



**HALIFAX REGIONAL COUNCIL  
COMMITTEE OF THE WHOLE MINUTES  
May 20, 2014**

**PRESENT:** Mayor Mike Savage  
Deputy Mayor Darren Fisher  
Councillors: Barry Dalrymple  
David Hendsbee  
Bill Karsten  
Lorelei Nicoll  
Gloria McCluskey  
Waye Mason  
Jennifer Watts  
Russell Walker  
Stephen Adams  
Reg Rankin  
Matt Whitman  
Brad Johns  
Steve Craig  
Tim Outhit

**REGRETS:** Councillor Linda Mosher

**STAFF:** Mr. Richard Butts, Chief Administrative Officer  
Mr. John Traves, Municipal Solicitor  
Ms. Cathy Mellett, Municipal Clerk  
Ms. Jennifer Weagle, Legislative Assistant

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

*A video recording of this meeting is available:*

[http://www.halifax.ca/site/exit.php?url=http://archive.isiglobal.ca/vod/halifax/archive\\_2014-05-20\\_live.mp4.html](http://www.halifax.ca/site/exit.php?url=http://archive.isiglobal.ca/vod/halifax/archive_2014-05-20_live.mp4.html)

*The agenda, supporting documents, and information items circulated to Council are available online: <http://www.halifax.ca/council/agendasc/140520cow-agenda.php>*

*The meeting was called to order at 10:00 a.m., and recessed at 12:15 p.m. Committee of the Whole reconvened at 1:01 p.m. and adjourned at 1:37 p.m.*

**1. CALL TO ORDER**

Mayor Savage called the meeting to order at 10:00 a.m.

**2. APPROVAL OF THE MINUTES – None**

**3. Regional Plan (RP+5): HRM Regional Municipal Planning Strategy**

The following information was before Council at the May 20, 2014 Committee of the Whole meeting:

- Staff supplementary report dated April 29, 2014
- Staff report dated January 14, 2014
- Design Review Committee report dated January 30, 2014
- Heritage Advisory Committee report dated January 31, 2014
- A motion memo for Committee of the Whole consideration on May 20, 2014
- A summary of correspondence received by the Office of the Municipal Clerk and distributed to Council for the May 20, 2014 Committee of the Whole, including a breakdown of correspondence received and previously distributed to Council for the February 11 and February 25, 2014 meetings.
- Correspondence received between May 13 and May 20, 2014 by the Office of the Municipal Clerk and distributed to Council for the May 20, 2014 Committee of the Whole meeting from: Honourable Kevin Murphy, Eastern Shore MLA; J. Michael Hanusiak, Senior Vice President, Clayton Developments Ltd.; Bassam Nahas, President, Battery Hill Developments Ltd.; Nathan Brett, Purcell's Cove Neighbourhood Committee; Gail Penney, Seven Lakes Development; Katherine Kitching; Julia Creighton; Sandra Selva; and Sheri White.
- A Summary of Approved Motions from the February 25, 2014 Regional Council meeting
- An extract of the draft minutes of the February 25, 2014 Regional Council meeting
- Handout – Staff Proposed Amendments Allowing for Subdivision of One (1) Additional Lot on Lands Zones Urban Reserve in the Halifax Plan Area Under the Exemption Provisions of the Regional Subdivision By-Law
- Revised Handout – Staff Proposed Amendments Allowing for Subdivision of One (1) Additional Lot on Lands Zones Urban Reserve in the Halifax Plan Area Under the Exemption Provisions of the Regional Subdivision By-Law

Mr. Austin French, Manager, Planning Services, Planning & Infrastructure, indicated that staff have submitted a supplementary report responding to questions from members of Council from the February 25, 2014 Regional Council meeting. Mr. French commented that the questions relate substantially to servicing boundary expansions. He noted that staff are of the opinion that the appropriate time to deal with such matters is at the secondary planning stage. Mr. French indicated that staff are recommending that Council move forward as proposed to give First Reading, hold a public hearing, and reserve final decision until after hearing from the public.

