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MEMORANDUM

TO: Chair and Members of North West Planning Advisory Committee
FROM: Tyson Simms, Planner II, Planning & Development
DATE: May 25, 2017

SUBJECT: Case #20662 Application by Linda Williams to amend the Regional Municipal Planning Strategy, the Regional Subdivision By-law, and the Sackville Municipal Planning Strategy and Land Use By-law to enable development of PID #41404096 and #40507824 for residential purposes.

Location:

The subject properties are located at the northwest corner of First Lake Drive and Cobequid Road, Lower Sackville. *PID #41404096*: measures approximately 4.04 hectares (10 acres) in total area. Has approximately 155 metres (508 ft.) along First Lake Drive, 134 metres (440 ft.) along Settlers Lane, and 40 metres (131 ft.) along Cobequid Road. *PID #40507824*: measures approximately 900 square metres (9,687 square feet) in total area. The subject properties are currently vacant. *PID #40507824* contains an existing water feature

Background:

PID #41404096: In 2015, the Province of Nova Scotia transferred ownership of the subject property *PID# 41404096* (Map 1) to Ms. Linda Williams. The subject property previously formed part of the Sackville Lakes Provincial Park (formerly Second Lake Regional Park). As such, many of the policies and regulations pertaining to this site reflect public use as a regional park.

PID #40507824: The Williams property (*PID# 41404096*) is currently intersected by an HRM owned property, identified as *PID #40507824* and Parcel K, measuring approximately 942.5 square meters (10,145 square feet) in area. The property serves as a drainage course, directing water north from First Lake Drive. Based on a preliminary review, it appears ownership of the subject property may have been transferred from the Crown to the Municipality as part of the transfer of the First Lake Drive right-of-way. The property is currently publicly owned and HRM staff are investigating whether the property may be recommended as surplus. Should public ownership of the lands be retained, the lands could be easily excluded from the scope of this application. In the interest of time and given the circumstances of the application, staff advises that it is prudent to move forward with initiating the amendment process for both properties. It is anticipated that more information regarding the ownership of the lands will be available prior to Council making a formal decision on the requested amendments.

Proposal:

Ms. Williams is requesting to subdivide and develop the subject property for residential purposes. As such, to enable the consideration of residential development, a request has been made to amend the applicable designation, under the Regional MPS, from Open Space and Natural Resource to Rural Commuter and to amend the current zoning, under the Sackville Land Use By-law, from RPK (Regional Park) to R-6 (Rural Residential).

In addition to the requested amendments to the designation and zoning, the applicant has requested an amendment to the Regional Subdivision By-law which would allow for an extension to the Municipal Water Service Boundary. If successful, this amendment would enable the subject property to be considered for connection to the municipal water service.

Proposed Amendments:

- *Regional Municipal Planning Strategy (MPS):* Amend designation from Open Space and Natural Resource to Rural Commuter;
- *Regional Subdivision By-law:* Amend the Municipal Water Service Boundary to include all portions of the subject properties; and
- *Sackville MPS and Land Use By-law (LUB):* Amend zoning from RPK (Regional Park) to R-6 (Rural Residential).

Designation and Zoning:

The subject property is designated Open Space and Natural Resource Rural Commuter (portion of property) under the Regional Plan (Map 1) and Urban Residential under the 1982 Sackville Municipal Planning Strategy (Map 2). The zoning of the subject property is RPK (Regional Park) under the Sackville Land Use By-law (LUB)

Community Engagement:

The Community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement is consultation, achieved through a public meeting, held on May 17, 2017. Notices of the Public Meeting were posted on the HRM website, in the newspaper and mailed to property owners within 500 feet of the site. A copy of the meeting summary is attached for the Committee's reference as Attachment A.

Planning Process:

Regional Council has the legislative authority for amendments to the Regional and Municipal Planning Strategies. In addition to the above community engagement, should Regional Council give first reading, a public hearing will be scheduled and a second round of notifications as detailed above will be undertaken. The public hearing will provide any interested party the opportunity to address Regional Council. North

West Community Council will provide Regional Council with an recommendation on this matter prior to the consideration of a public hearing.

