

Lake Loon Growth Area

Development Initiation Report

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Prepared for

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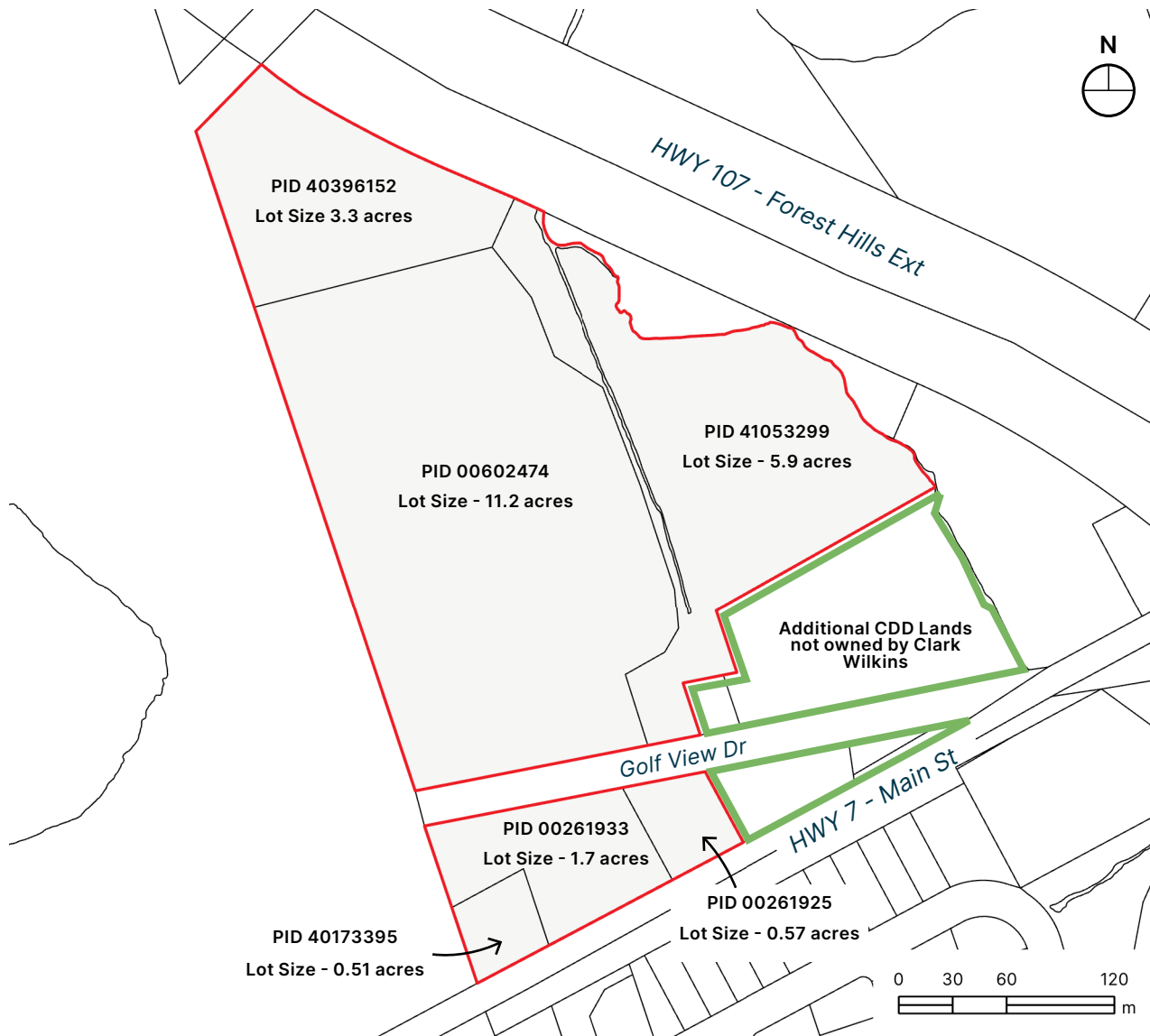
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1.0 Introduction

1.1 — DEVELOPMENT INITIATION



1.1.1— Site Context

The Lake Loon Site is situated in Dartmouth approximately 4.5km Northwest of the Halifax Peninsula fronting on Main Street (also known as Highway 333) and Golf View Drive.

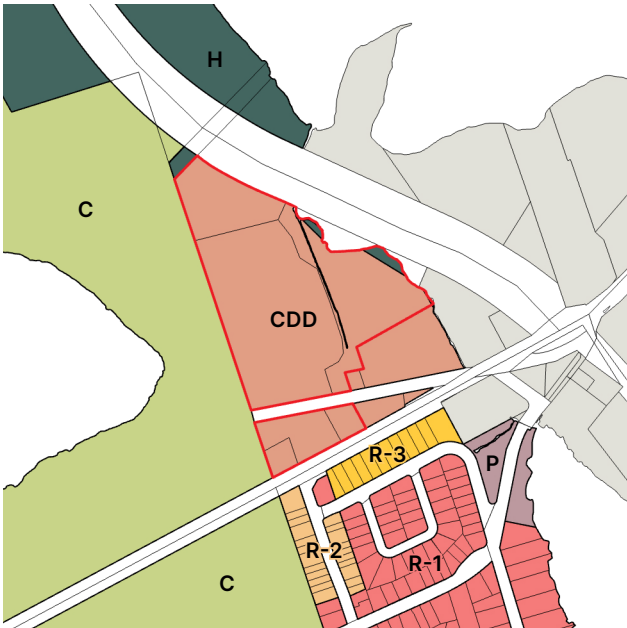
The site area is comprised of PIDs 40396152, 00602474, 41053299, 00261933, 00261925, and 40173395. The combined parcels cover an area of approximately 24.4 acres.

