

Re: Item No. 12.2

**HALIFAX**

# Public Hearing Case 20401

MPS and LUB Amendments  
Bedford West Sub Area 10

Regional Council  
December 14, 2021

# Origin

## Applicant:

Clayton Developments Limited on behalf of multiple landowners

## Location:

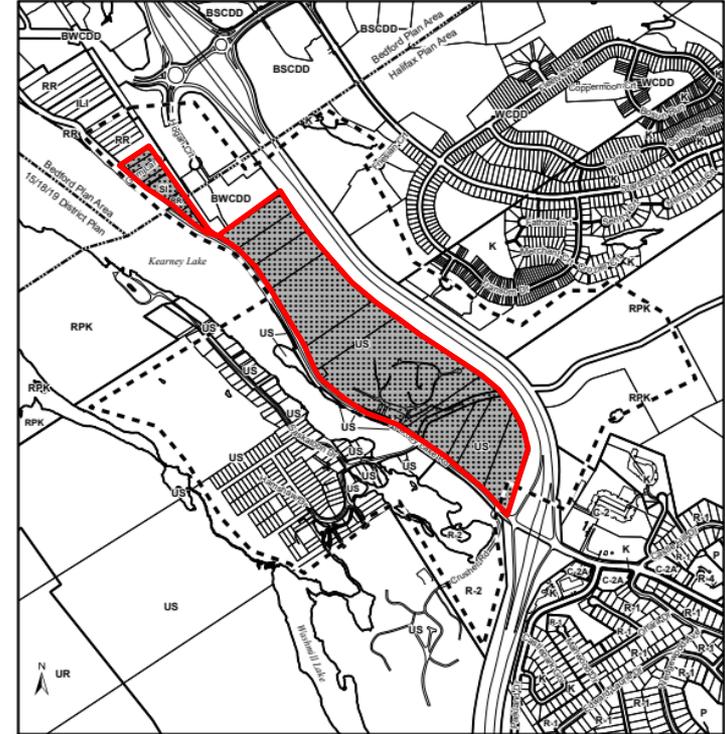
Bedford West - Sub Area 10, Bedford and Halifax

## Proposal:

To consider amendments to:

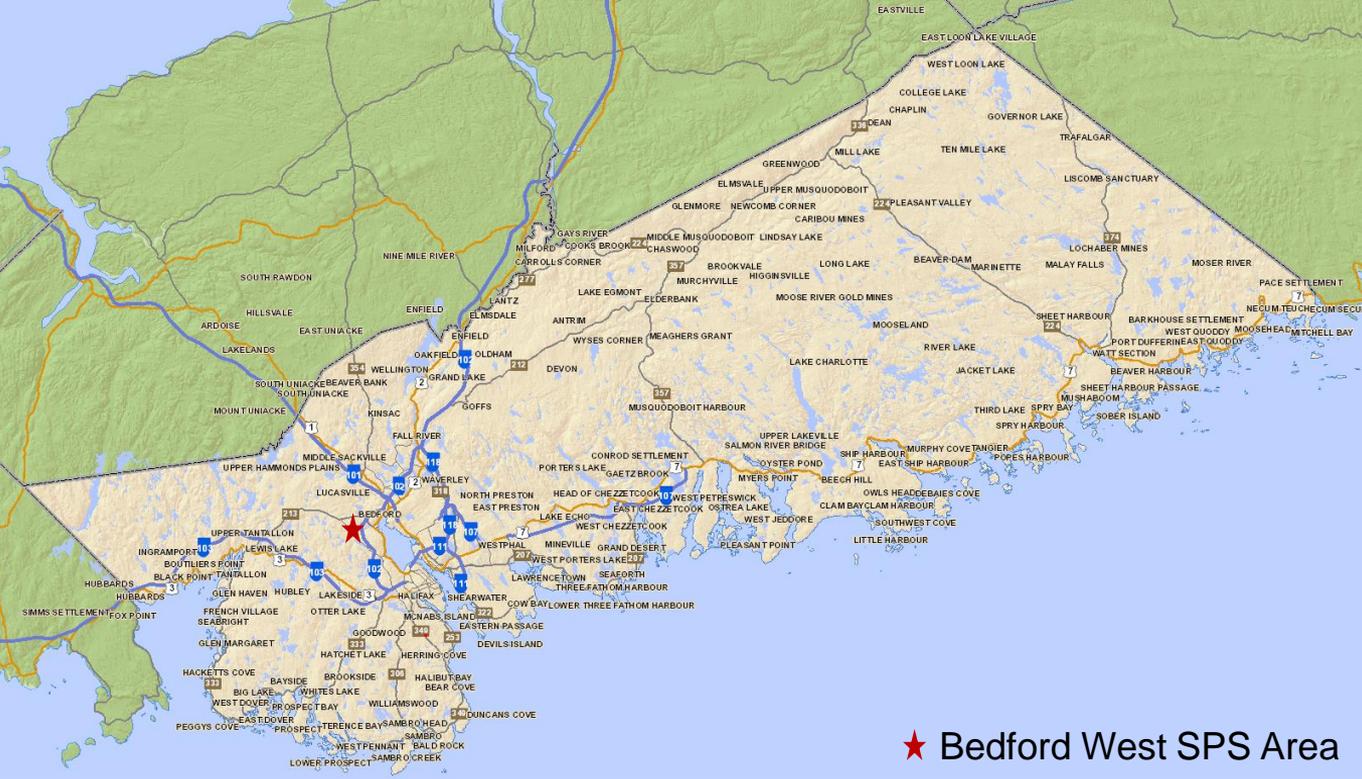
- the Halifax MPS;
- the Bedford MPS; and
- the Halifax Mainland LUB

to enable the development of Bedford West Sub Area 10.



