

Re: Item No. 10.1



REGIONAL PLAN REVIEW

Phase 3 Report

Regional Council – First Reading
August 9, 2022

HALIFAX

Work Plan Overview



Phase 1 2020	Phase 2 2021	Phase 3 2022	Phase 4 Early 2023	Phase 5 2024
<ul style="list-style-type: none">• Initiation• Research• Early Engagement	<ul style="list-style-type: none">• Themes & Directions Document• Public Engagement• Committee Engagement	<ul style="list-style-type: none">• Quick Adjustments• Additional Policy Work ✓• Public Engagement ✓→ Approval Process	<ul style="list-style-type: none">• Draft Regional Plan• Public Engagement• Committee Engagement• Approval Process	<ul style="list-style-type: none">• Review of Future Growth Areas• Public Engagement• Approval Process



Region-Wide Policy Amendments

- Policy **support for Priority Plans** during planning processes (i.e., IMP, HGNP, HalifACT)
- Additional **secondary planning policy requirements**, including environmental and cultural values, relationship to wilderness areas, mobility planning, and climate action
- Remove regulatory barriers to **tiny homes** and converted **shipping container dwellings**
- **Adaptive reuse** policy for municipally-registered heritage properties

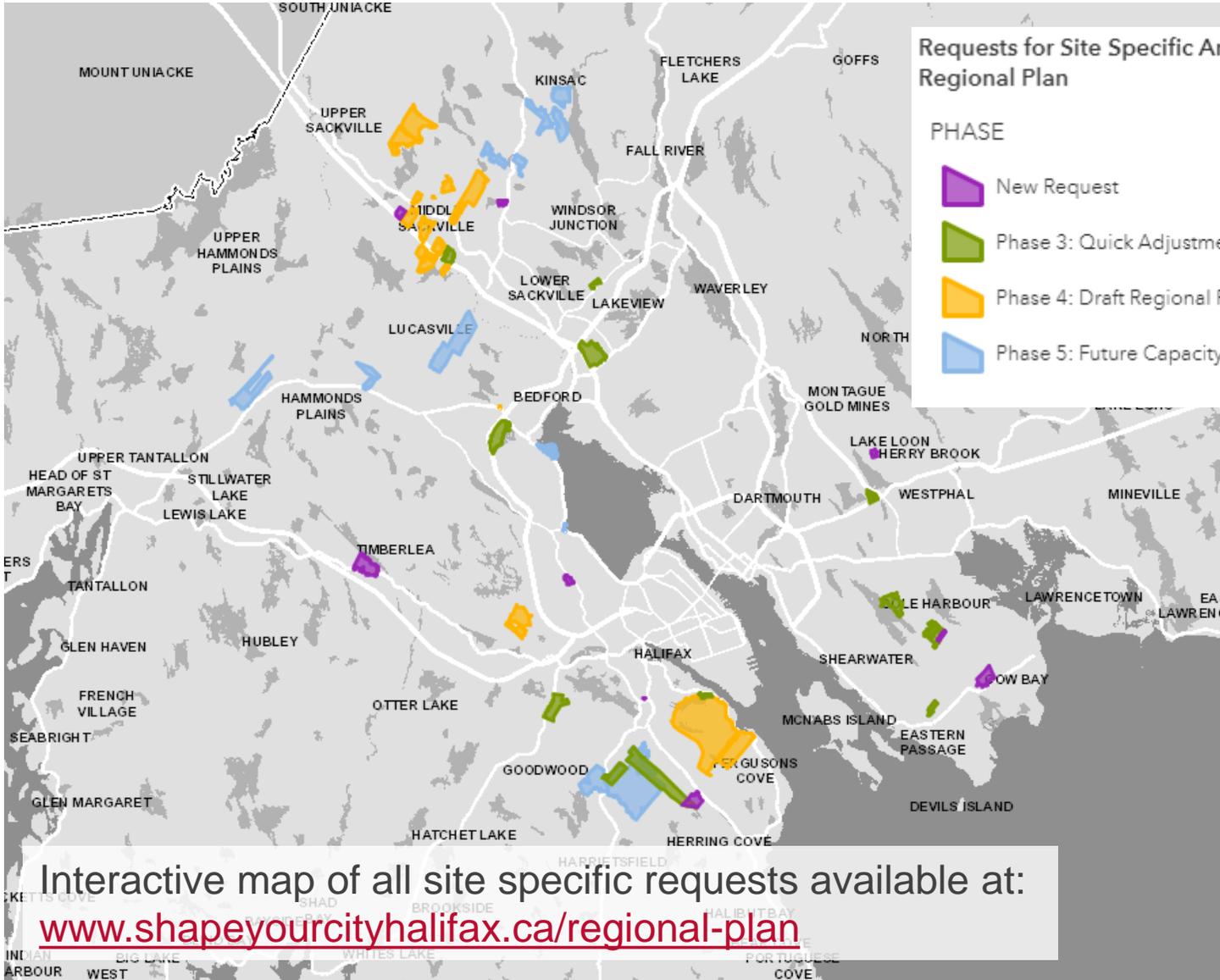


Region-Wide Policy Amendments

- Support for ongoing work on **community action plans** in historical African Nova Scotian communities
- Revised **Conservation Design Development** policy to improve interpretation/implementation
- **Housekeeping**, including:
 - Correction to watercourse setbacks for accessory buildings in Eastern Passage/Cow Bay
 - Corrections to the Service Requirements Map
 - Minor text amendments and policy reference corrections



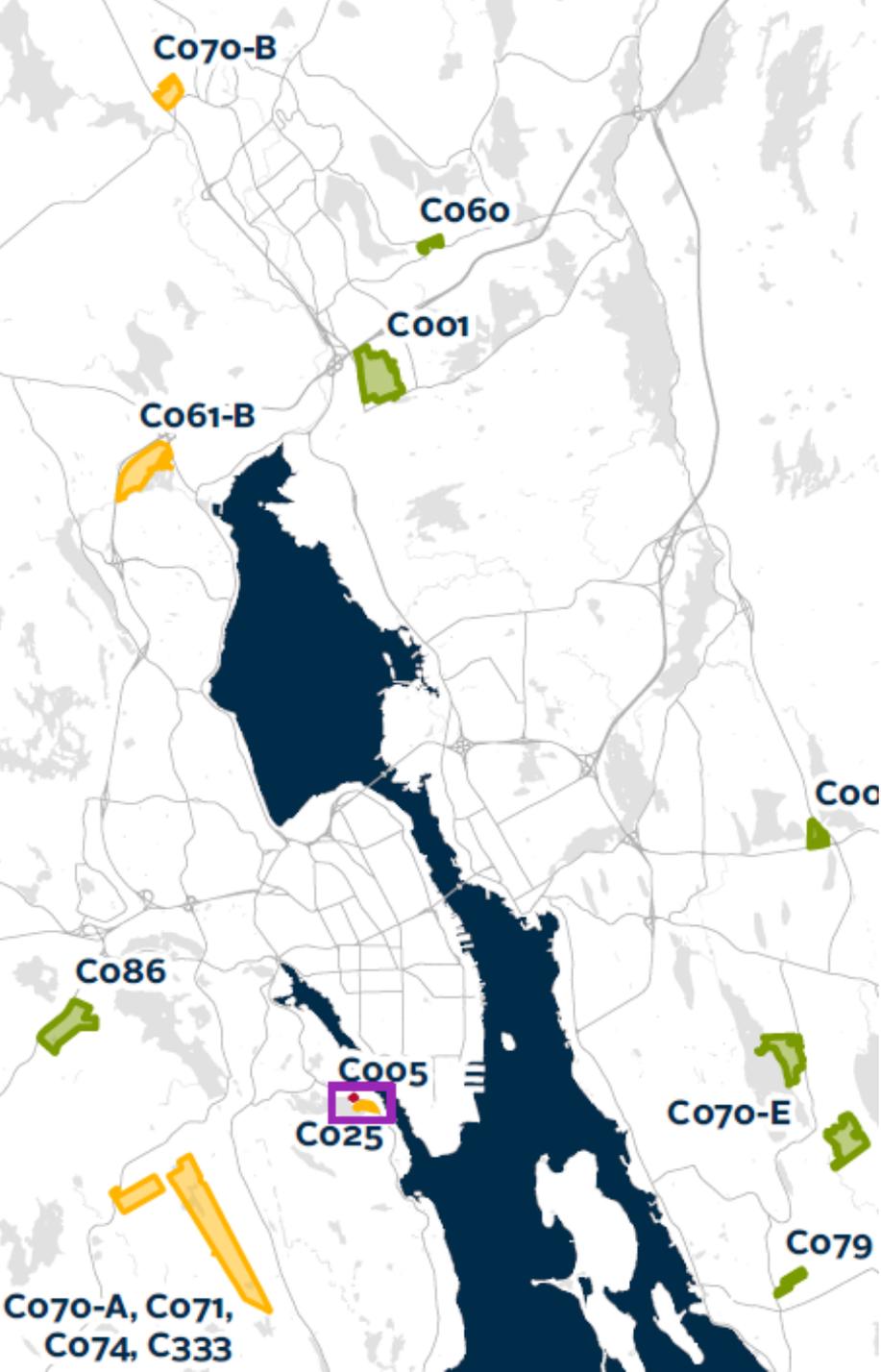
Site Specific Requests



Estimated housing units:
Phase 3 requests: **3,894**
Phase 4 requests: **9,072**
Phase 5 requests: **12,306**
Total: 25,272