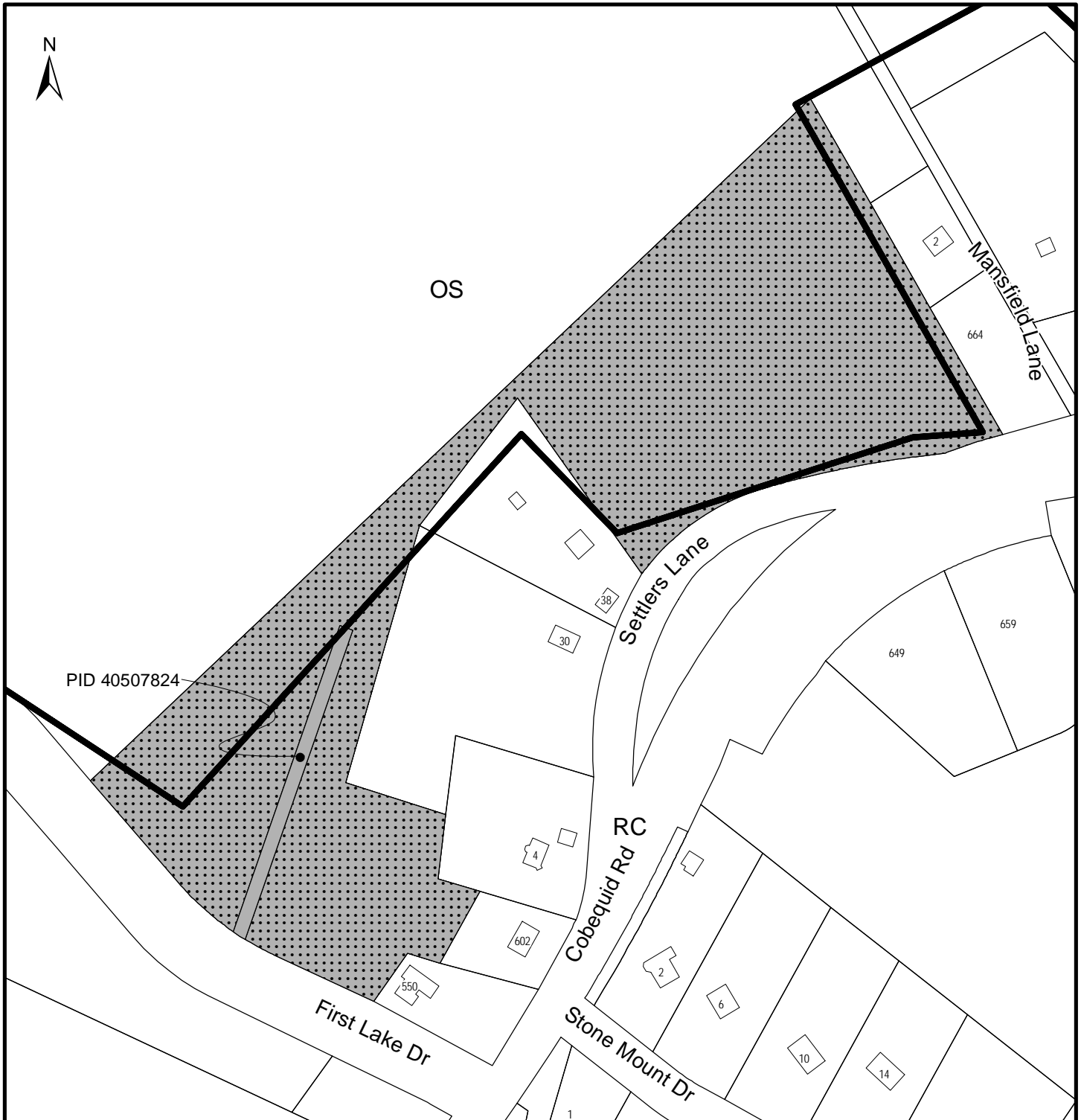
Committee Request:

Pursuant to the Committee's Terms of Reference, feedback is sought from the Committee relative to the proposed amendments. NWPAC's recommendation will be included in the staff report to North West Community Council.

Attachments:

- Map 1 Regional Plan Generalized Future Land Use
- Map 2 Generalized Future Land Use
- Map 3 Zoning
- Map 4 Municipal Water Service Boundary

- Attachment A Meeting Summary – Case 20662, Public Meeting – May 17, 2017



Map 1 - Regional Plan Generalized Future Land Use

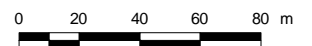
PID 41404096
Lower Sackville



 Subject Site

Designation

- RC Rural Commuter
- OS Open Space and Natural Resources



This map is an unofficial reproduction of a portion of the Regional Plan Generalized Future Land Use Map.

