

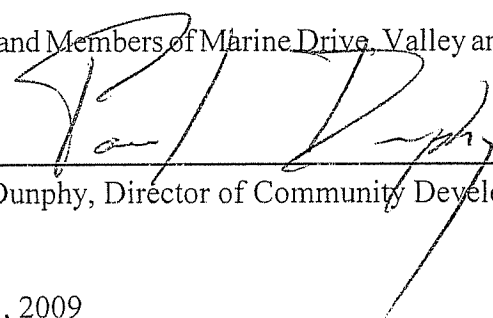


PO Box 1749
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Marine Drive, Valley and Canal Community Council
June 24, 2009

TO: Chair and Members of Marine Drive, Valley and Canal Community Council

SUBMITTED BY:


Paul Dunphy, Director of Community Development

DATE: June 3, 2009

SUBJECT: Status Sheet Item: Request for Water Service Expansion, Westphal

INFORMATION REPORT

ORIGIN

On February 28, 2005, Marine Drive, Valley and Canal Community Council passed the following motion (item 11.2.1):

Moved by Councillor Hendsbee, seconded by Councillor Snow, that Halifax Regional Municipality and Halifax Regional Water Commission be requested to look at the extension of the water servicable boundary to infill the properties known as the Nova Scotia Home for Coloured Children and the Geldart property as well as other holdings in that immediate area.

BACKGROUND

The subject lands, as illustrated on Map 1, comprise a portion of approximately 10 unserved properties in Westphal that are located outside of, but surrounded by, existing Water Service Areas. The properties are generally bounded by serviced residential development adjacent Main Street to the north, Broom Road and Ritcey Crescent to the east, Cole Harbour Road to the south and Ross Road to the west.

The subject lands and surrounding undeveloped and unserved properties are designated Urban Reserve under the Regional Municipal Planning Strategy (RMPS) and zoned Urban Reserve under the Cole Harbour/Westphal Land Use By-law. The Urban Reserve designation and zone is applied to lands that abut the Urban Settlement designation and for which services may be provided over the next 25 years. The intent of the designation and zone is to ensure an adequate supply of serviceable land beyond the known time horizon when the RMPS was adopted in 2006.

In June 2009, Geldart Property Developments submitted an application to redesignate their lands from Urban Reserve to Rural Commuter and extend the abutting Water Service Area. The purpose of the application is to enable Council to consider an open space design subdivision on their lands.

DISCUSSION

Staff are in the process of opening a case that will enable Council to consider the potential to expand the abutting water service area to include the Geldart lands. As a result, reference to the lands owned by Geldart Property Developments can be removed from status sheet item 11.2.1 as Council will give consideration to the potential servicing of these lands through the new planning application.

BUDGET IMPLICATIONS

There are no budget implications.

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

Map 1: Subject Area Map

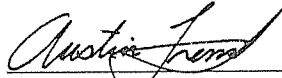
**Status Sheet Item 11.2.1: Request for Report -Water Service Expansion
Council Report**

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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 : Joseph Driscoll, Senior Planner, Planning Services, 490-3991



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



Map 1 Subject Area Map

 Subject Property

HALIFAX
REGIONAL MUNICIPALITY

COMMUNITY DEVELOPMENT
PLANNING SERVICES

750 375 0 750 1,500 2,250
Feet

This map is an unofficial reproduction of a portion of the Cole Harbour/Westphal Plan Area.

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

Cole Harbour/ Westphal Plan Areas

June 4, 2009

file: /work/planning/Holly/Official_Maps/Case_maps/case/Map1.pdf