**MOVED** by Councillor Nicoll, seconded by Councillor Mason, that Committee of the Whole recommend that Halifax Regional Council give First Reading and schedule a public hearing to consider:

- 1. repealing the existing HRM Regional Municipal Planning Strategy and adopting the proposed HRM Regional Municipal Planning Strategy as contained in Attachment A of the January 14, 2014 staff report;**
- 2. repealing and re-adopting the 2006 Regional Plan Community Plan and Land Use By- Law Amendments (as amended) as contained in Attachment B of the January 14, 2014 staff report;**
- 3. adopting the amendments to the Secondary Planning Strategies as contained in Attachment C of the January 14, 2014 staff report and additional amendments to the Downtown Halifax Secondary Municipal Planning Strategy as contained in Attachment 1 of the January 31, 2014 report from the Heritage Advisory Committee and in Attachment A of the January 30, 2014 report from the Design Review Committee;**
- 4. repealing the Halifax Regional Subdivision By-law currently in effect and replacing it with a new Halifax Regional Subdivision By-law presented in Attachment D of the January 14, 2014 staff report;**
- 5. adopting the amendments to the Land Use By-laws as contained in Attachment E of the January 14, 2014 staff report and adopting the amendments to the Downtown Halifax Land Use By-law, Schedule S-1, Design Manual, section 4.5.6 to replace the name “Federal Standards and Guidelines for Conservation of Historic Buildings in Canada” with “Standards & Guidelines for the Conservation of Historic Places in Canada, 2nd Edition” as contained in Attachment 1 of the January 31, 2014 report from the Heritage Advisory Committee and Attachment B of the January 30, 2014 report from the Design Review Committee;**
- 6. adopting the amendments to By-law H-200, the Heritage Property By-Law, as contained in Attachment F of the January 14, 2014 staff report and additional amendments as contained in Attachment 1 of the January 31, 2014 report from the Heritage Advisory Committee;**
- 7. adopting the amendments to the Barrington Street Heritage Conservation District Revitalization Plan, as contained in Attachment G of the January 14, 2014 staff report and additional amendments as contained in Attachment 1 of the January 31, 2014 report from the Heritage Advisory Committee;**
- 8. adopting the amendments to By-law H-500, the Heritage Conservation District (Barrington Street) By-law, as contained in Attachment H of the January 14, 2014**

**staff report and additional amendments as contained in Attachment 1 of the January 31, 2014 report from the Heritage Advisory Committee; and**

- 9. the amendments approved at the February 25, 2014 meeting of Regional Council, as presented in Attachment C and accompanying maps 1 and 2 of the Supplementary Staff Report dated April 29, 2014, being:**
  - A. That Schedule I of the Regional Subdivision Bylaw be amended, as per Map 1 attached to the supplementary staff report dated April 29, 2014, to include all “Future Major Roads” as shown on Map 1 (Settlement and Transportation) and Map 6 (Future Transit and Transportation) of the Regional Plan;**
  - B. That the proposed amendments to the Mainland Halifax Land Use By-law as presented in Map E-8.1 of the January 14, 2014 staff report be amended to reflect the request made by the Nova Scotia Nature Trust to have four HRM owned properties rezoned to (PA) Protected Area;**
  - C. That Map 12 of the revised Regional Plan – HRM Potable Water Supply Areas – circulated with Attachment A of the January 14, 2014 staff report, be replaced with a revised Map 12 as circulated on February 25, 2014;**
  - D. That Objective 4 of Culture and Heritage be amended by inserting the words “and heritage” following the words “support cultural” and the words “signature cultural” on page 12 and page 85 of Draft 4 of the proposed revised Regional Plan;**
  - E. That Schedule H of the Regional Subdivision Bylaw be amended, as per Map 2 attached to the supplementary staff report dated April 29, 2014, to include all lands within the Lawrencetown Plan Area within the Central/Eastern Interim Growth Management (IGM) Area; and**
  - F. That the first sentence of Policy SU-28 be amended to read “HRM shall confirm the objectives of the Integrated Solid Waste Resource Strategy, and it shall review the Strategy outcomes every 5 years unless changes to program components, such as capacity or regulations, require a review be conducted in the interim”.**

Responding to a question from Councillor Adams with regard to the urban reserve designation, Mr. French clarified that the intent of the urban reserve designation is to hold lands in reserve until the completion of the lifespan of the Regional Plan (2031). He further clarified that lands designated urban reserve are intended for eventual urban service style development (water and sewer service) which would occur through a secondary planning process near the end of the lifespan of the Regional Plan.

