

# North West Planning Advisory Committee

# HALIFAX

Case 20603: LUB Amendment for  
Beaver Bank / Hammonds Plains /  
Upper Sackville

4/6 Majestic Avenue and 473/475  
Beaver Bank Road, Beaver Bank

Nathan Hall, Planning Intern

September 7, 2016

# Request

**Applicant:** Trevor Adams

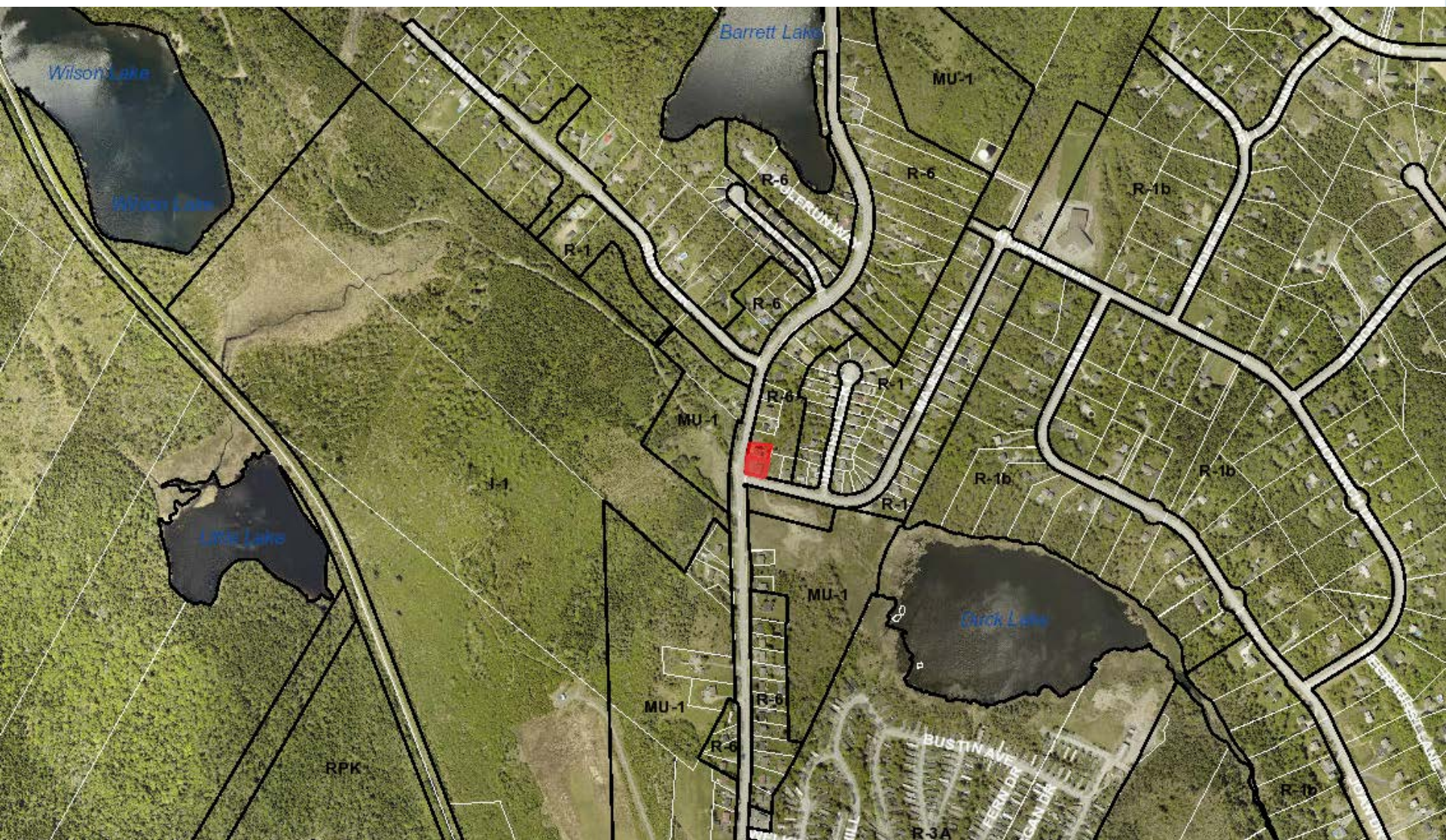
**Proposal:** To amend the Beaver Bank /  
Hammonds Plains / Upper Sackville LUB to permit  
the subdivision of two existing semi-detached  
dwellings

