

Re: Item No. 12.1

**HALIFAX**

# **Regional Council Public Hearing Case 21639**

Margeson Drive Master Plan – Phase #1

February 8, 2022

**Slide 1**

# Margeson Drive Master Plan

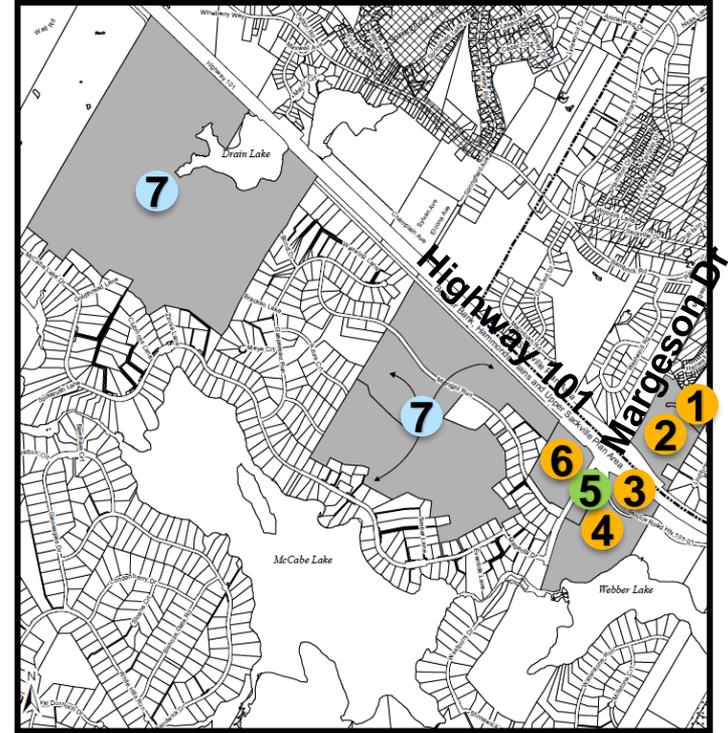
## Phase #1: Growth Management Policies

### Indigo Shores Lands – Parcel(s) 7

#### Objective:

Review of Growth Management Area policies for the Indigo Shores Subdivision to determine if these applied policies appropriately meet the original objectives of Growth Management

- Phase 1
- Phase 2
- Phase 3



# Historical Growth Management

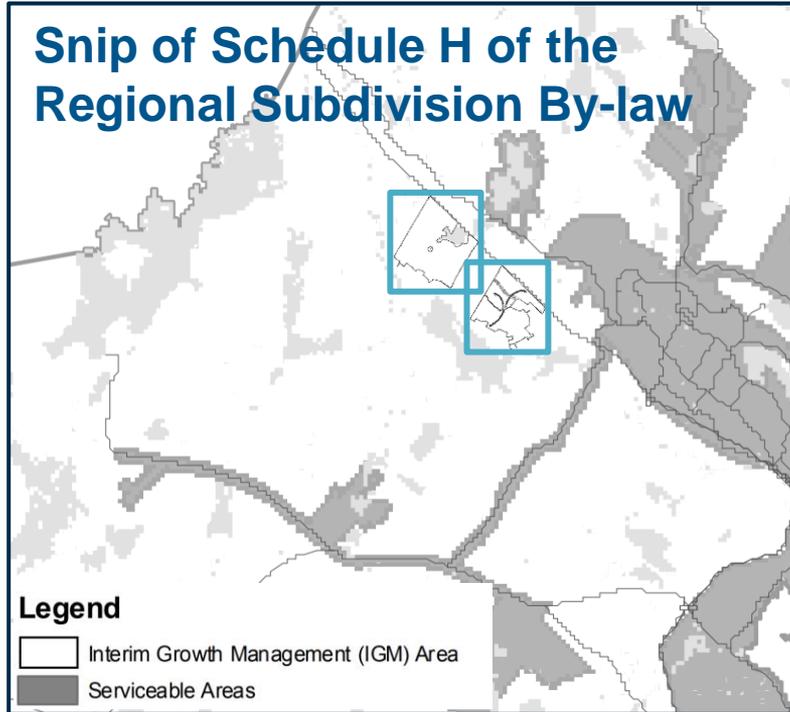
- Prior to the adoption of the Regional Plan in 2006
- Sprawl into the rural areas created traffic congestion - increasing infrastructure costs to the Municipality.
- 2006 Regional Plan adopts growth management pols to reduce the number of lots that could be developed in locations not designated for growth.
- Rural landowners, aware of pending changes, submitted for large-scale subdivision apps in advance of new rules so that subdivision approvals would be processed under the old rules.

