



PO Box 1749
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Item No. 4

**Halifax Regional Council
March 2, 2010**

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

A handwritten signature in cursive script, appearing to read "Austin French".

Austin French, Acting Director of Community Development

DATE: February 10, 2010

SUBJECT: **Case 15894: MPS/LUB Amendments, Westwood Hills Subdivision,
Upper Tantallon**

INFORMATION REPORT

ORIGIN

On November 10, 2009, Regional Council passed the following motion:

“MOVED BY Councillor Lund, seconded by Deputy Mayor Johns that Halifax Regional Council direct staff to initiate the process to amend the St. Margarets Bay and Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategies and Land Use By-laws to place the entire Westwood Hills subdivision within the St. Margarets Bay plan area to provide for consistent land use regulations throughout the subdivision”.

BACKGROUND/ DISCUSSION

Westwood Hills Subdivision is located off the Hammonds Plains Road in Upper Tantallon. The majority of properties in the subdivision are located within the St. Margarets Bay plan area (Planning Districts 1 and 3). These properties fall within the “Mixed-Use A” land use designation and are zoned R-A1 (General Residential). In recent years as a result of land acquisitions by the developer, the subdivision has grown beyond the boundaries of the St. Margarets Bay plan area into the neighbouring Beaver Bank, Hammonds Plains and Upper Sackville plan area. Properties in that portion of the subdivision fall within the Rural Resource Designation and are zoned R-1 (Single Unit Dwelling). There is a desire to have consistent land use policies and regulations throughout the subdivision.

In accordance with the motion approved by Council directing staff to initiate a process to consider amending the MPS and LUB in order to provide for consistent land use regulations throughout the subdivision, staff have opened Case 15894. A Public Information meeting will be scheduled in the near future. Any proposed amendments to the planning documents will require a public hearing before Regional Council.

BUDGET IMPLICATIONS

The costs to process this planning application can be accommodated within the approved operating budget for C310.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

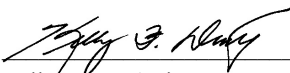
This report complies with the Municipality’s Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

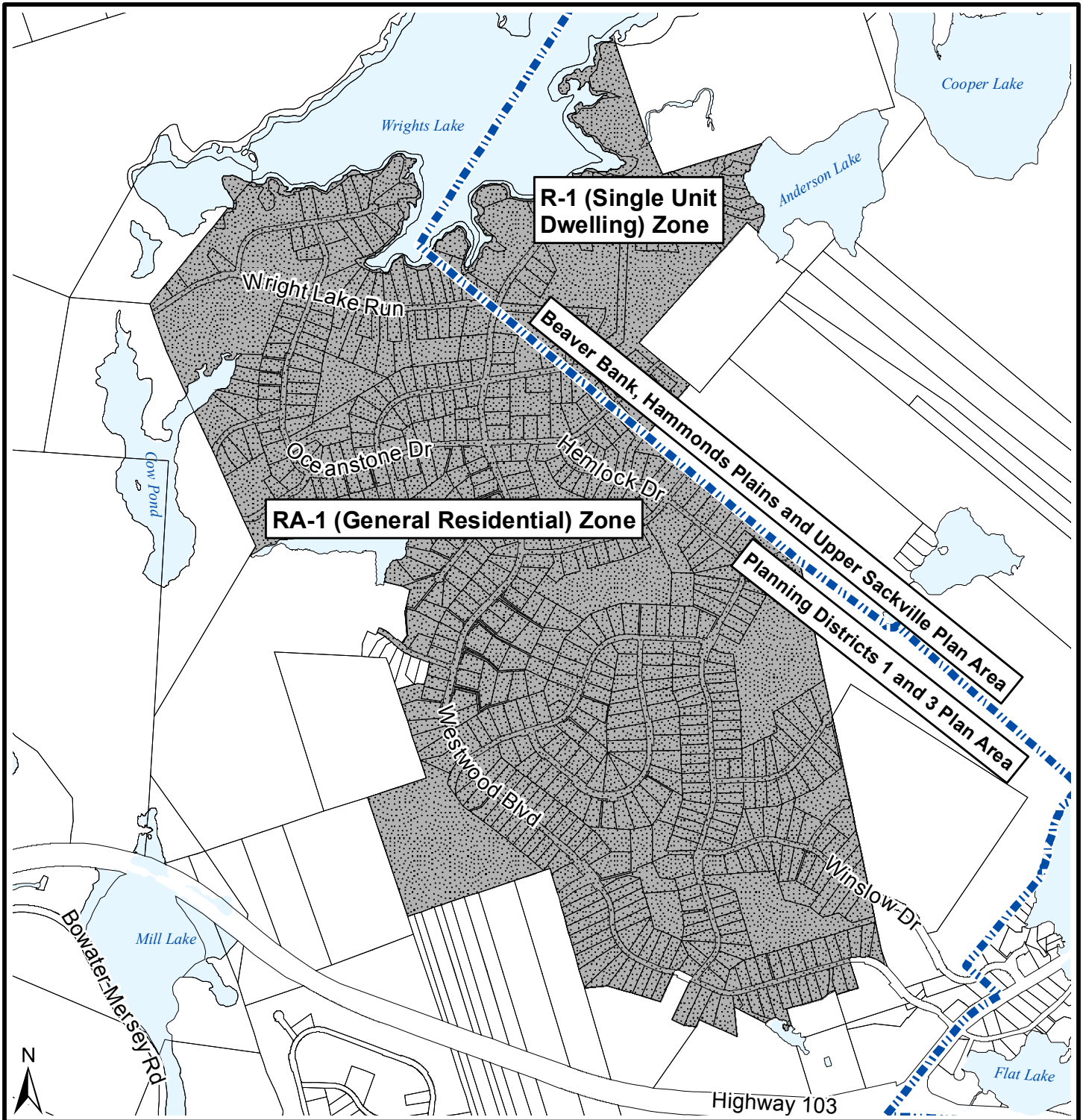
ATTACHMENTS

Map 1 Westwood Hills Subdivision, Upper Tantallon

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 Sampson, Planner, Community Development, 490-6259


Report Approved by: 
Kelly Denty, Acting Manager of Planning Services, 490-6011

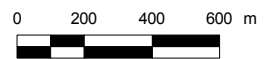


Map 1 - Location

Westwood Hills
Upper Tantallon

 Westwood Hills Subdivision

 Plan Area boundary



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated

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