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Item No. 10.1.1
North West Community Council
February 9, 2026 Public Hearing
January 12, 2026 First Reading

TO:	Chair and Members of North West Community Council
FROM:	Erin MacIntyre, Acting Executive Director of Planning and Development
DATE:	December 4, 2025
SUBJECT:	**PLANAPP-2025-01152: Amendment to the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville to amend Appendix A-1 to include PID 40306565 as access only for 505 Lucasville Road, Lucasville**

ORIGIN

Application by Mode Architecture Inc. on behalf of the property owner.

EXECUTIVE SUMMARY

This report recommends an amendment to Appendix A-1: Existing Senior Citizens Housing Uses of the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law to add PID 40306565 for access purposes only for the proposed development at 505 Lucasville Road (PID 41464512) in Lucasville. It was discovered during the preliminary review of the original application request that driveway access was shown over PID 40306565 on plans approved through the development and building permits process for the proposed development at 505 Lucasville Road. Staff have completed a detailed review of the matter and conclude that an error was made and that PID 40306565 should be included in the Appendix as access only for the proposed development. This application originally included a request to correct an error in the listed number of permitted units at 505 Lucasville Road but has since been limited to a request for permission of the access only. Staff recommend that North West Community Council amend Appendix A-1: Existing Senior Citizens Housing Uses for the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law to add PID 40306565 as access only for the proposed development at 505 Lucasville Road.

RECOMMENDATION

It is recommended that North West Community Council:

1. Give First Reading to consider the proposed text amendment to Appendix A-1 of the Beaver Bank, Hammond Plains and Upper Sackville Land Use By-law to add PID 40306565 as access only for the development at 505 Lucasville Road (PID 41464512), as set out in Attachment A and schedule a public hearing; and

2. Adopt the text amendment to Appendix A-1 of the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law as set out in Attachment A.

BACKGROUND

Mode Architecture Inc. has applied to amend Appendix A-1 of the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law (LUB) to add PID 40306565 as access only for the proposed development at 505 Lucasville Road in Lucasville.

The original application submission included a request to amend Appendix A-1 to correct the number of permitted units at 505 Lucasville Road from 64 to 118 to align with approved development and building permits. During staff's initial review of the application, it was identified through the planning application review process that an additional amendment would be required to allow for access to the development over the abutting property, PID 40306565. It was through this review that staff determined that this parcel had mistakenly been excluded from Appendix A-1. Through discussions with the applicant, the additional request to allow the access for the proposed development with the approved development and building permits was included. During public engagement, a factsheet was mailed to all property owners within the notification area (Map 2) that identified the two amendments being sought- to correct (increase) the number of permitted units and include the property over which the access was approved. Following the completion of public engagement, and in response to the concerns shared by the community, the applicant withdrew the request to correct the Appendix to increase the number of permitted units at 505 Lucasville Road and instead proceed solely with the request to add PID 40306565 as access only for the proposed development at 505 Lucasville Road.

Subject Site	PID 40306565
Location	North-west side of Lucasville Road, north-east of the Lucasville Road and Bryanston Road intersection
Regional Plan Designation	Rural Commuter (RC)
Community Plan Designation (Map 1)	Mixed Use B (MUB) under the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy
Zoning (Map 2)	Mixed Use 1 (MU-1) under the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law
Size of Site	Approximately 21,829.1 square metres (5.39 acres)
Street Frontage	Approximately 27.4 metres (89.9 feet)
Current Land Use(s)	Vacant
Surrounding Use(s)	Residential (primary single unit dwellings); Seascape Building Maintenance; and DT Storage

Enabling Policy and LUB Context
The subject property is designated Mixed Use B (MUB) and zoned Mixed Use 1 (MU-1) under the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy (MPS) and Land Use By-law (LUB) respectively. The MU-1 zone permits a wide range of residential uses, including Existing Senior Citizens Housing on properties identified in Appendix A-1, as well as several other non-residential uses.

On August 9, 2022, Halifax Regional Council adopted a comprehensive set of housing policies and regulations for shared housing. This includes housing designed for seniors, those in need of support or personal care, those in need of affordable housing options or those seeking a group-style living arrangement. This approach allows for greater flexibility when designing the inside of a residential buildings to allow for new forms of living, while still requiring the outside of the building to meet the established built form rules in the neighbourhood. The inclusion of shared housing allows a greater variety of housing options across the municipality, particularly in residential areas. The definition for shared housing with special care replaced terms related to residential care use, long term care, assisted care or housing targeted to seniors with intent to ensure shared housing with special care is targeted to residents who require care and a higher building standard inclusive of additional accessibility and safety features.

