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MEMORANDUM

To: Chair and Members of North West Planning Advisory Committee

From: Erin MacIntyre, Planner 1

Date: April 22, 2014

SUBJECT: **Case 19218: Application by HRM to amend the Bedford Land Use By-law to identify 23 Olive Avenue as an existing two unit dwellings in the RSU Zone under Part 6, Subsection (e), Bedford**

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 dwelling, 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.

A permit for the construction of a two unit dwelling at 23 Olive Avenue was issued on July 7, 1969. The permit is noted 'Job Complete and Occupied'. The 1969 permit predates both the original 1982 effective date of the original Bedford Land Use By-law and the last overall plan review date of 1996. 23 Olive Avenue'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 Reserve' under the Bedford Municipal Planning Strategy (MPS). Refer to the 'Residential' Section and 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.

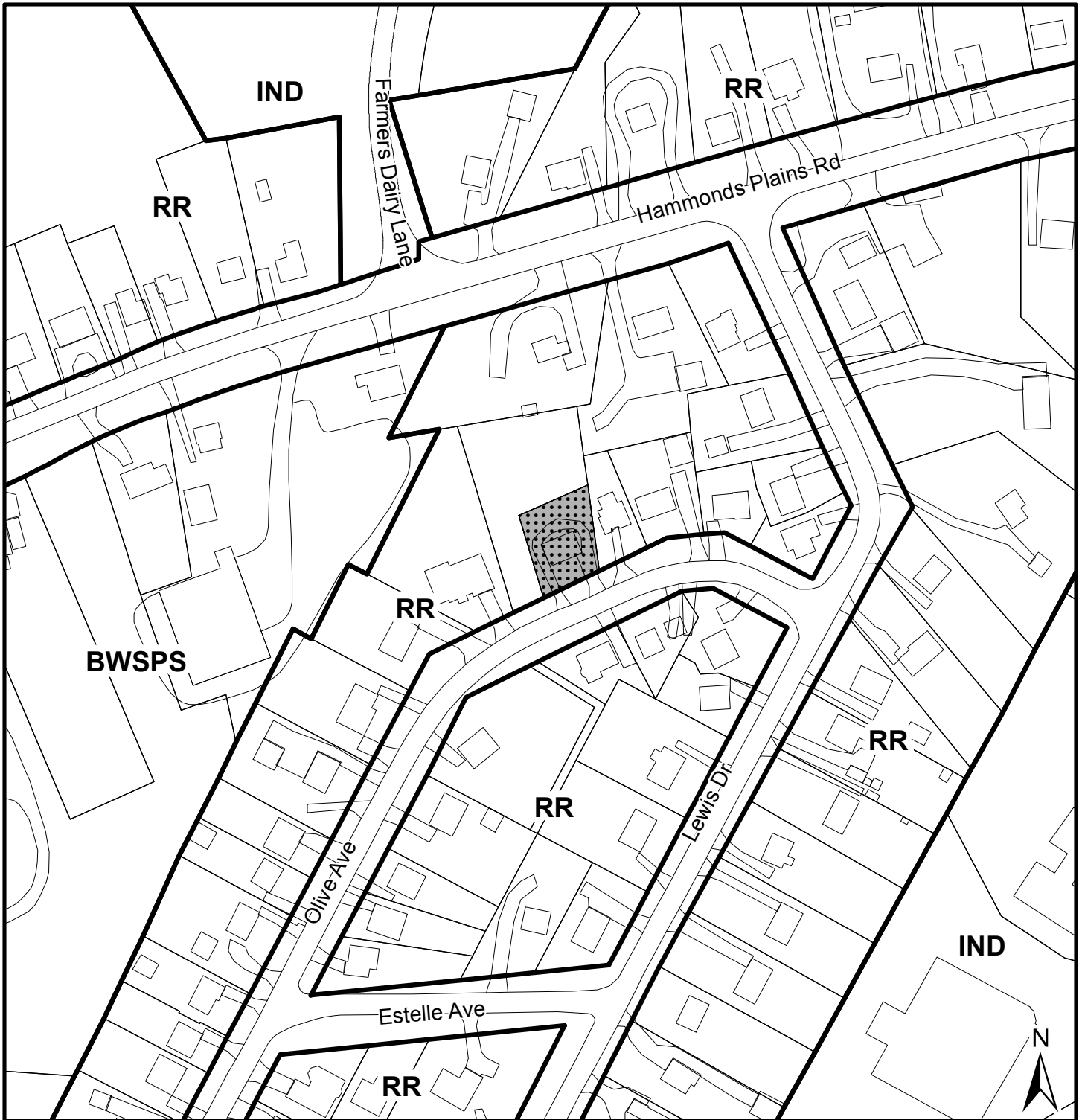
MPS Policy Policy R-6 and R-7 of the Bedford MPS. A copy of the relevant policy and the relevant section of the RSU Zone of the LUB attached for the Committee's reference as Attachment A.

