

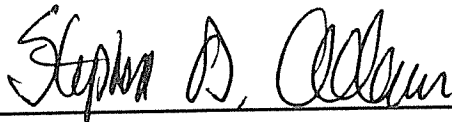
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P.O. Box 1749
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Halifax Regional Council
May 13, 2003

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Councillor Stephen D. Adams, Chair
Private Roads Committee

DATE: May 6, 2003

SUBJECT: Building Permits - Private Roads

ORIGIN

April 22, 2003 meeting of the Private Roads Committee.

RECOMMENDATION

It is **recommended** that Council approve a policy that no additional building permits be granted for existing private roads.

BACKGROUND

Several issues raised over the tenure of the Private Roads Committee to date have created concern regarding the problems that arise with respect to private road developments.

DISCUSSION

At the April 22, 2003 meeting of the Private Roads Committee, a motion was adopted with respect to building permits and existing private roads (see attached draft minute extract).

ATTACHMENTS

- 1) Extract from draft April 22, 2003 minutes of the Private Roads Committee

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: Patti Halliday, Legislative Assistant

Report Approved by: Councillor Stephen D. Adams, Chair, Private Roads Committee

EXTRACT FROM DRAFT APRIL 22, 2003 PRIVATE ROADS COMMITTEE MEETING:

5.2 Future of Private Roads (Councillor Meade)

Councillor Meade expressed concern regarding the future of private roads noting they will become HRM's responsibility in the end. He noted that he received another application in February for a private road development with 70 lots, and there is no maximum number of lots permitted in District 23. The Councillor noted a regional subdivision by-law will be coming to Council in the next few months and hopefully this issue will be addressed at that time.

6. ADDED ITEMS

6.1 Tiffany Court, Lake Echo

Councillor Colwell report on a situation on Tiffany Court, Lake Echo, whereby one of the driveways was torn out as a result of flooding on March 21, 2003, and the driveway has yet to be repaired. The Councillor noted he had photographs of the situation which he could provide to staff. Councillor Colwell acknowledged that the responsibility for this probably falls with the person who tore the driveway up, but he noted this is an issue that can arise with private roads and it needs to be straightened out. The Councillor stated that HRM should no longer be approving new private roads.

Councillors Meade and Adams echoed Councillor Colwell's comments. Councillor Johns suggested the Committee should make a recommendation to Council requesting that no more private roads be approved.

MOVED by Councillor Adams, seconded by Councillor Johns, that the Private Roads Committee recommend to Regional Council that all new roads in the future are to be built to municipal standards and taken over by HRM and that new private roads no longer be permitted. MOTION PUT AND PASSED UNANIMOUSLY.

It was noted that prevention of further problems on existing private roads needs to take place, and the following motion was put:

MOVED by Councilor Colwell, seconded by Councillor Meade, that the Private Roads Committee recommend to Regional Council that no additional building permits be granted for existing private roads. MOTION PUT AND PASSED UNANIMOUSLY.

With respect to Tiffany Road, Councillor Colwell requested that staff look at the situation to determine if there is anything that can be done by HRM to reinstall the driveway.