

Case 16104 / 16106

Planning Services

Bedford West MPS Amendments

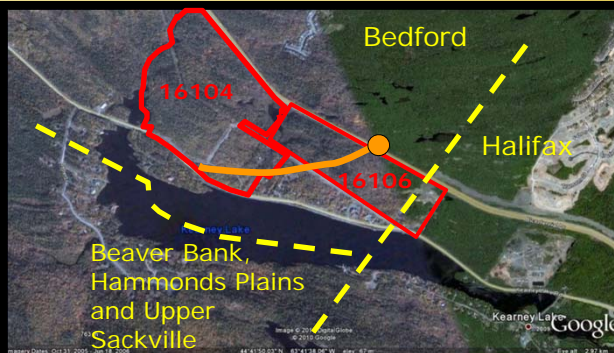
Presentation for Regional Council

March 15, 2011



Context

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Proposal

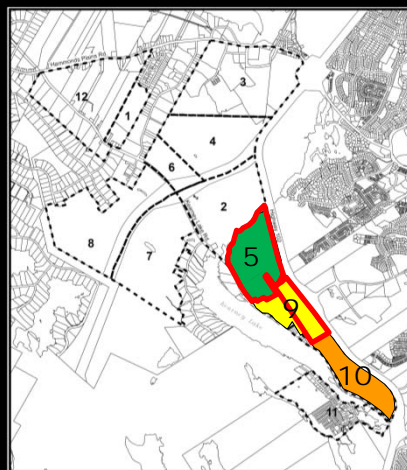
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- Change boundary lines for Sub-Areas
- Create new or revised community concept (land use) plan
- Create revised policy to support community concept
- Update Halifax Zoning Map
- Revise CCC charges for Sub Area 9 in Regional Subdivision By-law.



Sub Area Boundary

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Expand Sub-Area 5

- Take away small piece from Sub-Area 9.

Expand Sub-Area 9

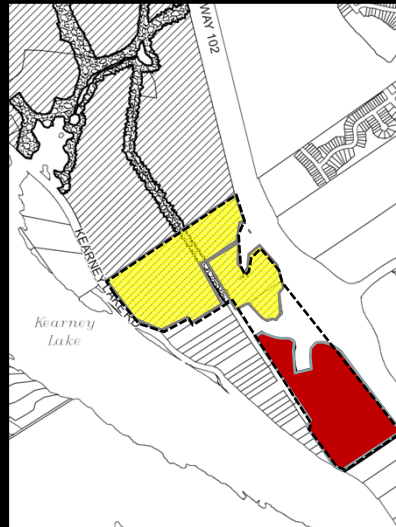
- Take away small piece from Sub-Area 10.



Map 3
Bedford West Development Sub-Areas
Legend
Subject Area
June 02, 2010 HRFM does not guarantee the accuracy of any base map information on this map. T:\Planning\Developer\18\184\Map 1.mxd (06/10)

Community Concept Plan

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- Land Use –
 - Yellow = Residential
 - Red= General Commercial

Revised Policy – Halifax/Bedford

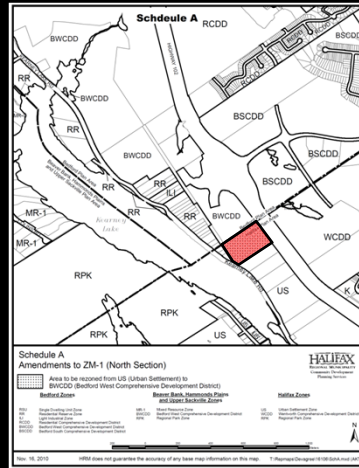
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- Sub Area 9 –new general commercial policy
 - Enables neighbourhood or highway commercial uses
 - Multi-unit residential in place of commercial
 - Medium to high density residential enabled.

HALIFAX
REGIONAL MUNICIPALITY

Halifax Zoning Map

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- Rezoned from US (Urban Settlement) Zone to BWCCD (Bedford West Comprehensive Development District) Zone.

CCC Charges

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- Under the current Subdivision By-law - different rates for commercial and residential in Sub Area 9.
- In order to allow for flexibility in land uses a new rate was calculated for Sub-Area 9.
- New rate is a flat rate per acre regardless of land use.
- Rate designed to be revenue neutral (collect same amount as previous rate would)
- No net impact to HRM.
- Rates for Sub Area 5 did not have to be altered.

Summary

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- The mapping changes are generally administrative as are the revised Capital Cost Charges.
- The proposed Community Concept Plan is consistent with existing policy and furthers the intent of the SPS.
- The proposed SPS policy provides a reasonable framework for the negotiation of future development agreements.



Recommendation

Planning Services

- Recommend that Regional Council:
 - *Approve the proposed amendments to the Bedford MPS, Beaver Bank, Hammonds Plains and Upper Sackville MPS, Halifax MPS and LUB and the Regional Subdivision By-law as set out in Attachments A through E, as identified in the recommendation section of the report.*