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 (GFLUM)
Map 2	Zoning Map
Attachment A	Excerpts from the Bedford Municipal Planning Strategy and Land Use By-law



Map 1 - Generalized Future Land Use

23 Olive Avenue
Bedford



 Subject Property

Designation

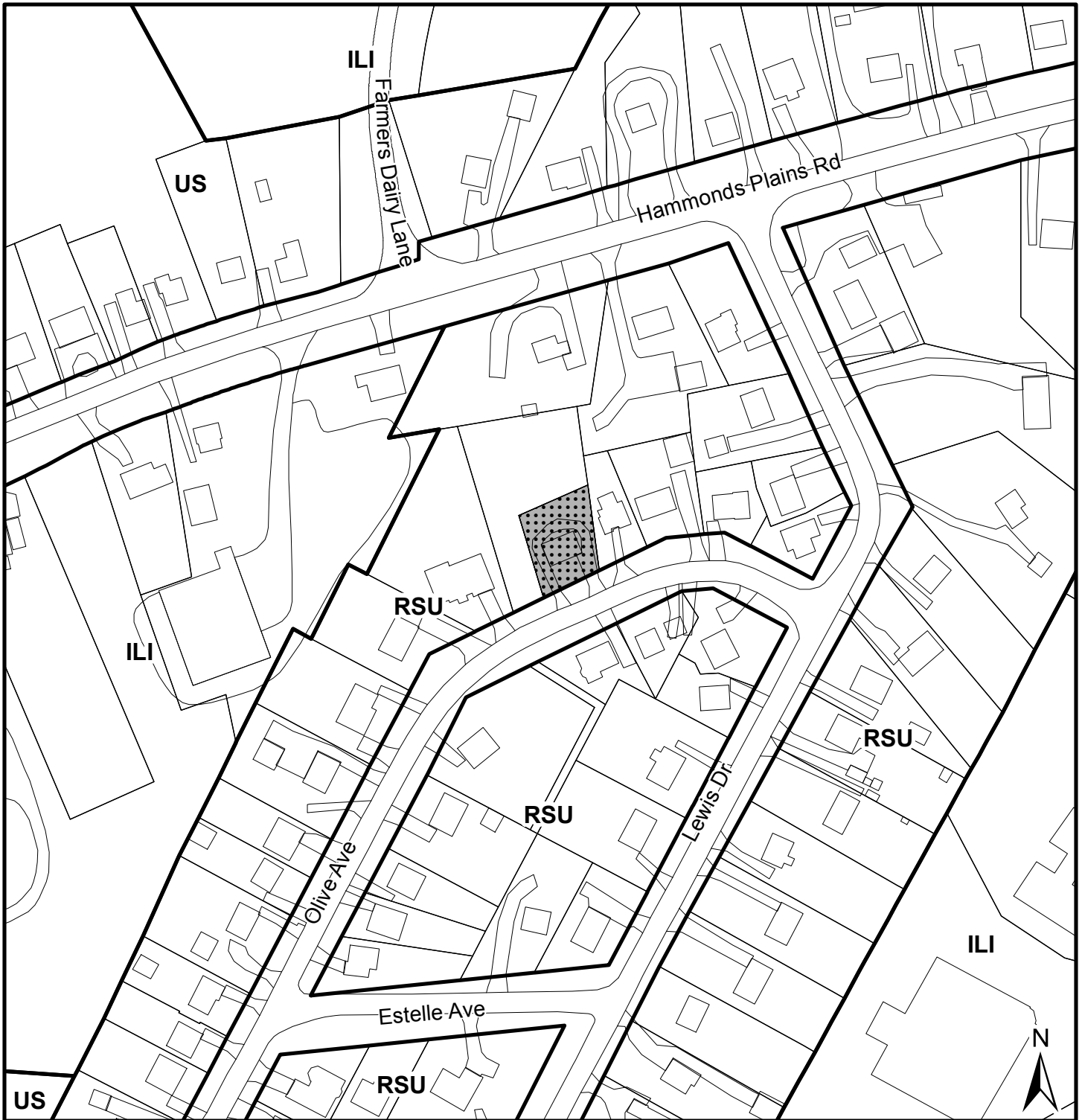
- RR Residential Reserve
- IND Industrial
- BWSPS Bedford West Secondary Planning Strategy



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

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


Bedford
Plan Area

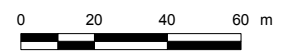


Map 2 - Zoning

23 Olive Avenue
Bedford



 Subject Property



Zone

- RSU Single Dwelling Unit
- US Urban Settlement
- ILI Light Industrial

Bedford
Land Use By-Law Area

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ATTACHMENT A-

Excerpt from the Bedford Municipal Planning Strategy:

Policy R-6:

It shall be the intention of Town Council to establish a "Residential Reserve" designation on the Generalized Future Land Use Map. The Residential Reserve designation will be applied to the residential areas outside the Residential Development Boundary which are to be serviced with on-site services. Residential development in these areas shall be limited until such time as full services can be provided to permit efficient land servicing and provision of services to these areas. A reduction of lot size and frontage requirements will be permitted for those unserviced lots upon which there is an existing dwelling at the time of approval of this Strategy. Such lots shall have a minimum area of one acre and a minimum frontage of 120 feet on an existing street. **In addition, the lot at 700 Kearney Lake Road (PID 40648370) may be developed under regulations similar to unserviced lots with an existing dwelling. (RC-Apr 24/01;E-May 25/01)**

Policy R-7:

It shall be the intention of Town Council to establish a Residential Reserve Zone (RR) which shall permit single unit residences on large lots, special care facilities for up to 10 residents, and local parks.

Excerpt 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 Emmerson Street (LRIS #433631) (RC-Jul 8/04;E-Jul 10/04)