

Re: Item 11.2

HALIFAX

Case 20662

Proposed Amendments to the Regional Municipal Planning Strategy, Sackville Land Use By-law and Regional Subdivision By-law

Settlers Lane, First Lake Drive and Cobequid Road, Lower Sackville

July 31, 2018

Tonight's Hearing Proposal

Applicant: Ms. Linda Williams

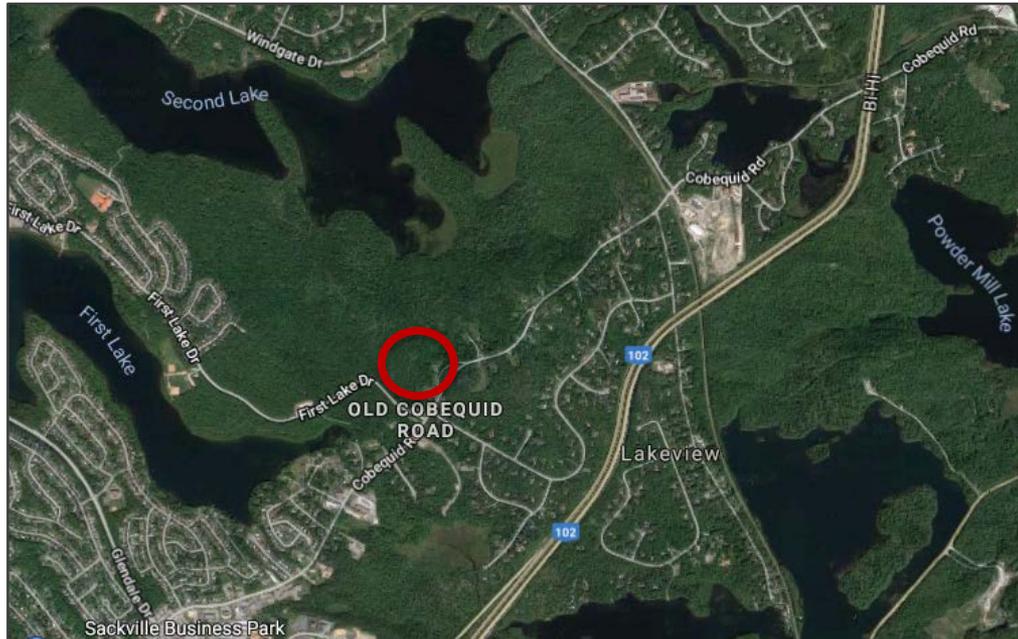
Location: PID# 41404096 and PID# 40507824, Lower Sackville (near corner of First Lake Drive and Cobequid Road).

Proposal:

- 1) Amend the Regional MPS and Sackville LUB to permit subdivision and residential development of PID# 4140496.
- 2) Amend the Regional Subdivision By-law to extend the municipal water service boundary to encompass the entirety of the subject property.

Site Context

PID# 41404096 and PID# 40507824



General Site location



Site Boundaries in Red

Site Context



Subject site seen from First Lake Drive looking northeast.

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Site Context



Subject site seen from Cobequid Road looking southwest.

