

HALIFAX

Halifax Peninsula Planning Advisory Committee

2018 Orientation

January, 2018

Planning?

“Planning means the scientific, aesthetic, and orderly disposition of land, resources, facilities and services with a view to securing the physical, economic and social efficiency, health and well-being of urban and rural communities.” (CIP, 2017)

Planning enables civic leaders, businesses, and citizens to play a meaningful role in creating communities that enrich people's lives. (APA, 2017)

Planning is the process of making decisions to guide future action. The planning profession... is specifically concerned with shaping cities, towns and regions by managing development, infrastructure and services. (PIA, 2017)

Planning?

Purpose is to guide development and management of the municipality

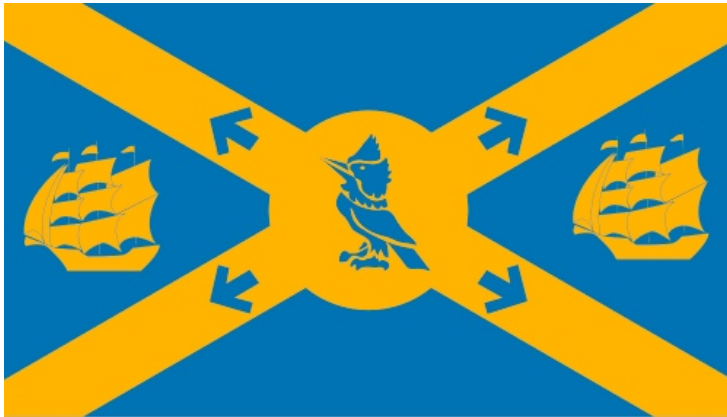
“It’s so fantastic to be a citizen of a city, where every morning for 50 years when we’ve woken up we realized - today the city is a little bit better than yesterday.”