# Background

- 1994 sanitary service extension made semi-detached development feasible in the area
- **At a public hearing on September 30, 2004, NWCC passed a motion to continue permitting the construction of semi-detached dwellings in the R-6 Zone and to allow the subdivision of existing semi-detached dwellings only**
  - Strong opposition to semi-detached dwellings by members of the public at that time.
  - Section 11.8 of the LUB



# Site Locations





# Site Details



473/475 Beaver Bank Rd

- 930 sm (10,011 sf) in area, with about
- 24 m (78 ft) frontage

4/6 Majestic Ave

- 930 sm (10,011 sf) in area
- 32 m (108 ft) frontage

**HALIFAX**

## A large, two-story house with light beige siding and a brown roof. The house features a white garage door, a white front door, and several windows. A wooden playground set with a yellow slide is visible in the yard. A sign in the foreground reads: "MILFAX REGIONAL MUNICIPALITY LAND-USE BY-LAW AMENDMENT APPLICATION". The sign also contains text about a 2005-2006 application by Terry Morris to amend Section 1.3 of the By-law, and provides contact information for further information.

**HALIFAX REGIONAL MUNICIPALITY  
LAND USE BY-LAW AMENDMENT APPLICATION**

**Case 2006-1** - Application by Trevor Arden to  
amend Section 11.1 of the By-law to  
Richmond, Maine 1 Upper Rockville Land Use  
By-law to permit the subdivision of existing  
undeveloped dwellings at 66, 66-1/2, 66-1/4  
and 67-1/2 Beaver Rock Road.

For further information, Call Planning Administrator at  
502-442-6472 or visit the [www.halifax.ca/planning](http://www.halifax.ca/planning)



# 473/475 Beaver Bank Rd



# Proposal

- Amend Section 11.8 of LUB by changing the cut-off date that determines what semi-detached dwellings can be considered “existing” and are eligible for subdivision along the common wall. The proposal would change this date from **May 13, 2004** to **January 1, 2014**
- It has been determined that changing the date as per the proposal would affect only the subject properties at 4/6 Majestic Avenue and 473/475 Beaver Bank Road. **No other semi-detached dwellings would be able to subdivide through this proposed LUB amendment.**

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# Planning Context

- **Plan Area:** Beaver Bank / Hammonds Plains / Upper Sackville
- **Designation:** MUA (Mixed Use A) Designation under the Beaver Bank / Hammonds Plains / Upper Sackville MPS
- **Zoning:** R-6 (Rural Residential) Zone under the Beaver Bank / Hammonds Plains / Upper Sackville LUB

# Planning Policy

- No site specific policy
  - P-13 which establishes R-6 Zone is silent on subdivision of semi-detached dwellings
  - Existing LUB provision was put in place through a motion of Council
- Proposal must be evaluated according to general implementation policy P-137
  - Conformity with the intent of the MPS



# Community Engagement

- Post card notification carried out on August 5<sup>th</sup>, 2016, with no comments received
- Significant resistance from community members in 2003 with respect to semi-detached dwellings

The word "HALIFAX" in a bold, white, sans-serif font, positioned in the upper right corner of the slide. The background features a dark blue geometric shape in the top right and a lighter blue shape in the bottom right, meeting at a diagonal line.

