



PO Box 1749  
Halifax, Nova Scotia  
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## Item No. 11.1.5

Halifax Regional Council  
September 30, 2008

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:**

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Dan English, Chief Administrative Officer

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Wayne Anstey, Deputy Chief Administrative Officer - Operations

**DATE:** September 16, 2008

**SUBJECT:** **Public Participation Programs - Bedford Waterfront, Birch Cove and Fall River**

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### **ORIGIN**

Prepared by staff in response to Council directives regarding the Community Vision and Action Plans for Bedford Waterfront and Fall River and the recommendations of the *Land Use Planning Study - Western Shore of Bedford Basin* (O'Halloran Campbell Consultants Ltd, January 2008)

### **RECOMMENDATION**

It is recommended that Halifax Regional Council:

- (a) approve the public participation programs for the Bedford Waterfront and Birch Cove Area Planning Study/MPS Amendment Process, as presented in Attachments A and B of this report; and
- (b) approve the public participation program for the Fall River MPS Amendment Process as presented in Attachment C of this report.

## **BACKGROUND**

On October 30, 2007, Regional Council endorsed in principle the Community Vision and Action Plans for Bedford Waterfront, Fall River and Musquodoboit Harbour and directed that these plans be considered in the Municipality's business planning and budget process, beginning with the 2008/09 cycle.

Both the Bedford Waterfront and the Fall River Vision and Action plans recommended that municipal policies and regulations be reviewed with regard to permitted development and desired community form. Amendments to the Regional, Shubenacadie Lakes (Planning Districts 14 & 17) and Bedford municipal planning strategies and land use by-laws are an anticipated outcome of this review. Amendments may also be required to implement new policies for the Fall River Centre under the Regional Subdivision By-law.

On February 19, 2008, Regional Council endorsed in principle the findings and recommendations of the *Land Use Planning Study - Western Shore of Bedford Basin* (O'Halloran Campbell Consultants Ltd, January 2008). One of the study recommendations was that a master plan exercise be undertaken at Birch Cove (lands in the immediate vicinity of the intersection of Kearney Lake Rd. and Bedford Highway). Upon completion of this study, amendments to the Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law are expected.

## **DISCUSSION**

Where amendments to municipal planning documents are being contemplated, the Municipal Government Act requires that a public participation program be adopted. The Act states that a council may adopt different public participation programs for different types of planning documents and the content is at the discretion of a council provided it identifies opportunities and establishes ways and means of seeking the opinions of the public.

The proposed public participation programs vary slightly for each community and are outlined as follows:

### **Bedford Waterfront and Birch Cove Planning Study/MPS Amendment Process**

A consultant will be assisting in preparing guidance for community design for each study area. A request for proposals has been drafted and is currently under review. The Waterfront Development Corporation, a major land owner within the Bedford Waterfront study area, has agreed to cost-share this study on a 50:50 basis with the Municipality. The consultant will be expected to host a series of workshops and public meetings during the course of preparing recommendations.

A steering committee is proposed for each study area with a mandate to:

- provide direction to the consultant during the course of preparing the studies;
- ensure that members of the public have opportunity to participate and express their opinion;

- confer with other community organizations, committees of council and the North West Community Council/Chebucto Community Council; and
- make recommendations to Council regarding any policy and regulatory amendments prepared by staff.

For the Bedford Waterfront study area, the steering committee will be comprised of four representatives from the Vision Implementation Committee (VIC) and three representatives of the major property owners within the study area - the Waterfront Development Corporation, United Gulf Ltd. and Sobeys Leased Properties Ltd. The area councillor would also serve as an ex-officio non-voting member.

The composition of the Birch Cove steering committee will be determined by the Chebucto Community Council after canvassing members of the public and property owners for interest in participating. In addition to notice being placed in a local newspaper, community organizations and property owners within the study area would receive a written invitation to participate. A public information meeting to discuss this initiative is scheduled for early October of this year.

