Plan Area is located within District 1 of the Halifax Regional Municipality



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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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 &
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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

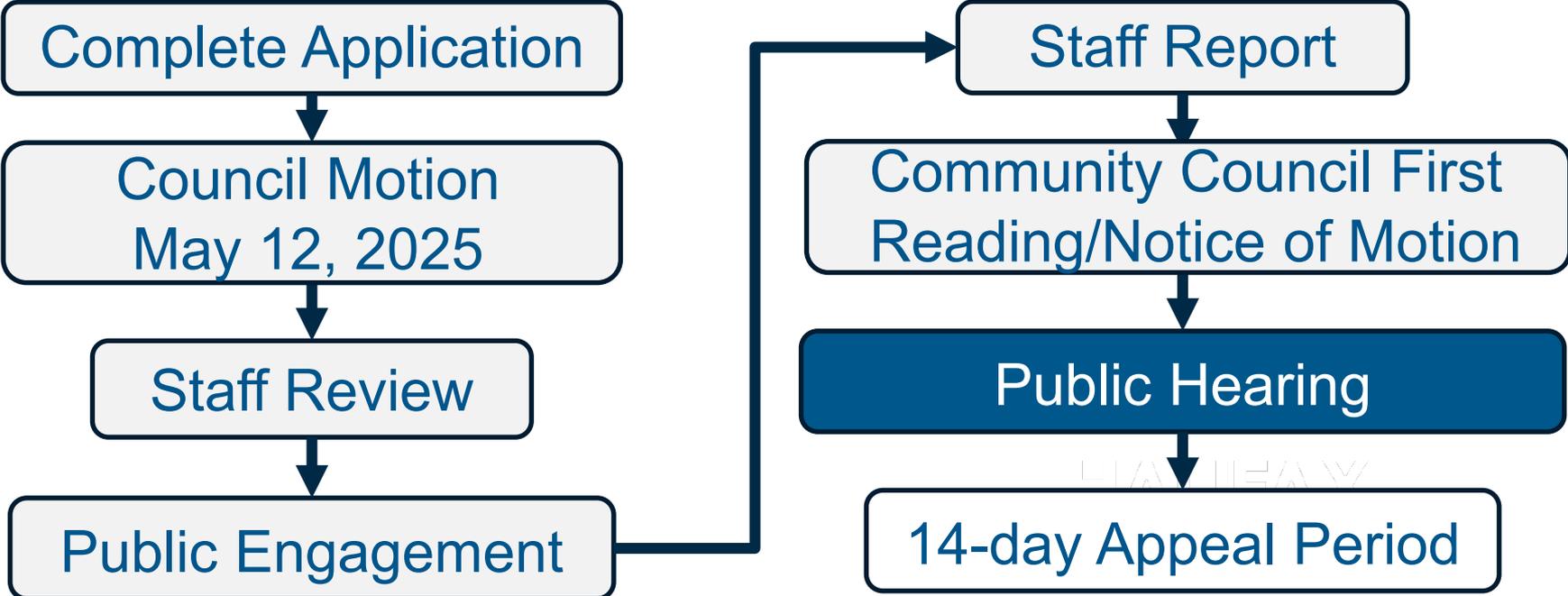
Community Plan

Land Use By-law
(Zoning)

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

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Land Use By-Law Text Amendment



Existing Regulations

Day Care Facilities Permitted Zones

-
- VIL (VILLAGE)
 - MU (MIXED USE)
 - RR-1 (RURAL RESIDENTIAL)
 - VIL (VILLAGE)

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Existing Regulations

Current Minimum Requirements

1.5 spaces for every 400 square feet (37.2 square metres) of gross floor area

One off-street parking space for every two children

Proposed Amendment

The proposed land use by-law amendment will consider a reduction in the amount of required parking for day care facility uses:

From **1.5 spaces** for every 400 square feet (37.2 square meters) of gross floor area



To **1.0 space** for every 400 square feet (37.2 square meters) of gross floor area

Policy Overview

- No specific direction on the number of parking space
- Developments are still required to provide maneuvering areas or aisles
- RR-1 (Rural Residential) and VIL (Village) zones are not proposed to be amended

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Public Engagement Feedback



Level of engagement completed was consultation achieved through a newspaper advertisement directing residents to view a narrated presentation on 'Shape Your City' and to send the planner any questions or comments.

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 North West Community Council approve the proposed land use by-law text amendment, as outlined in the staff report.

Thank You

Sahar Ghasemshahi



SaharSG@halifax.ca



902-476-1747

Day Care Facility Definition

A building, part of a building or other place, whether known as a day nursery, nursery school, kindergarten, play school or by any other name, with or without stated educational purpose, the operator of which for compensation or otherwise, receives for temporary care or custody, on a daily or hourly basis, during all or part of the day, apart from parents, more than three (3) children not of common parentage and up to and including twelve (12) years of age; but does not include a nursery school or kindergarten conducted as part of a school, college, academy or other educational institution where instruction is given in Grades Primary to VII.

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