

# Welcome to Tonight's Virtual Meeting!

Meeting will Commence at 6 p.m.

August 18, 2022

# HALIFAX

**Slide 1**

The background features a large, abstract geometric design with several overlapping triangles in various shades of blue. The word "HALIFAX" is prominently displayed in the upper right quadrant in a bold, white, sans-serif font.

# HALIFAX

## Public Information Meeting for Case 24045

Municipal Planning Strategy & Land Use By-law Amendments for Carriagewood Estates, Beaver Bank

August 18, 2022

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# Acknowledgements

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We are in the Mi'kmaq District of Sipekne'katik, the ancestral and traditional lands of the Mi'kmaq people.

We are in the Decade for People of African Descent



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# Agenda for Tonight's Meeting

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HRM Planning Staff  
Presentation



Presentation by Clayton  
Developments Ltd.



Public Participation:  
Questions and Answers

**The website will detail all status  
updates for this application**



Public feedback will be  
collected until September 6

**HALIFAX**

# HALIFAX

## Presentation by HRM Planning Staff

Meaghan Maund, Planner

# Introductions

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**Meaghan Maund** – Planner

**Lisa Blackburn** – Councillor

**Tara Couvrette** – Planning Controller

**Jared Dalziel** – Applicant

# Purpose of this Meeting

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- Share information about the proposal
- Listen and collect your questions, concerns, comments and feedback on the proposal



*Feedback provided tonight will inform the process and will form part of the public record. **No decisions will be made tonight.***

# Role of HRM Staff

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments, or concerns
- Draft reports and amendments, negotiate with the applicant, and make recommendations to Council

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# Applicant Proposal

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**Applicant:** Clayton Developments Ltd.

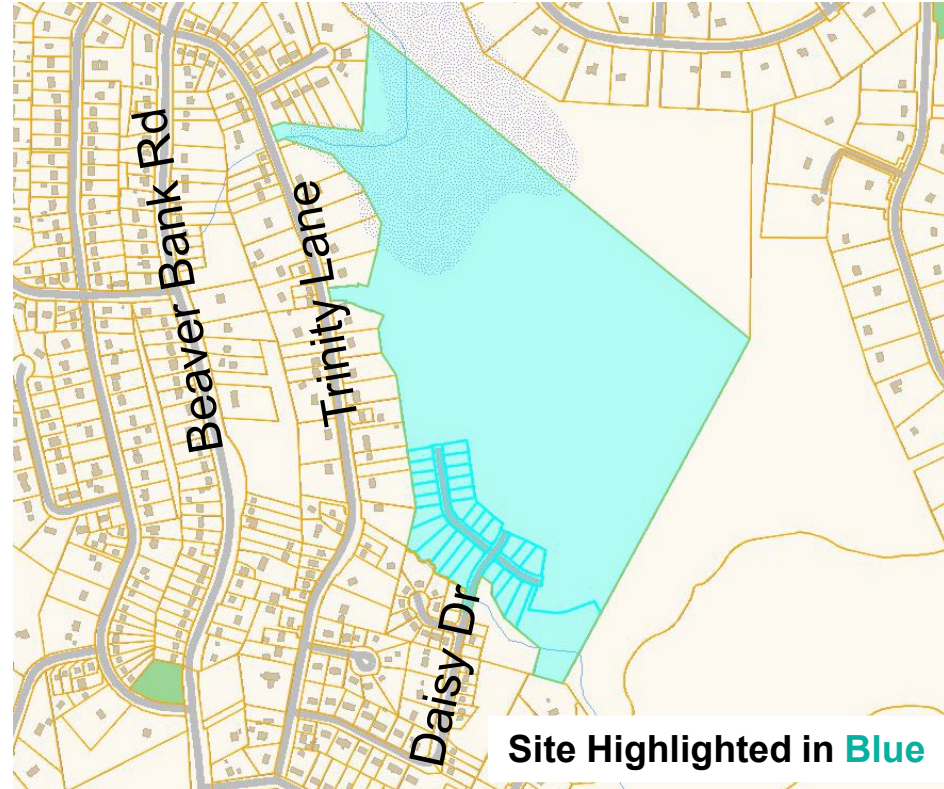
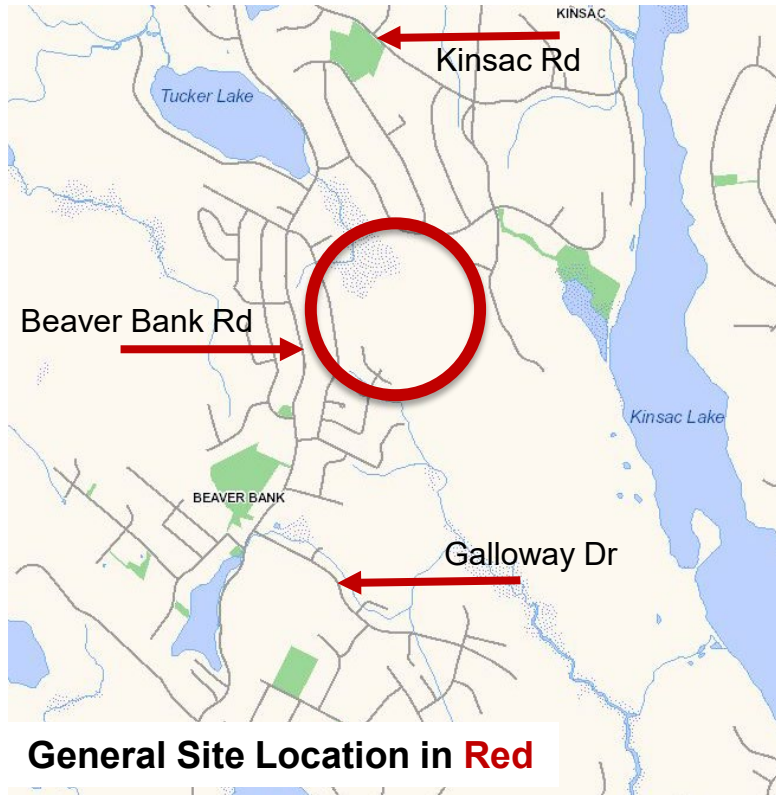
**Location:** PID 00468694, Carriagewood Estates off Daisy Dr., Beaver Bank