At the July 12, 2022 Halifax Regional Council meeting, Council gave first reading to the proposed amendments for shared housing, passing a motion that allowed 'Senior Citizens Housing' to remain a

permitted use within the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law (LUB), in order to allow additional time for active projects to continue through the permit application process.

On May 23, 2023, a public hearing was held by Halifax Regional Council on the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville LUB, as well as a larger list of amendments proposed as part of the Region-Wide Approach to Shared Housing report. Council deferred the motion and requested a supplementary report from staff outlining options to extend the timeline for the commencement of construction for projects with issued permits for 'Senior Citizens Housing' within the MU-1 (Mixed Use 1) zone of the Beaver Bank, Hammonds Plains and Upper Sackville plan area. On September 12, 2023, a public hearing was held on the deferred motion, resulting in Council approval of the amendments to the Beaver Bank, Hammonds Plains and Upper Sackville LUB, including the approval of Appendix A-1. Appendix A-1 lists the properties that had been issued development permits for Senior Citizens Housing use within the MU-1 zone along with the associated number of units, allowing for reissuance of the development permit until May 26, 2026, effectively allowing additional time for commencement of construction for the listed projects.

Policy P-9A of the MPS enabled the creation of Appendix A-1 (Existing Senior Citizens Housing Use) contained within the LUB and states that the uses listed within the appendix shall be deemed to be an existing use and may continue to operate with the same number of units or less, as listed within the appendix.

Issued Development and Building Permits
The developer was issued a development permit for 118 units of 'Senior Citizens Housing' for 505 Lucasville Road on September 26, 2022, and subsequently a building permit was issued on August 24, 2023. The 118 units are subject to Section 253(3) of the *Halifax Charter* regarding non-conforming uses, which deems the use as existing at the time of publication of the notice of Council's intention to amend the land use by-law, subject to specific conditions, as follows:

- The permit for its construction or use must be in force and effect;
- The construction must be commenced within twelve months of the date of issuance of the permit; and
- The construction must be completed within a reasonable time.

The development permit was issued allowing the use (118 unit Senior Citizens Housing) prior to the April 27, 2023rd publication of the notice advertising the public hearing. The building permit allowing construction of the same was issued on August 24, 2023, however, construction did not commence within twelve months as required by the *HRM Charter*. As the Charter conditions establishing the 118 units as a non-conforming use were not met, the development must meet the current LUB requirements, inclusive of the use as recognized by Appendix A-1. Staff have completed an extensive review of the permits issued for the development at 505 Lucasville Road and concluded that an error was made on the identified permitted number of units within Appendix A-1. Permits were issued for 118 units however, only 64 units were captured in the Appendix.

As such, for a permit to be issued at 505 Lucasville Road for more than 64 units, as identified within the Appendix, an amendment to the Land Use By-law is required. As noted within the background section of this report, following the completion of public engagement and in response to the concerns shared by the community, the applicant withdrew the request to amend the Appendix to correct the clerical error and instead proceed solely with the request to add PID 40306565 as access only for the proposed development at 505 Lucasville Road. Therefore, the maximum number of units that can be issued for 505 Lucasville Road through Appendix A-1 is 64.

Local Community Context
The subject property is located within the African Nova Scotian community identified as Lucasville, originally known as Lucas Settlement – a settlement established in the early 1800s. Over the past few years, the Lucasville Community has been working with the Road to Economic Prosperity (REPP) and more recently

with HRM's African Nova Scotia Community Action Planning (ANSCAP) team to establish a new community vision and begin the process for a planning strategy review and action planning program to respond to the needs of the community. The Lucasville Visioning Committee was established and have begun to identify a series of initiatives based on concerns and opportunities within the community. One of the concerns that has been raised by the community through this ongoing visioning process are the challenges associated with the increase of multiple-unit dwelling developments in the form of Senior Citizen Housing. Community members were present at the public hearing for the removal of the Senior Citizen Housing use from the LUB and the creation of Appendix A-1. There were concerns raised such as the lack of infrastructure within the community, negative impacts on residents and lack of responsiveness to requests for sidewalks, public transit, and road repairs. The ANSCAP Report presented to Regional Council on September 10, 2024, was shared with the applicant as part of the application's review process, along with concerns identified by residents related to the proposed development at 505 Lucasville Road. Planning staff determined that it was appropriate to increase the notification area from the standard 160 metres (524.9 feet) within the rural areas of HRM as illustrated on Map 2.

