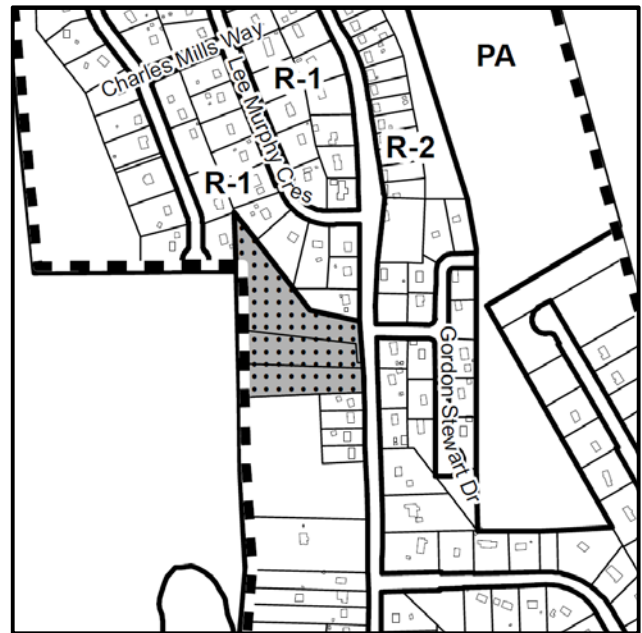
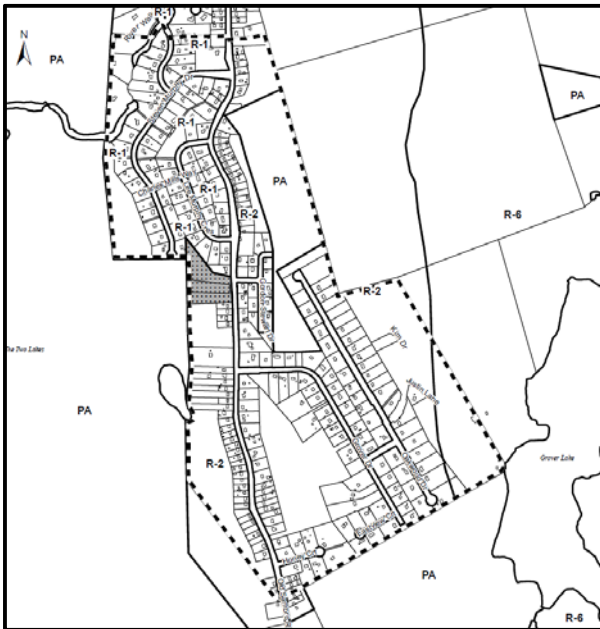


PLANNING APPLICATION CASE NO. 21454

Application by Halifax Regional Municipality to rezone 2407, 2415 and 2421 Old Sambro Road, Williamswood from the R-2 (Two Unit Dwelling) Zone to the P-2 (Community Facility) Zone under the Land Use By-law for Planning District 5 (Chebucto Peninsula) to permit a Fire Station.



SITE INFORMATION

Plan Area	Planning District 5 (Chebucto Peninsula)
Council District	11
Regional Plan Designation	Rural Commuter
Community Plan Designation	Residential
Current Zoning	R-2 (Two Unit Dwelling) Zone
Size of Site	2.77 hectares (6.84 acres)
Street Frontage	104 meters (341 feet)
Current Land Use	Vacant / Undeveloped
Surrounding Uses	R-2 lots to the South and East, R-1 lots to the North, Crown land to the West

PROPOSAL DETAILS

The proposed fire station:

- has a footprint of approximately 6,215 sq.ft. (577 m²);
- is 2 levels;
- has a 4 bay garage; and
- includes 30 parking spaces located behind the station.

APPLICABLE POLICY

Policy RES-7 allows Council to consider rezoning properties designated Residential to the P-2 (Community Facility) Zone.

For further information, please visit <https://www.halifax.ca/business/planning-development/applications> or contact **Jacqueline Belisle**, Planner II, 902-490-3970, belislj@halifax.ca

Excerpt from the Planning District 5 (Chebucto Peninsula) Land Use By-law

PART 20: P-2 (COMMUNITY FACILITY) ZONE

20.1 P-2 USES PERMITTED

No development permit shall be issued in any P-2 (Community Facility) Zone except for the following:

Institutional Uses

Educational institutions and uses;

Denominational institutions and uses;

Day care facilities;

A single unit dwelling in conjunction with a day care facility;

Fire and police stations;

Government offices and public works;

Hospitals, medical and veterinary clinics;

Senior citizen housing;

Public libraries, museums and galleries;

Fraternal centres and halls;

Community centres and halls;

Recreation uses;

Residential care facilities.

Open Space Uses

Public and private parks and playgrounds;

Cemeteries;

Historic sites and monuments;

Marine related navigational aids.

20.2 P-2 ZONE REQUIREMENTS: COMMUNITY FACILITIES

In any P-2 Zone, where uses are permitted as Institutional Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	20,000 square feet (1858 m ²)
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	½ the height of the main building
Maximum Lot Coverage	50 per cent

20.3 OTHER REQUIREMENTS: PARKING AREAS

- (a) No parking areas shall be permitted within any required side or rear yard.
- (b) All parking areas shall be demarcated and paved or otherwise treated with a stable surface which is treated in a manner to prevent the raising of dust and loose particles.