

Case 23617: Upper Hammonds Plains Zoning Review

MPS & LUB Amendment

North West Community Council

Slide 1

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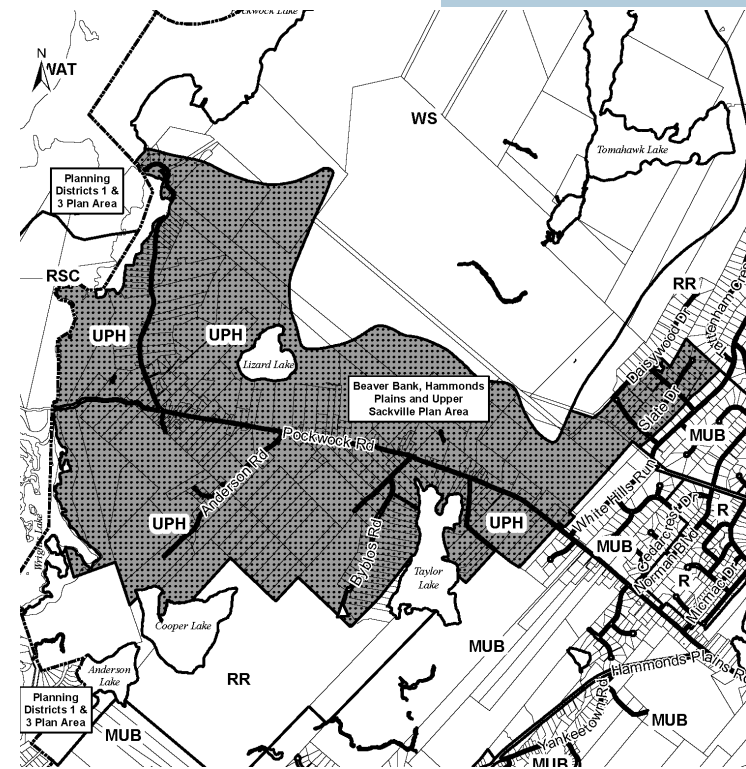
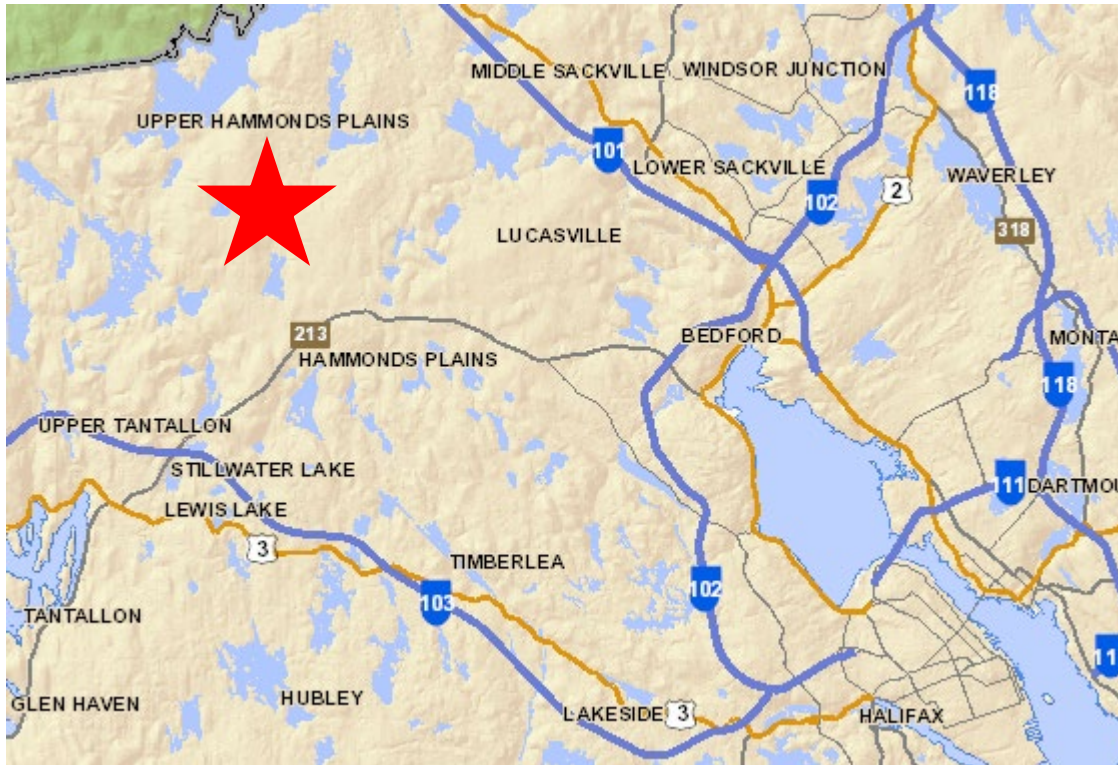
Origin