# HALIFAX

**Thank You**

**Comments and  
Questions**



# Front Elevation (473/475 Beaver Bank Rd)



**SQUARE FOOTAGE**  
 BASEMENT - 550 sq. ft.  
 GARAGE - 215 sq. ft.  
 MAIN - 790 sq. ft.  
 UPPER - 765 sq. ft.

**FRONT ELEVATION**

**SQUARE FOOTAGE**  
 BASEMENT - 550 sq. ft.  
 GARAGE - 215 sq. ft.  
 MAIN - 790 sq. ft.  
 UPPER - 765 sq. ft.

MacDougall & Ellis

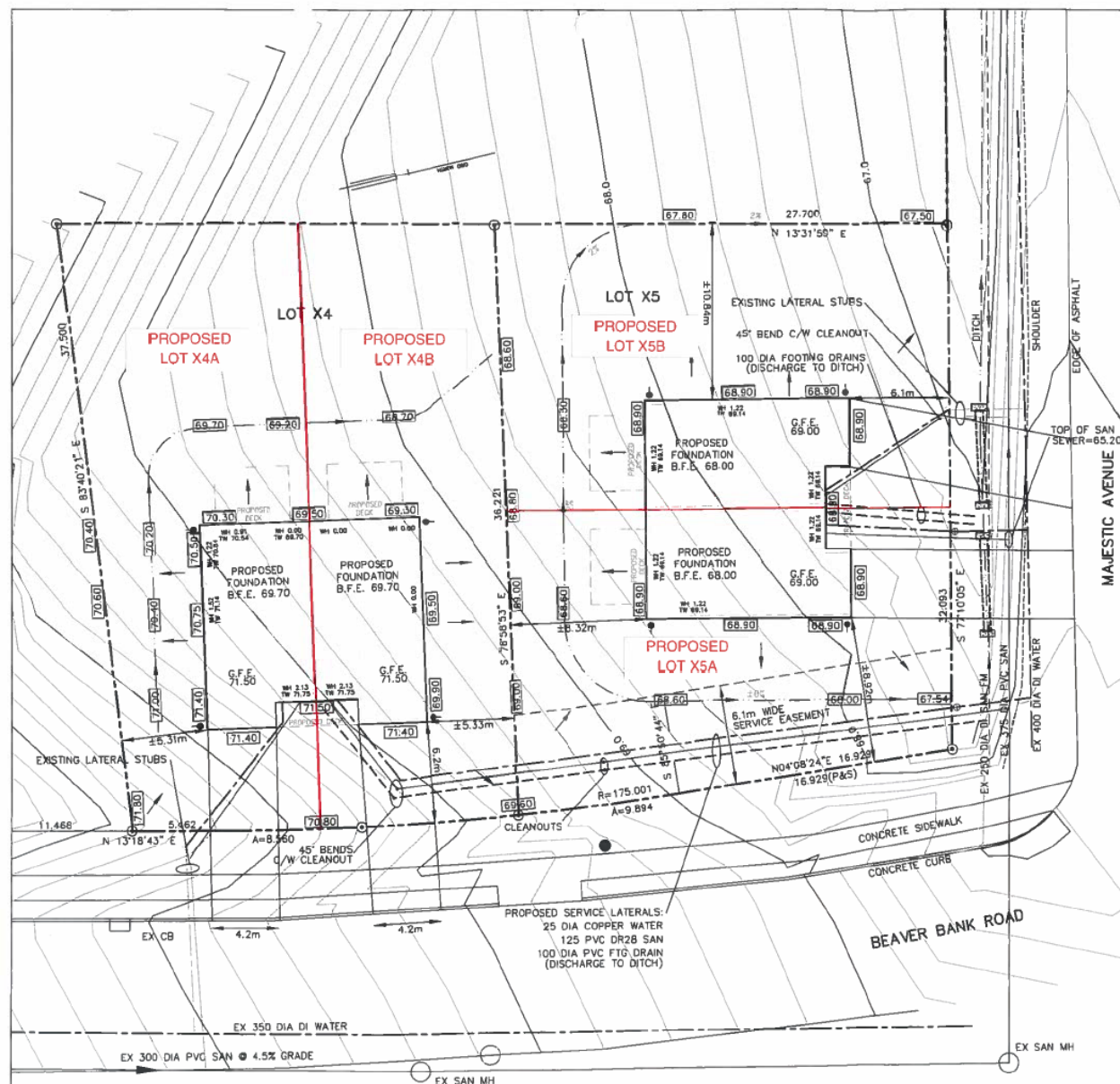
1	PERMIT	30/07/12
0	PRELIMINARY	11/07/12
REV.	DESCRIPTION	DATE

Project:  
 MacDOUGALL-ELLS HOUSE  
 LOT X4  
 BEAVER BANK ROAD  
 BEAVER BANK, NS

Title:  
 FRONT ELEVATION

Des: JL Dwn: JL Chk: JL  
 Scale: 3/16" = 1'-0"  
 Date: JULY 2012  
 Sketch: A-1

