

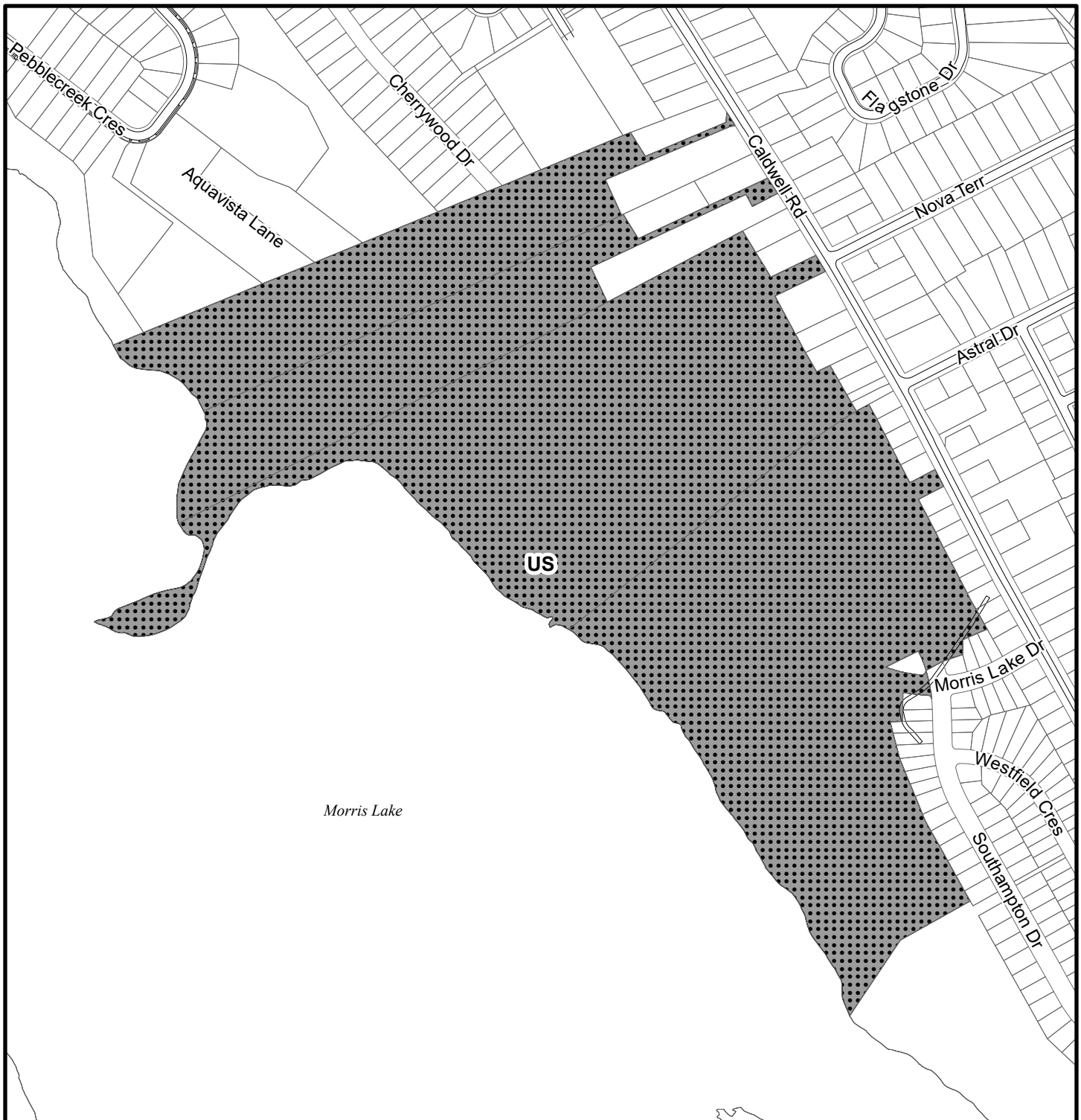
C070-E Lands on the east side of Morris Lake, Cole Harbour

Request from Armco Capital to update the Regional Plan with Integrated Mobility Plan principles, so that lands in the Morris-Russell Lake Secondary Plan area can be developed.

