

Re: Item No. 12.2

**HALIFAX**

# **Public Hearing Case 21937**

Regional Municipal Planning Strategy Amendment for  
Seven Lakes residential development, Porters Lake  
& enabling non-substantive amendments for existing Open  
Space subdivisions

Regional Council  
September 24, 2019

# Applicant Proposal

Applicant: WSP Canada Inc. on behalf of Seven Lakes Developments

Location: Between Alps and Conrad Settlement Roads, Porters Lake

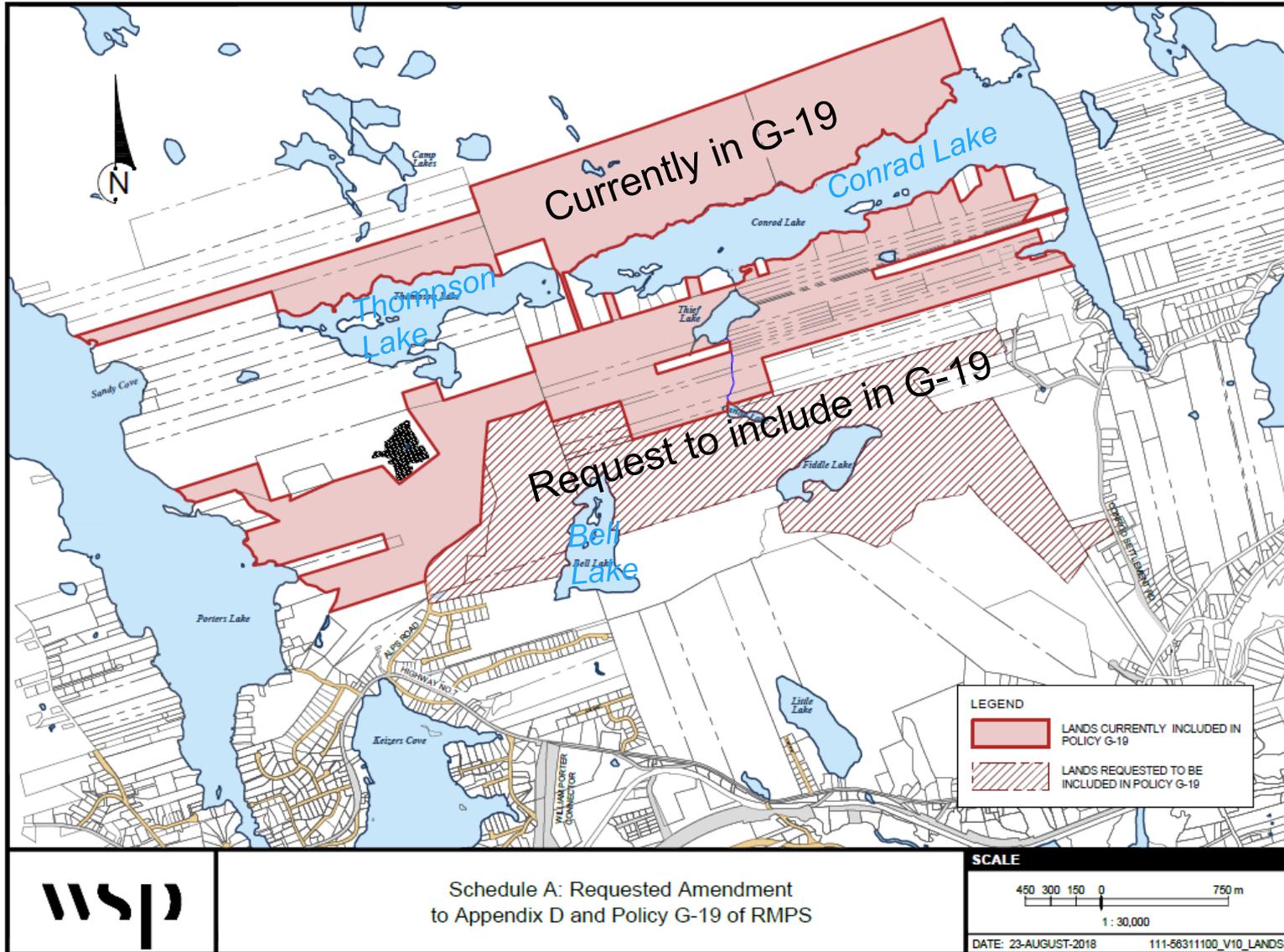
Proposal: RMPS Amendment to enable amendments to the Existing Development Agreement for Seven Lakes Development in accordance to 2006 Regional Plan Conservation Design Development Policies.