# Grading Plan



## NOTES:

- 1) LANDSCAPING MUST BE PERFORMED IN SUCH A WAY TO ENSURE POSITIVE DRAINAGE OF STORMWATER FROM AROUND DWELLING.
- 2) SERVICE LATERALS MUST BE EXPOSED PRIOR TO EXCAVATION FOR FOOTING TO ENSURE A PROPER CONNECTION CAN BE MADE TO DWELLING.
- 3) MINIMUM VERTICAL DISTANCE FROM TOP OF FOUNDATION WALL TO GRADE TO BE 0.7' (0.21m) EXCEPT AT GARAGE ENTRANCES.
- 4) CONTRACTOR TO VERIFY FOUNDATION DIMENSIONS SHOWN WITH BUILDING PLANS PRIOR TO CONSTRUCTION.
- 5) CONTOURS ARE BASED ON TOPOGRAPHICAL SURVEYS WITH AN INTERVAL OF 0.2m AND REPRESENT EXISTING GRADES PRIOR TO HOUSE CONSTRUCTION.
- 6) ALL DISTURBED AREAS TO BE FINISHED WITH EITHER GRAVEL, ASPHALT OR TOPSOIL AND SOD, UNLESS OTHERWISE INDICATED.
- 7) IF UNUSUAL OR UNANTICIPATED SITE CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION, THE BUILDER SHALL ADVISE THE DESIGNER IMMEDIATELY.
- 8) DOWNSPOUTS TO DRAIN ONTO SPLASH PADS.

## Legend

X 100.2	Existing Ground Elevation
---	Proposed Lateral Trench
102.3	Finished Grade
B.F.E.	Basement Floor Elevation
→	Drainage Direction
D/W	Driveway
---	Sewer
---	Curb
---	Centreline
---	Driveway Opening
WH	Wall Height
98	Existing Contour
TW102.0'	Top of Wall Elevation
DS	Proposed Downspout
---	Undisturbed Area
⊕	Water Valve
□	Catch Basin
⋈	Fire Hydrant
⊙	Manhole

## MUNICIPALITY USE ONLY:

- 1) APPLICATION FOR GRADING PERMIT
- 2) PERMISSION IS GRANTED TO COMPLETE THE LOT GRADING AND DRAINAGE WORK IN COMPLIANCE WITH THIS PLAN AND THE LOT GRADING BY-LAW.

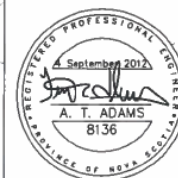
APPLICANT: \_\_\_\_\_ ENGINEER: \_\_\_\_\_