Site Boundaries in Red

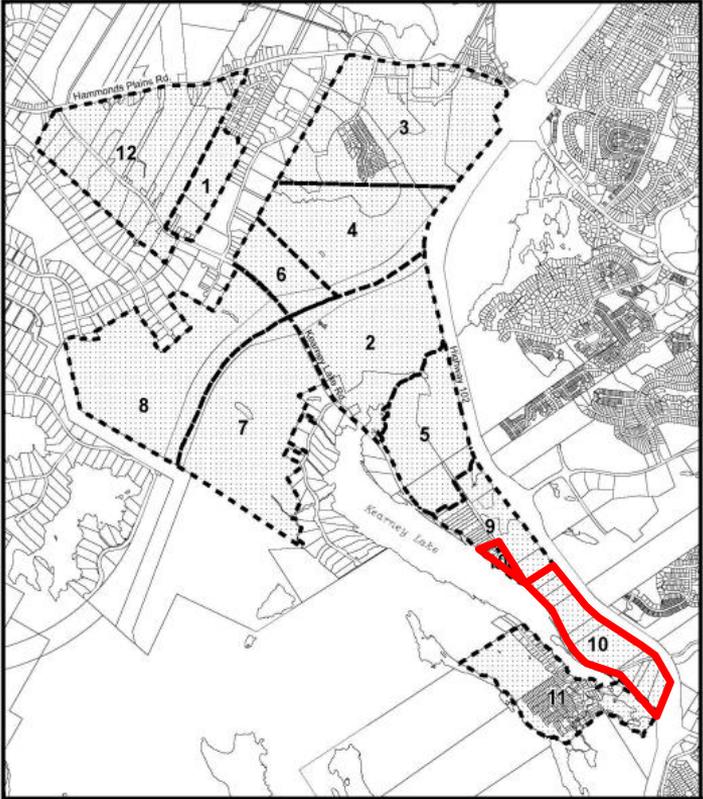
# Site Context



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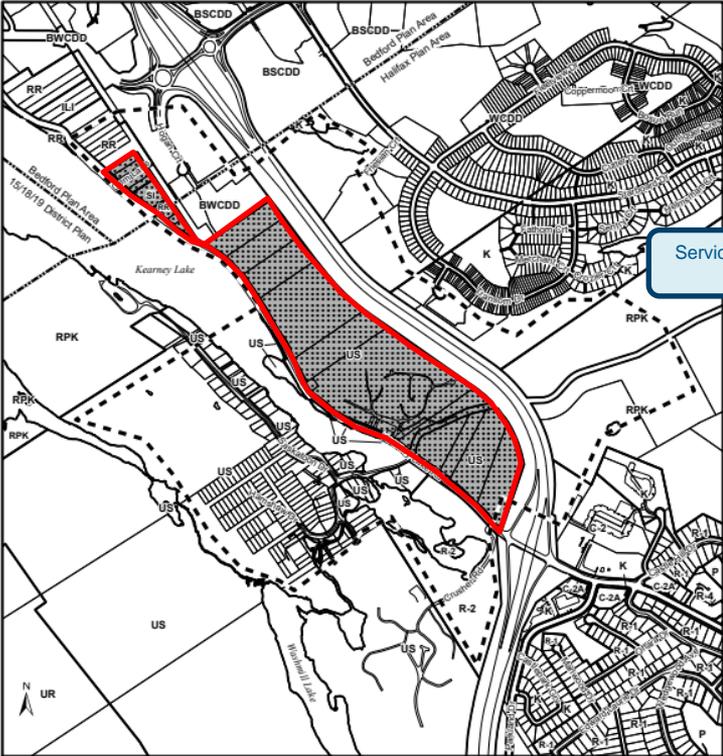


Bedford West SPS Area in Yellow



Site Boundaries in Red

# Site Context



Site Boundaries in Red

# Site Context/Photos



# Site Context/Photos



# Site Context/Photos



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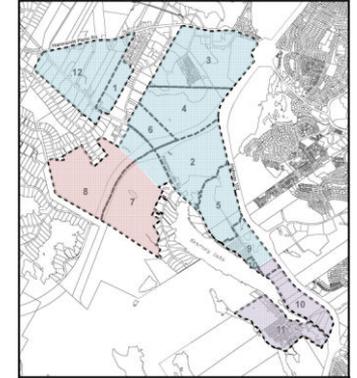
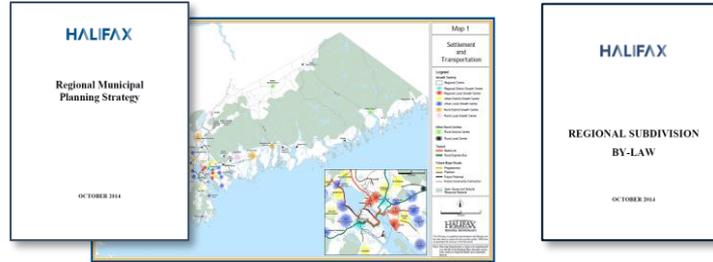


