



Tantallon Crossroads MPS and LUB Review

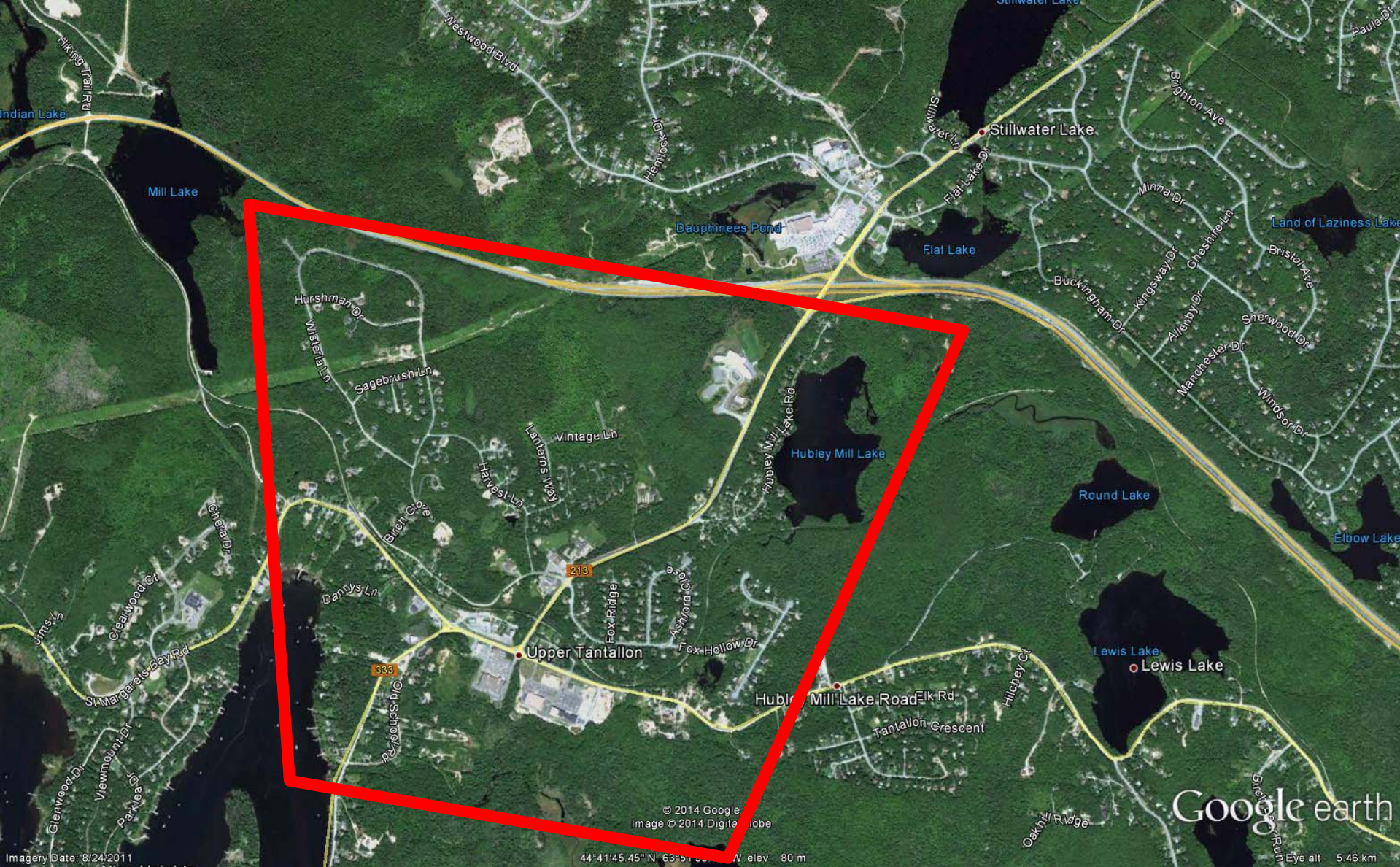
North West

Community Council

16 June 2014



Where is Tantallon Crossroads?



Imagery Date: 8/24/2011

44°41'45.45" N 63°51'30" W elev: 80 m

Google earth

Eye alt: 5.46 km

Background

- concerns about the spread of large-format commercial development beyond Exit 5
- community of Tantallon Crossroads organized and led 3 forums culminating in spring 2010
- On Sept. 21, 2010 Regional Council directed staff to initiate plan & zoning amendments



What has taken so long?

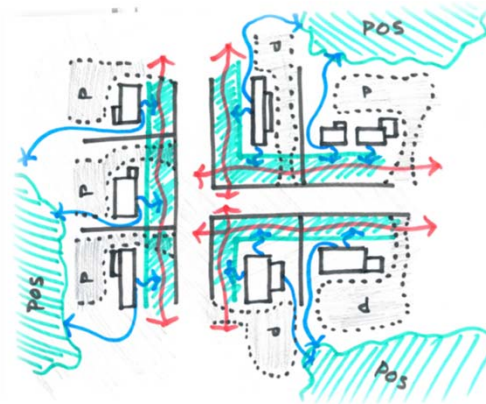
- Rural form-based zoning is relatively new here
- Charter limits non-urban regulatory options
- Rules must be easy to interpret and apply

Thank you for your patience!



