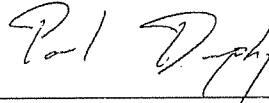


Harbour East Community Council
May 5, 2011

TO: Chair and Members of Harbour East Community Council

SUBMITTED BY:



Paul Dunphy, Director of Community Planning

DATE: April 15, 2011

SUBJECT: **Case 16912: Proposed Amendments to the Dartmouth Land Use Bylaw**

INFORMATION REPORT

ORIGIN

On March 3, 2011 it was **MOVED** by Councillor Karsten, seconded by Deputy Mayor Smith, that staff move forward with the reformatting, consistency and housekeeping amendments to the Dartmouth Land Use By-law and that a public information meeting not be required. **MOTION PUT AND PASSED.**

BACKGROUND

The Dartmouth LUB was adopted by the former city of Dartmouth in 1978, making it one of the oldest bylaws in the HRM. The bylaw regulates land use in the Dartmouth Planning Area as shown on Map 1. Although the content of the document is still relevant, the layout and wording is somewhat dated. As a result, the document is difficult to interpret for the public, developers, and even staff. Over the past year planning staff have been meeting with Development Services and have discussed potential improvements to the Land Use Bylaw that focus on the format of the document and housekeeping amendments.

DISCUSSION

The proposed amendments to the Dartmouth LUB include reformatting the document so the definition section is alphabetized, headings and section numbering are provided and provisions are organized into the applicable zones. The proposed amendments will also provide consistency with the other Land use by-law under the jurisdiction of Harbour East Community Council. This will provide consistency amongst the bylaws and make it easier for developers and the public to move from bylaw to bylaw. The proposed amendments will also include housekeeping amendments such as updating references and terms and providing metric and imperial measurements for set back, height and area requirements.

Planning staff are continuing to meet with Development Services to discuss the proposed amendments. Proposed amendments will be presented in two different formats; a revised Land Use Bylaw which includes a table that outlines each amendment and provides reference to the new and old section. Further proposed amendments outside of the scope of this project will also be presented though a separate table for Council's consideration at a later date. It is anticipated that meetings with Development Services will be completed in April and that the revised Bylaw will be presented to Harbour East Community Council in the summer of 2011.

BUDGET IMPLICATIONS

The costs to process this planning application can be accommodated within the proposed 2011/12 operating budget for C310 Planning & Applications.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the proposed 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 community engagement process is consistent with the intent of the HRM Community Engagement Strategy. It was discussed during the March 3, 2011 Harbour East Community Council that a Public Information Meeting would not be required due to the minor nature of the proposed amendments. However, information concerning the application has been made available on the HRM website.

Pursuant to Section 225 of the *Halifax Regional Municipality Charter* a public hearing is required prior to council voting on the adoption of the proposed amendments. Notification of a public hearing must be advertised the local newspaper at least once a week for two successive weeks.

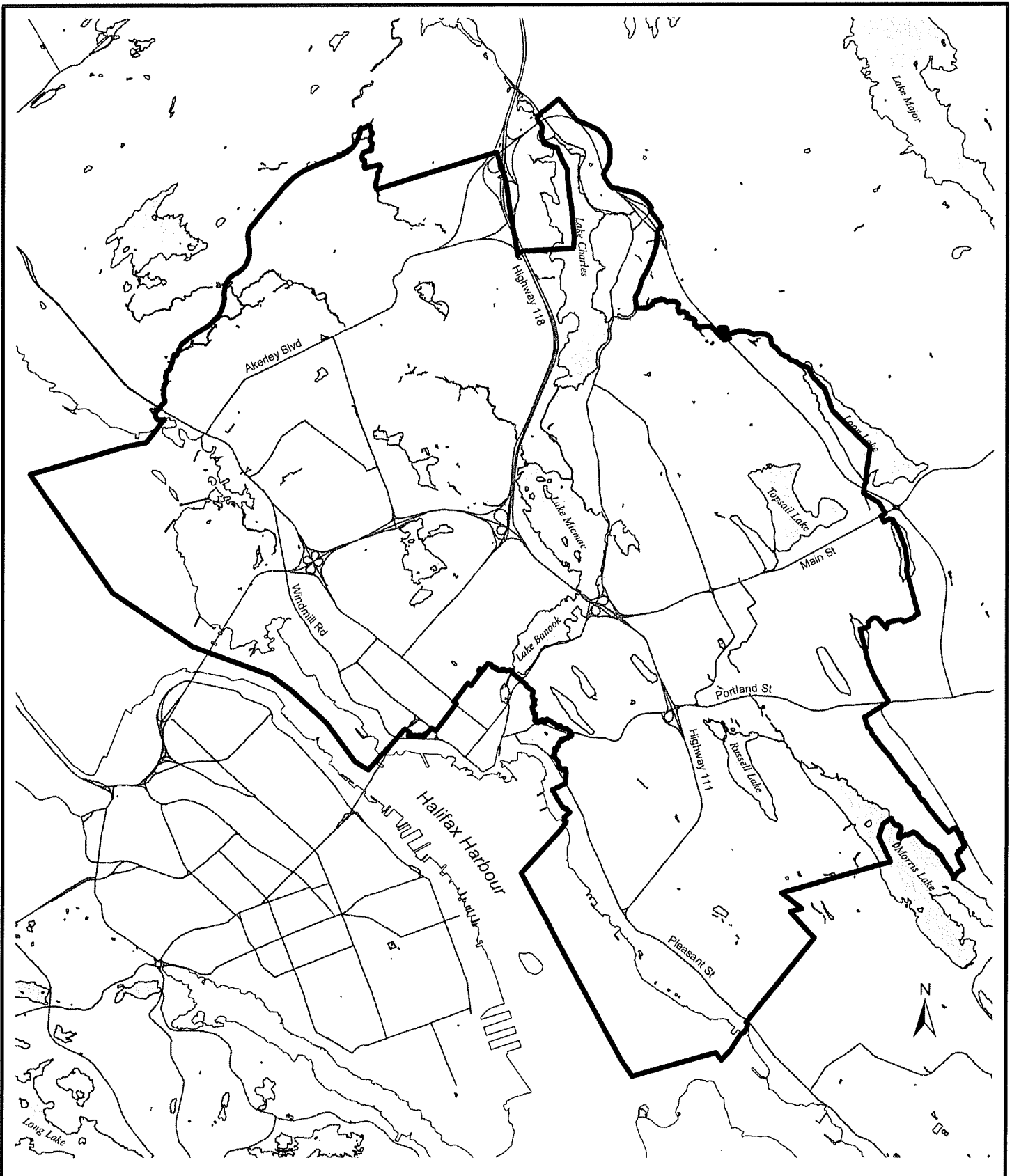
ATTACHMENTS

Map 1: Dartmouth Planning 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; 490-4423

Report Approved by: 
Austin French; Manager, Planning Services; 490-6717



Map 1 - Dartmouth Plan Area

 Dartmouth Plan Area



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

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 PLANNING SERVICES