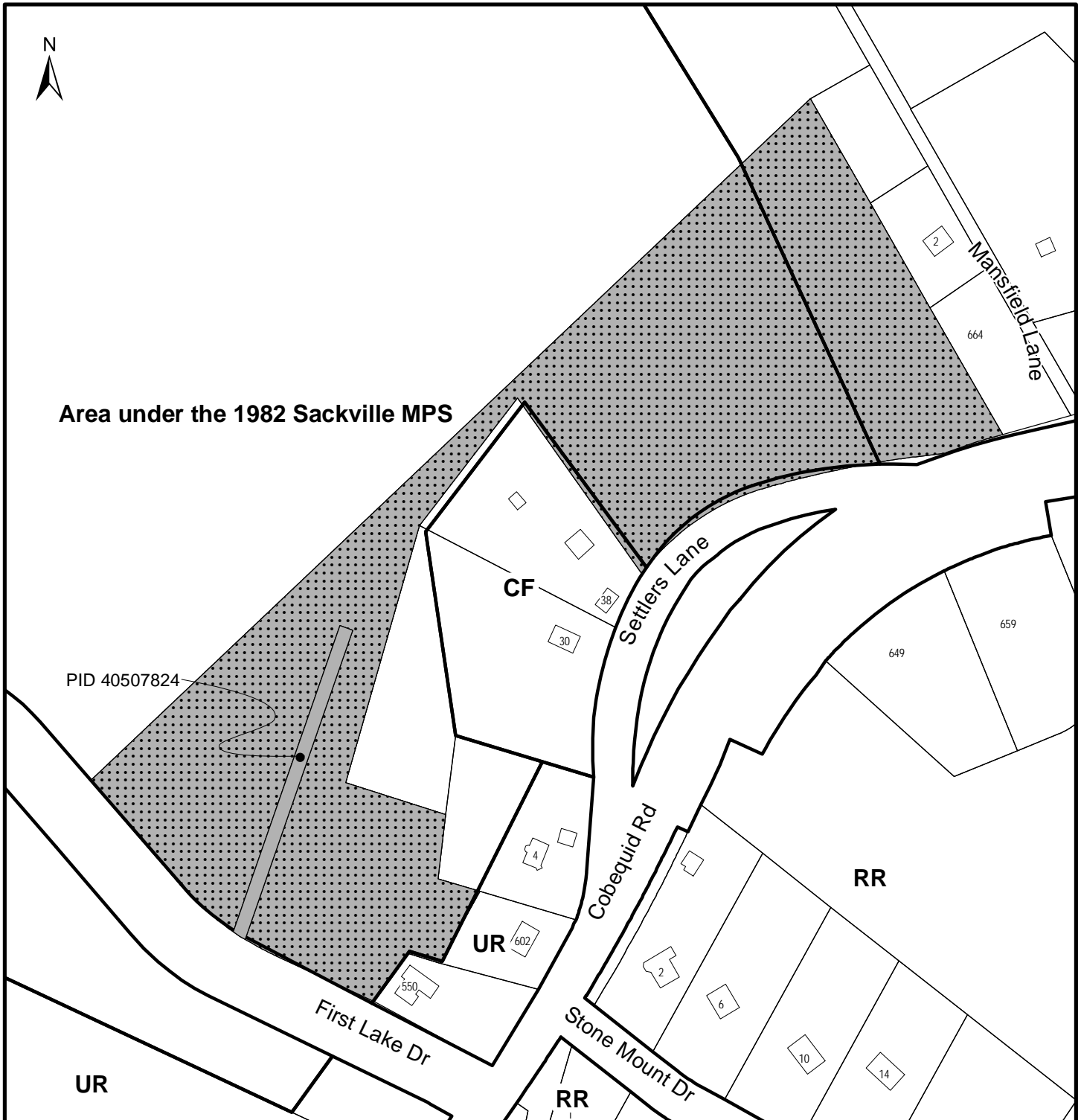
The accuracy of any representation on this plan is not guaranteed.