~Jan Gehl, 2013

Structure of Planning

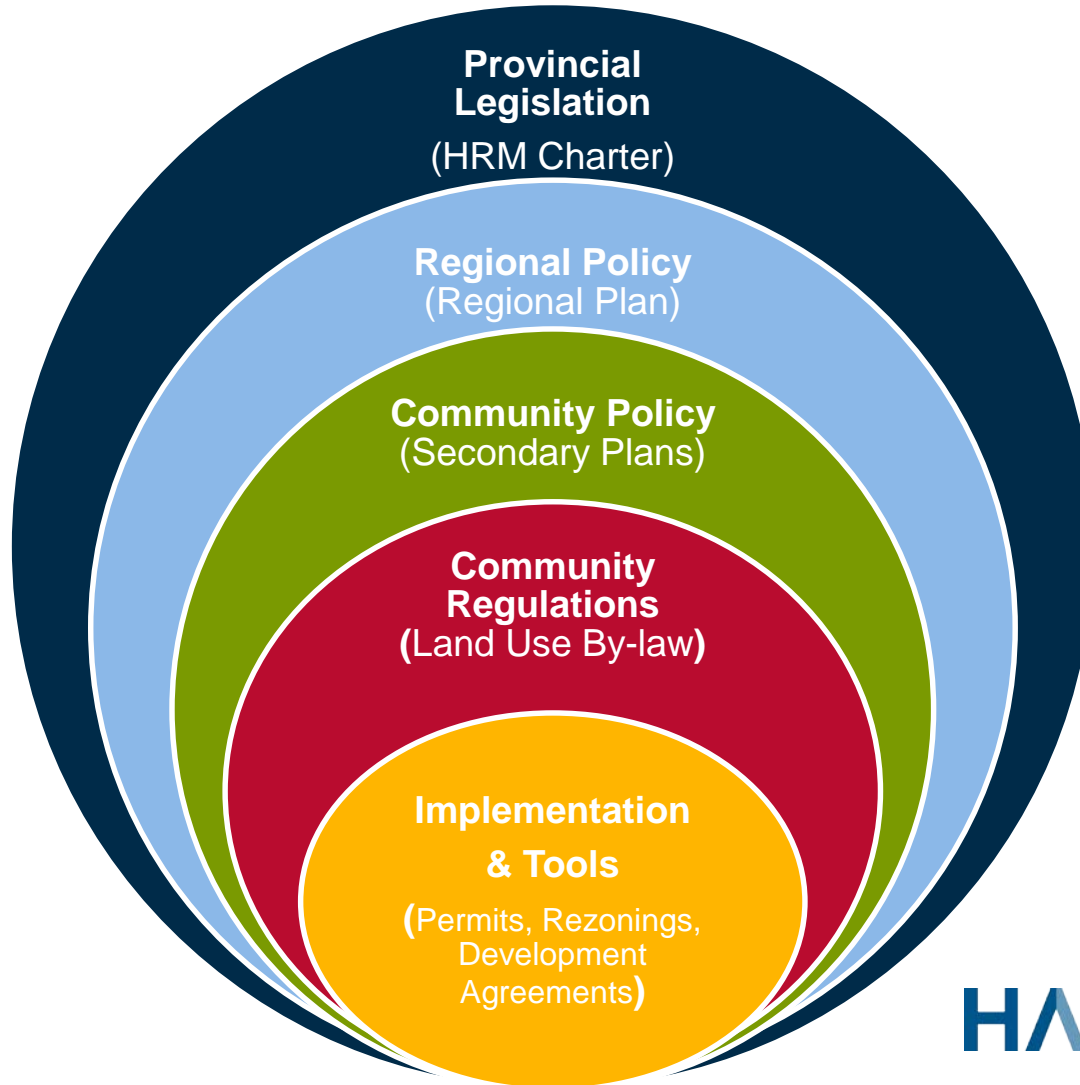
Legislation

- Provincial
- Regional (HRM)
- Local (Community Based – HRM)



HALIFAX

Structure of Planning



HRM Charter

- Power for Planning from the Province.
- Enabling rules for HRM.
- Make by-laws, set up administrative functions as well as Planning.
- Scope of planning is limited.
- Not everything is possible.
- Enables creation of planning documents, tools and regulations.

Regional Plan

- Create a long-range, comprehensive, region-wide plan of where, when and how future growth and development should take place in HRM
- Environment, Transportation, Economy, Culture and Heritage, Water, Wastewater and Solid Waste
- Originally Adopted - August 2006



RP+5
Regional Plan 5 Year Review

Regional Plan

- All other planning documents should become consistent with the Regional Plan (over time)
- Also known as Regional Municipal Planning Strategy (MPS)
- Identified issues to be explored
- Long term vision for HRM
- Work plan for the next 15-20 years
- Creates Regional Subdivision By-law

Community Policy

- Provide local community vision.
- Known as Secondary Planning Strategy (SPS)
- Consistent with Halifax Charter
- Layout planning options and creates regulations.
- Identifies planning tools / creates zones
- Each community deals has individual plan.
- Plan based on community needs / desires.
- Creations of staff, public, advisory committees and Council.

Community Regulations

- Known as Land Use By-law
- Enabled by MPS or SPS
- Consistent with MPS or SPS
- Creates land use zones and regulations
- Day to day 'How to' or 'Nuts & Bolts' document
- Identifies what you can build and under what conditions.
- Requires permit.

