

## 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 commenting on the advisability of on lots of land that are 10 hectares/25 acres in size.
- October 4, Council direction to initiate MPS amendment process

## 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

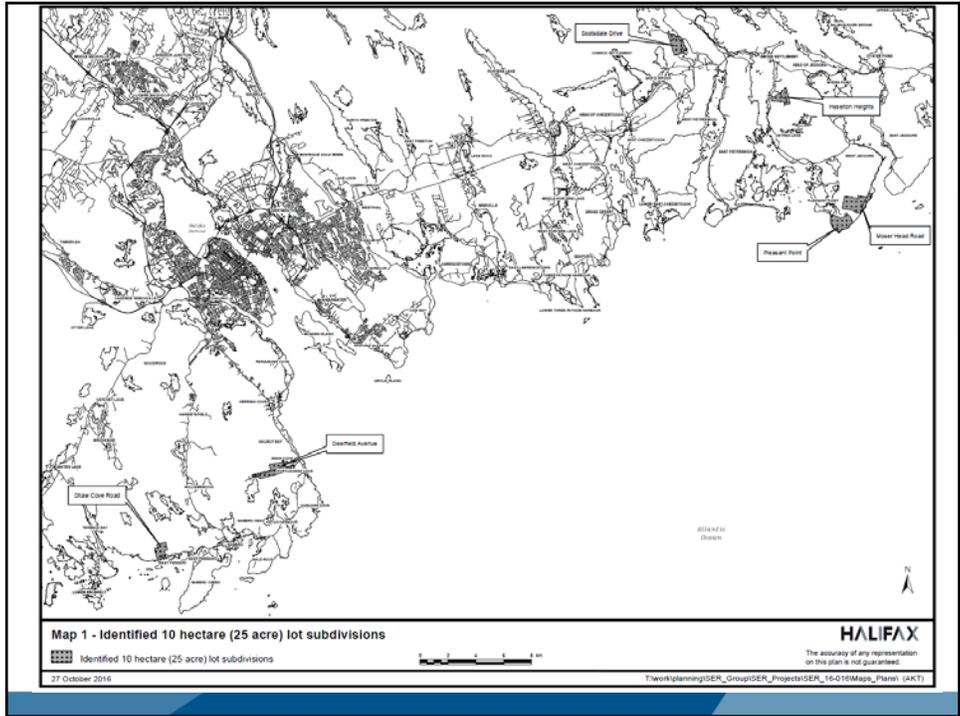
- 253 comments through the HRM Website
- Additional correspondence concerning individual properties
- Common themes include:
  - support for enabling development of 10 hectare lots;
  - general concerns related to rural planning and development;
  - support for maintaining and enforcing established land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

## Broader Rural Planning Comments



## Identified 10 Hectare Lot Subdivisions

Subdivision	# of lots	# of existing single unit dwellings
Moser Head Road, West Jeddore	17	2
Pleasant Point, West Jeddore	14	1
Heselton Heights, Ostrea Lake	10	4
Scotsdale Drive, Musquodoboit Harbour	13	3
Shaw Cove Road, West Pennant	7	2
Deerfield Ave, Portuguese Cove	16	2
<b>Total</b>	<b>77</b>	<b>14</b>

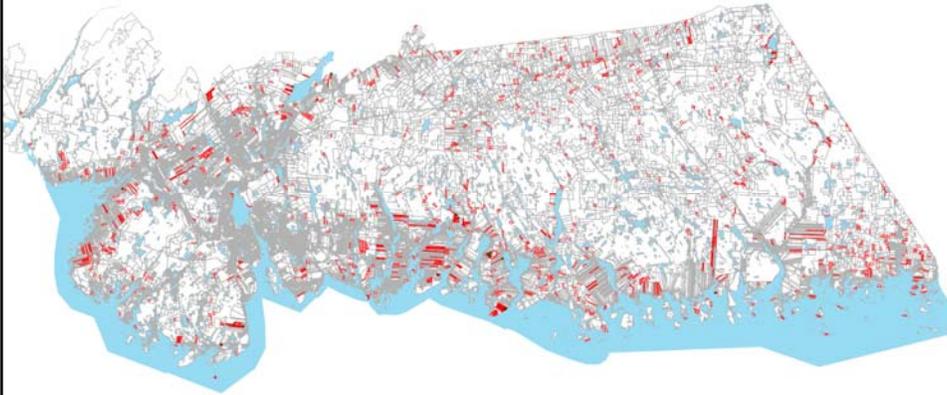


## Shared Private Driveways



## Existing Developments

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

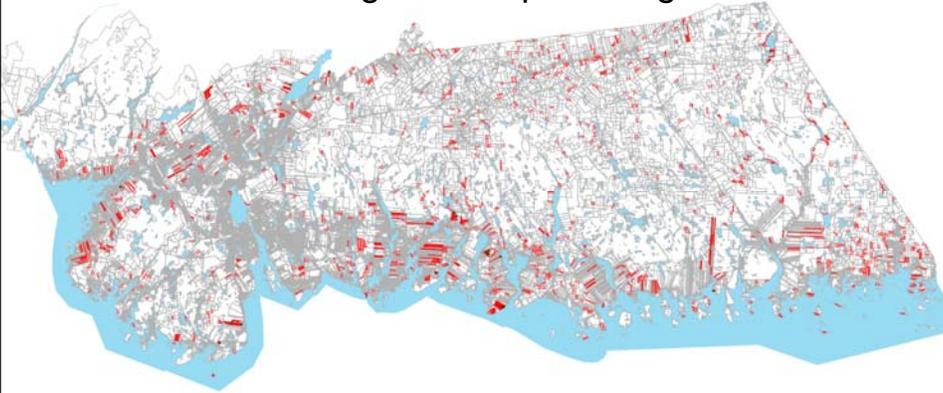


## Existing Regional Plan Context

- Support traditional service centres, manage public costs, minimize environmental impacts, preserve rural character
- Existing road frontage exception in Community Plans
- Amendments are limited in scope to build on existing exceptions and maintain the general intent of the Regional Plan

## 10 Hectare lots not included

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



## Tentative Approval Process

	Tentative Date	Step
✓	Oct. 4, 2016	Regional Council Initiation
✓	Oct. 6 -20, 2016	Preliminary consultations through the HRM website
➔	Nov. 22, 2016	First Reading – Regional Council
	Dec. 13, 2016	Public Hearing and Second Reading – Regional Council
	Dec. 2016 to Jan. 2017	Provincial Review of MPS amendments
	Jan. 2017	MPS and related LUB amendments come into effect

## Recommendation

It is recommended that Halifax Regional Council:

1. Give first reading to consider 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 this report, to allow residential development on lots created through the HRM Charter 10 hectare subdivision approval exemption and do not meet land use by-law requirements for road frontage and schedule a public hearing; and
2. Approve the proposed amendments to the Regional MPS and applicable land use by-laws, as set out in Attachments A and B of this report.