# Site Photos

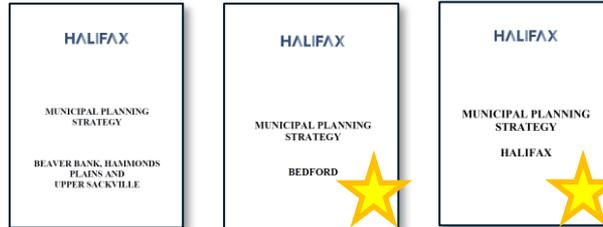


# Planning Policy Structure

Regional Plan &  
Subdivision  
Bylaw



Community Plan

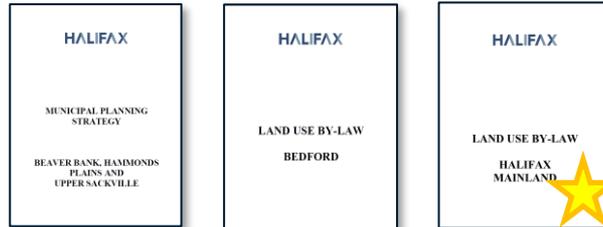


← Bedford West SPS is contained within the:

- Beaver Bank, Hammonds Plains and Upper Sackville MPS;
- Bedford MPS; and
- Halifax MPS;

...and implemented within corresponding LUBs

Land Use Bylaw  
(Zoning)



# Policy & By-law Overview

Regional MPS; Bedford MPS & LUB; and Halifax MPS & Halifax Mainland LUB

## Designation

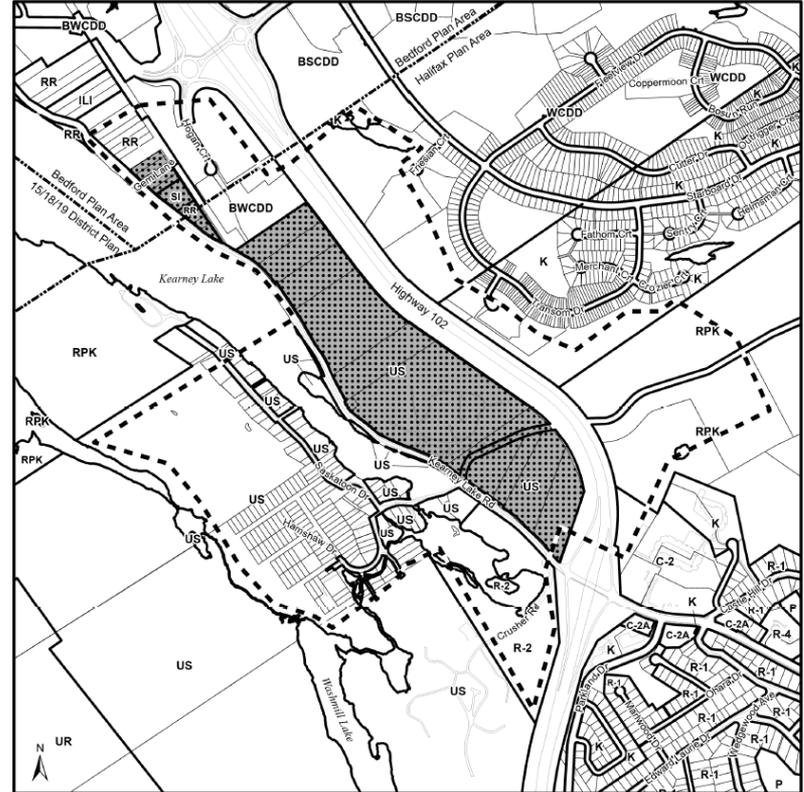
- **Urban Settlement** under the Regional MPS
- **Bedford West Secondary Planning Strategy** under the Bedford MPS and Halifax MPS

## Zones

- RR (Rural Residential) Zone under the Bedford LUB;
- SI (Institutional) Zone under the Bedford LUB; and
- US (Urban Settlement) Zone under the Halifax Mainland LUB;

## Existing Use

- Low density residential;
- Institutional;
- Commercial/industrial;
- Utility;
- Vacant/undeveloped



# MPS Amendment Consideration

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- The BWSPS was adopted in 2006
  - The anticipated Sub Area 10 population:  
>2,000 people
  - Detailed land use plan was to be considered when municipal services became available
  - Services installed in 2014

# Proposal

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## Requests:

- Land Uses:
  - Residential (Multiple Unit Dwelling);
  - Institutional; and
  - Commercial (neighbourhood commercial)
- A simplified method to calculate permitted densities;
- Reconsideration of a mixed residential development to enable primarily multiple unit dwellings;
- Increasing the allowable population to match the capacity of sewer infrastructure; and
- The ability for multiple development agreements for portions of the sub area rather than a single development agreement for the entire sub area

No detailed site plans or building plans have been submitted

# Public Engagement

Level of engagement completed was consultation achieved through:

