

# HALIFAX

## **North West PAC Case 20401**

Municipal Planning Strategy Amendment  
for Bedford West Sub Area 10, Bedford  
and Halifax

November 4, 2020

# Applicant Proposal

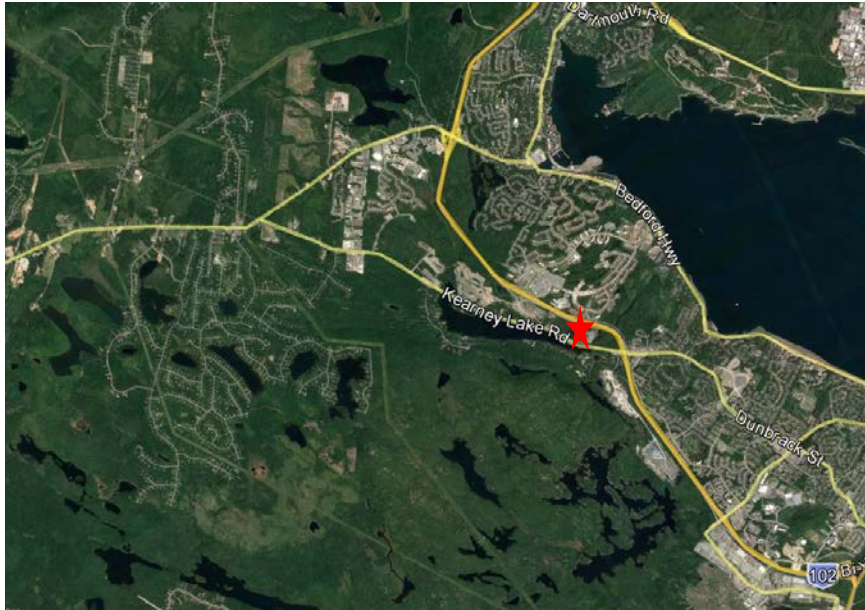
Applicant: Clayton Developments on behalf of land owners

Location: Bedford West Sub Area 10, Bedford and Halifax.

Proposal: MPS policy review of Bedford West Sub Area 10

# Site Context

Bedford West Sub Area 10, Bedford and Halifax



General Site location in Red



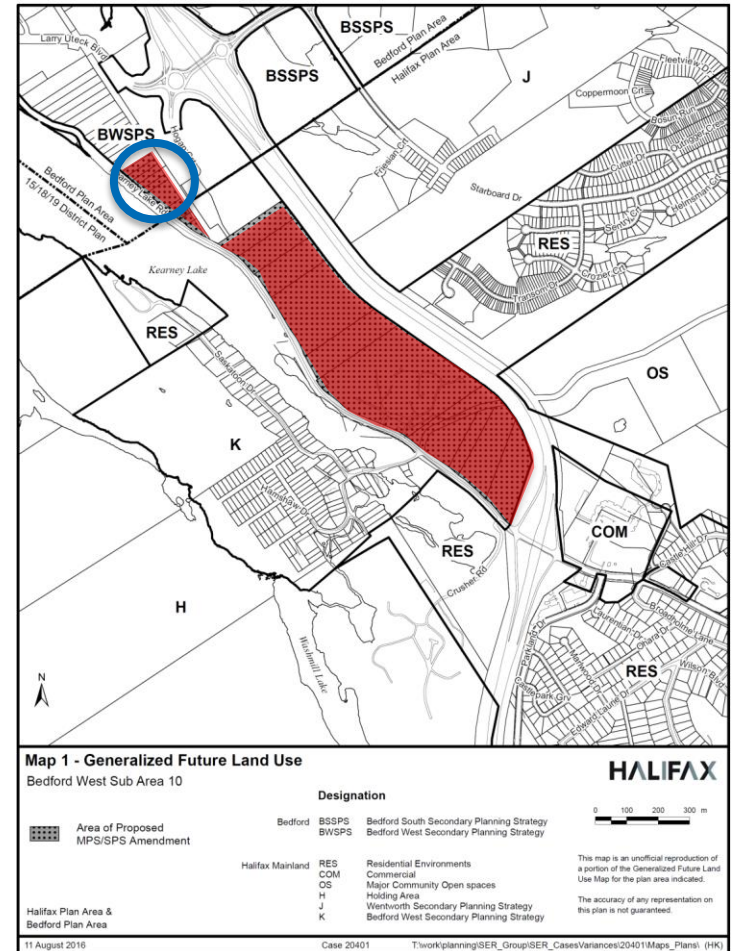
Site Boundaries in Red



# Planning Policy

Bedford and Halifax Municipal Planning Strategy / BWSPS

- Designation:  
Bedford West Secondary  
Planning Strategy
- Policy requires further  
consultation before  
development of this area.