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

BUILDING PERMIT #: \_\_\_\_\_ CONDITIONS: \_\_\_\_\_

## LOT GRADING PLAN

TO: DOLLY MACDOUGALL & MARK ELLS  
RE: LOT X4 & X5 BEAVER BANK ROAD  
BEAVER BANK, HALIFAX COUNTY, NOVA SCOTIA



**KVM**  
CONSULTANTS LIMITED

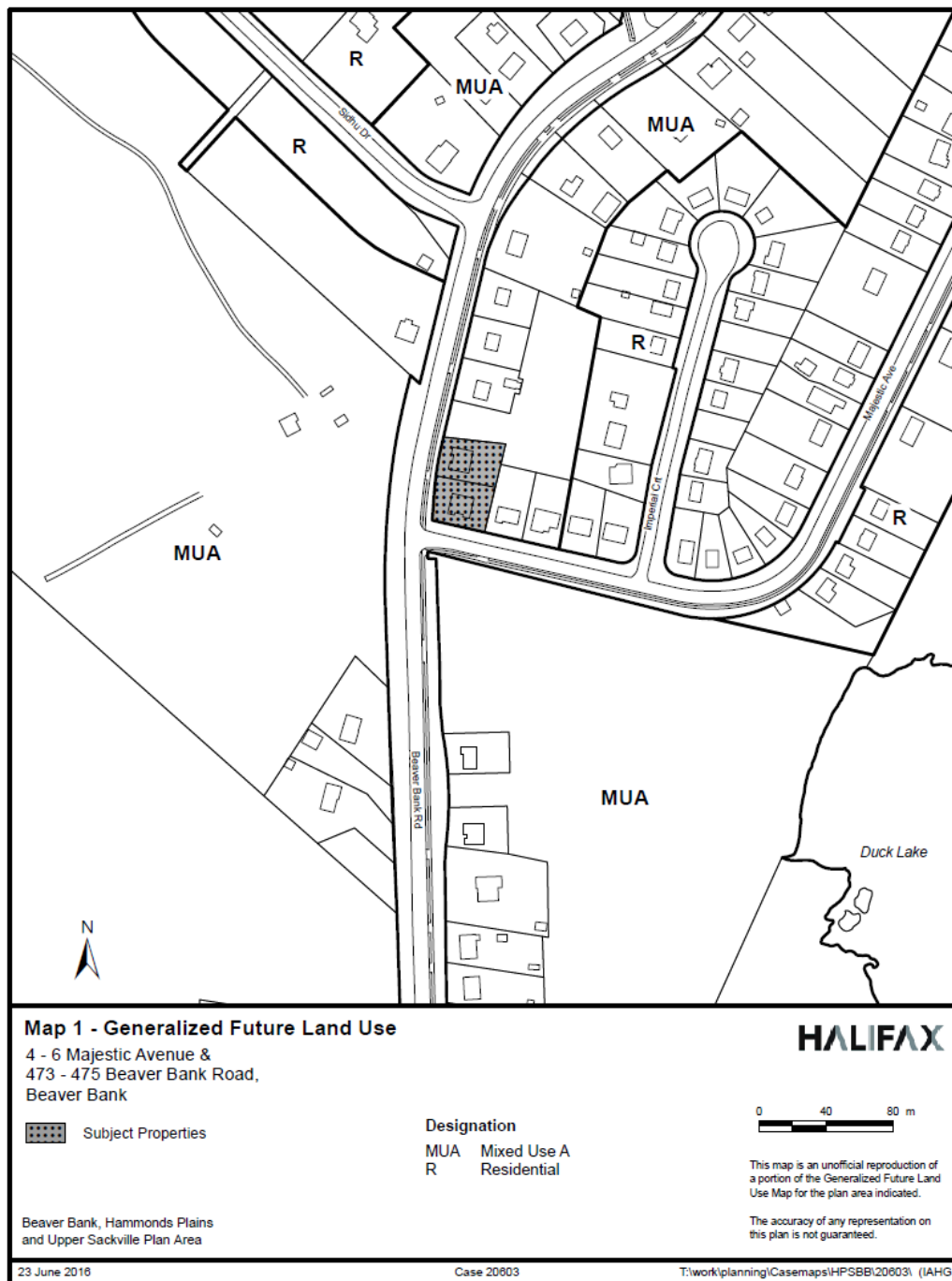
51 Cobeguid Road, Lwr Sackville, NS  
Phone (902)864-2267 Fax (902)864-3632  
E-Mail KVMconsultants@eastlink.ca

