



**COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT
STANDING COMMITTEE
MINUTES
May 19, 2016**

PRESENT: Councillor Waye Mason, Chair
Councillor Lorelei Nicoll, Vice Chair
Councillor Steve Craig
Councillor Jennifer Watts
Councillor Steve Adams

OTHER MEMBERS
OF COUNCIL: Councillor David Hendsbee
Councillor Brad Johns

REGRETS: Councillor Tony Mancini

STAFF: Mr. Bruce Zvaniga, Acting Chief Administrative Officer
Mr. Colin Taylor, Solicitor
Ms. Sheilagh Edmonds, Legislative Assistant

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

*The agenda, supporting documents, and information items circulated to the Community Planning and Economic Development Standing Committee are available online:
<http://www.halifax.ca/boardscom/SCcped/160519cped-agenda.php>*

The meeting was called to order at 10:03 a.m and adjourned at 11:35 a.m.

1. CALL TO ORDER

The Chair called the meeting to order at 10:03 a.m.

2. APPROVAL OF MINUTES – April 21, 2016

MOVED by Councillor Nicoll, seconded by Councillor Watts

THAT the minutes of April 21, 2016 be approved.

MOTION PUT AND PASSED

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

Additions:

15.1 Councillor Watts – Affordable Housing Targets and Priorities

The Chair noted that Councillor Johns was in attendance and wished to address the Committee.

Councillor Johns referred to Information Item 2—‘Update: Cobequid Cultural Society Less than Market Lease Request’ and asked that the Committee bring it forward to the June agenda, to which it was agreed.

Councillor Watts asked that Information Item 1 – ‘Halifax Explosion 100th Anniversary Commemorative Program Update’ be brought forward to the June agenda, to which it was agreed.

Councillor Johns also asked that the Committee consider, at a future meeting, having a discussion on recommendations to Council and the CAO on staffing in the business unit that oversees the disposal of properties under Administrative Order 50, noting that a backlog was developing. The Chair indicated that he would follow-up with staff, and perhaps asked staff to attend a meeting for discussion.

MOVED by Councillor Nicoll, seconded by Councillor Watts,

THAT the agenda be approved as amended.

Two-third majority vote required.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

6. MOTIONS OF RECONSIDERATION – NONE

7. MOTIONS OF RESCISSION – NONE

8. CONSIDERATION OF DEFERRED BUSINESS – NONE

9. NOTICES OF TABLED MATTERS – NONE

10. CORRESPONDENCE, PETITIONS & DELEGATIONS

10.1 Correspondence - None
10.2 Petitions - None

10.3 Presentation

10.3.1 Destination Eastern and Northumberland Shores (DEANS) – STEP Project Update

The following was before the Standing Committee:

- A presentation entitled, *Musquodoboit Harbour – Sherbrooke STEP Initiative*

Ms. Cindy MacKinnon, Managing Director, Destination Eastern and Northumberland Shores provided a presentation on their Strategic Tourism Expansion Program (STEP). She introduced Mr. Ryan Murphy, advising that he was with the STEP Committee and a business owner on the Eastern Shore. In her remarks, she advised that STEP is an innovative, experiential tourism development program to address the capacity gap amongst communities that have an above average potential as a sustainable tourism destination. Highlights of her presentation are as follows:

- DEANS was the first STEP program in Nova Scotia; they are unique in that a typical STEP is one community but theirs' involves several communities.
- Have carried out a lot of public engagement and received community input; draft strategic plan has been out to the community twice for presentation and feedback; plan completed and presented to funders and sponsors April 7, 2016.
- The project goal and opportunity is that they are an ecologically driven brand opportunity with hundreds of coastal islands, a pristine environment with diverse wildlife, white sand beaches and unique boreal forest, and sheltered coves.
- Four strategic priorities are: Capitalize on the nature-based opportunities; build success through engagement; advance experiential tourism development; and enrich quality of life.
- This year they have 8 actions proposed and they are categorized under Research, Product, and Brand actions.
- They are seeking a \$25,800.00 in-kind from HRM's Planning Department for research, planning, inventory and design services; a cash contribution of \$7,900 to be used towards DEANS hiring a contract worker for an essential visitor services strategy; and a staff person to site on their Phase 2 Working Committee.

