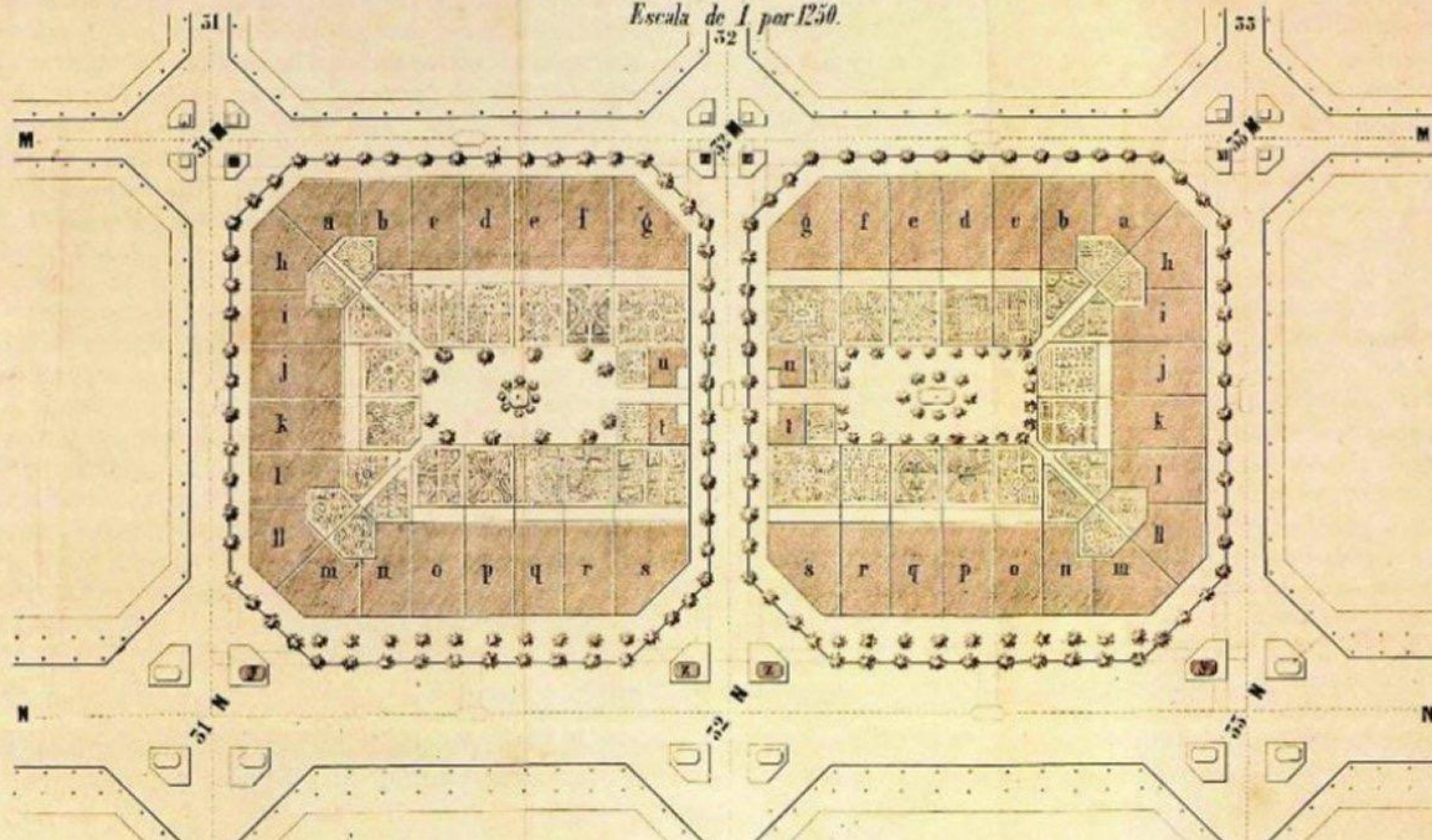


Presentation from Ms. Susan Gourley

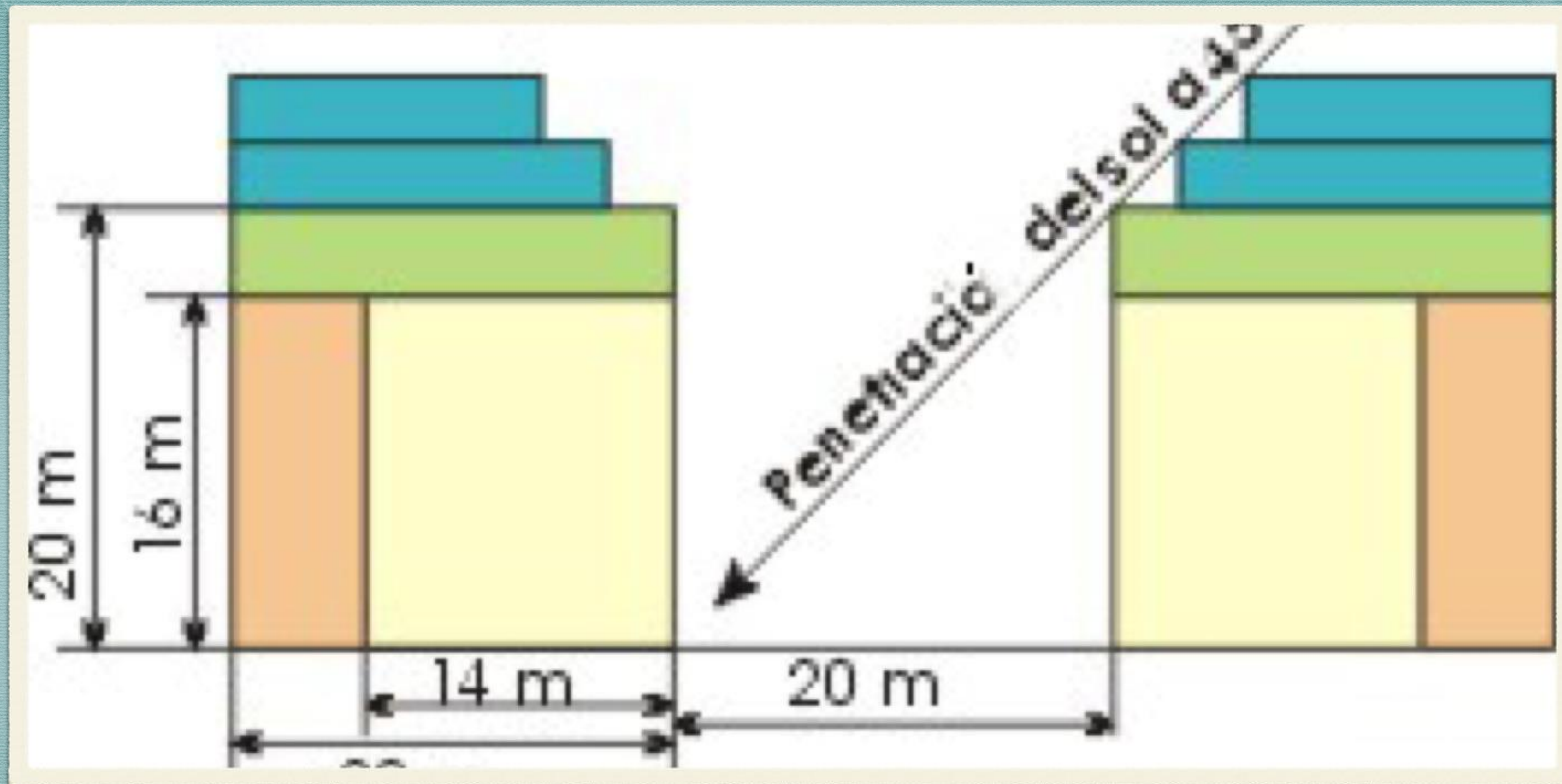
DETALLES GEOMÉTRICOS DE LA PLANTA DE LAS HANZANAS 51 ^M 52 Y 52 ^M 53 QUE TIENE EN CONSTRUCCION LA SOCIEDAD
FOMENTO del ENSANCHE de BARCELONA

Escala de 1 por 1250.