Site Context

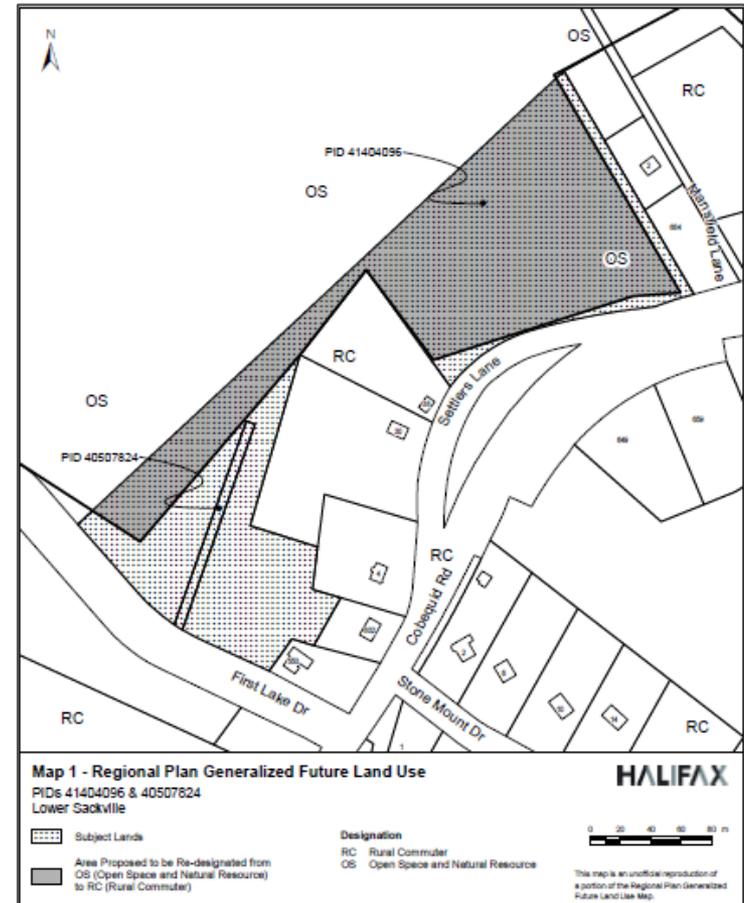


Subject site seen from Cobequid Road looking north.

Planning Policy

Regional Municipal Planning Strategy

- Regional MPS Designation:
 - Open Space and Natural Resource
 - Rural Commuter (portion of property)



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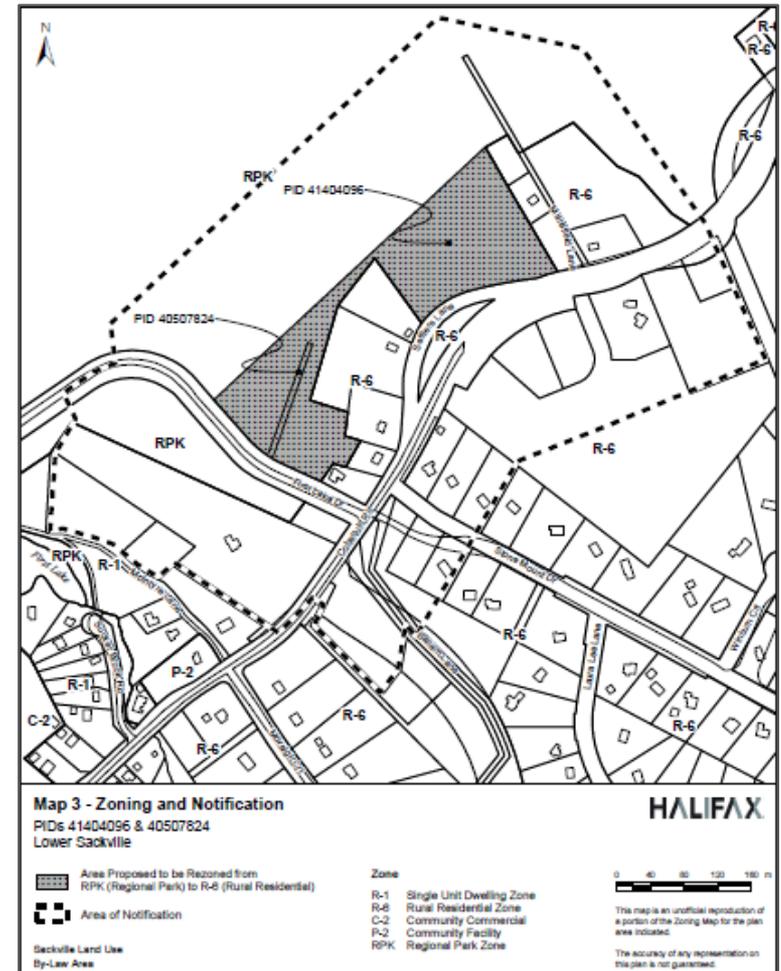
Land Use By-law

Sackville Land Use By-law

○ Zoning: RPK (Regional Park)

Permitted Land Uses:

- Recreation Uses;
- Conservation Uses;
- Uses accessory to the foregoing uses.