# Objectives of Growth Management

- Slow non-strategic development by applying growth restrictions;
- Reduce burden on infrastructure (roads and pipes) and service requirements (garbage removal, snowplowing etc);
- Reduce leapfrogging development (sprawl); and,
- Understand implications of transportation routes and make changes

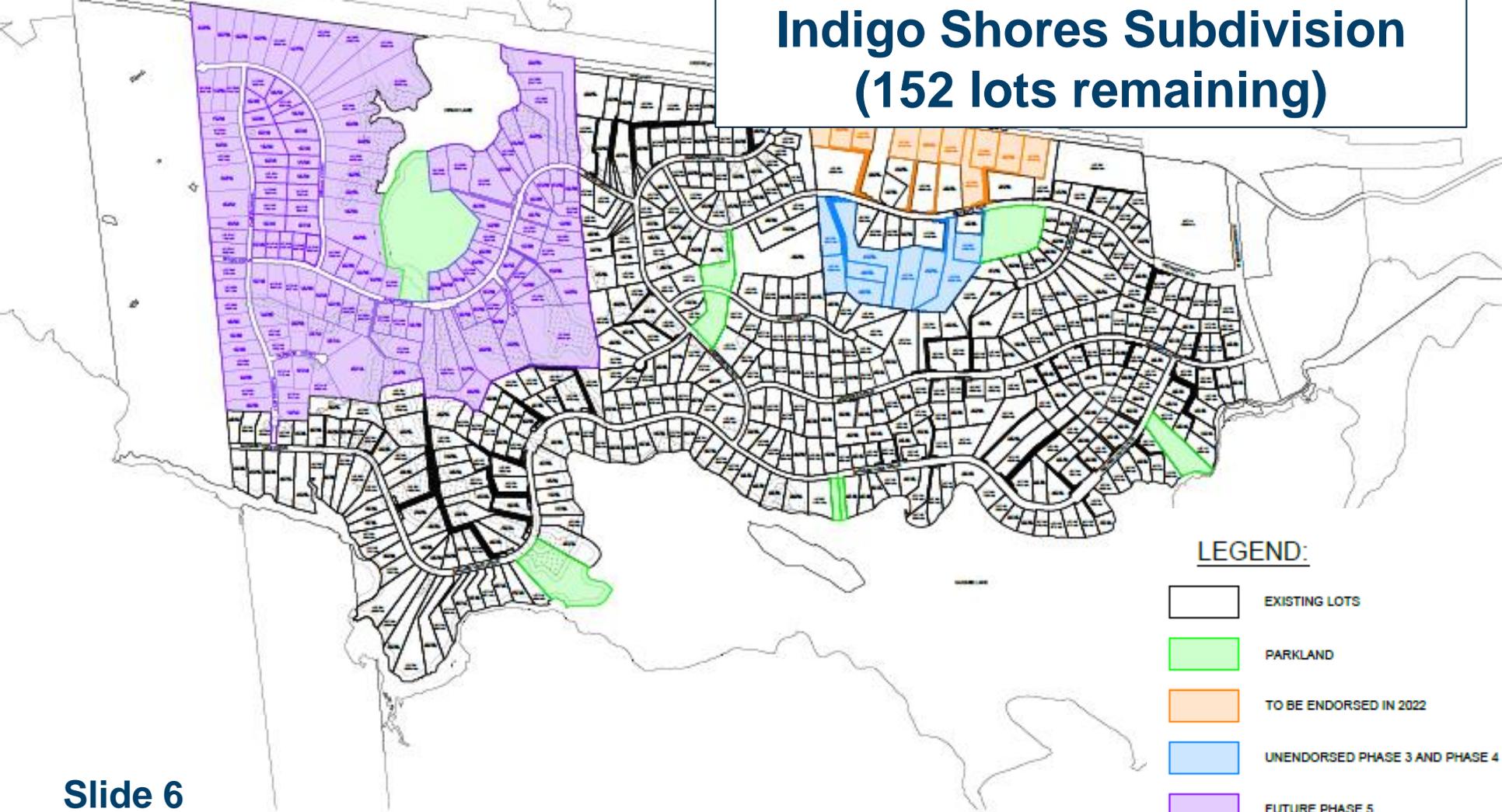
# Phase #1: Growth Management Policies

## - Indigo Shores Lands – Parcel(s) 7



- Indigo Shores subdivision (McCabe Lake N.) restricted to developing 25 lots per year in accordance with the Growth Management Area (GMA) policies.
- As of 2021 there are approximately 152 lots remain to be regulated by Growth Management
- **Should the GMA Policies be lifted for the 152 remaining lots?**

