

HALIFAX

Public Information Meeting for Case 21873

Rezoning for 435 Hammonds Plains
Road, Bedford

September 17, 2018

Agenda for Tonight's Meeting

1. Welcome and Introductions
2. HRM Staff Presentation
3. Public Feedback
4. Wrap-Up, Next Steps, Feedback Form

Introductions

Megan Backos – Planner

Tara Courvette – Planning Controller

Holly Kent – Planning Technician

Role of HRM Staff

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports, negotiate with the applicant and make recommendations to Council

Purpose of this Meeting

- Provide information to the public on the proposed rezoning at 435 Hammonds Plains Road, Bedford
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed rezoning

Feedback provided tonight will inform the process

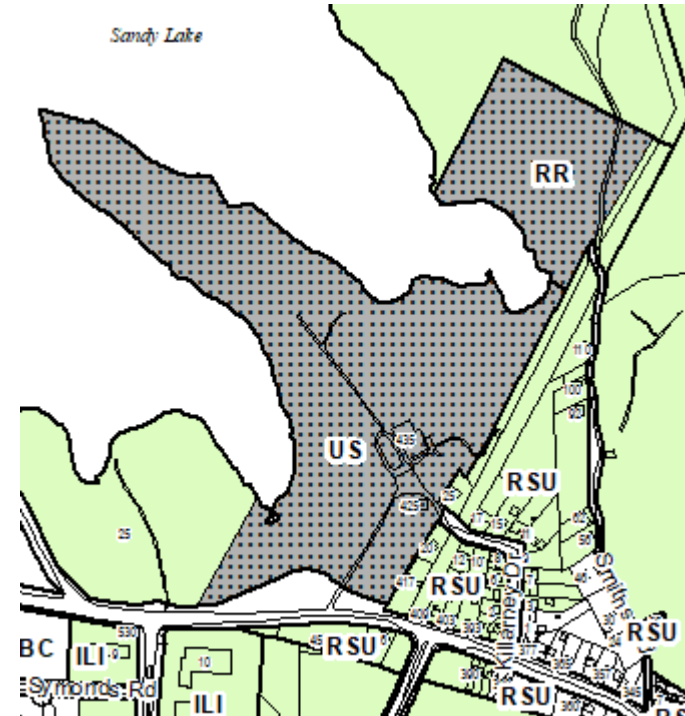
No decisions will be made tonight

Applicant Proposal

Applicant: Halifax Regional Municipality

Location: 435 Hammonds Plains Road, Bedford

Proposal: Application to rezone the subject site from the US (Urban Settlement) Zone to the SI (Institutional) Zone to allow for further development of Sandy Lake Academy under the SI Zone regulations of the Bedford Land Use By-law.



Current zoning map of subject site

Site Context

435 Hammonds Plain Road, Bedford



General Site location



Site Boundaries in Red

Site Context



Subject site seen from the northeast on
Hammonds Plains Road

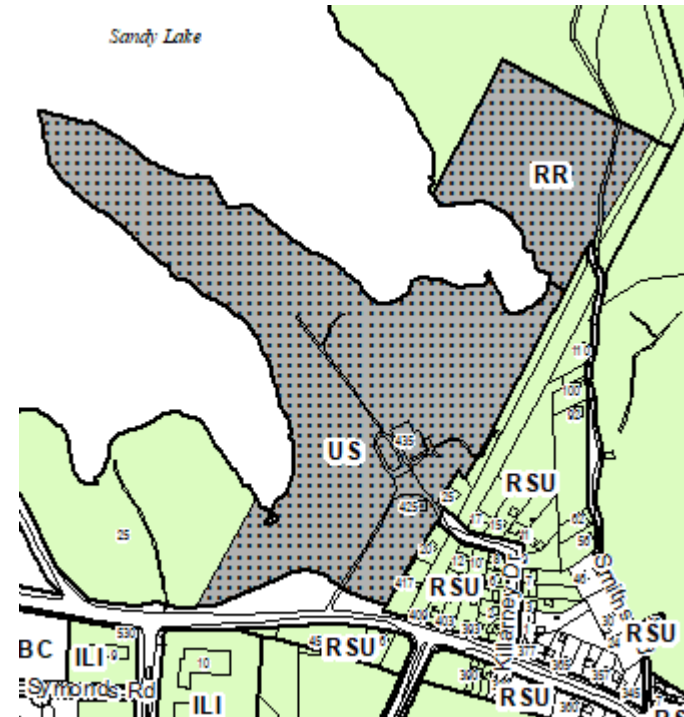
History

- 1973: First permits received for Sandy Lake Academy
- 2003: Case 00115 rezones subject lands to SI Zone
- 2006: Adoption of Regional Plan rezones subject site back to US (Urban Settlement) and RR (Residential Reserve) Zones
- 2018: Case 21873 - HRM-initiated application proposes rezoning back to SI Zone

Policy & By-law Overview

Bedford Municipal Planning Strategy - Bedford LUB

- **Zone**
 - US (Urban Settlement) Zone
 - RR (Residential Reserve) Zone
- **Designation**
 - Residential Reserve
- **Existing Use**
 - Educational Institution
 - Student Residence
- **Enabling Policy**
 - S-3 of the Bedford MPS



Policy Consideration

Policy S-3:

It shall be the intention of Town Council to permit new utility and institutional uses on any land use designation, except WFCDD, CCDD, and RCDD designation, through the zoning amendment process subject to the rezoning criteria in Policy Z-3. No lands will be prezoned for such uses.

SI (Institutional) Zone

Permitted Uses:

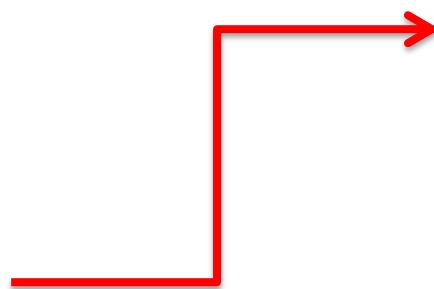
- churches;
- schools;
- cemeteries;
- fire stations;
- libraries;
- police stations;
- public buildings;
- post offices;
- private recreational facilities and clubs;
- museums
- P and POS uses, subject to the P and POS Zone requirements
- special care facilities
- day care facilities
- recycling depot
- accessory uses

Zone Requirements:

Minimum Lot Area	10,000 sq.ft
Minimum Lot Frontage	100 ft
Minimum Front Yard	Local Street 20 ft; Collector or Arterial 30 ft.
Minimum Rear Yard	20 ft
Minimum Side Yard	8 ft., or half the height of the building, whichever is greater
Flankage Yard	Local Street 20 ft; Collector or Arterial 30 ft.
Maximum Height of Building	35 ft.
Lot Coverage	35%

Planning Application Process

We Are Here



Application Submitted

HRM Internal Circulation & Review

Public Information Meeting

Planning Advisory Committee Meeting

Plan Revisions & Refinement

Staff Report with Policy Review & Recommendation

Community Council Hearing & Decision

14 Day Appeal Period

Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone (***comments voiced without using the microphone are not guarantee to be captured***)
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Comments are recorded and provided in a summary format

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Thank You For Your Participation

We are Looking to Improve the way we
Communicate with Community Members

Please Complete a Survey Before You Go

HALIFAX

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