- Application webpage on halifax.ca;
- Mail out notification;
- Public information meeting (March 23, 2017)
- Additional mail out notification in lieu of a 2<sup>nd</sup> meeting due to COVID-19 (Summer-Fall 2020) to direct the public to review draft policy on Halifax.ca

Notifications  
Mailed (2017)



120

PIM  
(2017)



41

Notifications  
Mailed (2020)

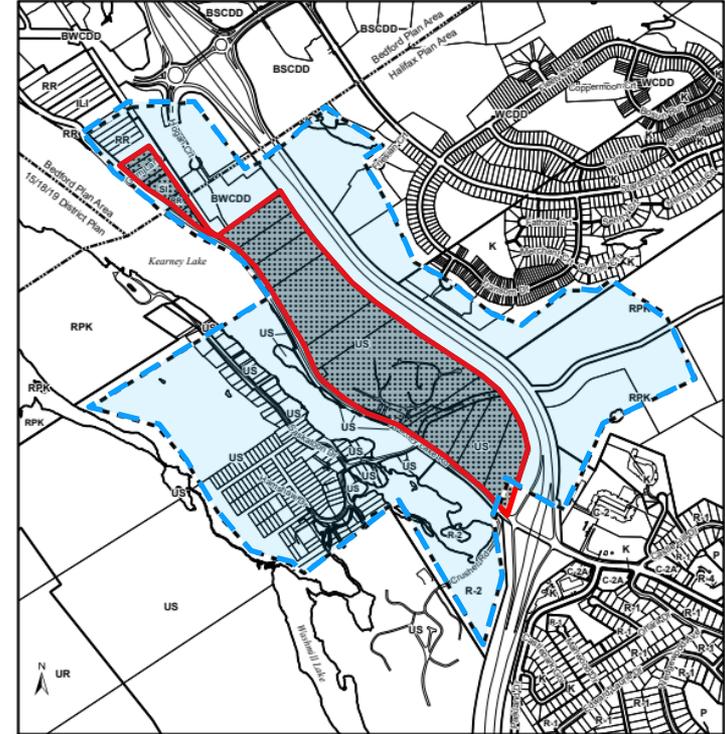


770

Notifications  
Mailed (2021)



976



Site Boundaries in Red

Notification Area in Blue

# Public Engagement Feedback

Feedback from the community generally included the following:

- Need to protect Kearney Lake from any environmental impact;
- Potential environmental issues related to previous industrial activity:
  - cement plant,
  - quarry, and
  - portable toilet business;
- Development form was anticipated to be two-unit dwellings, not large-scale development;

Con't next slide...

Notifications  
Mailed (2017)



120

PIM  
(2017)



41

Notifications  
Mailed (2020)



770

Notifications  
Mailed (2021)



976

Webpage  
Views

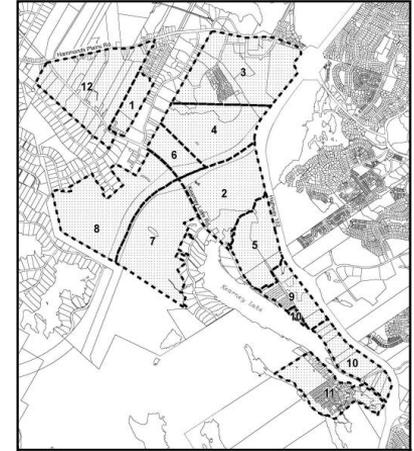


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# Public Engagement Feedback Con't

Feedback from the community generally included the following:

- Lack of parking at Kearney Lake Beach Park and Blue Mountain-Birch Cove Lakes Regional Park;
- Destruction of the scenic area around Kearney Lake;
- Issue regarding the zoning permissions of Sub Area 11 (to be addressed in a future report)



Notifications  
Mailed (2017)



120

PIM  
(2017)



41

Notifications  
Mailed (2020)



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Notifications  
Mailed (2021)



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Webpage  
Views

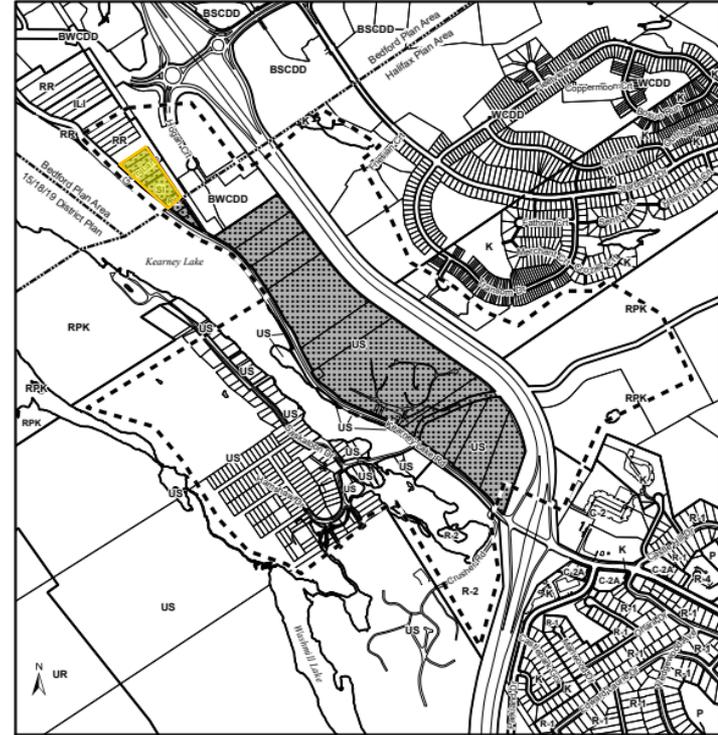


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# PAC Recommendation

North West Planning Advisory Committee (November 4, 2020)