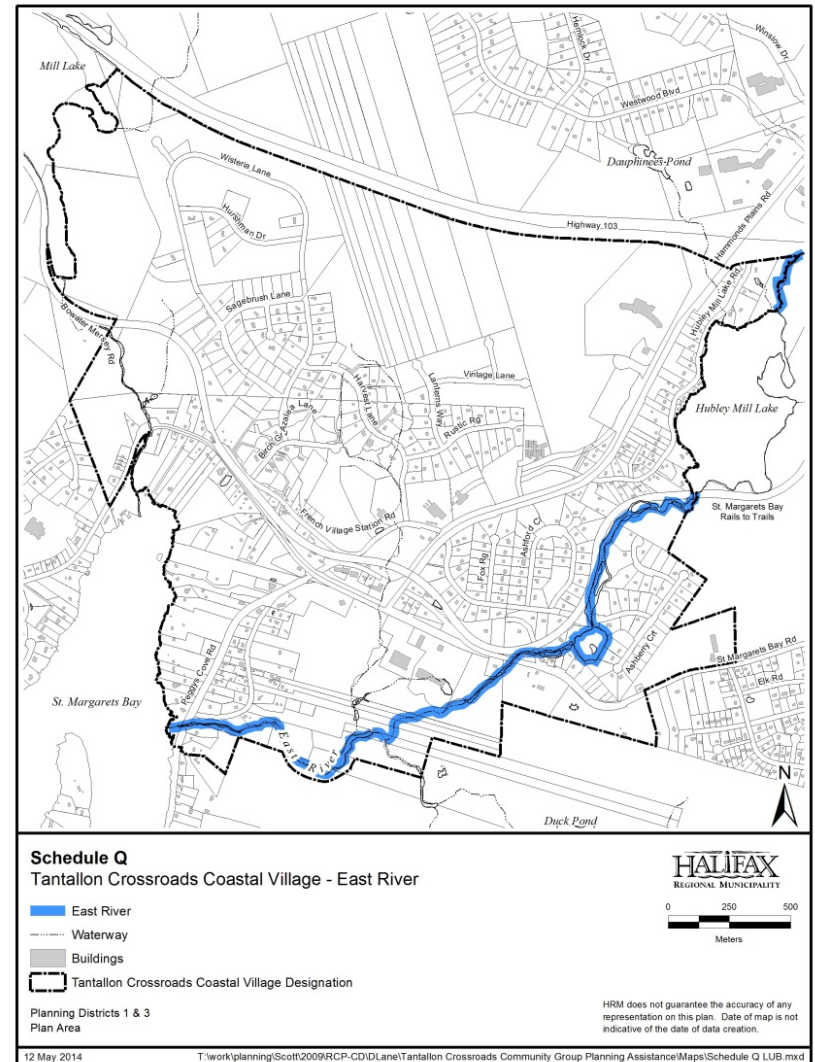
Community Input

- HRM worked with the **Community Forum Organizing Committee**
- HRM consulted with interested land owners, business owners & community leaders
- **Public Information Meeting (June 2, 2011):**
 - presentations
 - four topic “stations” with staff and SMBSA at each
 - questionnaires
 - “town hall” session



Watershed Study Input

- **Watershed study team** met early with local leaders
- Comments received from the **HWAB and RWAB member**
- Proposed zoning would require **30 m (98.5 ft) East River setback**
- Proposed zoning would **relate number of dwelling units to lot size**

