

What is the Sackville Accessory Building Zoning Review?

On December 1, 2020, North West Community Council put forward a motion to consider increasing the maximum permitted size of accessory buildings within the Sackville Community Plan Area. Staff are seeking to engage the Community by providing background information, explaining the changes being considered, and hearing your comments and feedback. View the June 14, 2021 North West Community Council Meeting where staff presented the preliminary research on this application (30:00-45:00) at <https://www.youtube.com/c/HalifaxRegionalMunicipality/videos>

Background Information and Proposed Change

What is an accessory building?

An accessory building is any structure on a residential lot, other than the main house. For example, a garage, shed, or gazebo is an accessory building. Under the Land Use By-law, there are restrictions on placement and size of all accessory buildings on residential properties.



What are the existing rules?

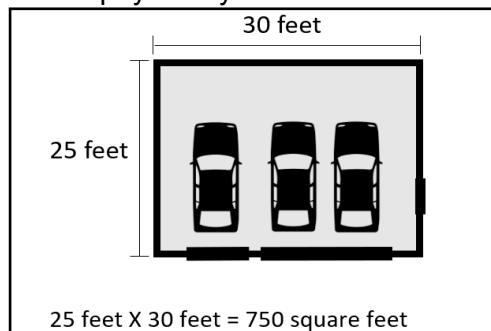
The existing regulations in the *Sackville Land Use By-Law* allow accessory buildings to have a maximum footprint of 67 square metres (750 square feet). The height of the accessory building is limited to 4.5 metres (15 feet) but may be exceeded if the building is proposed on a lot that is greater than 3716 square metres (40,000 square feet) in size, which is roughly just under an acre or the size of a football field. Furthermore, the minimum setbacks, maximum wall height and all other requirements of the by-law shall also be met.

What is the proposed change?

To allow accessory buildings to have a maximum footprint size of 93 square metres (1000 square feet) on residential lots 3716 square metres (40,000 square feet) or greater, provided all other requirements of the Land Use By-Law are met.

Public Engagement

The purpose of this review process is to find out whether the proposed change to accessory building regulations will meet the needs of residents in the Sackville Plan Area. HRM staff and Community Council members want to hear what the community concerns are and answer any questions the community has about the proposed changes. Share your comments and questions via call or email to planning staff or fill out the survey at shapeyourcityhalifax.ca.



Why is this change proposed?

Some areas of the Sackville Plan Area were developed in a typical suburban style pattern, with small lots connected to central water and sewer services. Other parts of the Plan Area were developed before central services were available, so these tend to have a more rural development pattern, with large lots and lots of space between houses.

The differences in how these areas developed has resulted in some semi-rural areas having to follow the same rules that apply in suburban or urban neighbourhoods.