Councillor Johns noted that Beaverbank was put into a holding zone seven years ago because of traffic concerns and inquired whether any work has been done to remedy these concerns. Mr. French noted that plans are underway for the eventual extension of Margeson Drive, which would function as a by-pass road to the Beaverbank Road. He indicated that HRM Traffic

services are of the opinion that there is a high level of congestion at this time on the Beaverbank Road and it is not appropriate for further development. Mr. French further clarified that no specific date has been set for completion of the extension. He noted that if the extension is to be constructed development would pay for the extension, as outlined in the supplementary staff report. Mr. French noted again that these decisions would appropriately occur through the secondary planning process.

Councillor McCluskey inquired as to whether the Wingate Village subdivision is included in the holding area referenced by Councillor Johns. Mr. French confirmed that the Wingate Village subdivision falls within the same plan area, although sewer service is not proposed for Wingate Village and it would fall under a separate category. Mr. French further responded that the Wingate Village subdivision is eligible to proceed under the proposed revisions to the Regional plan under the conservation design rules, subject to certain assessments through the development agreement process, including a traffic study and water servicing study.

Councillor Karsten indicated that he hopes Council and staff will look at a different model for the next review of the Regional Plan. He inquired how long it typically takes to complete a secondary plan from start to finish. Mr. French noted that staff recognize that Council has concerns with the time frame for secondary plans, and that the proposed approach included in the Regional Plan for secondary plans would take 18-24 months. He noted that this would include regular progress reports to Council, and would leave any extensions to Council's discretion. Mr. French further responded that staff are of the opinion that six secondary plans could be undertaken at any one time.

Councillor Karsten referenced page 17 of the January 14, 2014 staff report, which stated that "Staff recommend secondary plan review in this area [Eastern Passage/Cow Bay] once this connector road [Mount Hope to Caldwell connector] is approved for construction on lands owned by the Department of National Defence". He questioned why the secondary plan would be done only after construction has been approved.

Councillor Dalrymple commented that the Musquodoboit Valley has strong potential for a mining development over the next few years, which could employ 300 - 400 workers. He noted concern with language in the proposed plan which does not permit new roads or streets, and inquired whether this would apply in the Musquodoboit Valley agricultural area. Mr. French clarified that the primary form of rural development is through conservation design, which is permitted within the agricultural designation.

Councillor Dalrymple, noting that the Fall River Secondary Plan was approved by Council last year, inquired how the proposed revisions to the Regional Plan would affect a proposed seniors complex being planned in Fall River. He suggested that the Fall River Secondary Plan allows for the seniors complex if HRM extends water and sewer service to the area. Mr. French advised that the proposed seniors complex would also be considered under the conservation design category. He noted that policies within the Fall River Secondary Planning Strategy, along with policies within the current Regional Plan and proposed Regional Plan would have to be considered, although staff are of the opinion that for the referenced proposal the Fall River

Secondary Plan would be the primary policy that would apply since it has policies that mirror those in the Regional Plan.

Mr. French noted that, in addition to the amendments before Council at this meeting, minor housekeeping amendments would have to be made to the Regional Plan, and those amendments would be brought in a by staff between now and the advertisement for the public hearing.

**MOVED by Councillor Hendsbee, seconded by Councillor Dalrymple, that Regional Council allow the following amendments to the main motion:**

- A. To permit Seven Lakes the ability of completing of an integrated low-impact community design consistent with the vision expressed in the 2006 Regional Plan and for the developer to continue significant investment in the community, Seven Lakes requires the 2006 Open Space form of development on its adjacent land holdings. Council recognizes that permitting this form of development to be extended may be appropriate for the remaining lands due to their proximity to central Porters Lake and its designations as a Rural District Growth Centre.**
- B. Proposed Amendments – Implementation Policy G-19 Notwithstanding Policies S-14, S-15, S-16 and S-17 of this Plan Council may consider a development agreement application on lands identified by PID NOs 00109504, 40183360, 40184178 Block 4B and 4C, 40184707, 40184889, 40305468, 40305476, 40678807, 40678815, 40678849, 40713133, 40713166, 40713174, 40713182, 40713190, 41082108, 41219205, 41219213, 41219221, 41219239, 41219247, 41219254, 41219262, 41219270, 41219288, 41310954, 41315995, 41316001, 41316019, 41316027, 41316035, 41316043, 41316050, 41316084, 41316092, 41316118, 41316126, 41316134, 41316142, 41316159, 41316167, 41316191, 41316217, 41316225, 41316258, 41316266, 41316316, 41316324, 41316332, 41316340, 41316357, 41316365, 41316373, 41316381, 41316407, 41316415, 41316423, 41328105, 41328113, 41352105, 41381997, 41382003, 41382011, 41383431, 41383464, 41383472, 41393992, 41404120 (as provide by Councillor Hendsbee under signature) and illustrated on Appendix D on this Plan in accordance with policies S-15 and S-16 of the 2006 Regional Plan provided that a completed application has been submitted to HRM prior to December 31, 2014.**

