

HALIFAX

Planning 101

Case 21639

Middle Sackville Master Plan

North West Planning Advisory Committee

May 5, 2021

Slide 1

Today's Discussion

- How planning happens in HRM
- Role of the Province and the Municipality
- Review of planning policy and regulatory framework
- What is Master Planning
- Policy direction for Middle Sackville

How is development allowed in HRM?



- Similar to *Municipal Government Act*
- Not just about planning
- Protects the Province's interests
- Specifies the authority of the Municipality and Council
- Establishes the planning tools and respective processes
- Stipulates the content of planning documents
- Sets up baseline public engagement requirements

Planning Tools under the HRM Charter



Subdivision



Zoning
(as-of-right)



Development
Agreements



Site Plan
Approval

Role of the Province

Statements of Provincial Interest

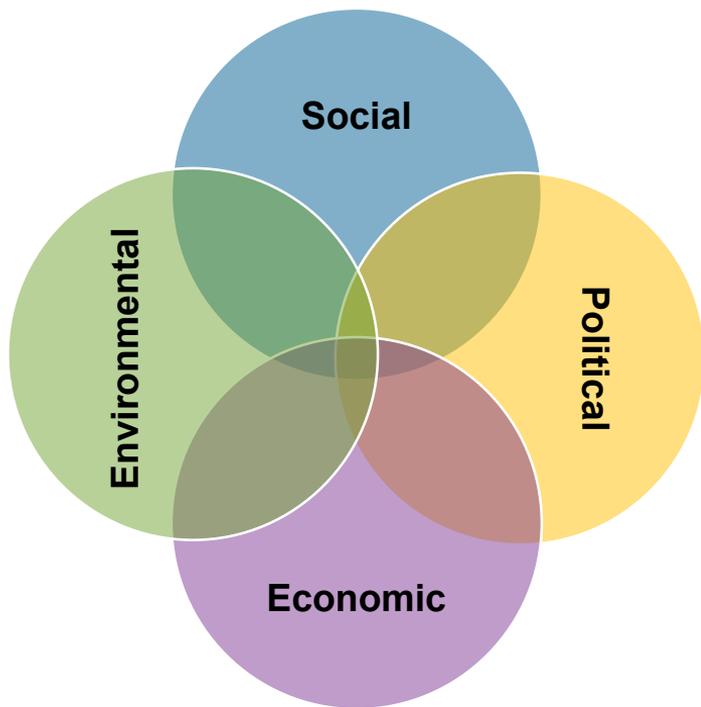
Section 198(1): “Planning documents adopted after the adoption of a statement of provincial interest shall be reasonably consistent with the statement.”

- preserving high quality farmland,
- preventing development on known floodplains,
- protecting municipal drinking water supply area,
- providing for affordable housing,
- making the best use of existing infrastructure, and
- supporting the timely construction of the Nova Centre.



- Draft policies and regulations, recommendations, and negotiate with developers/land owners to implement community visions
- Manage and navigate the planning process
- Main contact
- Present recommendations to committees and Council

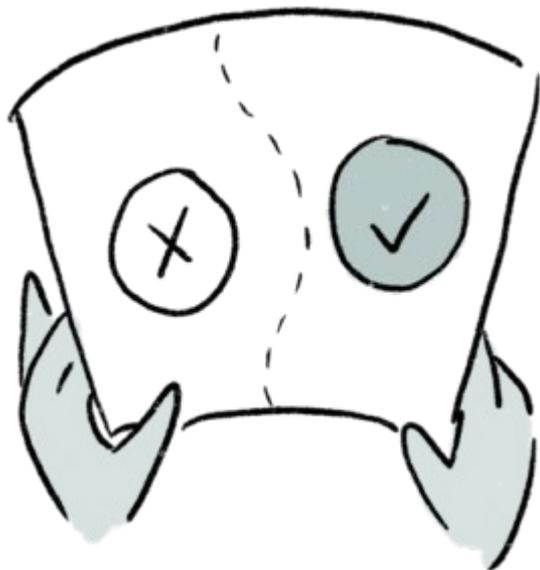
What is a Municipal Planning Strategy?



