

October 6, 2025

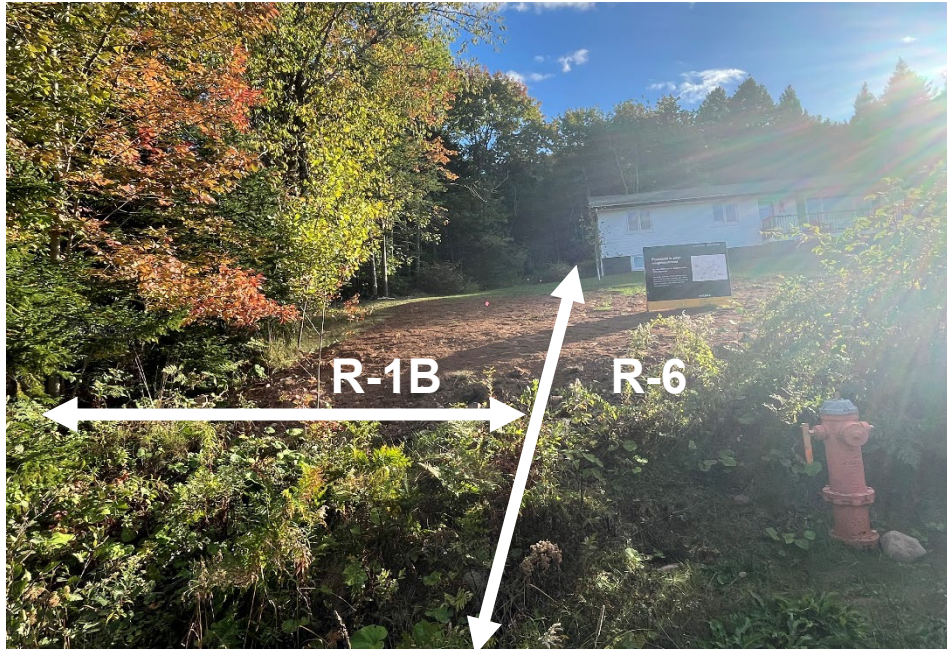
HALIFAX

Public Hearing

PLANAPP 2025-01190

Rezoning: PID 40160046
(83 Galloway Drive, Beaver Bank)
North West Community Council