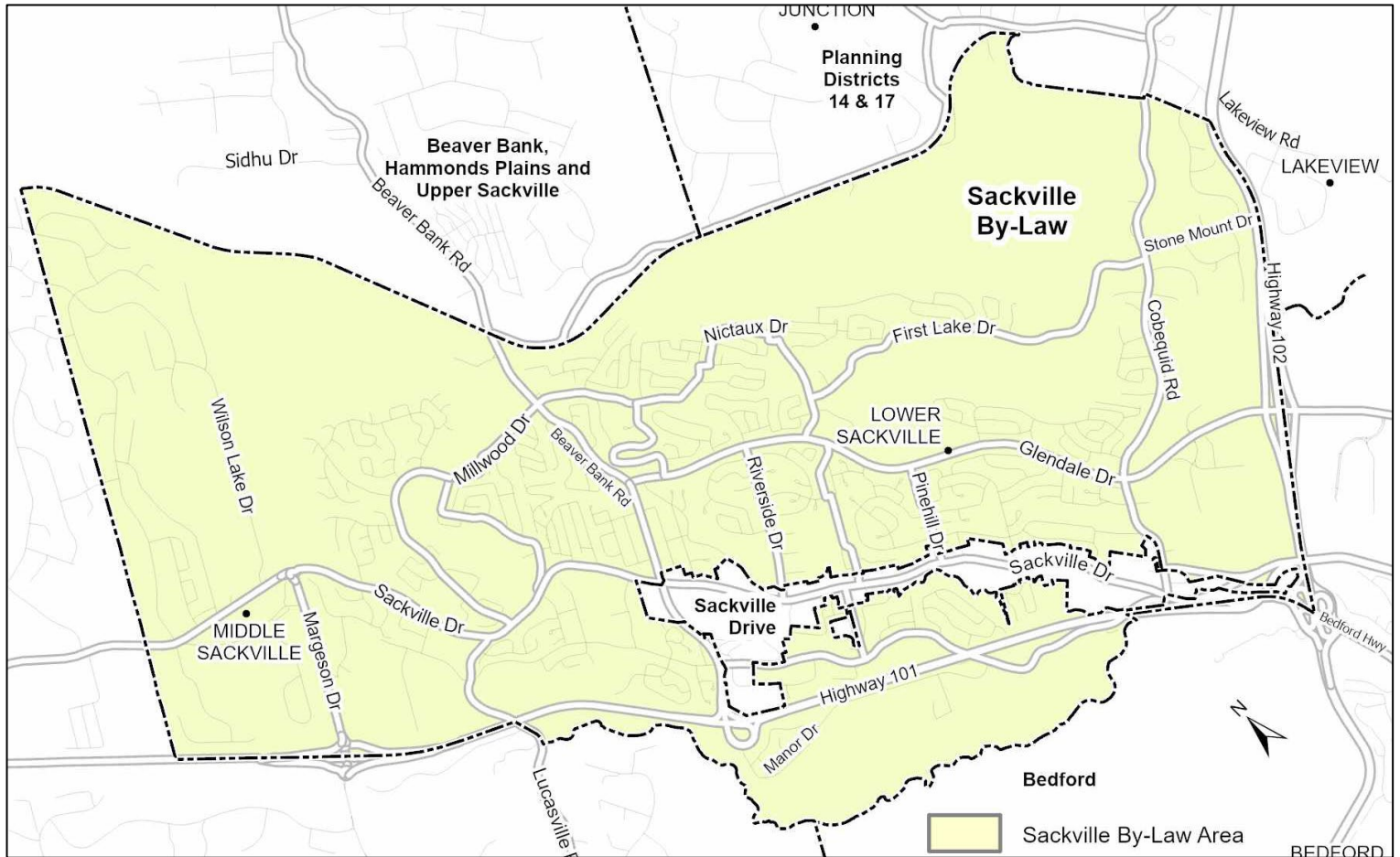


This image above shows a typical suburban lot pattern on the left (smaller lots) and a rural pattern on the right (larger lots). The proposed change would allow larger lots to have larger accessory buildings, regardless of which residential zone is applied.

Sackville Plan Area Map and Frequently Asked Questions

Am I within the Sackville Plan Area?

This map below shows the boundaries of the Sackville Plan Area. The proposed change would only apply to residential lots with a minimum lot area of 40,000 square feet (3,716 square metres). You can look up your lot size on the *Explore HRM Interactive Map* at www.halifax.ca/home/maps/explorehrm



Take the survey at www.shapeyourcityhalifax.ca/planning-applications

Scroll to Case 23405 – Sackville Accessory Building Zoning Review

Where can I find the Sackville Land Use By-Law? →

The Sackville Land Use By-Law can be found online here: www.halifax.ca/about-halifax/regional-community-planning/community-plan-areas/sackville-plan-area

Will this change the requirements for a backyard suite? →

The maximum size of a backyard suite is still 968 square feet (90 square metres) of gross floor area, or the maximum size for accessory buildings, whichever is less.

Can the accessory building be two storeys? →

There are no changes to the height requirements. Lots greater than 40,000 square feet are already permitted to be up to 22 feet in height (or the height of the main dwelling, whichever is less) provided all other requirements of the by-law are met. Therefore, an accessory building could be two storeys regardless of the proposed change.

Is the change to maximum footprint size or to gross floor area? →

The change is to the maximum footprint size (one floor), not to gross floor area (all floors combined).