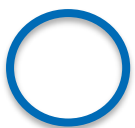
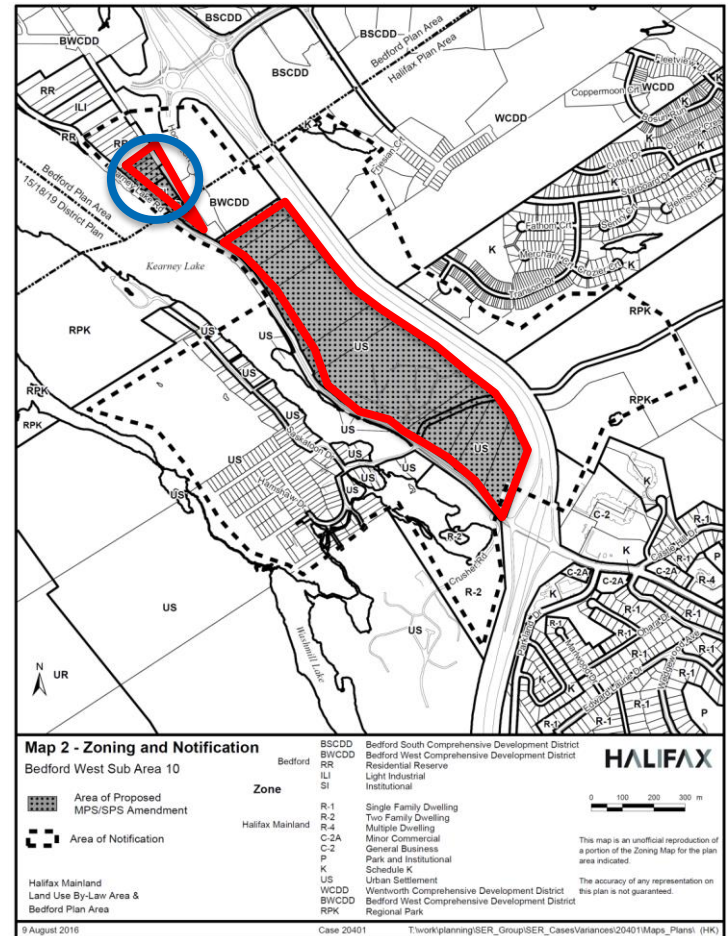
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# Existing Zoning

Bedford and Halifax LUB

- Zones
  - Urban Settlement
  - Rural Residential
  - Institutional
- US and RR Zones are holding zones that permit some development but do not encourage development.



