



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 7

Halifax Regional Council
May 27, 2008

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:



Paul Dunphy, Director of Community Development

DATE: May 8, 2008

SUBJECT: Case 01110 - Large Scale Commercial Development - Planning
Districts 1 & 3 (St. Margarets Bay)

INFORMATION REPORT

ORIGIN

At the April 29, 2008 Regional Council meeting, Council authorized the initiation of a process to amend the Municipal Planning Strategy (MPS) for Planning Districts 1 & 3 (St Margarets Bay) to address large scale commercial development.

BACKGROUND

The Municipal Planning Strategy (MPS) for Planning Districts 1 & 3 (St. Margarets Bay) was adopted in 1995. Due to the primarily semi-rural nature of the plan area, much of the lands along the major transportation routes were designated as Mixed Use to allow a wide range of uses with as-of-right development capability. As such, there are little to no controls respecting building design in the MPS or Land Use By-law for commercial development in these areas.

In recent years, Upper Tantallon, one of the communities within the plan area, has experienced significant residential growth and subsequent commercial development pressure. A recent application (Case #01110) for an amendment to the sign requirements of the Planning Districts 1 & 3 (St. Margarets Bay) Land Use By-law has been a catalyst for discussion about the limited development controls in place.

At the March 31, 2008 Western Region Community Council (WRCC) meeting, Council requested staff prepare an information report regarding alternatives to address urban design guidelines for growth areas within Planning Districts 1 & 3 (St. Margarets Bay). Following review of that report at the April 28, 2008 WRCC meeting, Council chose to recommend to Regional Council that it initiate the process to amend the MPS for immediate action as an interim measure pending the commencement of the community visioning project for Upper Tantallon slated for 2009.

DISCUSSION

In response to Council's request, staff have opened a Planning Case (#01157) to address this issue. Staff will be proceeding with an MPS amendment process to investigate the possibility of implementing development controls for large scale commercial development in this plan area. A Public Information Meeting has been scheduled for June 3, 2008, at the Sir John A High School, 31 Scholars Road, Upper Tantallon, to gather comments from the community. A detailed staff report with recommendations will be prepared and presented to Council at a later date.

BUDGET IMPLICATIONS

None. The costs to process this planning application can be accommodated 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.

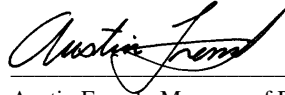
ATTACHMENTS

None

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.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: Patricia Hughes, Planner I, 490-1948

Report Approved by:



Austin French, Manager of Planning Services, 490-6717