

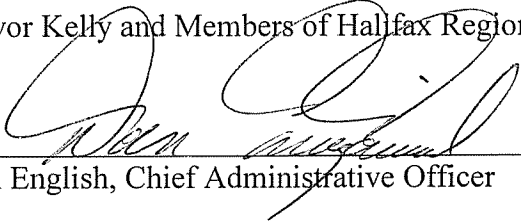


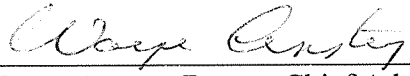
PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Halifax Regional Council**  
May 16, 2006

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

**SUBMITTED BY:**

  
\_\_\_\_\_  
Dan English, Chief Administrative Officer

  
\_\_\_\_\_  
Wayne Anstey, Deputy Chief Administrative Officer

**DATE:** May 11, 2006

**SUBJECT:** Regional Plan

### SUPPLEMENTARY REPORT

#### ORIGIN

- Regional Planning Committee report dated April 19, 2006.
- On April 25, 2006 Regional Council gave First Reading to the Regional Plan with an amendment (Attachments "A" and "B" of this report) to grandfather recently approved rezoning applications.
- Subsequent to First Reading, staff identified a housekeeping amendment. This housekeeping amendment was included in the public hearing advertisement.

#### RECOMMENDATION

It is recommended Halifax Regional Council:

1. Approve the Regional Plan as set out in Attachments "A-D" of the Regional Planning Committee's April 19, 2006 report, as amended by;
2. Attachment "A" of this supplementary report;
3. Attachment "B" of this supplementary report; and
4. Designating the Burnside East area as a Suburban District Centre on Map 1 - Settlement and Transportation.

## **DISCUSSION**

### **Recently Rezoned Property**

On April 25, 2006 Regional Council directed one change to the final draft of the Regional Plan. This amendment allows recently rezoned properties to be exempted from the Regional Plan's new land use by-law requirements to the extent necessary to carry out the proposed development. In other words, development of these properties will be approved if it meets the by-law requirements which existed when the property was rezoned. Rezoning approved between December 1, 2005 and April 29, 2006 are exempted from the Regional Plan's new regulations. The required amendments to the Regional Plan are contained in Attachments "A" and "B" of this report.

### **Burnside East**

The Burnside East area was identified as a Suburban Local Centre in the Regional Planning Committee's draft document which was submitted to Council. Due to the scale and significance of the Dartmouth Crossing retail project currently under construction in this area, it is more appropriate to identify Burnside East as a Suburban District Centre. This proposed amendment was identified in the report and presentation to Council. It was also included in the public hearing advertisement.

## **BUDGET IMPLICATIONS**

Budgets to implement the Regional Municipal Planning Strategy will be decided by Council on a yearly basis. Endorsement of this planning strategy does not represent a budget commitment.

## **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.

## **ALTERNATIVES**

The Regional Plan cannot be changed until Council closes the public hearing. At that time, Council can accept the plan, direct changes to the plan, or reject the plan. If changes are of a substantive nature, a second public hearing must be scheduled.

**ATTACHMENTS**

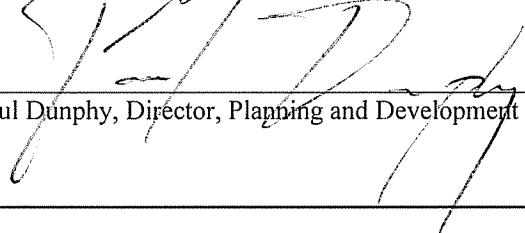
Attachment "A"      Amendment to the Proposed Regional Municipal Planning Strategy  
Attachment "B"      Amendments to the By-laws to Amend the Land Use By-laws of Halifax  
Regional Municipality

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210 or Fax 490-4208.

Report Prepared by:      Susan Corser, Senior Planner, Regional Planning

Approved by:

  
Austin French, Manager, Regional Planning

  
Paul Dunphy, Director, Planning and Development Services

**Attachment "A"**

**AMENDMENT OF THE PROPOSED  
REGIONAL MUNICIPAL PLANNING STRATEGY**

The Regional Municipal Planning Strategy is thus, hereby, amended as follows:

- 1) Adding the following to the end of Policy IM-21:

**Further, HRM shall, through the applicable land use by-law, provide relaxation of the new land use by-law requirements adopted to implement this Plan for development pursuant to any rezoning application approved between December 1, 2005 and April 29, 2006.**

**Attachment "B"**

**AMENDMENT OF BY-LAWS  
TO AMEND THE LAND USE BY-LAWS  
OF HALIFAX REGIONAL MUNICIPALITY**

All by-laws to amend the land use by-laws of Halifax Regional Municipality, are hereby amended to include the following provision:

**Where a property is subject to a rezoning approved between December 1, 2005 and April 29, 2006, the Development Officer may reduce the requirements adopted to implement the Regional Municipal Planning Strategy, to the greatest extent possible to allow the proposed development that was the subject of the rezoning.**