



P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

North West Community Council  
August 9, 2012

**TO:** Chair and Members of North West Community Council

**SUBMITTED BY:**   
Brad Anguish, Director, Community and Recreation Services

**DATE:** August 2, 2012

**SUBJECT:** Rezoning Options for Highland Park Subdivision, Hammonds Plains

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### **INFORMATION REPORT**

#### **ORIGIN**

July 5, 2012 motion of North West Community Council:

*MOVED by Councillor Lund, seconded by Councillor Johns that North West Community Council request staff to commence the process to examine amending the zoning within Highland Park in District 23 to provide consistent residential zoning throughout the subdivision MOTION PUT AND PASSED.*

#### **BACKGROUND**

On July 5, 2012 North West Community Council requested that staff investigate the options and implications of rezoning Highland Park Subdivision from the MU-1 (Mixed Use 1) Zone to the R-1 (Single Unit Dwelling) Zone.

## **DISCUSSION**

A Planning Application has been opened to investigate options and implications of rezoning properties within Highland Park Subdivision. This application is referenced as Case #18004 and has been assigned to a Planner. A Public Information Meeting is anticipated for early fall of 2012.

## **BUDGET IMPLICATIONS**

There are no budget implications related to this information report. However, the cost to process this planning application can be accommodated within the approved 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 will be consistent with the HRM Community Engagement Strategy.

The level of community engagement will be consultation, achieved through a Public Information Meeting. Notices of the Public Information Meeting will be posted on the HRM website, in the newspaper, and mailed to property owners within the Highland Park Subdivision.

A public hearing has to be held by Council before they can consider approval of any amendments to the LUB. Should Council decide to proceed with a public hearing on this application, in addition to the published newspaper advertisements, property owners within the Highland Park Subdivision will be notified of the hearing by regular mail.

The proposed development agreement will potentially impact local residents and property owners within the Highland Park Subdivision.

## **ENVIRONMENTAL IMPLICATIONS**

A future Staff Report for Case 18004 will identify any Environmental Implications.

## **ATTACHMENTS**

None.

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: Tyson Simms, Planner I, 869-4747

A handwritten signature in blue ink, appearing to read 'Sean Audas', with a long horizontal flourish extending to the right.

Report Approved by: Sean Audas, Acting Manager of Development Approvals, 490-4402

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