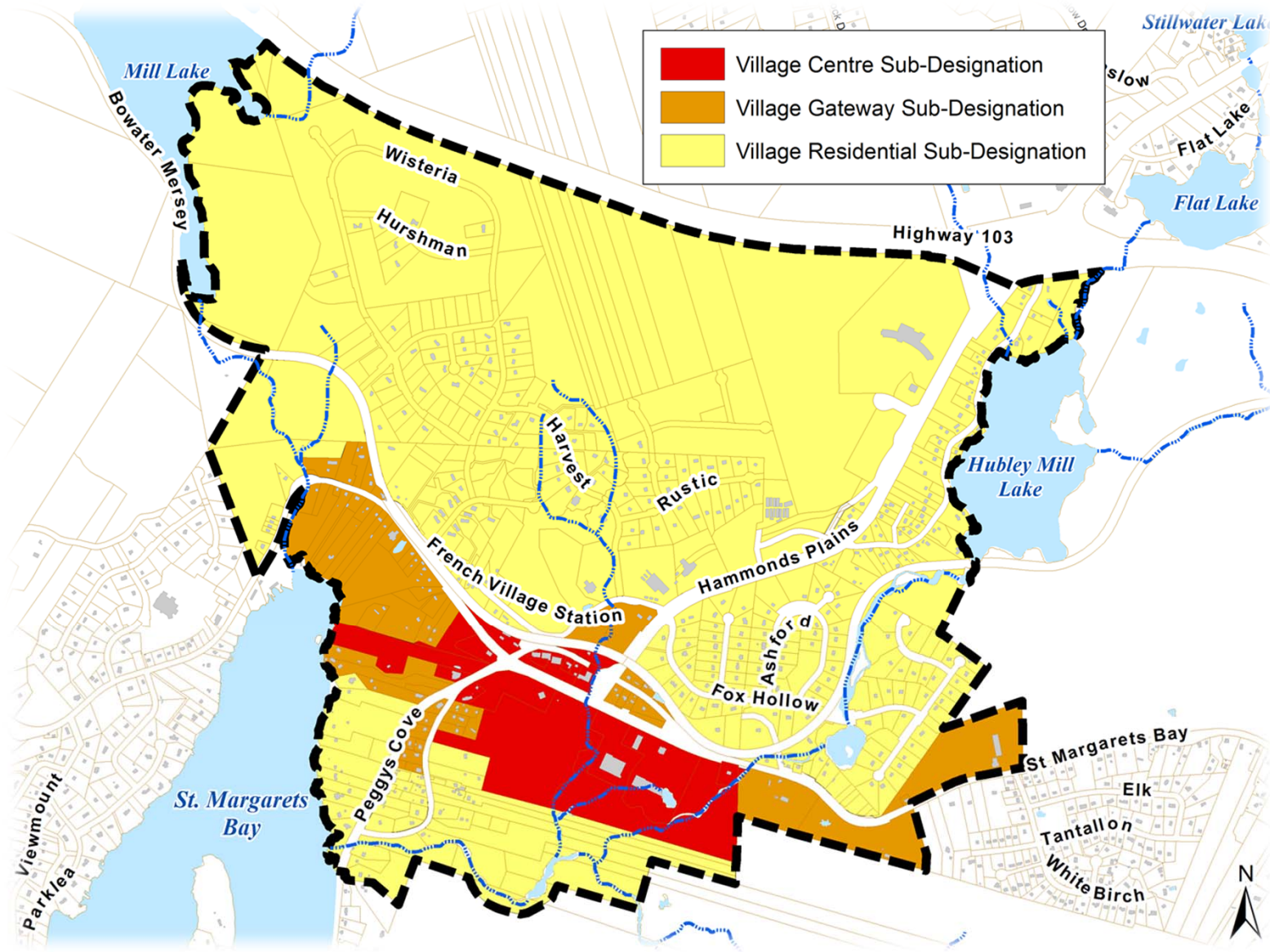


The Vision

- Coastal village character:
 - Streetscape for walking & socializing
 - Small buildings with pitched roofs
 - Traditional style siding
- Local centre: mix of small commercial, residential and community uses
- Traditional craftshops & marinas for tourism & local jobs
- Housing choices for all ages, especially near shops and services
- Education and health care for residents and local jobs
- Protect groundwater and surface water

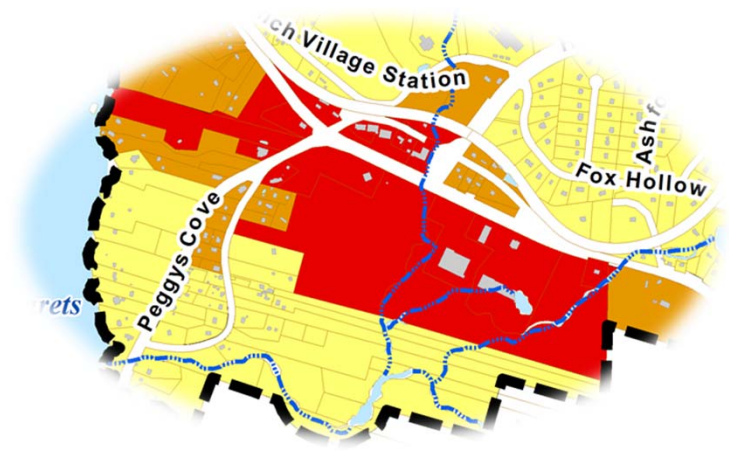


Tantallon Crossroads Coastal Village Designation with 3 Sub-Designations



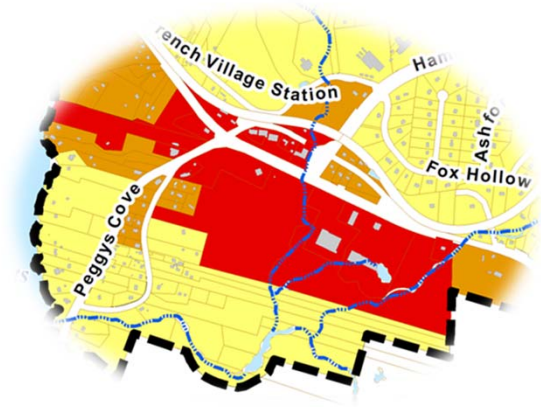
Village Centre Sub-designation

- human-scale, mixed-use commercially focused centre
- traditional styles, small buildings, modern needs
- range of housing types near shops and services



Village Centre Zone

- Multiples up to 12 dwelling units
- Tourist accommodations
- Commercial uses **except dry cleaning, drive-throughs, drive in theatres, adult uses**
- Traditional uses (e.g. craftshops)
- Maple product processing
- Small club houses
- Institutional uses, **except cemeteries**



Village Centre Zone

By development agreement only:

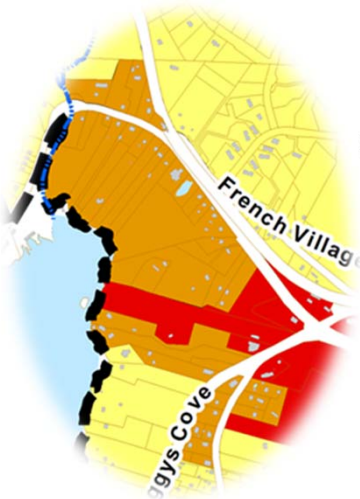
- multiple unit dwellings over 12 units, or with a footprint over 6000 sf
- institutional building footprint over 6000 sf
- marinas



