

*Planning Services*

## Case 16423: Monarch and Rivendale

Beaver Bank, Hammonds Plains  
and Upper Sackville, Municipal  
Planning Strategy and Land Use  
Bylaw Amendments  
Regional Council  
September 13, 2011



## Background

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- March 2, 2010– Regional Council approved LIC process to bring water services to Monarch/ Rivendale and to amend MPS to consider a new zone



# Background

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- Monarch developed by a development agreement (DA)
  - DA stipulates that lots will be developed with on site services
- Discharge completed phases of the DA and replace with zoning
- Rivendale subdivision has developed in similar manner



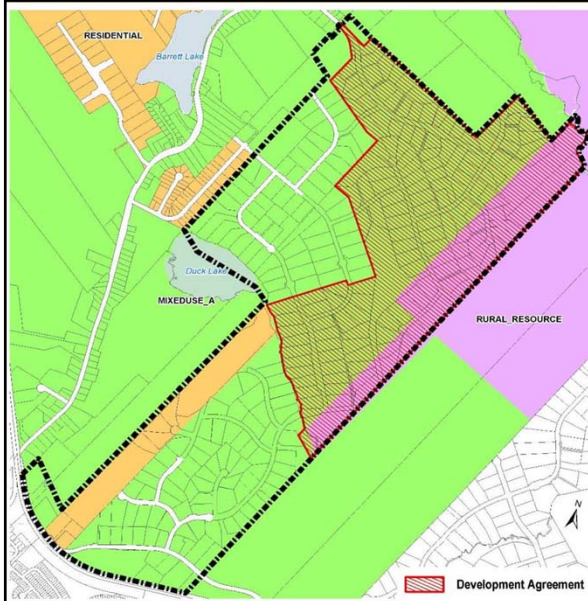
# Proposal

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- Amend MPS and LUB to enable new R1-B zone
- Rezone lands in Monarch and Rivendale subdivisions
- Discharge DA from completed phases, Phases 1-5
- Amend existing DA to refer to Phase 6 only

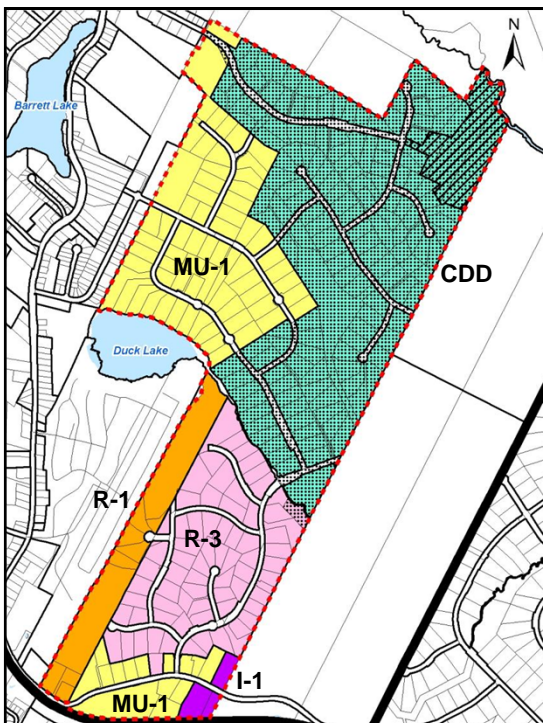


# Designation



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- Mixed Use A
- Residential
- Rural Resource



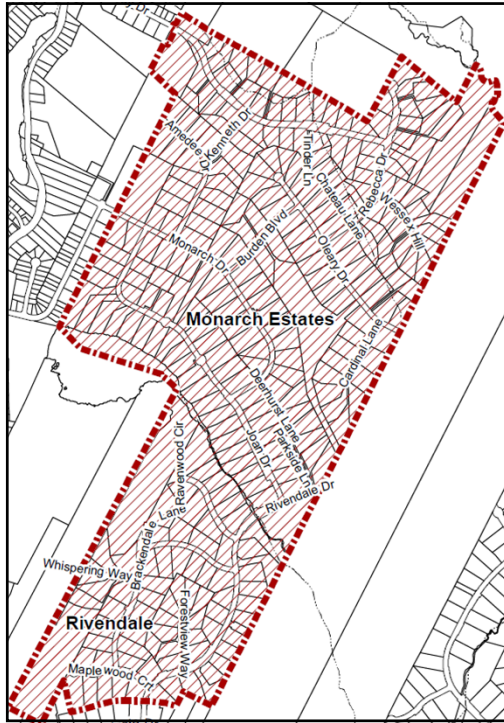
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### Zoning

- R-1- Single Unit Dwelling
- R-3A- Mobile Home Park
- R-3 Mobile Unit Dwelling
- MU-1 Mixed Use 1
- MR-1 Mixed Resource
- CDD- Comprehensive Development District
- I-1 Mixed Industrial

- Phase 0
- Existing Development Agreement



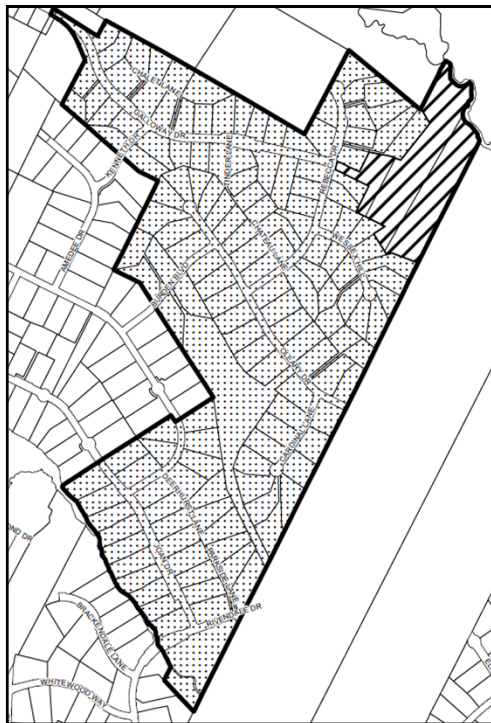


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**R1-B (Auxiliary Dwelling with home occupation)**

- Proposed land to be rezoned
- Blending of regulations across area

**HALIFAX**  
REGIONAL MUNICIPALITY



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**Development agreement**

- Discharge completed phases
- Remove references to discharged lands
- Delete references to completed clauses and clauses that are no longer applicable
- Extend timeline for expiry of DA

Area to discharge development agreement

Area to amend development agreement

**HALIFAX**  
REGIONAL MUNICIPALITY

# Recommendation

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- Approve MPS and LUB amendments to incorporate proposed R1-B zone
- Rezone all the lands in Monarch and Rivendale to R1-B
- Discharge DA from completed phases
- Amend existing DA



# Contact

*Planning Services*

Jennifer Chapman  
Planner, Regional Planning  
490-4949  
[chapmaje@halifax.ca](mailto:chapmaje@halifax.ca)