- Is a policy document
- Is not limited to land use planning
- Can describe future actions to be taken by Council, but these are not binding
- Must be consistent with Provincial Statements of Interest
- Can apply to all of a municipality or just parts

What is a Municipal Planning Strategy?

Cont'd...



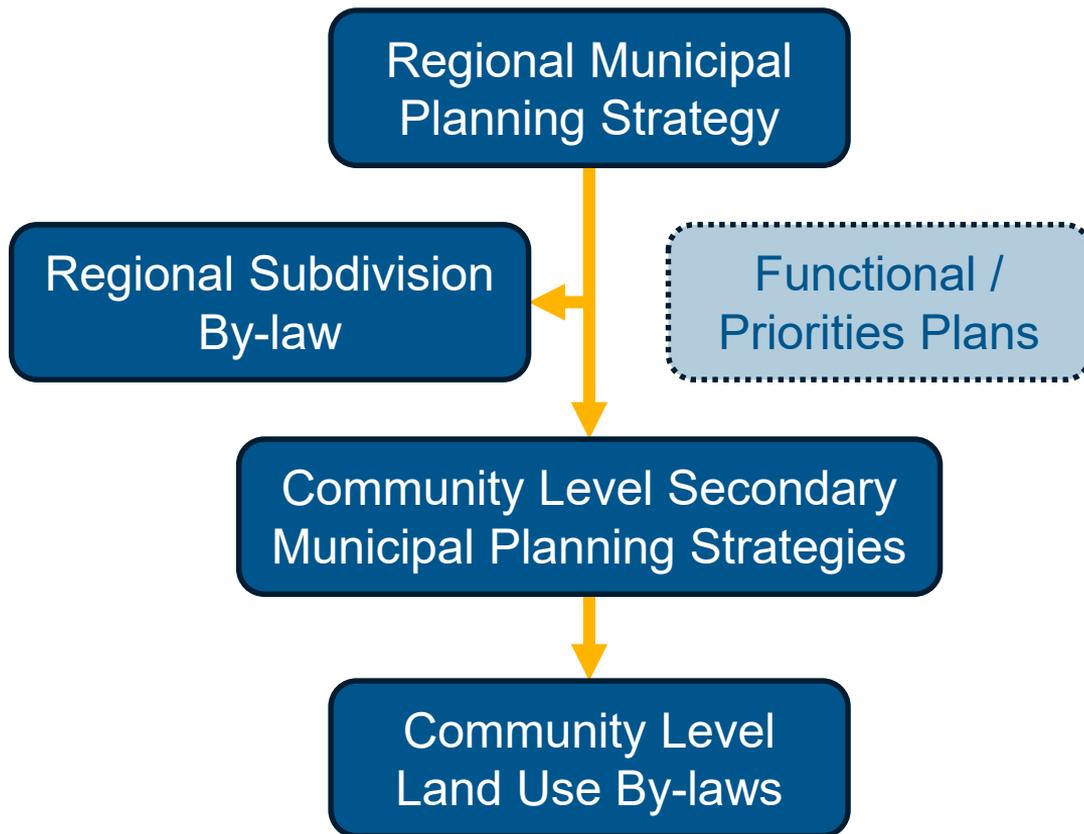
- Guides where population growth and the investment of services like transit, piped water and sewer should occur
- Outlines where and how (planning tools) different types of development may occur
- Specifies if certain uses are not permitted in some areas
- Includes a list of criteria to consider when reviewing applications

What is a Land Use By-law?



- Regulates development based on the Municipal Planning Strategy
- Cannot prohibit all development
- Divides the municipality into zones
- Can include regulations for:
 - Lot size and lot configuration
 - Building size, location on a lot, and form
 - Architectural design
 - Watercourse setbacks or floodplain protection

