

## Request for Council's Consideration

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| <input type="checkbox"/> <b>Included on Agenda</b><br>(Submitted to Municipal Clerk's Office by Noon Thursday) | <input type="checkbox"/> <b>Added Item</b><br>(Submitted to Municipal Clerk's Office by Noon Monday) | <input type="checkbox"/> <b>Request from the Floor</b> |
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**Date of Council Meeting: May 24, 2016 (Notice of Motion given May 10, 2016)**

**Subject: Interim Development Controls**

**Motion for Council to Consider:** That Halifax Regional Council request the province to amend the HRM Charter to enable Council to implement an Interim Development Control for an area, and that the amendment include:

- (a) that Council may, by resolution, suspend or limit subdivision, development, or certain classes of subdivision or development in an identified area;
- (b) the maximum length a time the resolution may stay in effect;
- (c) that a resolution suspending or limiting may be different for different areas of the Municipality and for different periods of time providing the maximum time is not exceeded for any given area; and
- (d) that no permit or approval of any kind may be issued that is contrary to the resolution establishing the area.

**Reason:** Interim Development Controls are tools used by a number of major Canadian municipalities who are experiencing growth and development and want to guide this development according to comprehensive planning.

Interim Development Controls are used by municipalities during a period when there is public consultation, study and adoption of proposed amendments to the municipal planning strategy and zoning by-laws. The application of IDCs temporarily regulates change in land use and development within Interim Development Control Districts. The IDC Districts can prevent establishment of uses, the construction of new buildings, and the demolition or alteration of existing structures that are inconsistent with the amendments and sound, comprehensive planning.

If provincial authority was given and HRM's Charter was amended to allow for implementation of an IDC area, municipal staff would then return to Regional Council with a process for establishing an IDC in HRM that could include regulations for specific IDC districts, specification of types of permits subject to review by staff/Council, exemptions for minor applications, length of time for the existence of the IDC and process for an extension.

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IDCs would be a tool available to any area of the municipality undergoing a process of comprehensive planning. While a planning process is underway, the status quo would be preserved as the development restrictions would prevent permits and approval being granted while the IDC is in effect. This may include applications to demolish heritage and housing properties, but could extend to other applications as well.

**Outcome Sought:** Request to the province to amend the HRM Charter

*Councillor Jennifer Watts*

*District 8*