Councillor Hendsbee indicated that the Seven Lakes developer has committed to a sizeable investment in the Eastern Shore, and deserves to have their investment protected and considered under existing rules.

Mr. John Traves, Municipal Solicitor, pointed out to Council that the proposed amendment has a limited sunset clause date of December 31, 2014, and noted that any applications for this development would have to be made by that date.

Councillor Mason inquired whether consideration could be given to expanding the secondary planning area in question. Mr. French confirmed that part of the secondary planning process is to determine appropriate boundaries for the Rural District Growth Centre.

Councillor Karsten spoke in favour of the amendment, and in favour of the development, noting that it is an award-winning and sustainable model.

Mr. Traves confirmed that the proposed amendment would permit development of the properties identified by PID numbers in the motion, provided that applications are submitted to HRM prior to December 31, 2014.

Councillor Watts, referencing the proposed schedule of secondary planning communities outlined on page 15 of the January 14, 2014 staff report, noted that the secondary planning process is the appropriate stage to be looking at the specifics of particular developments.

Councillor Johns spoke in support of the amendments, noting that developments such as Seven Lakes are bringing forward proposals following the current Regional Plan policies, and it would not be fair to change the rules on them now.

Councillor Dalrymple spoke in support of the amendments, noting the environmental aspects of the Seven Lakes development follow the policies of the Regional Plan as it was approved 7 years ago.

Mr. French clarified that policies relating to conservation design are proposed to be amended for two reasons. The first being that through the Regional Plan review consultation it was determined that people want to see a stronger concentration of rural growth within defined centres. The second being to ensure that land suitable for development is being used for developments.

Councillor Hendsbee commented that each phase of the Seven Lakes development is subject to a hydrology test, and the amendments would just allow them to move forward with planning.

Responding to an inquiry from Councillor McCluskey, Mr. French advised that, as per Regional Plan policy G-18, any development agreement application that is received prior to the RP+5 public hearing advertisement would be grandfathered.

At the request of Councillor Mason, Mr. French clarified that under the proposed rules a development outside of rural growth centres, such as Seven Lakes, would be capped at 100 lots for a traditional conservation design, and 30 lots for a hybrid design, while there would be no caps for developments within designated rural growth centres. Councillor Mason noted concern that there is nothing within the proposed amendment that would ensure this is a part of the total target for the area. Mr. French clarified that there are no specific numbers for growth targets by plan area beyond the 75% for urban and 25% for the entire rural commutershed of HRM.

Councillor Watts inquired whether allowing the proposed amendments would have any implications on the secondary planning for Porters Lake. Mr. French indicated that it would be pre-determining the nature of the community planning process by allowing the Seven Lakes development to proceed as if it were within a rural growth centre boundary.

**AMENDMENT PUT AND PASSED.**

Councillor Adams commented that there is a property (PID #00269282) in District 11 owned by Battery Hill Developments which is considered within area 2 of the Purcell's Cove Servicing Strategy. He noted that it is clear, by motion of Council, that there is no intent to extend water and sewer service to area 2, although the property has been designated urban reserve which would allow for future service development. Councillor Adams indicated that this is inconsistent and he would like this matter brought forward for the public hearing in order for Council to make an informed decision.

