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## MEMORANDUM

To: Chair and Members of North West Planning Advisory Committee

From: Erin MacIntyre, Planner 1

Date: May 28, 2014

SUBJECT: **Case 19303: Application by HRM to amend the Bedford Land Use By-law to identify 165 and 167 High Street in Bedford as an existing two unit dwelling in the RSU Zone under Part 6, Subsection (e), Bedford**

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### **Background:**

The RSU Zone of the Bedford Land Use By-law lists the permitted uses in the zone. These permitted uses are limited to single unit dwellings, neighbourhood parks, special care facilities for up to 10 residents, accessory uses and existing two unit dwellings. A list of 8 properties that contained two unit dwellings on the effective date of the by-law are listed as existing two unit dwellings within the RSU Zone.

HRM records indicate that the building located at 165 and 167 High Street in Bedford has been used as a two unit dwelling as far back as 1972, which predates both the original 1982 effective date of the original Bedford Land Use By-law, and the last overall plan review date of 1996. A permit authorizing the use of the residence at 165 & 167 High Street was issued on August 21, 1991. 165 and 167 High Street's absence from the list of permitted existing two unit dwellings in the RSU zone was an oversight, and this application has been initiated to correct that error.

**Existing Use** The property currently contains a two unit dwelling.

**Designation** 'Residential' under the Bedford Municipal Planning Strategy (MPS). Refer to Map 1 (GFLUM).

**Zoning** RSU (Residential Single Unit) under Bedford Land Use By-law (LUB). Refer to Map 2 (Zoning) and Part 6, subsection (e) of the Bedford LUB (Attachment A).

**Proposal** No development is planned, no changes to the property are proposed. The proposal is limited to textual addition to the Land Use By-law only.

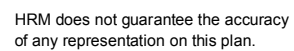
**MPS Policy** Policy R-4 and R-5 of the Bedford MPS. A copy of the relevant policy and the relevant section of the RSU Zone of the LUB attached for the Committee's reference as Attachment A.

**Input Sought from North West Planning Advisory Committee**

Feedback is sought from NWPAC relative to this proposed textual correction to the Bedford Land Use By-law. NWPAC's recommendation will be included in the staff report to Community Council.

Attachments:


Map 1	Generalized Future Land Use
Map 2	Zoning
Attachment A	Excerpts from the Bedford MPS and LUB





## Map 2 - Zoning

165/167 High Street,  
Bedford

 Subject Area


### Zone

RSU	Single Dwelling Unit
CGB	General Business District
CMC	Mainstreet Commercial
WFCDD	Waterfront Comprehensive Development District

Bedford Plan Area

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DEVELOPMENT APPROVALS

0 20 40 m



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

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

**ATTACHMENT A**  
**Excerpts from the Bedford MPS and LUB**

**Excerpted from the Bedford Municipal Planning Strategy:**

**Policy R-4:**

It shall be the intention of Town Council to establish a "Residential" designation on the Generalized Future Land Use Map. The Residential designation shall permit the full range of residential uses as well as park uses and special care facilities for up to 10 residents. Institutional uses and utilities may be permitted by rezoning. Special care facilities for more than 10 residents may be permitted by development agreement.

**Policy R-5:**

It shall be the intention of Town Council to establish the following zones within the residential designation:

- Residential Single Unit Zone (RSU) which permits single detached dwellings and existing two unit dwellings
- Residential Two Unit Zone (RTU) which permits single detached and two unit dwellings be they linked homes, semi-detached dwellings, duplex dwellings, or single detached with basement apartment
- Residential Townhouse Zone (RTH) which permits townhouses
- Residential Multiple Dwelling Unit Zone (RMU) which permits multiple-unit buildings

These zones shall apply in the existing neighbourhoods which are identified by the Residential designation on the Generalized Future Land Use Map. Neighbourhood parks and special care facilities for up to 10 residents will also be permitted in these zones..

**Excerpted from the Bedford Land Use By-law:**

**PART 6 RESIDENTIAL SINGLE DWELLING UNIT (RSU) ZONE**

No development permit shall be issued in a Residential Single Dwelling Unit (RSU) Zone except for one or more of the following uses:

- a) single detached dwelling units;
- b) neighbourhood parks;
- c) special care facilities for up to 10 residents;
- d) uses accessory to the foregoing uses.
- e) existing two unit dwellings as follows:

Address :

11 Olive Avenue (LRIS # 419440)

37 Olive Avenue (LRIS # 419465)

65 Olive Avenue (LRIS # 487868)

24 Olive Avenue (LRIS # 40566630)

380 & 382 Hammonds Plains Road (LRIS #s 473405, 40080616)

384 & 386 Hammonds Plains Road (LRIS #s 473413, 40070765)

388 & 390 Hammonds Plains Road (LRIS #s 473421, 417345)

**20 Emerson Street (LRIS #433631) (RC-Jul 8/04;E-Jul 10/04)**