

HALIFAX

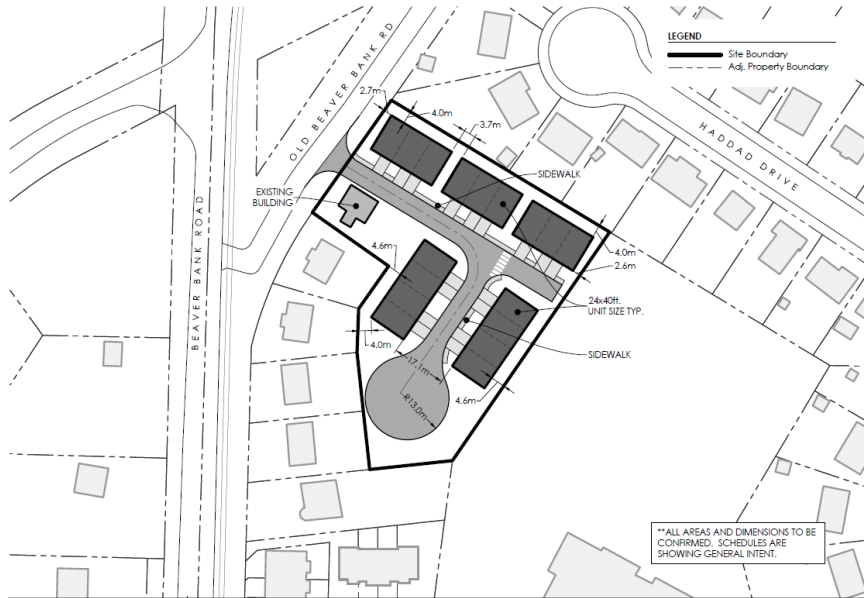
Public Hearing

PLANAPP-2024-00312

Development Agreement: 229 Beaver Bank Rd.
North West Community Council

June 9, 2025

Proposed Development



Applicant: zzap Architecture & Planning

Location: 229 Beaver Bank Rd., Beaver Bank

Proposal: 5 townhouse blocks – 17 total units

Type of Application: Development Agreement

Site Context



General Site location in Red



Site Boundaries in Red

2

Site Photos/Neighbourhood Context



Travelling Northbound on
Beaver Bank Rd.