- Scope of review limited to lands within the Bedford plan area
- The NWPAC recommended approval of the proposed amendments allowing the existing zones (RR and SI) to remain in place

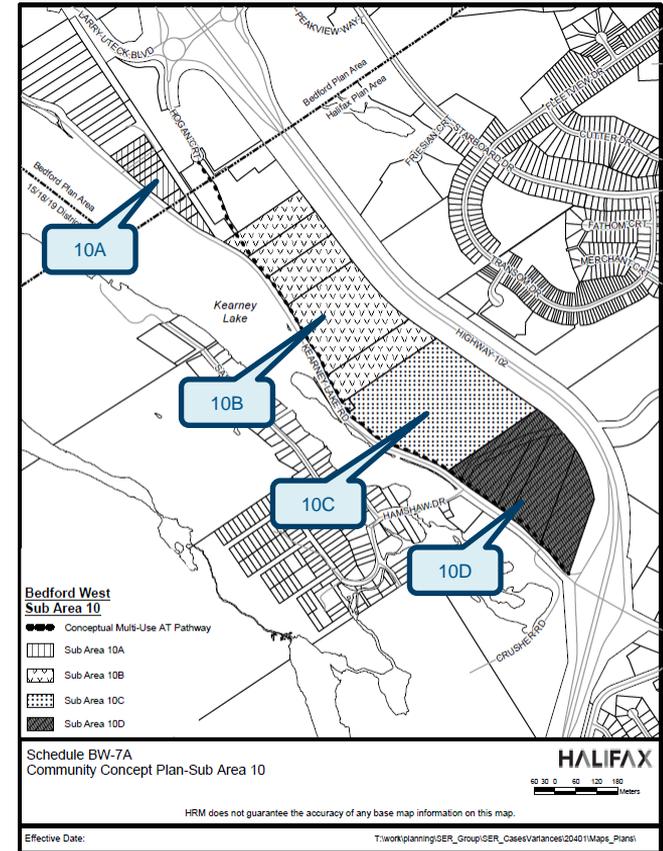


# Proposed Amendments

## Bedford West SPS

Addition of a Sub Area 10 specific Community Concept Plan (Schedule BW-7A):

- Establishes 4 Neighbourhood Districts:
  - Sub Area 10A
  - Sub Area 10B
  - Sub Area 10C
  - Sub Area 10D
- Establishes the general location of a Multi-Use AT Pathway



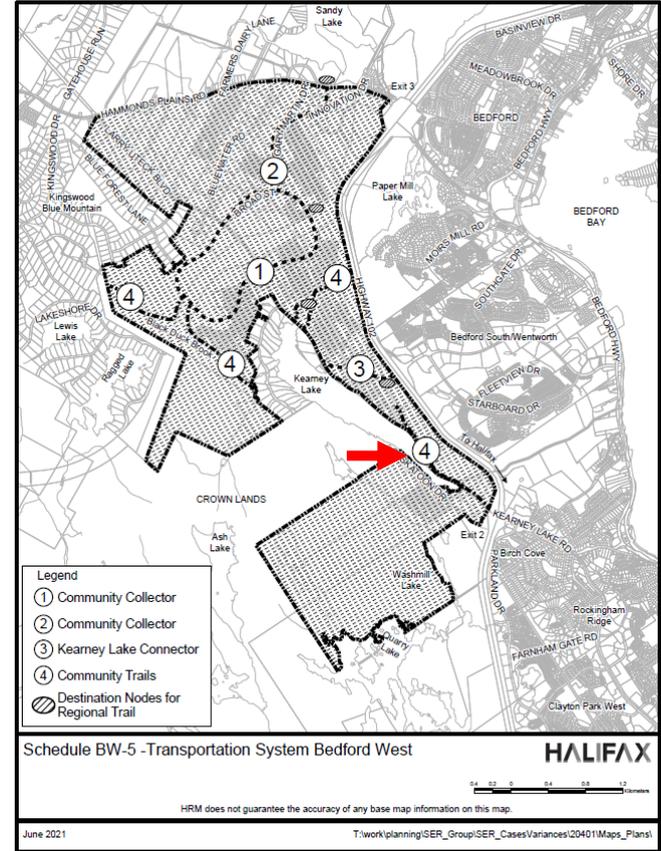
# Proposed Amendments Cont'd

## Bedford West SPS

Revised Transportation System map (Schedule BW-5):

- Include a new Community Trail

The new Community Trail will be a Multi-Use Pathway that will connect Hogan Court Park to Hwy 102/Kearney Lake Road interchange (Exit 2) to allow future connection to the Halifax Mainland Trail