Subject Site Details:

General Location	North of Rossing Drive, south of rail line
Subject Site	PIDs 41057639, 00403386, 40802993, 40402539
Size of Site	PID 41057639 – 33.51 acres PID 00403386 – 28 acres PID 40802993 – 11.24 acres PID 40402539 – 13.2 acres
Current Land Use(s)	Vacant
Surrounding Uses(s)	Residential, single unit
Service Area (per Schedule B, Regional Subdivision By-Law)	Within serviced boundary
Community Plan Designation	Dartmouth Municipal Planning Strategy : See maps Cole Harbour/Westphal Municipal Planning Strategy : See maps Eastern Passage Municipal Planning Strategy : See maps
Zoning	Dartmouth Land Use Bylaw : See maps Cole Harbour/Westphal Land Use Bylaw : See maps Eastern Passage Land Use Bylaw : See maps
Regional Plan Designation	Urban Settlement
Existing Planning Policy Considerations	Regional Plan : Under the Regional Plan, these lands are within the Urban Settlement designation and Urban Service Area boundary. Under the Morris-Russell Lake Secondary Planning Strategy (Cole Harbour/Westphal MPS), development on these lands has been limited by Policy ML-8, which does not allow for further development “until the Caldwell Road Connector has been constructed to Caldwell Road unless a traffic study has been undertaken by a qualified consultant which demonstrates that the level of service on Portland Street and Caldwell Road conforms with the performance criteria established under the Municipality’s Guidelines for Preparation of Traffic Impact Studies and the road classification established under policy ML-6.”

Regional Plan Review Considerations	• The Preliminary Population and Housing Analysis has shown that there is a need for additional land to accommodate HRM's growing population. Population growth since 2016 and expected continued growth has put pressure on the HRM's housing market availability. • Future development must consider the objectives of the Integrated Mobility Plan to support transit-oriented development. The ongoing Portland Street Functional Plan project is exploring whether the Mount Hope extension will be required to support additional transportation needs in this area. • Proposed housing units (estimated): 805 units (estimated at 8 units per acre)
Recommended Approach	Possible Categorizations: Regional Plan Phase 3: Quick Adjustments for Capacity Regional Plan Phase 4: Draft Regional Plan Regional Plan Phase 5: Future Capacity Advance Outside Regional Plan No Change Recommended Regional Plan Phase 3: Quick Adjustments for Capacity • As part of this review, - Update the Transportation & Mobility chapter of the Regional Plan to reflect the Integrated Mobility Plan; - Work with Infrastructure Planning to confirm that development of these lands should proceed, while also considering the results of the ongoing Portland Street Functional Plan and study of the potential for a Caldwell-Mount Hope Connector Road to understand the implications for transportation infrastructure, which may inform how development in this area proceeds.



