

Re: Item No. 4.1



REGIONAL PLAN REVIEW

Phase 3 Report

Regional Council – Public Hearing
October 11, 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

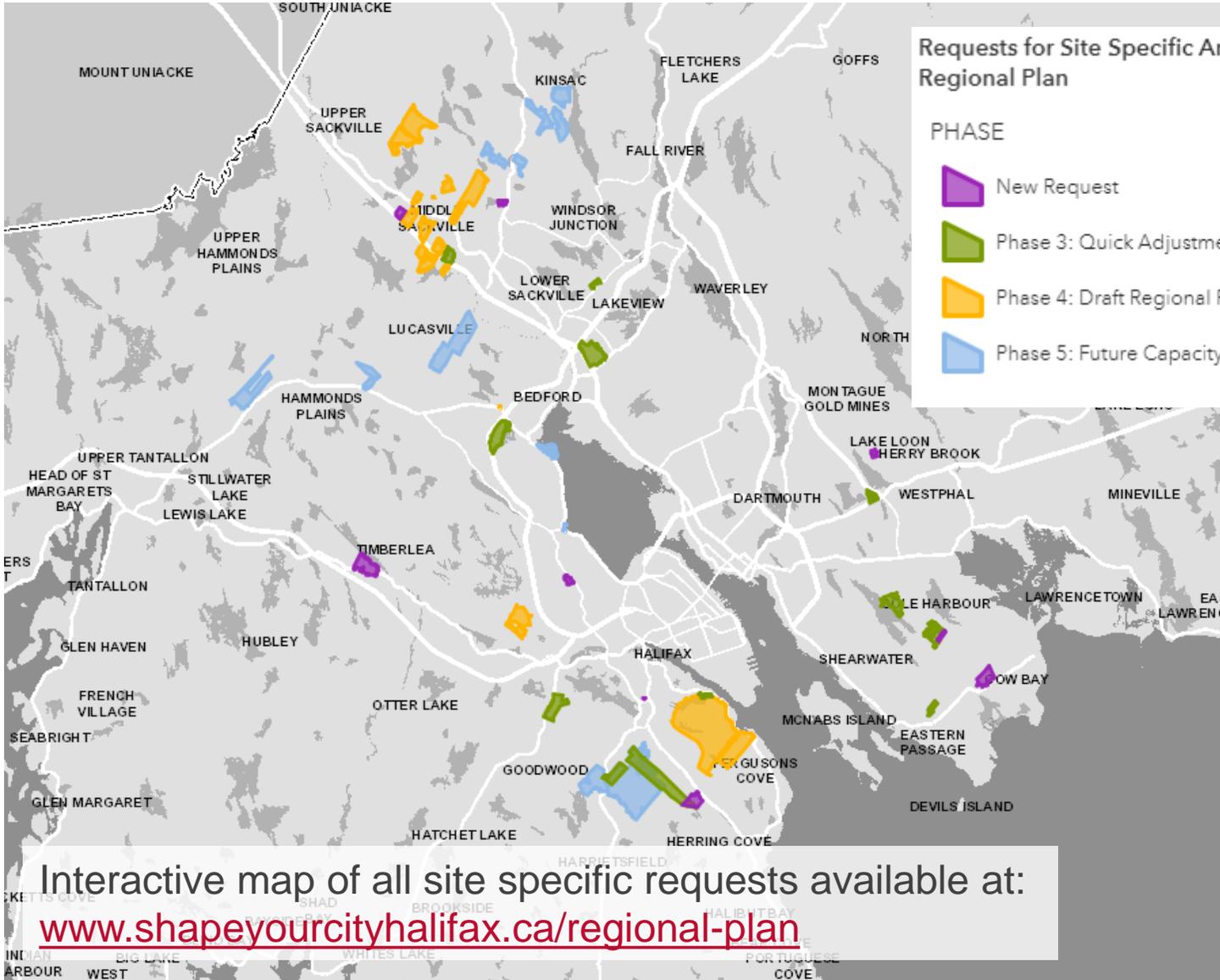


Region-Wide Policy Amendments

- 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

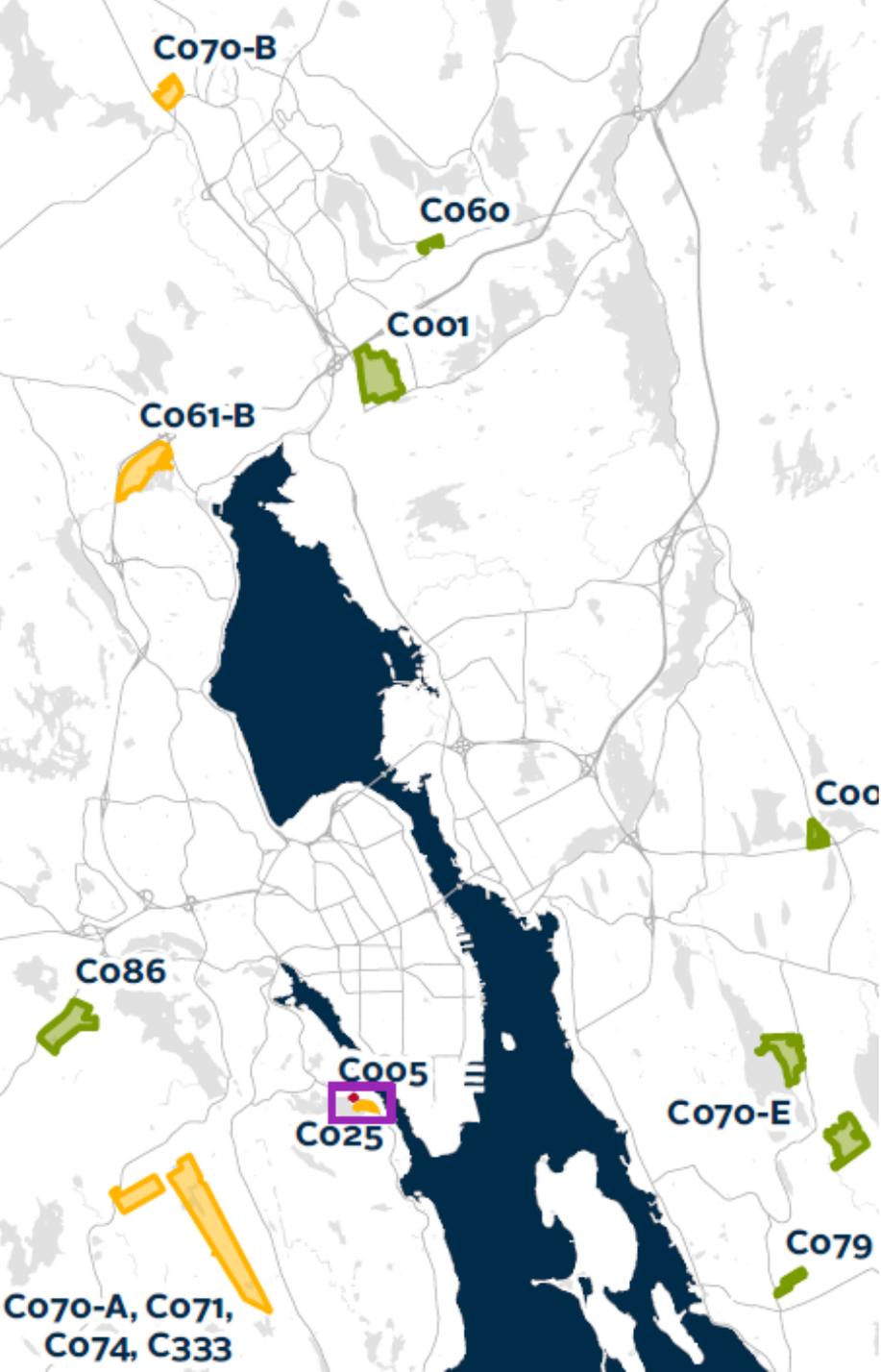


Site Specific Requests



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

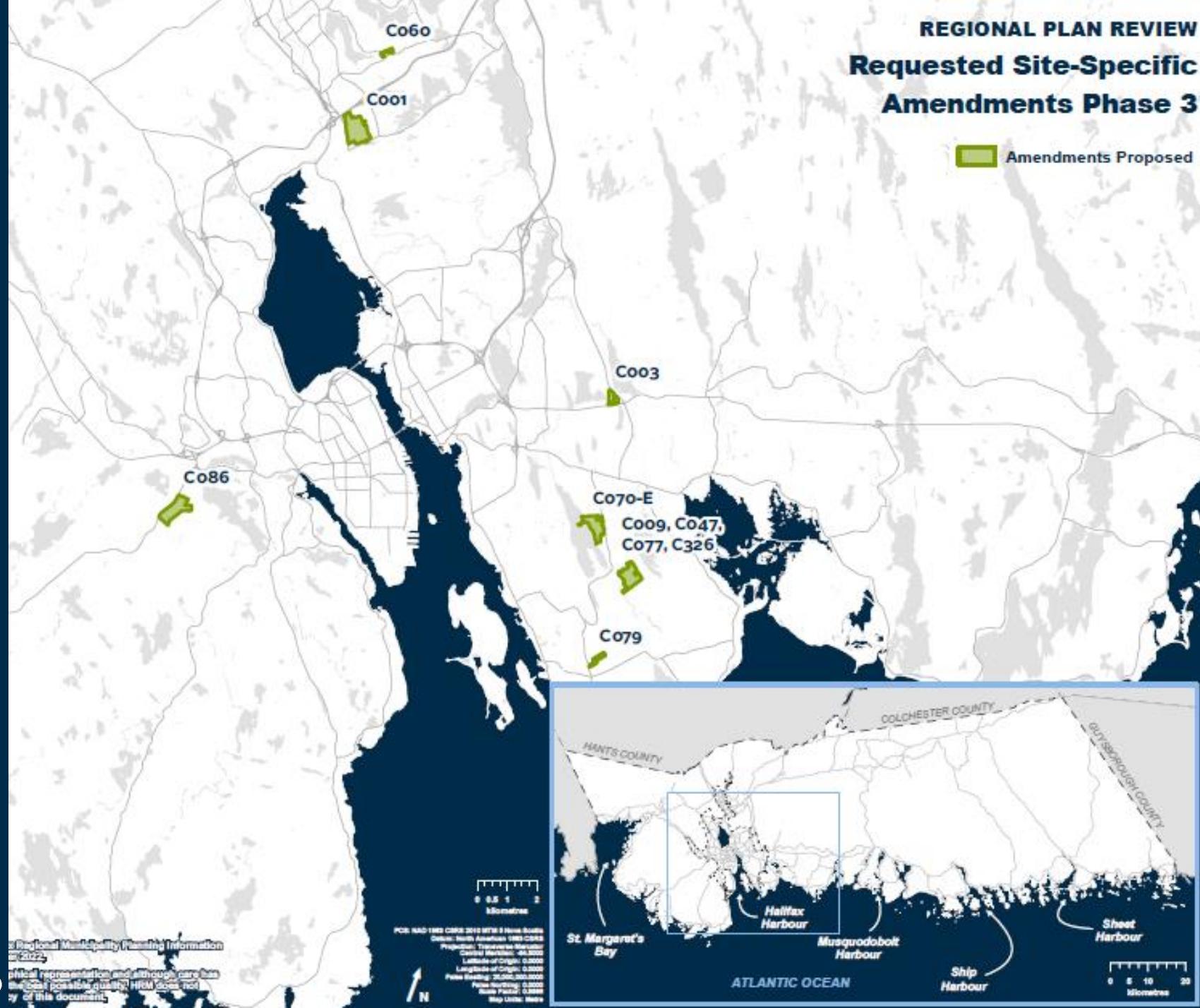


Site Specific Requests (Phase 3)

- 12 requests considered during Phase 3 for amendments to the Regional Plan for specific properties or areas of land
 - 7 recommended (given First Reading and subject to this public hearing)
 - 4 recommended for future phases, 1 not recommended (Regional Council accepted these recommendations on August 9, 2022)

REGIONAL PLAN REVIEW Requested Site-Specific Amendments Phase 3

 Amendments Proposed



PCB: MAD 1982 CMB: 2012 WPA: 8 Nova Scotia
City: South America 1982 CMB
Project: Transverse Mapper
Control Number: 48,202
Latitude of Origin: 0.000
Longitude of Origin: 0.000
File Name: 25,000,000,000
File Number: 0.000
Map Scale: 0.000
Map Unit: Meter

Regional Municipality Planning Information
of 2022.
Official representation and although care has
been taken to ensure the accuracy of the
information contained herein, the
accuracy of this document
is not guaranteed.