DISCUSSION

Staff have reviewed the proposal relative to all relevant policies and advise that it is reasonably consistent with the intent of the MPS and Regional Council's approval of Appendix A-1 of the Beaver Bank, Hammonds Plains and Upper Sackville LUB. Attachment A contains the proposed Land Use By-law amendment that will add PID 40306565 to the appendix indicating the property as access only for the proposed development at 505 Lucasville Road, Lucasville (PID 41464512).

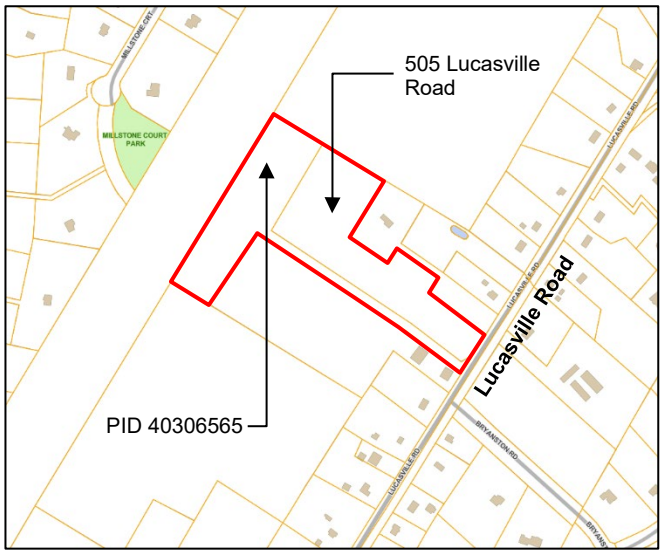
Access Only - PID 40306565
It was during staff's detailed review of the issued permits that it was discovered that a second parcel, PID 40306565, had been shown as intended access for the proposed development at 505 Lucasville Road. As this parcel was clearly identified as part of the approved development and building permits, staff recommend that Appendix A-1 be amended to correct the error in relation to the access for the development at 505 Lucasville Road.

All aspects of a use, including accessory uses such as access, must be permitted by the applicable zone of the property or portion of a property on which they're shown. A Development Officer is unable to issue a permit for a main use (i.e., Existing Senior Citizen Housing) if the access to the use is not also permitted. In this instance, the use Existing Senior Citizen Housing is only permitted at 505 Lucasville Road (PID 41464512) as per Appendix A-1 of the Beaver Bank, Hammonds Plains and Upper Sackville LUB. The Appendix does not currently permit Existing Senior Citizen Housing as a use, even for access only, on PID 40306565. As such, if PID 40306565 is not added to Appendix A-1 to align with the approved development and building permits, the access would not be permitted on PID 40306565. The developer would have to redesign the proposal to ensure access is located solely on the 505 Lucasville Road parcel.

Future as-of-right development on PID 40306565 will otherwise be regulated in accordance with the permitted uses and land use regulations of the Mixed Use 1 (MU-1) zone of the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law. Permitted uses within the MU-1 zone include, but not limited to:

- Residential Uses: single-unit and two-unit dwellings; and shared housing uses; and
- Other Uses: institutional uses (excluding fire and police stations); commercial uses permitted in the C-2 (General Business) zone which would include retail stores, service and personal service shops, offices, full service and take-out restaurants; trucking, landscaping, excavating and paving services; agriculture uses; and forestry uses.

It is worth noting that any proposal for as-of-right development on PID 40306565, beyond the access for 505 Lucasville Road, will be subject to the usual detailed review at the permitting stage and subject to meeting the requirements of the land use and any other applicable by-law regulations.



Source: HRM Mapping

Priorities Plans
In accordance with Policy G-14A of the Halifax Regional Plan, staff considered the objectives, policies and actions of the priorities plans, inclusive of the Integrated Mobility Plan, the Halifax Green Network Plan, HalifACT, and Halifax's Inclusive Economic Strategy 2022-2027 in making its recommendation to Council.

Conclusion
Staff have reviewed the proposal in terms of all relevant policy criteria and advise that the proposal is reasonably consistent with the intent of the MPS and Regional Council's approval of Appendix A-1 of the Beaver Bank, Hammonds Plains and Upper Sackville LUB. An error occurred during the drafting of Appendix A-1 where PID 40306565 was inadvertently excluded, however, PID 40306565 was approved through the permitting process as access for the proposed development. As such, staff are recommending that PID 40306565 be added to Appendix A-1, indicating it is for access only for the proposed development. This amendment to Appendix A-1 is considered housekeeping in nature which will correct an identified error. Therefore, staff recommend that the North West Community Council approve the proposed LUB amendment.

