

# Case 01251

*Planning Services*

## Halifax MPS Amendments – Western Shore Bedford Basin

Supplementary Report  
Regional Council  
January 11, 2011

# Background

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- April 2006
  - Contract for Land Use Planning Study
- February 2008
  - Staff directed to implement Land Use Planning Study into policy and zoning
- Typical plan amendment process
- February 2010
  - Proposed amendments

# Overview

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- August 17, 2010
  - Public hearing at Regional Council
  - Request for supplementary report addressing correspondence / comments

# Comments

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1. Notification / public consultation
2. Waterlots – infilling
3. Waterlots – rezoning
4. Upzoning for specific properties
5. Clarification of Schedule “R” policy for development agreements

# 1. Notification / Consultation

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- Land Use Planning Study
  - Spring 2006
  - October 2006
  - February 2007
  - September 2007
- Case 01251
  - May 25, 2009
  - August 17, 2009

- Website

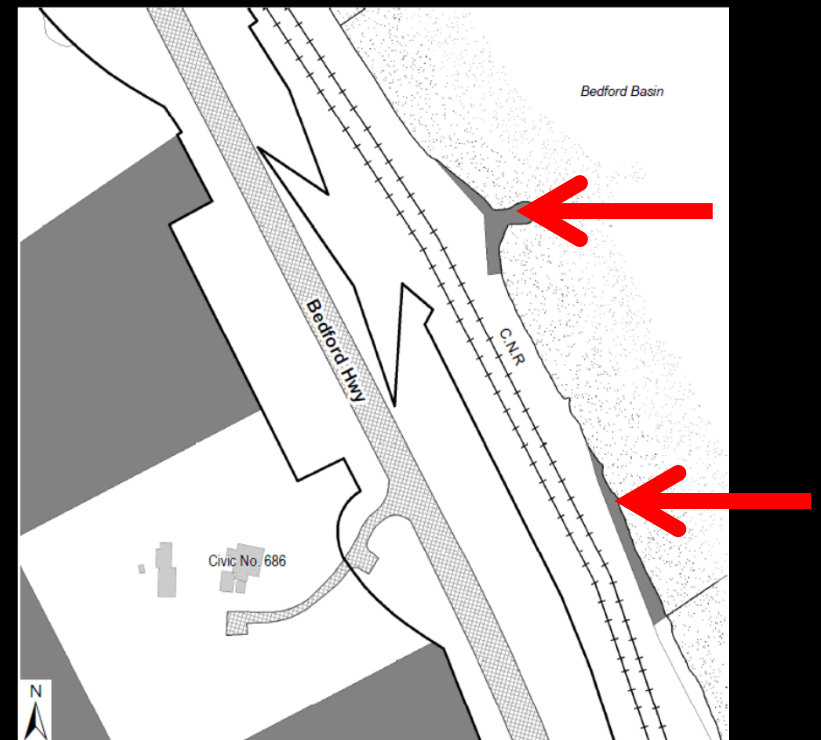
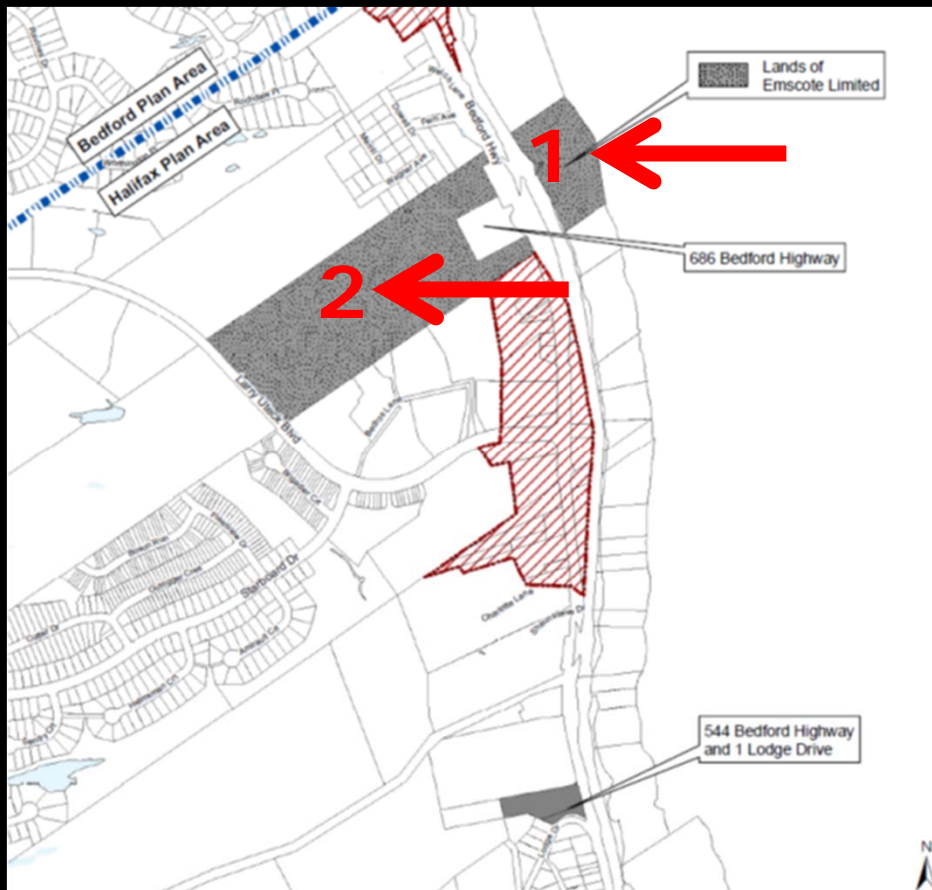
## 2. Waterlots – Infilling

