
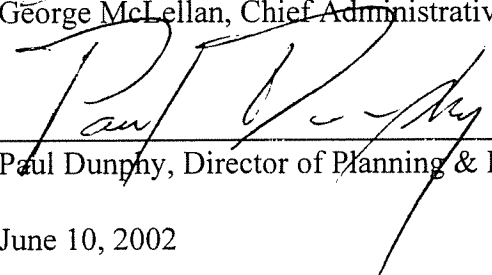


REGIONAL COUNCIL
JUNE 18, 2002

TO Mayor Kelly and Members of Regional Council

SUBMITTED BY


George McLellan, Chief Administrative Officer


Paul Dunphy, Director of Planning & Development

DATE June 10, 2002

SUBJECT Project 00086 - Wentworth/Bedford South Master Planning Study
STAFF REPORT

ORIGIN

At the December 1, 1998 session of Regional Council, a motion was approved to initiate master planning studies in four areas of the Municipality. One of the study areas encompasses approximately 623 acres of undeveloped lands bounded by the Royale Hemlocks Estates subdivision to the south, Crestview subdivision to the north, the Bicentennial Highway to the west and the Bedford Highway to the east. Development within this area is partially governed by the Halifax planning documents and partially by the Bedford planning documents.

RECOMMENDATIONS

It is recommended that:

1. First reading be given to the by-law attached to this report to amend the Municipal Planning Strategies and Land Use By-laws for Mainland Halifax and Bedford;
2. A public hearing be scheduled for July 9, 2002 to consider submissions regarding the proposed amendments;
3. The amendments be approved;

PLEASE RETAIN REPORT FOR PUBLIC HEARING

BACKGROUND

There is by necessity a very large package of reports dealing with this item. The purpose of this covering report is to identify these reports and their significance.

The report dated June 3, 2002 from the Chebucto Community Council recommends that Regional Council hold a public hearing to consider the appropriate amendments to the Halifax planning documents. The Staff Report of June 3, 2002 to Chebucto Community Council discusses these amendments.

The report dated June 3, 2002 from the North West Community Council also recommends that Regional Council hold a public hearing to consider the appropriate amendments to the Bedford planning documents. The staff report dated Staff Report April 2, 2002 to the North West Community Council discusses these amendments. In addition the Community Council also recommended that staff undertake certain amendments to the package prior to its submission to Regional Council. These are addressed in the Staff Report at the end of this entire package.

The Staff Report at the end of this package dated June 10, 2002 responds to the amendments recommended by the North West Community Council and some amendments requested by the property owners.

BUDGET IMPLICATIONS

Clayton Developments has expressed an interest in commencing construction this year and is actively preparing a development agreement application for Neighbourhood A in accordance with the draft policies for Bedford South. In the event that the plan amendments are approved, it is anticipated that municipal expenditures would be requested for over sizing of a sanitary sewer extension southward along the Bedford Highway from Nelsons Landing Boulevard to the proposed road entrance for Neighbourhood A, as well as upgrades to the road entrance.

A majority of municipal expenditures would be recouped from benefiting property owners with the master plan area. Upon completion of negotiations, estimates of the total financing costs expected and the apportionment of costs will be provided in a separate report to Regional Council.

Clayton Developments has advised that, if insufficient funds remain in this year's capital budget for cost sharing, it is prepared to assume all financial costs provided that an infrastructure agreement is entered into for reimbursement at a later date. In accordance with the requirements of the Municipal Government Act, any development agreement application which commits the Municipality to an expenditure will require the approval of Regional Council, as well as the Community Council.

MULTI-YEAR FINANCIAL STRATEGY IMPACTS

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. Council could direct that the any of the amendments prepared by staff in response to the recommendation of the North West Community Council or the affected property owners not be approved .
2. Staff could be directed to prepare additional amendments.
3. A decision on the plan and by-law amendments could be deferred until the subdivision by-law amendments to implement capital cost contribution recovery for this master plan area are brought forward for approval. In the opinion of staff, this action is not necessary because a policy has been established within each secondary planning strategy which prohibits the Community Councils from entering into any development agreement until the subdivision by-law amendments are in effect (reference is made to policy MS-9 of each document).
4. Approval of the documents could be deferred until recommendations have been received under the growth management component of the regional planning initiative have been received.
5. The plan and by-law amendments could be rejected with direction given that no further consideration to this project.

ATTACHMENTS

- I A By-law to Amend the Municipal Planning Strategies and Land Use By-laws for Halifax and Bedford (adoption of the Wentworth and Bedford South Secondary Planning Strategies).

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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