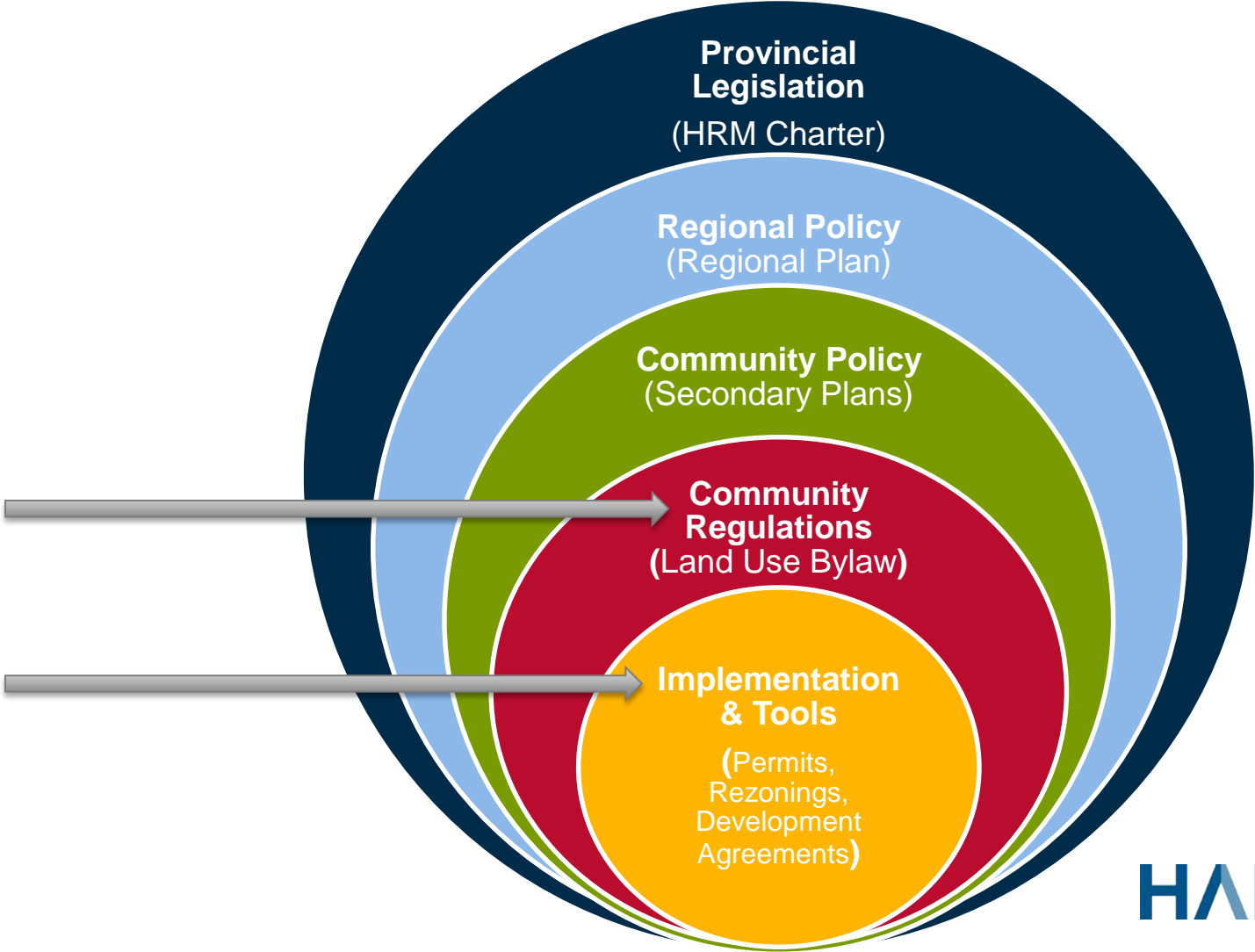
PAC

- Advises Council when the rulebook is being changed
- Two types of applications – enabled and not enabled

Enabled

- Proposed land use has been envisaged by the community
- May be considered subject to meeting certain criteria
- Criteria are listed in policy and are what the Council must consider in making a decision to enable the proposal
- An example is a Development Agreement or Rezoning enabled in policy

