

**HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 21564**

The following does not represent a verbatim record of the proceedings of this meeting.

**Monday, May 7, 2018
7:00 p.m.**

Madeline Symonds Middle School (cafeteria) - 290 White Hills Run, Hammonds Plains, NS

STAFF IN

ATTENDANCE: Jesse Morton, Planner, HRM Planning
Thea Langille, Principle Planner, HRM Planning
Alden Thurston, Planning Technician, HRM Planning
Tara Couvrette, Planning Controller, HRM Planning

ALSO IN

ATTENDANCE: Nicolette Nicholas – Applicant/Owner

REGRETS: Councillor, Matt Whitman, District 13

PUBLIC IN

ATTENDANCE: Approximately: 5

The meeting commenced at approximately 7:03 p.m.

Call to order, purpose of meeting – Jesse Morton

Mr. Morton introduced himself as the Planner and facilitator for the application. He also introduced: Thea Langille – Principle Planner with HRM; Tara Couvrette – Planning Controller; Alden Thurston - Planning Technician; and the Applicant/Owner – Nicolette Nicholas.

Case No. 21564, Application by Nicolette Nicholas to rezone the subject property from the R-1 Zone to R-1A Zone to permit an auxiliary dwelling unit.

Mr. Morton explained that the purpose of the Public Information Meeting (PIM) is to: a) identify that HRM has received a proposal for the site; b) provide information on the project; c) explain the Planning Policies and the stages of the Planning Process; d) collect public feedback regarding the proposal. No decisions are made at this PIM.

1a) Presentation of Proposal – Mr. Morton

Mr. Morton provided a brief introduction to the application and then made a presentation to the public outlining the purpose of the meeting, status of the application and the applicant's request. Mr. Morton outlined the context of the subject lands and the relevant planning policies.

1b) Presentation by Nicolette Nicholas, Applicant / Land Owner

Ms. Nicholas explained the reason for the application.

2. Questions and Comments

Daphne Carter, Halfway Lake Dr., asked if this application would permit the auxiliary dwelling unit, or the unit plus other boarders. **Ms. Nicholas** stated that it was for the unit and one boarder; seven people in total live in the house and auxiliary unit (four family members and one boarder in the main dwelling, and a couple in the auxiliary unit). **Ms. Carter** asked staff if the application's approval will be for the auxiliary unit, or can the property owner rent to other people and/or have other boarders. **Mr. Morton** explained this application is only for the consideration of the auxiliary unit. Compliance staff originally visited the property because they thought it may contain a rooming and boarding house, but they determined the number of residents / renters were permitted. There was no rooming or boarding house based on the definition in the Land Use Bylaw. What does not comply is the presence of a ground floor auxiliary dwelling unit.

Dave Wheaton, Halfway Lake Dr., wanted to know if this rezoning would only apply to this house, and if it would change the use of the accessory structure behind the house. **Mr. Morton** explained the rezoning would only alter the use of the home, as the difference between the R-1 Zone and the R-1A Zone is that an auxiliary dwelling unit is permitted. **Mr. Wheaton** wanted to know if the rezoning of this property would have any effect on the houses in the subdivision, as they are all R-1. The people who purchased their homes knew it was all R-1 and wanted it to stay as a residential R-1 neighbourhood. **Mr. Morton** stated the broader area is a residential designation, which will remain, and that the other properties will maintain their original R-1 zoning. Other residents in the R-1 Zone can apply to get an auxiliary unit (i.e., rezone to the R-1A Zone) but these applications would only be considered on a case by case basis.

Ms. Nicolette Nicholas, Applicant, wanted to know how this would affect her and the neighbours' taxes. **Mr. Morton** explained that the application would change the assessment of her property only, and that her taxes could increase. **Mr. Morton** couldn't state what the change may be, but offered to provide her with the correct department's contact information.

3. Closing Comments

Mr. Morton thanked everyone for coming and expressing their comments.

4. Adjournment

The meeting adjourned at approximately 7:27 p.m.