THE CERDÀ PLAN

ONE



Let there be light



NO PETS ALLOWED

THREE



RENT FOR SMALL BUSINESSES

FOUR

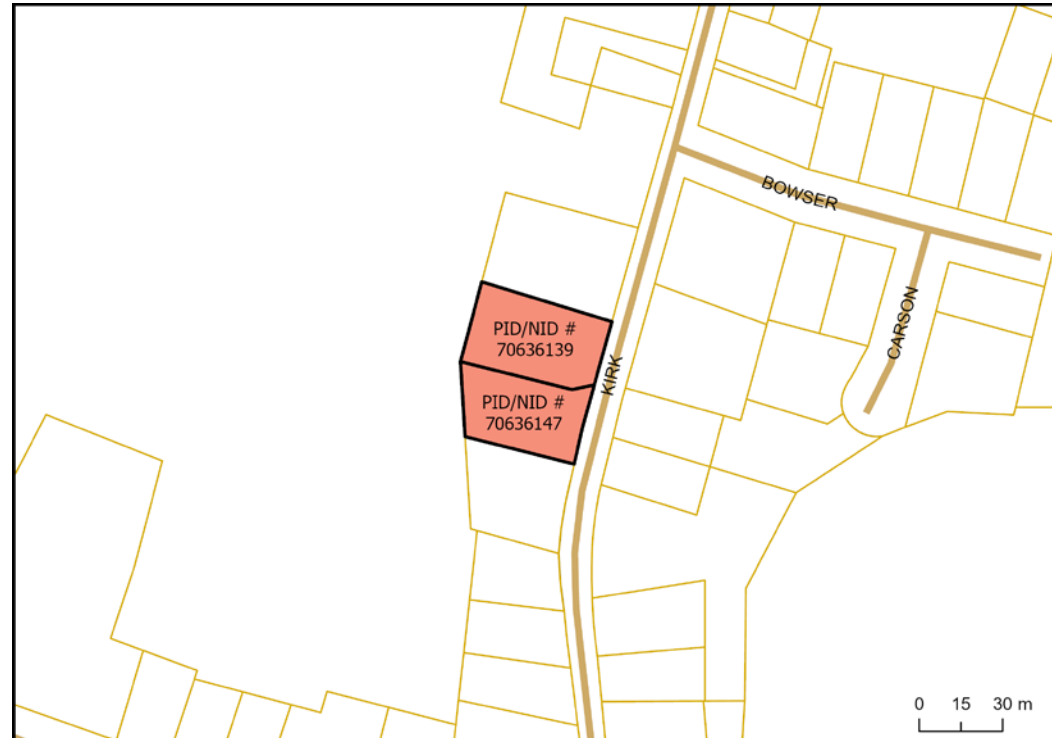


Rezoning to R2 zone
Kirk street, Sackville

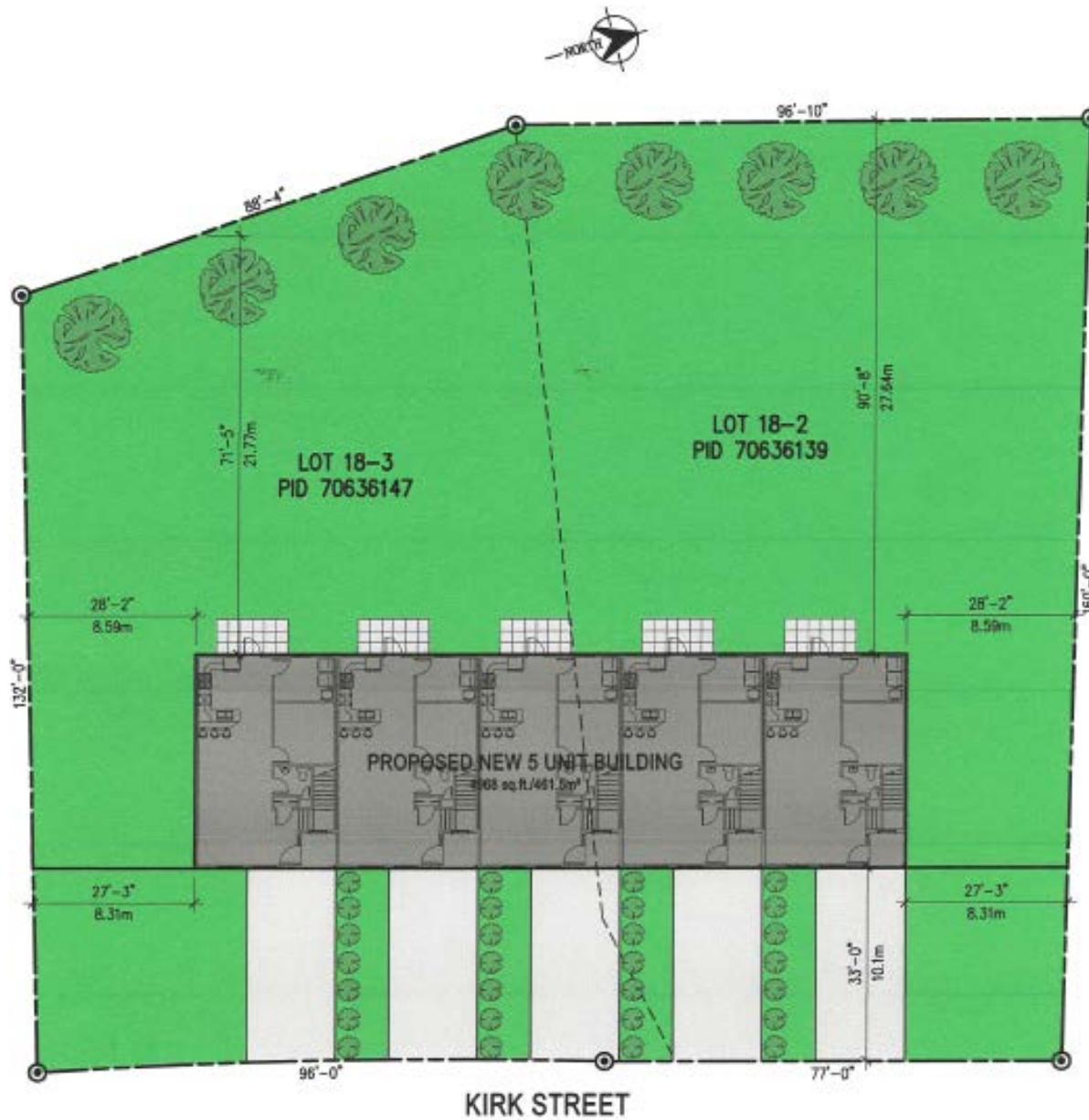
Preliminary

December 10, 2024

-
- Massood Hosseini is proposing to rezone the subject properties from R1 to R2 to permit the construction of vertically attached dwelling.

