

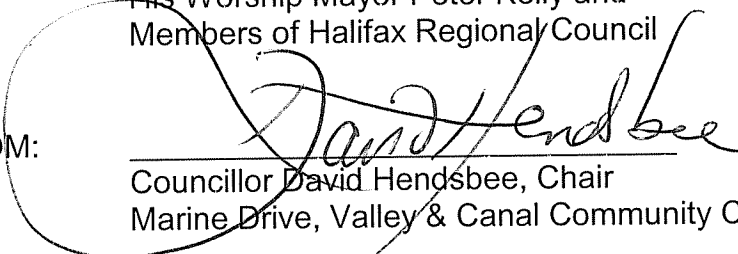


P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

9.4.1 (ii)

Halifax Regional Council
November 16, 2004

TO: His Worship Mayor Peter Kelly and
Members of Halifax Regional Council

FROM: 
Councillor David Hendsbee, Chair
Marine Drive, Valley & Canal Community Council

DATE: November 16, 2004

SUBJECT: **Case 00431: Plan Amendment to the Planning Districts 14 and 17
Municipal Planning Strategy**

ORIGIN

Marine Drive, Valley & Canal Community Council November 16, 2004

RECOMMENDATION

the Marine Drive, Valley & Canal Community Council recommends Regional Council:

1. Give First Reading to proposed amendments to the Municipal Planning Strategy and Land Use By-law for Planning Districts 14 and 17 (Shubenacadie Lakes), Subdivision By-law for Halifax Regional Municipality and schedule a public hearing;
2. Amend the Municipal Planning Strategy for Planning District 14 and 17 (Shubenacadie Lakes) to allow residential development on the lands of L. Archibald Holdings Ltd. on Rocky Lake Road as per Attachment E;
3. Amend the Municipal Planning Strategy for Planning District 14 and 17 (Shubenacadie Lakes) and amend the Windsor Junction -Waverley Water Service Boundary to include the lands of L. Archibald Holdings Ltd. and adjacent parcels on Rocky Lake Road as per Attachment E;
4. Amend the Land Use By-law for Planning District 14 and 17 (Shubenacadie Lakes) to allow for residential development on the lands of L. Archibald

Holdings Ltd. by development agreement as per Attachment F with the following amendments:

- a) Attachment F-1, Section 21.1 shall be amended to remove the word “Existing” from the list of permitted industrial uses.
 - b) Attachment F-1, Section 21.2 shall be amended to add the words “Notwithstanding the previous statement, any existing residential building may be permitted to enlarge, expand or repair further to Section 4.8.” after the words, “Policy P-127 of the Municipal Planning Strategy.”; and
5. Amend Schedule K and Schedule S of the Subdivision By-law for Halifax Regional Municipality to include the lands of L. Archibald Holdings Ltd. on Rocky Lake Road as part of the Water Service Boundary; as per Attachment G.

DISCUSSION

Please see report circulated in the November 16, 2004 Regional Council agenda.

BUDGET IMPLICATIONS

N/A

FINANCIAL MANAGEMENT/BUSINESS PLAN

N/A

ALTERNATIVES

1. Reject the recommendation of Marine Drive, Valley and Canal Community Council and take no further action in this regard.

ATTACHMENTS

None.