

**HALIFAX**

# **North West Advisory Committee: Case 21639**

Margeson Drive Master Plan – Phase #1

July 7, 2021

**Slide 1**

# Margeson Drive Master Plan

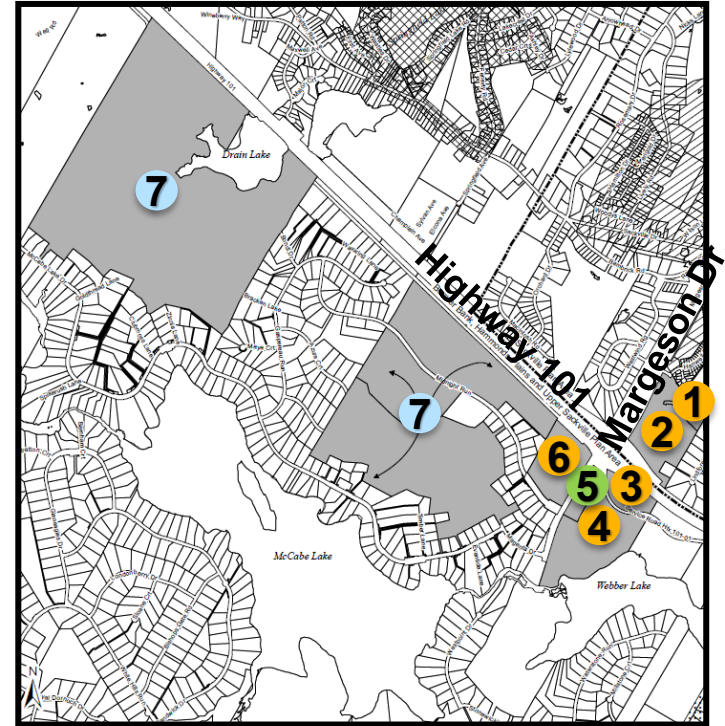
## Phase #1: Growth Management Policies

### Indigo Shores Lands – Parcel(s) 7

#### Objective:

Review of Growth Management Area policies for the Indigo Shores Subdivision to determine if these applied policies appropriately meet the original objectives of Growth Management

- Phase 1
- Phase 2
- Phase 3

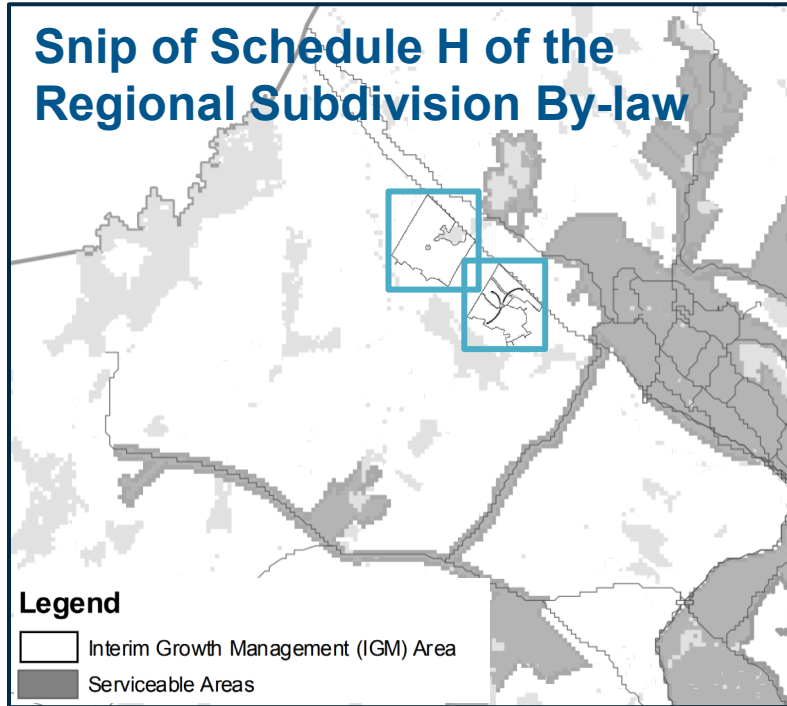


# Original Objectives of Growth Management Policies Applied to McCabe Lake North

- Slow non-strategic development by applying growth restrictions;
- Reduce burden on infrastructure and service requirements;
- Disincentivize leapfrogging development (sprawl); and,
- Understand transportation route implications