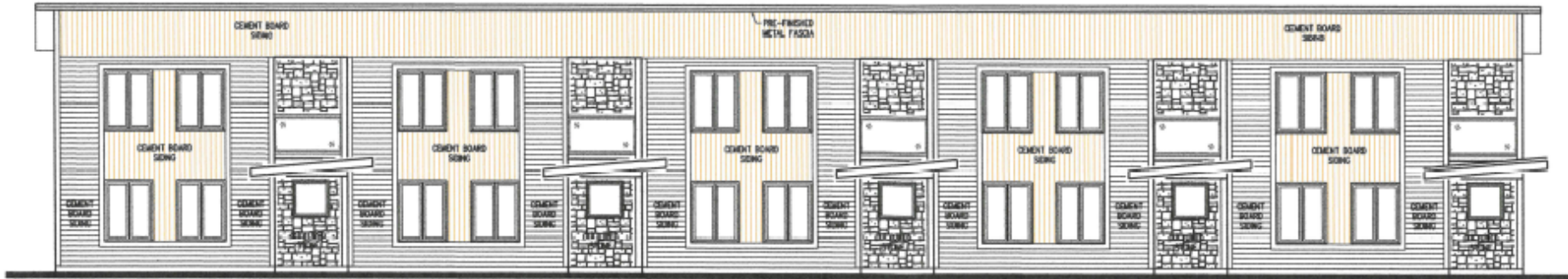




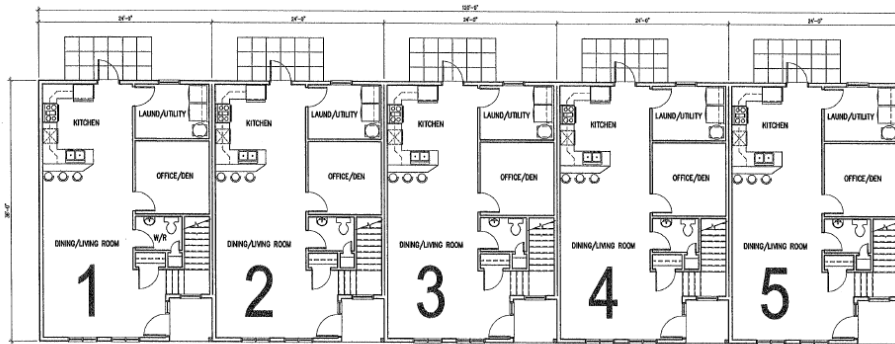


Proposed Development

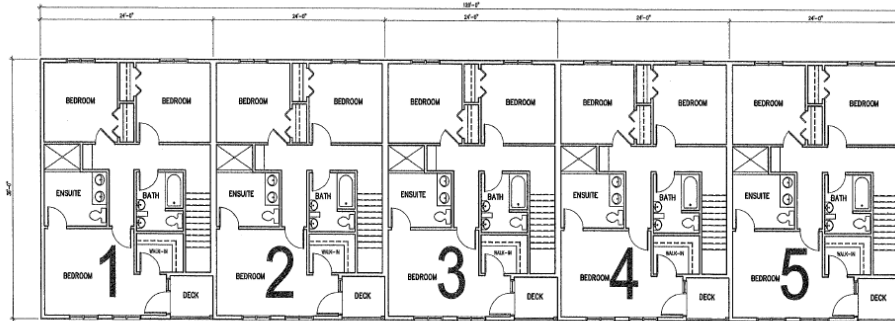




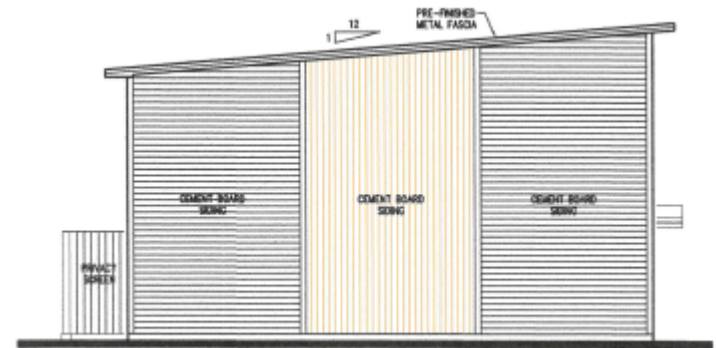
