



PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

Halifax Regional Council  
December 6, 2005

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:   
Paul Dunphy, Director of Planning and Development Services

DATE: November 28, 2005

SUBJECT: "As of Right" Development in HRM

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**INFORMATION REPORT**

**ORIGIN**

This report is an update on the status of staff efforts to respond to a Council motion related to "as of right" development (Status Sheet Item #7.15 - October 18, 2005).

**BACKGROUND**

At the regular meeting on October 18, 2005, Council asked staff to report back with regard to a number of specific questions about "as of right" development activity in HRM.

**DISCUSSION**

Staff continue to work on a report containing a comprehensive response to all the questions contained in the attached resolution. The finished report is expected to be tabled for Council's consideration in January of 2006.

To date, the following initiatives have been undertaken:

- A draft brochure has been prepared by staff who have direct daily contact with the general public regarding "as of right" development activity. Prior to completing the report, staff will meet with the Councillors referenced in the resolution to ensure any additional FAQs received by the Councillors are incorporated into the final draft brochure prior to its presentation to Council.

- Staff have developed an on-line reporting system that will provide Councillors with a “real time” list of proposed and approved “as of right” development applications in their districts. This pilot will be “rolled out” in January of 2006 and is part of P&D’s business plan for 2005/2006. This will be a better source of information than relying on staff to inform Councillors individually.
- Staff are presently exploring the legal, time, and cost implications related to undertaking a formal notification program associated with various types of “as of right” development proposals.

**BUDGET IMPLICATIONS**

There are no budget implications associated with this status update report.

**FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

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

**ALTERNATIVES**

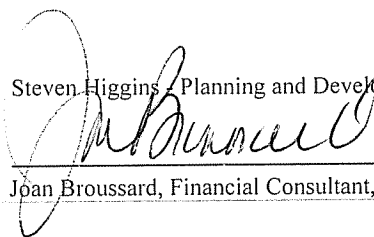
This report is presented for information only. There are no alternatives presented for Council’s consideration.

**ATTACHMENTS**

None

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 : Steven Higgins - Planning and Development Coordinator - 490-4422



Financial Review : Joan Broussard, Financial Consultant, 490-6267