**MOVED by Councillor Adams, seconded by Councillor Whitman, that Regional Council allow the following amendment to the main motion:**

**To amend the Generalized Future Land Use Map (Map 2) of the proposed revised Regional Municipal Planning Strategy contained in attachment A to replace the Urban Reserve Designation for land shown as PID 00269282 on Map 2 of the staff report, with the Rural Commuter Designation and further amend the Halifax Mainland Land Use Bylaw to replace the existing UR (Urban Reserve) zone with a new zone RC (Rural Commuter) zone to allow for development of a low density residential environment and associated community facilities to be serviced by on-site or shared septic systems.**

Councillor Adams noted that the property has been owned by Battery Hill Developments since 1984, and the lands were re-designated as urban reserve in 2006.

Councillor Hendsbee spoke in support of the amendment. Responding to an inquiry from Councillor Hendsbee, Mr. French clarified that under the proposed amendment, if the lands were converted from urban reserve to the rural commuter designation, it would be open to the conservation design development in both the classic and hybrid. He further clarified that under the Urban Reserve designation there is no opportunity to pursue open space development for a rural subdivision.

At the request of Councillor Nicoll, Mr. French clarified that area 2 was created specifically for the purposes of the Purcell's Cove Servicing Study, which has now been brought to a close.

Councillor Mason spoke against the proposed amendment, noting that spot zoning is not appropriate while Council is developing a broader Regional Plan.

Councillor Watts spoke against the proposed amendment, indicating that piecemeal amendments without looking at the entirety of the urban reserve designation goes against the point of the Regional Plan.

Councillor Hendsbee indicated that since water and sewer extension for the Purcell's Cove area will not proceed the property owner should be allowed to develop under current rural standards.

At the request of Deputy Mayor Fisher, Mr. French clarified that the subject lands are considered urban. Mr. French further offered that Halifax Water has an approved program to do substantial



upgrades to the sanitary sewer disposal system, which will include a major expansion of a pipe along Herring Cove Road to the Herring Cove Treatment Plant. He indicated that the size of that pipe and capacity for those lands will be determined through the land designation and will come to Council at a later date for approval.

Councillor Rankin inquired as to the acquisition development rights for the subject property. Mr. French advised that under former Halifax County rules in the 1980s and 1990s, although the property was in a holding zone, development could take place on the land with well and septic services.

Responding to an inquiry from Councillor Hendsbee, Mr. French clarified that his interpretation of the proposed amendment would be a change from the urban reserve designation to the rural commuter designation, and the property would fall under the current plan rules.

Councillor Adams clarified that the proposed amendment is intended to bring this matter forward at the public hearing to hear what those affected have to say.

**MOTION DEFEATED ON A TIE VOTE.**

Councillor Adams referred to a map of seven privately-owned properties in the same area.

**MOVED by Councillor Adams, that Regional Council allow the following amendment to the main motion:**

**That PID # 41342080, 41342098, 00052407, 41342106 (Clayton Developments) and PID 40060410 and 00269753 (Bess Developments) and PID 00269282 (Battery Hill Developments (as provided by Councillor Adams) be referred to appropriate staff to initiate a public engagement process to examine options and possibilities to bring some or all of these PIDs into public ownership.**

With the motion not yet having been seconded, Mr. Traves indicated that this is not an amendment to the main motion, and the motion could be brought back following a vote on the main motion, to which Councillor Adams agreed.

**MOTION WITHDRAWN.**

Councillor Adams referenced another small privately owned property in the area (PID #00270934) which was purchased in 2001 without the property owners being aware of the change to the urban reserve designation which has greatly affected their plans for the property.

**MOVED by Councillor Adams, seconded by Councillor Whitman, that Regional Council allow the following amendment to the main motion:**

**A single lot subdivision to be restricted to only PID# 00270934.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

Referring to page 17 of the January 14, 2014 staff report, Councillor Karsten commented on the extension of the serviceable water boundary for Eastern Passage/Cow Bay, noting the need for phase 2 of the secondary planning strategy for this area.

**MOVED by Councillor Karsten, seconded by Councillor Johns, that Regional Council allow the following amendment to the main motion:**

**To move Eastern Passage/Cow Bay to Phase 2 of the Secondary Municipal Planning processes as provided for in the Regional Plan.**

Councillor Nicoll indicated that there has not been much information from Halifax Water as to their capital plan over the next five years.