Village Gateway Sub-Designation

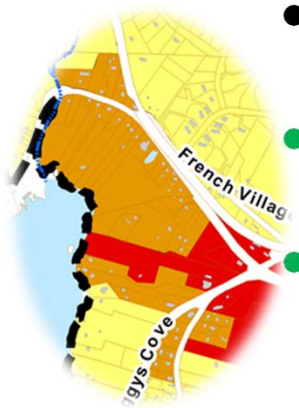


- sense of arrival
- transition between residential & village centre
- mix of residential, commercial and institutional uses



Village Gateway Zone

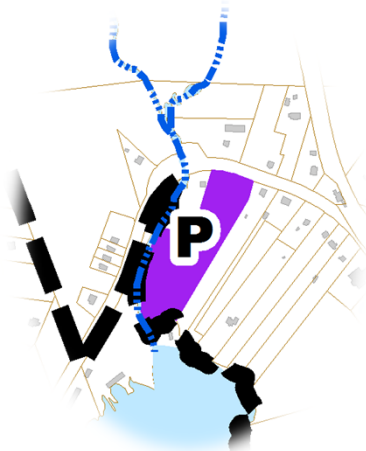
- Max. 12 dwelling units, based on lot size
- Tourist accommodations
- Existing mobile homes
- Existing service stations
- Commercial (except car dealerships, drive-through, dry cleaning & adult)
- Veterinary clinics
- Institutional, clinics, daycare
- Traditional Uses



Village Gateway Zone

Exception for light industry site encumbered by power lines

- 5434 to 5444 St. Margarets Bay Rd. may also have these uses subject to screening requirements:
 - Fabrication, maintenance, repair, sales & service of boats, trailers, docks, decks, rafts, slipways & ramps
 - Storage of materials used for on-site operations
 - Storage of boats (with masts removed) or trailers



Village Gateway Zone

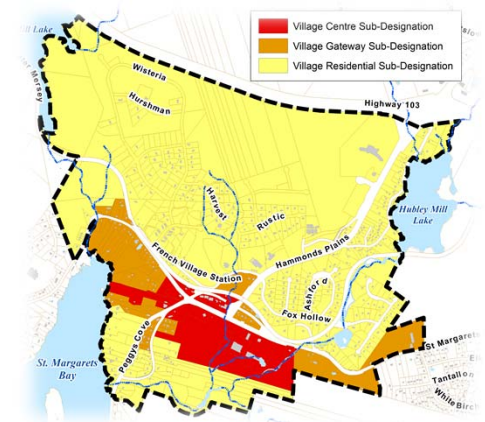
By development agreement only:

- Dwellings with more than 12 units
- Dwellings exceeding 6000 sf building footprint
- Institutional buildings with footprints exceeding 6000 sq. ft.
- at 4 French Village Station Rd., self-storage uses with max. 7500 sq. ft. footprint, max. 35 feet high
- Marinas



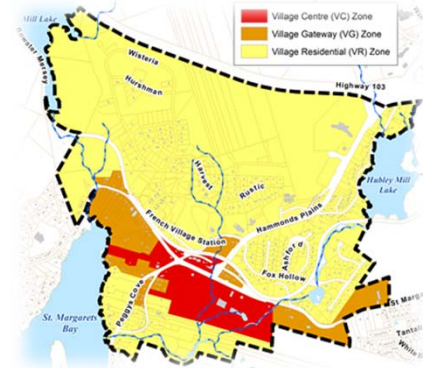
Village Residential Sub-Designation

- support existing and planned residential neighbourhoods
- range of housing types, for a wide range of age groups
- small-scale tourism, resource and agricultural activities



Village Residential Zone

- Single unit dwelling & auxiliary apt.
- Semi-detached dwellings:
 - for lots ≥ 1 acre
 - on Azalea Lane
- Townhouse/townhouse style:
 - 3 units for lots $\geq 48,000$ sf
 - 4 units for lots $\geq 64,000$ sf
- Home business including:
 - daycare ≤ 14
 - B&B up to 3 rooms
- Community & Open Space
- Fishery support & forestry
 - except sawmills
- Stables/pastures for 4 animals on lot $\geq 100,000$ sf
- Existing commercial



Village Residential Zone

By development agreement only:

- Multi-unit residential buildings exceeding four units:
 - ✓ Lot must be at least 100,000 sf
- Small tourist accommodations:
 - ✓ Building footprint must not exceed 3200 sf
- Marinas



Signs

- **Ground Signs** - maximum heights:
 - Village Centre Zone: 20 ft
 - Village Gateway Zone: 15 ft
 - Village Residential Zone: 6 ft
- **Landscaping** under Ground Signs:
 - Village Centre & Village Gateway Zones
- **Backlighting**:
 - In Village Centre Zone only



Parking & Landscaping

Village Centre & Village Gateway Zones

- Parking at side or rear only
- Min. parking requirements reduced by 20%
- Large parking lots must incorporate landscaping
- Bicycle parking requirements
- 15 ft. wide landscape strip alongside all streets



Walls and Windows

- *Maximum* setbacks
- Max. 50 ft uninterrupted street facade
- Siding must look like horizontal or vertical wood, shingles, stone or brick
- Window, door & corner trim
- Vertical or square window openings (except retail display and basement)



Photo Credit: Google Streetview, 2013

Pedestrian Access

- At least one wall must face the street
- 60% of street **façade** must be arcades, display windows, entries, awnings, etc.
- Clearly defined street façade entry
- Paved walkway from street façade entry to where the driveway joins the street



Roofs

- Must be **pitched at least 6:12** (except Green Roofs)
- If visible from the street, must be **articulated at least every 50 ft** with cross-gables, dormers, parapets, masonry-style chimneys, etc.
- **Rooftop equipment** must be screened from the road



Development Agreement Criteria

- Natural space, topography, landscaping and vistas
- Registered heritage features
- Human scale, facades, height, architecture, signs
- Walkways, pedestrian connections
- Parking, stormwater, erosion, sedimentation, groundwater
- Adjacent land uses



When would the rules apply?

