

Item No.
Harbour East-Marine Drive Community Council
January 9, 2014

TO: Chair and Members of Harbour East-Marine Drive Community Council

SUBMITTED BY: Original signed

Jane Fraser, Director, Planning and Infrastructure

DATE: December 2, 2013

SUBJECT: Mixed Use Zoning for Rural Densification in District 2

INFORMATION REPORT

ORIGIN

Motion of Harbour East-Marine Drive Community Council at its meeting of March 7, 2013.

LEGISLATIVE AUTHORITY

Section 227 and Section 235 of the Halifax Regional Municipality Charter enables the Halifax Regional Municipality to prepare and amend municipal planning strategies and land use by-laws respectively, to regulate development within the Municipality.

BACKGROUND

At its meeting of March 7, 2013, Mr. Ken Brunt, from West Jeddore, and Mr. Shawn Martin, from Oyster Pond, advised the Harbour East-Marine Drive Community Council that more opportunities were required to allow the development of multiple unit dwellings in District 2. Mr. Brunt clarified that he was seeking “changes to the planning regulations to allow mixed use developments of up to six residential units”.

Harbour East-Marine Drive Community Council passed a motion to request a staff report outlining what amendments would be required to allow mixed use zoning with the intent of rural densification, in particular in District 2.

DISCUSSION

The rural areas of District 2 are primarily regulated under the municipal planning strategies and land use by-laws for Eastern Shore East and Eastern Shore West. The Eastern Shore West Plan covers the area extending from Musquodoboit Harbour to Ship Harbour. The Eastern Shore East Plan covers the area from Ship Harbour to Ecum Secum.

The majority of the land within the Eastern Shore West Plan is designated and zoned Mixed Use. The Mixed Use Zone permits a wide variety of commercial, resource, community, and lower density residential land uses. Also within the Mixed Use Designation, the lands along the shore of the Petpeswick Inlet are zoned Rural Residential which permits a more limited range of commercial and residential uses. Multiple unit dwellings may be considered anywhere in the Mixed Use Designation through the provisions of a development agreement.

The vast majority of the land within the Eastern Shore East Plan is designated and zoned Resource. The lands surrounding Sheet Harbour are designated Village and zoned Mixed Use. The Mixed Use and Resource zones permit a wide variety of commercial uses, resource uses, community uses and residential uses, including multiple unit dwellings of 3 units or less. Multiple unit dwellings of 4 units or more may be considered through the provisions of a development agreement anywhere within the Resource or the Village designation.

Development agreements are considered an appropriate mechanism to ensure that multiple unit dwellings are designed to conform to the surrounding area and maintain rural character. Development agreements also provide the mechanism to ensure that multiple unit dwellings are appropriately sited and that the offsite impacts of larger developments on the limited infrastructure and environment are properly assessed and mitigated.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this information report.

COMMUNITY ENGAGEMENT

This report responds to community input from the public participation session of the Harbour East-Marine Drive Community Council Session of March 7, 2013.

ATTACHMENTS

There are no attachments.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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