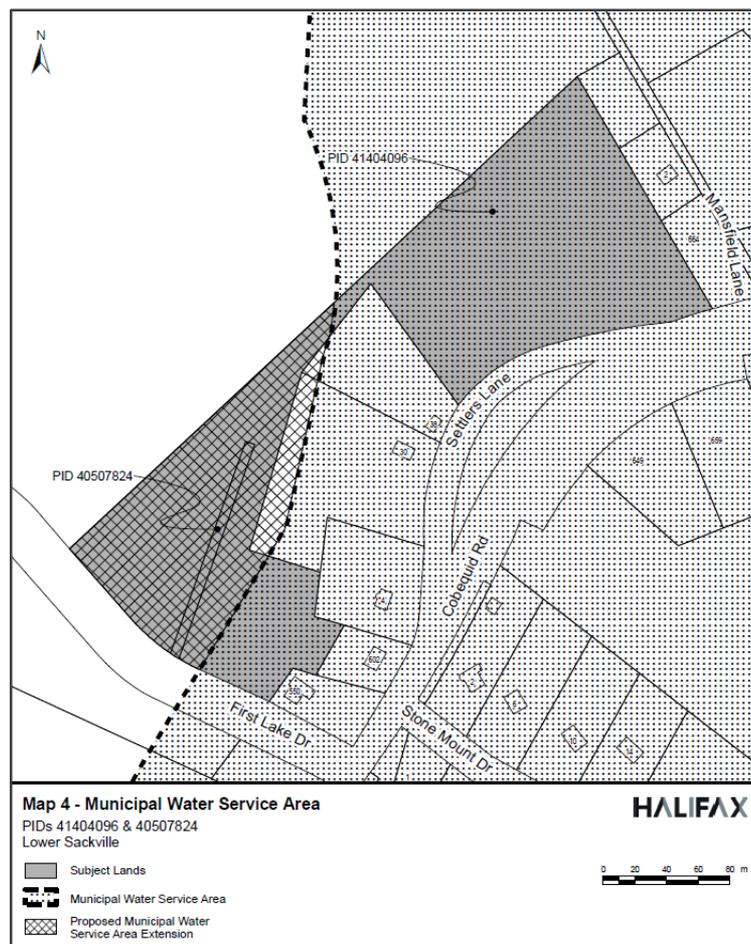


MPS Amendment Considerations

- Amendments to the MPS should only be considered when circumstances have changed since the document was originally adopted
- Circumstances would need to change to the extent that the original land use policy is no longer appropriate
- Staff advise there is merit to re-designating and rezoning the site for the following reasons:
 - Private ownership of PID #4140496
 - Re-designating and rezoning PID # 40507824 is considered appropriate

MPS Amendment Considerations

- Request: Amend the Regional Subdivision By-law - Extend water service boundary to all portions of the subject site.
- Rationale: Applicant requesting amendment due to presence of arsenic and overall water quality in the area.
- Recommendation: The proposed water service boundary extension is not considered under Regional Plan policy. Staff recommend refusal of the proposed extension.



Public Consultation

- Public Meeting - May 17, 2017.
- Feedback from the community included discussion regarding the following:
 - Protection of water feature/watercourse located along subject lands; and
 - Ownership of PID# 40507824 should remain public and not be developed.

North West PAC Recommendation

June 7, 2017

The North West Planning Advisory Committee recommended approval with no conditions or considerations.

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North West Community Council

June 11, 2018

North West Community Council recommended that Regional Council:

- Approve the proposed amendments to the Regional MPS and Sackville LUB; and
- Refuse the proposed amendments to the Regional Subdivision By-law to extend the municipal water service boundary.

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Decision for Council Consideration

That Halifax Regional Council:

Approve the proposed amendments to the Regional Municipal Planning Strategy and Sackville Land Use By-law as set out in Attachments A and B of the staff report dated May 7, 2018; and

Refuse the proposed amendments to the Regional Subdivision By-law to extend the municipal water service boundary as shown on Map 4 of this report.

Thank You