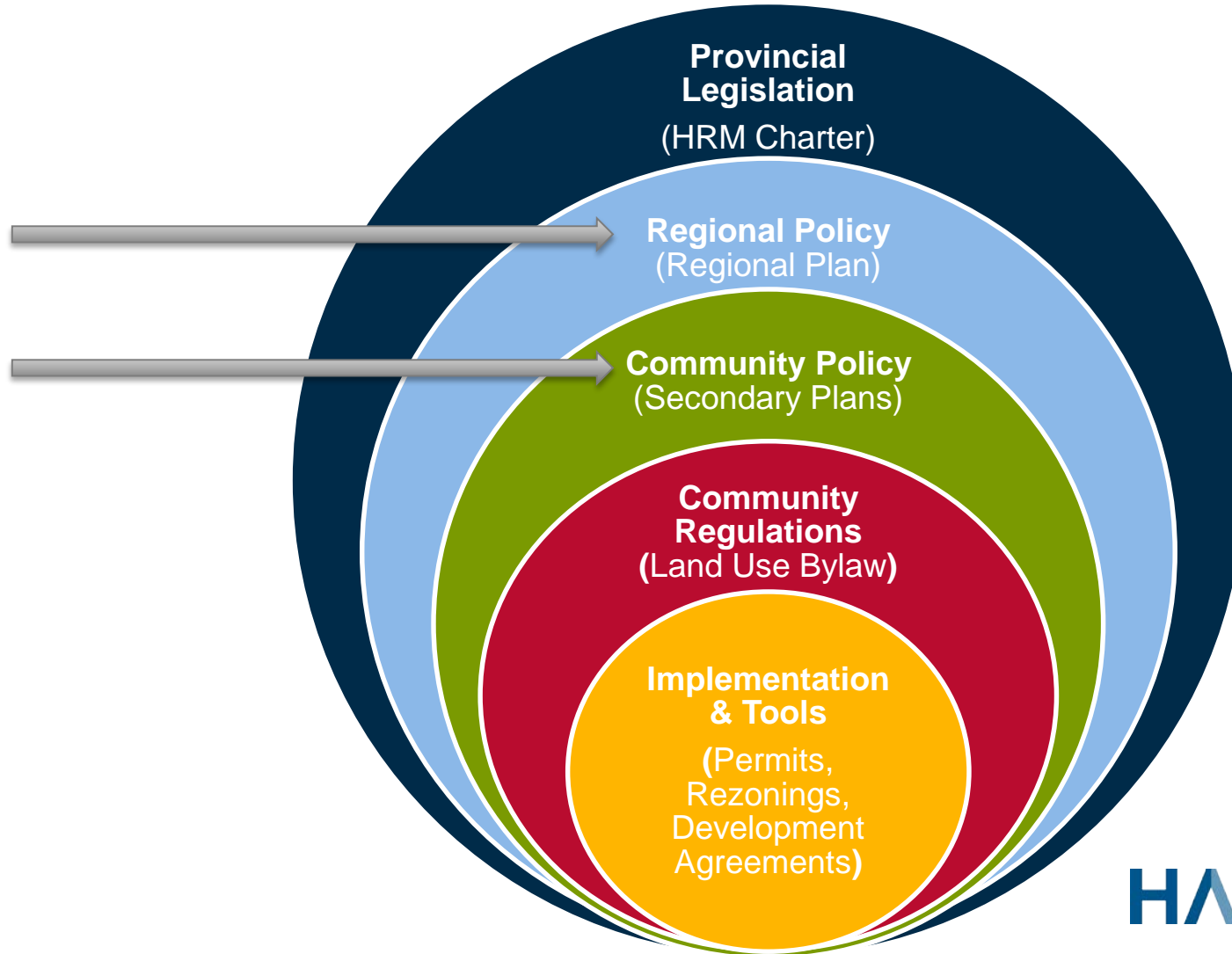
Enabled



Not Enabled

- Requests to change the planning policy because the proposal was not envisaged at the time the policy framework was created.
- Generally, plan amendments are only recommended to be considered if there is a change in circumstances, such as societal, land use, servicing or business changes not contemplated at the time the policy was created.

Not Enabled



Planning Tools

Rezoning

- Change the zone (regulations) on a property
- Amend the map of the Land Use By-law
- Municipal Planning Strategy (MPS) spells out when and where
- Things to be considered identified in MPS.
- Answer must be yes or no and why
- Decision must be consistent with Regional MPS/
Local MPS
- Review by Planning Advisory Committee