**MOTION PUT AND PASSED UNANIMOUSLY.**

Councillor Dalrymple, referring to the Schedule “I” map of future transportation routes, noted that a new provincial road is proposed from the Aerotech park to Highway 2 in Wellington. He asked for confirmation that pending approval of the main motion, that this new road would be permitted. Mr. French clarified that there would be no restriction on the construction of public roads, but that through the Subdivision By-law HRM will not accept any privately constructed roads in the Natural Resource designation. Mr. French further confirmed that the requirement for new residential construction within the rural commutershed must be through development agreement. If a development agreement is approved, the roads to service those developments would be allowed.

Councillor Johns requested confirmation that a privately owned property in Beaverbank (PID #0468694) has a current development agreement for on-site water and sewer service. Mr. French indicated that staff would be able to confirm this information during the recess. Councillor Johns noted that this particular property has development rights and existing infrastructure and will be moving forward with development prior to the secondary planning process for the area. He commented that to ensure this property is developed in a manner sustainable to the community, he would like it to be included in the public hearing to hear the wishes of district residents.

**MOVED by Councillor Johns, seconded by Councillor Hendsbee, that Regional Council allow the following amendment to the main motion:**

**To remove PID 00468694 from Schedule J and allow them to be developed as of right, and to include the properties within the sewer service boundary thereby aligning with the existing water boundary.**

Mr. French referred Council to the staff report, which discussed in detail the risks associated with putting properties within the sewer service boundary without a secondary planning process, including the expectations that are set for providing sewer services. Mr. French indicated that Halifax Water have communicated limitations in capacity within this particular area, and within the main system to the treatment plant in Mill Cove. He further added that this may undermine

Council's ability to put capital cost charges in place where required, and recommended a more comprehensive approach than making consideration for one property.

Councillor Craig spoke against the amendment, noting that Sackville is upstream from this property and the wastewater capacity for Sackville has been limited for some time. He commented that he is prepared to wait for the secondary planning process for Beaverbank to address these issues.

At the request of Councillor Karsten, Mr. Traves clarified that the subject property is 91.9 acres.

Committee of the Whole recessed at 12:15 p.m., reconvened at 1:01 p.m.

Councillor Dalrymple spoke in favour of the amendment. As former Councillor of the area he noted that the holding zone has allowed the community to stall.

Councillor Johns clarified that the existing subdivision plan for the subject property shows that it would allow for approximately 40 lots.

**MOTION PUT AND PASSED.**

Councillor Hendsbee commented that page 16 of the supplementary report states that staff will make a requested amendment to the proposed plan to designate lands recently acquired by the Nova Scotia Nature Trust along the Eastern Shore as PA – Protected Areas, although he does not see this included in the main motion.

**MOVED by Councillor Hendsbee, seconded by Councillor McCluskey, that Regional Council allow the following amendment to the main motion:**

**Regional Council designate the lands recently acquired by NS Nature Trust described as PIDS#0551192, 40028151, 40028136, 40028078, 40028144, 40027799, 40027740, 41252420, 41252412 along Eastern Shore as PA – Protected Areas.**

Mr. French indicated that staff are supportive of the proposed amendment, noting that this omission was an oversight.

**MOTION PUT AND PASSED UNANIMOUSLY.**

Councillor Hendsbee commented on the Nova Scotia Home for Coloured Children property in the area of Ross Road, Highway #7/Main Street and the NS Power Transmission Line Corridor which is designated Urban Reserve. He would like the Urban Reserve designation lifted from this property for commercial, recreational, institutional and heritage uses.

**MOVED by Councillor Hendsbee, seconded by Councillor Whitman, that Regional Council allow the following amendment to the main motion:**

**To amend the Generalized Future Land Use Map (map 2) of the proposed revised RMPS contained in Attachment A to replace the Urban Reserve (UR) Designation for lands encircled by Ross Road, Highway #7/Main Street and the NS Power Transmission Line Corridor (PID #00623587, 40166282 and the northern portion of #40150567) to Rural Commuter shed (RC) zone and amend the water service district accordingly to the same area to allow for development of commercial, recreational, institutional and associated community facilities to be serviced by on-site or shared septic systems.**

Mr. French commented that policy G-16 is intended to allow small scale developments where two designations abut one another, which would allow for 20 units.

Councillor Mason commented that there is no formal request from the Board of Directors for the Home for Coloured Children in regard to the proposed amendment.

