

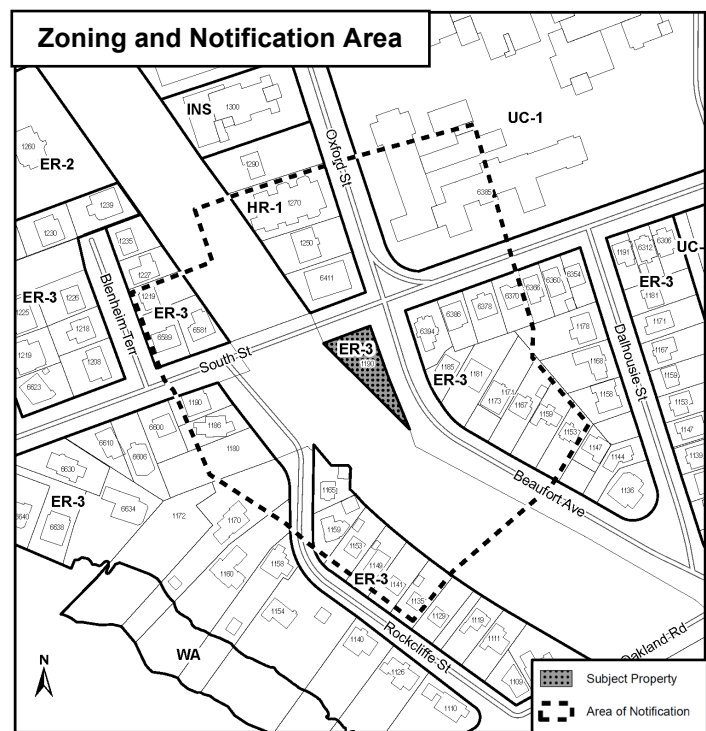
## NOTICE OF A PLANNING APPLICATION: CASE 2024-01198 URGENT CHANGES TO PLANNING DOCUMENT FOR HOUSING

HRM initiated request to re-zone Beaufort Avenue Park (PID 00078527) from ER-3 to PCF and to amend the Regional Centre Municipal Planning Strategy to incorporate the proposed change.

Planning staff invite you to provide feedback and share any comments you may have about this planning application. Further details about this proposal are on the reverse side of this page and at [www.halifax.ca/planning](http://www.halifax.ca/planning) (scroll to Case 01198) and [www.halifax.ca/haf](http://www.halifax.ca/haf).

The application is currently in the **public consultation stage**. We are inviting questions and comments on the proposed sites to be submitted to [haf@halifax.ca](mailto:haf@halifax.ca) until Sunday, September 20th, 2024.

Following public consultation, HRM staff will draft the proposed amendments to relevant Municipal Planning Strategies (MPS) and Land Use By-laws (LUB) and write a staff report for review by Regional Council.



Should Council wish to consider the proposal, a public hearing will be scheduled. If you received this letter, you are on the mail list to be notified about the public hearing. The public hearing is an opportunity for you to share your opinion about the proposed amendments to Regional Council.

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**Please provide your feedback by September 20, 2024 to [haf@halifax.ca](mailto:haf@halifax.ca)**

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**Questions?**  
Project contact:

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## PLANNING CASE 2024-01198 – FACT SHEET

You can find more details about this application and the planning application process at [www.halifax.ca/planning](http://www.halifax.ca/planning) (scroll down to Case 01198) or at [www.halifax.ca/haf](http://www.halifax.ca/haf).

### Background

- Beaufort Avenue Park is a small municipally owned park located at the intersection of Beaufort Avenue and South Street in the South End of the Halifax Peninsula. The land use designation for this parcel is intended to be Parks and Community Facilities (PCF) on the Regional Centre Zoning Boundary map.
- Due to a mapping error that occurred during the adoption of the Centre Plan in 2021, the land was designated Established Residential (ER) instead of the intended designation (PCF). In June 2024, the *Urgent Changes to Planning Documents for Housing* initiative broadly upzoned Established Residential (ER) properties across the Regional Centre and the parcel was re-zoned from ER-1 to ER-3. Beaufort Avenue Park currently remains zoned as ER-3.

### How would this re-zoning impact my neighbourhood?

- The purpose of this proposed re-zoning and plan amendment is to correct the initial mapping error that occurred during the adoption of the Centre Plan. Designating and re-zoning this parcel as PCF would align the current use of the land (public park) with its designation and zone, as originally intended by Centre Plan policy.
- Changing the zone and designation of this parcel would not impact how this land is currently used by the municipality; the change is to ensure consistency between Regional Centre policy and the zoning map.



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