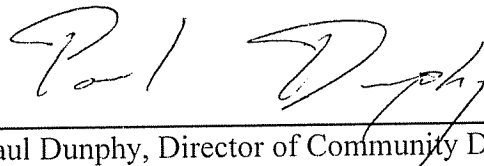




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North West Community Council
December 11, 2007

TO: Chair and Members of North West Community Council

SUBMITTED BY: 
Paul Dunphy, Director of Community Development

DATE: October 5, 2007

SUBJECT: Case 01067: Amendments to the Beaver Bank, Hammonds Plains
and Upper Sackville Land Use By-law: Signage

INFORMATION REPORT

ORIGIN

Status sheet item #11.2.1 -August 9th, 2007 meeting of North West Community Council (NWCC).

BACKGROUND

At the August 9th, 2007 meeting of NWCC, Council requested staff to provide a report on whether Section 6.4 of the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law (LUB) could be amended to allow for small advertising signs for home based businesses in the Single Unit Dwelling (R-1) Zone.

DISCUSSION

The R-1 zone was established under the Residential Designation and implemented through the Land Use By-law (LUB). The R-1 Zone permits single unit dwellings and office uses in association with permitted dwellings (Section 6.4 of the LUB). However, the R-1 Zone prohibits signs for office uses to reduce their impact on residential environments (Policy P-34).

As the MPS specifically prohibits signage for home offices, to permit such signs would require an amendment to both the MPS and LUB. Should Council proceed with a Plan Amendment, staff recommend establishing controls on the signage to ensure it does not detract from the residential environment. The amendments could address the maximum size of the sign, type of sign (i.e. ground vs. fascia), materials, and illumination.

The following table highlights controls on home occupation signage found in other plan areas of the Central Region:

Plan Area	Zoning	Controls on Signage
14 & 17	R-1b (Suburban Residential)	- single sign; - non self-illuminated; and - not to exceed 4 ft ² .
Sackville	R-1 (Single Unit Dwelling) R-6 (Rural Residential)	- single sign; and - not to exceed 2 ft ² .
Bedford	RSU (Residential Single Unit)	- single sign; - no back lighting; and - not to exceed 2 ft ² .

Regional Council could consider expanding the amendments to the R-1A (Auxiliary Dwelling Unit) Zone and the R-2 (Two Unit Dwelling) Zone as these zones also prohibit signage for office uses in association with dwellings.

BUDGET IMPLICATIONS

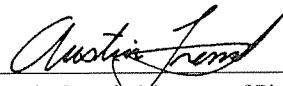
None. The costs to process this application is covered under the C-310 operating budget.

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.

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

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Report Approved by: Austin French, Manager of Planning Services, 490-6717