


**Chebucto Community Council**  
**November 7, 2005**

**TO:** Chebucto Community Council

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

**DATE:** October 27, 2005

**SUBJECT:** **Halifax Mainland Land Use Bylaw - Sign requirements for 315 Herring Cove Road (Shoppers Drug Mart)**

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**INFORMATION REPORT**

**ORIGIN**

- February 7, 2005, Adopted Motion of the Chebucto Community Council that, "Chebucto Community Council direct staff to: 1. Consult with Shoppers Drug Mart regarding potential amendments to the Land Use By-Law (and Municipal Planning Strategy if necessary) relating to signage in Mainland South, in keeping with the Discussion Section of the staff report dated January 31, 2005; and, 2. To have this process initiated through an application by the Company.
- January 31, 2005 Information Report tabled at the Chebucto Community Council meeting of February 7, 2005
- December 6, 2004, Adopted Motion of the Chebucto Community Council that, "...staff explore alternatives to amend the regulations relating to this site specifically. These options would include policy amendment to provide for Development Agreements alternatives for alternate sign approvals."
- November 30, 2004 Information Report outlining Shopper's Drug Mart Land Use Bylaw violation pursuant to the sign regulations, tabled at the December 6, 2004 Chebucto Community Council meeting;

**BACKGROUND**

The purpose of this information report is to provide an update of the status of expected draft amendments to the Land Use Bylaw respecting signs in the C-2A Zone of Halifax Mainland South. This project case arose following the installation of signs that are in violation of the Bylaw, by Shopper Drug Mart at 315 Herring Cove Road.

**DISCUSSION**

As Community Council is most certainly aware, there has been a considerable amount of time that has elapsed since the Council passed its last motion regarding this matter on February 7, 2005. Part of this issue is the fault of staff in being able to provide Shoppers Drug Mart with the precise degree of the sign violations in a timely manner. This has now been accomplished and staff have met with representatives of the Company and last received written communications from it earlier this month (October). On this basis, we expect to receive a complete application in November and will proceed through the normal public consultation process to initiate possible Land Use Bylaw amendments.

Should an application not be received by mid-November, knowing that this matter is an outstanding matter with the Chebucto Community Council, staff will initiate the process of considering possible Bylaw amendments independently, unless otherwise directed by the Council.

**BUDGET IMPLICATIONS**

There are no budgetary implications to proceeding with this project.

**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 and utilization of Capital and Operating reserves, as well as any relevant legislation.

**ALTERNATIVES**

None.

**ATTACHMENTS**

None.

Additional copies of this report and information on its status can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report prepared by Richard Harvey, Senior Planner, 490-3691.