

Relevant Policy Excerpts

Regional Municipal Planning Strategy

The Regional Municipal Planning Strategy (Regional Plan) guides growth in the Municipality. While all relevant policies and objectives will be considered, staff have identified these policies as most important for developing new communities in Suburban Local Growth Centres, such as the Highway 101 Margeson Drive area in Middle Sackville.

Regional Plan Objectives/ Policy	Staff Comments
Section 3.1 - Settlement Objectives <i>1. Direct growth so as to balance property rights and life-style opportunities with responsible fiscal and environmental management;</i>	The Margeson Drive subject site is within an identified growth area under the Regional Plan.
<i>2. Target at least 75% of new housing units to be located in the Regional Centre and urban communities with at least 25% of new housing units within the Regional Centre over the life of this Plan;</i>	The subject site is designated Rural Commuter under the Regional Plan, is not located within the Regional Centre but is anticipated to contain medium density residential development in a higher range than low density rural suburban development
<i>3. Focus new growth in centres where supporting services and infrastructure are already available;</i>	The proposal is intended to provide a wide variety of commercial, residential and recreational services that would be facilitated through the extension of municipal central water service.
<i>4. Design communities that:</i> <i>(a) are attractive, healthy places to live and have access to the goods, services and facilities needed by residents and support complete neighbourhoods as described in 6.2.2 (v) of this Plan;</i> <i>(b) are accessible to all mobility needs and are well connected with other communities;</i> <i>(c) promote energy efficiency and sustainable design;</i> <i>(d) protect neighbourhood stability and support neighbourhood revitalization;</i> <i>(e) preserve significant environmental and cultural features;</i> <i>(f) promote community food security;</i> <i>(g) provide housing opportunities for a range of social and economic needs and promote aging in place;</i>	The proposed amendment process will create Municipal Plan policy based on these and other Regional Plan objectives.
<i>5. Maintain the character of rural communities;</i>	Residential density and other land use intensity will reflect lower rise building structures and density supported through rural onsite septic calculations that will limit development intensity and more reflect a rural development pattern.
<i>6. Preserve agricultural and resource lands;</i>	Not applicable.

7. Provide opportunities to establish a network of interconnected greenbelts and open spaces;	
8. Support housing affordability.	The subject site could provide a mix of housing types to support affordability.
Section 3.2.1 Policy S-5: <i>The Rural Commuter Designation shall be established on the Generalized Future Land Use Map (Map 2) to encompass those areas within commuting distance of the Regional Centre that are heavily influenced by low-density residential development.</i>	The subject site is within the Rural Commuter Designation
Section 3.3 Policy S-9: <i>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:</i> a) <i>the objectives presented in section 3.1 and the general characteristics presented in Tables 3-1 and 3-2;</i> b) <i>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;</i> c) <i>the recommendations of any plans and studies identified by this Plan that have been accepted or endorsed by Regional Council; and</i> d) <i>any other relevant objectives and policies of this Plan.</i>	1) The subject site is identified as an Urban Local Growth Centre in Table 3.1. Lands within the growth centre are mostly undeveloped excepting for Indigo Shores, a residential subdivision that lies south west of the Hwy 101 interchange. These lands are primarily residential in nature. All other lands within the study boundary are vacant at this time and have not received any other recent planning approvals. It is anticipated that permitting development in this area would not limit additional Secondary Planning in the future. 2) Many Master Plans have been undertaken for larger tracts of land that required both central water and sewer infrastructure. Most lie within or are brought into the serviceable boundary. The subject site and study area are smaller areas in comparison, where central sewer is unavailable. 3) Section 232 (2) of the Halifax Charter states "The adoption of a municipal planning strategy does not commit the Council to undertake any of the projects suggested in it." Policy S-9 outlines a number of planning projects the Municipality would like to undertake; this list does not require the Municipality to undertake these plans, nor does it prevent Council from amending Municipal Plans without first creating a Secondary Plan.

