

COPY

NOTICE OF A PLANNING APPLICATION MAIN RD, EASTERN PASSAGE

PLANNING CASE: MINORREV 2025-007280

Regional Council have directed HRM Planning Staff to consider an amendment to the Eastern Passage/Cow Bay Municipal Planning Strategy and Land Use By-law to allow multiple unit dwellings (i.e. apartment/condo buildings) larger than 12 units on two specific properties on the harbour side of Main Road, Eastern Passage.

You are invited to provide feedback and share any comments you may have about this planning case. Further details about this proposal are on the reverse side of this page and at www.halifax.ca/planning (scroll to MINORREV 2025-007280). We wish to hear from you!

This planning case is currently in the **Public Engagement stage**. Following public engagement, HRM staff will write a staff report and draft proposed amendments for review by Regional Council. Should Council wish to move the proposal to the decision stage, 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 application to Council directly.

Topics to consider when providing your comments/feedback:

- How could a larger scale multiple unit dwelling on the harbour side of Main Rd. benefit your community? How could it affect your community?
- Is there anything HRM should be aware of when considering this proposed amendment?

Staff kindly ask that any feedback be provided directly to the lead HRM Planner at the contact information below by August 18, 2025.

IMPORTANT: You have received this notice as you have been identified as owning a property within 80 metres of the subject site discussed on the reverse side of this page. If your property is occupied by tenants, please provide them a copy of this notice.

PLANNING CASE INFO SHEET: MINORREV 2025-007280

Regional Council have directed HRM Planning Staff to consider an amendment to the Eastern Passage/Cow Bay Municipal Planning Strategy and Land Use By-law to allow multiple unit dwellings (i.e. apartment/condo buildings) which exceed the current maximum of 12 units on two specific properties on Main Road, Eastern Passage

Site #2 is located at 1509 Main Rd, Eastern Passage (see map below). The proposed changes would allow for a multiple unit dwelling containing up to 22 units. The existing zoning provisions would remain, including a 46-foot height limit. Current planning policy and zoning limit the site to 12 units. This change must be approved by Halifax Regional Council before a permit can be issued. HRM Planning Staff are considering whether this change would be recommended or not, and are asking for public feedback. The final decision on this change will be made by Regional Council.

You can find more details about this case and the process at:
www.halifax.ca/planning (scroll down to MINORREV 2025-007280).

1509 Main Rd (PIDs 00374728 & 00471698) – “Site #2”



 Approximate Property Boundary

HRM takes no responsibility for errors or omissions. Date of map is not indicative of the date of data creation.

Questions?
Planning and Development
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