- **New occupants** – no effect
- **New uses, extensions, external renovations** – new elements only
- **Replacement buildings, additional parking** – all elements

i.e., in proportion to the amount of change



Nonconforming structures may be altered/expanded if:

- ✓ the nonconforming structure remains on **one lot**
- ✓ additions total **no more than 1200 sf**
- ✓ additions are for a **permitted use**
- ✓ additions **comply with the new rules** except max. front & flankage yard setbacks and building footprint
- ✓ a **landscaped walkway** links the door & driveway entry





Thank you!

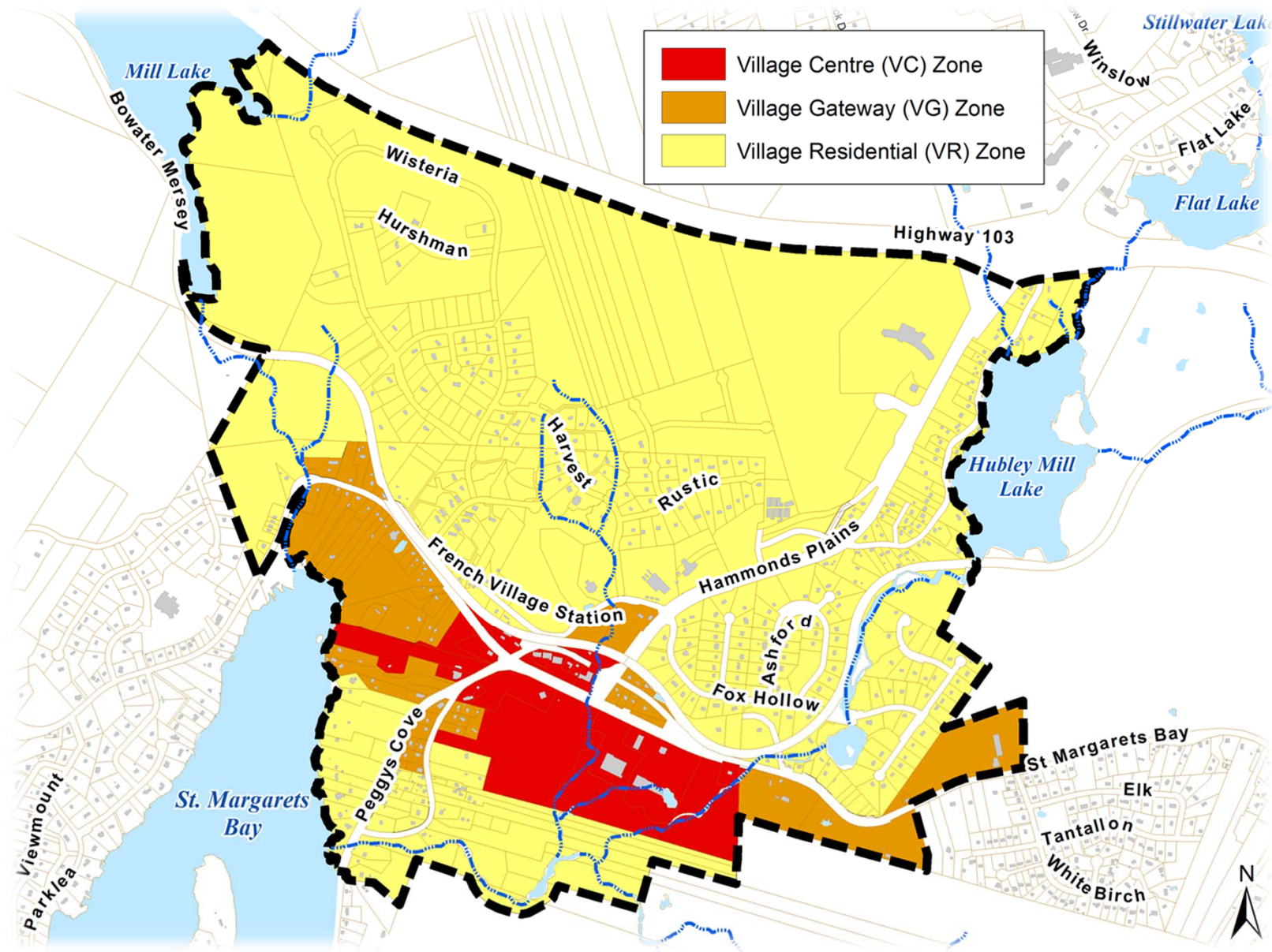
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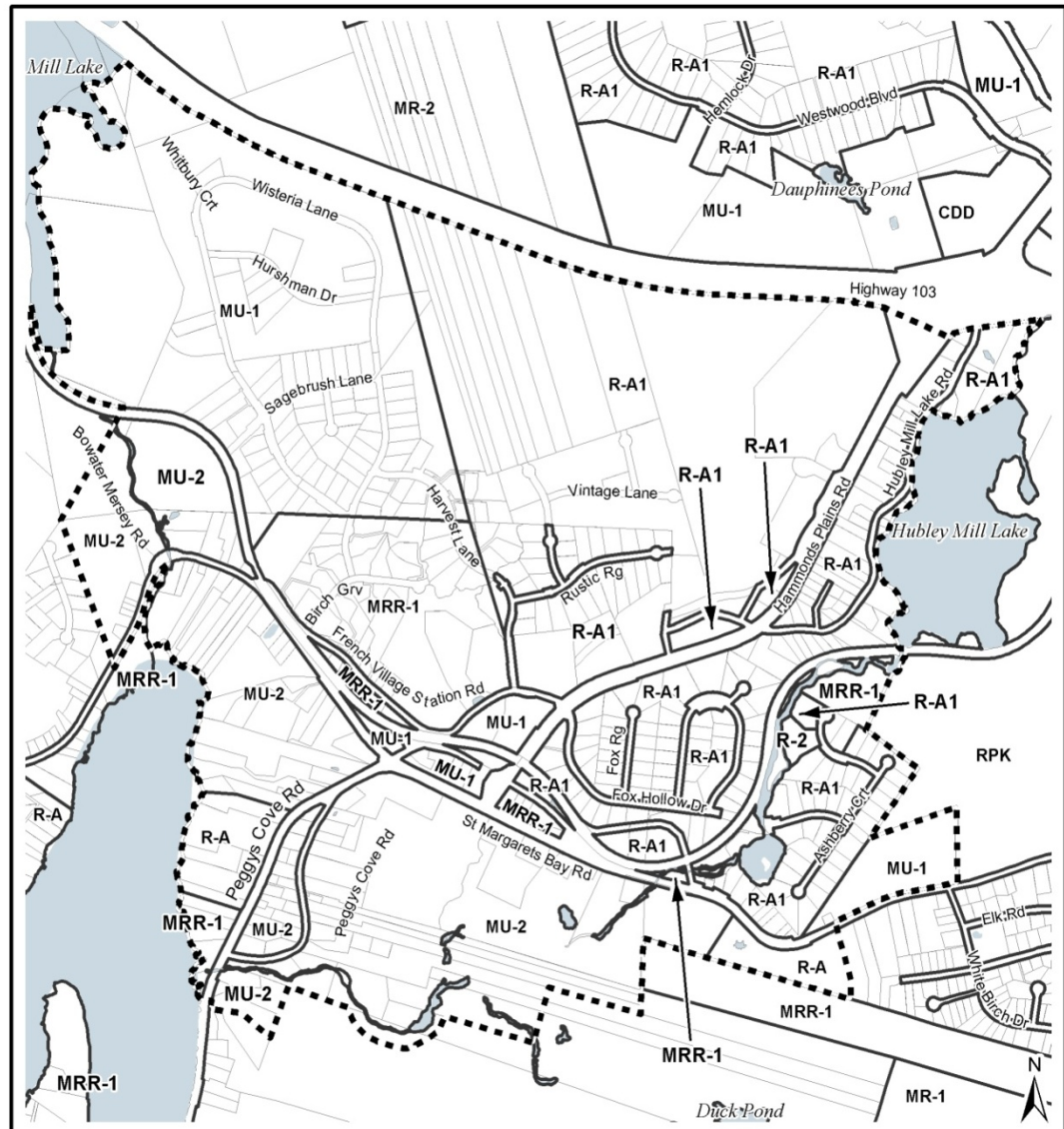
44°40'14.55" N 63°53'37.32" W elev 0 m

