

Frequently Asked Questions

Why are we changing the Dartmouth Plan? There is currently no specific development proposal for the property. The property is designated and zoned Commercial. To allow for other land uses (ie: a mix of residential, retail, office, recreational etc.) the Dartmouth Municipal Planning Strategy and Land Use By-law need to be changed. The site is designated in the Regional Plan as an *Urban Local Growth Centre* with a focus on medium to high density residential development in close proximity to transit.

What has been the process to date? Over the past four years, community volunteers have stepped forward to represent the Penhorn/Woodlawn neighbourhood in a Community Visioning process supported by HRM. A Vision and Action Plan was developed and approved by Council in December 2009. Over the past year, the Vision Action Team has continued to implement the Vision by initiating community projects and advising staff on proposed policy amendments. The purpose of these amendments to the Dartmouth Plan, as identified as one of the short term goals in the Community Vision and Action Plan, is to enable mixed use redevelopment of the site.

What is a Comprehensive Development District (CDD)? A CDD Zone is a “master plan” that explains how a large site will be developed to ensure a well-planned neighbourhood. This may include location of roads, type of land use, adequacy of sanitary, water and storm water service infrastructure, population, pedestrian access, recreational amenities etc. When a future application by a developer is made, a CDD will be required as part of the approval and development agreement process.

What is a Development Agreement (DA)? A DA is a legally binding contract between HRM and a property owner. This agreement places conditions on a property that need to be met before a development permit is issued. A development agreement is registered against the property and must be complied with by the current and any subsequent owners, or until the Municipality discharges the agreement. Conditions of a DA address the applicable Plan policies and include detailed measures of how the policies are to be implemented. All development agreements require an additional public hearing at the Community Council level.

What are the next steps after this evening? Written submissions are welcome until December 30th, 2011. A staff report that will include detailed site specific Plan policies for the former Penhorn Mall property will be presented to Regional Council. Council will then set a date for a public hearing. At the public hearing residents will have another opportunity to express their opinion on the Plan amendments to Regional Council. Once the Plan amendments are approved, any proposal for development of the site will go through a development agreement process, which will also include a public participation process and approval by Harbour East Community Council.

How can I get a copy of the Vision and Action Plan? Go to the website at www.halifax.ca/visionhrm/Penhorn or call 490-8479 or e-mail visionhrm@halifax.ca

How can I get involved in the Vision Implementation? There are currently five volunteer residents who are working on the implementation of the Community Vision. They are always looking for assistance and ideas for implementing the Vision for the Penhorn/Woodlawn area. To get in contact with one of the Vision Action Team members please call 490-8479 or e-mail visionhrm@halifax.ca