

SITE-SPECIFIC AMENDMENT REQUEST

Phase 5 – Regional Plan Review
Submission to: regionalplan@halifax.ca

Applicant Information

Property Owners: Kimberly and Rob Taylor

Civic Address: 424 Old Post Road, Enfield, NS

Property ID (PID): 41265752

Date: May 23, 2025

Request Summary

We respectfully request a site-specific amendment to allow for the subdivision of the above-referenced parcel, either by:

1. Rezoning from R-7 to R-1B, consistent with nearby Keigan Drive zoning, or
2. Amending the frontage requirement for subdivision under the existing R-7 zoning, removing the technical barrier that prevents lot creation.

This request seeks to enable the creation of one additional single-family dwelling unit on an existing 4.9-acre property. The proposed dwelling will accommodate aging family members, supporting multigenerational living and community stability. The development respects the rural character of the area and is aligned with HRM's objectives under the Phase 5 Regional Plan Review.

Property Context

- Zoning: R-7 (Planning Districts 14 & 17 LUB)
- Lot Area: 212,030 sq.ft. (approx. 4.9 acres)
- Existing Road Frontage: ±243 feet
- Required Frontage per LUB: 200 feet per lot (400 feet total for two lots)

While the lot meets and exceeds all other criteria for subdivision (area, access, servicing), the only barrier is a technical shortfall in road frontage.

Planning Rationale

1. Alignment with Regional Plan Goals

- Promotes modest rural growth and improved housing options without adverse environmental or infrastructure impact.
- Supports HRM's broader goals of climate-resilient, low-carbon development—our proposal includes passive house design and responsible site planning.
- Allows for incremental intensification on a large rural parcel—preserving character while contributing to housing supply.

2. Local Precedent – Keigan Drive

- Located ~270m from our lot boundary, Keigan Drive contains properties zoned R-1B, which allows reduced frontage (75 feet).
- These lots demonstrate an established planning precedent for narrower frontages and modest lot creation in a similar rural setting.
- Rezoning or amending frontage requirements for our site would be consistent with nearby zoning patterns and community form.

3. No Service Burden or Environmental Risk

- Lot is serviced by existing road infrastructure.
- The proposed subdivision observes wetland buffers and all environmental constraints.
- There is no request for municipal servicing or infrastructure expansion.

4. Overcoming a Technical Barrier

- The property is only 157 feet short of the required frontage for a two-lot subdivision, while exceeding all other lot standards.
- This creates a disproportionate limitation on reasonable land use.
- A site-specific amendment or rezoning would resolve this inconsistency without altering land use intensity.

5. Support for Aging in Place and Family Care

- The additional dwelling will provide essential support while preserving independence for aging family members.
- This promotes multigenerational living, a model HRM has recognized as beneficial for community resilience and housing flexibility.

6. Alignment with Regional Plan Phase 5 Goals

- This site-specific amendment request aligns with HRM's focus on Phase 5 to support sustainable and modest rural growth.
- The proposed low-impact development enhances housing supply while maintaining rural character and minimizing environmental impact.

Conclusion

We are requesting HRM's consideration of this low-impact, site-specific amendment as part of Phase 5 of the Regional Plan Review. Our proposal:

- Respects the intent of rural planning policies.
- Enhances rural housing options in a controlled manner.
- Aligns with existing development patterns.
- Represents a logical and efficient use of land.

We would welcome the opportunity to discuss this request further with staff or participate in additional planning review processes as needed.

Attachments

- Preliminary Subdivision Sketch Plan (April 25, 2025)
- Sample Floor Plan (Front Elevation and Floor Layout)
- Property Context Map Highlighting Keigan Drive Zoning (R-1B)

Prepared by:

Matt Nickerson (Son), on behalf of

Kimberly and Rob Taylor

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