#### Fall River MPS Amendment Process

A number of background studies are being undertaken to determine the development potential and opportunities for future community design of the Fall River Centre. A watershed study is nearing completion, and will determine the ecological capacity of the Shubenacadie Lakes Watershed to accommodate growth and development in the Fall River Centre. This study will also examine options for wastewater treatment and central water distribution in the Fall River Centre. A Transportation Study is also being commissioned to assess current and future traffic constraints and the community desire to implement traffic calming measures in the Fall River Centre. In addition, staff will be undertaking a study of design alternatives for the Fall River Centre for public consultation.

A Fall River Community Planning Group (CPG) is proposed to steer the public consultation process to develop the proposed amendments to the municipal planning strategies and by-laws for Regional Council's consideration and adoption. The CPG comprises the coordinating committee of the Vision Implementation Committee, a representative of Community Development, Economic Development, Housing, Transportation and Open Space task groups and the Councillor for District 2 as an ex-officio non-voting member. The CPG will host a series of workshops and public meetings to receive public input on the draft plans and policies before making a recommendation to Regional Council. Like the Bedford and Birch Cove area Steering Committees, the mandate of the CPG is to:

- to provide direction to staff during the course of preparing the Community Design Study and drafting plan policies;
- ensure that members of the public have opportunity to participate and express their opinion;
- confer with the Marine Drive, Valley and Canal Community Council, committees of council and other groups and organizations; and
- make recommendations to Council regarding any policy and regulatory amendments prepared by staff.

### **BUDGET IMPLICATIONS**

The HRM costs, such as advertising, to undertake the public participation programs for these three projects, which are estimated to be approximately \$9,000, will be funded from the C320 operating budget.

The various studies to be undertaken as part of these three projects will be undertaken by consultants. The award of the RFPs for the consulting work will be the subject of future Council reports.

### **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.

### **ALTERNATIVES**

1. Council could adopt the public participation programs presented herein. This is the recommended course of action.
2. Council could direct that the proposed public participation program presented herein be modified.

### **ATTACHMENTS**

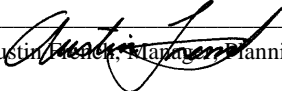
Attachment A: Public Participation Program for the Bedford Waterfront Planning Study/MPS Amendment Process

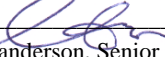
Attachment B: Public Participation Program for the Birch Cove Area Planning Study/MPS Amendment Process

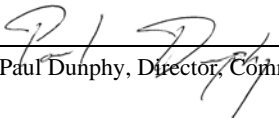
Attachment C: Public Participation Resolution - Fall River Centre MPS Amendment Process

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: Paul Morgan, Planner, Community & Regional Planning, 490-4482