Site Specific Requests (Phase 3)

RECOMMENDED

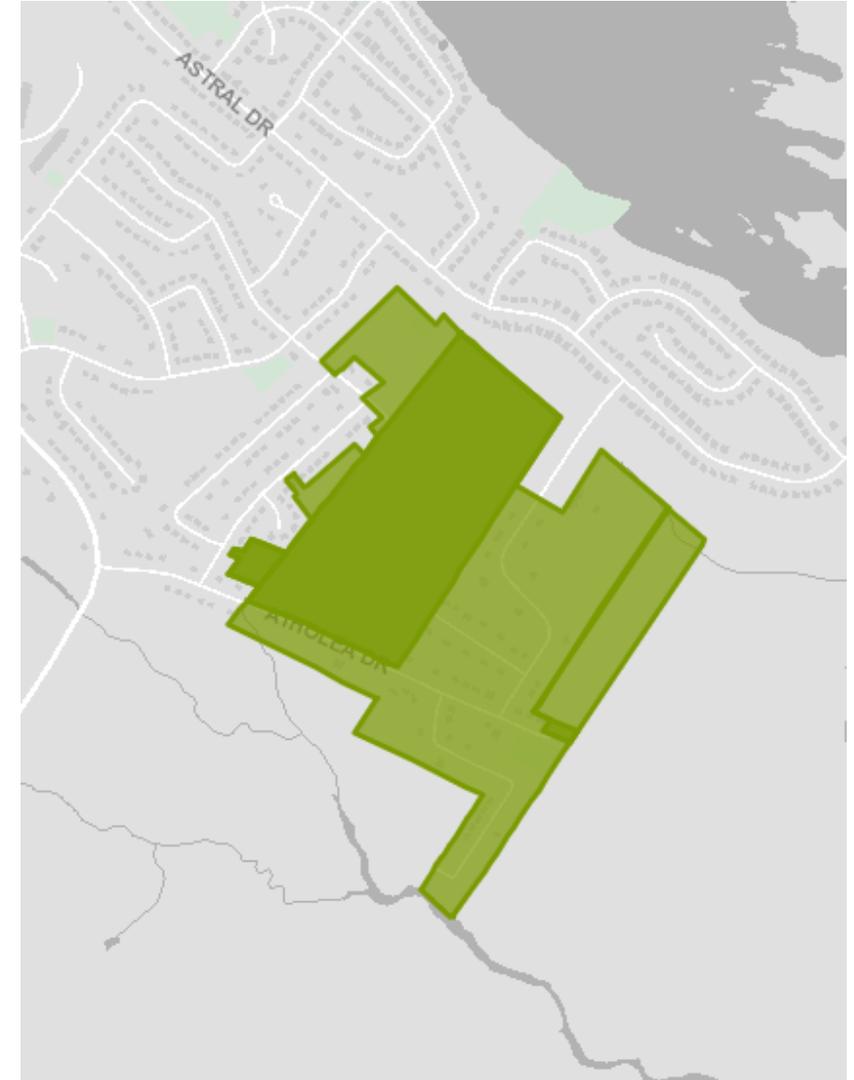
- **First Lake Drive, Lower Sackville (C060)**
 - Lands to be included in the Water Service Area boundary
 - Future subdivision for 7 residential lots would be permitted as-of-right (R-6 Zone, Sackville LUB)