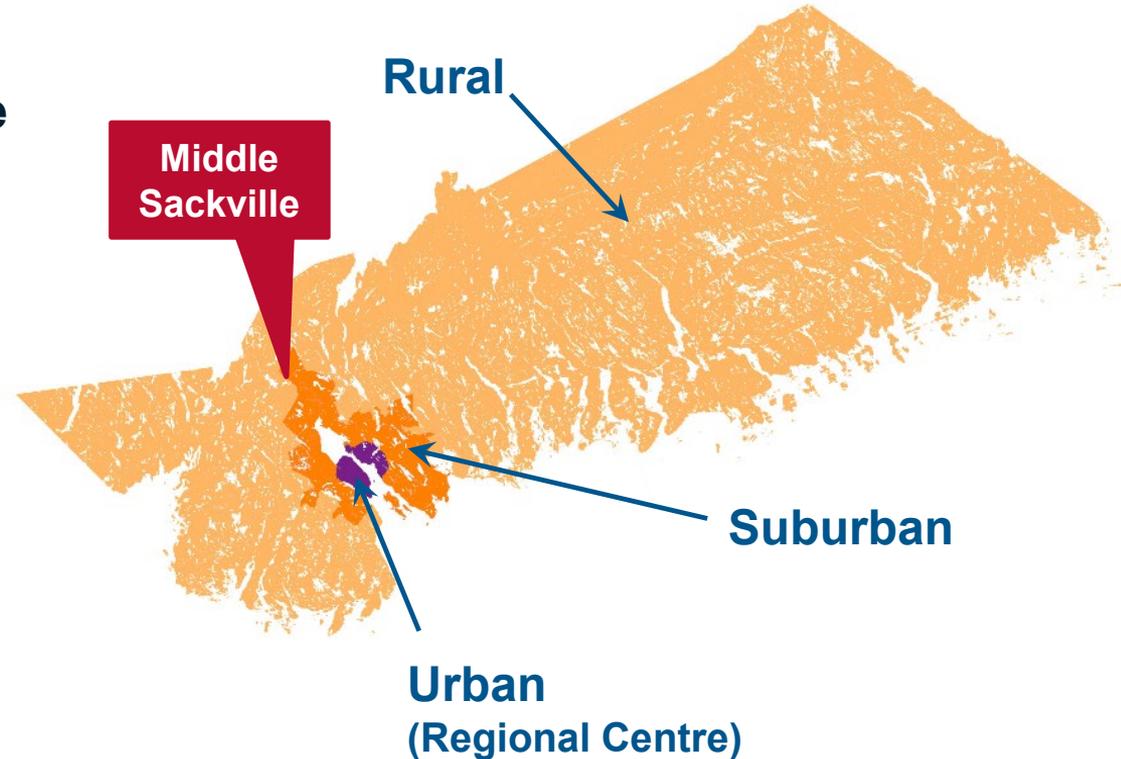
Hierarchy of Municipal Planning Strategies and Land Use By-laws in HRM



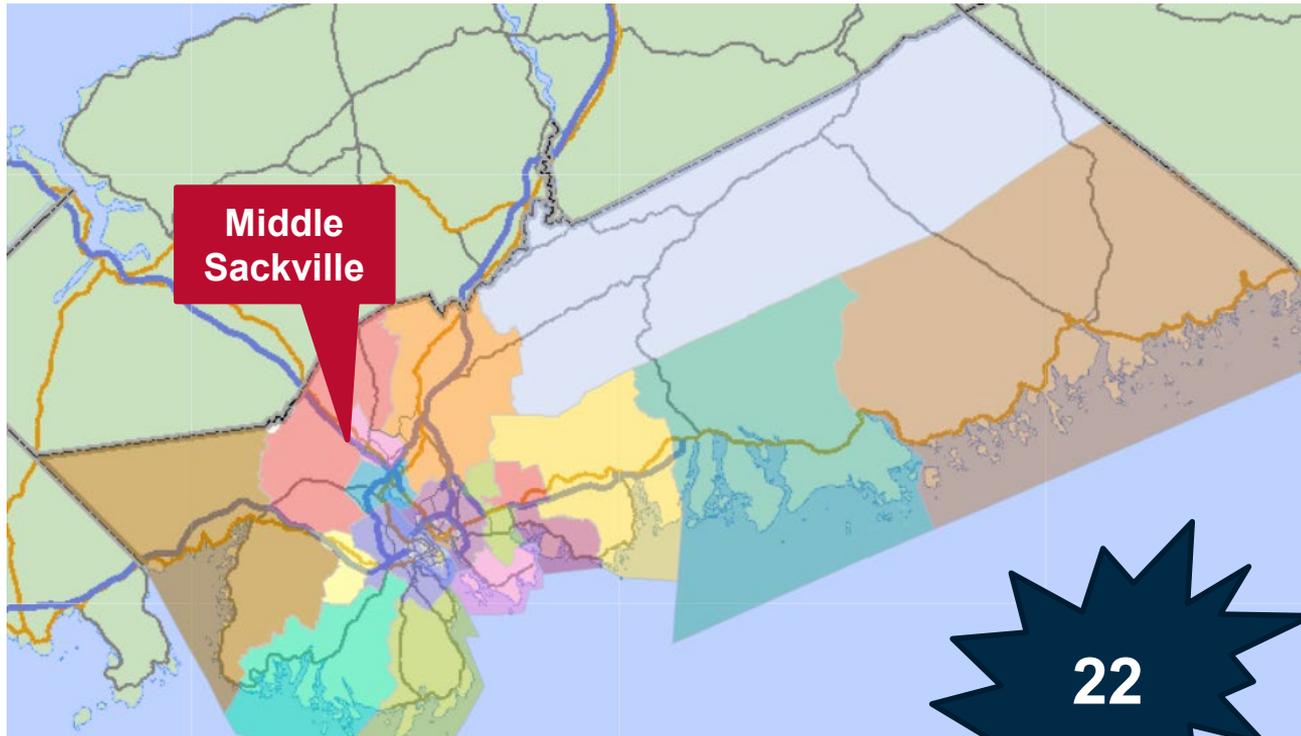
Regional Plan / Regional Municipal Planning Strategy

