

Item No. 10.2.1 (ii)
Halifax Regional Council
May 24, 2011

TO: Mayor Kelly and Members of Halifax Regional Council

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

DATE: May 5, 2011

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

ORIGIN

North West Community Council May 5, 2011 meeting.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Give First Reading to the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law as provided in Attachments C and D of the staff report dated March 11, 2011, and schedule a Public Hearing;
2. Approve the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law as provided in Attachments C and D of the staff report dated March 11, 2011.

BACKGROUND

The North West Community Council considered Case 015894 at its May 5, 2011 meeting.

Additional information can be reviewed within the attached North West Planning Advisory Committee report dated April 6, 2011.

DISCUSSION

The 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 Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law. The Community Council is further recommending that Regional Council approved proposed amendments to the Municipal Planning Strategy and Land Use By-law.

BUDGET IMPLICATIONS

The costs to process this planning application can be accommodated within the approved 2010/2011 operating budget for C310 Planning & Applications.

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

The North West Community Council meetings are open to the public. This matter was also considered at the North West Planning Advisory Committee meeting held on April 6, 2011.

ALTERNATIVES

No alternatives were provided by the North West Community Council.

Alternatives have been provided within the April 6th North West Planning Advisory Committee report.

ATTACHMENTS

North West Planning Advisory Report dated April 6, 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

North West Community Council
May 5, 2011

TO: Chair and Members of North West Community Council

Original Signed

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

DATE: April 6, 2011

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

ORIGIN

North West Planning Advisory Committee meeting – April 6, 2011.

RECOMMENDATION

It is recommended that North West Planning Advisory Committee recommend that North West Community Council recommend to Regional Council:

1. Give First Reading to the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law as provided in Attachments C and D of the staff report dated March 11, 2011, and schedule a Public Hearing;
2. Approve the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law as provided in Attachments C and D of the staff report dated March 11, 2011.

BACKGROUND/DISCUSSION

At its meeting on April 6, the Committee reviewed the proposed application to amend the plan area boundaries so that the entire subdivision falls within the Planning Districts 1 & 3 (St. Margaret's Bay) MPS and LUB. This change would affect the northeast portion of the subdivision (refer to Appendix A and B in Attachments A through D). As a result, this portion of the subdivision would no longer fall under the jurisdiction of the North West Community Council and PAC, but would be solely under that of Western Region Community Council. If Council adopts the proposed amendments, the Planning District 1 & 3 zoning maps will be replaced with a new, consolidated version.

BUDGET IMPLICATIONS

None associated with 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

As per the staff report dated March 11, 2011.

ALTERNATIVES

1. Council may choose to approve the proposed amendments to the Municipal Planning Strategies and Land Use By-laws for Planning Districts 1 and 3 and Beaver Bank, Hammonds Plains and Upper Sackville as outlined in the March 11, 2011 staff report and presented in Attachments A through D. This is the recommended alternative.
2. Council may choose to modify the proposed amendments to the Municipal Planning Strategies and Land Use By-laws for Planning Districts 1 and 3 and Beaver Bank, Hammonds Plains and Upper Sackville as presented in Attachments A through D. If this alternative is chosen, specific direction regarding the requested modifications and amendments is required. Substantive amendments may require another public hearing be held before approval is granted.
3. Council may choose to refuse the amendments to the Municipal Planning Strategies and Land Use By-laws for Planning Districts 1 and 3 and Beaver Bank, Hammonds Plains and Upper Sackville as presented in Attachments A through D. This is not the recommended course of action.

ATTACHMENTS

None

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, 490-4937