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

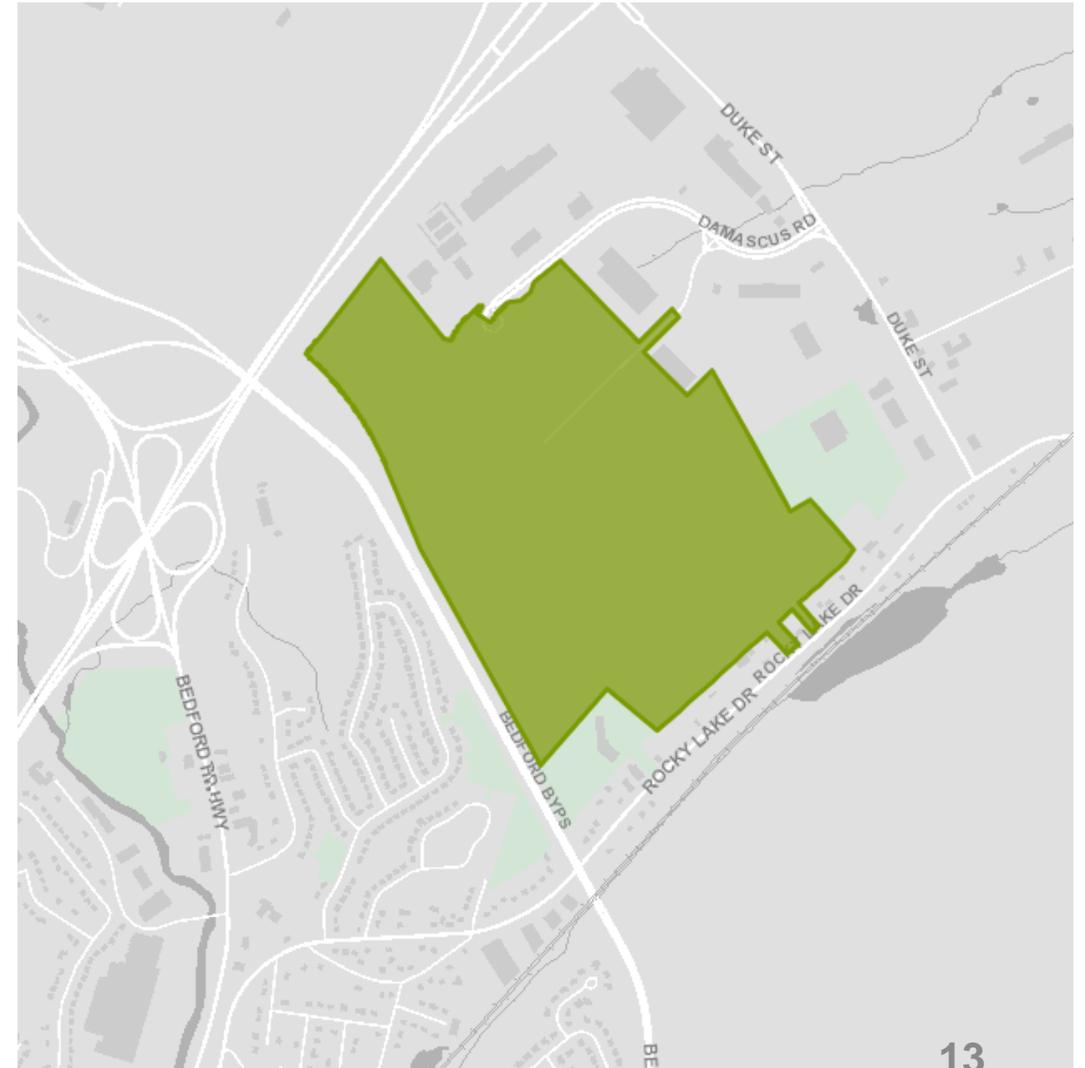
- **Birch Hill Mobile Home Park, Eastern Passage (C079)**
 - Proposed amendments to allow future expansion of the existing mobile home park under existing development agreement policy in the Eastern Passage/ Cow Bay Secondary Municipal Planning Strategy



Site Specific Requests (Phase 3)

