

HALIFAX

**MPS and LUB Amendments
Regarding the Development
of 10 hectare (25 acre) lots**

Public Hearing
January 10, 2017

Background

- HRM Charter - Section 278(2)(a) *Subdivision approval is not required for a subdivision if all lots to be created, including the remainder lot, exceed ten hectares in area*
- 10 hectare (25 acre) lots may be created without HRM's knowledge or approval, but must meet Municipal requirements to obtain permits
- Consistent permitting approach communicated in April 2016 (no changes to regulations)
- April 12, 2016 - Council motion requesting a staff report
- October 4, 2016, Council direction to initiate MPS amendment process
- November 22, 2016, First Reading, as amended, and request for a supplementary report
- December 13, 2016, First Reading of updated amendments

Planning Context

Regional Plan

- Support traditional service centres, manage public costs, minimize environmental impacts, preserve rural character

Road Frontage

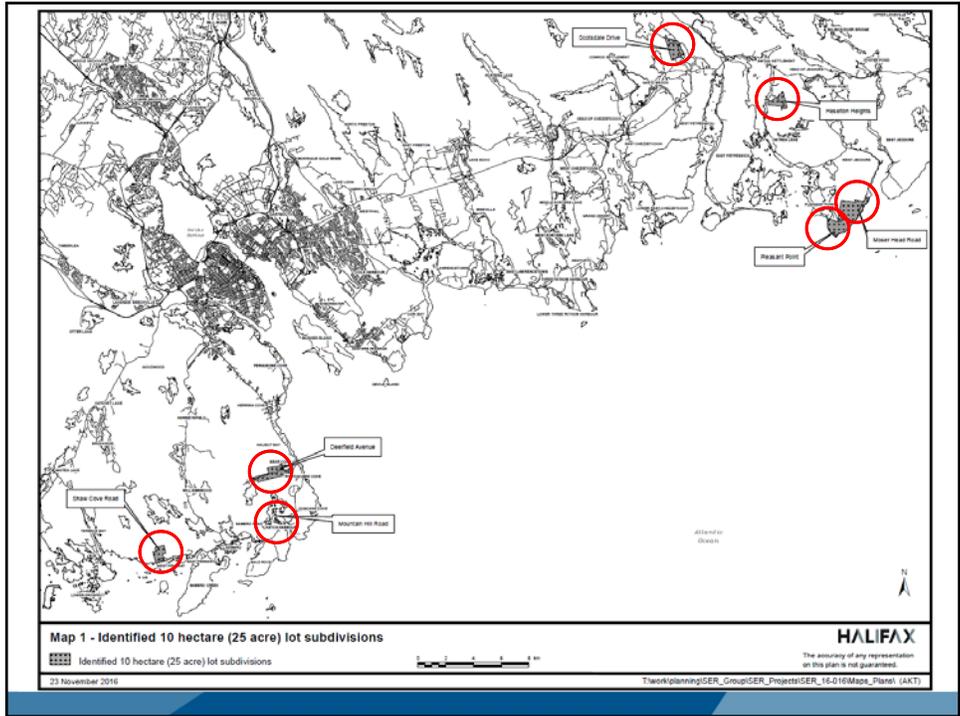
- Safety and service delivery
- Tool for managing growth and development

Existing Road Frontage Exemptions

- Varied throughout Community Plan areas

Public Feedback

- 253 comments through the HRM Website
- Additional correspondence concerning individual properties
- Common themes include:
 - support for enabling development of 10 hectare lots;
 - general concerns related to rural planning and development;
 - support for maintaining and enforcing established land use regulations; and
 - concerns related to fairness

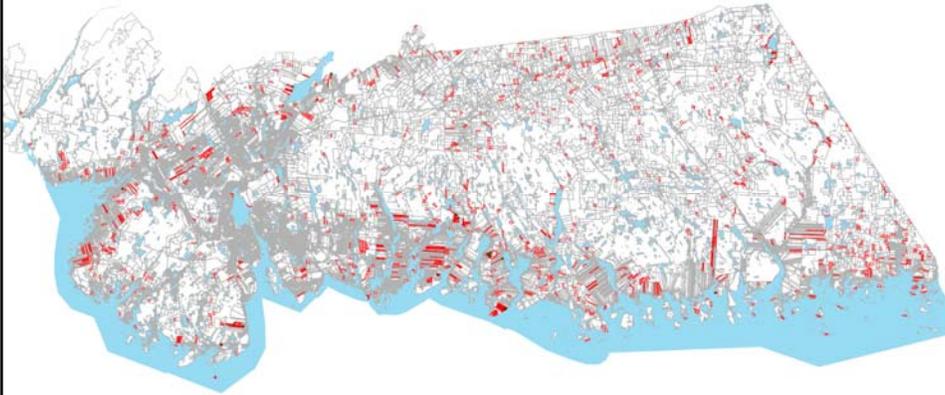


Shared Private Driveways



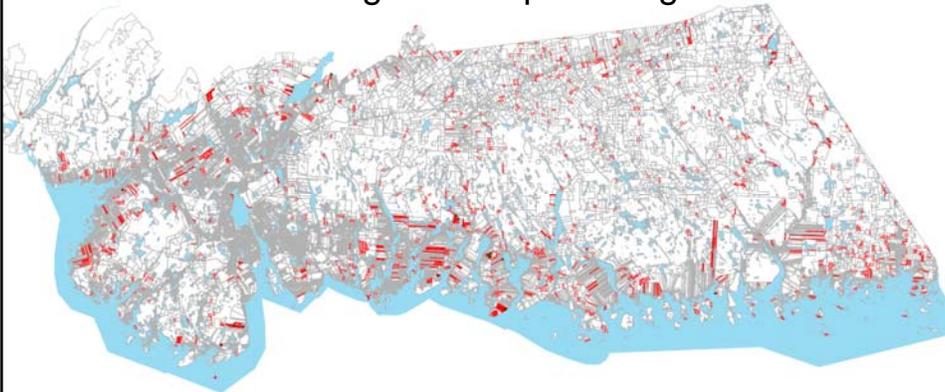
Existing Developments

- General provision to permit existing residential developments that do not meet road frontage requirements in all applicable community LUBs



10 Hectare lots not included

- Existing road frontage exemptions
- New public road
- Resource development
- Conservation design development agreement



Broader Rural Planning Comments



Approval Process

Tentative Date	Step
✓ Oct. 4, 2016	Regional Council Initiation
✓ Oct. 6 -20, 2016	Preliminary consultations through the HRM website
✓ Nov. 22, 2016	<ul style="list-style-type: none"> • First Reading – Regional Council • Request for Supplementary Report
✓ Dec. 13, 2016	<ul style="list-style-type: none"> • Review of Supplementary Report • First Reading
➔ Jan. 10, 2017	Public Hearing
Jan. – Feb. 2017	Provincial Review of MPS amendments
Feb. 2017	MPS and related LUB amendments come into effect

Recommendation

That Halifax Regional Council approve the proposed amendments to the Regional Municipal Planning Strategy (MPS) and applicable community land use by-laws, as set out in Attachments A and B of the supplementary staff report dated November 23, 2016.