FINANCIAL IMPLICATIONS

The HRM cost associated with processing this planning application can be accommodated with the approved 2025-2026 operating budget for Planning and Development.

RISK CONSIDERATION

This application may be considered under existing MPS policies. Community Council has the discretion to make decisions that are consistent with the MPS, and such decisions may be appealed to the N.S. Regulatory and Appeals Board. Information concerning risks and other implications of adopting the proposed LUB amendment are contained within the Discussion section of this report.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy and the Public Participation Administrative Order (2023-002-ADM). The level of community engagement was consultation, achieved through providing information and seeking comments through the HRM website, signage posted on the subject site, and letters mailed to property owners within the notification area, which as identified above, was increased from the standard 160 metres (524.9 feet) to better reach the broader Lucasville community, as shown on Map 2.

A total of 219 letters were mailed to property owners and tenants within the notification area (Map 2). The HRM website received a total of 317 unique pageviews over the course of the application, with an average time on page of 3 minutes. A total of approximately 46 emails and/or phone calls were received for this application. The public comments received include the following topics:

- Concerns regarding the proposed scale of the development and the impact to an African Nova Scotian Community (i.e., heritage of the Lucasville community);
- Concerns regarding the erosion of community fabric;
- Concerns regarding the proposed development not being targeted for senior citizens;
- Concerns regarding the lack of transit, sidewalks, bike lanes and the current traffic conditions within the community and Lucasville Road including the strain on existing infrastructure;
- Concerns regarding the lack of a secondary emergency access within the community;
- Concerns regarding the impacts to the environment and wildlife (i.e., stormwater management runoff);
- Concerns regarding noise and light pollution as a result of the proposed development;
- Concerns regarding the capacity of existing community facilities and schools;
- Concerns regarding the lack of public engagement through both the as-of-right permitting process and the planning application process;
- Concerns regarding large scale development in the community in advance of the completion of the work with HRM's African Nova Scotia Community Action Planning (ANSCAP) staff;
- Clarification regarding the approval of Appendix A-1 and the planning application process including the notification required for public engagement;
- Clarification regarding the approved development and building permits issued for the proposed development;
- Clarification regarding the addition of the adjacent parcel as access to the proposed development;
- Clarification regarding the detailed design of the site layout (i.e., type of on-site septic system and parking proposed); and
- Two emails of support were received expressing support for additional housing in the community.

Feedback received through this planning application process was not limited to the proposed development at 505 Lucasville Road but also related to concerns within the Lucasville community itself. One of the concerns highlighted by community is the acceptance of proposals in accordance with current policy while the community visioning process is unfolding, which may erode the trust built between the Lucasville Community and HRM Staff. Staff have responded by clarifying the responsibilities of staff to facilitate applications, while ensuring that residents were aware of how to continue to be involved in the future visioning process for the Lucasville community. Residents were informed that comprehensive updates to the community plan for Lucasville was being managed through the African Nova Scotia Community Action Planning process facilitated by HRM's ANSCAP team, who meet regularly with the Lucasville Visioning Committee to discuss the community planning process, the public participation program, and key community priorities. Staff shared the feedback with the ANSCAP team the area Councillor as they were important for the visioning of the Lucasville Community.

Outside of this planning application process, staff acknowledge that a petition was created by residents, that several community meetings were held regarding the proposed development at 505 Lucasville Road,

and that several emails and phone calls were received by HRM staff. The Lucasville Community have been clear in expressing community concerns about the impact that could occur to an African Nova Scotia Community if the proposed development at 505 Lucasville Road were to continue.

In response to the feedback received through public engagement, the applicant indicated they wished to amend the scope of the application to proceed with the request to add PID 40306565 to Appendix A-1 of the LUB as access only but not to proceed with the request to increase the number of permitted units at 505 Lucasville Road from 64 to 118 to align with the issued permits. Due to the change in application scope, the HRM website was updated to reflect the change in scope and an email was sent out to members of the public who provided feedback, to inform residents that a change in scope for the application has been requested. At the time of writing this staff report, four residents responded with the majority indicating support for the change in application scope; however, concerns related to the community as outlined above continued to be expressed. It is also important to note that approval of a multiple unit dwelling, in the form of Senior Citizen Housing, at 505 Lucasville Road was approved in 2023.

