

HALIFAX

**Council request for
rezoning of PIDs
00271585, 00323139,
00323147 on and near
Williams Lake, Halifax**

Halifax & West Community Council
May 11, 2021

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Background

- In 2019, the subject lands were listed for sale by the property owner
- On June 17, 2020, Halifax & West Community Council requested a staff report to discuss potential rezoning of the subject lands



Policy & By-law Overview

Regional Municipal Planning Strategy

- Urban Settlement/ Urban Service Area
- Urban Reserve

Halifax Secondary Municipal Planning Strategy

Mainland South Secondary Planning Strategy

- Residential Development District (RDD) designation

Halifax Mainland Land Use By-Law

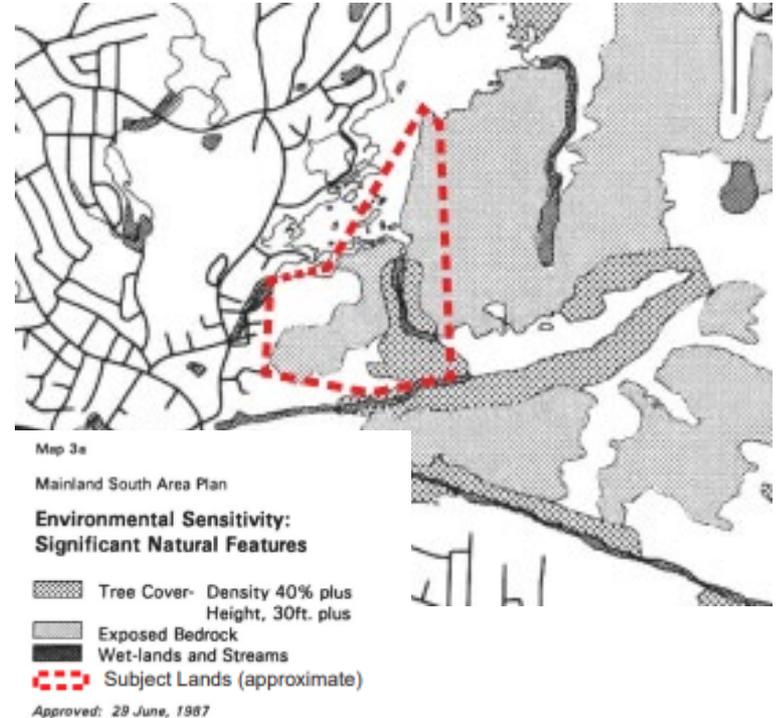
- Residential Development District (RDD) Zone
- Urban Reserve (UR) Zone



Policy & By-law Overview

Mainland South Environmental Policies

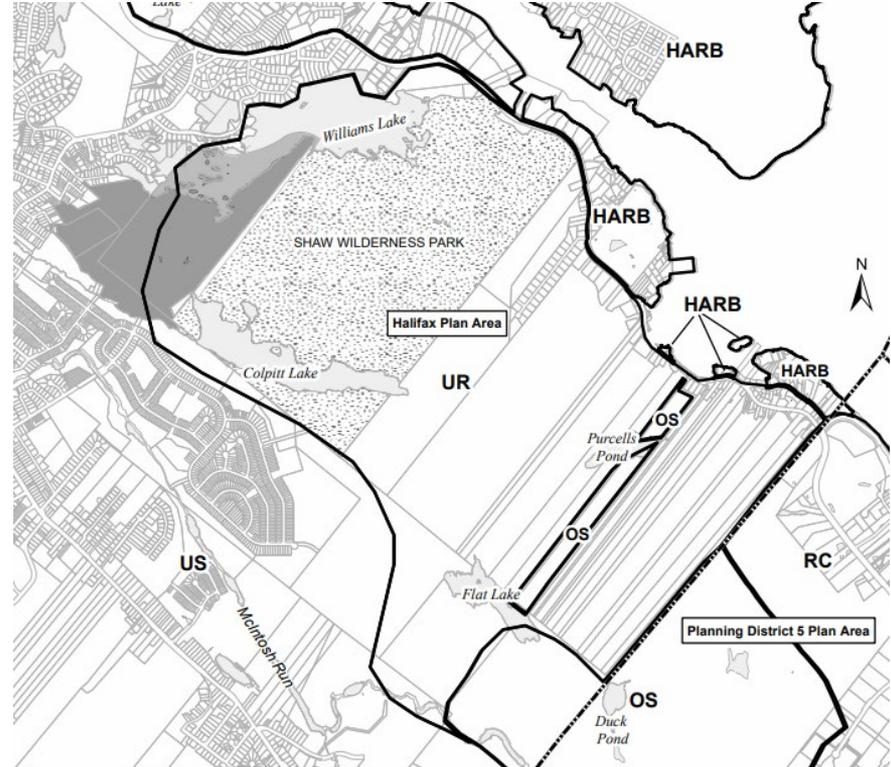
- Tree cover that is 40 percent and greater in density
- Exposed bedrock
- Wetlands and streams
- Slopes that are 16 percent and greater



Policy & By-law Overview

Halifax Green Network Plan

- *Action 66*: During the next Regional Plan review amend the Regional Plan to recognize recent land acquisitions ...within the Purcell's Cove Backlands as Regional Park and consider open space planning for the remainder of this area.



Staff Recommendation

For the subject lands:

- Consider amendments for the RDD designation/zone to better protect the environmentally-sensitive features identified on the site
- This planning process will require public consultation, including consultation with the property owner

For the broader Purcell's Cove Urban Reserve area, as part of the Regional Plan Review:

- Consider re-designating and rezoning the Shaw Wilderness Park to reflect its use as a park
- Consult with property owners, the public, and other interested stakeholders to better understand the vision for the area
- Consider an appropriate re-designation and rezoning for remaining lands within the Urban Reserve designation and zone

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Thank You

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