

Councillor Request for Information

✓ Included on Agenda

(Submitted to Municipal Clerk's Office
by Noon Thursday)

Added Item

(Submitted to Municipal Clerk's Office
by Noon Monday)

Date of Council Meeting: **October 11, 2005**

Subject: **As Of Right Development**

Request: Please include this item on the Agenda for the Regional Council meeting on October 11, 2005.

Reason:

Recently there has been a proliferation of "as of right" or "by right" development in HRM. Property that the general public thought was undevelopable or that they considered to be green belts is now being developed. Residents abutting these sites are often not aware of the development until construction starts. While the Municipal Government Act does not require HRM to notify the residents about approvals or give any particulars relating to the development, those residents often have questions and require information.

I will be asking Council to endorse the establishment of a brochure that would detail frequently asked questions (FAQ's) which would include questions such as: How can this development happen without consulting the community? Who do I contact if my property has been damaged as a result of the construction? Who do I contact if my survey pins have been moved? What if blasting is required? What are the allowable hours for construction? Etc.

Also, although not a requirement under the Act, I would like HRM's Legal Services to comment on whether HRM's Development Services, as a courtesy and new policy, can send a letter to residents living adjacent to an approved as of right development describing what has been approved, advising contact information and enclosing a copy of the new brochure.

I would like this response as:

- ☐ Email to Mayor and/or Councillor/Municipal Clerk's Office
- ☐ Memo to Mayor and/or Councillor/Municipal Clerk's Office
- ☒ Information Report to ☐ Community Council ☒ Regional Council
- ☐ Recommendation Report to ☐ Community Council ☐ Regional Council

Linda Mosher, Councillor, District 17

October 5, 2005