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MEMORANDUM

TO: Chair and Members of North West Community Council

CC: Shayne Vipond, Planner III, Rural Policy & Applications, Current Planning

FROM: Ann Merritt, Chair, North West Planning Advisory Committee

DATE: October 7, 2021

SUBJECT: Case 21639: Middle Sackville Master Plan - Phase 1 Regional Subdivision By-law Amendment - a review of the Growth Management Area policies that restrict the limit of development of the Indigo Shores Subdivision to 25 lots per calendar year

The North West Planning Advisory Committee received information from staff regarding Phase 1 of Case 21639 at their September 1, 2021 meeting. The following recommendation to North West Community Council was approved:

THAT the North West Planning Advisory Committee has reviewed case 21639 and recommends not removing the growth management policies, that limit development of the Indigo Shores Subdivision to 25 lots per calendar year, at this time due to the lack of information provided around the impacts on schools and traffic, as well as the lack of valid reasoning to remove the growth management policies.

The Committee also noted the following points during their discussion:

- The possibility of increasing the number of lots to be developed rather than removing the growth management policies;
- The impacts of development on waterways in the area; and
- A desire to see better collaboration between the Municipality and the Province in order to achieve complete communities.

This recommendation has been provided to HRM planning staff for review and consideration and will be addressed in their staff report to the North West Community Council.

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