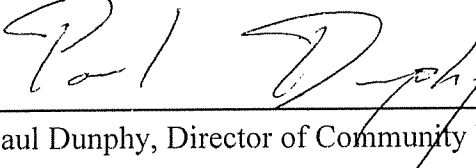


**North West Community Council
December 11, 2007**

TO: Chair and Members of North West Community Council

SUBMITTED BY:



Paul Dunphy, Director of Community Development

DATE: November 7, 2007

SUBJECT: **Case 01066: Extension of the Mainstreet Commercial (CMC) Zone
along Bedford Highway**

INFORMATION REPORT

ORIGIN

At the August 9, 2007 North West Community Council (NWCC) meeting, Council requested staff to consider an amendment to the Bedford Municipal Planning Strategy (MPS) and Land Use By-law (LUB) to extend the Mainstreet Commercial (CMC) Zone along Bedford Highway between civic number 1094 Bedford Highway and Holland Avenue (effects 7 properties).

BACKGROUND

The Mainstreet Commercial (CMC) Designation and Zone are applied to many small scale commercial properties located between Convoy Run and Union Street. The zone permits a variety of pedestrian oriented commercial uses and includes controls to maintain the traditional character of this commercial area.

The seven properties in question are designated Residential and zoned Residential Single Unit (RSU) Zone. The properties contain single unit dwellings including one home based business. Staff have received a number of inquiries to rezone the seven properties from the Residential Single Unit (RSU) Zone to Mainstreet Commercial (CMC) Zone. To implement Council's request, amendments to both the Bedford MPS and LUB will be required.

DISCUSSION

In response to Council's request, staff has opened a Planning Case (01066) for this issue. In order to move forward with Council's request, an initiation report will be prepared. The report will be submitted to Regional Council before the end of the year to initiate this case.

If initiated, a Public Participation process will be initiated to gather comments from the public on this issue. Further a detailed report analysing the proposal will be prepared and presented to Council at a later date.

BUDGET IMPLICATIONS

None. The costs to process this planning application will be covered under the C310 operating budget.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

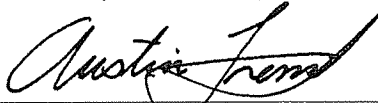
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ATTACHMENTS

None

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 : Andrew Bone, Senior Planner, 869-4226



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