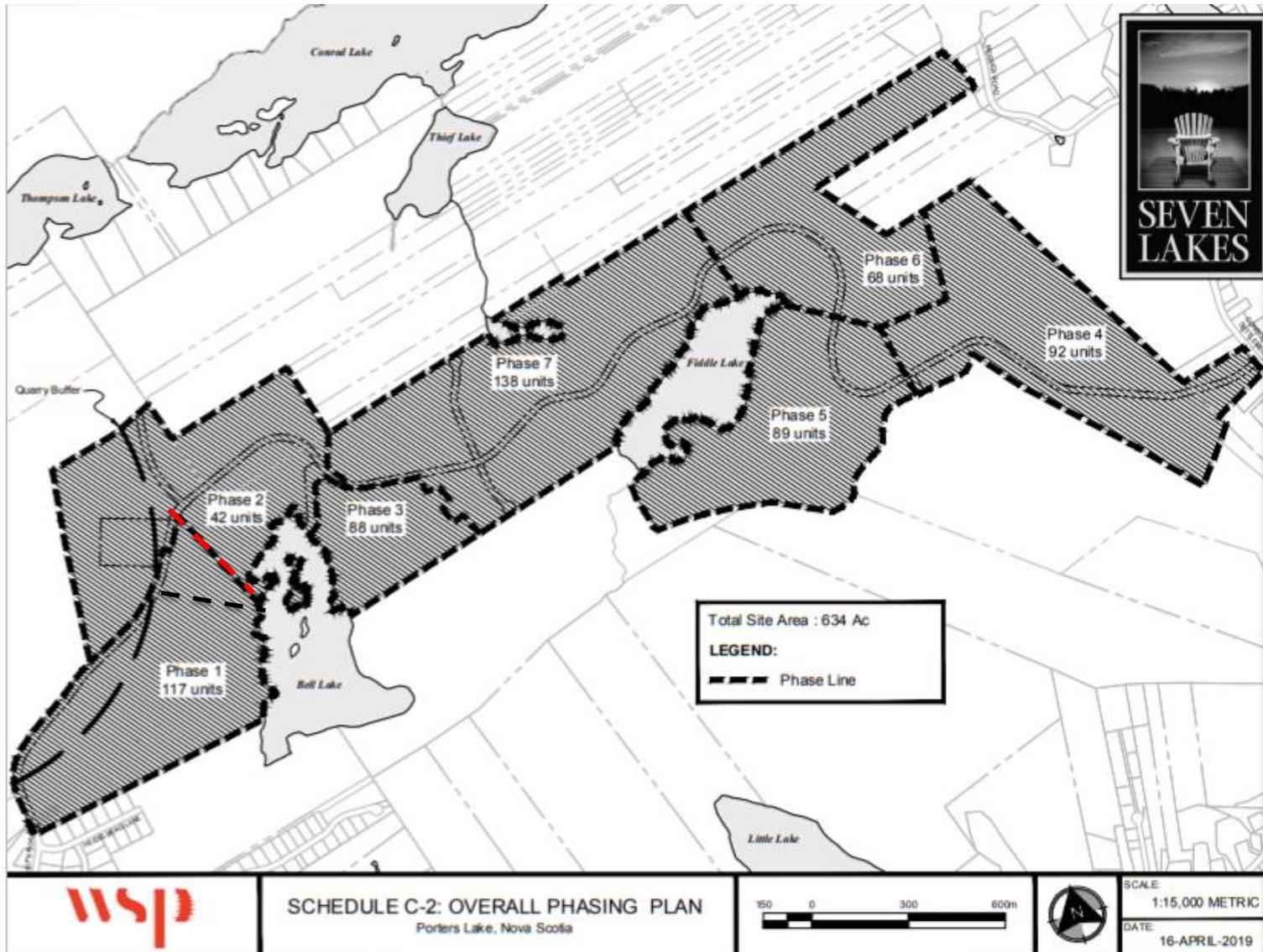
# Site Context (Alps –Conrad Settlement Roads, Porters Lake)