Ms. MacKinnon responded to questions of clarification.

The Chair thanked Ms. MacKinnon for the presentation and requested that she follow-up with a letter to the Committee outlining her 'ask' from the Municipality, and advised that the letter would be placed on the June agenda for consideration of forwarding it to staff for a report.

11. INFORMATION ITEMS BROUGHT FORWARD – NONE

12. REPORTS

12.1 STAFF

12.1.1 Case 19507: Amendments to the Regional Subdivision By-law

The following was before Community Planning and Economic Development Standing Committee:

- A staff recommendation report dated March 30, 2016

Ms. Erin MacIntyre, Planner 1 presented the staff report which outlined proposed amendments to the Regional Subdivision By-law, as per the direction from Regional Council February 11, 2014. The specific topics reviewed fell within the following three categories:

- Those identified by the development industry

- Those identified by staff, and
- Items identified by Regional Council

Ms. MacIntyre advised that the five issues the development industry identified were: LED streetlights; audit inspection amounts, the role of Heritage Gas in the subdivision process; the timing of street tree and landscaping requirements; and parkland dedication. She elaborated on how staff is addressing these issues, as outlined in the staff report.

Ms. MacIntyre noted that the issues identified by staff were as follows, in addition to housekeeping amendments:

- Warranty period – staff are proposing an amendment to extend the warranty period required for any defects in the performance of newly installed street infrastructure from one year to two years to make it consistent with the industry standard used by HRM and for their capital works projects as well as by other Canadian cities.
- Subdivision Processing Fee – the amount of fees that are charged are currently under review and will be addressed in a separate report to Council in late spring of this year. Fees have been removed from the By-law and included in Administrative Order 15.
- Park Accessibility Standards – no amendment is required. Staff has a commitment to review several existing parks for accessibility issues due to a lack of curb cuts, driveways, parking areas and unstable pedestrian surface. This can be addressed through future capital improvements.
- Housekeeping amendments include: updated review agency references so that they don't require a future amendment to address name changes; definitions have been added to clarify bylaw intent; removed exhausted grandfathering provisions; removed redundant engineering requirements; and reorganized the subdivision agreement with new section letters for ease of use.

Ms. MacIntyre advised that issues identified by Regional Council were: the possibility of allocation or prorating parkland dedication; and the possibility of requiring park dedication for changes in use where no subdivision is taking place or park dedication required where no lots are being created. She noted that staff are looking at the entire park program.

MOVED by Councillor Watts, seconded by Councillor Nicoll

THAT the Community Planning and Economic Development Standing Committee recommend that Regional Council:

- 1. Give First Reading to the proposed amendments to the Regional Subdivision By-law as set out in Attachment A of the March 30, 2016 staff report, and schedule a public hearing;**
- 2. Approve the proposed amendments to the Regional Subdivision By-law as contained in Attachment A of the March 30, 2016 staff report; and**
- 3. Approve the proposed amendments to Administrative Order Number 15 Respecting License, Permit and Processing Fees as contained in Attachment B.**

Ms. MacIntyre responded to questions.

Councillor Watts raised questions in regard to environmental sustainability and suggested there were opportunities within the regional subdivision bylaw to meet other policy direction within the Regional Plan, like the commitment to environmental sustainability. She suggested examples such as the positioning of homes to capture better solar capacity, and consideration of active transportation and sidewalks, as ways to ensure subdivisions are not limiting people's ability to reduce greenhouse gas emissions.

Councillor Hendsbee advised that there were differences between rural and urban subdivisions and that there should be different standards for each. For example, he suggested that the street standard for lighting should be different for rural and urban, pointing out that in the urban area, there are lights on every pole, whereas, but in the rural area it was not necessary to have a streetlight on every pole, and that a light on every second pole would suffice.