On December 14, 2020, North West Community Council passed the following motion:

Request a recommendation report outlining options for amending the Land Use By-law for the Upper Hammonds Plains designation area with the goal of mitigating conflict between allowable uses in the area



Upper Hammonds Plains Designation



Community Concerns

- Pressure from developers seeking to purchase land from community landowners
- Subdivision of existing large lots
- The permissive General Use zone has resulted in conflicting land uses in the community
- Range of other concerns relating to municipal servicing, transportation, recreational use of the community, and other areas



Existing Policy & By-law Overview

Beaver Bank, Hammonds Plains, and Upper Sackville MPS & LUB

- The Upper Hammonds Plains (UPH) designation was created under the initial MPS in 1987.
- The intent of the Upper Hammond Plains designation is to:
 - encourage locally based labour-intensive jobs for local residents;
 - provide a wide range of housing types, sizes, prices and tenure arrangements; and
 - provide adequate community services and facilities to keep existing residents and attract those who have left the community

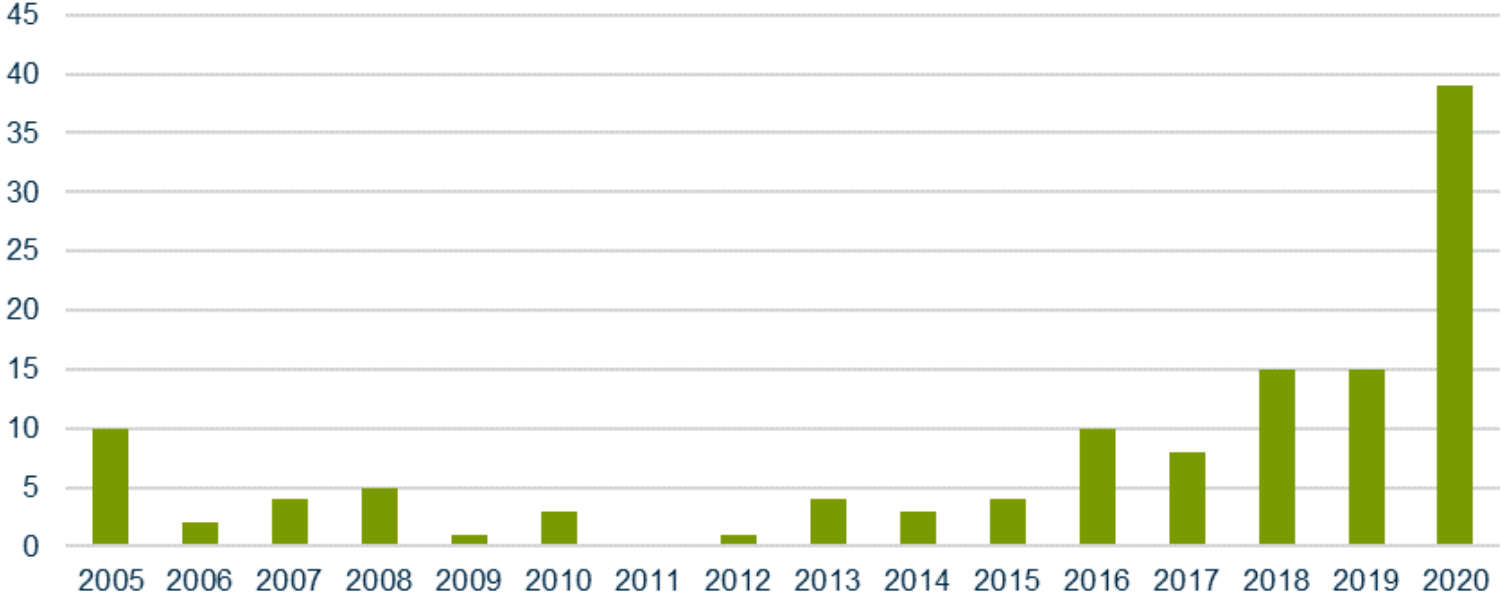
Existing Policy & By-law Overview

Beaver Bank, Hammonds Plains, and Upper Sackville MPS & LUB

- The General Use zone permits a full range of land uses, with the exception of:
 - Industrial Uses over 10,000 sq. ft.
 - Commercial Entertainment Uses
 - Mobile Home Parks
 - Sanitary Landfill Sites and Dumps
 - Hazardous Waste Disposal Sites
 - Construction & Demolition Uses
- Salvage yards, agricultural uses, and industrial uses have some requirements for fencing, separation distances, and outdoor storage