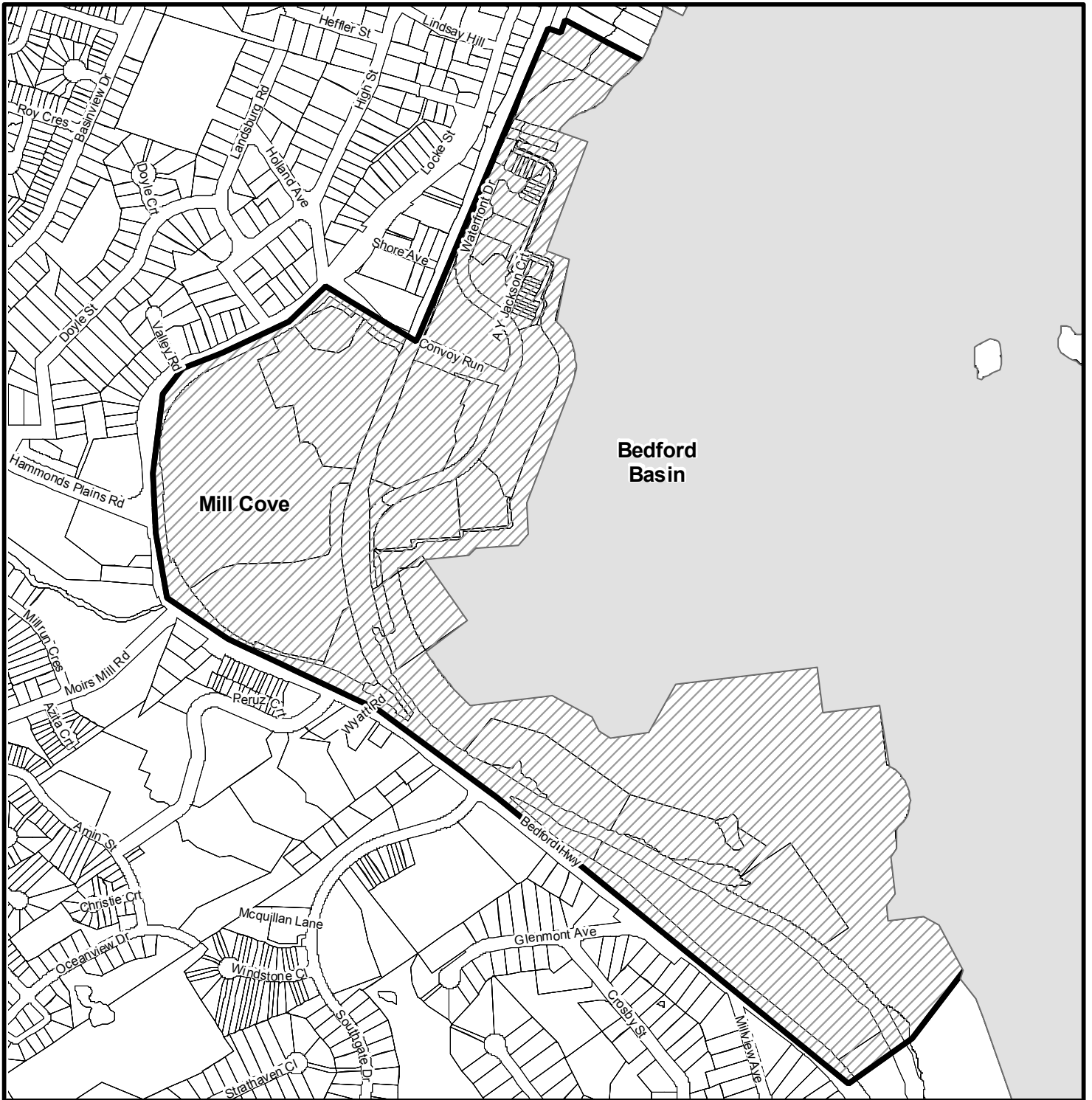
Report Approved by:   
Austin French, Planner, Planning Services, 490-6717

Financial Approval by:   
Catherine Sanderson, Senior Manager, Financial Services, 490-1562

Report Approved by:   
Paul Dunphy, Director, Community Development

**Attachment A: Public Participation Program  
for the Bedford Waterfront Planning Study/MPS Amendment Process**

1. The Bedford Waterfront Steering Committee (“the Steering Committee”) shall be established to provide direction in the public participation program for the Bedford Waterfront Study Area attached as Schedule A.
2. The Steering Committee is comprised of the following members:
  - the Bedford Waterfront Vision Implementation Committee (4 members)
  - Waterfront Development Corporation (1 member)
  - United Gulf Ltd. (1 member)
  - Sobey's Leased Properties Ltd. (1 member)
  - Councillor for Polling District 21 as ex-officio non voting member.
1. The Steering Committee shall have the following mandate:
  - (a) Provide direction to the consultant in evaluating alternative design proposals and recommending a final design concept for the Bedford Waterfront study area;
  - (b) Ensure that property owners and interested parties have adequate opportunities to participate and express their opinion;
  - (c) Schedule public meetings and workshops;
  - (d) Make recommendations to the North West Community Council and Regional Council regarding any policy and regulatory amendments proposed for the Bedford Waterfront study area;
  - (e) Confer with the Bedford Waterfront Vision Implementation Committee, the North West Planning Advisory Committee, Bedford Watershed Advisory Board and Regional Planning Advisory Committee.
2. Meetings of the Steering Committee shall be open to the public.



