

October 12, 2023

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Planning for Growth

Regional Planning & Planned Growth

Outline

- RWAB's Participation in Planning
- Planning Policy Structure
- Strategic Growth & Active Projects
- Neighbourhood Planning Process
- Regional Plan Review

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RWAB's Terms of Reference

- Advises the Environment and Sustainability Standing Committee on municipal policy projects as required under the HRM Charter, the Regional Municipal Planning Strategy, and Secondary Planning Strategies

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Bill 137 (2022)

- Section 14 suspends referral of planning decisions to all advisory committees for 3 years.

- *“...where the Halifax Regional Municipality Council is considering any planning decision...the Council or community council may not refer the matter to a planning advisory committee or any other advisory committee of the Council for a recommendation prior to the Council’s or the community council’s decision on the matter.”*

How can RWAB participate?

- As a member of the general public through the public engagement program



- Review project websites
- Complete surveys
- Provide direct feedback to the assigned planner (individually or as a group)
- Attend public meetings and open houses
- Provide correspondence directly to Council

Planning Policy Structure



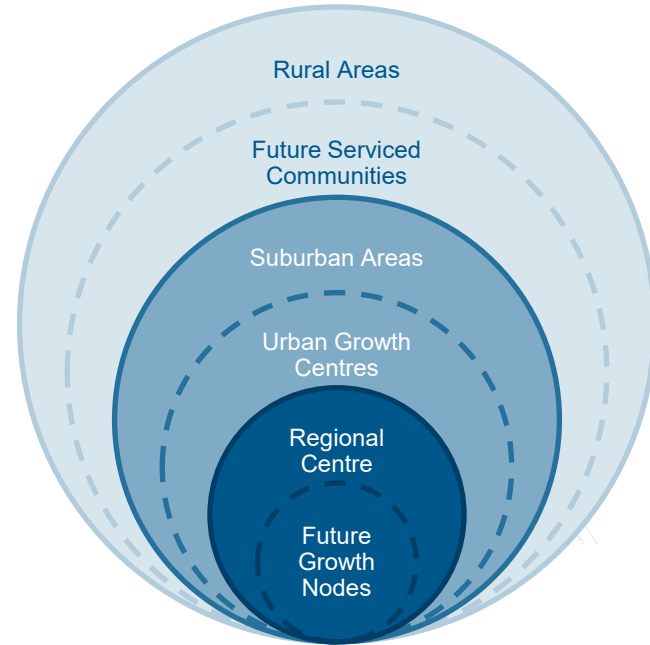
Regional Growth Objectives

- Provide diverse housing opportunities
- Support housing affordability
- Encourage the development of complete communities
- Provide a sufficient supply of employment lands (new and expanded business parks)
- Modernize planning policies



Where are we focusing growth?

- In the Regional Centre and urban/ suburban communities where supporting services and infrastructure are available