Vision and Guiding Principle

- Enhance our quality of life by fostering the growth of healthy and vibrant communities, a strong and diverse economy, and sustainable environment.



Secondary Plans / Community Municipal Planning Strategies



- Beaver Bank, Hammonds Plains and Upper Sackville
- Bedford
- Cole Harbour/Westphal
- Dartmouth
- Downtown Dartmouth
- Downtown Halifax
- Eastern Passage/Cow Bay
- Eastern Shore (East)
- Eastern Shore (West)
- Halifax
- Lawrencetown
- Musquodoboit Valley/Dutch Settlement
- North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston
- Planning District 4
- Planning District 5
- Planning Districts 1 & 3
- Planning Districts 14 & 17
- Planning Districts 8 & 9
- Sackville
- Sackville Drive
- Timberlea/Lakeside/Beechville

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Land Use By-laws

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some as old as the 1950s
(and the latest from 2019)
which contain a total of

488 zones



What is As-of-Right Development?



- Permitted through zoning under a Land Use By-law
- Approval by Council not required prior to issuance of a development or building permit
- Approval of a site plan or variance by a Development Officer may be required prior to obtaining a permit
- Cannot be prevented if it complies with Land Use By-Law

What is an Enabled Discretionary Planning Application?

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- Public process defined under the HRM Charter
 - Requires approval by Council prior to obtaining permits for the development
 - Involves public consultation
- Policy exists under the Municipal Planning Strategy to consider the request
- Land Use By-law amendment (including rezoning) or development agreement process

What is a Plan Amendment?



Rethinking the future...

- A change to a policy document or Municipal Planning Strategy
- Where there is no existing policy to consider a development proposal
- Only supported by staff under exceptional circumstances
- Typically only supported if there is Regional Plan policy support or circumstances have changed that warrant consideration of a request

What is Master Planning?



- A comprehensive discretionary planning process that requires approval of Council and a public engagement program
- Requires community visioning
- Is allowed for areas identified for growth under the Regional Plan
- Follows the secondary plan amendment process
- Involves creating new secondary planning policies and land use by-law regulations