Interactive map of all site specific requests available at:

www.shapeyourcityhalifax.ca/regional-plan



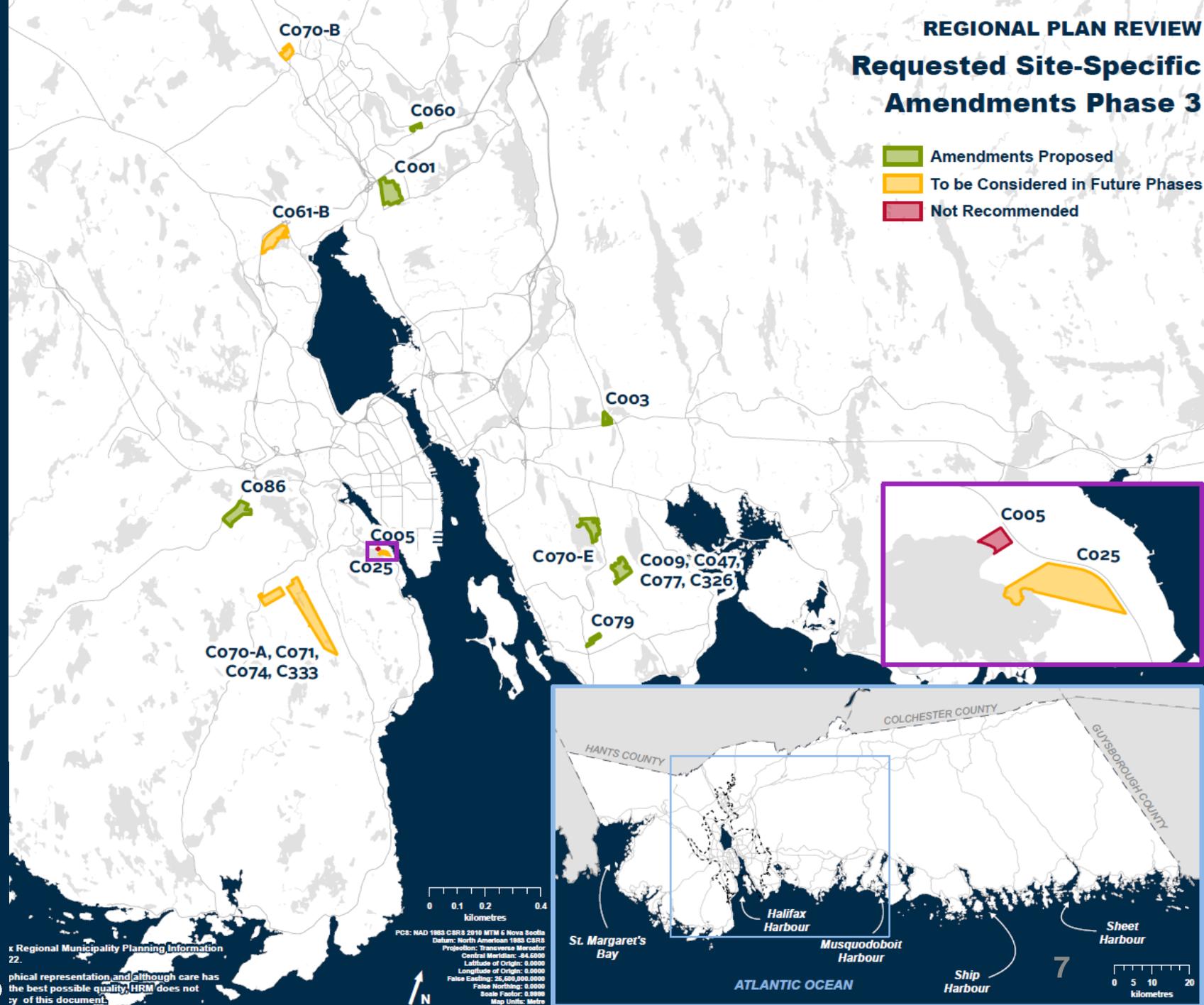
Site Specific Requests (Phase 3)

- 12 requests considered during Phase 3 for amendments to the Regional Plan for specific properties or areas of land
 - 7 recommended at this time
 - 4 recommended for future phases
 - 1 not recommended

REGIONAL PLAN REVIEW

Requested Site-Specific Amendments Phase 3

- Amendments Proposed
- To be Considered in Future Phases
- Not Recommended



Regional Municipality Planning Information
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 the best possible quality, HRM does not
 y of this document.