Proposed Development



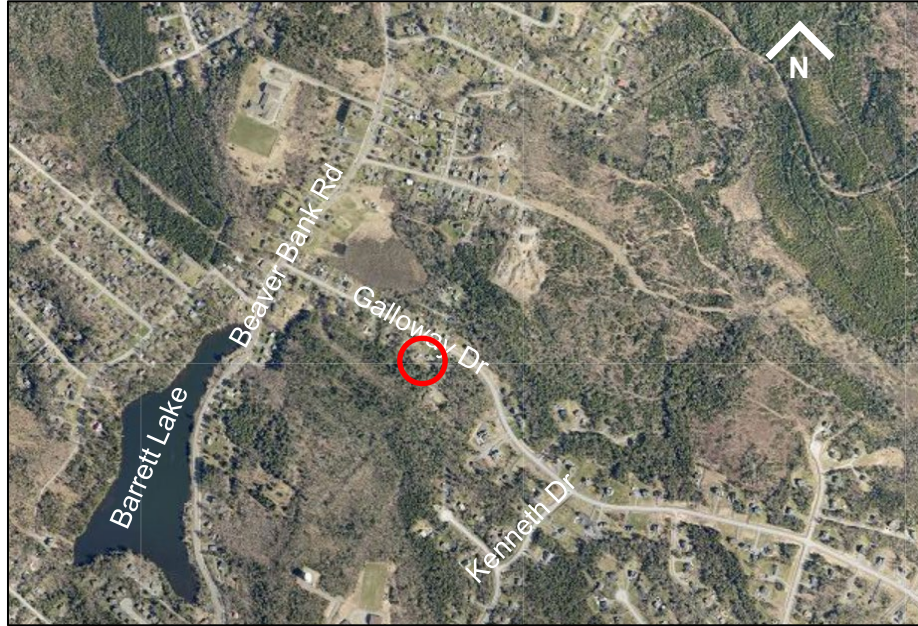
Applicant: Jeremy Cowan

Location: 83 Galloway Drive, across from Matthews Court

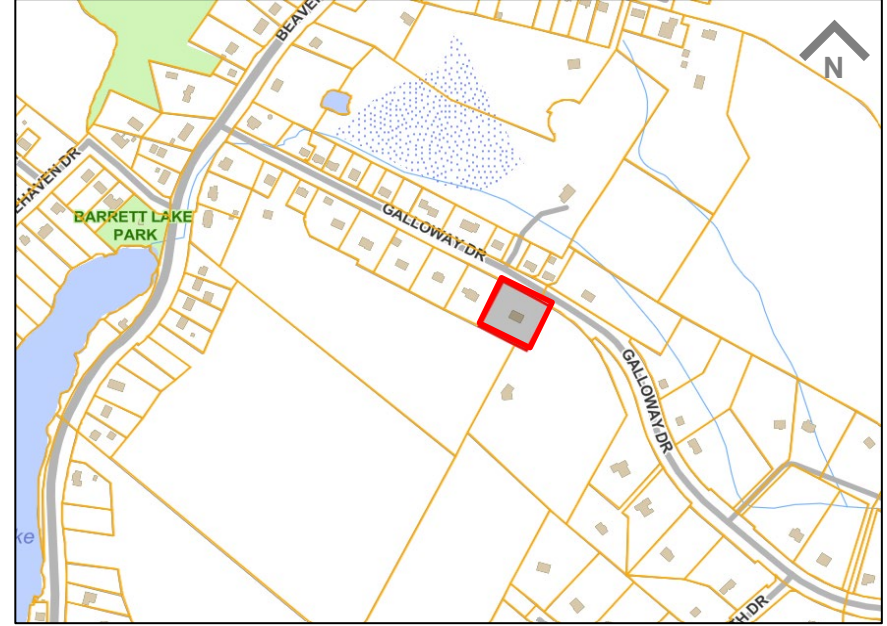
Proposal: Rezoning from R-1B (Auxiliary Dwelling with Home Business) to R-6 (Rural Residential) zone

Type of Application: Rezoning (Land Use By-law Amendment)

Site Context



General Site location in Red



Site Boundaries in Red

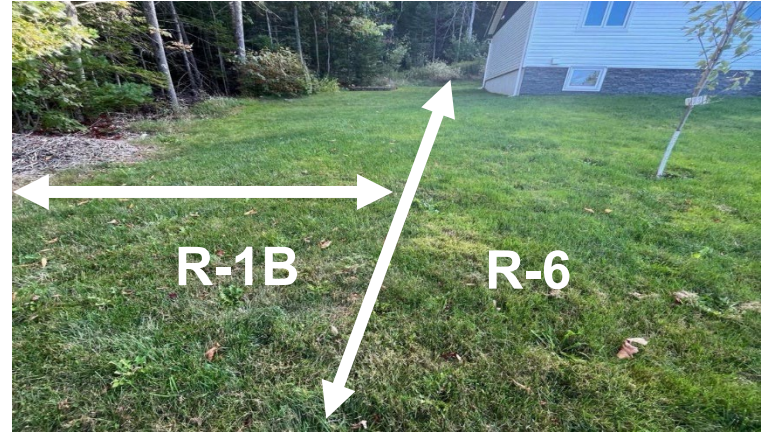
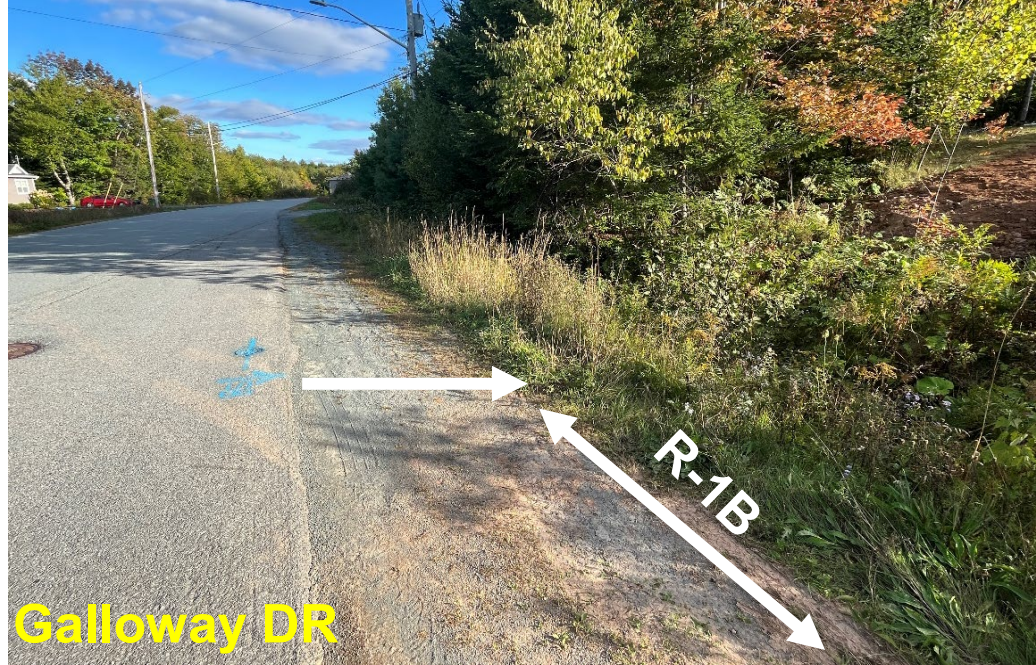
Site Photos/Neighbourhood Context