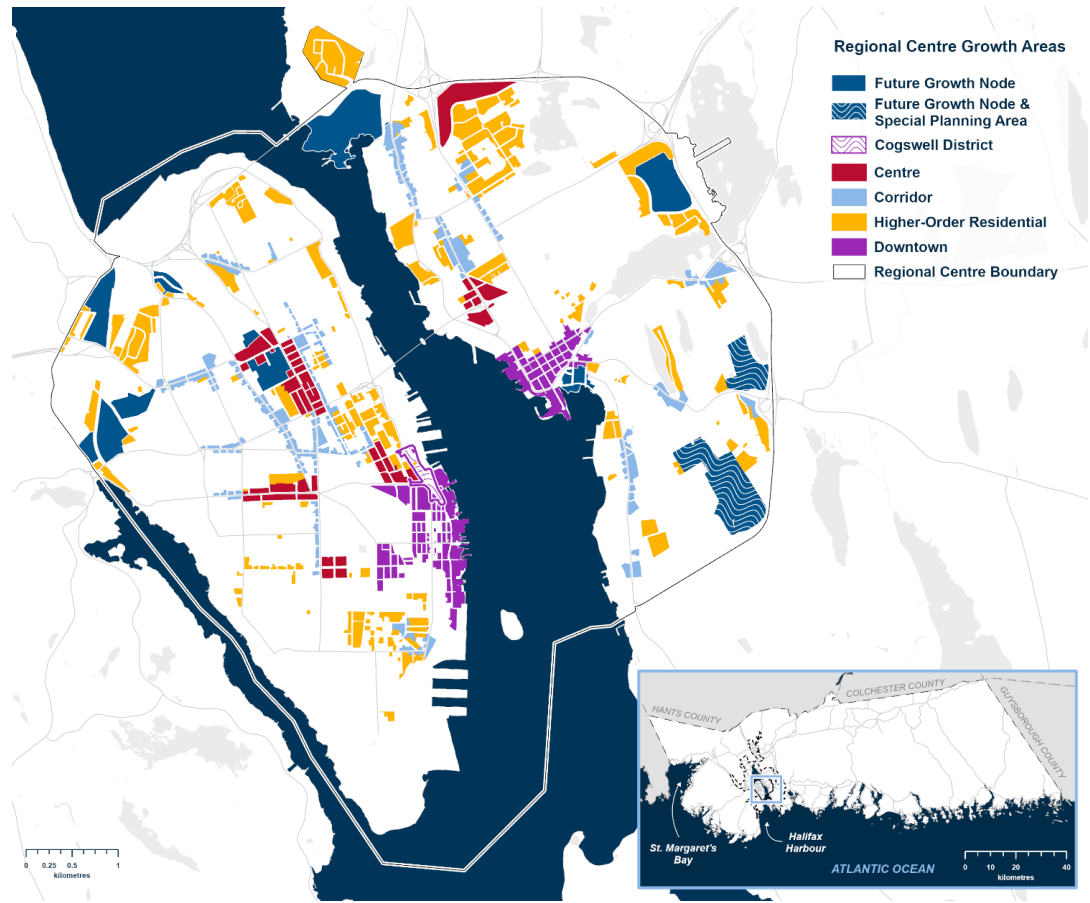
What are Planned Growth Projects?

In 2022, P&D created the Planned Growth team to focus on the development of:

- Future Growth Nodes (Regional Centre)
- Urban Growth Centres (outside the Regional Centre)
- Future Serviced Communities
- Business Park Expansions
- HRM-Led Strategic Projects