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- Concern over infilling
- However, infilling falls under federal and provincial jurisdiction
- HRM can apply the Water Access Zone to any infilled lots
  - Limits development potential and therefore, any benefits to infilling

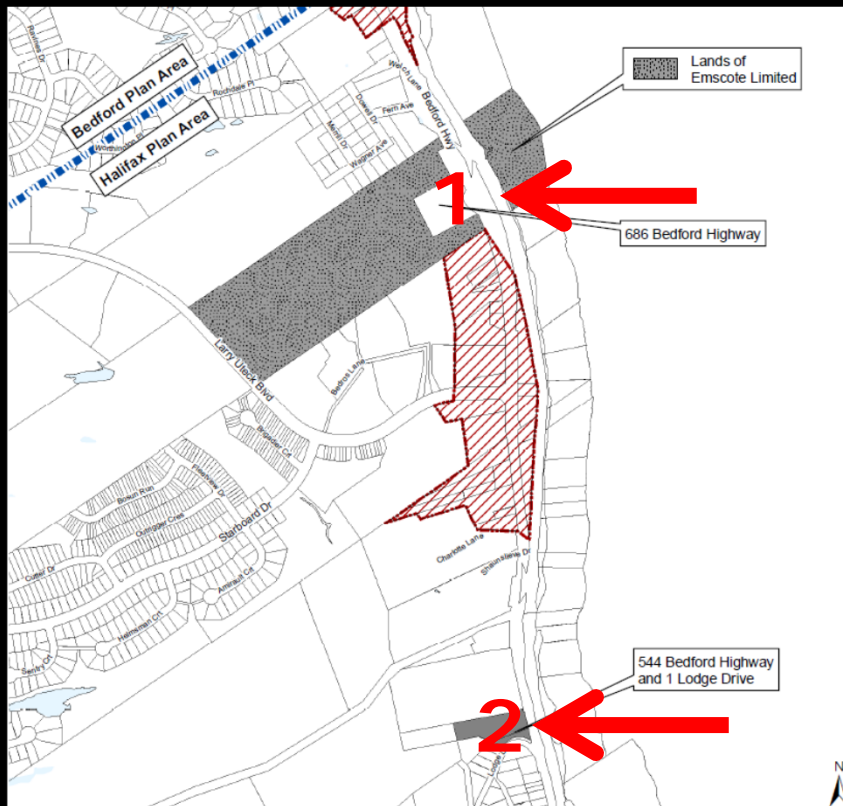
# 3. Waterlots – Rezoning

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# 4. Upzoning specific properties

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- Not included in Land Use Planning Study
- May be considered in the future through a site-specific plan amendment



# 5. Clarification of DA policy

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- Policy allows for mixed uses through DA in Schedule "R"
- Rephrase three subsections:
  - 1.7.1 (d) – views
  - 1.7.1 (g) – parking
  - 1.7.2 (e) – signage

# Recommendation

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- Staff recommend Regional Council
  - Approve the MPS and LUB amendments in the February 18, 2010 staff report
  - With three modifications to the Schedule “R” development agreement policy