Site Specific Requests (Phase 3)

RECOMMENDED

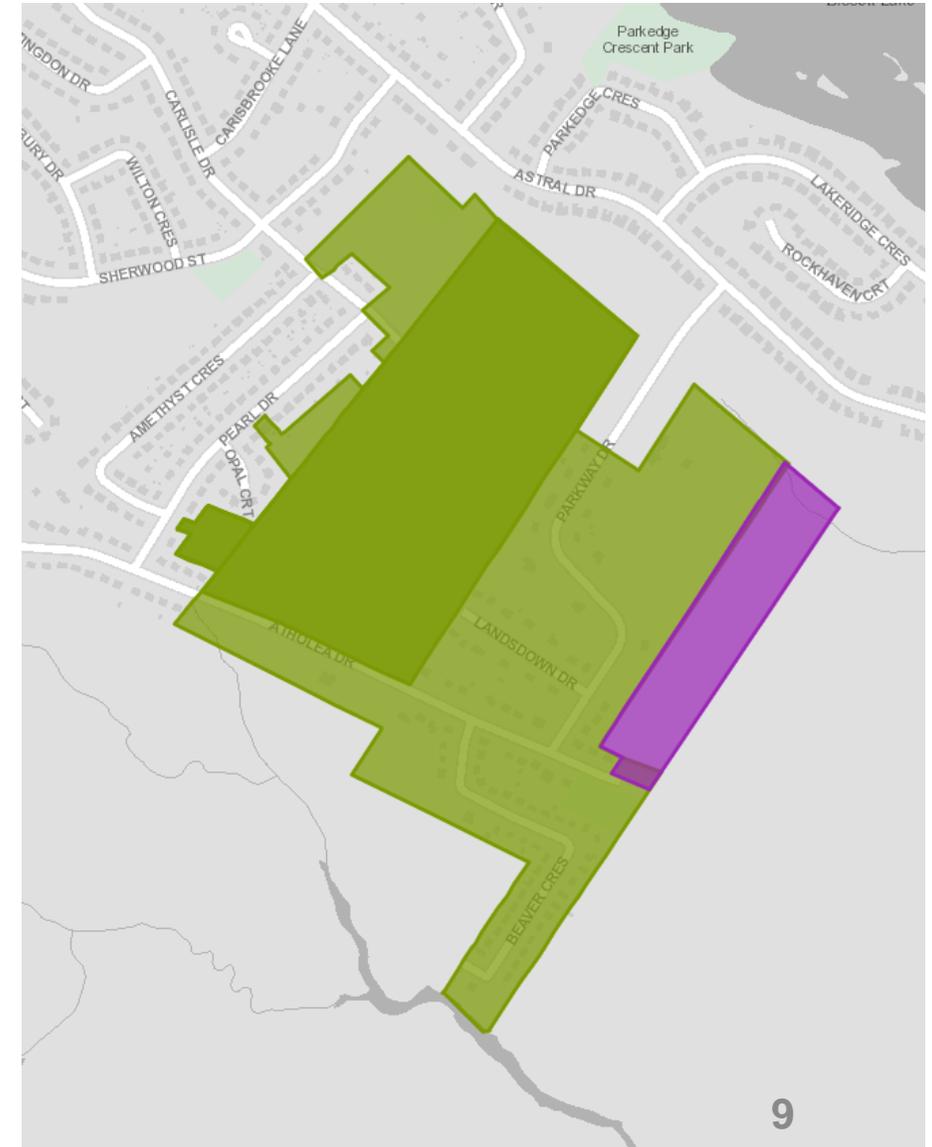
- **First Lake Drive, Lower Sackville (C060)**
 - Lands to be included in the Water Service Area boundary
 - Future subdivision for 7 residential lots would be permitted as-of-right (R-6 Zone, Sackville LUB)



Site Specific Requests (Phase 3)

RECOMMENDED

- **Atholea Drive, Cole Harbour (C009, C047, C077, C326)**
 - Lands to be included in the Urban Settlement designation and Urban Service Area boundary
 - Future development of low-density residential would be permitted as-of-right (R-1 Zone, Cole Harbour/ Westphal LUB)



Site Specific Requests (Phase 3)

RECOMMENDED

- **Lake Loon Golf Centre lands (C003)**
 - Proposed amendments to allow future development through a development agreement process (requires Community Council approval)
 - Development agreement policy requires Council to consider:
 - Measures to protect the Lake Lemont Emergency Water Supply area
 - Multi-modal transportation network