Examples of Planning Matters Considered through a Master Planning Project

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Land Uses



Active Transportation Linkages



Road Connections



Transit



Water and Sewer Services



Natural Corridors and Other Environmental Features



Parks and Open Space

Role of North West Planning Advisory Committee



1. To advise the North West Community Council with respect to the preparation or amendments of planning documents

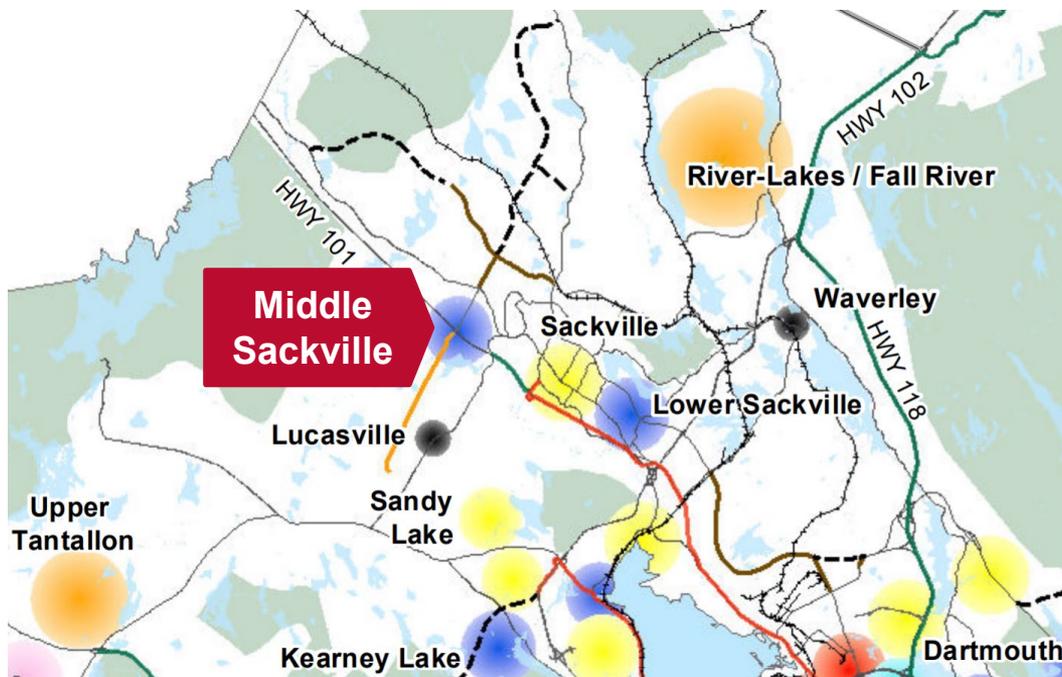


2. To advise the North West Community Council with respect to planning matters



3. To hold public meetings associated with municipal planning strategy amendments

Middle Sackville – Regional Plan Policy



Legend

Growth Centres

-  Regional Centre
-  Regional District Growth Centre
-  Regional Local Growth Centre
-  Urban District Growth Centre
-  Urban Local Growth Centre
-  Rural District Growth Centre
-  Rural Local Growth Centre

Future Major Roads

-  Programmed
-  Planned
-  Future Potential
-  Future Community Connection

Middle Sackville – Regional Plan Policy Cont'd...

Urban Settlement Growth Centres - Urban Local Growth Centres (Table 3-1)

Land Uses & Design	Transit, Active Transportation & Parking	Open Space	Cultural Heritage
<ul style="list-style-type: none"> • Mix of low, medium and high density residential, small office, small institutional and convenience commercial uses • Encourage infill or redevelopment of large parking lots into traditional blocks • Pedestrian oriented facades 	<ul style="list-style-type: none"> • Transit to connect to other centres and Regional Centre • Pedestrian oriented transit stops • Enhanced pedestrian linkages • Street, or rear yard parking wherever possible • Access to AT routes • Short interconnected blocks for ease of walkability 	<ul style="list-style-type: none"> • Streetscaping featuring landscaped pocket parks and tree-lined streets • Interconnected private and public open space • Improved quality and quantity of parkland • Focus on waterfront parks and trails • Private and public realm urban forest canopy cover to be maintained and improved • Provisions for food security 	<ul style="list-style-type: none"> • Built and natural heritage to be maintained and improved • Heritage features integrated with new development • Public art integrated with new development • Scenic public views preserved • Cultural heritage corridors

Middle Sackville – Regional Plan Policy Cont'd...

Policy S-9

Enables Master Planning for Middle Sackville

HRM shall prepare secondary planning strategies for the centres outlined in Tables 3-1 and 3-2 and generally illustrated on Map 1 with consideration given to:

- a) the objectives presented in section 3.1 and the general characteristics presented in Tables 3-1 and 3-2;
- b) the specific boundaries, population targets and detailed design policies related to the layout of the centres, range of permitted uses and criteria for conversion of uses, allowable development densities and mechanisms for implementation;
- c) the recommendations of any plans and studies identified by this Plan that have been accepted or endorsed by Regional Council; and
- d) any other relevant objectives and policies of this Plan.