C070-E - Lands to the east of Morris Lake

Regional Plan



Subject Area



Regional Plan Generalized Future Land Use Designation

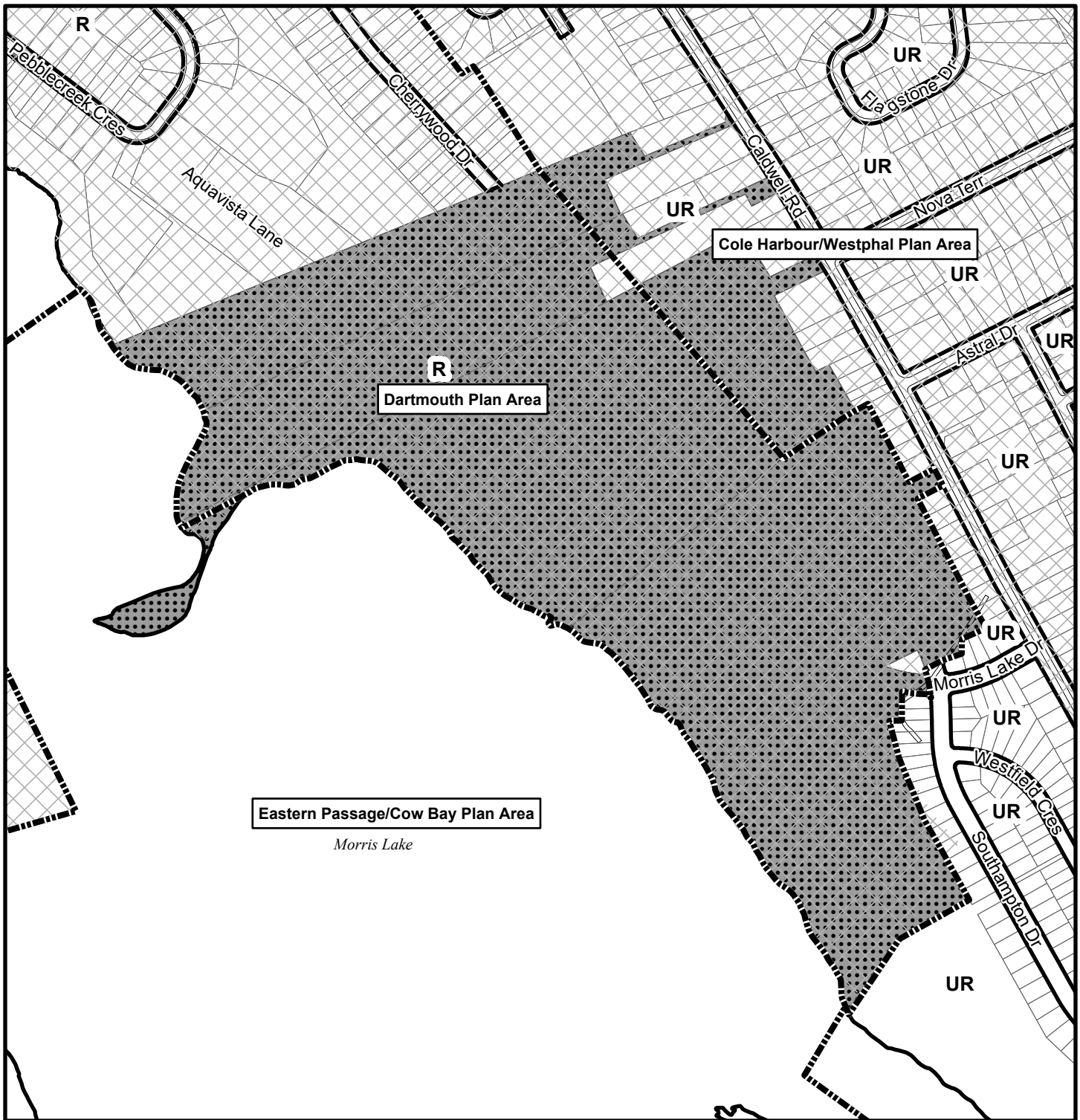


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This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the Regional Plan.

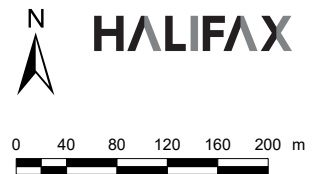
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C070-E - Lands to the east of Morris Lake