**Proposal:** Amend the Beaver Bank, Hammonds Plains, and Upper Sackville Municipal Planning Strategy and Land Use By-law to allow smaller residential lots in Carriagewood Estates



# Site Context

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# Site Context

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# Planning Policies: How they work

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## Regional Plan & Subdivision Bylaw

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

## Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

## Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and engaging with the public

# Policy & Bylaw Overview

## Beaver Bank, Hammonds Plains, and Upper Sackville Municipal Planning Strategy & Land Use By-law



Municipal Sewer and Water



Zone

R-1 (Single Unit Dwelling) Zone



Designation

Residential



Existing Use

Vacant. Subdivision of a limited number of lots that meet the current requirements underway.



Enabling Policy

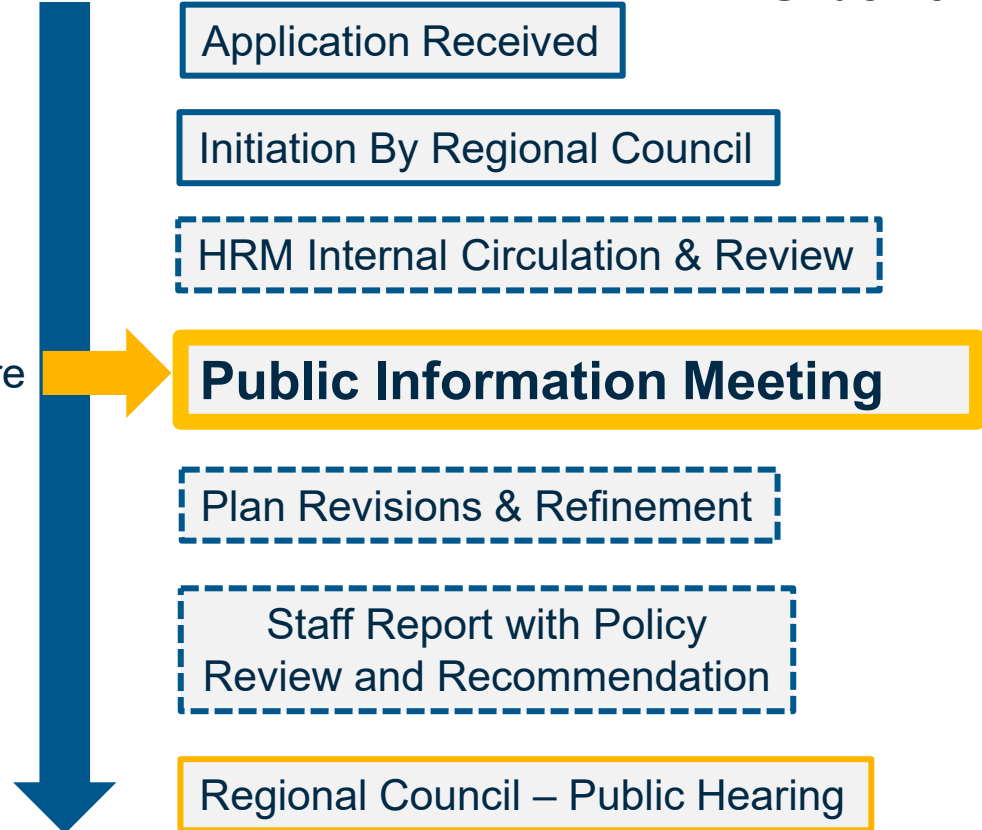
Would be created as part of this application