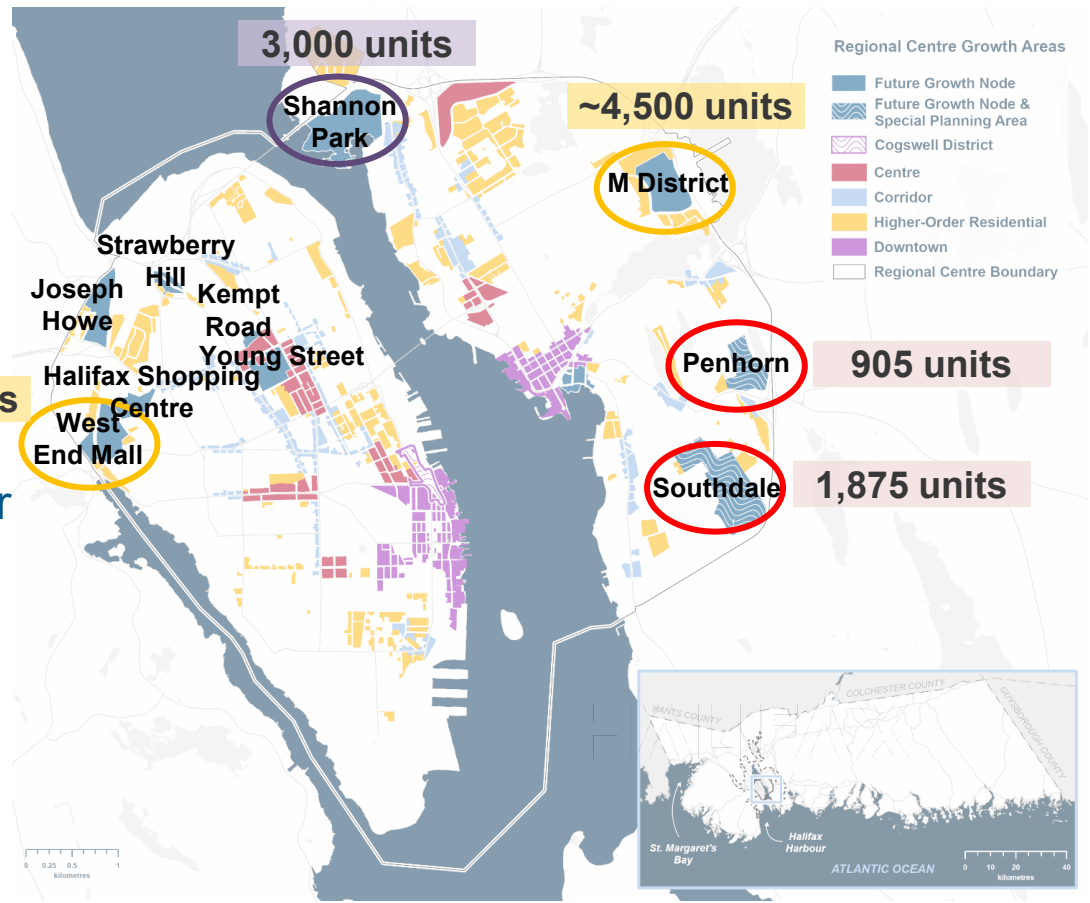


Regional Centre Growth Areas



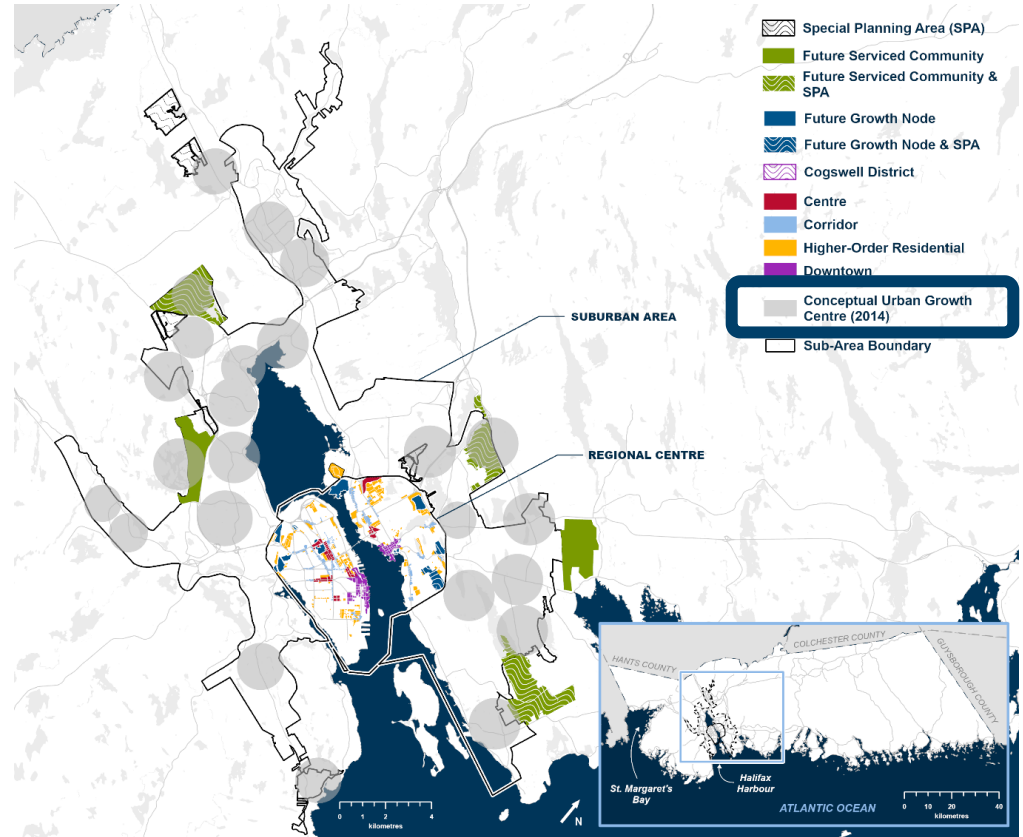
Future Growth Nodes

-  Approved and under construction
-  Approved
-  Master planning underway



Potential Growth Centres outside the Regional Centre

- Currently serviced areas
- Undeveloped areas where serviced development may be considered