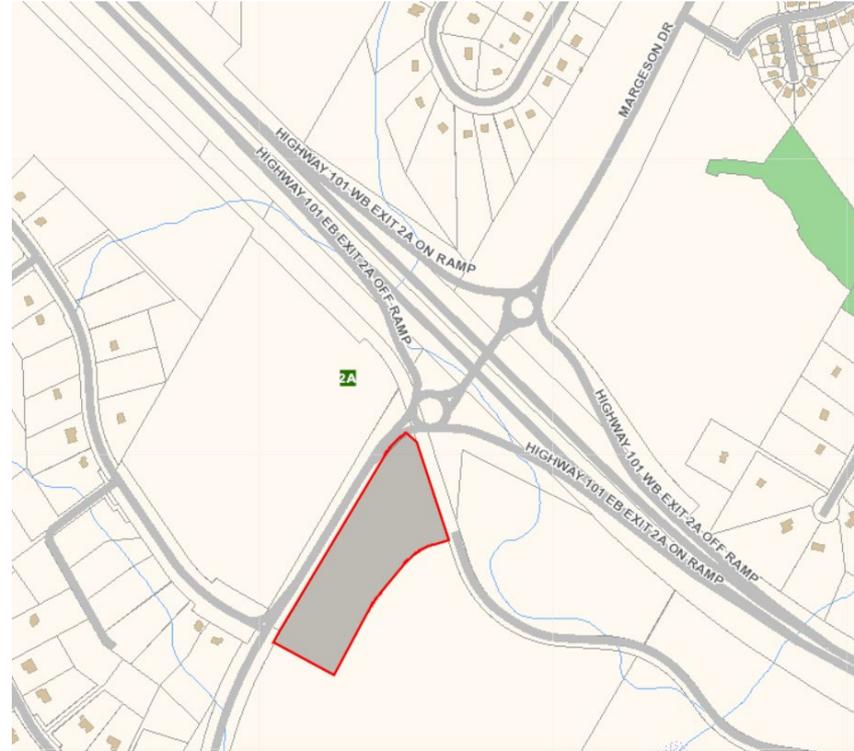
Middle Sackville – Other Municipal Priorities



Margeson Drive
Park and Ride
Transit Terminal



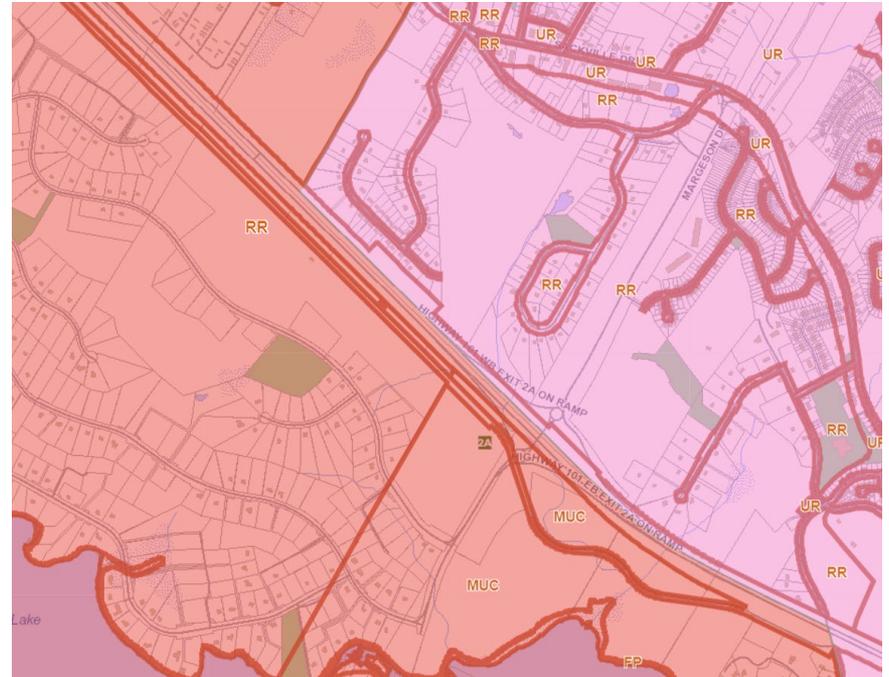
Fire station



Middle Sackville Secondary Plans and Land Use By-laws

- Beaver Bank, Hammonds Plains and Upper Sackville Plan Area
- Sackville Plan Area