Site Specific Requests (Phase 3)

RECOMMENDED

- **Lands on the east side of Morris Lake, Cole Harbour (C070-E)**
 - Proposed amendments to allow future development through a development agreement process (Community Council approval)
 - Development agreement policy requires Council to consider multi-modal transportation within the development and connecting to surrounding communities



Site Specific Requests (Phase 3)

RECOMMENDED

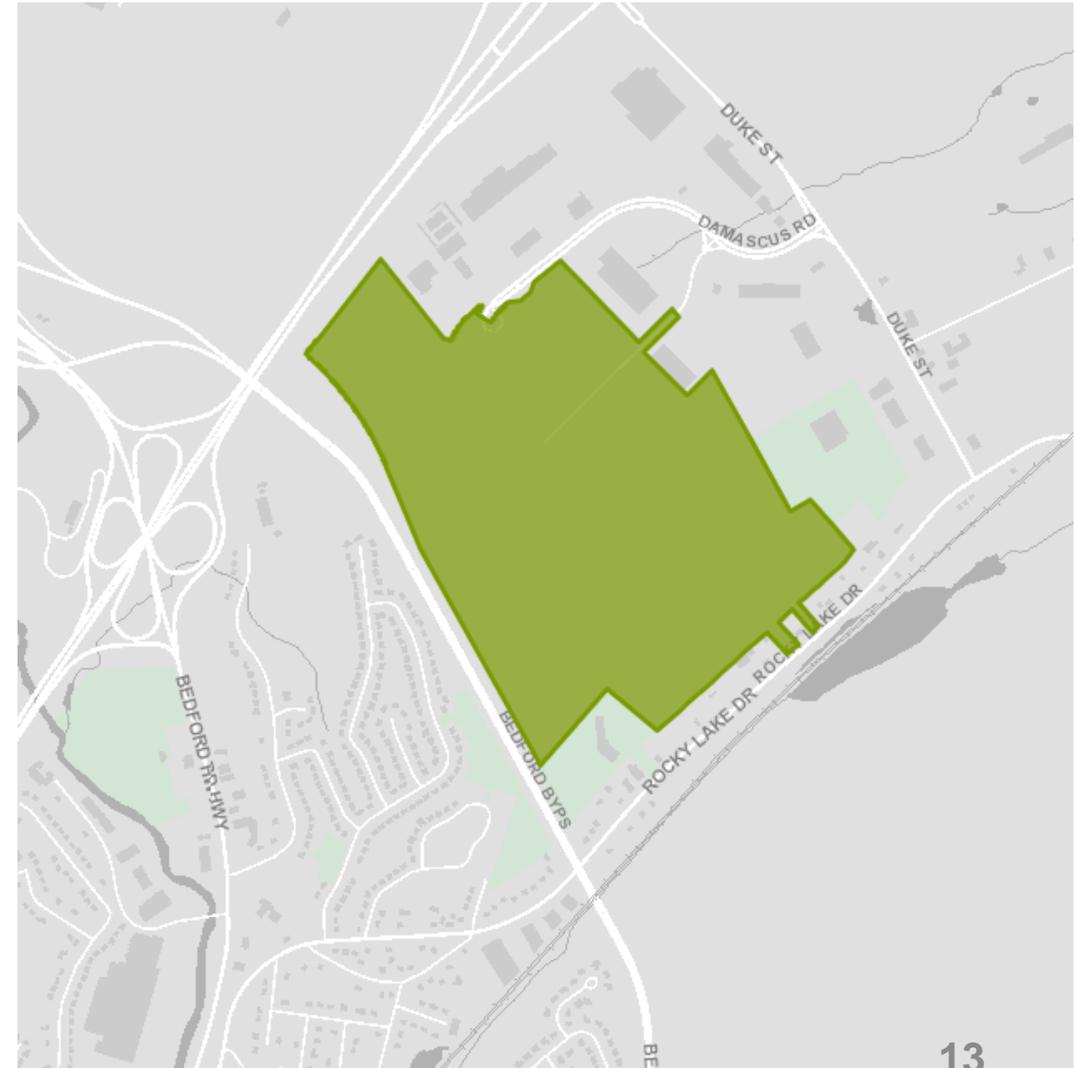
- **Birch Hill Mobile Home Park, Eastern Passage (C079)**
 - Proposed amendments to allow future expansion of the existing mobile home park under existing development agreement policy in the Eastern Passage/ Cow Bay Secondary Municipal Planning Strategy



