



P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

### Item No. 15.5.3

Request for Council's Consideration		
<input checked="" type="checkbox"/> <b>Included on Agenda</b> (Submitted to Municipal Clerk's Office by Noon Thursday)	<input type="checkbox"/> <b>Added Item</b> (Submitted to Municipal Clerk's Office by Noon Monday)	<input type="checkbox"/> <b>Request from the Floor</b>
<b>Date of Council Meeting: March 19<sup>th</sup>, 2024</b>		
<b>Subject: Advancing Middle Sackville Master Planning Process</b>		
<b>Motion for Council to Consider:</b>		
<p>THAT Halifax Regional Council direct the Chief Administrative Officer (CAO) to provide a staff report on urgently advancing the Middle Sackville Master Planning Process, Case 21639, to allow extension of urban service boundary for water and sewer, and addition of the following PIDs to allow planning for connectivity, schools, egress, housing and commercial developments:</p> <ul style="list-style-type: none"><li>• 40281461</li><li>• 40123614</li><li>• 41461450</li><li>• 40123788</li><li>• 40695504</li><li>• 41315946</li><li>• 41093725</li></ul>		
<b>Reason:</b>		
<p>A comprehensive master planning process was initiated by Regional Council in December 2018 for the <b>Middle Sackville Urban Local Growth Centre</b> on lands surrounding the Highway 101 – Margeson Drive interchange in Middle Sackville. For the past 5 years, this urban growth area has been on hold despite Council's direction, which would allow mixed residential, commercial, institutional, and recreational uses in a comprehensive fashion, as well as egress options, trail and road connectivity, and additional piped fire hydrants.</p> <p>The proposed road connection from Margeson Drive to Lucasville Road would facilitate a bus service on Lucasville Road, providing ridership for the planned Halifax Transit Park &amp; Ride. This work will also provide better road network connectivity between the neighborhoods, including a badly needed second exit for Indigo Shores.</p>		

The higher density residential units on the newly proposed privately-owned PIDs and the lands already included in the Master Planning Process, as well as construction of a public school or schools on any of the PIDs currently owned by Armco (PIDs 40281479, 40123598, 40123606, 40123788, 40695504 and 41315946), would contribute to a complete, connected community.

Allowing sewer service would avoid large developments on septic, as currently contemplated by the Master Planning Process, and permit higher density residential. Additional fire hydrants would be installed along the water main providing badly needed fire protection in this extreme wildfire risk zone.

**Outcome Sought:** Staff report on urgently advancing Middle Sackville Master Planning Process.

*Councillor Pam Lovelace*

*District 13*

*Councillor Lisa Blackburn*

*District 14*