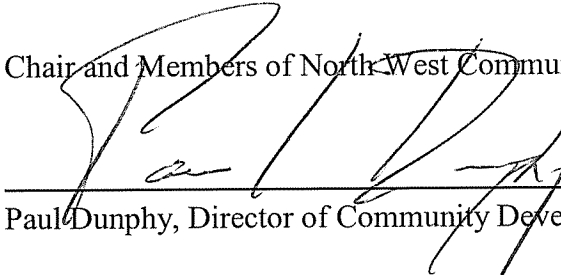




PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

North West Community Council
September 25, 2008

TO: Chair and Members of North West Community Council

SUBMITTED BY: 
Paul Dunphy, Director of Community Development

DATE: September 10, 2008

SUBJECT: Floodplains, Sackville and Little Sackville Rivers

INFORMATION REPORT

ORIGIN

July 10, 2008 motion of North West Community Council (Attachment A).

BACKGROUND

Floodplain History:

The Sackville Municipal Planning Strategy (MPS) and Land Use By-law (LUB) and the Sackville Drive Land Secondary Planning Strategy (SPS) and LUB currently implement floodplain controls along the Little Sackville River. These controls regulate and, in some cases, prohibit development within areas identified as floodplain to protect individuals and their property from flooding. These controls originate from floodplain calculations performed in 1988 under the Canada-Nova Scotia Flood Damage Reduction Program. Due to concerns with the accuracy of the floodplains, the floodplains were re-evaluated in 1998. The resulting floodplains are considered to be more accurate, but were never incorporated into the planning documents for the Sackville area.

During a recent review of watercourse setbacks within the Sackville Drive SPS and LUB (Case 01118), staff identified that the current floodplain regulations did not reflect the latest available data. It was further identified there were specific instances where the differences between 1988 and 1998 floodplains were having a negative impact on several commercial land owners on the northern side of the Sackville River.

At the July 10, 2008 North West Community Council meeting, Council requested staff pursue the implementation of the more recent 1998 floodplains.

DISCUSSION

Staff are reviewing the identified issue and will be providing a detailed report analysing the issue 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

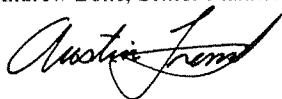
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ATTACHMENTS

Attachment A North West Community Council Motion

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

Attachment A
Motion of North West Community Council

MOVED BY Councillor Johns, seconded by Councillor Outhit that the North West Community Council request that staff pursue the implementation of the most recent data (1998) in regard to floodplain information along the Little Sackville River (watercourse setbacks) and that the issues be dealt with on a case by case basis so that property owners may have their issues addressed as they come forward.

MOTION PUT AND PASSED.