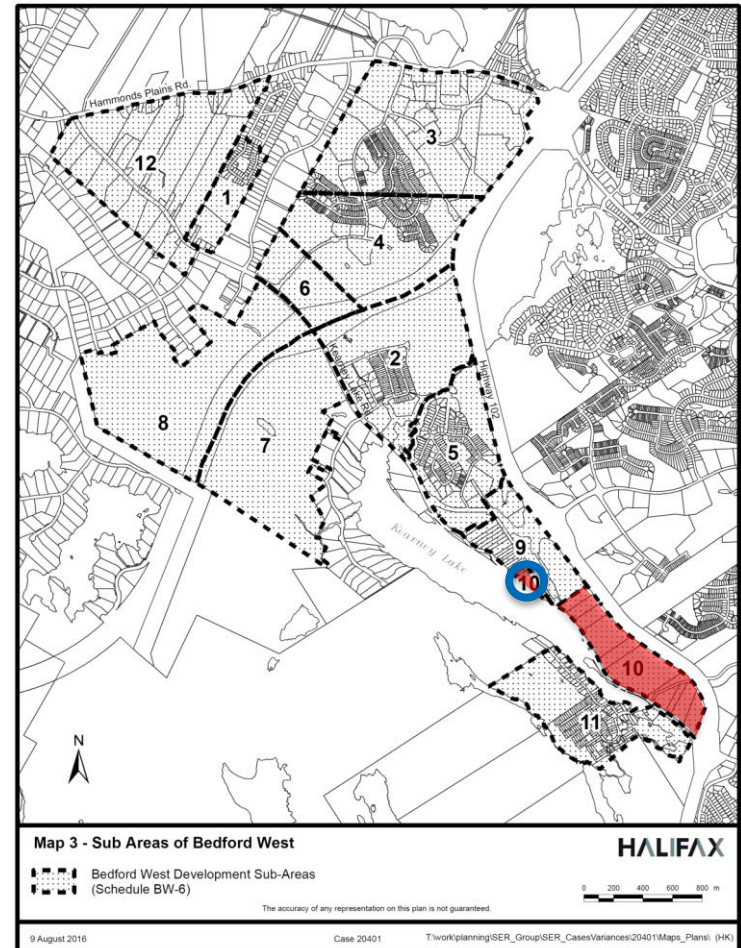
NWPAC Jurisdiction

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# Bedford West Master Plan

Bedford and Halifax MPS/ BWSPS

- 25 Year Master Plan
- Created 12 Neighbourhoods
  - Unique policies where appropriate.



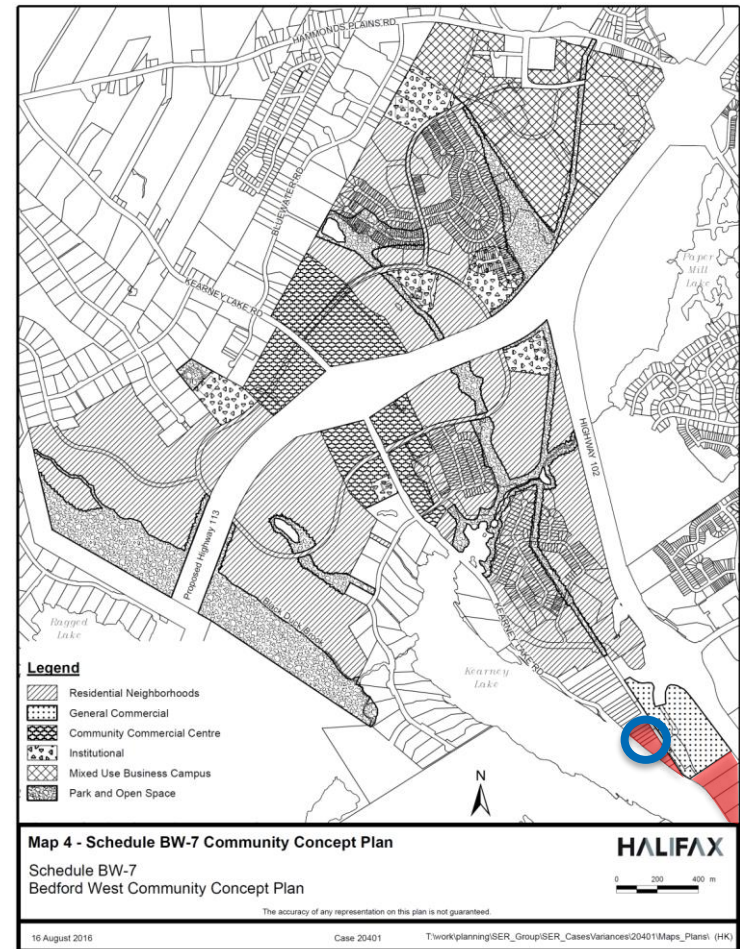
 NWPAC Jurisdiction

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# Bedford West Master Plan

Bedford and Halifax MPS/ BWSPS

- Concept Plan of Uses and Major Transportation infrastructure.
- Developed just for specific areas, Sub areas 1, 9, 10, 11 and 12 were excluded.



 NWPAC Jurisdiction

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# Further Context



Bird's Eye View of Sub Area 10



# Previous & Existing Uses



- Industrial
- Residential
- Institutional



# Existing Land Uses

Residential/Institutional

Former Quarry

Former Cement Plant



NWPAC Jurisdiction

# Planning Policy

Bedford and Halifax Municipal Planning Strategy / BWSPS

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Bedford West has a series of existing policies that cover a broad number of issues.

Environment, servicing (sanitary & storm sewer/water), transportation, land use and individual policy sets for each Sub Area.

Policies provide direction to Council when development agreements are negotiated.



# Planning Policy

Bedford and Halifax Municipal Planning Strategy / BWSPS

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Requires negotiation of a development agreement (legal contract)

**Policy requires further consultation with the community prior to developing Sub Areas 10, 11 and 12.**  
**Consultation is specifically to focus on the need for new planning policies.**

# End Product

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- Concept Plan
- Set of relevant policies to allow for development of this Sub Area.
- Proposed for NWPAC Jurisdiction
  - Existing zones to remain in place RR (Residential Reserve) and SI (Institutional).
  - RR zoned lands would be developed at an RSU zone standard if sewer and water services are extended.

