

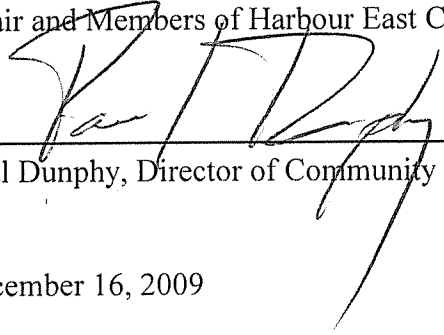


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Info #2

**Harbour East Community Council**  
**January 14, 2010**

**TO:** Chair and Members of Harbour East Community Council

**SUBMITTED BY:**   
Paul Dunphy, Director of Community Development

**DATE:** December 16, 2009

**SUBJECT:** **Case 01358 - Regional Subdivision By-law Amendment - Reduction in Frontage Requirements for Serviced Lots**

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## **INFORMATION REPORT**

### **ORIGIN**

November 12, 2009 Harbour East Community Council meeting (Item 12.2)

*Moved by Councillor Barkhouse, seconded by Councillor Karsten, that Harbour East Community Council request staff to initiate the amendment process for the Regional Subdivision By-law to allow a reduction in the frontage requirements for serviced lots within the jurisdiction of Harbour East Community Council that have more than one main building on an area of land.*

### **BACKGROUND**

Within the plan areas under the jurisdiction of Harbour East Community Council, there are a number of existing lots (pre-1991) that are serviced with both municipal central water and sewer that contain two existing main buildings. Under current land use by-law regulations, such a situation could not be created.

Some property owners are seeking to subdivide these existing lots but find they do not have the opportunity due to the lack lot frontage, as required by the Regional Subdivision By-law. An example of an approved subdivision of lands with two main buildings is shown as Attachment A.

In order to address this issue, Harbour East Community Council has requested that staff begin the amendment process to permit the creation of a separate lot for each building. Implementing Council's request will require amendments to the Regional Subdivision By-law.

### **Criteria for Subdivision**

The situations that Council is interested in addressing are lots created prior to October 9, 1991 within the jurisdiction of Harbour East Community Council that have both municipal sewer and water services and contain two main buildings. The proposed amendment would not affect lands within Dartmouth or Downtown Dartmouth as the Regional Subdivision By-law already contains such a provision for these areas. Although a small portion of Planning Districts 14 and 17 (Shubenacadie Lakes) plan area falls within HECC's jurisdiction, there are no lots within the area that meet the above criteria for consideration.

### **DISCUSSION**

The purpose of this report is to provide preliminary information to Harbour East Community Council about initiation of the requested amendments. In response to Council's request staff has opened Planning Case 01358 for this issue. A public participation meeting will be held early in the new year to gather comments from the public on this issue. Further, a detailed report analysing the proposal will be prepared and presented to Regional Council.

### **BUDGET IMPLICATIONS**

None.

### **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.

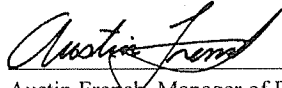
### **ATTACHMENTS**

Attachment A                      Possible Subdivision Application

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

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Report Approved by:



Austin French, Manager of Planning Services, 490-6717