HALIFAX

Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

HALIFAX

Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

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

HALIFAX

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

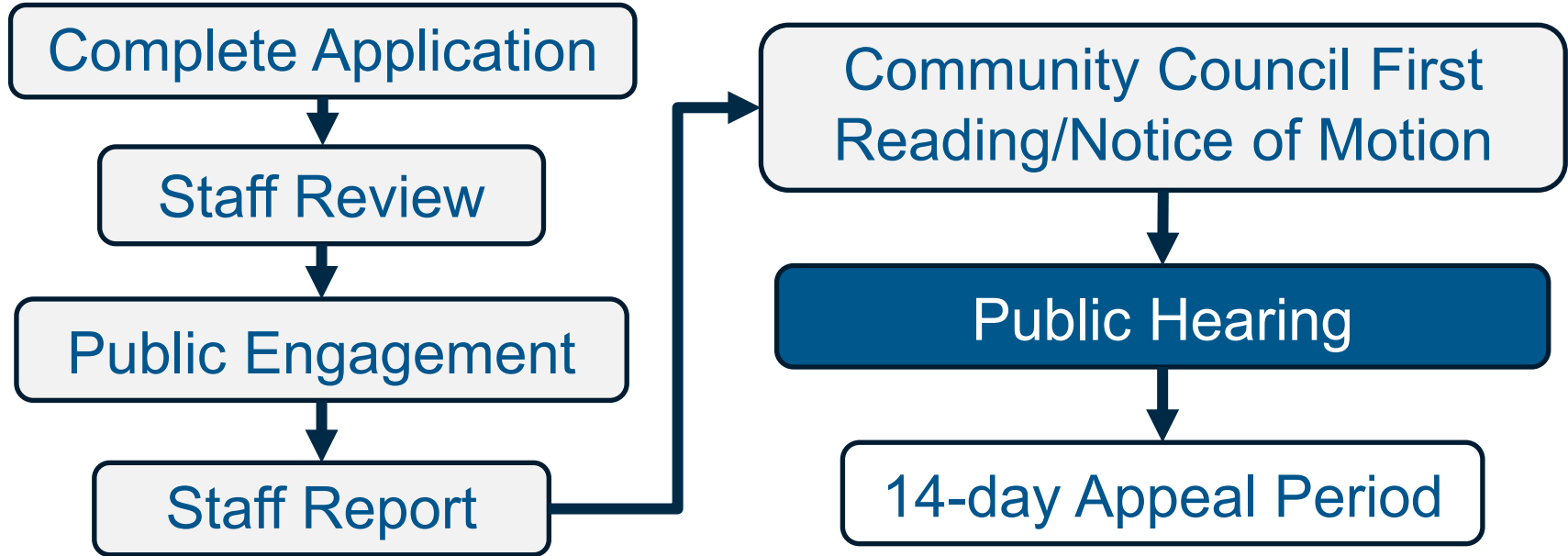
Community Plan

Land Use By-law
(Zoning)

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

HALIFAX

Development Agreement



Planning Overview



Municipal Sewer and/or Water: Yes



Zone: R-6 (Rural Residential)



Designation: UR (Urban Residential)



Existing Use: Single-Unit Dwelling and Agricultural (horses)



Enabling Policy: UR-6 in accordance with IM-13

Policy Consideration

Enabling Policy UR-6:

This policy enables Council to consider a proposal for townhouse developments which do not provide direct access from each unit to a public street.

Council must consider the following in rendering their decision on a Development Agreement:

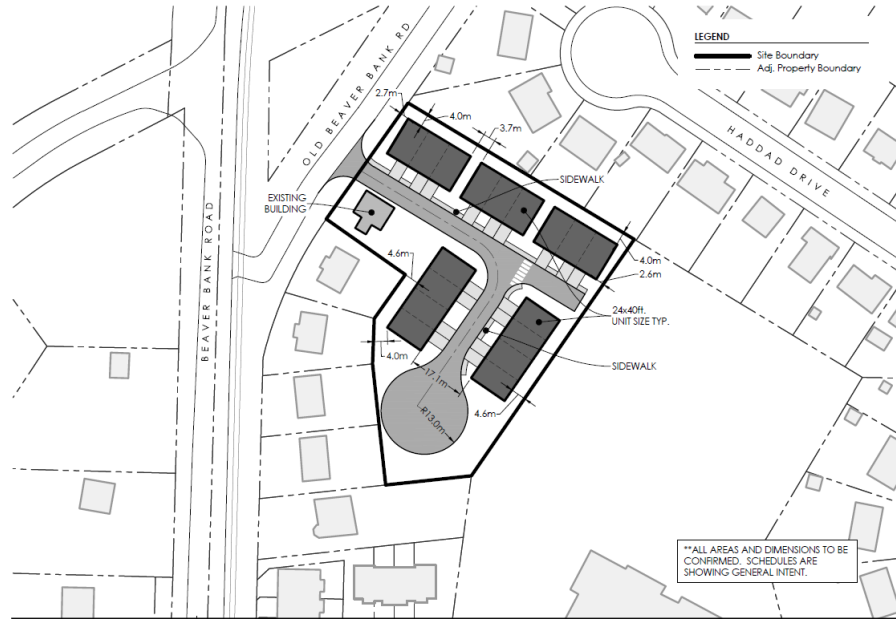
- Minimum lot size, central services, and separation distances.
- Height, bulk, lot coverage, and appearance with respect to compatibility with the surrounding neighbourhood.

