

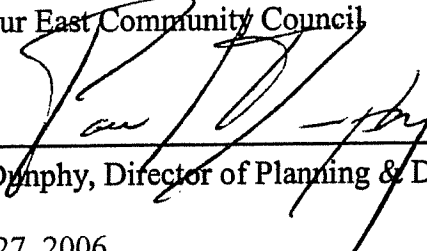


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Harbour East Community Council
May 4, 2006

TO: Harbour East Community Council

SUBMITTED BY: 
Paul Dunphy, Director of Planning & Development Services

DATE: April 27, 2006

SUBJECT: Subdivision Development in Eastern Passage/Cow Bay

INFORMATION REPORT

ORIGIN:

At the April 6, 2006 meeting of Harbour East Community Council staff was asked to respond to concerns voiced by a resident of the Eastern Passage area, regarding continuing development in Eastern Passage/Cow Bay in light of legislation placing limits on development in that area.

BACKGROUND:

Subdivision approval was recently granted for lands at 445 Cow Bay Road, approving 5 lots fronting Cow Bay Road and granting permission to construct a new public street, to be known as Delcraft Court, which will allow for the approval of 12 additional lots on the new street. The lands are zoned R-2, Two Unit Dwelling Zone, which will permit the construction of a two unit residential dwelling on each lot.

DISCUSSION:

Lands within the Eastern Passage/Cow Bay Plan Area are not within the Interim Growth Management Area (IGM) adopted by HRM in April 2004. The subject property is within the service boundary of Eastern Passage where development is allowed as-of-right.

The adoption of the Municipal Planning Strategy and Land Use By-law for Eastern Passage included a public participation program, at which time the public had the opportunity to review and comment on the development regulations to be adopted for the Eastern Passage/Cow Bay Plan Area. Where a proposed subdivision lies within the serviceable area and complies with the requirements of the Subdivision and Land Use By-laws applicable to the area and/or any development agreement pertaining to the property being subdivided, the development is considered "as-of-right" and

subdivision approval would be granted by the development officer. There is no requirement for further notification to the neighbourhood.

Growth controls do exist in the Eastern Passage/Cow Bay area for lands that are outside the service boundary and zoned RA, Rural Area Zone. In that area, the subdivision of new lots is limited to one lot per parcel of land per calendar year.

BUDGET IMPLICATIONS:

None.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN:

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ATTACHMENTS:

Map 1 Eastern Passage/Cow Bay Service Boundary

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Cathy Spencer, Development Officer, 490-4416



Map 1

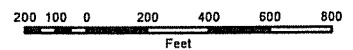
Eastern Passage/Cow Bay
Service Boundary



Service Boundary



HALIFAX
REGIONAL MUNICIPALITY
PLANNING AND
DEVELOPMENT SERVICES



Zone

- | | | | |
|-----|---------------------------------|-----|------------------------------------|
| R-1 | Single Unit Dwelling Zone | C-1 | Local Business Zone |
| R-2 | Two Unit Dwelling Zone | CDD | Comprehensive Development District |
| R-5 | Multiple Rowhouse Dwelling Zone | FP | Flood Plain Zone |
| RA | Rural Area Zone | I-3 | Light Industry Zone |

This map is an unofficial reproduction of a portion of the Zoning Map for the Eastern Passage Land Use By-Law area.

HRM does not guarantee the accuracy of any representation on this plan.

Eastern Passage
Cow Bay Land Use By-Law Area