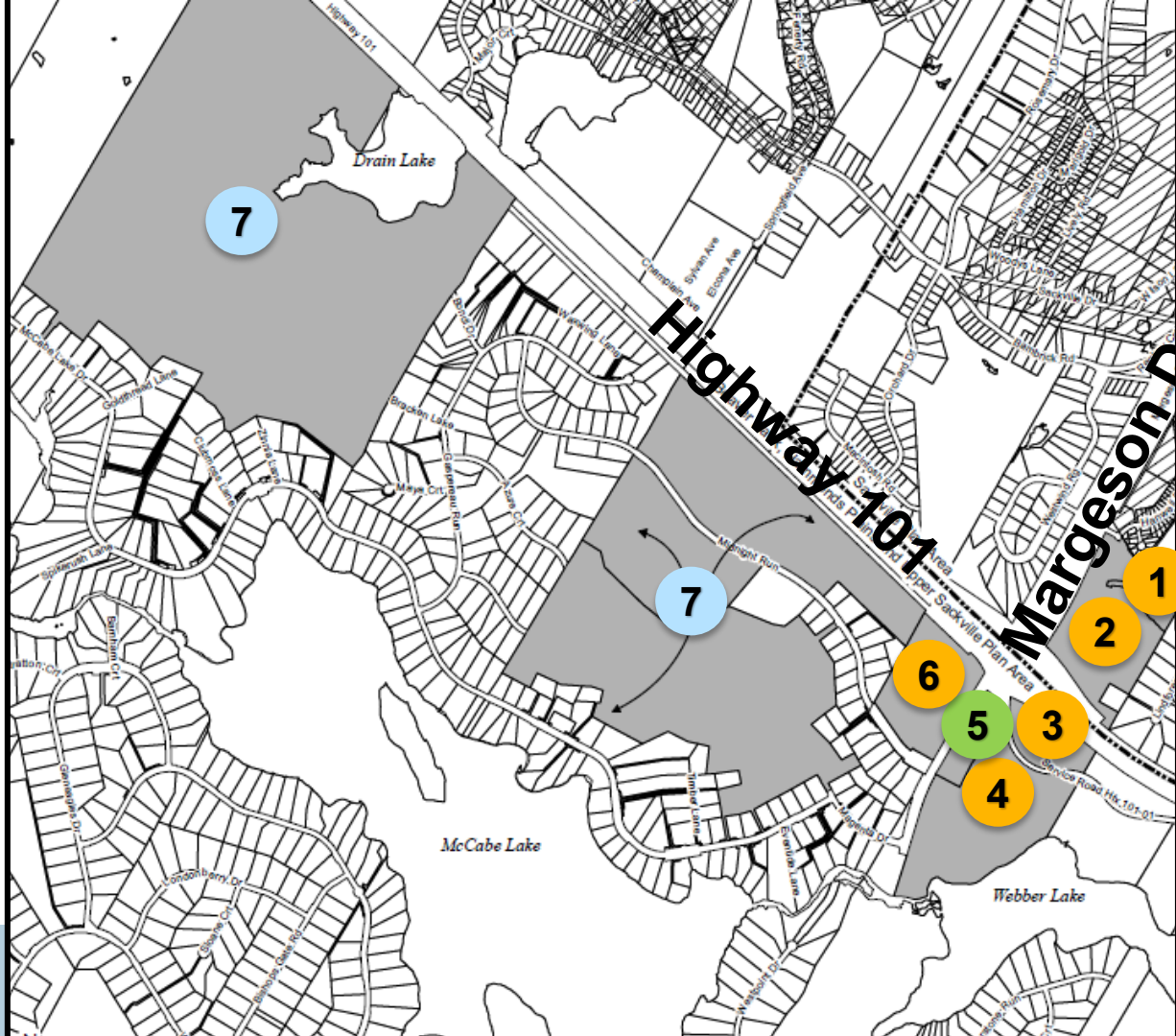
# Phase #1: Growth Management Policies

## - Indigo Shores Lands – Parcel(s) 7

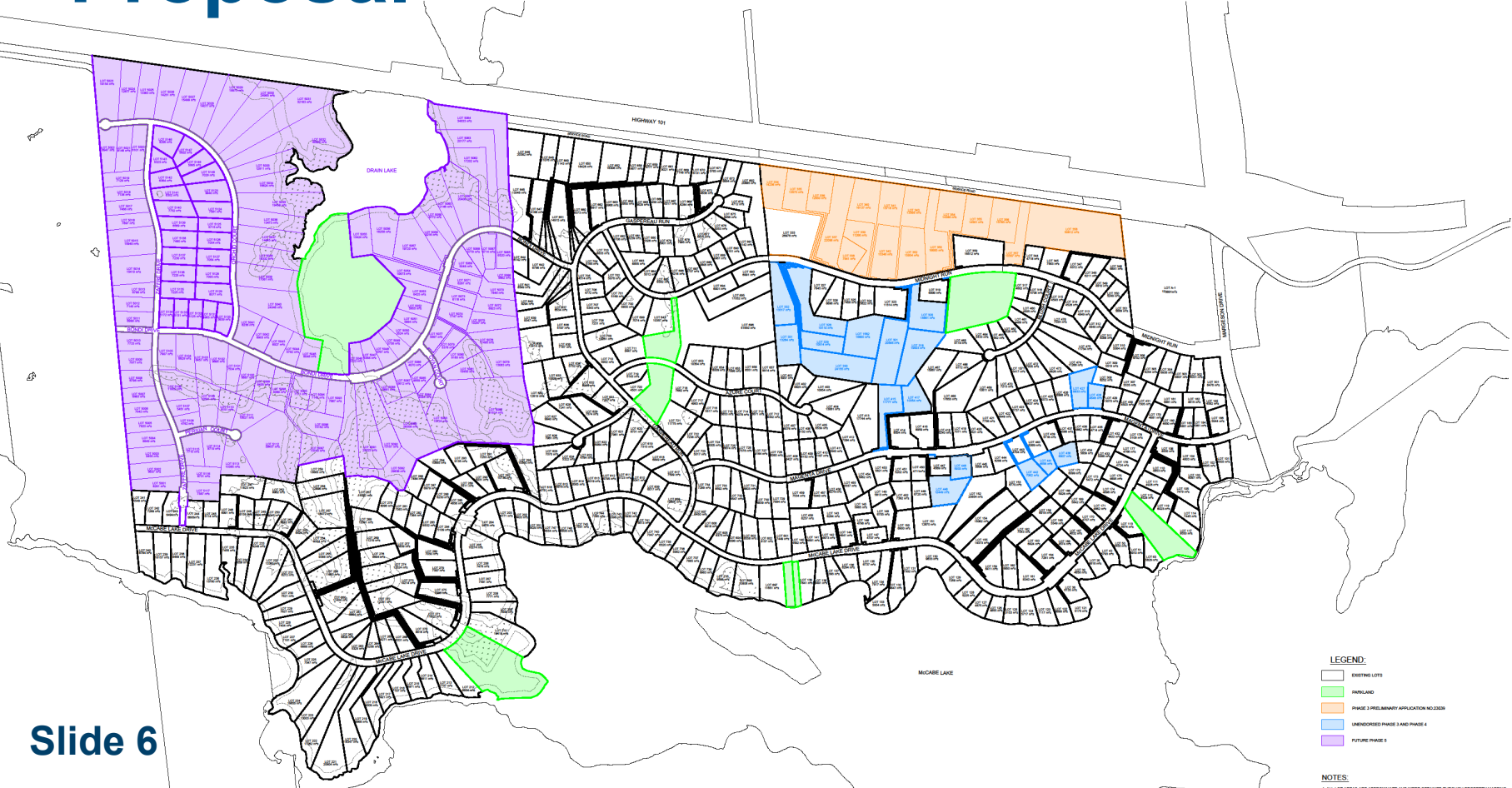


- Indigo Shores subdivision (known as McCabe Lake) restricted to developing 25 lots per year in accordance with the Growth Management Area (GMA) policies.
- As of 2020 there are approximately 180+ lots regulated by Growth Management
- Should the GMA Policies be lifted?

- Phase 1
- Phase 2
- Phase 3



# Proposal



- LEGEND**
- EXISTING LOTS
  - FARMLAND
  - PHASE 3 PRELIMINARY APPLICATION NO. 2208
  - UNIMPROVED PHASE 1 AND PHASE 4
  - FUTURE PHASE 1

NOTES

**FUTURE PHASE 5**



# Regional Plan Policy S-9

HRM shall prepare secondary planning strategies for the centres outlined in Tables 3-1 and 3-2 and generally illustrated on Map 1 with consideration given to:

- a) the objectives presented in section 3.1 and the general characteristics presented in Tables 3-1 and 3-2;
- b) the specific boundaries, population targets and detailed design policies related to the layout of the centres, range of permitted uses and criteria for conversion of uses, allowable development densities and mechanisms for implementation;**