Regional Plan



Area under the 1982 Sackville MPS

PID 40507824



Map 2 - Generalized Future Land Use

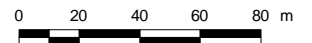
PID 41404096
Lower Sackville



 Subject Site

Designation

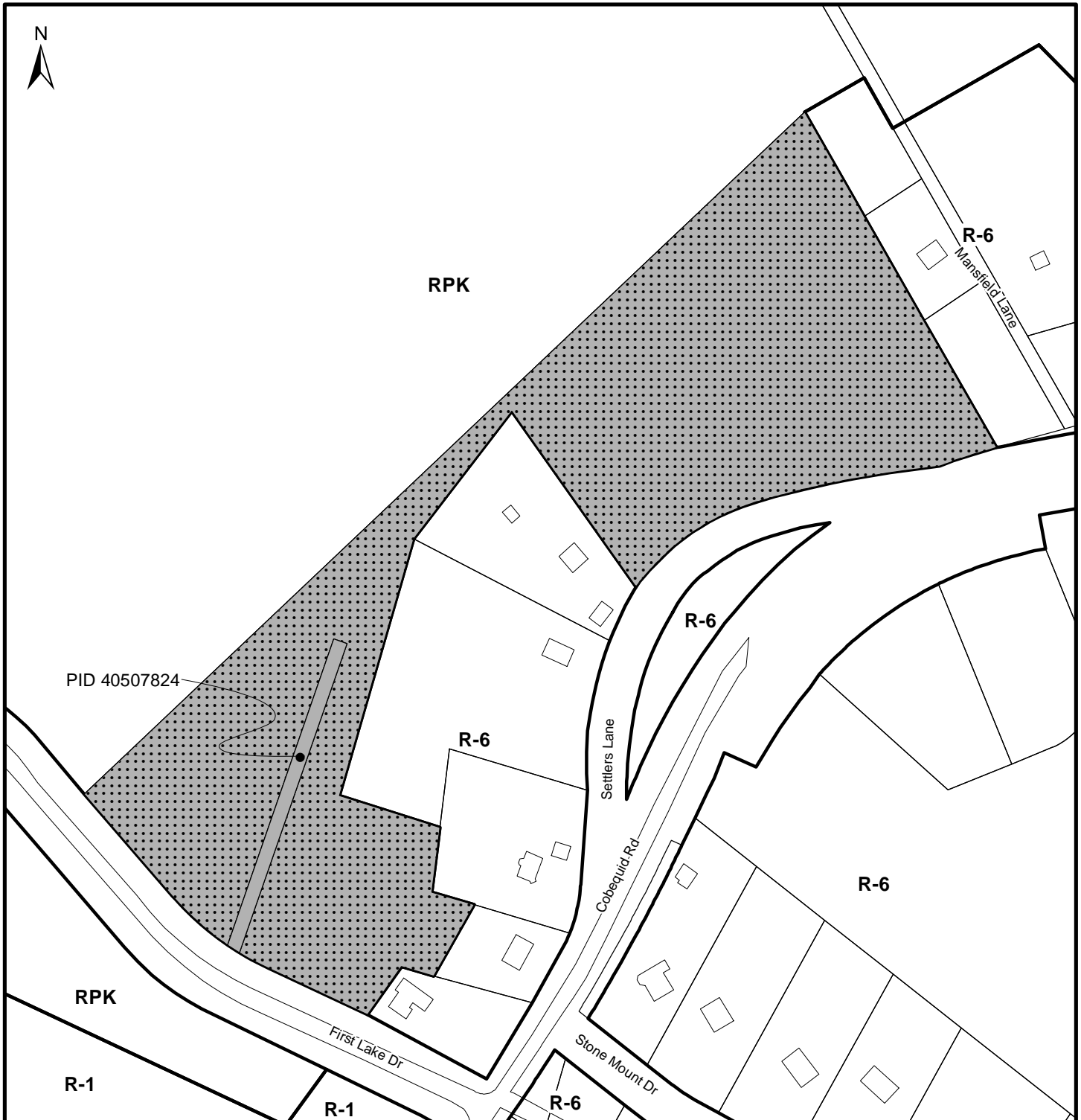
- RR Rural Residential
- CF Urban Residential
- UR Community Facility