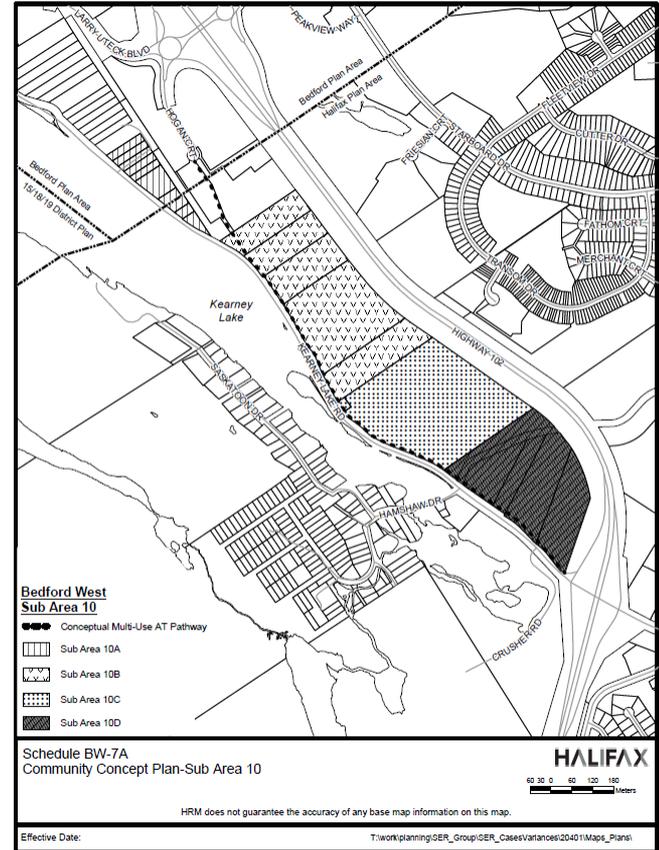


# Proposed Amendments – Cont'd

## Bedford West SPS

Addition of Sub Area 10 specific policies:

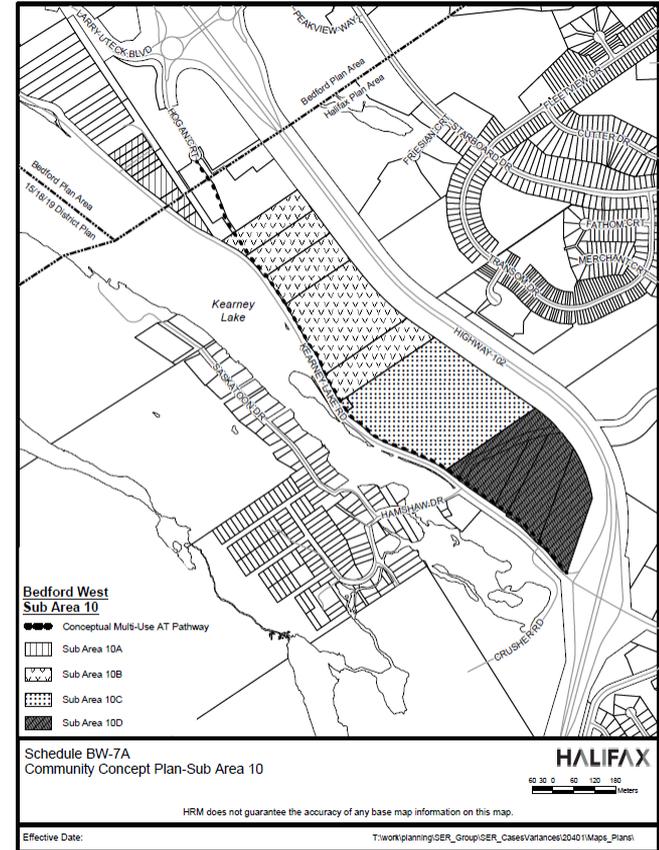
- Maintains existing zoning for Sub Area 10A
- Rezones Sub Area 10B, Sub Area 10C; Sub Area 10D to BWCDD (Bedford West Comprehensive Development Agreement)
- Requires development through a Development Agreement (DA) process
- Encourages one DA per Neighbourhood District



# Proposed Amendments Cont'd

## Bedford West SPS

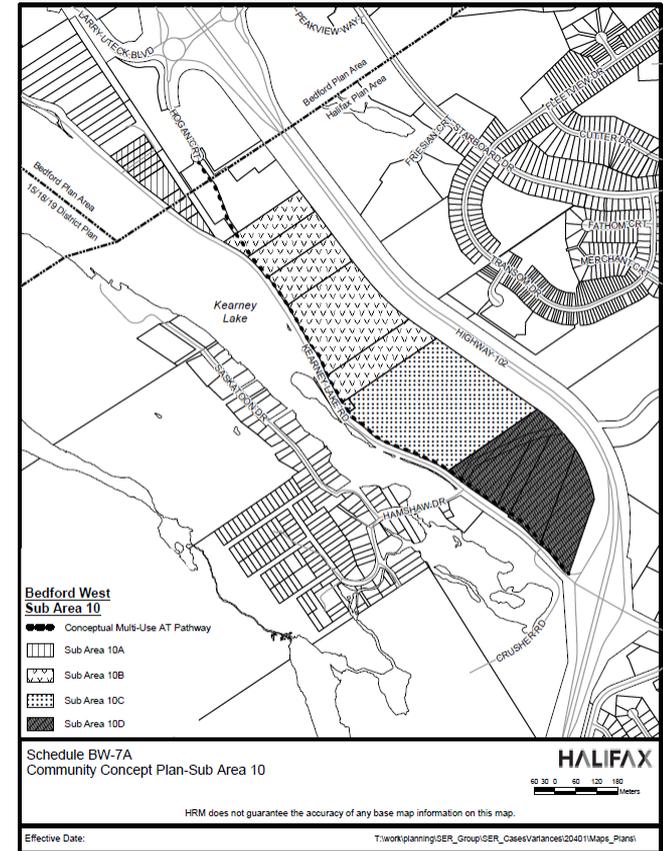
- Limits the number of units prior to NSTPW improvements of Hwy 102/Kearney Lake Road interchange (Exit 2)
- Requires future DAs to consider the need for transit facilities in the area;
- Requires parkland dedication (land or cash-in-lieu as determined through the DA process);
- Requires subdivision process:
  - to ensure capital cost contribution recovery
  - to ensure parkland dedication