Site Specific Requests (Phase 3)

RECOMMENDED

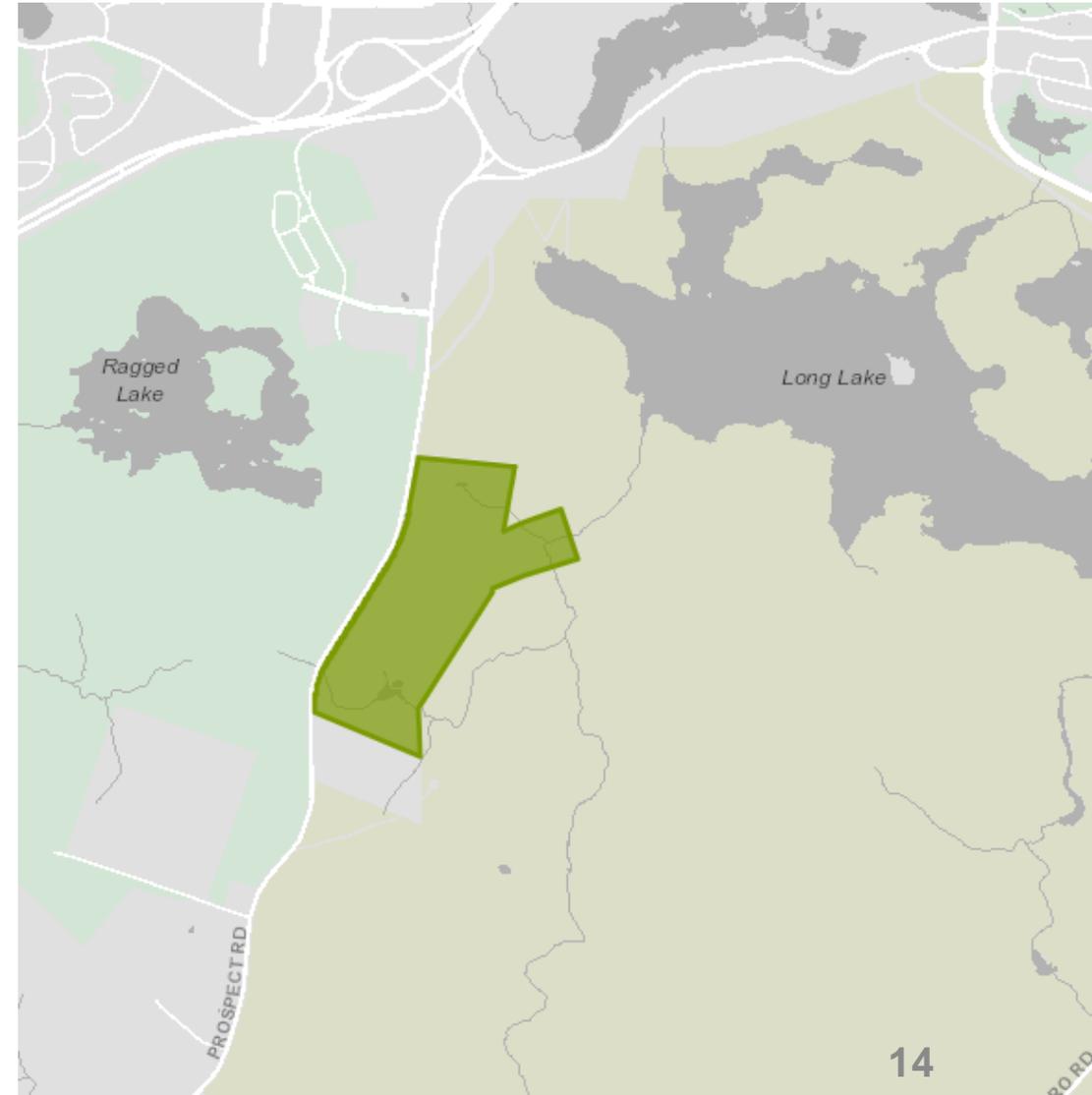
- **Bedford Commons, Bedford (C001)**
 - Proposed Regional Plan policy identifies the area as an “opportunity site” where a mixed-use residential/ commercial development will be planned
 - Future development will require a further amendment process
 - This may be undertaken as part of Phase 4

