

The slide features a background with a white triangle on the left and a blue triangle on the right. The word "HALIFAX" is written in white capital letters on the blue background. The case information is written in blue text on the white background.

HALIFAX

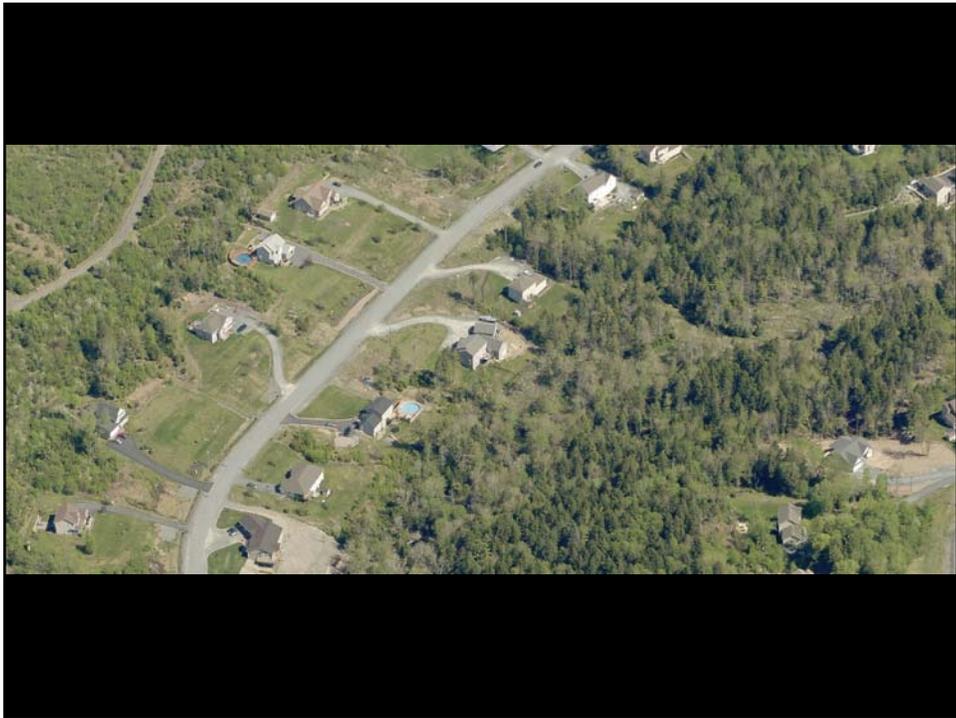
Case 20264
Windgate - Water Service Area
Regional Subdivision By-law Amendments

Public Hearing
May 24, 2016

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Proposal
To amend the Regional Subdivision By-law to extend the Water Service Area to approximately 148.5 hectares (367 acres) of land located off Windgate Drive in Beaver Bank.

Applicant
WSP on behalf of Marque Investments

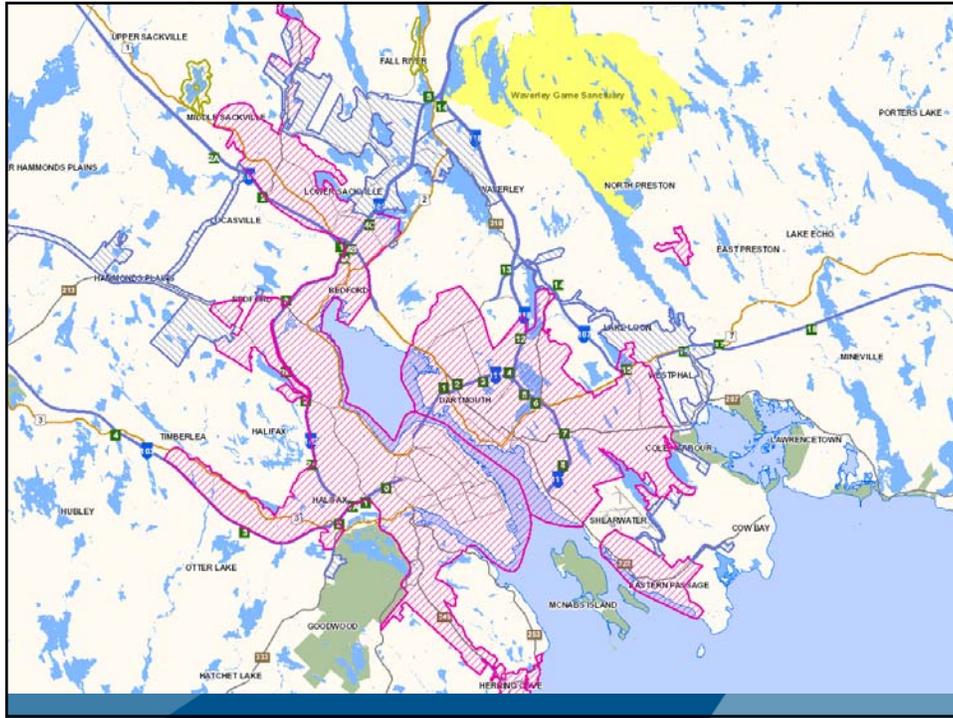


Background

- Rural Commuter Regional Plan Designation
- Mixed Use (MU) and Rural Resource (RR) under the Beaver Bank, Hammonds Plains and Upper Sackville MPS
- I-1 (Mixed Industrial) and MR-1 (Mixed Resource) Zoning
- Related Open Space Design development agreement proposal considered under the 2006 Regional Plan
- 2010 – Water Service Area extended to adjacent subdivisions

Review

- Regional Plan Policies SU-14 and SU-15, regarding new and expanded Water Service Areas
- Related Open Space Design development proposal
- Performance of the Water Distribution System
- Water Quantity Issues
- Costs
- Related development reviewed as part of DA process (traffic, trails, density etc.)



Process

- Preliminary Review
- Public Information Meeting



Water Service Boundary

(Case 20264)

- Regional Council

Open Space Design DA

(Case 20110)

- NW PAC
- NW Community Council

Process – Regional Subdivision By-law

- ✓ Complete application received
- ✓ Preliminary review of proposal
- ✓ Public information meeting
- ✓ Detailed review & Staff report
- ✓ First reading at Regional Council
-  Public hearing at Regional Council
- Decision by Regional Council** – no appeal process
- Provincial Review – Municipal Affairs
- Notice of approval of amendments published

Recommendation

That Halifax Regional Council approve the amendments to the Regional Subdivision By-Law, as contained in Attachment A of the staff report dated March 1, 2016, to extend the Water Service Area to approximately 148.5 hectares (367 acres) of land located off Windgate Drive in Beaver Bank.