Planning Tools

Development Agreement

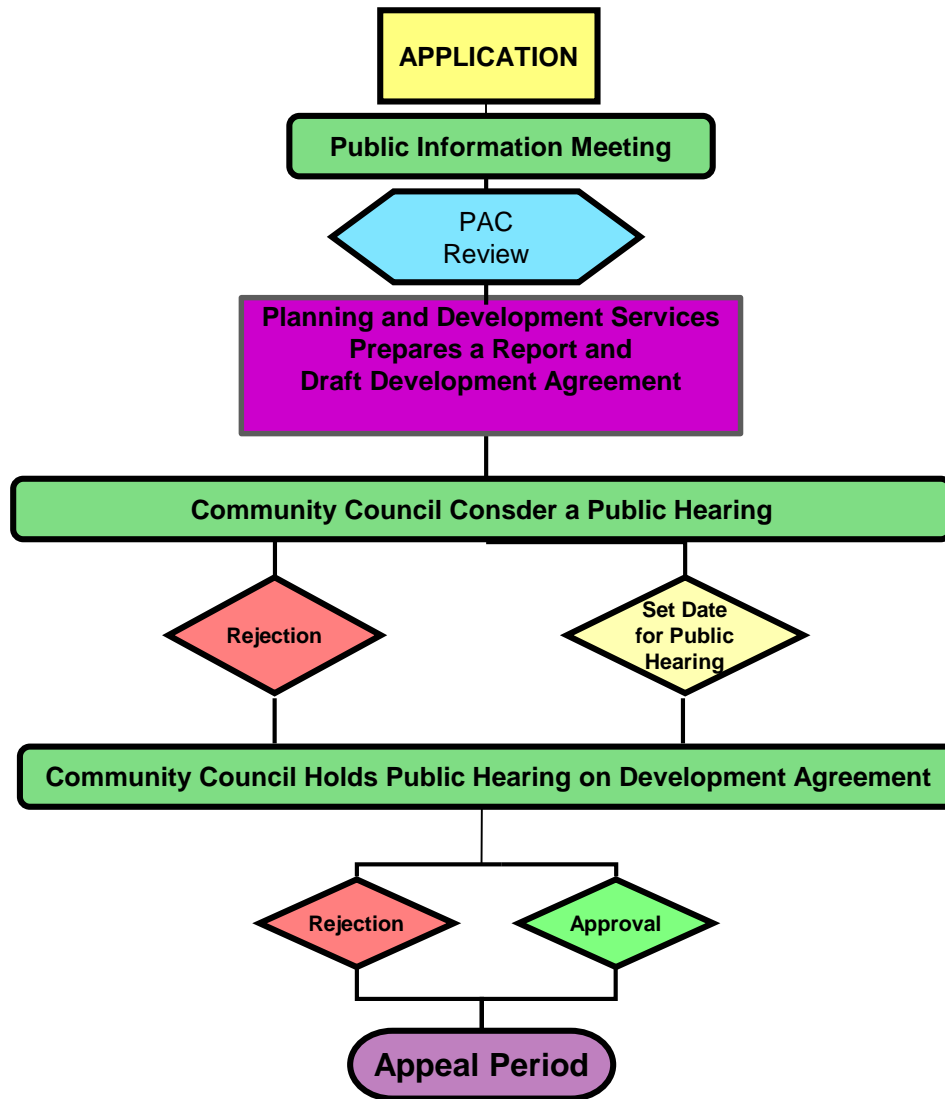
- Legal Contract for land use(s)
- Typically overrides Land Use By-law
- MPS spells out when and where.
- Things to be considered identified in MPS/Charter and Regional Plan.
- Answer must be yes or no but may include recommendation for changes and why.
- Decision must be consistent with Regional MPS/ Local MPS.
- Review by PAC.

Planning Tools

SMPS Amendment

- Regional Council Initiates
- Requires more detailed study and assessment
- Creating policy and regulations for a specific site, but need to complete more comprehensive study
- Must be consistent with the HRM Charter and Provincial Statements of Interest
- Not Appealable
- PAC will host the public meeting
- Regional Council makes the final decision

Sample Planning Process



PAC Terms of Reference

Legislated Duties:

- To advise the Halifax and West Community Council with respect to the preparation of amendments of planning documents within or affecting the designated area. The term “planning documents” shall be as defined in clause m of section 209 of the Halifax Regional Municipality Charter.
- To advise the Halifax and West Community Council with respect to planning matters generally within the designated area incorporated into the North West Community Council. The term “planning matter” means any discretionary decisions of Community Council related to the use and development of land.
- To hold public information meeting (PIMs) associated with the municipal planning strategy amendments as deemed necessary.

Role of Staff

- Provide a presentation on the project background and details
- Identify and outline what policies the project would be assessed against
- Provide clarification or interpretation of policies where requested