# Proposed Amendments Cont'd

## Bedford West SPS

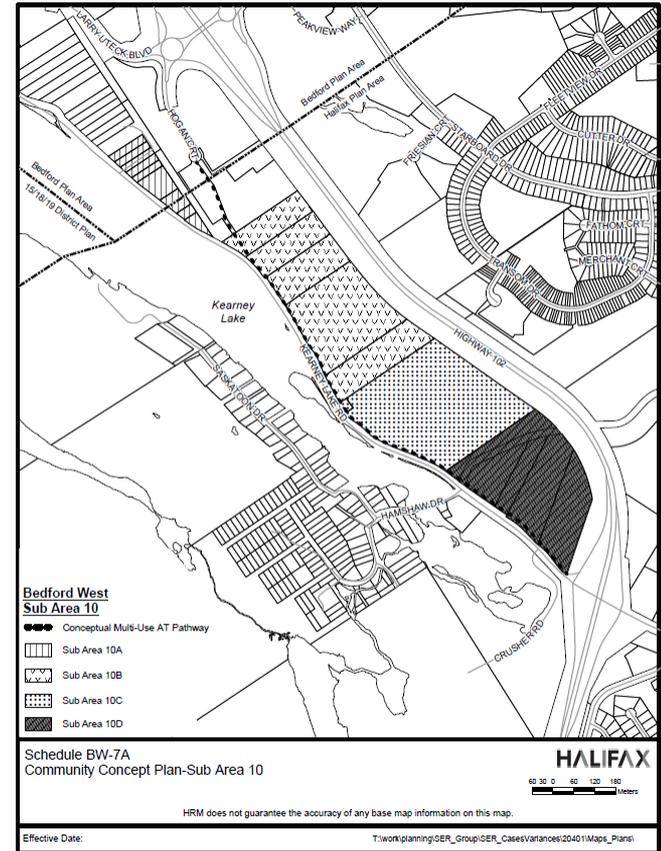
- Requires 75 % of residential units be Multiple Unit Dwelling form
- Permits a maximum density of:
  - 28.4 people per acre for Sub Area 10B;
  - 53.3 people per acre for Sub Area 10C; and
  - 28.4 people per acre for Sub Area 10D
- Requires environmental assessments for former industrial lands;



# Proposed Amendments Cont'd

## Bedford West SPS

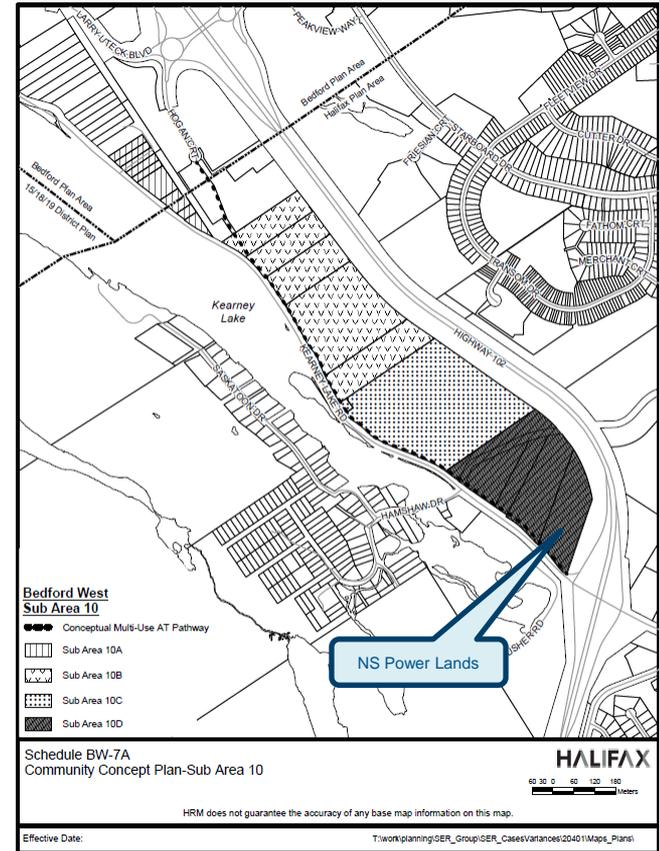
- Requires development be clustered;
- Directs limited access points be provided to the Kearney Lake Rd
- Contains controls for building form (height and floorplate size)
- Requires wind analysis for buildings over 20m in height (approximately 6 storeys)



