

# Halifax Regional Council

*Community and Recreation Services*

Development Approvals

## Case 17224 Joint Public Hearing HRM Regional Council and HECC

MPS/ LUB Amendments – to enable two unit dwellings by development agreement

*Eastern Passage/Cow Bay*

September 11, 2012

# Background: Subject Property

*Community and Recreation Services*

Development Approvals

- **Designation:** UR (Urban Residential)
- **Zone:** R-1 (Single Unit Dwelling)
- **Current Land Use:** undeveloped



# Background

## *Community and Recreation Services*

### Development Approvals

- Owner wishes to develop lands more intensely than current R-1 zoning permits;
- Current designation permits R-2 zoning;
- Eastern Passage Wastewater Treatment Facility capacity only allocated to number of dwellings under existing zoning.

# Proposal

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### Development Approvals

- Amend the Eastern Passage/Cow Bay MPS & LUB to:
  - Permit equivalent number of two unit dwellings by DA; and
  - Create site specific DA
- Negotiate DA

# Proposed MPS Amendments

## *Community and Recreation Services*

### Development Approvals

- Permit two unit dwellings by DA on lands at end of Chater Street;
- Council's considerations for the agreement:
  - Type of land use;
  - Future phasing;
  - Location/function of proposed public lands.

# Proposed Development Agreement

## *Community and Recreation Services*

### Development Approvals

- Permits development of 5 new two unit dwellings;
- Future two unit dwellings not to occur until additional capacity available at EPWTP;
- Parkland dedication of linear connection between Shore Road and proposed extension to Chater Street;

# Proposed Development Agreement

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Development Approvals

Stormwater Management Plan required under terms of DA that addresses:

- Stormwater and drainage for the site;
- Site engineering analysis.

# Recommendation

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Development Approvals

Halifax Regional Council approve the proposed amendments to the Eastern Passage/Cow Bay MPS and LUB.