# End Product

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- Set of relevant policies to allow for development of this Sub Area.
- Proposed for remainder of the site:
  - Multiple unit dwellings in three clusters.

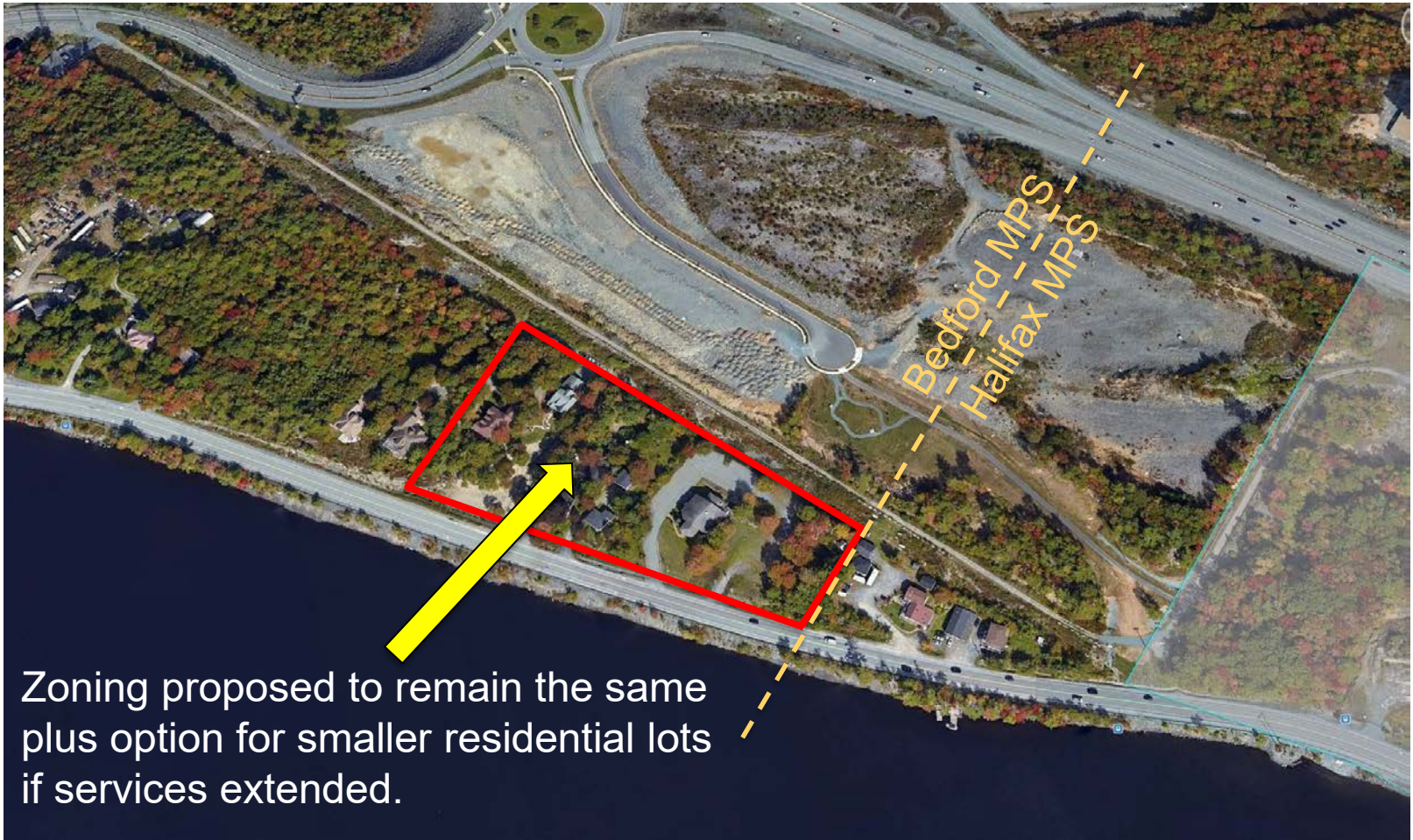


# Proposal – Preliminary Concept





# Proposal – NWPAC Jurisdiction



Zoning proposed to remain the same plus option for smaller residential lots if services extended.

# Scope of Review

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- Comments could include comments on the following:
  - Compatibility and Form
  - Scale
  - Access and Egress
  - Traffic Impact on network



# Questions / Comments

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## Thank You For Your Participation

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Planning & Development  
PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Andrew Bone**

*Planner III*

bonea@halifax.ca  
Tel: (902) 717-5043

[www.halifax.ca](http://www.halifax.ca)