


**Harbour East Community Council**  
May 5, 2011

**TO:** Chair and Members of Harbour East Community Council

**SUBMITTED BY:**  for  
Paul Dunphy, Director, Community Development

**DATE:** April 18, 2011

**SUBJECT:** Case 16568: Oversize Accessory Buildings – Eastern Region

**INFORMATION REPORT**

**ORIGIN**

July 8, 2010 Harbour East Community Council (Item 10.2.1)

*Moved by Councillor Nicoll, seconded by Councillor Barkhouse that Harbour East Community Council request that staff initiate the process to allow larger accessory buildings on larger lots in Cole Harbour/Westphal and Eastern Passage/Cow Bay non-serviced areas.*

**BACKGROUND**

Accessory buildings are limited in height and size in residential zones but larger and taller accessory buildings are permitted in more rural areas under certain conditions. An information report (July 14, 2009) to Council showed the existing permitted sizes and heights in the Eastern Region. The report also looked at height and size in plan areas with similar land use patterns in the Central and Western Regions.

Council has requested that staff begin the process to consider amendments to permit larger accessory buildings on larger lots. The general areas of interest are non-serviced suburban and rural residential properties within Eastern Passage/Cow Bay, Cole Harbour/Westphal and Lake Major/Cherry Brook/North Preston/East Preston.

**DISCUSSION**

In response to Council's request staff has opened Planning Case 16568 for this issue. In order to move forward with Council's request staff has conducted a public information meeting. Following the PIM staff carried out a jurisdictional scan to review the oversize accessory building issue in similar land use patterns across Canada. Staff is currently preparing a report to be submitted to Harbour East Community Council in late spring 2011 for first reading and to set a date for a public hearing.

**BUDGET IMPLICATIONS**

None.

**FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the proposed Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

**COMMUNITY ENGAGEMENT**

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was consultation, achieved through a Public Information Meeting (PIM). A public hearing has to be held by Council before they can consider approval of any amendments.

A PIM was held on February 7, 2011. For the PIM, notices were posted on the HRM website and in the newspaper. Should Council decide to proceed with a Public Hearing on this application notices will be posted on the HRM website in addition to the required published newspaper advertisements.

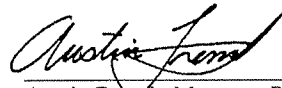
**ATTACHMENTS**

None.

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

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