



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 9.1 (i)
Halifax Regional Council
February 8, 2011
March 15, 2011

TO: Mavor Kelly and Members of Halifax Regional Council

SUBMITTED BY: Original Signed
Councillor Bob Harvey, Chair, ~~North~~ West Community Council

DATE: January 28, 2011

SUBJECT: Case 16104/16106 – Bedford West Sub Area 5, 9 and 10

ORIGIN

The North West Community Council January 27, 2011 meeting.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Give First Reading to the proposed amendment to the Bedford Municipal Planning Strategy as set out in Attachment A of the staff report dated November 18, 2010, the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy as set out in Attachment B of the staff report dated November 18, 2010, and the Regional Subdivision By-Law as set out in Attachment E of the staff report dated November 18, 2010, and schedule a public hearing; and
2. Approve the proposed amendments to the Bedford Municipal Planning Strategy as set out in Attachment A of the staff report dated November 18, 2010, the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy as set out in Attachment B of the staff report dated November 18, 2010, and the Regional Subdivision By-Law as set out in Attachment E of the staff report dated November 18, 2010.

BACKGROUND

North West Community Council considered a recommendation from the North West Planning Advisory Committee regarding Case 16104/16105 at its meeting held on January 27, 2011.

DISCUSSION

North West Community Council is recommending that Regional Council approve First Reading and schedule a public hearing with regard to the proposed amendments to the Bedford Municipal Planning Strategy, the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy, and the Regional Subdivision By-law. Community Council is further recommending that Regional Council approved proposed amendments to these Municipal Planning Strategies and the Regional Subdivision By-law.

BUDGET IMPLICATIONS

Budget implications are set out in the staff report dated November 18, 2010 attached to this report.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

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

COMMUNITY ENGAGEMENT

This matter was considered by the North West Planning Advisory Committee at its January 19, 2011 meeting. See also the attached staff report dated November 18, 2011 for information on Community Engagement.

ALTERNATIVES

No alternatives were provided by the North West Community Council. Alternatives can also be found in the November 18, 2011 staff report.

ATTACHMENTS

1. North West Planning Advisory Committee report dated January 20, 2011.

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: Krista Tidgwell, Legislative Assistant, Municipal Clerks Office, 490-6519



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Attachment 1

North West Community Council
January 27, 2011

TO: Chair and Members of North West Community Council

SUBMITTED BY: Original Signed
Ann Merritt, Chair, North West Planning Advisory Committee

DATE: January 20, 2011

SUBJECT: Case 16104/16106 – Bedford West Sub Area 5, 9 and 10

ORIGIN

North West Planning Advisory Committee meeting – January 19, 2011

RECOMMENDATION

The North West Planning Advisory Committee recommends that North West Community Council:

1. Recommend that Regional Council give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy as set out in Attachment A of the staff report dated November 18, 2010, the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy as set out in Attachment B of the staff report dated November 18, 2010, and the Regional Subdivision By-law as set out in Attachment E of the staff report dated November 18, 2010, and schedule a public hearing; and
2. Recommend that Regional Council approve the proposed amendments to the Bedford Municipal Planning Strategy as set out in Attachment A of the staff report dated November 18, 2010, the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy as set out in Attachment B of the staff report dated November 18, 2010, and the Regional Subdivision By-law as set out in Attachment E of the staff report dated November 18, 2010.

BACKGROUND/DISCUSSION

At its meeting on January 19, 2011, the Committee reviewed proposed amendments to the Municipal Planning Strategies for Bedford and for Beaver Bank, Hammonds Plains and Upper Sackville, as well as the Regional Subdivision By-law.

The report was in response to requested amendments to relocate the boundary lines between several Sub Areas (5, 9 and 10) of Bedford West, as well as a request to place a revised community concept within the Secondary Planning Strategy which identifies proposed land uses permitted in several of the Sub Areas (5 and 9).

The Committee is recommending that a public hearing be held and that the proposed amendments be approved by Council.

BUDGET IMPLICATIONS

As per the staff report dated November 18, 2010.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

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

COMMUNITY ENGAGEMENT

As per the staff report dated November 18, 2010.

ALTERNATIVES

None provided by the Committee. Alternatives are provided in the staff report dated November 18, 2010.

ATTACHMENTS

Staff report dated November 18, 2010

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

Report Prepared by : Donna Honeywell, Admin/PAC Coordinator, 490-4937