RECOMMENDED

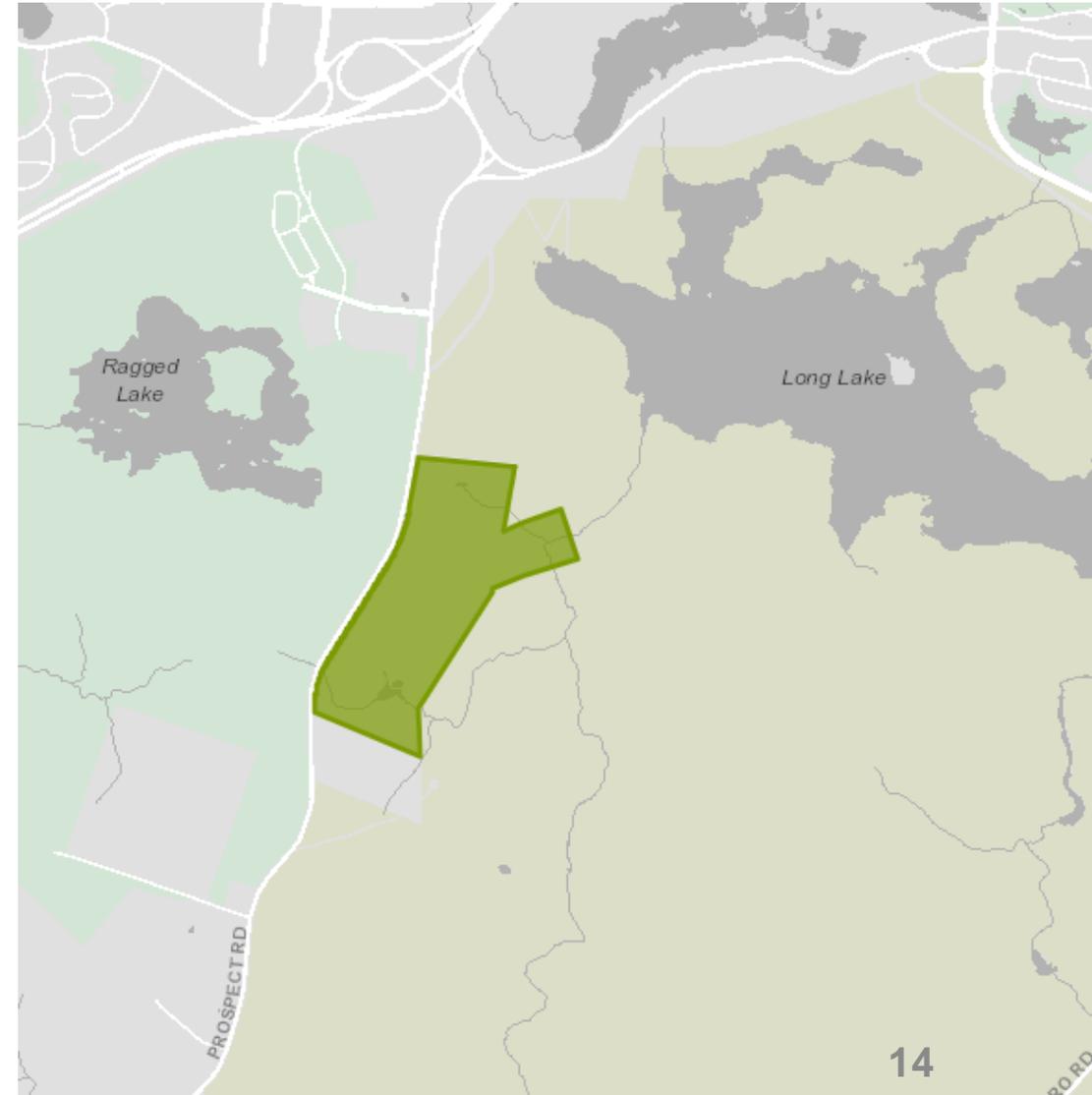
- **Bedford Commons, Bedford (C001)**
 - Proposed Regional Plan policy identifies the area as an “opportunity site” where a mixed-use residential/ commercial development will be planned
 - Future development will require a further amendment process
 - This may be undertaken as part of Phase 4



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



Recommendation

It is recommended that Regional Council adopt the proposed amendments to the Regional Plan, Secondary Municipal Planning Strategies, Land Use By-laws, and Regional Subdivision By-law as set out in the revised Attachment A and Attachments B, C and D.



»» **THANK YOU**

HALIFAX