PROPOSED EAST ELEVATION SCALE: 3/16" = 1'-0"



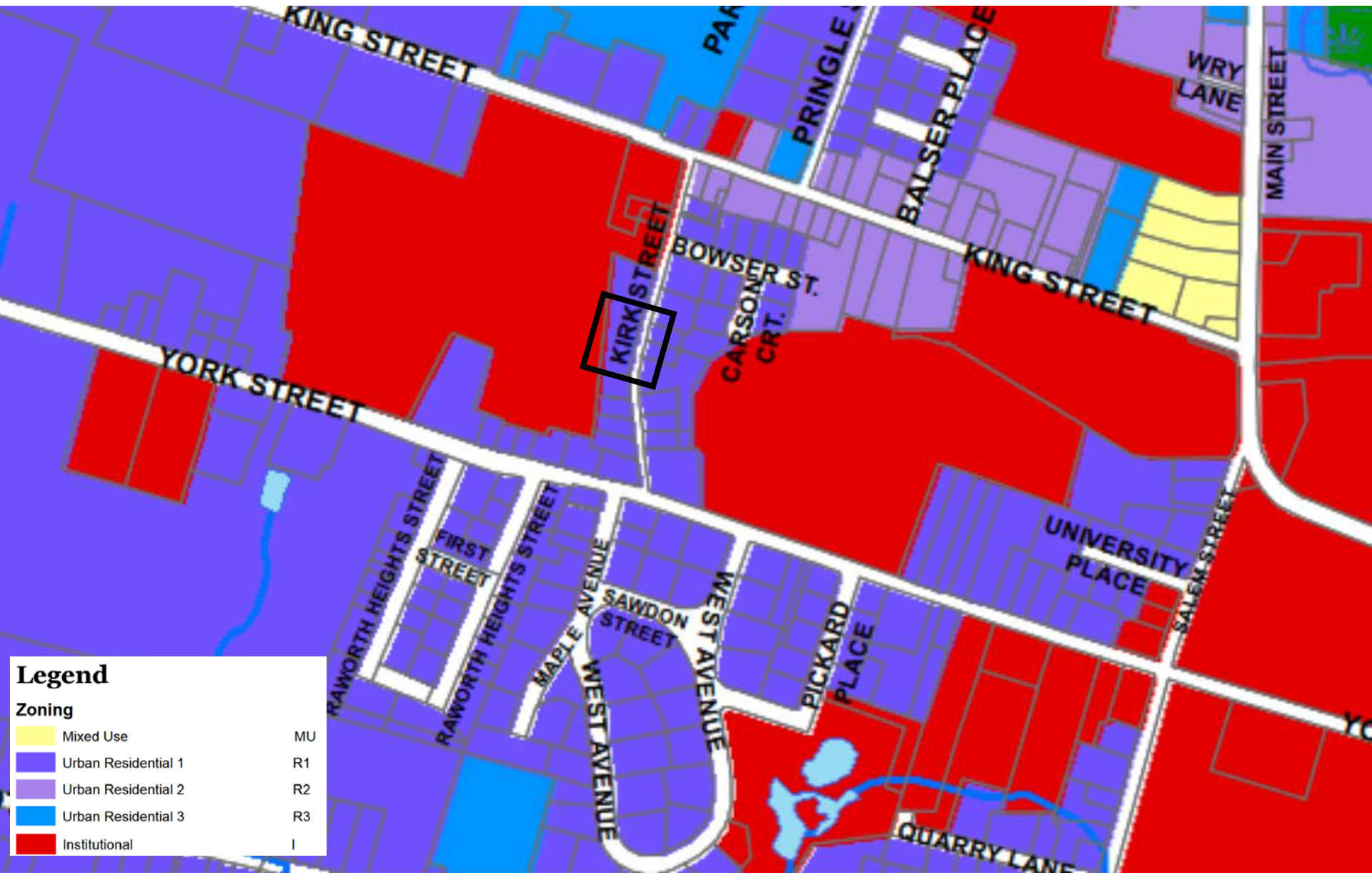
PROPOSED MAIN FLOOR PLAN SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION SCALE: 3/16" = 1'-0"