Site Photos



Site Photos



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

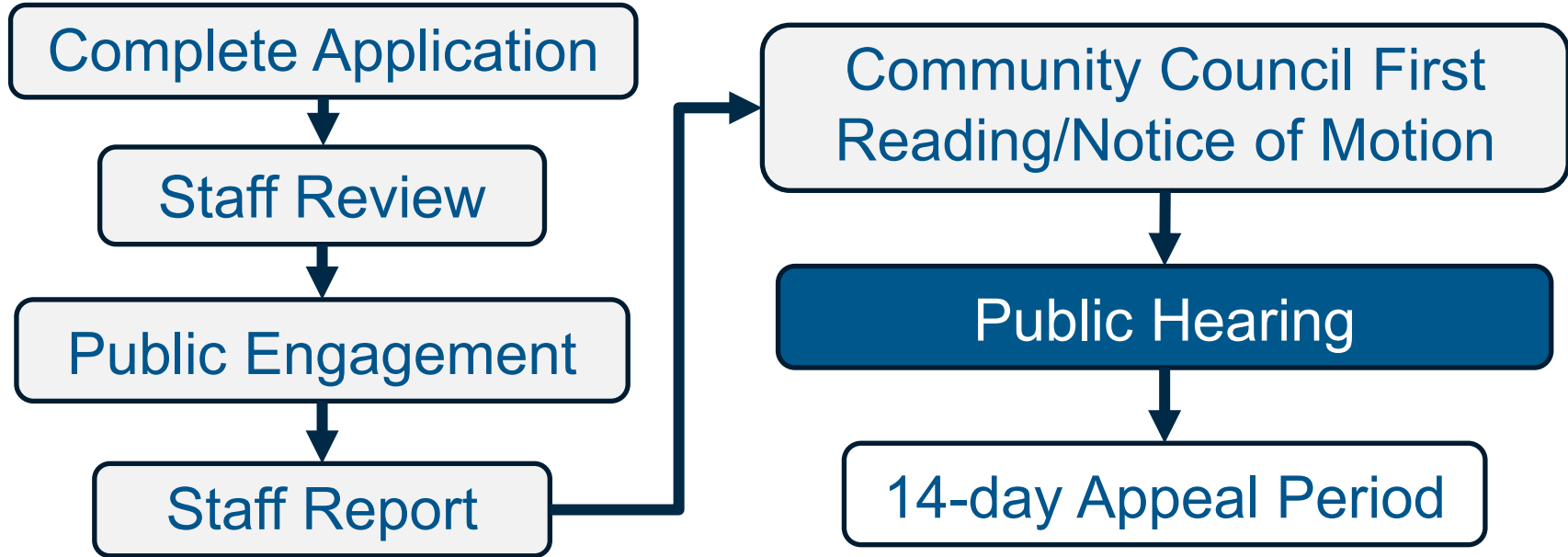
Community Plan

Land Use By-law
(Zoning)

