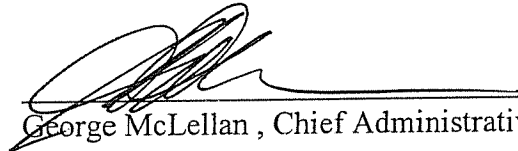


REVISED

Halifax Regional Council
February 3, 2004

To: Mayor Kelly and Members of Halifax Regional Council

Submitted by:


George McLellan, Chief Administrative Officer

Date: January 29, 2004

Subject: **Action Plan: Interim Planning Processing**

Information Report

ORIGIN:

On January 22, 2004, Halifax Regional Council approved a motion requesting the Minister of Service Nova Scotia and Municipal Affairs to establish controls on residential development in unserved (without central water and sewer) areas of HRM.

BACKGROUND:

On January 22, 2004, the Minister of Service Nova Scotia and Municipal Affairs approved an Order to place temporary controls on residential development in unserved areas of HRM for a period of 90 days. The Order will allow HRM to amend its planning documents to address the pace of unserved development during the preparation of the municipality's Regional Plan. Attachment 1 contains a brief overview of the scope of the Order.

On the day the Ministerial Order was signed, Regional Council adopted a motion to initiate an amendment process to all relevant Municipal Planning Strategies and Bylaws in HRM to place interim growth controls within HRM.

DISCUSSION:

To implement interim growth controls within HRM, Regional Council must amend the various municipal planning strategies, land use by-laws, and subdivision by-laws. Attachment 2, contains the steps in the amendment process and a tentative time line for completing the process. Due to the limited time provided under the Order (amendments must be in place by April 20, 2004), only minor changes to the proposed time line and process can be considered.

This is not to suggest that the 90 day time line itself is in question. The proposed time line for the amendment process is based upon Regional Council's commitment to establishing controls on residential development in unserviced areas and ensuring the content of the meetings, throughout the process, are focussed.

To achieve the proposed time line, an Interim Planning Team has been established consisting of various HRM and provincial representatives as outlined in Attachment 3. The Team will provide staff support throughout the process, consult with the public and industry, and to prepare proposed interim growth controls. The public and industry will have a number of avenues to provide input on any proposed amendments.

The main component of the public consultation process will be three public information meetings which will be held within the three administrative regions of HRM (Map1). Staff will provide notification of meeting dates and times. The purpose of the meetings are to provide the public and industry with information on:

- i) existing development regulations and patterns;
- ii) scope of the Ministrative Order (moratorium); and
- iii) proposed development approaches for lands within unserviced areas until the Regional Plan is completed.

Prior to the public meetings, staff will be available at City Hall (on the next two Regional Council dates - February 3rd and 10th, 2004) for any questions or comments councillors may have on the process. Also, staff will circulate the proposed development approaches to all councillor's prior to the first public information meeting.

Upon completing the public information meetings, staff will provide Regional Council with a report outlining:

- i) issues and concerns raised on the proposed development approaches;
- ii) staff's recommended approach; and
- iii) detailed amendments to the various municipal planning strategies, land use by-laws, and subdivision by-laws to implement staff's approach.

This report will be presented at Committee of the Whole to allow Council to discuss staff's development approach prior to holding first reading. After Council moves first reading, the public hearing will be advertized and notification procedures implemented.

ALTERNATIVES:

N/A

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 1: Overview of Ministerial Order
- Attachment 2: Draft Time Line for Interim Planning Process
- Attachment 3: Interim Planning Team

Map1: HRM Administrative Regions

Additional copies of this report and information on its status can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report prepared by Kurt Pyle, Regional Planning, 490-4428

Attachment 1

Brief Overview of the Ministerial Order

- Order is for a period of ninety days;
- defines the area of an interim planning area;
- within the interim planning area, only one development permit shall be issued for any new residential development on each area of land in existence on the date of the Ministerial Order (January 22, 2004).
- development on an area of land created after the date of the Ministerial Order shall have frontage on an existing approved private or public street.
- An area of land is exempt from this Order if prior to the date of the Order:
 - i) a development agreement has been approved by Council;
 - ii) a completed application for Final Approval of subdivision has been received;
 - iii) a subdivision agreement has been executed with respect to the construction and acceptance of any service system; or
 - iv) tentative approval has been granted for subdivisions that involve private roads that are under construction as of the date of the Order.

