

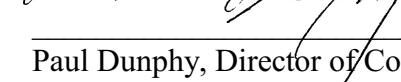


PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 6

**Halifax Regional Council
February 10, 2009**

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Paul Dunphy, Director of Community Development

DATE: January 27, 2009

SUBJECT: Initiation of MPS Amendment Requests

INFORMATION REPORT

ORIGIN

Item 11.3.1 of January 20 Regional Council Meeting - Request for clarification on HRM's process regarding initiation of Plan Amendments.

BACKGROUND/DISCUSSION

Rationale for Plan Policy Change

Amendments to Municipal Planning Strategies (MPS) are considered a “major application” as they attempt to amend plan policy. In order for Planning Services to recommend consideration of a change to a MPS, there must be a change in circumstance or a significantly different situation from what the plan policies anticipated.

Plan Amendment Process

Plan amendment applications are usually initiated by either an applicant, Council, or HRM staff. In all cases, staff would prepare an initiation report for Regional Council outlining the reasons/rational for the amendment(s) and staff’s recommendation on the request. Upon review and discussion of the report, Regional Council decides to either initiate the process and go through a public participation program or the application is rejected. Regional Council is under no obligation to initiate any plan amendment application.

The scope of the amendment being requested usually impacts who initiates the plan amendment application. If the amendment is site specific or for one property owner, the application for the amendment is generally applied for by the property owner(s) for the specific site. If the amendments affect a large portion of a plan area which has benefits to the community, such applications have been initiated by a single applicant but usually Council or staff initiate the process due to broader community impacts.

Regional Council has deviated from the above-noted process in the past when considering applications from non-profit organizations or community groups which attempt to provide a community benefit. In these cases, Council has initiated the requests in light of the potential benefit to the receiving community.

Fees

A plan amendment application requires an applicant to submit a cheque for \$2,500 (\$1000 Processing Fee + \$1500 Advertising Deposit).

Proposed Amendment - Mobile Home Park Development, Lake Echo

In regard to the proposed plan amendment to permit Council to consider a new mobile home park in Lake Echo by development agreement, staff received an application for the amendment by Paul Norwood on Thursday January 22, 2009. The application contained all of the required fees. Staff are now reviewing the application to ensure that it is complete prior to opening a case and preparing an initiation report. Further, the applicant is aware and is willing to pay any future application (ie development agreement) fees as result of the proposed amendment.

BUDGET IMPLICATIONS

There are no budget implications associated with this report.

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: Kurt Pyle, Supervisor of Planning Applications (490-7066)



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