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Sackville
Plan Area



Map 3 - Zoning

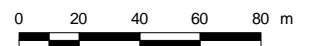
PID 41404096
Lower Sackville

HALIFAX

 Subject Site

Zone

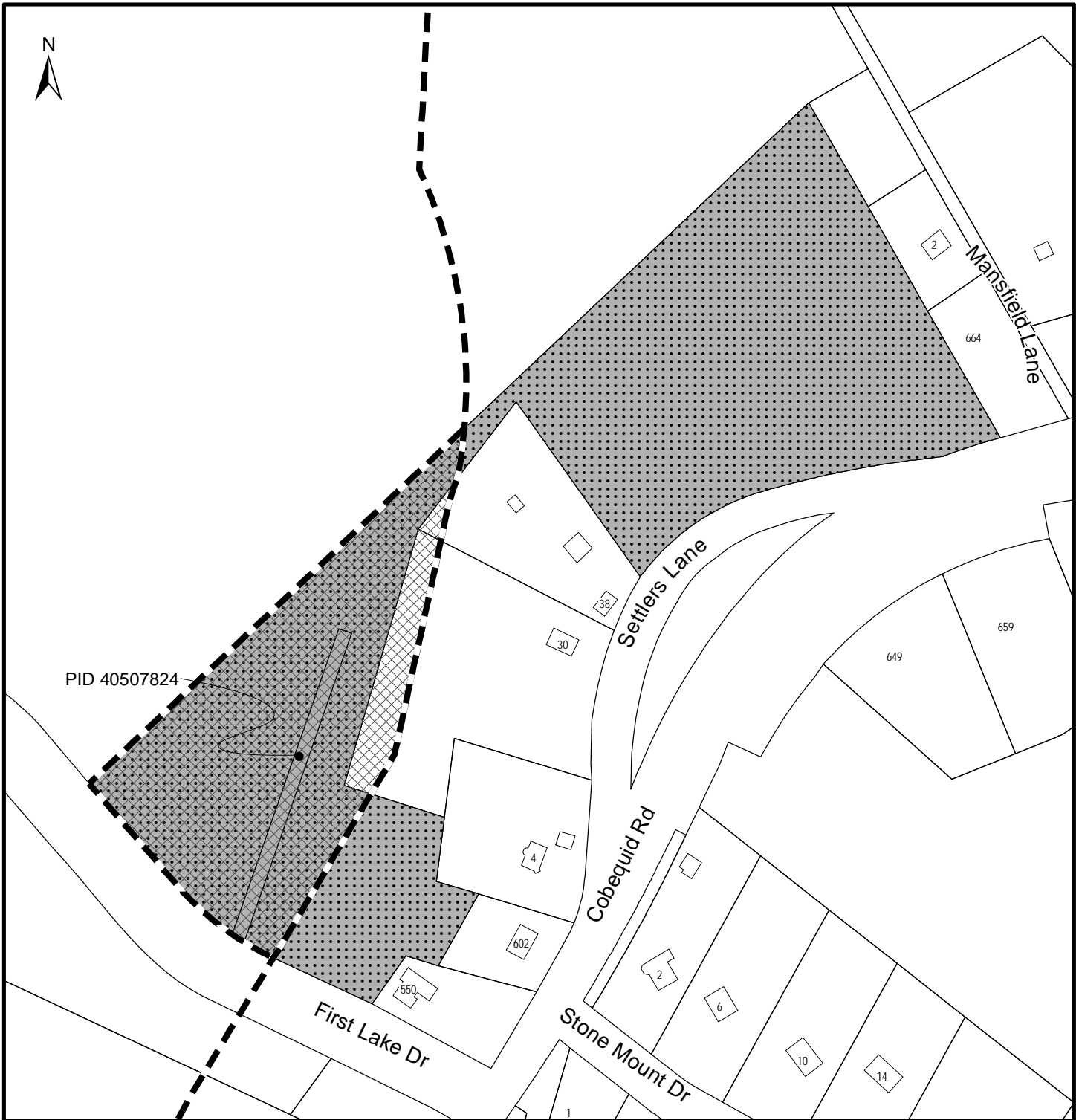
- R-1 Single Unit Dwelling Zone
- R-6 Rural Residential Zone
- RPK Regional Park Zone



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.




Sackville Land Use
By-Law Area



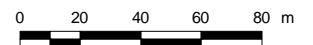
Map 4 - Municipal Water Service Boundary

PID 41404096
Lower Sackville

HALIFAX

-  Subject Site
-  Municipal Water Service Boundary
-  Proposed Municipal Water Service Boundary Extension

Sackville
Plan Area



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