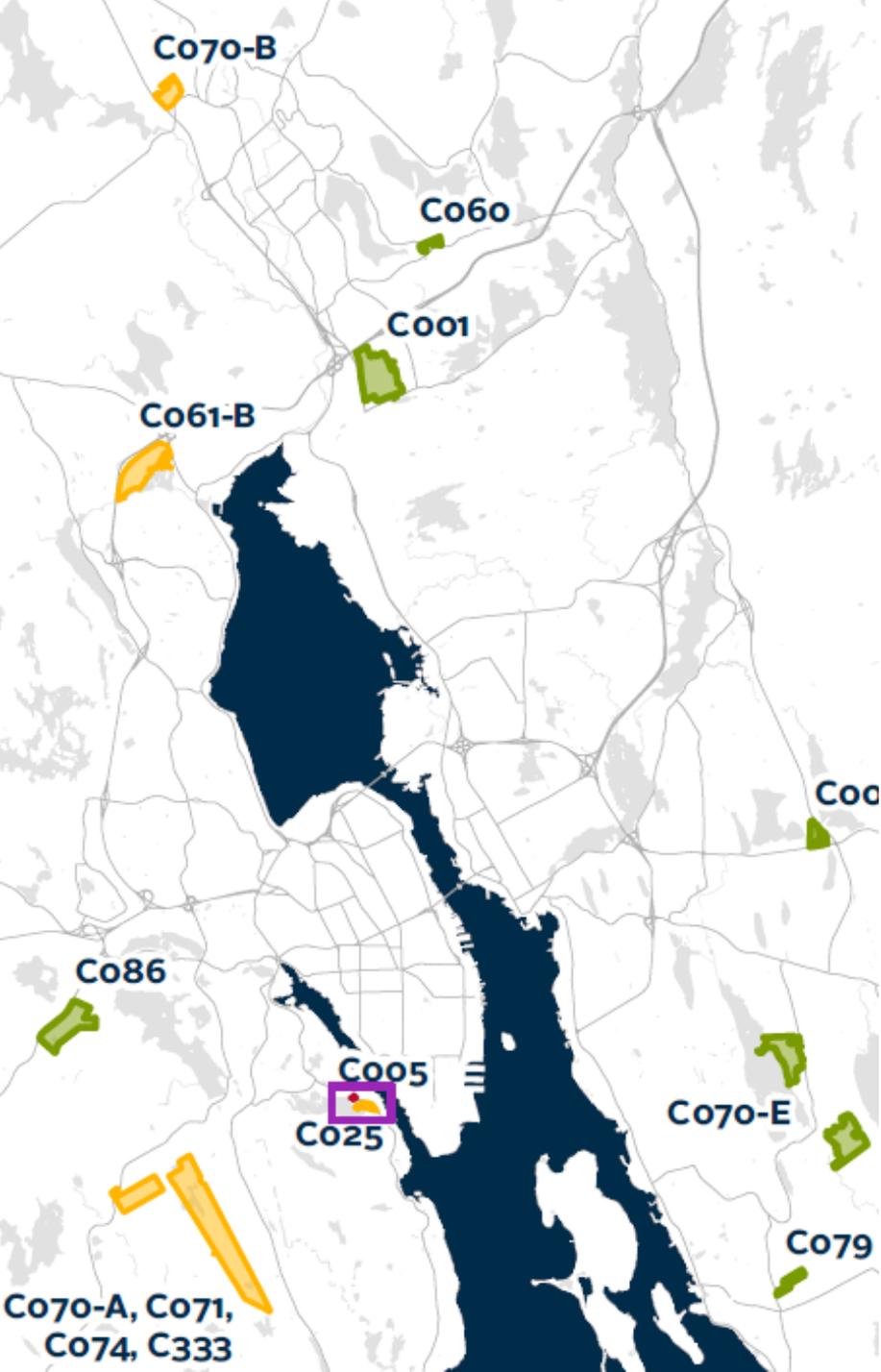


Site Specific Requests (Phase 3)

RECOMMENDED

- **Exhibition Park, Halifax (C086)**
 - Proposed Regional Plan policy identifies the area as an “opportunity site” where a mixed-use residential/ commercial development may be planned
 - Future development will require a further amendment process that will need to consider:
 - Coordination with the proposed Ragged Lake Industrial Park expansion;
 - The relationship of the lands to the Prospect Road area, Long Lake Provincial Park and the Western Common Wilderness Common
 - Public engagement





Site Specific Requests (Phase 3)

NO AMENDMENTS PROPOSED

To be considered in Phase 4

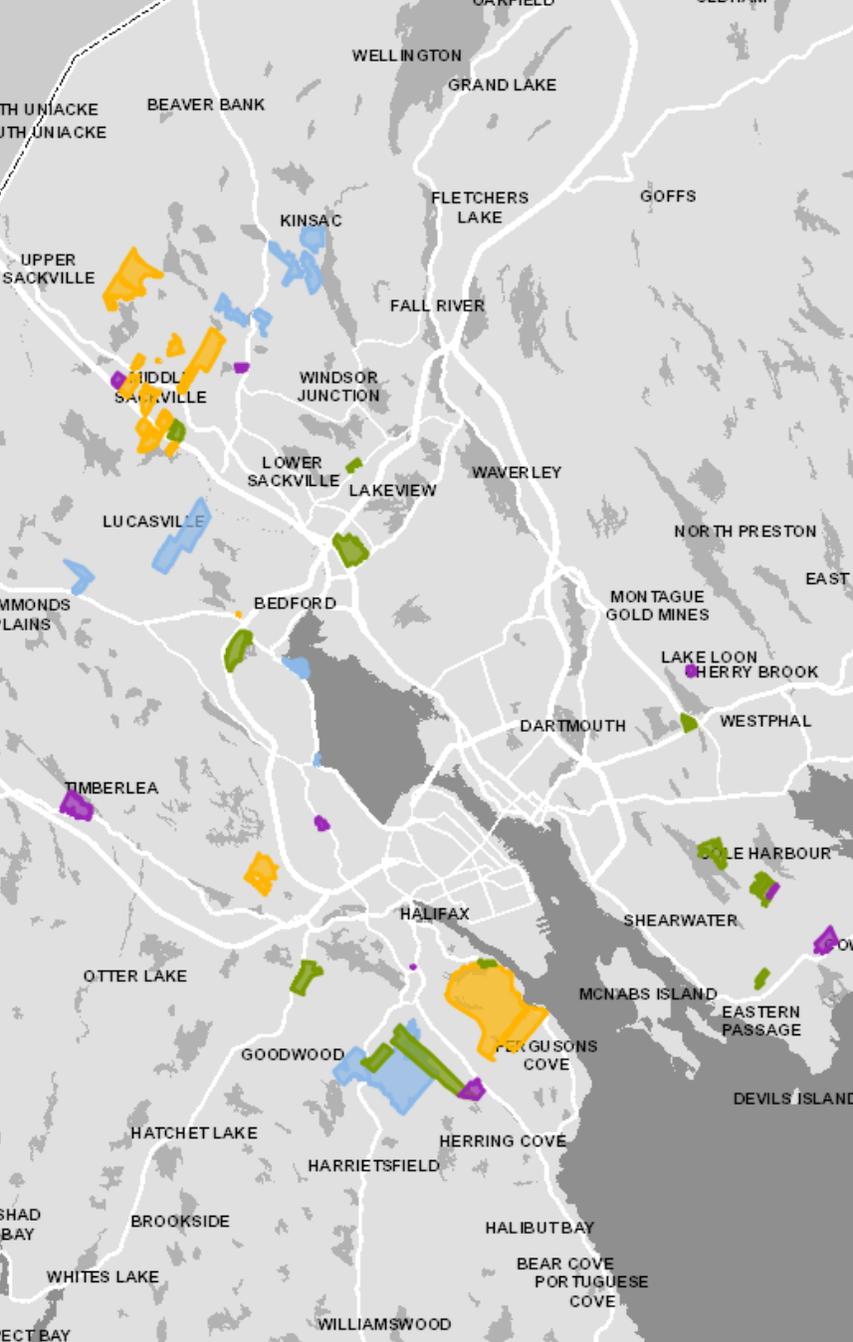
- Lands on Purcell's Cove Road, Halifax (C025)
- Paper Mill Lake, Bedford (C061-B)
- Lands near Lindforest Rd, Middle Sackville (C070-B)

To be considered in Phase 5

- Lands off Herring Cove Road, Spryfield area (Holding Zone lands) (C070-A, C071, C074, C333)

Discontinue consideration

- 2137 Purcell's Cove Road (C005)



New Site Specific Requests

TO BE CONSIDERED DURING PHASE 4

- Springfield Estates, Middle Sackville (C329)
- Lands bounded by Lacewood Drive, Dunbrack Street and Radcliffe Drive, Halifax (C339)
- Corner of Mayor Ave and Layton Road, Spryfield, Halifax (C405)
- 1246 Ketch Harbour Road (C027/ Case 22212)

TO BE CONSIDERED DURING PHASE 5

- Montague Golf Course lands, Lake Loon (C325)
- Lands off of Dyke Road, Cow Bay (C328)
- Lands near Fraser Lake, 2832 St. Margaret's Bay Road, Timberlea (C337)
- 324 and 328 Beaver Bank Road, Beaver Bank (C343)

Interactive map of all site specific requests available at:

www.shapeyourcityhalifax.ca/regional-plan

»» **THANK YOU**

HALIFAX