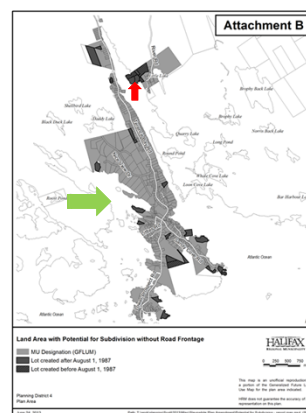


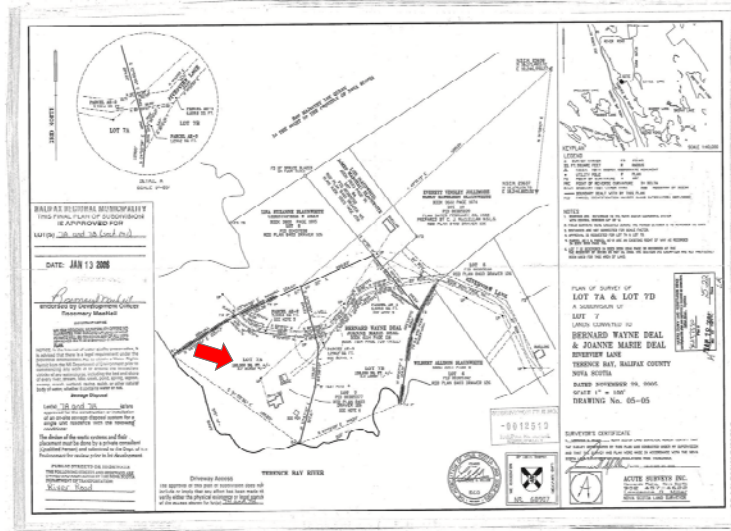
Background

- At the request of HWCC, Regional Council directed Staff to consult on possible amendments to allow additional lot frontage exemptions in the **Planning District 4 Mixed Use Designation - Terence Bay.**
- Original request made by Susan Slaunwhite to allow her to subdivide her lot at the end of Riverview Lane into 2.



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Background



Existing Regulations

- Limited exemptions are allowed to create lots without or with reduced street frontage under the Subdivision By-law pursuant to Section 38 under the following conditions:
 - The lot to be subdivided existed on or before August 1, 1987;
 - The maximum number of lots to be created is limited to 2 lots (one plus a remainder);
 - One time exemption only.
- Ms. Slaunwhite's property was created in 2006 under this exemption and cannot be further subdivided without this requested amendment.

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Existing Policy

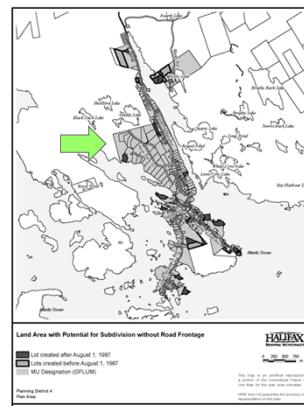
- Planning District 4 recognizes the benefit of using lot frontage exemptions in coastal villages:
 - Maintain historical pattern of lot creation clustered around granite coves and inlets;
 - Prevent impact of road construction on granite headlands and fragile environment.



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Mixed Use Designation

- Applies to Terence Bay
- 250 year old coastal village
- Public road access via Terence Bay, Sandy Cove and Lower Prospect Roads
- Dwellings clustered around 14 private driveways



Proposed Amendments

- Amend Planning District 4 MPS and Land Use By-law and Subdivision By-law to allow one additional lot to be created from parcels that were created without or with reduced lot road frontage as outlined in Attachments A, B and C.
- This amendment is confined to the Mixed Use Designation of Planning District 4.
- It is also confined to lots that were previously subdivided to lots using the lot frontage exemption of Section 38.
- The shared driveway for any of those lots created since August 1, 1987 will have to be certified by a professional engineer for adequate fire service access.

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Lots Affected

- 24 parcels of land without road frontage that maybe large enough to be considered.
- 17 of those were previously subdivided using this exemption.
- Those that were not previously subdivided will be able to continue to use the lot frontage exemption provisions under Section 38.
- Those that were previously subdivided under this exemption may be considered for one additional lot.



Public Participation

- Public Information Meeting held July 24, 2014
 - Generally in support of the requested amendment citing development opportunity for younger families in an aging community as a primary benefit as outlined in Attachment G.
- Petition submitted by Susan Slaunwhite with 107 letters in support of the requested amendment.
- Thirteen emails submitted after the PIM as outlined in Attachment H:
 - Twelve in support;
 - One in opposition

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Riverview Lane

- 0.43 kilometer private driveway
- Access to 7 lots



Riverview Lane

- Adequate for fire emergency vehicles



Road Maintenance

- HRM Road Maintenance Agreement Program
 - Allows HRM to collect taxes to pay for road maintenance services contracted by property owners.
 - Requires at least 2/3rd agreement of property owners.
 - Ms. Slaunwhite can only get the signatures from 57% of the property owners and cannot meet the requirements of this Program.
- Ms. Slaunwhite and her family are prepared to maintain the road the road with gravel and snow removal.

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Recommendation

1. Approve the proposed amendments to the Planning District 4 Municipal Planning Strategy and Land Use By-law and the Halifax Regional Subdivision By-law to allow the creation of an additional lot without road frontage or with reduced road frontage within the Mixed Use Designation of Planning District 4, as set out in Attachments A, B and C.

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Clarification

- Please note that the wording that was originally presented in recommendation number 2 of the Staff Report dated June 24, 2015 did not include the words “or with reduced road frontage”.
- Staff added this phrase to the notice of public hearing since the amendment recommended for adoption in Attachment C permits the creation of one additional lot from lot that was previously subdivided using Section 38 where one or both the lots do not meet the lot frontage requirements.
- Staff therefore, added this phrase to the notice for public hearing since the recommended amendment for adoption is applicable to a lot without road frontage or with reduced road frontage.

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Recommended Motion

1. Approve the proposed amendments to the Planning District 4 Municipal Planning Strategy and Land Use By-law and the Halifax Regional Subdivision By-law to allow the creation of an additional lot without road frontage or with reduced road frontage within the Mixed Use Designation of Planning District 4, as set out in Attachments A, B and C.

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Thank you!

<http://www.halifax.ca/planning/applications/Case19413Details.php>

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