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

HALIFAX

Rezoning



Planning Overview



Municipal Sewer and/or Water: Serviced



Zone: R-1B and R-6



Designation: MUA (Mixed Use A)



Existing Use: Residential



Enabling Policy: P-13 and P-137

Policy Consideration

Enabling Policy P-13 , Implementation Policy P-137:

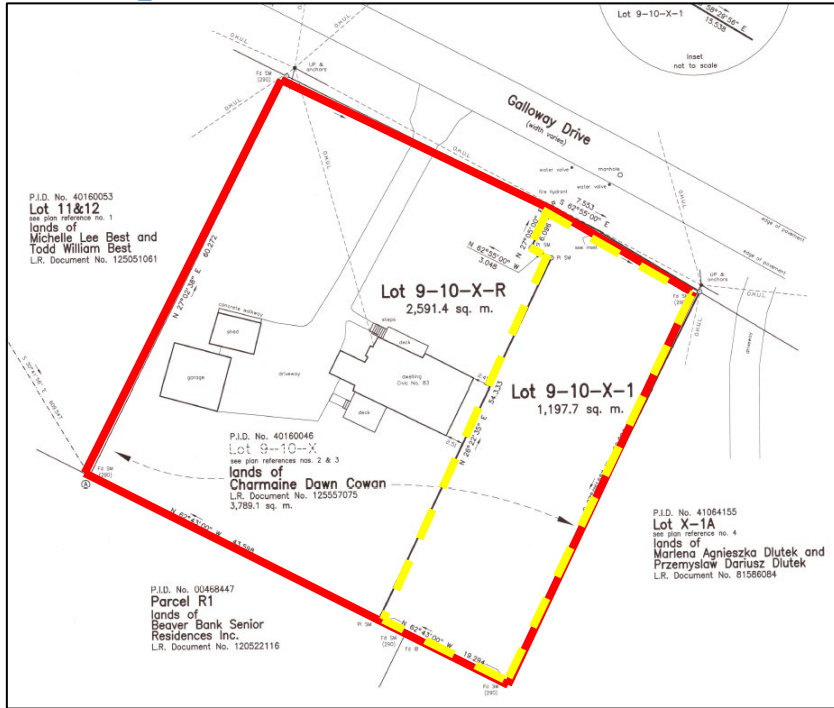
Policy P-13 of the MPS enables Council to consider applying the R-6 (Rural Residential) zone to other areas.

Criteria within Policies P-13 and P-137 consider the design of the building, compatibility with neighbouring uses, traffic concerns, and parking requirements.

Council must consider the following in rendering their decision on a rezoning application:

- Compatibility with the area in terms of scale, size, intensity of use, traffic generation, and noise.

Proposal Details



- Rezoning the property from R-1B (Auxiliary Dwelling with Home Business) to R-6 (Rural Residential)

HALIFAX

Proposal Details



- Permitted use in the R-6 (Rural Residential) zone will be:
 - Single-unit, two-unit dwellings, and multiple-unit dwellings;
 - Shared housing use;
 - Business uses in conjunction with permitted dwellings;
 - Day care facilities;
 - Open Space uses;
 - Agricultural uses and Forestry uses;
 - Secondary Suites and Backyard Suites accessory.

Public Engagement Feedback

Notifications Mailed		31
Individual Calls/Emails		2
Webpage Views		43

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

HALIFAX

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 recommendation

The proposed rezoning is in an area with other Rural Residential (R-6) zoned lots. Therefore, staff recommend that North West Community Council approve the proposed LUB amendment.

Thank You...

Sahar Ghasemshahi



SaharSG@halifax.ca



902-476-1747