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Halifax, Nova Scotia
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Item No. 7
Halifax Regional Council
February 16, 2010

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Austin French, Acting Director, Community Development

DATE: January 25, 2010

SUBJECT: Pettipas Lane - East Chezzetcook

INFORMATION REPORT

ORIGIN

December 8, 2009 (item 10.2.1) - This reports deals with a petition signed by 14 residents of District 3 requesting that Regional Council take action to prevent a proposed development of three older style trailer rental units at 27 Pettipas Lane, East Chezzetcook.

BACKGROUND

The subject property is located at 27 Pettipas Lane, East Chezzetcook. The zoning of the property is RE- Rural Enterprise Zone under the Land Use By-Law for Planning Districts 8 & 9 (Lake Echo/Porters Lake). The property is a long narrow lot approximately 48 acres which has road frontage on two streets, Pettipas Lane on the front and Mines Road at the rear (see attachment A). The RE Zone permits mobile homes and a permit was issued on March 12, 2009 to locate a mobile home (Permit #104823). A site inspection was conducted and only one mobile has been located on the lot.

DISCUSSION

At this time there are no current applications proposed for additional permits or subdivision of this lot. The RE zone permits mobile dwellings on their own lot or two dwellings on a lot if the property is capable of being subdivided into two lots and preliminary subdivision has been granted. A preliminary review indicates that this can be achieved.

The petition indicates that residents are concerned that this development will devalue the surrounding properties on Pettipas Lane due to the potential age and rental of the mobiles. Land Use By-Laws regulate use, setbacks, lot coverage, etc., for proposed developments and do not have the authority to restrict owner occupied units versus rental units.

Any future applications will have to meet the Land Use By-Law, the Regional Subdivision By-Law and the Municipal Building By-Law. If Council wishes to prohibit mobile dwellings in the RE Zone, a full planning process is required including an amendment to the Municipal Planning Strategy for Planning Districts 8 & 9.

Also, the NS Environment Department has investigated the infilling of a wetland and this matter is being addressed through their legislative requirements with the property owner.

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

Attachment A - Site Plan

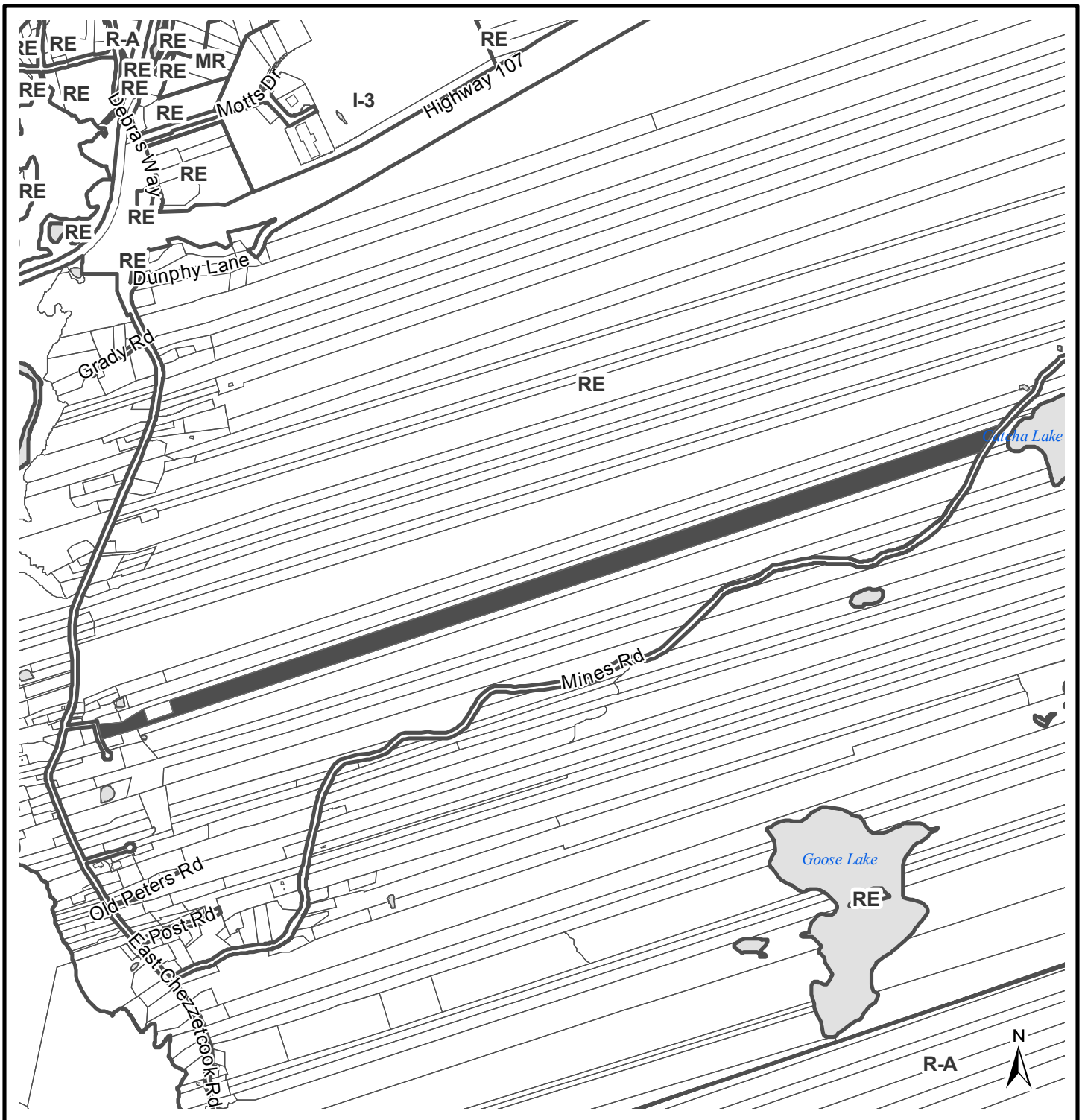
A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Sean Audas, Development Officer, 490-4341

Report Approved by:




Sharon Bond, Manager, Subdivision and Land Use Compliance, 490-4800



Attachment A

PID # 00618355
27 Pettipas Lane, East Chezzetcook

 Subject Property

Zone

R-A Residential A
RE Rural Enterprise
I-3 General Industrial
MR Mixed Resource

HALIFAX
REGIONAL MUNICIPALITY
COMMUNITY DEVELOPMENT
PLANNING SERVICES

0 425 850 1,700 2,550
Feet

This map is an unofficial reproduction
of a portion of the Zoning Map for the
Porters Lake/Lake Echo Plan Area.

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

Porters Lake/Lake Echo Plan Area