

2026-00305
(C109)



July 16, 2021

RE: Consideration of Hammonds Plains Lands in the Regional Plan Review Process

Dear Ms. Greene:

We are requesting that Halifax Regional District consider the future development of Schedule J properties in Hammonds Plains as part of the Regional Plan review process. While we feel a review of the growth restrictions related Schedule J lands is merited in the Regional Plan review, we are specifically asking for consideration of removal of two large parcels (PID00457564 and 00422980) from the Schedule J lands. These parcels are shown on the map below.



Figure 1. Subject Properties (shown in dark purple outline)

The Regional Plan was first adopted in 2006 and last major review was done in 2014. At the time the plan was created, HRM was trying to contain uncontrolled growth and urbanization of rural and resource lands and to put a structure in place for a more coordinated approach to growth



management, environmental protection, and service delivery. As such, HRM implemented policy to limit growth in the commuter areas and has further restricted development of land in the Hammonds Plains and Beaver Brook area through subdivision regulations.

Much has changed in the intervening years. Actual growth rates were double the anticipated growth rates of the plan, HRM planning programs and development control tools have evolved, and the way in which many people live, work and play looks different than it did 15 years ago. During the Covid-19 pandemic many people were working from home, and it is anticipated that many people will continue this practice. The current plan review process offers the opportunity to consider policy changes that reflect these changing conditions. to accommodate and plan for growth and ensures that residents can find housing that meets their needs.

Our request to remove these two properties from the Schedule J lands considers the following factors:

- A small portion of these properties are located within the Schedule J boundary as shown in Figure 2.
- Location between existing single-unit residential subdivisions
- Development will require a small extension of road network through an existing road reserve. Access can be provided through PID 00457697 (also owned or optioned by client) to existing road reserve and connection to Blue Jay Lane.
- The local area offers recreational opportunities, commercial services, and public amenities including nearby Hammonds Plain school
- Increased transportation options with bike infrastructure along Hammonds Plains Road, new traffic demand management measures, and changing travel patterns due to telecommuting
- Improved environmental regulations and new Green Plan
- Increasingly dispersed employment opportunities across the region and a growing portion of the workforce are telecommuting. During the Covid-19 pandemic many people were working from home, and it is anticipated that many people will continue this practice and are looking for larger homes to provide home office space and private green space.
- Single-unit dwellings in the areas closer to downtown are no longer attainable for most households
- Low density development in rural areas supports the regional plan goals to enable housing across the region and provide housing choice including the capacity to accommodate residents in their preferred housing type
- HRM data shows a high level of demand /preference for ground-based units while capacity

Phone: [REDACTED]

www.brighterplanning.ca

in the current growth areas is for apartment style developments

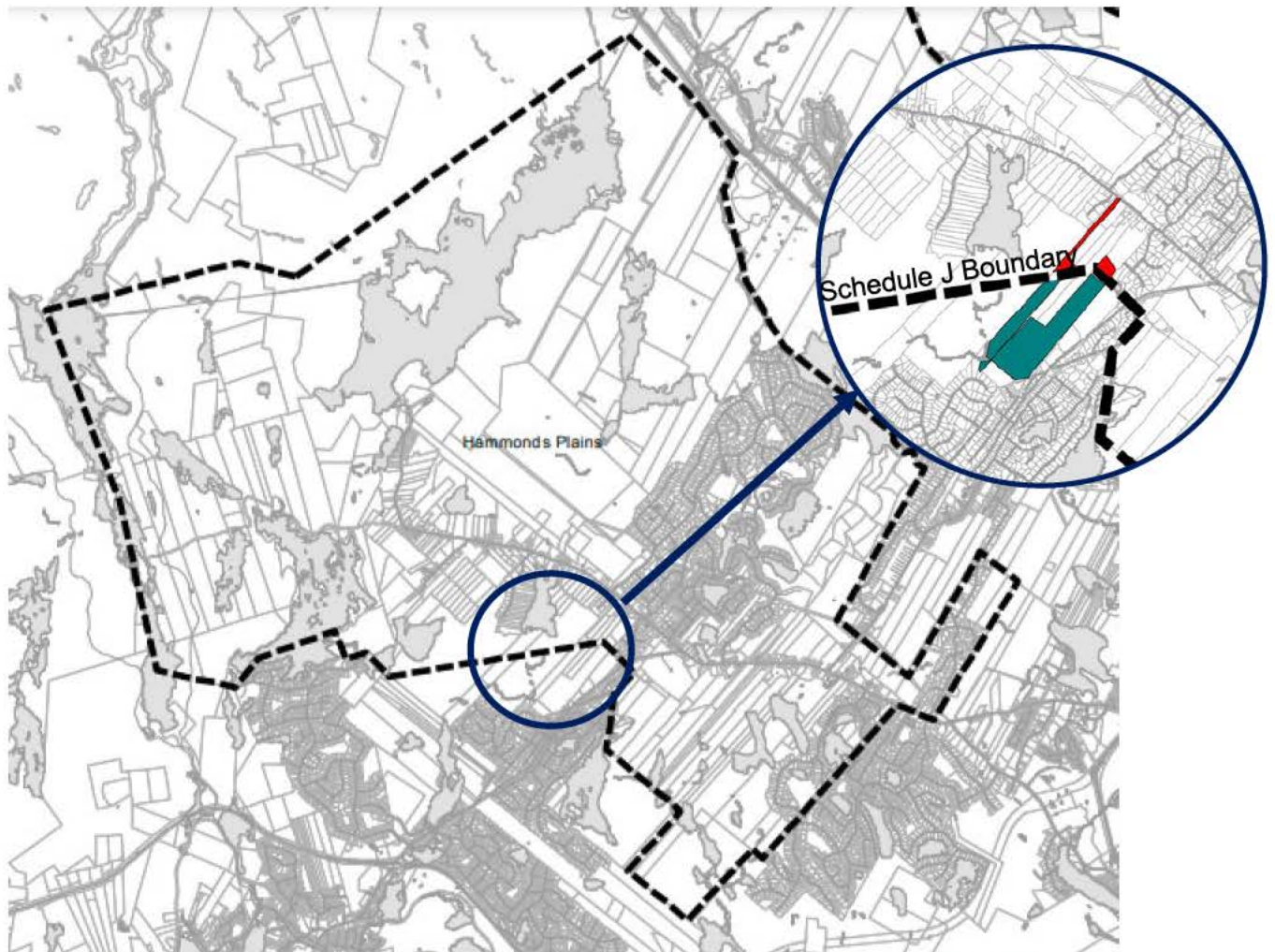


Figure 2. Schedule J Lands. Red area is the portion of the property within Schedule H, Blue is Portion of parcel outside Schedule J.

Thank you for considering this submission as part of the Regional Plan review process. We are happy to discuss any aspect of our submission. If you have any questions, please contact me at [REDACTED]

Sincerely,

Phone: [REDACTED]
www.brighterplanning.ca



Chrystal Fuller
Principal – Brighter Community Planning

Phone: 
www.brighterplanning.ca