# Proposed Amendments Cont'd

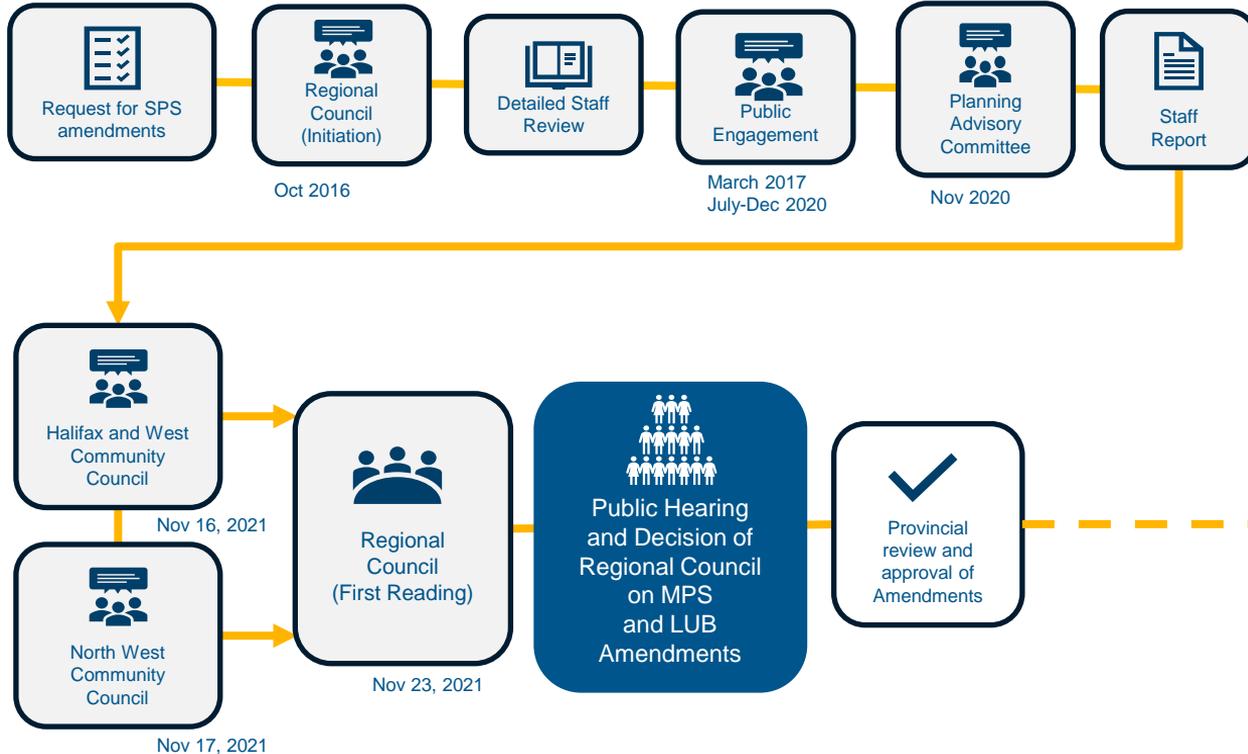
## Bedford West SPS

- Permits local commercial uses as per existing policies of the Bedford West SPS;
- Ensures Development around cliff faces is carefully considered and evaluated to ensure public safety;
- Permits utility uses as-of-right on NS Power lands;
- Recognizes the historic tree removal on previously developed sites;

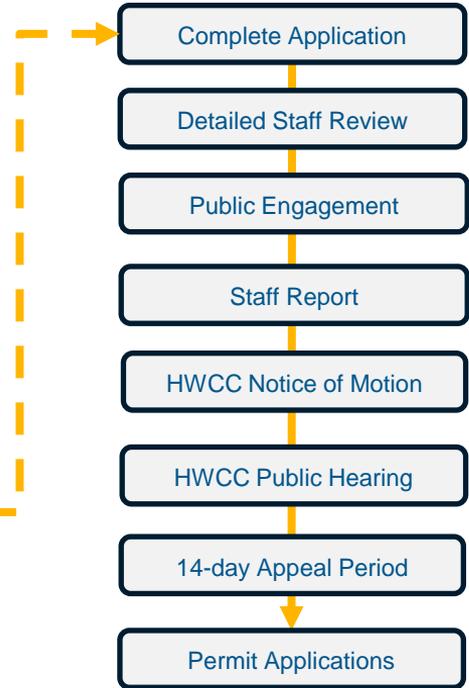


# Planning Process for SA-10

## Part 1 – Sub Area 10 Policy Approval



## Part 2 – Planning Application(s)



# Recommendation

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THAT Halifax Regional Council adopt the proposed amendments to the:

1. Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law as set out in Attachments A and B of the staff report dated October 25, 2021; and
2. Municipal Planning Strategy for Bedford as set out in Attachment C of the staff report dated October 25, 2021,

to enable development of Bedford West Sub Area 10, Kearney Lake Road.

# HALIFAX

## Thank You

**Miles Agar**



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