There are additional properties within the designated CDD zone that are not owned by Clark Wilkins and will be responsible for their own submission if and when they decide to exercise their development rights. The master plan for Clark's land has provided access to the largest property (PID 41053281) should additional access be needed. These additional properties all have frontage on Golf View Drive and or Main Street and so there are no encumbrances that would limit their future development potential by advancing a DA for Mr. Wilkin's land.

Figure 1 — Site Context

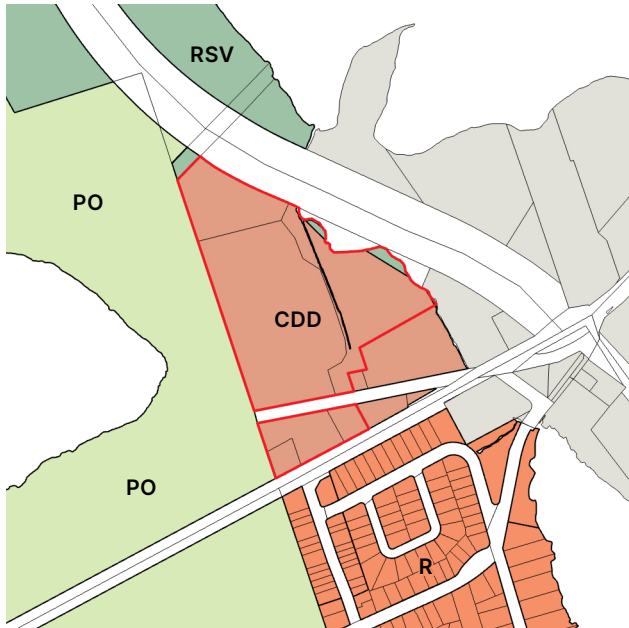
1.1.2— Zoning

Under the Dartmouth Land Use By-law (LUB), the Lake Loon site is zoned as Comprehensive Development District (CDD) with small sections of area on the perimeter being designated as a Holding Zone (H). The same zoning designations applu in the Generalized Future Land Use Map (GFLUM). The CDD zone allows for a variety of uses and does not have the same prescriptive requirements as a typical land use zone. This zone requires the city and land owners to negotiate a development agreement for the site. The site is mainly created with the intention of creating mixed-use residential developments. In order to develop on CDD lands, a master planning process must be completed and a development agreement entered into between the land owner and the municipality. Under the CDD zone, policies are specific to different CDD sites. In the Dartmouth Municipal Planning Strategy (MPS), the Lake Loon site is covered by policies H-3 and H-3A, B, C, and D. These policies lay out the required steps that must be taken in order for the lands to be developed.



Land Use By-Law (LUB)

- R-1 - Single Residential
- R-2 - Two Family Residential
- R-3 - Multi-Family Residential
- CDD - Comprehensive Development District
- P - Park
- H - Hold
- C - Conservation



Generalized Future Land Use (GFLUM)

- R - Residential
- CDD - Comprehensive Development District
- RSV - Reserve
- PO - Parks & Open Space

HAF Amendments

Repeal - Policy H-3 (o)

Add - Policy H-3BA

For lands located in the Lake Loon Golf Centre CDD, identified as PID 40396152, 00602474, 41053299, 00261933, 00261925, 00261958, 41053281, 40173395, 40285397, and 00261917, bounded on the south by Halifax Regional Water Commission Topsail Lake watershed lands, to the west by the Forest Hills Connector, to the east by Golf View Drive and Main Street (Highway #7) and to the north by privately held lands, to support compact, mixed use and transit oriented development that provides adequate buffers from environmentally sensitive features on the site,

Council may consider development proposals by development agreement that meet the following requirements:

(a) Policies H3A and H3B shall apply, except for the requirements limiting land use, density, and lot frontage under clauses (b), (d), and (i) of Policy H-3B that shall not apply;

(b) permitted density on the site shall be determined based on the recommendations of:

(i) a Land Suitability Analysis, including mapping and analysis of the area's ecological features to identify lands that are constrained, partially constrained, or not constrained for development. The analysis shall include consideration of watercourse and wetland habitat, forest habitat, species at risk habitat, landscape and ecological connectivity, surficial and bedrock geology, steep slopes, contaminated sites, and areas of cultural significance,

(ii) a Transportation Impact Assessment, and consultation with Halifax Water regarding any setback or buffering requirements for Topsail Lake;

(iii) consultation with Halifax Water regarding any setback or buffering requirements for Topsail Lake;

(c) a built form on the site that includes:

(i) a mix of **three to eight storey buildings with three-storey streetwalls**,

(ii) ground oriented units or commercial uses at the ground level,

(iii) limiting surface parking,

(iv) a maximum building width and maximum building depth of 64 metres, and

(v) **tall buildings on the site be located closer to Main Street;**

(d) buffering, including setbacks, fencing and landscaping (planting or retention of trees or vegetation), required for the purposes of sedimentation or erosion control to protect the Emergency Water Supply Area;

(e) controlling erosion and sedimentation during the construction of the development; and

(f) bonus zoning requirements in accordance with Section 9.7A of the Regional Municipal Planning Strategy and Appendix A of the Dartmouth Land Use By-law

Policy H-3BB In considering a development agreement under Policy H-3BA, Council shall consider all of the following:

(a) addressing the irregular alignment of Golf View Drive and Main Street based on the findings of the Traffic Impact Assessment, which improvements to the intersection may be required to introduce any proposed development to the site and will require the involvement of the Municipality and the Province of Nova Scotia;

(b) the transportation network which prioritizes walking, the easy use of mobility devices, cycling and transit use, and supports connections to the surrounding community; and

(c) any future functional plan approved by Regional Council for the Main Street corridor.