- c) the recommendations of any plans and studies identified by this Plan that have been accepted or endorsed by Regional Council; and**
- d) any other relevant objectives and policies of this Plan.



# Growth Management within Context

- Prior to the adoption of the Regional Plan in 2006
- Sprawl into the rural areas created traffic congestion - increasing infrastructure costs were substantial to the Municipality.
- 2006 Regional Plan would implement strategic growth management pols to reduce the number of lots that could be developed in locations not designated for growth.
- Rural landowners, aware of pending changes, submitted for large-scale subdivision apps in advance of adoption so the subdivision approvals would be processed under the old rules.

# Growth Management within Context cont.

- *One mechanism to slow development of grandfathered concept subdivisions -- limit the number of lots to a maximum of 25 per calendar year.*
- *Indigo Shores subdivision is one of the grandfathered concept subdivisions. Most of the lots have been built out, approximately 183 remain can only proceed at a rate of 25 lots per year*

# Considerations Regarding Removal of GMA POLs (25 lots per yr)

1. Undue Impacts Margeson Drive;
2. Growth and residential density adjacent to Hwy 101 interchange;
3. Potential for congestion to alternative transportation routes;
4. Uniqueness of conditions from a Regional Plan policy perspective (established population density within a growth centre which is the subject of a SPS Planning program); and,
5. As of right subdivision approval permits population density and traffic allocation prior to subsequent development of the rest of the Master Plan study area.

# Other Questions to Consider for Removal of GMA Pols

1. Will the removal of growth management controls (increasing the rate of development) substantially impact local conditions?
2. Can the roads connections to Margeson Drive be demonstrated to adequately manage the traffic load of the development (preexisting approval)?
3. Will the removal of growth management controls create conditions for other developers in growth centers?

# Next Steps in the Process

- **Virtual Public Information Meeting for Phase #1 (Date: TBD)**
  - Hosted by NWPAC with support from planning staff
  - <https://www.shapeyourcityhalifax.ca/middle-sackville-planning-process>
- **Revised Public Participation Program and Public Participation Committee**
  - Report to proceeding to Regional Council

## Thank You Questions/Comments

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