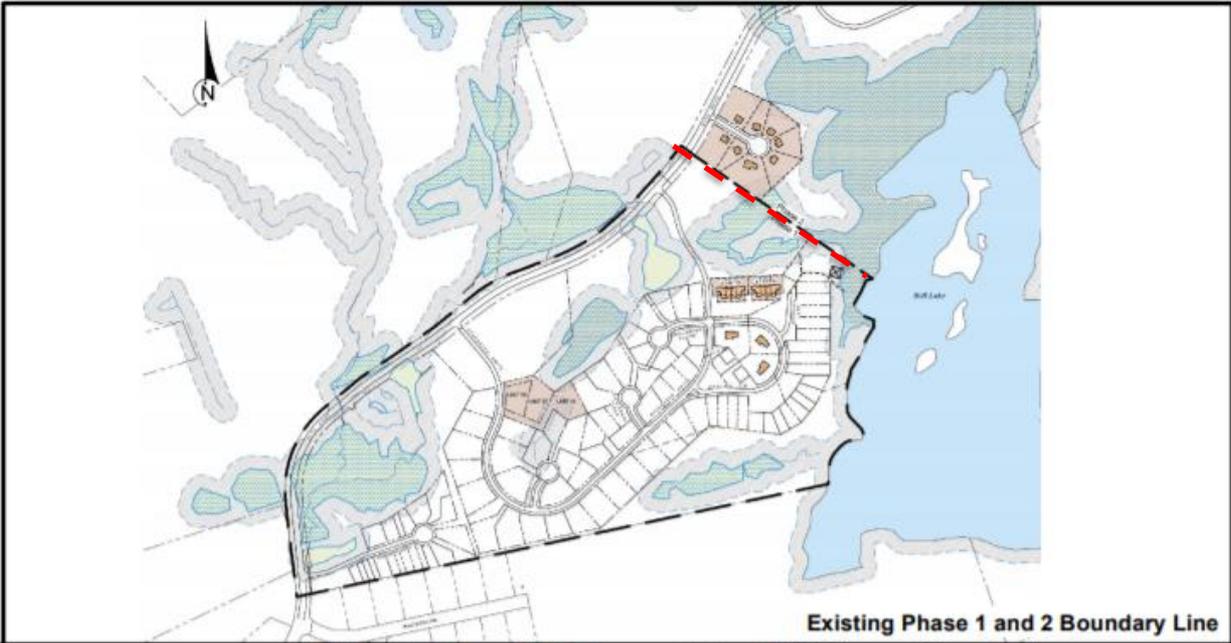


# 1. RMPS Amendment request: To include DA lands into Policy G-19 (2014)



# 2. Non-Substantive Amendment to DA





Existing Phase 1 and 2 Boundary Line



Proposed Phase 1 and 2 Boundary Line

Map 3 - Phase 1 and Phase 2 Boundary Line

# 2b. RMPS Amendment request

## To permit non-substantive amendments (2006 RMPS)

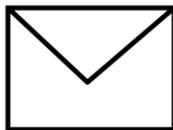


# Public Engagement Feedback

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- Level of engagement completed was consultation achieved through a mail out notification, signage and webpage.
- Feedback from the community generally included the following:
  - The scope of the amendment; and
  - Traffic-currently only one access into development; and
  - Restricted access to private recreational facilities.

**Notifications  
Mailed**



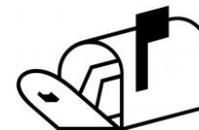
**159**

**Phone calls**



**5**

**Letters/Emails  
Received**



**4**

# RMPS Amendment Considerations

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- Amendments to the RMPS 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

# Proposed Policy

## Regional Municipal Planning Strategy

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1. **Amend Map** in Appendix D: Lands subject to Policy G-19 to include lands in existing DA for Seven Lakes Development.
2. **Add policy G-20** where applications for non-substantive amendments to approved development agreements for Conservation Design Development shall be considered under the policies in effect at the time the development agreement was approved provided that the proposed amendments were identified in the agreement as non-substantive.

# Rationale for Proposed Policy

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- **Policy G-19 intent** and developer understanding speaks to all of Seven Lakes Development, but it did not include the lands within the existing DA.
- **Policy and Map (Appendix D)** only applies to future expansion of Seven Lakes but did not include the lands of the existing DA that was approved under the 2006 Open Space policies.
- The current policy does not distinguish between **substantive and non-substantive**. However, they are minor in nature and have minimal impact on neighbourhood.
- **7 of 10 CDD** have been initiated and approved under the 2006 RMPS
- New Policy **permits non-substantive amendments** to all CDD Developments that were approved under the 2006 policies to be approved through Community Council Resolution.