Councillor Hendsbee indicated that the Board was waiting for the resolution of certain legal matters before moving forward with a formal request. He further clarified that land use designation and zoning is important when applying for financing.

At the request of Councillor Watts, Mr. French clarified that the Nova Scotia Home for Coloured Children do not own all of the lands contained in the subject area.

At the request of Councillor Nicoll, Mr. French indicated that the boundaries of the Phase 2 secondary planning for Westphal have not yet been determined, and it is possible that the subject property may be included.

**MOTION DEFEATED.**

Councillor Dalrymple referred to page 6 of the supplementary report which indicates that there is a mechanism for allowing service extensions addressed in the Regional Plan servicing policies, and inquired whether any administrative amendments are required for this. Mr. French confirmed that prior to the public hearing there will be a supplementary staff report with minor housekeeping matters.

Councillor Dalrymple commented that there are three subdivision proposals submitted for Wingate Drive, one of which will require an extension of water service. Mr. French advised that under the revised Regional Plan where there is the opportunity to extend water service an investigation would be triggered through the development agreement process.

A vote was taken on the main motion as amended at this time, as follows:

**MOVED by Councillor Nicoll, seconded by Councillor Mason that Halifax Regional Council give First Reading and schedule a public hearing to consider:**

- 1. repealing the existing HRM Regional Municipal Planning Strategy and adopting the proposed HRM Regional Municipal Planning Strategy as contained in Attachment A of the January 14, 2014 staff report;**

2. **repealing and re-adopting the 2006 Regional Plan Community Plan and Land Use By- Law Amendments (as amended) as contained in Attachment B of the January 14, 2014 staff report;**
3. **adopting the amendments to the Secondary Planning Strategies as contained in Attachment C of the January 14, 2014 staff report and additional amendments to the Downtown Halifax Secondary Municipal Planning Strategy as contained in Attachment 1 of the January 31, 2014 report from the Heritage Advisory Committee and in Attachment A of the January 30, 2014 report from the Design Review Committee;**
4. **repealing the Halifax Regional Subdivision By-law currently in effect and replacing it with a new Halifax Regional Subdivision By-law presented in Attachment D of the January 14, 2014 staff report;**
5. **adopting the amendments to the Land Use By-laws as contained in Attachment E of the January 14, 2014 staff report and adopting the amendments to the Downtown Halifax Land Use By-law, Schedule S-1, Design Manual, section 4.5.6 to replace the name “Federal Standards and Guidelines for Conservation of Historic Buildings in Canada” with “Standards & Guidelines for the Conservation of Historic Places in Canada, 2nd Edition” as contained in Attachment 1 of the January 31, 2014 report from the Heritage Advisory Committee and Attachment B of the January 30, 2014 report from the Design Review Committee;**
6. **adopting the amendments to By-law H-200, the Heritage Property By-Law, as contained in Attachment F of the January 14, 2014 staff report and additional amendments as contained in Attachment 1 of the January 31, 2014 report from the Heritage Advisory Committee;**
7. **adopting the amendments to the Barrington Street Heritage Conservation District Revitalization Plan, as contained in Attachment G of the January 14, 2014 staff report and additional amendments as contained in Attachment 1 of the January 31, 2014 report from the Heritage Advisory Committee;**
8. **adopting the amendments to By-law H-500, the Heritage Conservation District (Barrington Street) By-law, as contained in Attachment H of the January 14, 2014 staff report and additional amendments as contained in Attachment 1 of the January 31, 2014 report from the Heritage Advisory Committee; and**
9. **the amendments approved at the February 25, 2014 meeting of Regional Council, as presented in Attachment C and accompanying maps 1 and 2 of the Supplementary Staff Report dated April 29, 2014, being:**
  - A. **That Schedule I of the Regional Subdivision Bylaw be amended, as per Map 1 attached to the supplementary staff report dated April 29, 2014, to include all**