Proposal Consideration

Council must consider the following in rendering a decision:

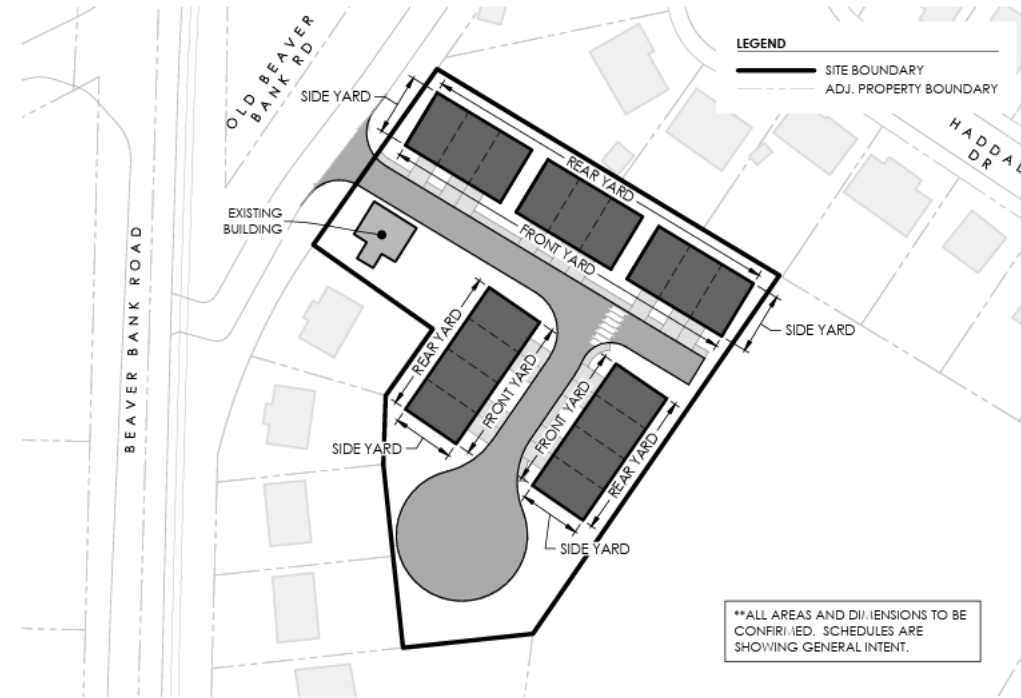
Relevant Matters of Policy Consideration	Evaluation/Assessment
Minimum lot area (20,000 ft ²)	Meets
Municipal Services (water & sewer)	Serviced
Separation Distances from Low Density Residential	Bylaw Requirements
Landscaping, Parking, Driveways	Meets
Height, Bulk, lot coverage, & building appearance	Meets
Proximity to Community Facilities & Schools	Meets
Policy IM-13	Meets

Proposal Details






- 5 townhouse blocks with a total of 17 residential units;
- Existing single-unit dwelling will remain;
- Private driveway; and
- Agricultural uses to be removed.

Key Aspects



- Requirements from the R-5 zone (townhouse) will apply
 - Height (35 ft)
 - lot coverage (35%)
 - Side yard 8ft (10ft in by-law)
 - Rear yard 10 ft (8ft in by-law)
- Garage / driveway for parking
- Privacy fence around development

Public Engagement Feedback

Notifications Mailed		153
Individual Calls/Emails		1
Webpage Views		182

Level of engagement completed was consultation achieved through signage on site, a mail out notification and a project website.



Public Engagement Feedback

Feedback included :

- A loss of privacy; and
- An increase in traffic and congestion.

HALIFAX

Changes Made in Response

As a result of feedback from the public, a privacy fence was included in the terms of the development agreement for the sides and rear of the site

A Traffic Impact Study was submitted by the applicant and accepted by HRM staff.

HALIFAX

Elements of Development Agreement

- 17 residential units within 5 townhouse blocks;
- Height, lot coverage, setback controls as per the Townhouse zone;
- Landscaping requirements for vacant portions of the land;
- On site parking accommodations to reduce traffic and on-street parking issues;
- Existing dwelling will continue under the underlying zone; and
- Backyard / Secondary suites only permitted for the existing dwelling.

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:

- Change to the configuration of the townhouse dwellings on the lands; and
- Time extension for the date of commencement & completion of construction.

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: North West Community Council approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the March 17, 2025, staff report.

Thank You

Matt Conlin



conlinm@halifax.ca



902-719-9457