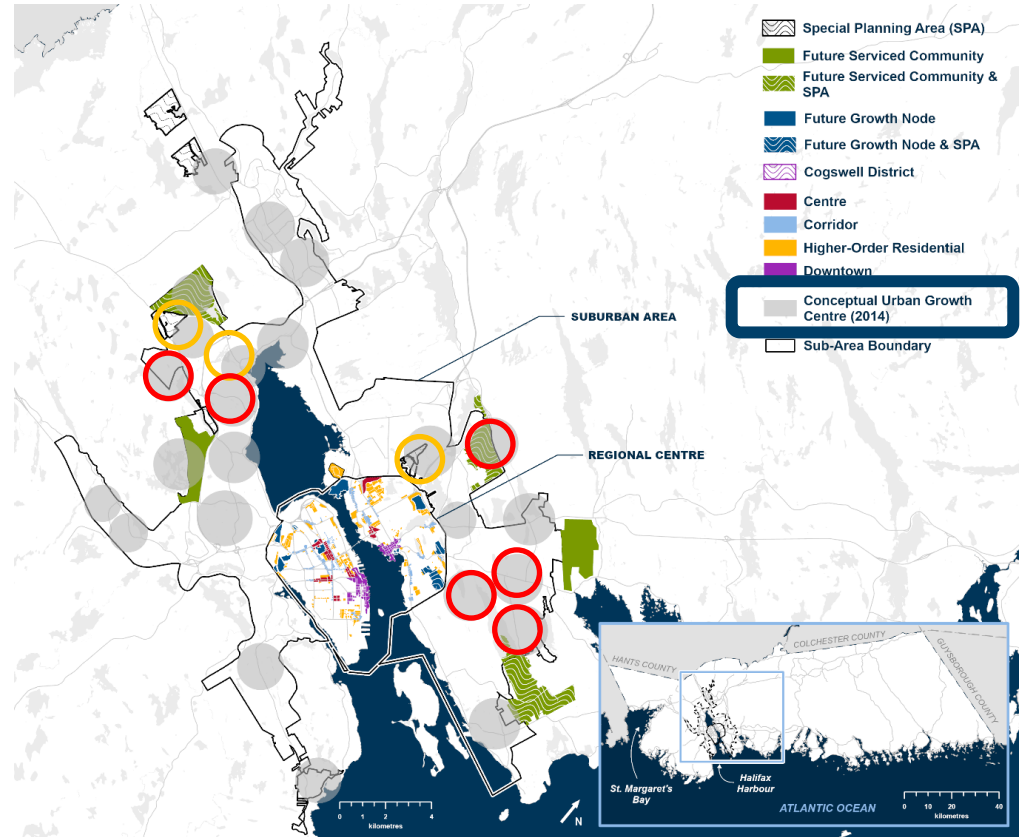
Potential Growth Centres outside the Regional Centre



