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Marine Drive, Valley and Canal Community Council
May 30, 2007
Harbour East Community Council
June 7, 2007

TO: Chair and Members of Marine Drive, Valley and Canal Community Council
Chair and Members of Harbour East Community Council

SUBMITTED BY: 
Paul Dunphy, Director of Community Development

DATE: April 23, 2007

SUBJECT: Case 01022: Height of Accessory Buildings - Planning Districts 14 & 17 (Shubenacadie Lakes)

INFORMATION REPORT

ORIGIN

Status sheet item #10.2.1 - March 8, 2007 meeting of Marine Drive, Valley and Canal Community Council.

BACKGROUND

At the March 8, 2007 meeting of Marine Drive, Valley and Canal Community Council, as a result of difficulty experienced by a resident, Council requested that staff initiate a planning process to consider amending the accessory building requirements of the Land Use By-law for Planning Districts 14 & 17 (Shubenacadie Lakes) to permit heights greater than 15 feet in the R1-A (Single Unit Dwelling) Zone.

DISCUSSION

Planning Services has opened a case file (Case 01022) to review this request. A Public Information Meeting will be scheduled in the near future and staff will begin to process the application. A staff report and recommendation will be forwarded to Marine Drive, Valley and Canal Community Council and Harbour East Community Council at a later date.

At 750 square feet, the maximum area of accessory buildings permitted within the R-1A (Single Unit Dwelling) Zone, is the same as within the R-1B (Suburban Residential) Zone, R-1C (Waterfront Residential) Zone and R-1D (Auxiliary Dwelling) zones. Similarly, the minimum lot size, frontage and yard setbacks are the same within the R-1A, R-1B and R-1D zones (existing residential dwellings are the only uses permitted in the R-1C Zone and hence there are no lot standards for new development). However, while the density, setback and maximum accessory building area are uniform throughout these residential zones, the maximum accessory building height differs among them. The maximum permitted height in the R-1A Zone is 15 feet, but increases to 25 feet for similar structures in the R-1B, R-1C and R-1D zones.

Based on the forgoing, staff believe it is reasonable for Council to consider options for increasing the maximum height of accessory buildings in the R-1A Zone. Given the similar densities and uses permitted in all four zones, the forthcoming staff report will identify whether or not there is any rationale or benefit to imposing a more restrictive height for accessory buildings within the R-1A Zone than within the R-1B, R-1C and R-1D zones.

BUDGET IMPLICATIONS

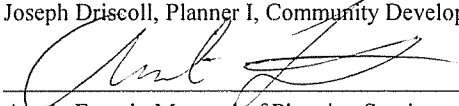
There are no budget implications.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

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

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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