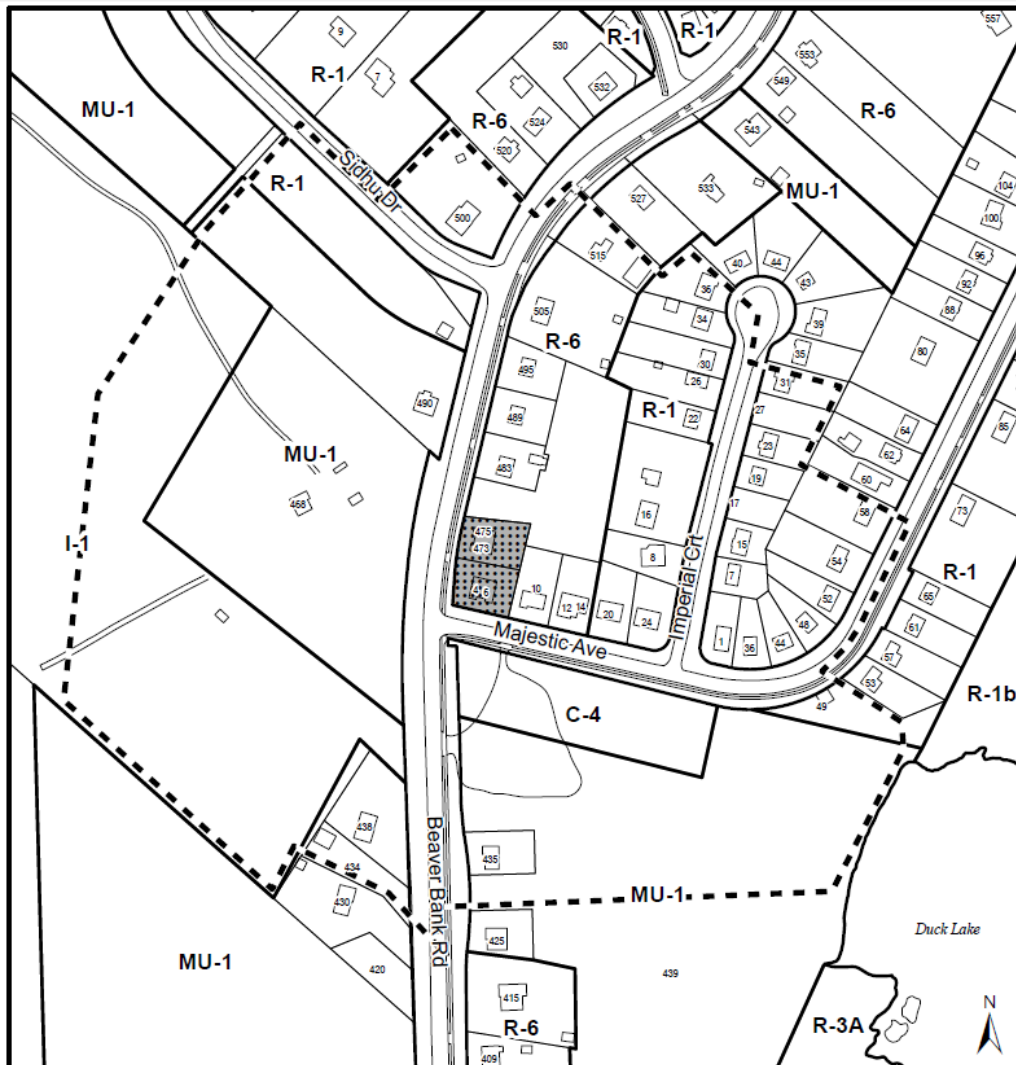
Drawn: ATA  
Scale: 1:250  
Date: OCTOBER 15, 2012

502  
File Number



# Designation: MUA (Mixed Use A) Designation under the Beaver Bank / Hammonds Plains / Upper Sackville MPS







**Zoning:**  
 R-6 (Rural Residential) Zone  
 under the Beaver Bank /  
 Hammonds  
 Plains / Upper  
 Sackville LUB

#### Map 2 - Zoning and Notification

4 - 6 Majestic Avenue &  
 473 - 475 Beaver Bank Road,  
 Beaver Bank

 Subject Properties  
 Area of Notification

Beaver Bank, Hammonds Plains  
 and Upper Sackville Plan Area

#### Zone

R-1 Single Unit Dwelling  
 R-1b Auxiliary Dwelling with Home Business  
 R-3A Mobile Home Park  
 R-6 Rural Residential  
 MU-1 Mixed Use 1  
 C-4 Highway Commercial  
 I-1 Mixed Industrial

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0 40 80 m

This map is an unofficial reproduction of  
 a portion of the Zoning Map for the plan  
 area indicated.

The accuracy of any representation on  
 this plan is not guaranteed.

**HALIFAX**



**P-137** In considering development agreements and amendments to the land use by-law, in addition to all other criteria as set out in various policies of this Plan, Council shall have appropriate regard to the following matters:

- a) that the proposal is in conformity with the intent of this Plan and with the requirements of all other municipal by-laws and regulations;
- b) that the proposal is not premature or inappropriate by reason of:
  - (i) the financial capability of the Municipality to absorb any costs relating to the development;
  - (ii) the adequacy of central or on-site sewerage and water services;
  - (iii) the adequacy or proximity of school, recreation or other community facilities;
  - (iv) the adequacy of road networks leading or adjacent to or within the development; and
  - (v) the potential for damage to or for destruction of designated historic buildings and sites.
- c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:
  - (i) type of use;
  - (ii) height, bulk and lot coverage of any proposed building;
  - (iii) traffic generation, access to and egress from the site, and parking;
  - (iv) open storage;
  - (v) signs; and
  - (vi) any other relevant matter of planning concern.
- d) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding.