

Port Wallace Secondary Planning Strategy

Draft for Public Comment

The Regional Plan identifies the Port Wallace community as an area for new urban (water and sewer) growth. In 2022, the Port Wallace Secondary Planning Strategy (PWSPS) was approved by the Minister of Municipal Affairs and Housing pursuant to the Housing in the Halifax Regional Municipality Act. The PWSPS enables the development of a new mixed-use community following a process that involved extensive public engagement and detailed study, including the Shubenacadie Lakes Subwatershed Study (AECOM: April 2013), Land Suitability Analysis (WSP: February 2016), and the Port Wallace Master Plan Infrastructure Study (CBCL: January 2018). The PWSPS's development was informed by multiple public engagement initiatives and guided by a public participation committee.

The PWSPS establishes a land use policy framework that is intended to support the development of a complete community consisting of primarily residential land uses with supporting commercial and institutional uses. The PWSPS also protects sensitive environmental features, supports transit use, and ensures new development is integrated with the established surrounding community. Upon completion, the PWSPS Area is planned to contain up to 4,900 residential units, which represents a population of approximately 11,000 people.

1. OBJECTIVES

The PWSPS is intended to support the development of a new complete community that:

- provides a variety of housing types and supporting institutional and commercial uses that serve the needs of the community;
- includes a central collector road to facilitate transit and connections to the surrounding transportation network;
- provides transportation options for pedestrians, cyclists, and transit users to support active transportation and transit options;
- contains a mixed-use area along the central collector road with human scale building designs that support pedestrian movements and access;
- adds public parkland to the existing parkland network to support accessible recreation and leisure opportunities for new and existing residents;
- ensures new development is integrated with the surrounding community; and
- identifies and protects significant environmental features, including wetlands, steep slopes, and watercourses.

2. LAND USE CONCEPT

PW-1

The PWSPS objectives and policies shall apply to all lands shown on Map PW-1.

PW-2

The Land Use Concept Map (Map PW-2) shall provide overall guidance for land use within the PWSPS Area. The Land Use Concept Map identifies the following:

- (a) Port Wallace Low Density Residential - applied to areas where only low-density housing forms are permitted;
- (b) Port Wallace Higher-Order Residential - applied to lands along or near the central collector road where multi-unit residential housing forms are supported and served by transit and active transportation routes;
- (c) Port Wallace Centre - applied to the central region of the PWSPS Area where multi-unit residential uses and a range of commercial uses are supported; and.
- (d) Port Wallace Environmental Open Space - applied to the lands surrounding Barry's Run and Mitchell Brook, large wetlands, and areas with steep slope that are to be primarily preserved as open space.

PW-3

Institutional, Park and Community Facilities land uses are suitable in all areas identified on Map PW-2, with the exception of the Port Wallace Environmental Open Space Area.

3. COMPREHENSIVE DEVELOPMENT DISTRICT

Development within the PWSPS Area is enabled through the application of a comprehensive development district zone and associated development agreement. Policies of the PWSPS require the preparation of a development agreement to control phasing and the location and design of roads and parks. This development agreement will also control land uses and built form by referencing zones established in an area specific Land Use By-law as established under Policy PW-7. Once all terms and conditions of the development agreement are complete, Council may discharge the development agreement and make the necessary amendments to the applicable planning strategy and land use by-law to apply appropriate designations, zones, and built form controls.

PW-4

The Land Use By-law shall establish and apply the PW-CDD (Port Wallace Comprehensive Development District) Zone to the PWSPS Area to permit new developments only by development agreement, in accordance with Policy PW-5. In this zone, only existing uses shall be permitted without entering into a development agreement.

PW-5

In considering a development agreement for lands zoned PW-CDD, Council shall consider the following:

- (a) the proposal meets the policies and objectives of the PWSPS, and is reasonably consistent with any other relevant policies contained within the Regional Municipal Planning Strategy;
- (b) the built form and land use requirements are implemented through references to the applicable land use by-law and generally consistent with the locations shown on Map PW-2;
- (c) the general rezoning and development agreement criteria outlined in Policy IP-1(c) of the Dartmouth Municipal Planning Strategy.

PW-6

Upon the completion of subdivision and other terms of the development agreement enabled under Policy PW-5, Council may discharge the development agreement and amend the PWSPS and the applicable land use by-law to continue to regulate land use and built-form in the PWSPS Area over the long-term. These amendments are intended to apply land use designations, density controls, zoning, and built form controls that are consistent with the approved development agreement.

4. PORT WALLACE LAND USE BY-LAW

The PWSPS establishes an area specific land use by-law to provide for effective land use administration during development and upon completion of development when the development agreement may be discharged. The zones contained within the land use by-law will be applied through reference in the development agreement enabled under Policy PW-5. These zones are intended to be applied to the zoning map upon the completion of the development and discharge of the development agreement.

In addition to the PW-CDD Zone established under Policy PW-4, the Land Use By-law establishes the following six zones:

- the PW-LDR (Port Wallace Low Density Residential) Zone to support the development of a variety of low-density dwellings on individual lots;
- the PW-CH (Port Wallace Cluster Housing) Zone to allow multiple low-density dwellings on a single lot, which may be applied to selected areas to help reduce environmental impacts and provide additional low-density housing choices;

- the PW-HR (Port Wallace Higher-Order Residential) Zone to support the development of low-rise to tall-rise residential buildings with limited commercial opportunities;
- the PW-CEN (Port Wallace Centre) Zone to support a wide range of residential and commercial uses with low-rise, mid-rise, tall mid-rise, and high-rise buildings;
- the PW-PCF (Park and Community Facility) Zone to support park, recreation and institutional uses; and
- the PW-CON (Port Wallace Conservation) Zone to protect sensitive environmental areas, such as wetlands and steep slopes.

The Land Use By-law will also establish built form controls that encourage a compact and pedestrian oriented design that promotes a wide range of mobility choices, access to parkland and other open spaces, and fosters the efficient use of municipal infrastructure. This built form framework supports human-scaled development with buildings that face public streets and provide transition between larger scale buildings and low-density areas and public parks.

PW-7

Concurrent with the adoption of this Plan, the Port Wallace Land Use By-law (PWLUB) is adopted for the lands shown on Map PW-1. The PWLUB shall contain zones and other land use controls that manage land use and development of the lands.

PW-8

The PWLUB shall establish the PW-LDR (Port Wallace Low Density Residential) Zone to support the development of low-density dwellings on individual lots. The PW-LDR Zone shall permit single unit dwellings, semi-detached dwellings, townhouses, and accessory uses.

PW-9

The PWLUB shall establish the PW-CH (Port Wallace Cluster Housing) Zone to support the development of low-density dwellings located on a single lot. The PW-CH Zone shall:

- (a) permit a maximum of 48 dwelling units on a single lot, consisting of single unit dwellings, semi-detached dwellings, townhouses, or a combination thereof;
- (b) allow the development of shared facilities and infrastructure, such as, but not limited to, a common shared driveway, storage, utility and amenity space;
- (c) provide adequate buffering to adjacent properties and require sufficient green space, landscaping, and amenity space.

PW-10

The PWLUB shall establish the PW-HR (Port Wallace Higher-Order Residential) Zone to support a range of low-density and multi-unit residential uses. The PW-HR Zone shall:

- (a) allow low-density dwellings and multiple unit dwellings;
- (b) support the development of mid-rise, tall mid-rise, and high-rise buildings up to a maximum height of 50 metres; and
- (c) allow a limited range of local commercial uses.

PW-11

The PWLUB shall establish the PW-CEN (Port Wallace Centre) Zone to support a mix of residential and commercial development. The PW-CEN Zone shall:

- (a) support a mixed-use environment including multiple unit dwellings;
- (b) support the development of mid-rise buildings, tall mid-rise buildings, and high-rise buildings up to a maximum height of 50 metres; and
- (c) allow a range of commercial and institutional uses that serve the community, such as offices, restaurants, retail, community facility uses, and personal service uses.

PW-12

The PWLUB shall establish the PW-PCF (Port Wallace Park and Community Facility) Zone to allow a variety of institutional and recreation uses.

PW-13

The PWLUB shall establish the PW-CON (Port Wallace Conservation) Zone to protect wetlands, steep slopes and other hazardous lands from development. The PW-CON Zone shall limit development to open space and conservation uses, utility infrastructure, and transportation crossings.

PW-14

The PWLUB shall establish site design requirements that support human-scaled and pedestrian-oriented environments by establishing controls concerning:

- (a) the minimum separation distances for buildings located on the same lot;
- (b) the minimum front yard setback requirements that support pedestrian traffic, access and landscaping;
- (c) the minimum side and rear yard setback requirements that transition from higher density zones to lower density zones and public parkland;
- (d) the minimum setbacks, maximum lot coverage, minimum lot area, and minimum lot frontage requirements that support a compact development form with sufficient open space and landscaping, and support site accessibility for people of all ages and abilities;
- (e) outdoor lighting and signage to mitigate impacts on residential areas;
- (f) landscaping and buffering requirements to support transitions between land uses, built forms, parking areas and outdoor storage areas;
- (g) the location, number and configuration of parking spaces, off-street loading, landscaping, accesses, and pedestrian pathways; and
- (h) setback requirements for accessory structures.

PW-15

The PWLUB shall establish building design requirements that support human-scale design and pedestrian-oriented streetscapes by establishing controls concerning:

- (a) the maximum building dimensions for low-rise, mid-rise and tall mid-rise buildings;
- (b) maximum building height;
- (c) the maximum floorplate and maximum dimensions for the tower portion of high-rise buildings above the streetwall that do not exceed a floor area of 1,100 square metres per storey;
- (d) streetwalls, including minimum streetwall setbacks for mid-rise buildings and high-rise buildings to mitigate impacts of wind and shadow on streets and public parks;
- (e) standards for streetwall articulation, pedestrian entrances, ground floor transparency, site accessibility and weather protection;
- (f) the siting and screening of rooftop features;
- (g) building accessibility for people of all ages and abilities; and
- (h) massing requirements for accessory structures.

PW-16

Utility uses and park uses shall be permitted in all PWLUB zones.

5. PARKLAND

As the PWSPS Area is planned to accommodate a significant population, the establishment of new public parkland is essential to ensure a wide range of recreational opportunities are provided that foster healthy lifestyles. A development of this scale requires the provision of parkland ranging from neighbourhood parks, distributed throughout the area, to large, centralized community parks that will also serve as vibrant public spaces. These parks act as community gathering spaces where residents can gather and commemorate important events. Lands reserved for park purposes must be suitable to adapt to the long-term needs of

area residents.

PW-17

Municipal parkland dedication shall be provided within the PWSPS Area in the general locations shown on Map PW-2, subject to the Regional Subdivision By-law. The specific type and function of the proposed public parks shall be consistent with the following park descriptions:

- (a) Park P1: a neighbourhood park that is primarily intended to serve residents of Port Wallace North as identified on Map PW-1;
- (b) Park P2 (Wilcot Lane Park): an existing neighbourhood park that is developed with playground equipment but that is not currently in municipal ownership. Through the subdivision process this park will be transferred to the Municipality to ensure the continued maintenance and operation of the park;
- (c) Park P3: a large community park located in Port Wallace Central as identified on Map PW-1 north of Barry's Run capable of accommodating a sports field and supporting uses such as a parking lot and/or fieldhouse;
- (d) Park P4: a linear neighbourhood park designed to contain a trail;
- (e) Park P5: A community park located prominently within Port Wallace Central that contains a range of active and passive recreation uses. Park P5 is intended to accommodate a number of park features such as: sports courts, play structures, unstructured soft-scaped areas, and hard-scaped areas conducive to civic gatherings;
- (f) Park P6: land abutting existing undeveloped parkland intended for community park purposes.

PW-18

The development agreement enabled under Policy PW-5 shall provide the ability for parkland to be conveyed to the Municipality as developed parks to ensure the recreational needs of new and existing residents can be met during the early phases of the development.

6. TRANSPORTATION

Ensuring active transportation and travel by transit are viable transportation options for future residents is an essential component of this plan. The new road network will be designed to facilitate walking/rolling and bicycling via both mode-specific infrastructure, such as sidewalks and bike lanes, as well as a road network that allows efficient and comfortable connections both within the area and to the surrounding community. Provision of a central collector road to act as the primary transportation connection within the community serving Port Wallace Central will enable efficient transit service as well as routing for goods movement that will be less impactful to the overall area.

PW-19

A central collector road shall be constructed from Avenue du Portage to Waverley Road in the general location shown on Map PW-2. The phasing of development shall ensure that this road, or portions of it, can support transit service in early phases of development.

PW-20

Active transportation infrastructure shall be constructed along the length of the central collector road as illustrated on Map PW-2, as well as other collector roads located within the development.

PW-21

Additional active transportation infrastructure comprising a series of walkways and trails for pedestrians and cyclists shall be established within the PWSPS Area that link residents to commercial areas, public transit facilities, parks, and community facilities. Connections shall include:

- (a) walkways between local roads as needed to establish a general pedestrian grid where local roads are unable to provide connections due to environmental constraints; and
- (b) trails located on public lands that facilitate access to parkland and direct routes for pedestrians.

PW-22

The development agreement enabled under Policy PW-5 may provide opportunities for future connections to Highway 107.

PW-23

The Municipality shall encourage the Province of Nova Scotia to include active transportation facilities within all new transportation infrastructure in the area to facilitate pedestrian and cycling transportation options.

7. INFRASTRUCTURE CHARGES AND PHASING

To support the development of the PWSPS Area, several offsite upgrades to transportation infrastructure will be required and jointly paid for by the developers and the Municipality through the use of infrastructure charges. Many of the upgrades are planned to take place in early phases of the development, with some required before later phases of the development can proceed.

Highway 107 between Montague Road and Akerley Boulevard is currently at or near capacity. While some amount of development can safely proceed, the full build out of the PWSPS Area will not be enabled until commitments are made by the Province of Nova Scotia to upgrade Highway 107 to prevent further capacity issues and negative impacts on the Waverly Road and the local road network.

PW-24

No development shall be permitted until the Municipality has approved infrastructure charges for transportation infrastructure, and the Nova Scotia Utility and Review Board have approved infrastructure charges for central water and sewer infrastructure.

PW-25

The development agreement enabled under Policy PW-5 shall be limited to the phase(s) that can be accommodated utilizing existing sewer service capacity until increased wastewater capacity is provided to the area through the completion of a new connection to the North Dartmouth Trunk Sewer.

PW-26

The development agreement enabled under Policy PW-5 shall limit development to the phase(s) that accommodate approximately 1,000 dwelling units until upgrades to Highway 107 have been confirmed by the Province of Nova Scotia.

PW-27

The development agreement enabled under Policy PW-5 shall limit the total number of dwelling units to approximately 3,800 units until a new access to Highway 107 is provided.

8. ENVIRONMENTAL PROTECTION

Environmental protection measures are an integral component of the PWSPS. The Shubenacadie Lakes Subwatershed Study (AECOM: April 2013), and the Land Suitability Analysis (WSP: February 2016), were prepared to guide the design of new development and protect water quality from degradation, and to identify, map and assess natural environmental features, cultural landscape features and engineered structures that are critical to maintaining natural ecological functions. These studies, including analysis commissioned by the Province of Nova Scotia as part of the planned closure and remediation of the former Montague Gold Mines Site, guide the environmental management framework for future development within the area.

The PWSPS Area contains several environmental features such as watercourses, wetlands, and forested areas that can be affected by development. A high level of care needs to be taken to preserve sensitive features and minimize the impact of development on the environment, including Barry's Run, Mitchell's

Brook, and Lake Charles.

Stormwater management controls are essential to protect the local watercourses and wetlands from negative impacts that can result from the development of the surrounding lands. The Regional Subdivision By-law provides for the implementation of stormwater management measures at the initial stages of land development in the serviced areas of the Municipality. The implementation of stormwater management controls is important to minimizing the impact of development on Barry's Run, Mitchell's Brook, and Lake Charles.

PW-29

Prior to any development within the PWSPS Area, a master storm water management plan shall be prepared and submitted by the developers and accepted by the Municipality. The storm water management plan shall:

- (a) identify significant constraints and sensitivities with regard to flood potential and environmental features, and provide appropriate protection measures;
- (b) provide estimates of pre-development and post-development flow rates (where post-development flow rate means the expected flow rates upon full build out of an area as permitted by the development agreement) at critical locations within watercourses such as at culverts and other road crossings and at downstream developments;
- (c) include advanced stormwater treatment, including best management practices and low impact development techniques;
- (d) outline the type and location of storm water management facilities and the approach to protecting receiving waters from contamination, excessive flow rates and loss of aquatic habitat and to protect the quantity and quality of flows;
- (e) identify interim stormwater management practices to manage quality and quantity of runoff between phases. These may include temporary holding facilities. Erosion and sediment control plans for individual phases will match the master stormwater management plan.
- (f) conform with the recommendations of the Shubenacadie Lakes Subwatershed Study (AECOM: April 2013) unless alternative solutions are accepted by the Municipality; and
- (g) conform with Provincial requirements, including but not limited to, the consideration for stormwater discharge from the development and potential impacts on Barry's Run.

PW-30

In addition to the 20-metre watercourse buffer established by the Regional Municipal Planning Strategy, the PW-CON Zone shall be applied to lands surrounding Barry's Run and Mitchell's Brook to further protect the chemical, physical and biological functions of marine and freshwater resources.

PW-31

Tree retention, landscaping and tree planting requirements shall be incorporated into the regulations for the PWSPS Area.

9. HERITAGE PROTECTION

In addition to environmental protection, the Land Suitability Analysis (WSP: February 2016) identified cultural assets within the PWSPS Area likely to become registered archaeological sites. While archaeological sites fall within the jurisdiction of the Province of Nova Scotia, the Municipality has an interest in protecting archaeological resources.

PW-32

The development agreement enabled under Policy PW-5 shall include provisions for the appropriate archaeological consideration of the sites identified by the Land Suitability Analysis (WSP: February 2016), prior to any site disturbance of the lands.