Approved

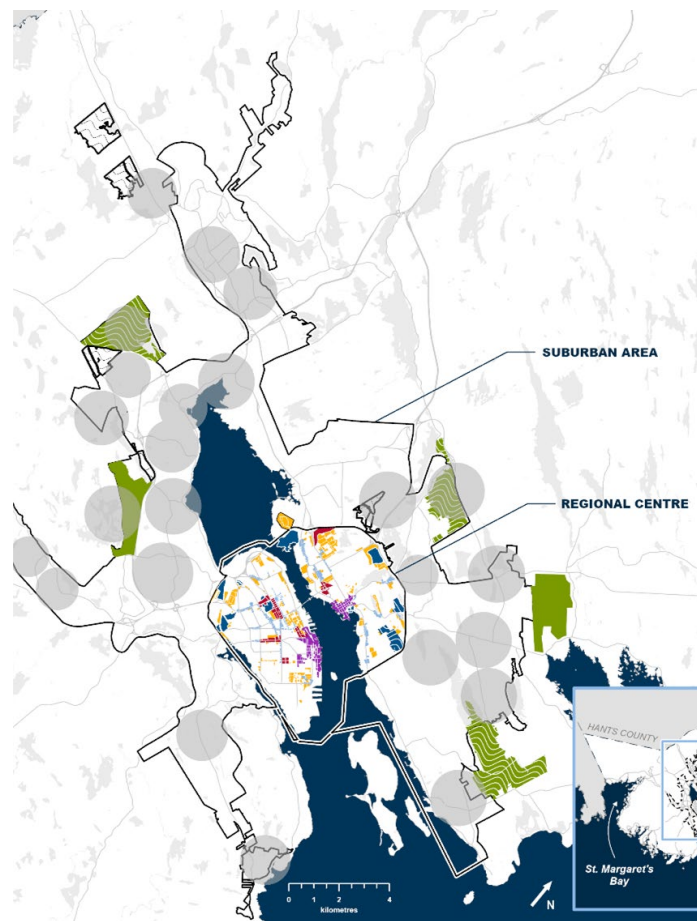


Master planning underway

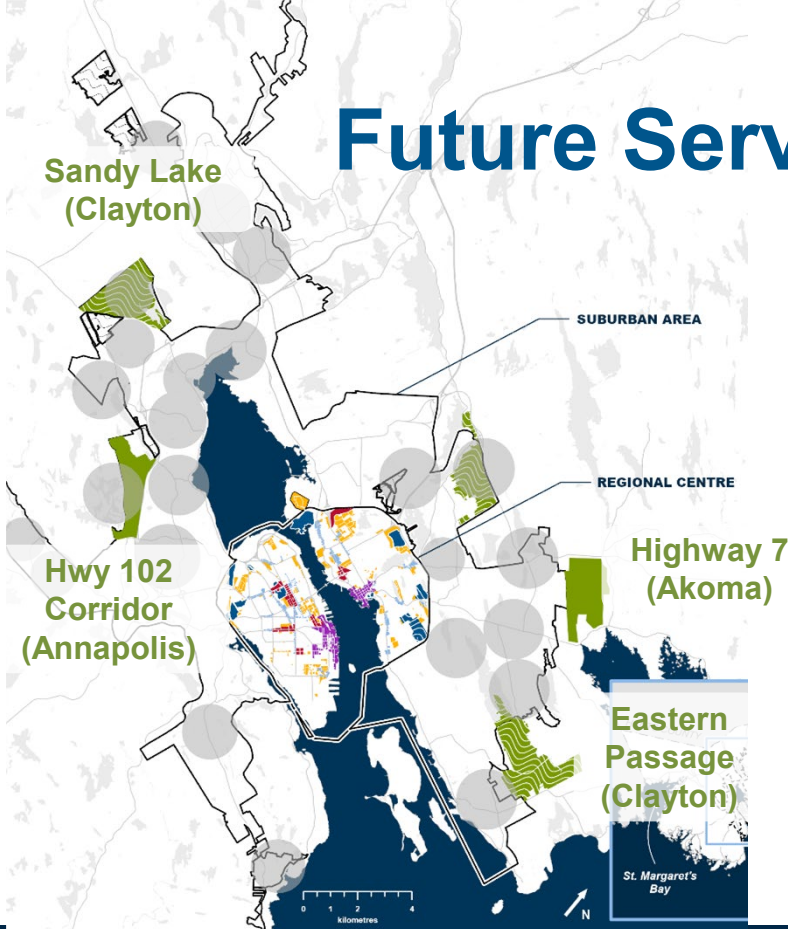


Future Serviced Communities

- Areas reserved for potential future serviced development
- Generally located on the periphery of urban service boundary
- Robust background studies needed to support consideration of and inform master planning