GOO

Proposed Zoning



Existing Zoning



Map 2 - Existing Zoning

Tantallon at the Crossroads

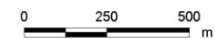
Study Area

Zoning

Zone

- R-A Residential
- R-A1 General Residential
- R-2 Two Unit Dwelling
- MRR-1 Mixed Rural Residential
- MU-1 Mixed Use
- MU-2 Mixed Use

HALIFAX
REGIONAL MUNICIPALITY

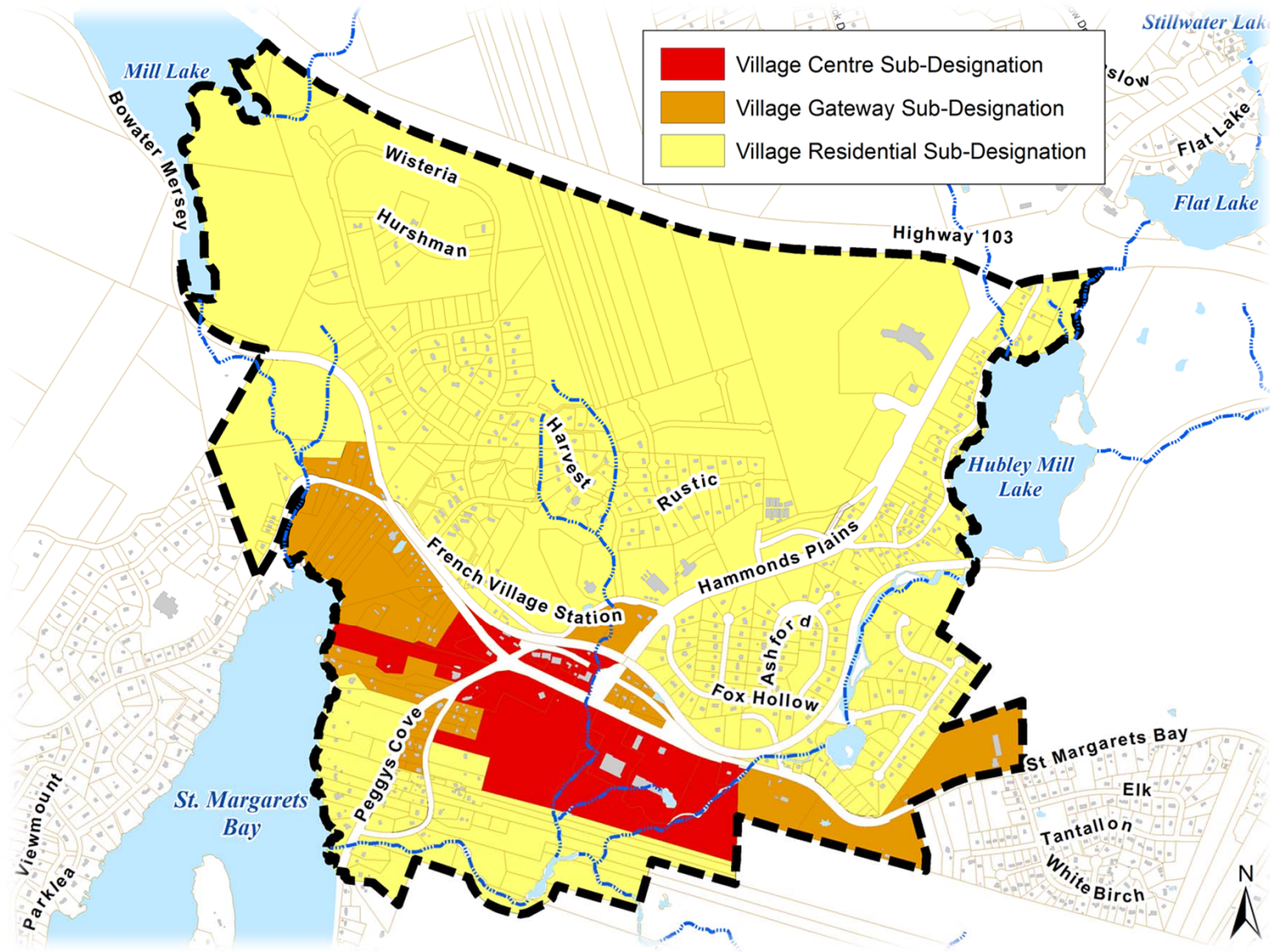


This map is an unofficial reproduction of a portion of the Zoning Map for Planning Districts 1 & 3.

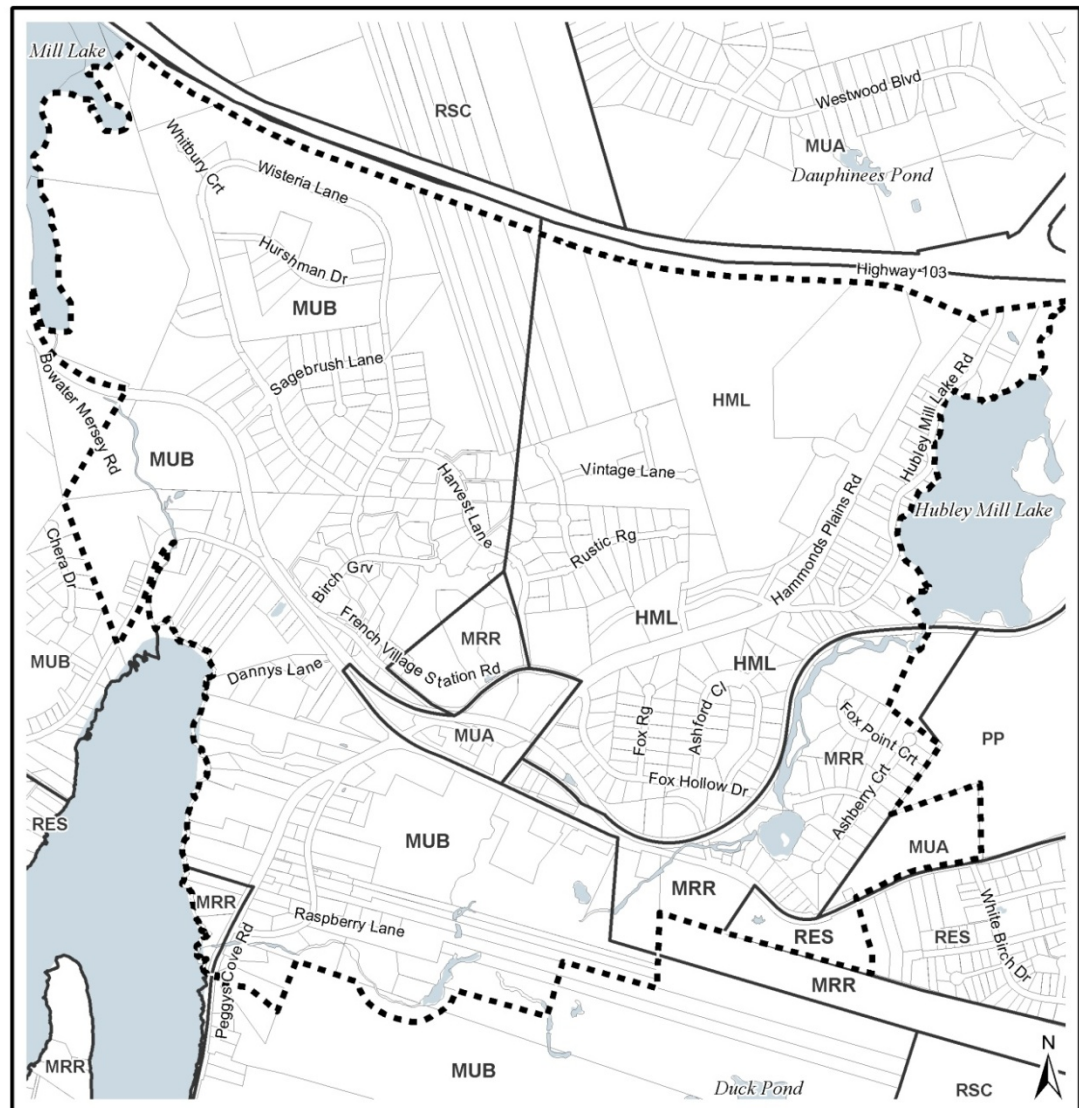
HRM does not guarantee the accuracy of any representation on this plan.

