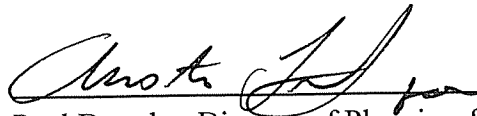


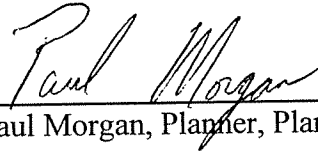
Halifax Regional Council
January 29, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:



Paul Dunphy, Director of Planning & Development Services



Paul Morgan, Planner, Planning Services

DATE: January 21, 2002

SUBJECT: Mainland South/Chebucto Peninsula Planning Initiatives

INFORMATION REPORT

ORIGIN

Prepared by staff in response to correspondence received from the Chebucto Community Council as well as a motion approved at the March 27 session of Regional Council (item #11.3.1).

BACKGROUND

At the June 18, 2001 session of the Chebucto Community Council, presentations were made by representatives of the Williams Lake Conservation Company and the Crabapple Mapping Project of Spryfield regarding the need to preserve green space on Mainland South. The representatives requested that a review of the Mainland South Secondary Strategy be initiated. In response, the Community Council requested Planning & Development Services to advise when a review of the planning strategy might be expected to commence and information regarding resource requirements.

At the March 27, 2001 session of Regional Council, a motion was passed directing that a staff report be prepared regarding amendments to the Mainland South Secondary Planning Strategy to allow for 100 foot setbacks along McIntosh Run. The motion had been put forward by Councillor Adams who had been advised by residents that the minimum setback established under the Mainland Halifax Land Use By-law was not consistent with that adopted under the Chebucto Peninsula Land Use By-law. The setback established under the Halifax Land Use By-law is based on a 1:100 year flood event which varies in width where as the Chebucto Peninsula By-law establishes a standard minimum 100 foot setback.

DISCUSSION

Although no specific amendments to the Mainland South Secondary Strategy or Mainland Halifax Land Use By-law are being undertaken at this time, work is underway through the regional planning program which has a significant focus on environmental protection and water quality management. Two studies which have particular emphasis on the issues raised with Council are summarized below.

A Water Resource Management Study is currently being undertaken for the Municipality. The scope of the work includes providing advice regarding potential policy options available to the Municipality for the management and protection of watercourses under the legislative authority of the Municipal Government Act; the responsibility of the Municipality and land owners that are proposing to develop lands that may be subject to flooding; and establishing setbacks from watercourses as one of a number of potential methods of mitigating effects of land development on water resources¹.

A Growth Management Task Force has been established to identify where growth might best be accommodated with consideration given to a number of criterion, including infrastructure needs, servicing costs, environmental protection and open space needs. A draft terms of reference for a growth management study has been prepared which identifies Mainland South as a study area.

Council will receive ongoing status updates on these initiatives through the regional planning program. Upon completion of the various components of the regional planning program, it is anticipated that community planning documents will be amended to reflect the recommendations that are adopted by Regional Council.

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: Paul Morgan, Planner, Planning Services, tel: 490-4482

¹ The complete scope of work for this study can be found on the HRM web site at www.region.halifax.ns.ca