



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Monday, October 3, 2005

The Honourable Geoff Regan
HOUSE OF COMMONS
Minister, Fisheries and Oceans
Parliament Buildings, Wellington Street
Ottawa, Ontario
Canada, K1A 0A6

Dear Minister Regan,

RE: Water Lot Infilling on Northwest Arm, Halifax

On August 9, 2005, Halifax Regional Council initiated a municipal planning strategy amendment process to establish policies and regulations aimed at controlling development and subdivision on water lots infilled along either side of the Northwest Arm. The decision of Council to pursue such changes was based, in large part, on recent community and media attention to issues related to the infill and subsequent development of water lots along the Arm. In general, concerns have been expressed about such matters as:

- Restricting the navigability and use of the Arm for sailing and other boating activities by narrowing its width;
- Loss or obstruction of public and private views from either side of the Arm;
- Scale and design of development occurring on infilled water lots; and
- Potentially negative environmental impacts.

Some of the above issues, such as restricting navigability and potential environmental impacts, are directly associated with the activity of infilling over which the Municipality has no control. However, the Municipality does control the eventual use and development of land once infilling has been undertaken and it is at this stage where municipal zoning, subdivision and other regulations can be adopted in order to address key issues.

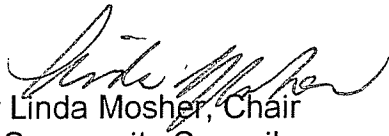
Municipal planners are currently working on the municipal planning strategy and land use by-law amendments and are preparing for a public consultation process to be held in November. Staff is committed to introducing the amendments to Halifax Regional Council on or before January 17, 2006. In the meantime, the community has expressed concerns that further infilling will occur on the Northwest Arm before proper land use policies and regulations are in place.

In an attempt to prevent water lot owners from undermining the planning process initiated by Regional Council, members of Chebucto Community Council would like to ask for your assistance in issuing a temporary moratorium on the authorization of any further infilling of water lots on the Northwest Arm in the period leading up to January 17, 2006. We believe that the inconvenience caused by such a moratorium would be far out-weighted by the assurance that the present character of the Arm will be preserved for future generations.

We look forward to hearing from you. In the meantime, should you have any queries, please do not hesitate to contact us.

Respectfully we remain,

CHEBUCTO COMMUNITY COUNCIL



Councillor Linda Mosher, Chair
Chebucto Community Council
PO Box 1749
Halifax, NS
B3J 3A5

acn/LM

Excerpt from the October 3, 2005 minutes of the Chebucto Community Council:

12.2 Infilling on the North West Arm

- An e-mail from Luc Ouellet, Planner, was received on October 3, 2005

Mr. Ouellet requested that Chebucto Community Council consider approving a request to The Honourable Minister Regan to issue a temporary moratorium on the authorization of any further infilling of water lots on the Northwest Arm, in the period leading up to January 17, 2006. A draft letter to the Minister was attached to the e-mail.

MOVED BY Councillor Walker, seconded by Councillor Wile, that Chebucto Community Council recommend:

- 1. Whereas Halifax Regional Council initiated a Municipal Planning Strategy amendment process on August 9, 2005, to establish policies and regulations aimed at controlling development and subdivision on water lots infilled along either side of the Northwest Arm.**
- 2. Whereas there have been a lot of community concerns expressed that further infilling will occur on the Northwest Arm before proper land use policies and regulations are in place.**
- 3. Whereas staff will be introducing Municipal Planning Strategy and Land Use By-Law amendments to Halifax Regional Council on or before January 17, 2006.**
- 4. Chebucto Community Council therefore urges that the Minister of Fisheries and Oceans Canada request his staff not to issue any further authorization for the infilling of water lots on the Northwest Arm in the period leading up to January 17, 2006.**

MOTION PUT AND PASSED.