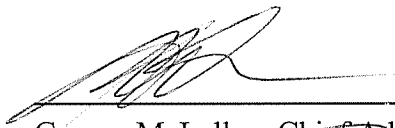
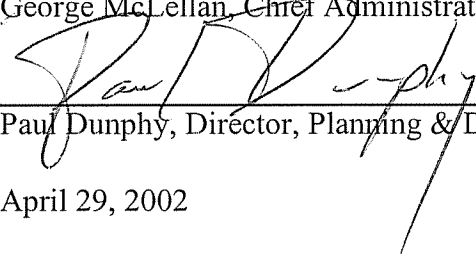


Regional Council
May 7, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


George McLellan, Chief Administrative Officer


Paul Dunphy, Director, Planning & Development Services

DATE: April 29, 2002

SUBJECT: Project #00106 - Sackville Drive Secondary Planning Strategy and
Land Use By-law

SUPPLEMENTARY REPORT

ORIGIN

Housekeeping amendments to the proposed planning documents initiated by Planning and Development Services in response to public input and development permit reviews.

RECOMMENDATION

Halifax Regional Council approve:

- (a) the proposed Secondary Planning Strategy and Land Use By-law for Sackville Drive with changes as highlighted in Attachment A;
- (b) repealing the existing sections of the Sackville Municipal Planning Strategy and Land Use By-law that pertain to the Commercial Corridor Designation of Sackville Drive as shown in Appendix B of the Staff Report dated February 20, 2002; and
- (c) Redesignating and rezoning lands within the Sackville Municipal Planning Strategy identified by Map 2 as shown in the Staff Report dated February 20, 2002 from Commercial Corridor Designation and Commercial Corridor (C-3) Zone to Urban Residential Designation and Multiple Dwelling (R-4) Zone.

BACKGROUND & DISCUSSION:

Subsequent to Regional Council's motion to consider the proposed Secondary Planning Strategy and Land Use By-law for Sackville Drive at a Public Hearing on May 7, 2002, an advertisement to this effect was placed in the local paper on the 13th of April, 2002. Pursuant to the Municipal Government Act, upon notification of Council's intention to consider the proposed documents, all development permits from April 13th, must comply with existing the Land Use By-law, as well as the proposed. The more stringent of the two By-laws would prevail.

Since April 13th, several development inquiries and permit applications have been evaluated under the proposed planning documents for Sackville Drive. Through this process, planning staff identified several inconsistencies or omissions. As a result, planning staff is recommending several minor additions and deletions and reformatting changes to the proposed documents. These changes are primarily intended to ensure consistencies with other documents, to add clarity, and to improve the overall comprehension of the documents. Examples of some of the key changes are highlighted below:

- (a) Renamed "Low Density Throughfare" Designation and Zone to "Pinehill-Cobequid" Designation and Zone;
- (b) Added definition in the LUB for "automotive rental/car rental facilities";
- (c) Added definition in the LUB for "equipment rental";
- (d) Revised outdoor storage requirements contained in Part 6, Section 42 of the LUB from "50% of the lot area to 20% of the lot area";
- (e) Revised Sediment and Soil Control requirements in Part 6, Section 4(1) of the LUB to require a minimum deposit of \$1000.00 and the security be released upon permanent stabilization of a disturbed area; and
- (f) Added "Equipment Rental" to the list of permitted uses within the Large Scale Zone.

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

- (1) Regional Council may choose not to approve the proposed amendments as highlighted in the attached documents.

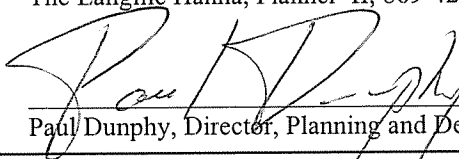
ATTACHMENTS

Attachment A - Proposed Secondary Planning Strategy and Land Use By-law for Sackville Drive

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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Report Reviewed By:
Report Approved By:


Paul Dunphy, Director, Planning and Development Services