

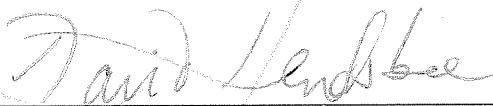


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**Item No. 11.4.1 (i)**  
**Halifax Regional Council**  
**November 10, 2009**

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

**SUBMITTED BY:**

  
Deputy Mayor David Hendsbee, Vice-Chair, Regional Plan Advisory  
Committee

**DATE:** October 21, 2009

**SUBJECT:** Case 01290 - RMPS Amendment, Westphal

**ORIGIN**

The Regional Plan Advisory Committee meetings of September 16<sup>th</sup> and October 21<sup>st</sup>, 2009.

**RECOMMENDATION**

It is recommended that Halifax Regional Council initiate the process to consider amending the Regional Municipal Planning Strategy to redesignate the subject property from Urban Reserve to Rural Commuter in order to enable consideration of a Water Service Area expansion and an open space design subdivision.

## BACKGROUND

See staff report dated September 9, 2009 attached as attachment 1.

## DISCUSSION

The Regional Plan Advisory Committee expressed concern with the redesignation of the subject property from Urban Reserve to Rural Commuter at this time due to a number of issues such as the ongoing study by Halifax Water on the Wastewater Management Functional Plan and the upcoming five (5) year review of the Regional Plan scheduled for 2011. The Committee agreed with staff's concerns that a decision on the redesignation await the findings of the Wastewater Management Functional Plan and that *"the application was premature in the absence of a more comprehensive and regional review regarding the importance and viability of providing full service to this area"*.

Upon further discussion, the Committee agreed to forward the matter on to Regional Council with the recommendation to initiate the process to redesignate the 100 acres for the following reasons:

1. The property owner has been attempting to develop the land since prior to the Regional Plan process and has worked with the municipal regulations in place during the process. He has developed a design that should satisfy the requirements of the Regional Plan. Policy IM-18 was reviewed in regard to abutting land uses.
2. The concerns in regard to sewer and water service to the proposed development could be alleviated by extending the abutting water service area to the lands and the use of shared sewage treatment system(s). Given that the property in question was located at the bottom of a hill, the chances of sewer being extended to that area would be slim and an alternative development option would be stalled due to sewer servicing concerns for a service that may not extend to that area. There would be a communal cistern rather than individual septic systems per lot. Water service now abuts the Cole Harbour area and any Capital Cost Charges in regard to infrastructure could be outlined during the development process.
3. Concern was also expressed in regard to what impact an approval for redesignation of this portion of land would have on the other Greenfield Studies.
4. Due to the low density proposed for the development area, there would be little impact on the existing transportation network. The proposed design of the development area may provide alternative exits to the existing subdivisions.

5. In regard to policy IM-18, abutting properties include a wetland area as well as a green belt and environmentally sensitive areas.
6. The Committee also expressed concern that other property owners would come forward for amendments to the Regional Plan for individual properties if this request were approved.

The Regional Plan Advisory Committee requests that Regional Council consider the recommendation to initiate the process to redesignate the property from Urban Reserve to Rural Commuter in order to enable consideration of a Water Service Area expansion and an open space design subdivision.

### **BUDGET IMPLICATIONS**

See staff report dated September 9, 2009 attached as attachment 1.

### **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. Regional Council may choose not to initiate the process to consider amending the Regional Municipal Planning Strategy to redesignate the subject property from Urban Reserve to Rural Commuter in order to enable consideration of a Water Service Area expansion and an open space design subdivision. This is not the recommended option.

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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