# Process

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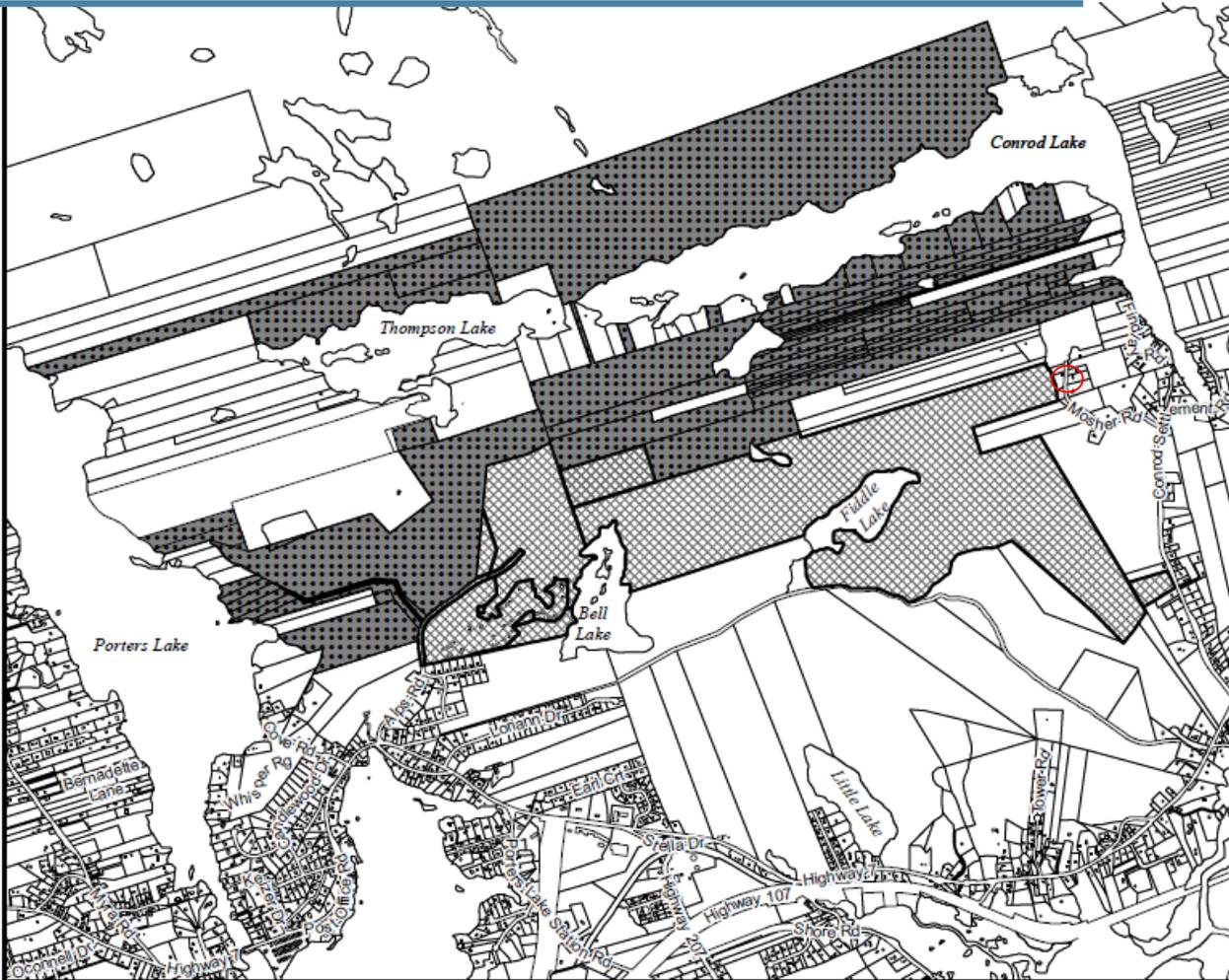
1. Public Hearing for the Regional Municipal Planning Strategy amendments
2. Regional Council approve the proposed amendments to the Regional Municipal Planning Strategy
3. Province of Nova Scotia review and approval of the amendments
4. Community Council consideration and approval by resolution the proposed Second Amending Agreement for the non- substantive amendment Seven Lakes.
5. 14 day appeal period
6. Building permits

# Correction in Staff Report

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- P. 3 should be 1 unit per **acre** not per hectare
- P. 2 in the Table under Background section the **PIDS** listed should be as follows: 40717621, 41393976, 41393984, 40182073, 41323817, 41396110, 41409814
- **41377177 is not included** in DA (was removed in an amending agreement)  
Maps 1 and 2 should reflect this

# Correction

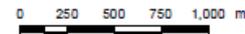


In staff report:

## Schedule A-1 Amendment to Appendix D Lands Subject to Policy G-19

-  Lands subject to Policy G-19
-  Area to be added to Lands Subject to Policy G-19

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# Staff Recommendation

1. Give First Reading to consider the proposed amendments to the Regional Municipal Planning Strategy as set out in Attachments A of this report and hold a Public Hearing to:

- **include lands** of the existing Seven Lakes Development Agreement in Porters Lake in the site-specific Policy G-19; and,
- establish policy which **enables non-substantive** amendments to all existing Conservation Design Developments under the 2006 Regional Plan policies where development has begun in compliance with the conditions of the original approval.

2. Adopt the proposed **amendments** to the RMPS.

# Staff Recommendation

3. Approve, by resolution, the proposed Second Amending Agreement to allow a non-substantive amendment (**phasing change**);

4. Require the Second Amending Agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later, otherwise this approval will be void and obligations arising hereunder shall be at an end.

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## Thank You

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