Recent Development Patterns

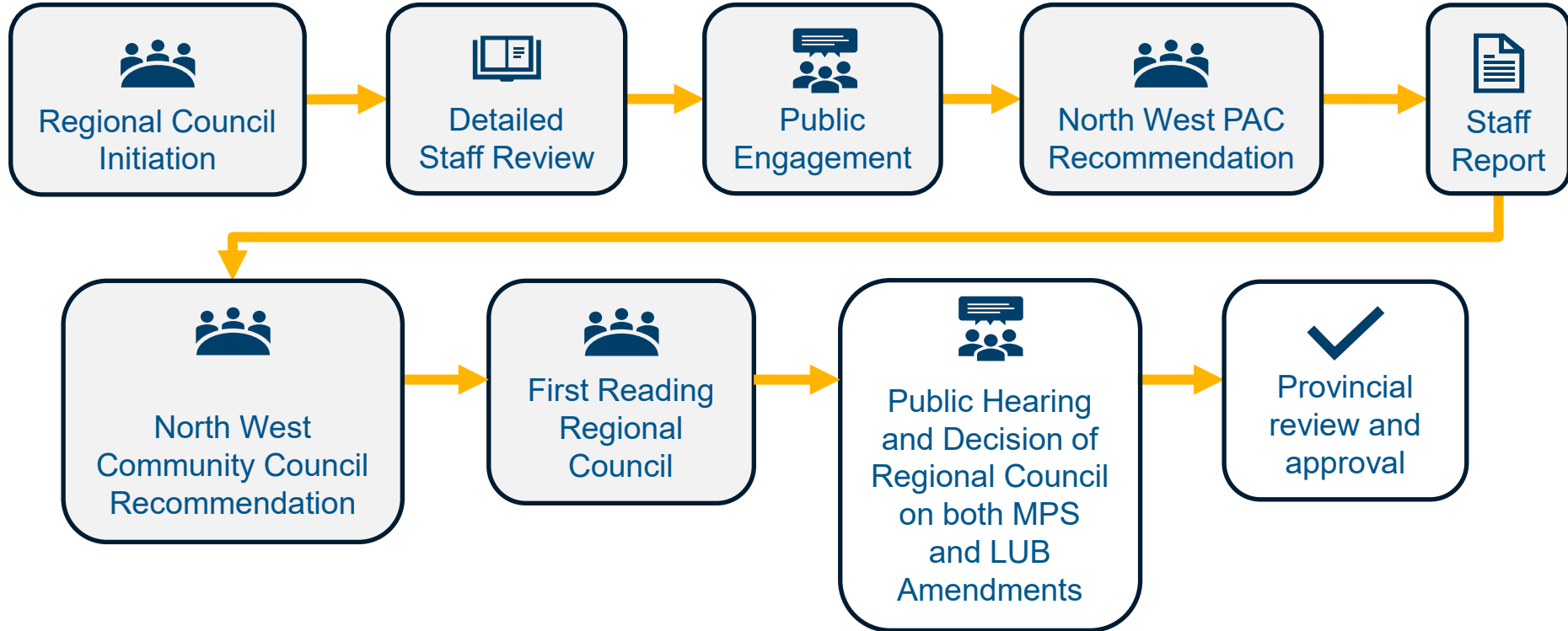
New Residential Units from Standard Construction Permits Issued



MPS Amendment Consideration

- Regional Council has the authority to initiate amendments to an MPS and LUB
- Regional Council typically initiates amendments when circumstances affecting a community have changed.
- The Upper Hammonds Plains Designation was initially adopted in 1987 and is in need of review.

MPS & LUB Amendment Process



Staff Recommendation

It is recommended that North West Community Council recommend that Regional Council:

1. Initiate a process to review and amend the land use policies and regulations under the Upper Hammond Plains Land Use Designation within the Municipal Planning Strategy and Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville; and any other planning documents as necessary to mitigate conflict between allowable uses in the area; and
2. Follow the public participation program for municipal planning strategy amendments as approved by Regional Council on February 27, 1997.

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Thank You

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