Planning Districts 1 & 3,
St. Margarets Bay Plan Area

Tantallon Crossroads Coastal Village Designation with 3 Sub-Designations



Existing MPS Designations



Map 1 - Existing Generalized Future Land Use

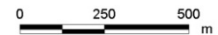
Tantallon at the Crossroads

-  Study Area
-  Designation

Planning Districts 1 & 3,
St. Margarets Bay Plan Area

Designation

- RES Residential
- HML Hubley Mill Lake
- MRR Mixed Rural Residential
- MUA Mixed Use "A"
- MUB Mixed Use "B"
- RSC Resource



This map is an unofficial reproduction of a portion of the Generalized Future Land Use for Planning Districts 1 & 3.

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Village Centre Zone

Other Requirements

Min. Lot Area	40,000 sq. ft. except: (a) 48,000 sq. ft. for 3 units (b) an additional 16,000 sq. ft. for each dwelling unit beyond 3 (c) for townhouses : 16,000 sq. ft. for each unit (d) for institutional uses: 64,000 sq. ft.
Min. Frontage	100 ft., except 25 ft for a townhouse unit
Min. Front/Flankage Yard	16.5 ft.
Max. Front/Flankage Yard	the greater of 33 ft or any utility easement
Min. Rear and Side Yard	15 ft
Max. Height of a Building	35 ft, or 49 ft where a gable roof with a pitch of at least 8:12 encloses the loft of a 2 1/2-storey building
Max. Lot Coverage	40 %
Max. Building Footprint	6000 sq ft
Min. Landscaped Area	40%

Village Gateway Zone:

Other Requirements

Min. Lot Area	40,000 sf except: <ul style="list-style-type: none">(a) 1 acre for semi-detached dwelling(b) 48,000 sf for 3 units(c) an additional 16,000 sf for each dwelling unit above 3(d) 21,780 sf for each unit of a semi-detached dwelling(e) 16,000 sf for each unit of a townhouse dwelling(f) for institutional uses: 64,000 sq. ft.
Min. Frontage	100 ft, or 25 ft per subdivided semi/townhouse unit
Min. Front/Flankage Yard	16.5 ft
Max. Front/Flankage Yard	the greater of 33 ft or any utility easement
Min. Rear or Side Yard	15 ft
Max. Lot Coverage	40 %
Max. Building Height	35 ft, or 49 ft where a gable roof with a pitch of at least 8:12 encloses the loft of a 2 1/2-storey building
Max. Building Footprint	6000 sf per building
Min. Landscaped Area	40% of the lot; 130 sf per dwelling unit

Village Residential Zone

Other Requirements

Min. Lot Area	40,000 sq. ft. except: (a) 1 acre for a semi-detached dwelling (b) 48,000 sq. ft. for 3 townhouse-style units (c) 64,000 sq. ft. for 4 townhouse-style units (d) 21,780 sq. ft. for each unit of a subdivided semi (e) 16,000 sq. ft. for each unit of a subdivided townhouse (f) for institutional uses: 64,000 sq. ft. (g) 100,000 sq. ft. for stables
Min. Frontage	100 ft. except: (a) 50 ft for each lot of a subdivided semi-detached dwelling (b) 25 ft for each lot of a townhouse dwelling
Min. Front/Flankage Yard	20 ft
Min. Rear/Side Yard	8 ft
Max. Lot Coverage	35%
Max. Height of Main Building	35 ft
Max. Building Footprint	3200 sq. ft. for each non-residential building
Min. Landscaped Area	50%

Signage Requirements

	Village Centre Zone	Village Gateway Zone	Village Residential Zone
Max. area (Wall Signs)	Multi-units: 10% of façade area per business	Multi-units: 10% of façade area per business	5 sf
Max. height (Ground Signs)	20 ft	15 ft	6 ft
Max. width (Ground Signs)	15 ft	10 ft	(max. area 5 sf)
Lighting	No flashing or moving lights	No flashing or moving lights No backlighting	No flashing or moving lights No backlighting
Location	Landscaped area No roof signs	Landscaped area No roof signs	No roof signs