The Chair questioned if there were differences in the subdivision approach for standards in rural and urban.

Ms. Denty, Manager, Current Planning, explained that there are different standards for urban and rural streets. She pointed out that as part of their departmental renewal they have created a new division called infrastructure planning and design standards is part of that group. She advised that she would take the suggestion back to the group for consideration.

Councillor Hendsbee advised that the Municipality is not recognizing 25 acre lots as developable but taxing them as residential lots and he questioned if this issue will be addressed through the regional subdivision bylaw amendments or if there was another approach.

Ms. Denty explained that HRM's subdivision bylaw applies to subdivisions that the Municipality approves. Outside of this, the Province has specifications in the Charter outlining things that don't need subdivision approval. She added that if you don't need approval, then you don't need to meet the standards. Ms. Denty advised that, in the case of the 25 acre parcels, the lots being created were being created for agricultural or forestry purposes—they don't have frontage, and because they don't have frontage, under the technical requirements of the land use bylaw, staff are unable to issue permits.

The Chair thanked Ms. MacIntyre and Ms. Denty for their presentation. He asked that a copy of the presentation be circulated to the Committee members, and that a web link 'track changes' version of the bylaw be sent to the Committee members.

MOTION PUT AND PASSED UNANIMOUSLY.

13. MOTIONS - NONE

14. IN CAMERA (IN PRIVATE) - NONE

15. ADDED ITEMS

15.1 Councillor Watts – Affordable Housing Targets and Priorities

The following was before the Standing Committee:

- A Councillor Request for Added Item form, submitted by Councillor Watts

MOVED by Councillor Watts, seconded by Councillor Nicoll

THAT the Community Planning and Economic Development Standing Committee

- 1. Request a staff presentation at the June CPED meeting on the affordable housing targets and priorities identified by the Halifax Housing Partnership stemming from the Halifax Housing Needs Assessment Report.**
- 2. Request that Housing Nova Scotia present at a future meeting of Community Planning and Economic Development on their affordable housing actions and projects in the Halifax Regional Municipality.**

Councillor Watts advised that new information will be released by the Halifax Housing Partnership on targets and priorities that the Committee can consider in June to provide possible options for Regional

Council to consider as part of Council's commitment to the partnership. With regard to requesting a presentation from the Province, Councillor Watts, advised that Housing Nova Scotia is working on the delivery of affordable housing in the Province and she would like them to update the Committee on their specific projects in HRM.

MOTION PUT AND PASSED.

16. NOTICES OF MOTION

16.1 Councillor Craig

Take Notice that at the next meeting to be held on June 16, 2016 I will request a staff report that outlines the process and key stakeholders for articulating HRM's role and approach to tourism, festivals, and special events as outlined in Halifax Economic Growth Plan 2016-21, recently approved by Regional Council.

16.2 Councillor Mason

Take Notice that, at the next regular meeting to be held on June 16, 2016 I will move the following:

That the Committee request a staff report regarding opportunities to make residents aware and promote the use of the Provincial Office of the Ombudsman as a means to assist residents who feel they have been treated unfairly and, when warranted, to recommend improvements in the delivery of government services offered in HRM.

17. PUBLIC PARTICIPATION

Ms. Katherine Brown, Kings Road, Wellington addressed the Committee about her concern that the Municipality would not issue a development permit for her 25 acre parcel of land. She explained that over the past ten years she has met with staff in regard to the land and, as recently as 18 months ago she questioned if there would be any problem in getting a building permit for the 25 acre lot and was advised that there would not be any issue. Ms. Brown noted that this has placed her in a very difficult financial position, and negatively impacted her retirement. As well, she advised that it has had a negative impact on the prospective buyers for the property who were intending to build their homes on the land.

18. DATE OF NEXT MEETING - June 16, 2016

19. ADJOURNMENT

The meeting adjourned at 11:35 a.m.

Sheilagh Edmonds
Legislative Assistant