Much of the public feedback was not in favour of the proposed development, however, staff's review of the approved development and building permits for the proposed development at 505 Lucasville Road concluded that PID 40306565 was intended as access only and an application was submitted to the Municipality prior to the April 27, 2023 deadline. As a result of this, the request to add PID 40306565 as access only for the proposed development at 505 Lucasville Road is in keeping with the Municipal Planning Strategy and Appendix A-1. Detailed layout of the proposed development will be reviewed further at the permitting stage.

A public hearing must be held by North West Community Council before they can consider approval of the proposed LUB amendment. Should Community Council decide to proceed with a public hearing on this application, in addition to the advertisement on the HRM webpage, property owners within the notification area shown on Map 2 will be notified of the hearing by regular mail. The HRM website will also be updated to indicate notice of the public hearing.

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development.

ALTERNATIVE

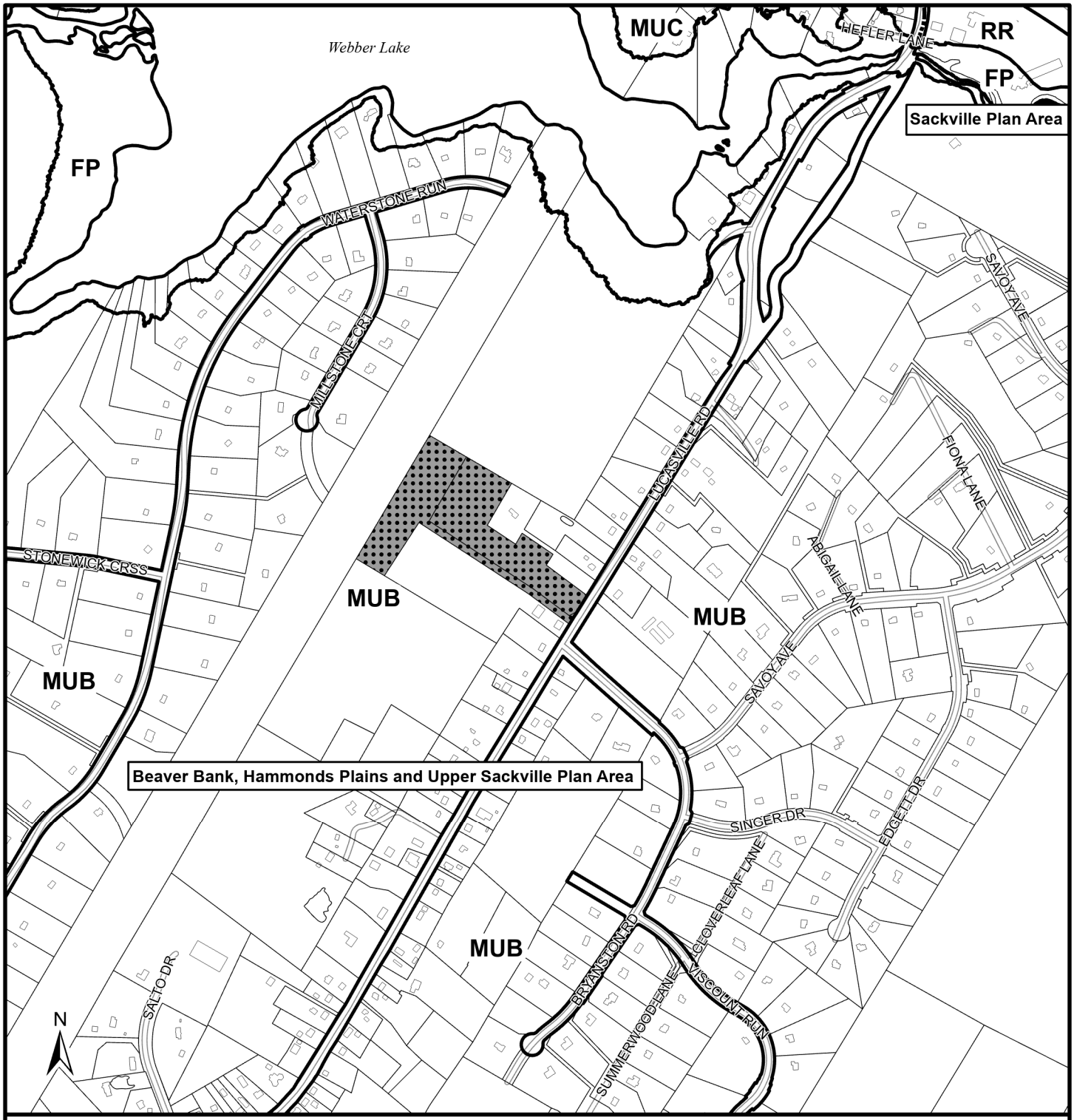
1. North West Community Council may choose to refuse the proposed LUB amendment, and in doing so, must provide reasons why the proposed amendment does not reasonably carry out the intent of the MPS. A decision of Council to refuse the proposed LUB amendment is appealable to the N.S. Regulatory and Appeals Board as per Section 262 of the *HRM Charter*.