# Indigo Shores Subdivision (152 lots remaining)



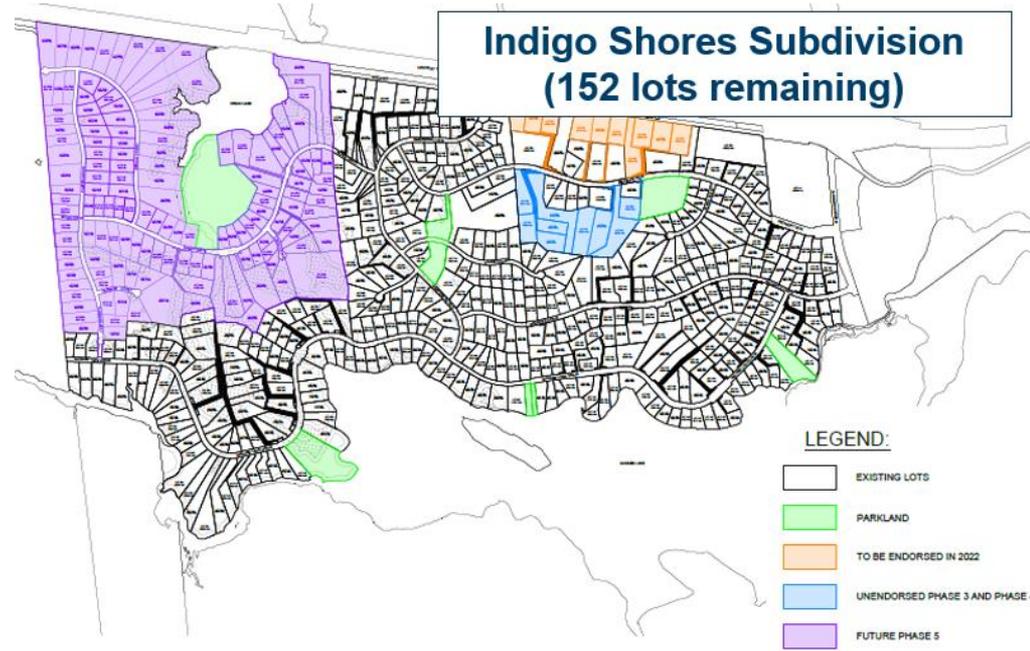
# Regional Plan Policy S-9

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:

- 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

# Growth Management within Context cont.

- One way to slow development of grandfathered concept subdivisions -- limit the number of lots to a maximum of 25 per calendar year.
- Indigo Shores subdivision is one of the grandfathered concept subdivisions. Most of the lots have been built out, approximately **152 lots remain** can only proceed at a rate of 25 lots per year



# Reasons for Removing Growth Management

Description of Issue	Explanation - Indigo Shores	Remove
<b>Undue Impacts Margeson Drive)</b>	<ul style="list-style-type: none"><li>No undue impacts to Margeson Drive anticipated</li></ul>	✓
<b>Growth and residential density adjacent to Hwy 101 interchange;</b>	<ul style="list-style-type: none"><li>Anticipated residential with traffic connections to 100 Series Highway (transportation availability)</li></ul>	✓
<b>Potential for congestion to alternative transportation routes;</b>	<ul style="list-style-type: none"><li>Does not apply</li></ul>	✓
<b>Growth Centre Master Planning to determine appropriate levels of land use regulation</b>	<ul style="list-style-type: none"><li>Subject to a current Master Planning program</li></ul>	✓

# Reasons for Removing Growth Management

Description of Intent	Explanation Indigo Shores	Remove
<b>Reduces leapfrogging by controlling rate of development in subdivision (25 lots per year)</b>	<ul style="list-style-type: none"><li>• had already received grandfathered approval – does not apply</li></ul>	✓
<b>Reduce excess traffic on secondary road connections</b>	<ul style="list-style-type: none"><li>• No secondary road connections</li></ul>	✓
<b>Directs population to the growth centres in accordance with Regional Plan direction</b>	<ul style="list-style-type: none"><li>• Growth Management restricts population growth in the centre (inconsistent)</li></ul>	✓

# NWPAC Recommendation:

On September 1, 2021, the North West Planning Advisory Committee (NWPAC) recommended not removing the growth management policies due to:

1. the lack of information provided around the impacts on schools and traffic,
2. as well as the lack of valid reasoning to remove the growth management policies.

# Staff Response to NWPAC's Concerns

## 1. Impacts on Schools

- Current capacity exists to accommodate the increased development of the remaining 152 single lots
- minor conflicts reported in some categories of enrollment but acceptable overall.

## 2. Traffic

- A traffic study was undertaken, no undue impacts to Margeson Drive as the result of removing the Growth Management Policies.

## 3. Lack of valid reasoning to remove the growth management policies.

- Continued application of these policies do not achieve original intent and inconsistent with Regional Plan direction for the development of Growth Centres

# Staff Recommendation

- The continued application of GMA policies does not achieve original intent and is inconsistent with Regional Plan direction for the development of Growth Centres
- Therefore, staff recommend that Halifax Regional Council adopt the proposed amendments to the Regional Subdivision By-law (RSBL) as set out in Attachment A of the November 25, 2021 staff report to remove Growth Management Area restrictions that currently apply to the Indigo Shores subdivision at McCabe Lake North to permit the development of more than 25 lots per year.

# HALIFAX

## Thank You Questions/Comments

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