Future Serviced Communities Study



Watershed





Transportation & Mobility



Water & Wastewater Capacity

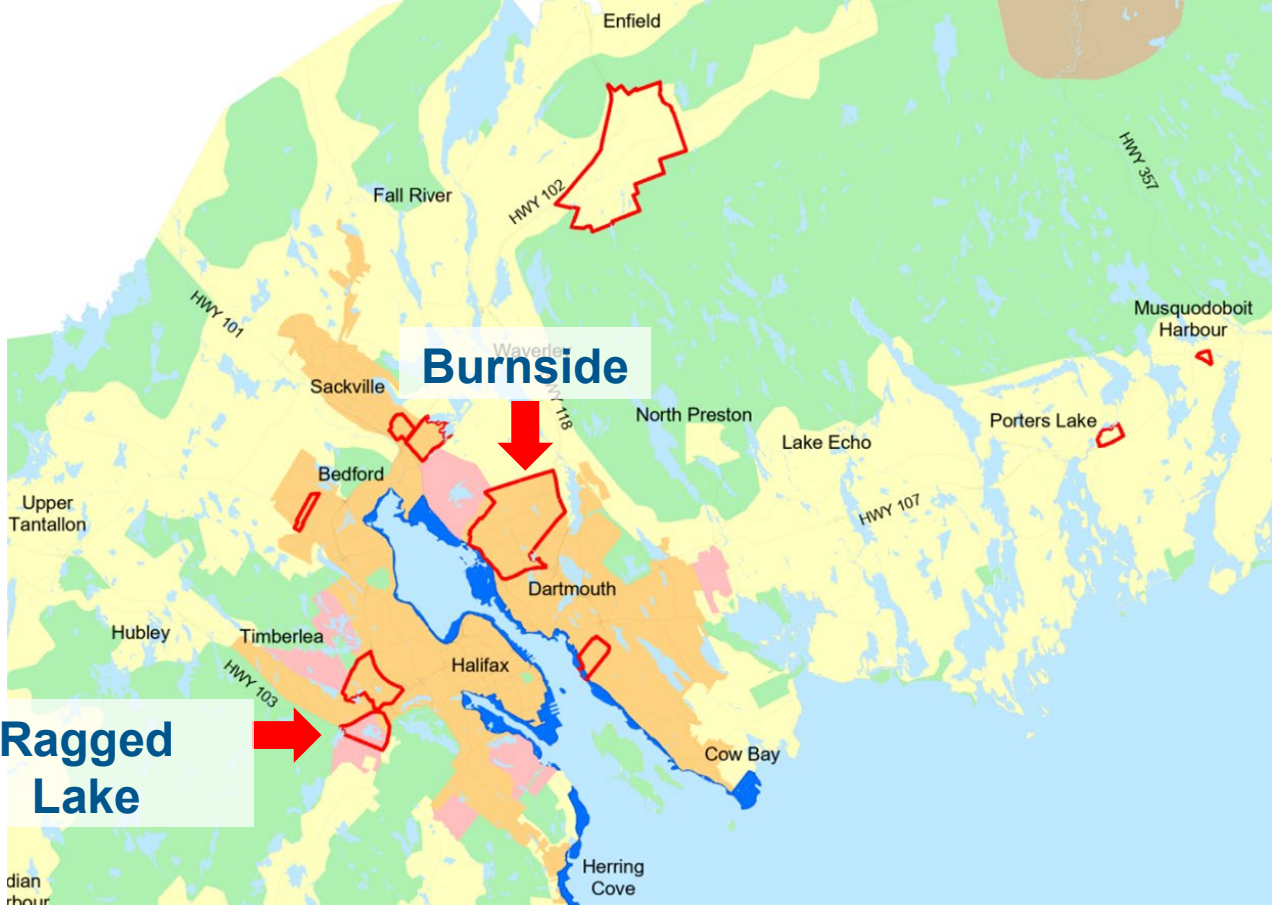


Land Suitability

 Future Serviced Community
 Future Serviced Community & SPA

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Active Business Park Expansions



Neighbourhood Planning

- Also referred to as “comprehensive planning”, “master planning” and “secondary planning”
- A **comprehensive process** resulting in the development of new planning policies **to guide future development** of an area and regulations to implement the vision. The comprehensive approach **considers the needs and impacts** on:



Public



Stakeholders



Fiscal health of the
Municipality



Natural
Environment

Comprehensive Approach

*Requires approval from
Regional Council and
the Minister of Municipal
Affairs and Housing*



Proposal(s) from
landowner(s)



Technical
background studies



Existing policies
and priorities



Public Feedback



Detailed
Review



New Area
Specific
Planning
Policies and
Regulations

Regional Plan Review – Work Plan

Phase 1 2020	Phase 2 2021	Phase 3 2022	Phase 4 2023/24	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



Chapter 6: Protecting the Environment & Acting on Climate

Protecting and Connecting our Green Spaces

Natural Assets, Naturalization, Urban Forests, Open Spaces and Corridors

Protecting Our Water

Watershed Management Framework
Protecting Water Quality and Quantity

Acting on Climate - HalifACT

Resiliency and Adaptation
Stormwater & Floodplains
Coastal Protection
Protecting Buildings and Critical Infrastructure
Climate Mitigation and Renewable Energy

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Chapter 6: Protecting the Environment & Acting on Climate

Watershed Planning & Management

- Considering developing community-based Watershed Management Frameworks
- Conducting Watershed or Sub-watershed studies when developing future serviced communities
- Aligning community plan area boundaries to watersheds
- Considering water quality monitoring protocol

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Chapter 6: Protecting the Environment & Acting on Climate

Riparian Areas and Wetlands

- Increasing Watercourse Buffers (20 metres to 30 metres)
- Prohibit development within all wetlands
- Requiring a buffer for Wetlands of Special Significance (30 metres)

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Chapter 6: Protecting the Environment & Acting on Climate

Coastal Protection

- Updating LiDAR data and digital elevation models
- Updating the Coastal Elevation Standard (CGVD28 to CGVD2013)
- Limit development on islands
- Limit development on existing undersized coastal lots

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Public Engagement

How to Participate

- We are accepting submission for the Draft Regional Plan until October 27, 2023.
- Contact us at regionalplan@halifax.ca
- Please stay tuned through:
- <https://www.shapeyourcityhalifax.ca/regional-plan>

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Thank you