2. North West Community Council may choose to approve the proposed LUB amendment subject to modifications, and such modifications may require a supplementary staff report. A decision of Council to approve this proposed LUB amendment is appealable to the N.S. Regulatory and Appeals Board as per Section 262 of the *HRM Charter*.

ATTACHMENTS

Map 1:	Generalized Future Land Use
Map 2:	Zoning and Notification Area
Attachment A:	Proposed LUB Amendment
Attachment B:	Review of Relevant MPS Policies

Report Prepared by: Jess Harper, Principal Planner – Rural Policy & Applications, 902.478.6875



Map 1 - Generalized Future Land Use

505 Lucasville Road
Lucasville

Subject Properties

Community Plan Area

Beaver Bank, Hammonds Plains and Upper Sackville Plan Area

Designation (Beaver Bank, Hammonds Plains and Upper Sackville Plan Area)

FP	Floodplain
MUB	Mixed Use B
MUC	Mixed Use C

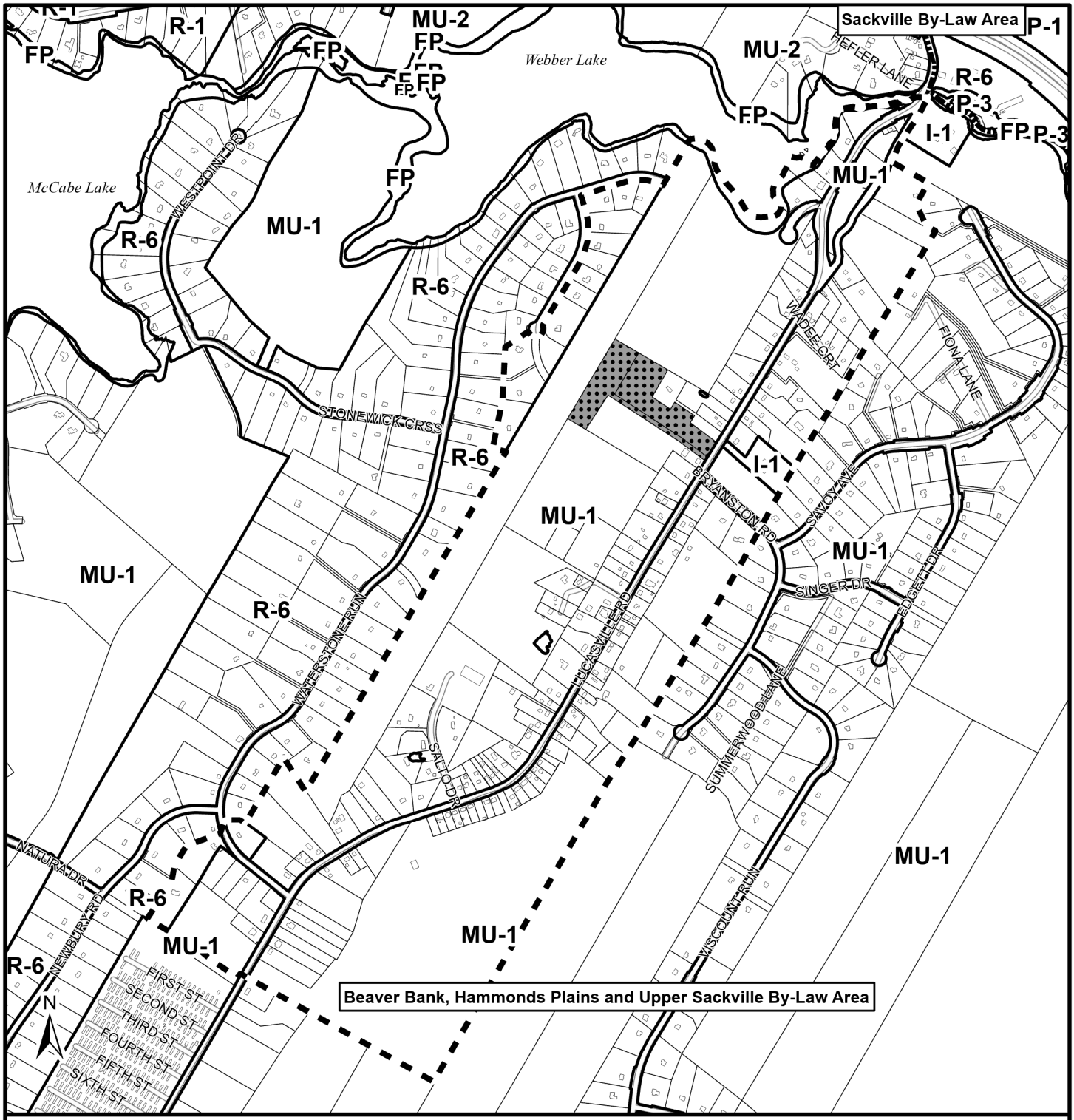
Designation (Sackville Plan Area)