Legend

Zoning

	Mixed Use	MU
	Urban Residential 1	R1
	Urban Residential 2	R2
	Urban Residential 3	R3
	Institutional	I

“The challenge is to address the existing increased density pressures on residential neighbourhoods without discriminating against all populations. The goal is to ensure that a variety of housing options are available within the Town.”

“5.1.3 It is a policy to set targets for housing other than single family dwellings to increase by 5% per year using 2005 as the base year.”

“3.2.3.1 It is a policy to designate sufficient residential land on the “Town of Sackville Future Land Use Map” to accommodate the demand for future residential development. Based on existing servicing (water and sanitary sewer) capacity and the physical limits of services which are influenced by topography, the area as indicated on the “Town of Sackville Future Land Use Map”, which is part of this Plan is designated as “Urban Residential”.”

“3.2.3.4 It is a policy that a range of housing options shall be permitted in areas zoned medium density including duplexes, vertically-attached dwellings and other medium density detached dwellings on individual lots. Medium density is defined as not exceeding 65 units per net hectare subject to appropriate zoning regulations.”

-
- Sackville faces a lack of housing, particularly a variety of housing options.
 - The intent of the plan is to address these issues and provide a broader range of housing choices.
 - Properties are designated as urban residential,
 - are serviced by municipal utilities,
 - are intended to accommodate residential growth.
 - Low density is defined as 18 units per hectare or fewer, plus accessory dwelling units. With 19,7 units per hectare, this proposed development would align with the general character of the zone while adding diversity to the municipal housing stock

Provincial public partners were contacted:

Department of Environnement and local government; Environmental Assessment branch answer that the proposed development does not need to go through an Environmental impact assessment.

Department of Environnement and local government; Air science section had no comment.

Department of Tourism, heritage and culture, Archaeology and heritage branch and answer That:

“an archaeological impact assessment should be completed in advance by an archaeologist with a valid Archaeological Field Research Permit before any ground disturbance activities (e.g. excavation, grubbing, etc) takes place in this area.

Additionally, if archaeological objects are identified during any phase of the project, as per Section 9 of the Heritage Conservation Act, work must stop and the proponent must notify the Archaeology and Heritage Branch.”

The applicant was made aware of this last comment.

Under the *Community Planning Act*, when Council receives a Rezoning request Council may choose to:

- 1.) pass a resolution to start the process of public engagement if they wish to consider the rezoning, or
- 2.) if Council does not wish to entertain the rezoning, the resolution may be denied.

Resolution – **December 10, 2024**

Planning Review and Adjustment

Committee – January 22 2025

Public hearing – January 27 2025

First and second reading– February 11,
2025