Secondary Plan policy does not enable the characteristics of an Urban Local Growth Centre under the Regional Plan



Middle Sackville Community Vision (2011)

- Undertake Master Planning
- Protect the natural environment including open space and water resources
- Provide recreational opportunities
- Provide an outdoor gathering place
- Establish community commercial center
- Seek to achieve sustainable development
- Provide seniors' housing
- Create a variety of housing types
- Establish a cultural centre
- Permit mixed use development as appropriate



Middle Sackville – Master Planning Project

GOAL

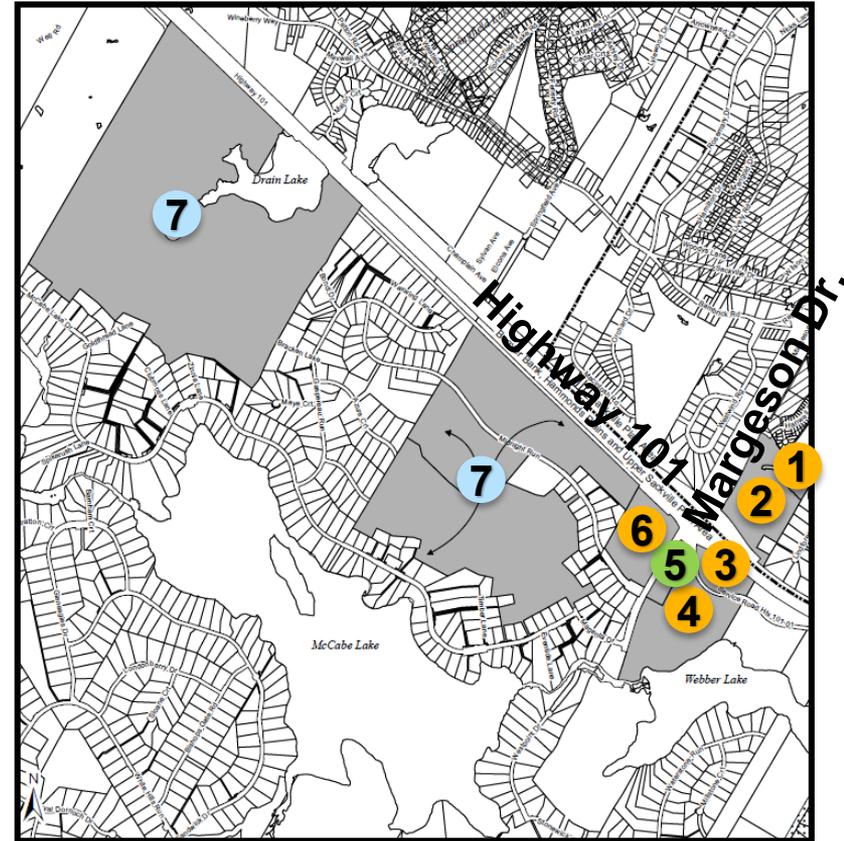
- To create new secondary planning policies and land use by-law regulations for the Middle Sackville Master Plan Area in line with the Regional Plan direction for an Urban Local Growth Centre and with consideration of the Middle Sackville Community Vision



Middle Sackville - Preliminary Land Uses

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Priority	Parcel	Preliminary land use scenarios
3	1	HRM Parkland - potential common area and/or gathering place
	2	Highway Commercial interchange development office retail grocery
	3 & 4	Multiple Unit Residential & Seniors housing
2	5	Cobequid Community Centre/ Halifax Transit Park and Ride Bus Facility - Potential Fire Station
3	6	Commercial residential mixed-use development
1	7	Lifting the Interim Growth Control policy (25 lots per year) on this area - subdivision already approved in concept



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Thank You Questions/Comments

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