Attachment 2

DRAFT
Time Line Interim Planning Process

Action	Date
Initiation Report	Completed - January 22, 2004
Public Information Meetings (3) i) Western Region ii) Central Region iii) Eastern Region	Current Step Meetings will be held between February 16 th to February 23, 2004
Preparation of Staff Report & Draft M.P.S. Amendments	February 24 to March 5, 2004
Committee of the Whole & Regional Council	March 9, 2004
1 st Reading (set the Date of Public Hearing)	March 9, 2004
First Ad within the Newspaper	March 13, 2004
2 nd Reading (Public Hearing)	March 30, 2004
Ministerial Approval	April 13, 2004

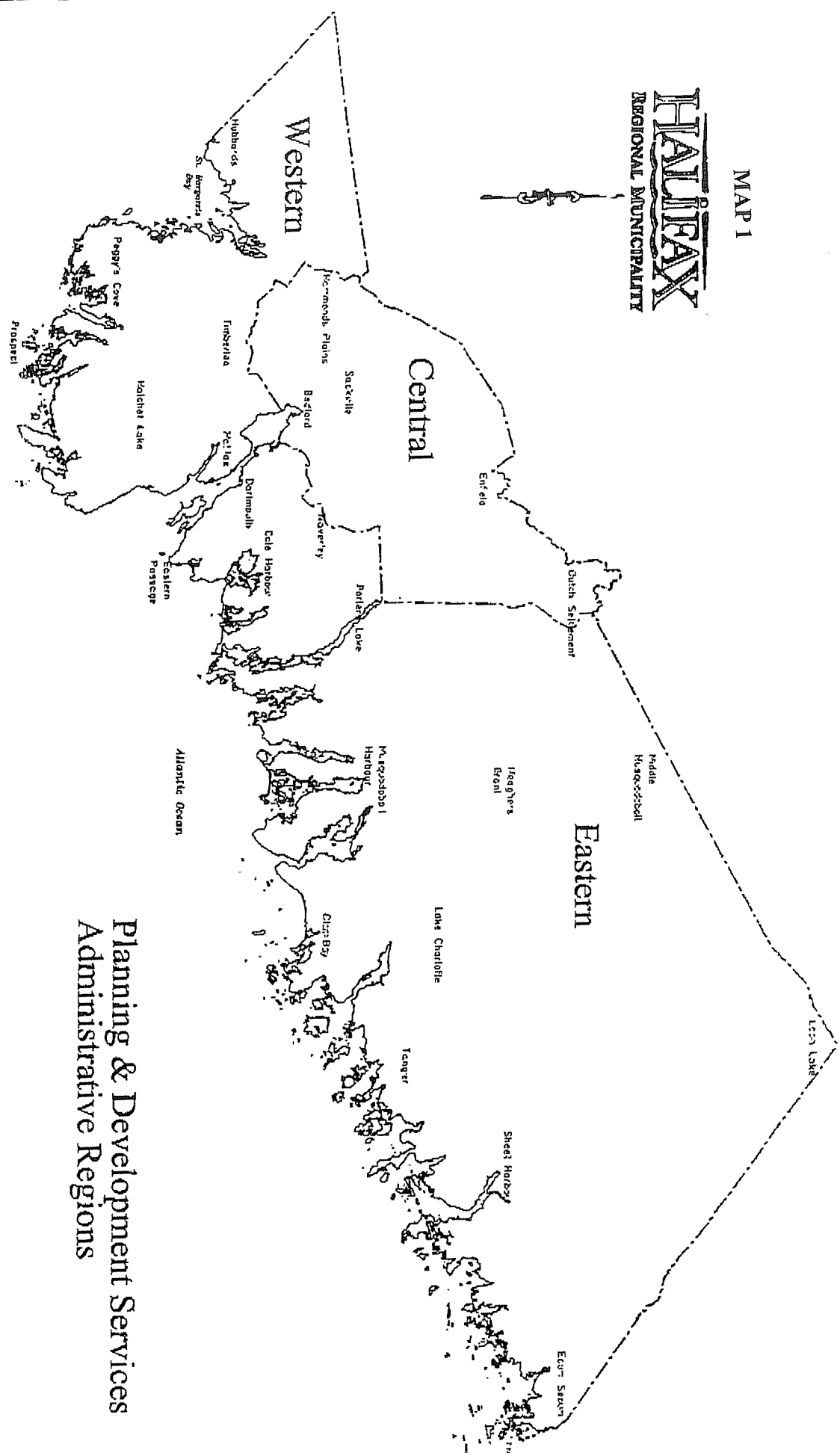
Attachment 3

Interim Planning Team

Name	Department
Kurt Pyle	Planning & Development Services
Carol Macomber	Regional Planning
Austin French	Regional Planning
Peter Duncan	Regional Planning
Theresa Piovesan	Regional Planning
Staff Planner	Regional Planning
Sharon Board	Planning & Development Services
Wayne Anstey	HRM Legal Services
David Smith	Service Nova Scotia & Municipal Affairs

MAP 1

HALIFAX REGIONAL MUNICIPALITY



Planning & Development Services
Administrative Regions