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Item No.

Halifax Regional Council  
November 16, 2010  
Committee of the Whole

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:** Original signed  
Mr. Fred Morley, Chair, Regional Plan Advisory Committee

**DATE:** August 11, 2010

**SUBJECT:** Project 01341: Cost of Servicing Study and Requests to Initiate Secondary Planning Strategies (Community Plan Amendment Requests)

**ORIGIN**

The Regional Plan Advisory Committee meeting of June 23, 2010.

**RECOMMENDATION**

It is recommended that Halifax Regional Council:

1. Undertake a Watershed Study for the Highway 102 West Corridor lands this year and await completion of Halifax Water's Wastewater Functional Plan.
2. Negotiate boundaries for the Blue Mountain - Birch Cove Lakes Regional Park in relation to the Highway 102 West Corridor Lands through a Facilitation process with an Independent Facilitator.
3. Defer the review of criteria under Policy S-3 of the Regional Plan to determine whether to initiate a Secondary Planning Process for the Highway 102 West Corridor lands.
4. Undertake a watershed study for Port Wallis this year and allow Port Wallis to move to the Secondary Planning Process at this time.
5. Undertake a Watershed Study for Sandy Lake this year and defer any Secondary Planning Process request for Sandy Lake development at this time.
6. Explore creative solutions, in regard to funding sources, to have Watershed Studies initiated this fiscal year.

**BACKGROUND**

The Regional Plan Advisory Committee first reviewed the Cost of Servicing Study and Requests to Initiate Secondary Planning Strategies at their October 21, 2009 meeting. Additional Supplementary Reports have been requested and reviewed by the Committee with the final report reviewed at the August 11, 2010 meeting resulting in the six recommendations now before Council for consideration.

**DISCUSSION**

The Regional Plan Advisory Committee's decision, following a thorough review and discussion on the matter, is to request that Halifax Regional Council approve that the Watershed Studies go forward for all three areas at this time and that only the Port Wallis area be permitted to continue to the Secondary Planning Process, at this time, in order to provide more development options in the Eastern Region. The Committee also supports the facilitation of the park land boundary process for the proposed Regional Park in the Birch Cove Lake - Blue Mountain area.

The Regional Plan Advisory Committee respects the priority of ensuring that the fiscal health of the municipality is maintained and that growth is encouraged as outlined by the approved Regional Plan. During review of the Cost of Servicing matter, and the requests to initiate the Secondary Planning Process, the Committee felt that more options were needed in the Eastern Region in regard to development, therefore; the Committee is in support of the request for a Watershed Study for the Port Wallis area and that they also progress to the Secondary Planning Process. The Committee also supports that watershed studies be initiated for all three areas and that creative solutions to fund those studies be considered by Council. However, the Committee does not recommend that the Watershed Studies lead to a Secondary Planning Process, at this time, for areas other than Port Wallis.

**BUDGET IMPLICATIONS**

There are insufficient funds in the 2010/11 project account CDV00721-Watershed Environmental Studies to undertake all three watershed studies in 2010/11. There is funding available in CDV00721-Watershed Environmental Studies in 2010/11 to undertake one additional study beyond commitments to complete studies currently underway in support of the community visioning program.

Budget Summary: Project No. CDV00721 - Watershed Environmental Studies

Cumulative Unspent budget                      \$447,043.13

If Council accepts recommendations 1, 4 and 5, the matter will need to be directed to staff to re-prioritize the capital budget in order to identify the funding.

**FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN**

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

**COMMUNITY ENGAGEMENT**

The Regional Plan Advisory Committee is comprised of thirteen members with all but three of those members being citizen volunteers and three being elected officials. The Committee has received comment from members of the public, Developers, the Councillor for District 16 as well as the MLA for Dartmouth East. The requirement for Community Engagement has been fulfilled at the Committee level.

**ALTERNATIVES**

As per the Supplementary Staff report dated July 29, 2010 attached as Attachment 1.

**ATTACHMENTS**

1. Project 01341: Cost of Servicing Study and Requests to Initiate Secondary Planning Strategies (Community Plan Amendment Requests) Supplementary Report dated July 29, 2010.
2. Extract of the August 11, 2010 Regional Plan Advisory Committee minutes.
3. Extract of the June 30, 2010 Regional Plan Advisory Committee minutes.
4. Extract of the June 23, 2010 Regional Plan Advisory Committee minutes.
5. Written submissions received for the June 23<sup>rd</sup> and August 11<sup>th</sup> Regional Plan Advisory Committee meetings re: Project 01341.
6. Staff Supplementary Report to the Regional Plan Advisory Committee dated June 10, 2010.
7. Staff Information Report to the Regional Plan Advisory Committee dated September 29, 2009
8. Staff Report to the Regional Plan Advisory Committee dated September 29, 2009.
9. Extract of the November 25, 2009 Regional Plan Advisory Committee minutes.
10. Extract of the October 21, 2009 Regional Plan Advisory Committee minutes.

A copy of this report can be obtained online at <a href="http://www.halifax.ca/council/agendasc/cagenda.html">http://www.halifax.ca/council/agendasc/cagenda.html</a> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.	
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