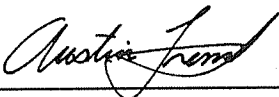




PO Box 1749
Halifax, Nova Scotia
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Harbour East Community Council
March 4, 2010

TO: Chair and Members of Harbour East Community Council

SUBMITTED BY: 
Austin French, Acting Director of Community Development

DATE: February 10, 2010

SUBJECT: Case 15909 - Amendments to the Dartmouth Land Use By-law

INFORMATION REPORT

ORIGIN

Staff initiated.

BACKGROUND

The Dartmouth Land Use By-law (LUB) was adopted by the former City of Dartmouth on July 25, 1978. The LUB outlines the requirements for land use and development for the Dartmouth Plan Area (see Map 1). Although there have been various amendments made to the LUB since it was adopted, there is a need for amendments that will enable the LUB to reflect the day to day administration of the document.

DISCUSSION

Within HRM, there are 22 land use by-laws (LUB). Of the 22 LUBs, only two (Dartmouth and Halifax) have unique formats. Recently, staff identified the need to make a number of housekeeping amendments to the Dartmouth LUB. Due to the scope of the amendments, staff have also started the process of re-formatting Dartmouth's LUB. This action would provide a common approach to the layout of HRM's land use by-laws, clarify existing LUB provisions, and improve day to day administration of the Dartmouth LUB. The amendments proposed can be classified into two categories:

1) Reformatting of the Document

The proposed amendments are designed to make the Dartmouth LUB consistent in its organization with the rest of HRM's land use by-laws. In turn, the LUB will become more user-friendly for both residents and staff. The types of amendments are as follow:

- reorganizing sections;
- providing subject headings; and
- updating references to other documents and agencies.

2) Housekeeping Amendments

The proposed amendments will be minor in nature and in accordance with the policies of the Municipal Planning Strategy for Dartmouth. The anticipated amendments will generally reflect how staff has been interpreting the LUB. The types of amendments are as follow:

- clarifying and updating definitions and clauses;
- refining physical requirements for development; and
- providing consistency though wording and content with other municipal LUBs.

The re-formatted document and the housekeeping amendments will follow HRM's standard application process for changes to a Land Use By-law, which requires approval of Community Council.

BUDGET IMPLICATIONS

The costs to process this planning application can be accommodated within the approved operating budget for C310.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

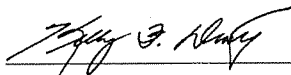
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

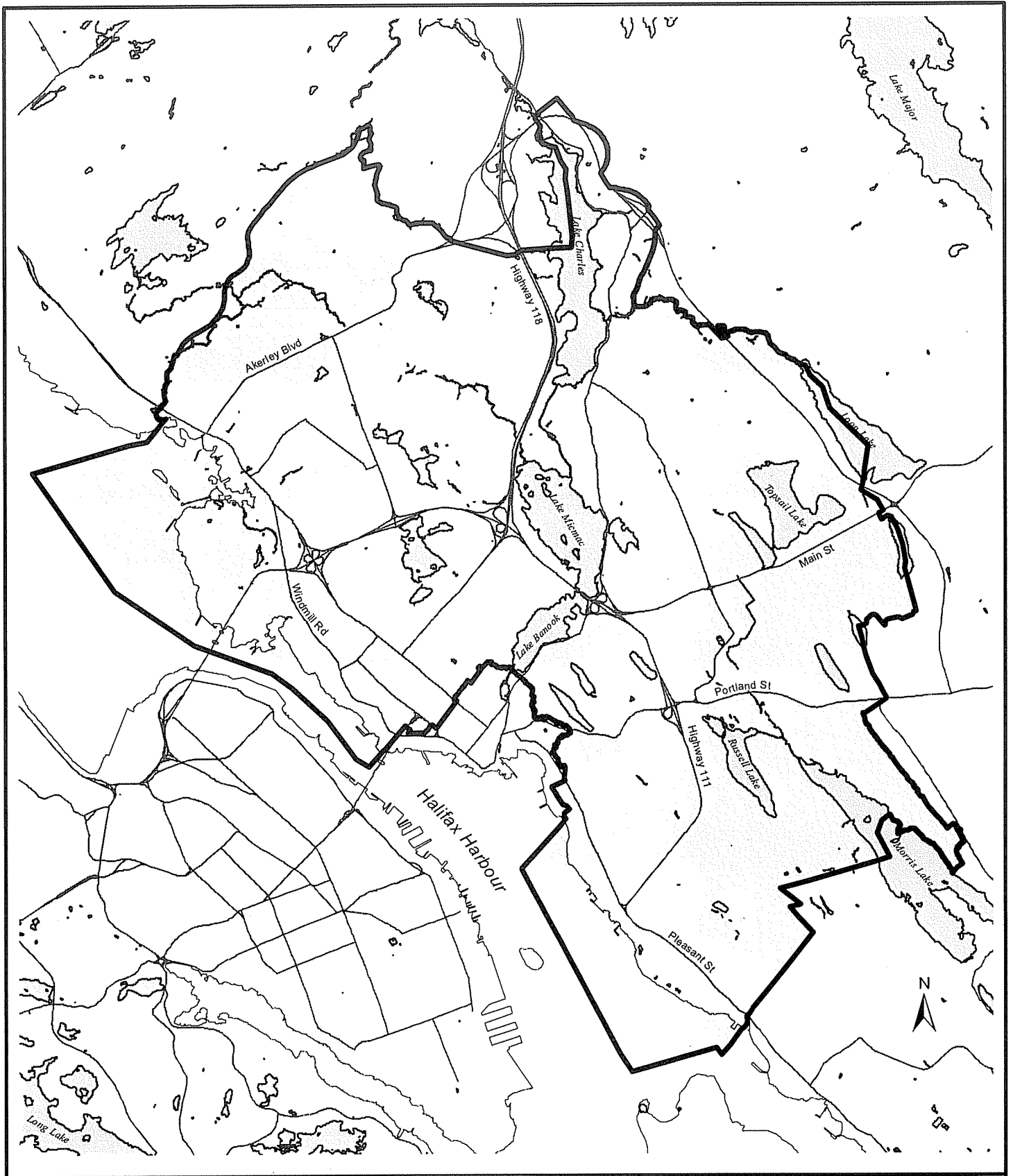
ATTACHMENTS

Map 1: Dartmouth Plan Area

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by : Jillian MacLellan, Planner 1, (902)-490-3999

Report Approved by: 
Kelly Denty, Acting Manager, Planning Services, 490-6011



Map 1 - Dartmouth Plan Area

 Dartmouth Plan Area

0 2,100 4,200 8,400 12,600 Feet

HALIFAX
 REGIONAL MUNICIPALITY
 COMMUNITY DEVELOPMENT
 PLANNING SERVICES

HRM does not guarantee the accuracy of any representation on this plan.