	Current R-1 Zone Requirements	Proposed Requirements
Minimum lot size	6,000 square feet	4,000 square feet
Minimum lot frontage	60 feet	40 feet
Maximum lot coverage	35%	35%
Minimum front yard setback	20 feet	20 feet
Minimum rear yard setback	8 feet	8 feet
Minimum side yard setback	8 feet	8 feet
Maximum building height	35 feet	35 feet

# Planning Process

We are here





# Presentation by Applicant

Jared Dalziel  
Clayton Developments Ltd.

# Public Participation and Q & A

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## By Phone

- Speakers list
- One speaker at a time
- To unmute, select \* 6
- Please provide your name and community

## Online

- Please use the 'Raise Hand' function if you have a question or comment at the end of the presentations
- Please mute yourself until you are ready to speak

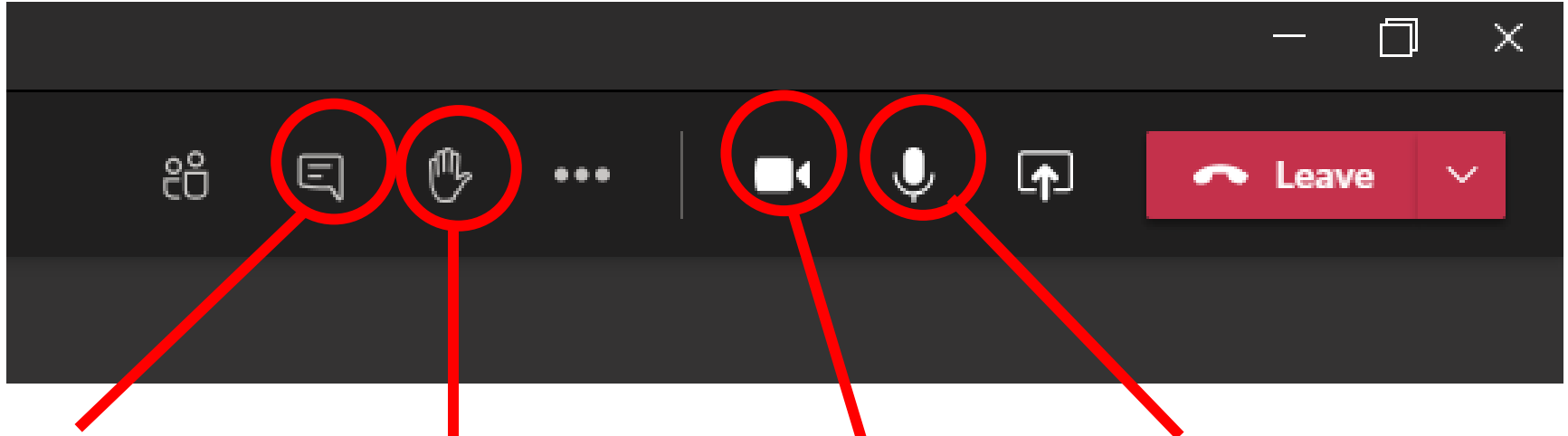
Please respect all points of view and opinions.

A summary of comments and responses to questions will be available on the case website

# Microsoft Teams Functions

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You Should Find these Button in the Top Right of Your Screen



Use this button to open a chat window on your screen. You can post questions or comments in this chat at any point in the evening

Use this button to 'raise your hand' if you would like to speak. I will call on you when it is your turn

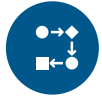
Use this button to turn your camera 'On' or 'Off' if your device has video capabilities

Use this button to turn your microphone 'On' or 'Off'

# Examples of Topics to Discuss

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Site Layout  
(Setbacks, lot  
coverage)



Existing  
Neighborhood

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**Thank you for  
your participation!**

**Meaghan Maund, Planner**

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 902.233.0726

<https://www.halifax.ca/business/planning-development/applications/case-24045-carriagewood-estates-beaver-bank>

Public feedback will be collected until September 6, 2022

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