- “Future Major Roads” as shown on Map 1 (Settlement and Transportation) and Map 6 (Future Transit and Transportation) of the Regional Plan;**
- B. That the proposed amendments to the Mainland Halifax Land Use By-law as presented in Map E-8.1 of the January 14, 2014 staff report be amended to reflect the request made by the Nova Scotia Nature Trust to have four HRM owned properties rezoned to (PA) Protected Area;**
  - C. That Map 12 of the revised Regional Plan – HRM Potable Water Supply Areas – circulated with Attachment A of the January 14, 2014 staff report, be replaced with a revised Map 12 as circulated on February 25, 2014;**
  - D. That Objective 4 of Culture and Heritage be amended by inserting the words “and heritage” following the words “support cultural” and the words “signature cultural” on page 12 and page 85 of Draft 4 of the proposed revised Regional Plan;**
  - E. That Schedule H of the Regional Subdivision Bylaw be amended, as per Map 2 attached to the supplementary staff report dated April 29, 2014, to include all lands within the Lawrencetown Plan Area within the Central/Eastern Interim Growth Management (IGM) Area; and**
  - F. That the first sentence of Policy SU-28 be amended to read “HRM shall confirm the objectives of the Integrated Solid Waste Resource Strategy, and it shall review the Strategy outcomes every 5 years unless changes to program components, such as capacity or regulations, require a review be conducted in the interim”.**
- 10. The amendments approved at the May 20, 2014 Committee of the Whole session, being:**
- A. To permit Seven Lakes the ability of completing of an integrated low-impact community design consistent with the vision expressed in the 2006 Regional Plan and for the developer to continue significant investment in the community, Seven Lakes requires the 2006 Open Space form of development on its adjacent land holdings. Council recognizes that permitting this form of development to be extended may be appropriate for the remaining lands due to their proximity to central Porters Lake and its designations as a Rural District Growth Centre.**
  - B. Proposed Amendments – Implementation Policy G-19 Notwithstanding Policies S-14, S-15, S-16 and S-17 of this Plan Council may consider a development agreement application on lands identified by PID NOs 00109504, 40183360, 40184178 Block 4B and 4C, 40184707, 40184889, 40305468, 40305476, 40678807, 40678815, 40678849, 40713133, 40713166, 40713174, 40713182, 40713190, 41082108, 41219205, 41219213, 41219221,**

41219239, 41219247, 41219254, 41219262, 41219270, 41219288, 41310954, 41315995, 41316001, 41316019, 41316027, 41316035, 41316043, 41316050, 41316084, 41316092, 41316118, 41316126, 41316134, 41316142, 41316159, 41316167, 41316191, 41316217, 41316225, 41316258, 41316266, 41316316, 41316324, 41316332, 41316340, 41316357, 41316365, 41316373, 41316381, 41316407, 41316415, 41316423, 41328105, 41328113, 41352105, 41381997, 41382003, 41382011, 41383431, 41383464, 41383472, 41393992, 41404120 (as provide by Councillor Hendsbee under signature) and illustrated on Appendix D on this Plan in accordance with policies S-15 and S-16 of the 2006 Regional Plan provided that a completed application has been submitted to HRM prior to December 31, 2014.

- C. Single lot subdivision as revised and circulated and to be restricted to only PID# 00270934)
- D. To move Eastern Passage/Cow Bay to Phase 2 of the Secondary Municipal Planning Strategy processes, as provided for in the Regional Plan.
- E. To remove PID 00468694 from Schedule J and allow them to be developed as of right, and to include the properties within the sewer service boundary thereby aligning with the existing water boundary.
- F. Regional Council designate the lands recently acquired by NS Nature Trust described as PIDS#0551192, 40028151, 40028136, 40028078, 40028144, 40027799, 40027740, 41252420, 41252412 along Eastern Shore as PA – Protected Areas.

**MAIN MOTION PUT AND PASSED UNANIMOUSLY.**

**MOVED** by Councillor Adams, seconded by Councillor Mason, that Halifax Regional Council direct that PID # 41342080, 41342098, 00052407, 41342106 (Clayton Developments) and PID 40060410 and 00269753 (Bess Developments) and PID 00269282 (Battery Hill Developments (as provided by Councillor Adams) be referred to appropriate staff to initiate a public engagement process to examine options and possibilities to bring some or all of these PIDs into public ownership.

Councillor Adams indicated that the purpose of this motion, which was initially raised earlier in the meeting, is to engage with the community through the public hearing.

Mr. Richard Butts, CAO, noted that there would have to be a public policy reason why HRM would want to own these lands.

**MOTION PUT AND PASSED.**

**4. ADJOURNMENT**

The meeting was adjourned at 1:37 p.m.

Cathy J. Mellett  
Municipal Clerk