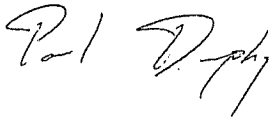




P.O. Box 1749
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Item No.
North West Community Council
May 5, 2011

TO: Members of North West Community Council

SUBMITTED BY: 

Paul Dunphy, Director of Community Development

DATE: April 15, 2011

SUBJECT: Rezoning options for Hartland Village and Waterstone Village

INFORMATION REPORT

ORIGIN

March 24, 2011 motion of North West Community Council:

MOVED by Councillor Johns, seconded by Councillor Lund, that North West Community Council direct staff to initiate a process to review changing the zoning in Waterstone Village from an MU-1 zone to an R-1 zone, as well as review changing the zoning in Hartland Village from an R-6 zone to an R-6A zone. MOTION PUT AND PASSED.

BACKGROUND

On January 27, 2011 North West Community Council requested that staff investigate the options and implications of rezoning Hartland Village from the Rural Residential Zone (R-6) to either the Single Unit Dwelling (R-1) or Rural Residential "A" Zone (R-6A) zone and Waterstone Village from the Mixed Use 1 (MU-1) Zone to the Single Unit Dwelling (R-1) zone. An information report dated March 2, 2011 was submitted to North West Community Council on March 24, 2011. The information report identified there are rezoning options available for both Hartland and Waterstone Village and Community Council requested staff to commence the rezoning process.

DISCUSSION

Hartland Village

A Planning Application has been opened to rezone properties within Hartland Village from R-6 (Rural Residential) Zone to R-6A (Rural Residential A) Zone. This application is referenced as Case 16891 and has been assigned to Jacqueline Belisle, Planner. A Public Information Meeting is anticipated for late spring of this year.

Waterstone Village

A Planning Application has been opened to rezone properties within Waterstone Village from MU-1 (Mixed Use 1) Zone to R-1 (Single Unit Dwelling) Zone. This application is referenced as Case 16892 and has been assigned to Andrew Bone, Senior Planner. A Public Information Meeting is anticipated for late spring of this year.

BUDGET IMPLICATIONS

There are no budget implications related to this information report. However, the cost to process these planning applications can be accommodated within the proposed 2011/12 operating budget for C310 Planning & Applications.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

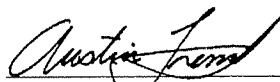
This report complies with the Municipality's Multi-Year Financial Strategy, the proposed Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

ATTACHMENTS

Map 1 Location Map

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

Report Prepared by: Thea Langille, Supervisor of Planning Applications, Community Development, 869-4104

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



Map 1
Location Map

HALIFAX
REGIONAL MUNICIPALITY
Community Development
Planning Services