Table 3-1: Future Characteristics of Urban Settlement Growth Centres

Centre Type	Centre Name	Land Uses and Design	Transit, AT and Parking	Open Space	Cultural Heritage
Urban Local Growth Centre	Herring Cove Lakeside/Beechville Timberlea Village Clayton Park West Birch Cove Kearney Lake Bedford Mill Cove Lower Sackville Main Street Middle Sackville Morris Lake North Westphal Cole Harbour Eastern Passage	• Mix of low, medium and high density residential, small office, small institutional and convenience commercial uses • In established residential neighbourhoods, low to medium density residential uses • Encourage infill or redevelopment of large parking lots into traditional blocks with streetwalls and step-backs • Pedestrian oriented facades	• Transit to connect to other centres and Regional Centre • Pedestrian oriented transit stops • Enhanced pedestrian linkages • Street, or rear yard parking wherever possible • Access to AT routes • Short interconnected blocks for ease of walkability	• Streetscaping featuring landscaped pocket parks and tree-lined streets • Interconnected private and public open space • Improved quality and quantity of parkland • Focus on waterfront parks and trails • Private and public realm urban forest canopy cover to be maintained and improved • Provisions for food security	• Built and natural heritage to be maintained and improved • Heritage features integrated with new development • Public art integrated with new development • Scenic public views preserved • Cultural heritage corridors

Staff Comments: The subject site, near Margeson Drive, is within the Middle Sackville Urban Local Growth Centre. The proposed planning process will create new Municipal Plan policy to implement the characteristics in Table 3-1.

Regional Plan Objectives/ Policy	Staff Comments
Section 2.1 - Environment, Energy and Climate Change Objectives 3. Adopt development practices that sustain air, land, water and groundwater resources;	New Master Plan policy will consider all relevant policies and objectives.

Section 2.4 – Watershed Planning Policy E-23 E-23 HRM shall undertake watershed or sub-watershed studies concerning natural watercourses prior to undertaking secondary planning strategies in areas where new or additional development could adversely affect watercourses within the watershed.	This policy would be applied by requiring analysis of the potential impacts on McCabe Lake and any other impacted water bodies, and by requiring a stormwater management plan.
Section 4.1 - Transportation and Mobility Objectives 2. Promote land settlement patterns and urban design approaches that support fiscally and environmentally sustainable transportation modes;	The applicant will be responsible for a transportation study that considers all transportation modes.
4. Design complete streets for all ages, abilities, and modes of travel;	New policy will seek to establish these principal in the development plan.
Section 7.1 - Culture and Heritage Resources Objectives 1. Preserve cultural and heritage resources in HRM and develop policies, programs and regulations to protect and enhance them;	New policy will seek to establish these principals in the development plan where applicable
2. Promote cultural and heritage considerations in HRM's broader planning and municipal decision making processes	New policy will seek to establish these principal in the development plan.
Section 8.1 - Municipal Water Services, Utilities and Solid Waste Objectives 1. Coordinate municipal initiatives with the Halifax Regional Water Commission (Halifax Water) to: (a) provide water, wastewater and stormwater services in a cost-effective manner; (b) recoup growth related costs from benefitting property owners; and (c) reduce degradation to the natural environment.	The applicant will need to provide servicing studies to the satisfaction of Halifax Water and the Municipality.
2. Manage growth to make the best use of existing water, wastewater and stormwater infrastructure and avoid unnecessary or premature expenditures;	Through the Planning program the subject site is proposed to be located within the Urban Water Service Boundary.

Section 8.5 – Rural Services SU-13 In recognition of the Water Service Districts established under the former Halifax County Municipality Subdivision By-law, HRM shall, through the Regional Subdivision By-law, establish Water Service Areas where development shall be permitted which is serviced by a public water distribution system but without a municipal wastewater system. Within these areas, a water distribution system shall be required to service all new developments located adjacent to an existing water distribution system where a new or extended public street or highway is proposed. Further, no water distribution system shall be permitted to extend outside of a Water Service Area.	An infrastructure charge policy will be considered as part of the process outlined in this report.
SU-14 HRM may consider establishing new Water Service Areas, subject to the financial ability of HRM to absorb any related costs, provided a wastewater management plan is also considered in accordance with Policy SU-20, if: (a) (i) the area is within a Rural Commuter, Rural Resource or Agricultural centre and it has been determined through a secondary planning process that new growth is to be encouraged in this area; or (ii) the lands are adjacent to an existing Water Service Area and a Classic Conservation Design development is proposed; or (iii) the lands are adjacent to an existing Water Service Area and a Classic Conservation Design development is proposed within an Urban Reserve designation, subject to the provisions of clause (d) of policy G-16; and (b) the new service area and a charge needed to pay for growth related improvements to the water or stormwater services has, where required, been approved by the Review Board. SU-15 HRM may consider expanding	In accordance with (a) (i) the area is within the Rural Commuter Designation. The proposed Master Plan will constitute a Secondary Plan under the <i>HRM</i> Charter which will determine the requirement for new growth in this area subject to Regional Plan policy.