Schedule A

Bedford Waterfront Study Area

 Study Area

10050 0 100 200 300 400 Feet



**HALIFAX**  
REGIONAL MUNICIPALITY

COMMUNITY  
DEVELOPMENT  
SERVICES

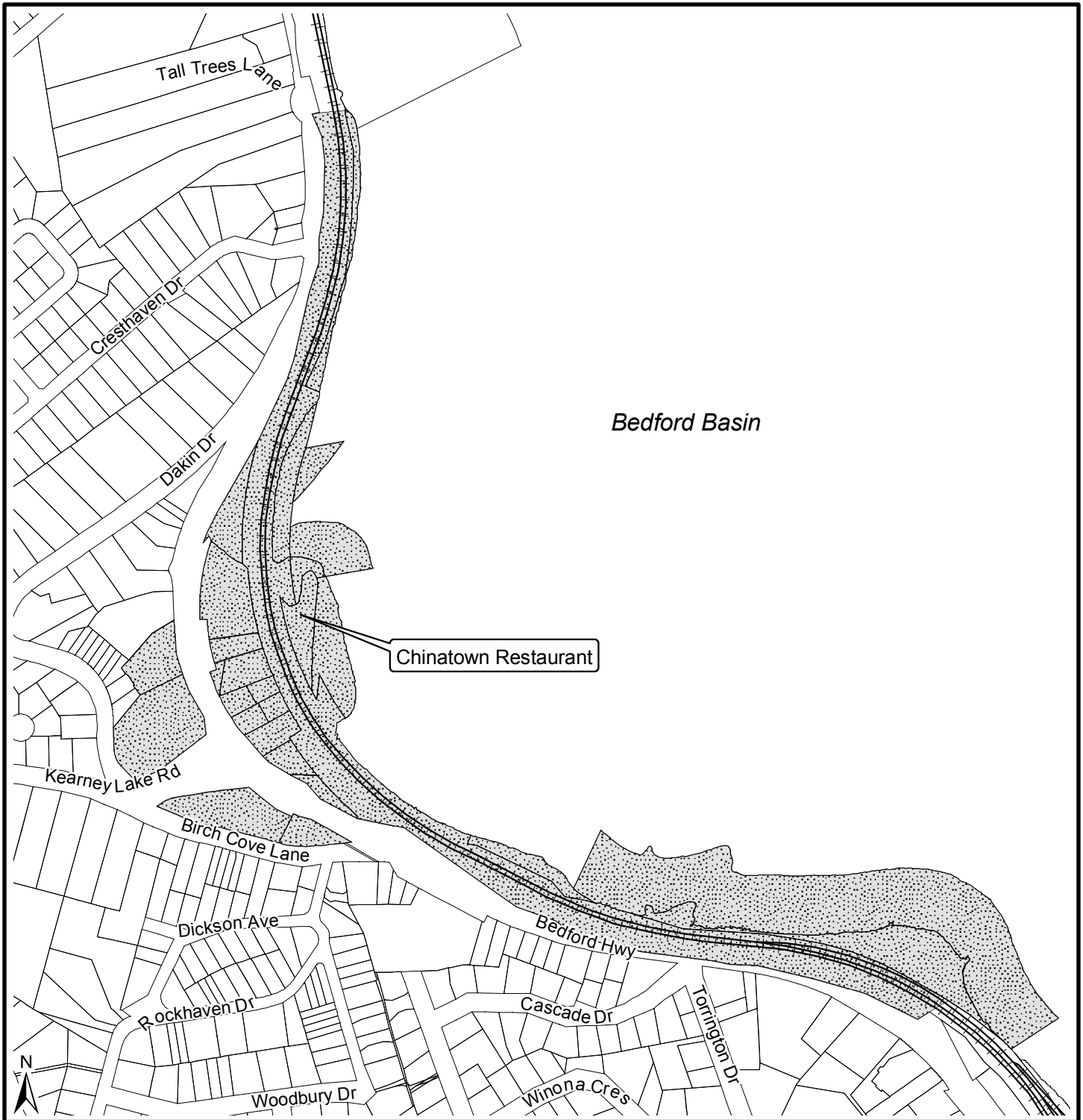
This map is an unofficial reproduction of a portion of the Zoning Map for the Dartmouth Land Use By-Law area.

