

PROPOSED AMENDMENTS TO THE DARTMOUTH LAND USE BYLAW HARBOUR EAST COMMUNITY COUNCIL – MARCH 3, 2011

The Dartmouth LUB was adopted by the former city of Dartmouth in 1978, making it one of the oldest bylaws in the HRM. Although the content is still relevant to regulating land use for Dartmouth, the layout and wording is somewhat dated and as a document it is quite hard to interpret for staff and even more difficult for the public. Over the past year planning staff have been meeting with Development Services and have discussed potential improvements to the Land Use Bylaw

PROPOSAL: The proposed amendments can be subdivided into three categories

Reformatting: Reformatting includes alphabetizing the definition section, providing headings within the general provisions section and assigning section numbers, moving requirements to applicable zones and formatting zones to that the requirements have their own heading.

Consistency: The bylaw will be reformatted to resemble the former county LUBs. This will provide consistency amongst the bylaws and make it easier for staff and the public to move from bylaw to bylaw. Where possible wording will be changed in definitions and other requirements to match the wording of the other bylaws. This will only be done in cases where the intent of the definition or section will not be changed.

Housekeeping: Amendments will include the updating of references and terms such as replacing the Planning Act with the HRM Charter and single family dwelling to single unit dwelling. Other amendments will include providing metric and imperial measurements for set back, height and area requirements

The proposed amendments to the bylaw should be considered minor and are consistent with Municipal Planning Strategy for Dartmouth. They will not change how land use is regulated within the Dartmouth Planning area, but will help staff with the day to day administration of the bylaw and help increase the public's understanding of the document.

REQUEST TO COUNCIL

Before staff can move forward with these amendments we require HECC's approval to proceed further with this project and we seek your guidance for the direction of this project.

A major component of this direction is whether or not a Public Information Meeting should be a required component to this project. As these proposed amendments will need to follow the same process for any amendment to the LUB, a Public Hearing will be a required component to this application.

Throughout my meetings with Development Services, it has become apparent that are further, more extensive changes that could be made to the bylaw through further research and consultation with the public. Staff will be returning to council to further discuss these amendments and seek guidance from council on how to proceed further.

Thank you. Please contact me if you have any questions or if you would like to discuss the proposed amendments further.

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Planning Services

Dartmouth Land Use Bylaw Revisions

Harbour East Community Council

Jillian MacLellan March 3, 2011

Dartmouth Land Use Bylaw

Planning Services

- Reformatting
- Consistency
- Housekeeping



Dartmouth Land Use Bylaw

Planning Services

- How does Council wish staff to proceed further?
- Should a Public Information Meeting be held?
- Further Amendments