FP	Floodplain
RR	Rural Residential

0 100 200 300 M

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.



Map 2 - Zoning and Notification Area

505 Lucasville Road
Lucasville

Subject Properties

Area of Notification

By-Law Area

Beaver Bank, Hammonds Plains
and Upper Sackville Land Use By-Law

Zone (Beaver Bank, Hammonds Plains and Upper Sackville By-Law Area)

FP	Floodplain
I-1	Mixed Industrial
MU-1	Mixed Use 1
MU-2	Mixed Use 2
R-1	Single Unit Dwelling
R-6	Rural Residential

Zone (Sackville By-Law Area)

P-1	Floodplain
P-3	Mixed Industrial
R-6	Mixed Use 1

HALIFAX

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This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

ATTACHMENT A

Proposed Amendment to the Land Use By-law for the Beaver Bank, Hammonds Plains and Upper Sackville Plan Area

BE IT ENACTED by the North West Community Council of the Halifax Regional Municipality that the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville is hereby further amended as follows:

1. Amending APPENDIX A-1: EXISTING SENIOR CITIZENS HOUSING USES, as shown below by adding the text “40306565 – Access Only” below the numbers “41464512” as follows:

USE	PID	Total Number of Dwelling Units
Senior Citizens Housing	41464512 40306565 – Access Only	64

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted by-law was passed at a meeting of the North West Community Council held on [DATE], 2026.

_____

Iain MacLean
Municipal Clerk

Attachment B: Review of Relevant MPS Policies

Beaver Bank/ Hammonds Plains/ Upper Sackville Municipal Planning Strategy	
MIXED USE DESIGNATION Mixed Use B	
Policy	**Staff Comments**
Policy P-9A	
Notwithstanding Policy P-8, Senior Citizens Housing use shall be permitted within the MU-1 (Mixed Use 1) zone, on specified parcels of land, as listed in Appendix A-1 of the Land Use By-law. All Senior Citizens Housing uses listed within Appendix A-1 shall be deemed to be an existing use and permitted to continue to operate with the same amount of dwelling units or less, as listed within the Appendix.	This application is a request to amend Appendix A-1 of the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law to add PID 40306565 as access only for the proposed development at 505 Lucasville Road (PID 41464512). Please note that as part of this application no additional Existing Senior Citizens Housing units will be approved and the amendment to Appendix A-1 is indicated as access only. Appendix A-1 currently permits a maximum number of 64 units at 505 Lucasville Road. Staff's review of the approved development and building permits for the proposed development at 505 Lucasville Road concluded that PID 40306565 was intended as access only and an application was submitted to the Municipality prior to the April 27, 2023 deadline. As a result of this, the request to add PID 40306565 as access only for the proposed development at 505 Lucasville Road is in keeping with Policy P-9A.
IMPLEMENTATION	
Policy P-137 *In considering amendments to the land use by-law or development agreements, in addition to all other criteria as set out in various policies of this planning strategy, Council shall have appropriate regard to the following matters:*	