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

**Attachment B: Public Participation Program  
for the Birch Cove Area Planning Study/MPS Amendment Process**

1. The Birch Cove Steering Committee (“the Steering Committee”) shall be established to provide direction in the public participation program for the Birch Cove Study Area attached as Schedule B.
2. Requests for representatives to the Steering Committee are to be made by placement of notice in a local newspaper and written invitations are to be made to all property owners in the study area and known community organizations within the vicinity. The selection of committee members is to be made by the Chebucto Community Council.
3. The Steering Committee shall have the following mandate:
  - (a) Provide direction to the consultant in evaluating alternative design proposals and recommending a final design concept for the Birch Cove Study Area;
  - (b) Ensure that property owners and interested parties have adequate opportunities to participate and express their opinion;
  - (c) Schedule all public meetings and workshops;
  - (d) Make recommendations to the Chebucto Community Council and Regional Council regarding any policy and regulatory amendments proposed for the Birch Cove Waterfront area;
  - (e) Confer with the Halifax Watershed Advisory Board and Regional Planning Advisory Committee.
4. Meetings of the Steering Committee shall be open to the public.



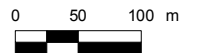


## Schedule B

### Birch Cove Study Area

 Study area

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 COMMUNITY DEVELOPMENT  
 REGIONAL AND  
 COMMUNITY PLANNING



**Attachment C: Public Participation Resolution  
Fall River Centre MPS Amendment Process**

1. The Fall River Vision Implementation Committee/Community Planning Group (The Committee) is formed to guide the formation of proposed amendments to the Municipal Planning Strategy and Use By-law for Planning Districts 14 and 17, Regional Municipal Planning Strategy, Halifax Regional Subdivision By-law, and any guidelines (planning documents) to carry out the Fall River Vision and Action Plan for the Fall River Community Centre.
2. The Committee will comprise members of the:
  - Chair of the Community Development Task Group (1 member);
  - Chair of the Economic Development Task Group (1 member);
  - Chair of the Housing Task Group (1 member);
  - Chair of the Transportation Task Group (1 member);
  - Chair of the Open Space Task Group (1 member);
  - Remaining members of the Coordinating Committee of the Vision Implementation Committee;
  - Councillor for Polling District 2 as an ex-officio, non-voting member.
3. The mandate of the Committee is to:
  - a. To provide direction to staff during the course of preparing the Community Design Study and when drafting plan policies are prepared for review;
  - b. Ensure that property owners and interested parties have adequate opportunities to participate and express their opinion;
  - c. Attend all public meetings and workshops;
  - d. Make recommendations to the Marine Drive, Valley and Canal Community Council and Regional Council regarding any policy and regulatory amendments proposed for the Fall River Centre;
  - e. Confer with the Halifax Watershed Advisory Board and Regional Planning Advisory Committee.
4. The Committee may host any number of workshops, open houses or public meetings it deems necessary to facilitate public input into the formation of the plan.
5. The Committee will bring forward a recommended set of policies and regulations to the Marine Drive, Valley and Canal Community Council and Regional Council for review and approval.

6. The Marine Drive, Valley and Canal Community Council will review the planning documents recommended by the Committee and either provide feedback to the Committee for suggested revision or recommend the planning documents to Regional Council for public hearing.
7. Regional Council is the approving body of the planning documents pursuant to the provisions of the Municipal Government Act.
8. All meetings shall be open to the public.