(a) that the proposal is in conformity with the intent of this Plan and with the requirements of all other municipal by-laws and regulations;	The intent of this Plan and Appendix A-1 within the Land Use By-law is to limit the total number of permitted units of Existing Senior Citizens Housing uses for the properties identified within the appendix. Requesting to add PID 40306565 as access only for the proposed development at 505 Lucasville Road is in conformity with the intent of this Plan and the Land Use By-law as the access request was included as part of the submission made to the Municipality prior to the deadline of April 27, 2023. It is important to note that as part of this application no additional Existing Senior Citizens Housing units will be approved and the amendment to Appendix A-1 is indicated as access only.
(b) that the proposal is not premature or inappropriate by reason of: *(i) the financial capability of the Municipality to absorb any costs relating to the development;* *(ii) the adequacy of central or on-site sewerage and water services;* *(iii) the adequacy or proximity of school, recreation or other community facilities;* *(iv) the adequacy of road networks leading or adjacent to or within the development; and* *(v) the potential for damage to or for destruction of designated historic buildings and sites.*	(i) Costs to the Municipality are not anticipated from this application. (ii) The applicant previously had been granted approval for 118 Existing Senior Citizen Housing units at 505 Lucasville Road with access on the adjacent parcel. This application is to add the adjacent parcel as access only to Appendix A-1. The proposed development at 505 Lucasville Road is located partially within HRM's Water Service Boundary and will be serviced with an on-site septic system which will require Provincial approval. Servicing will be reviewed in detail at the permitting stage. (iii) The Wallace Lucas Community Centre is located approximately 0.3 km of the site. Located further down Lucasville Road is Atlantic Splash Adventure. The proposal is for Senior Citizen Housing, and it is not anticipated that the adequacy of schools will be negatively impacted by this development. (iv) The site previously has had permits issued for a 118 Senior Citizen Housing development. As part of the as-of-right permits issued, a Traffic Impact Statement (TIS) was submitted as a component of the development right-of-way permit and reviewed by HRM Engineering staff. (v) N/A. No designated historic buildings or sites have been identified.

(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of: *(i) type of use;* *(ii) height, bulk and lot coverage of any proposed building;* *(iii) traffic generation, access to and egress from the site, and parking;* *(iv) open storage;* *(v) signs; and* *(vi) any other relevant matter of planning concern.*	(i) The Existing Senior Citizens Housing use is a permitted use within Appendix A-1 of the Land Use By-law, and a previous permit had already been issued through the as-of-right process. Changes to the proposed development for a maximum of 64 units at 505 Lucasville Road and access on the adjacent parcel will be reviewed further at the permitting stage. (ii) The height, bulk and lot coverage of the proposed development will be reviewed in detail at the permitting stage. (iii) As noted above, a TIS was submitted and reviewed by HRM Engineering staff during the as-of-right permitting process. Driveway access and parking will be further reviewed at the permitting stage for the revised development proposal. (iv) N/A. Any proposed open storage will be reviewed through the as-of-right process at permitting. (v) Signage requirements are regulated through the requirements of the Beaver Bank/ Hammonds Plains/ Upper Sackville Land Use By-law. (vi) N/A. No other relevant matter of planning concern has been identified.
(d) that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding	No watercourses have been identified on PID 40306565. Lot grading will be reviewed at the permitting stage and would have been reviewed when the original building permit application was submitted.
(e) Within any designation, where a holding zone has been established pursuant to Infrastructure Charges - Policy P-81, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the Infrastructure Charges Policies of this MPS.	N/A. The subject property is not a holding zone.
Halifax Regional Municipal Planning Strategy (Regional Plan)	
CHAPTER 9: GOVERNANCE AND IMPLIMENTATION	

9.6. PRIORITIES PLANS	
Since the adoption of this Plan in 2014, Regional Council has approved several priority plans including the Integrated Mobility Plan, Halifax Green Network Plan, HalifACT, and Halifax's Inclusive Economic Strategy 2022-2027. The second review of this Plan began in 2020 and is expected to be readopted by Regional Council in 2023. The review will revise the policies of this Plan to ensure they are consistent with the priorities plans as approved. In the interim, this Plan supports the priorities plans which are actively used by staff to guide ongoing work.	
G-14A *In considering development agreements or amendments to development agreements, or any proposed amendments to the Regional Plan, secondary planning strategies, or land use by-laws, in addition to the policies of this Plan, HRM shall consider the objectives, policies and actions of the priorities plans approved by Regional Council since 2014, including:* *(a) The Integrated Mobility Plan;* *(b) Halifax Green Network Plan;* *(c) HalifACT;* *(d) Halifax's Inclusive Economic Strategy 2022-2027; and* *(e) any other priority plan approved by Regional Council while this policy is in effect*	The objectives, policies, and actions in the Priorities Plans outlined in G-14A do not appear to impact or be affected by this proposal.