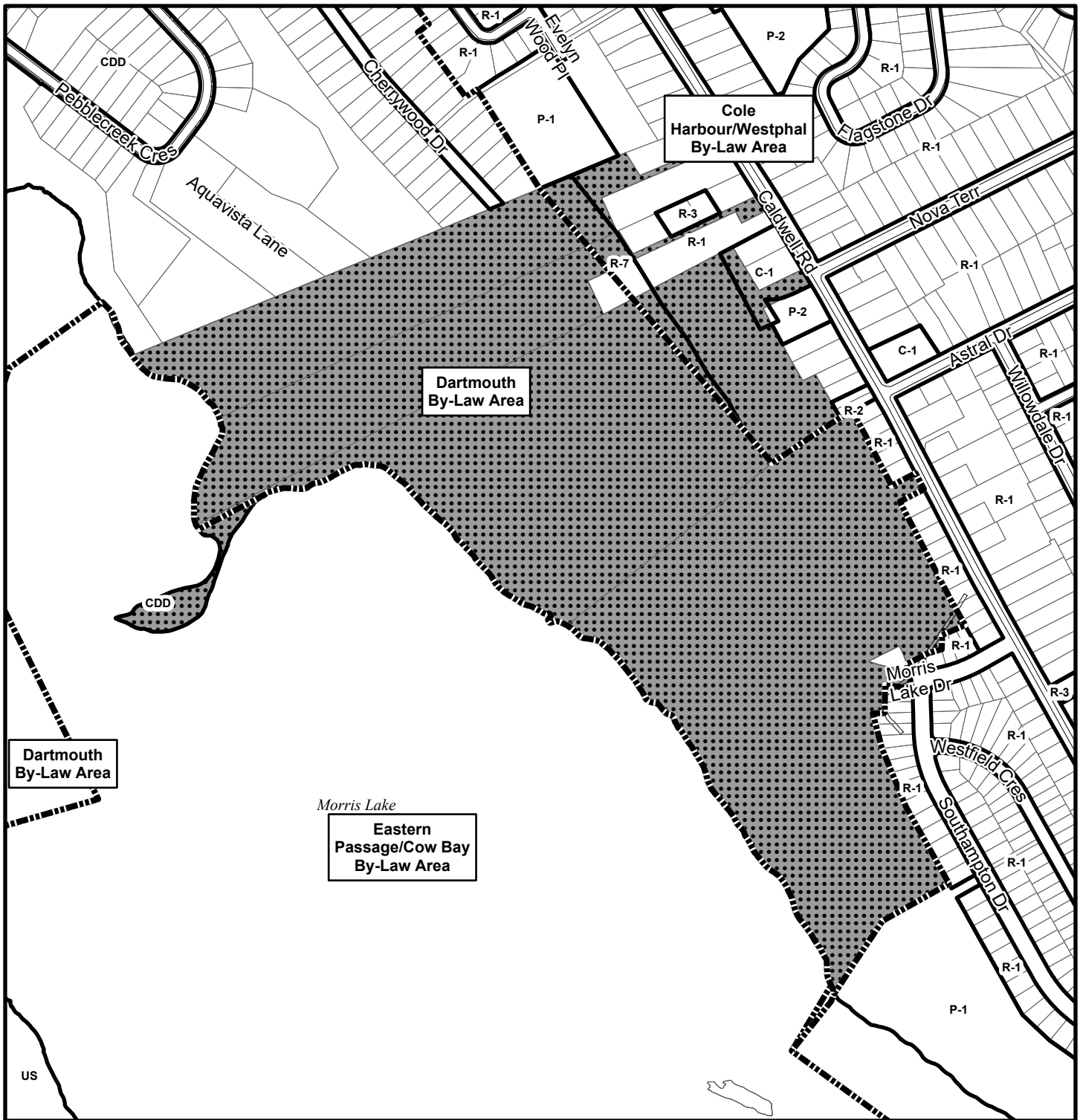
Generalized Future Land Use

-  Subject Area
-  Plan Area
-  Designation
-  Urban Service Area



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

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C070-E - Lands to the east of Morris Lake

Zoning

-  Subject Area
-  By-law Area
-  Zoning



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This map is an unofficial reproduction of a portion of the Zoning for the by-law area indicated.

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

C070 - ABCDE



19 February 2021

Kathleen Fralic
Planner III, Policy & Strategic Initiatives
Engagement Lead, Planning and Development
regionalplan@halifax.ca

By Email

Dear Ms. Fralic:

RE: Regional Plan Review Comments

Armco is pleased to see the Regional Plan review process underway and is supportive of seeing the Plan updated to address the current needs of the Municipality. We would like to take this opportunity to highlight some areas that we believe need to be discussed and reviewed:

1. Updating the RMPS to reflect the principles of the IMP and permit development in high-traffic areas such as Morris Lake.
2. Expand the service boundary to include PIDs 40695504, 40123788, and 41315946. This minor amendment to the service boundary, adjacent to a Growth Centre, could provide much needed housing in the area.
3. Extension of the service boundary to include PID 41437229, bringing the property in line with the adjacent serviced subdivision.
4. A reevaluation and update of the Conservation Design policies to ensure HRM is meeting its goals for rural development.
5. Service boundary extension on PIDs 00325985, 00330803, 00330811, and 00319871.
6. Extension of the service boundary on PIDs 40151185, 41215419, 41215427, 40140501, and 41284449. Extending the service boundary to the CN Rail line would allow the entire area to be comprehensively planned and developed.

Please see the attached policy table for further details. We would be happy to meet with you to discuss any of these issues.

Sincerely,

ARMCO CAPITAL INC.

Laura Masching,

Planner

C070

RMPS Policy Changes:

Item	Project	Policy	Request
1	Morris Lake	Section 3.2.1, Regional Plan: “The Morris-Russell Lake Secondary Plan area has not been able to develop as expected due to the Shearwater air base being re-acquired by the Canadian Armed Forces. Consideration may be given to amending this Secondary Planning Strategy to allow for additional serviced development at the north end of Morris Lake and Eastern Passage if the connector road from Mount Hope Avenue to Caldwell Road is feasible.”	The IMP prioritizes investments in transit and active transportation to deal with growth, rather than adding additional road capacity. Therefore the Municipality should not oppose development in areas where there are congested roads, if it could be demonstrated that higher transit and/or active transportation could be expected. This philosophy should be reflected in the RMPS, allowing Council to permit developments to increase traffic congestion as a necessary side-effect to continued growth in the Municipality. (Policy G-15) These policy changes would then flow down to the MPS.
2	Lindforest	SU-6 HRM shall, through the Sackville Land Use By-law, establish a CDD (Comprehensive Development District) Zone over a portion of PID No. 41071069 and the whole of PID No's. 40281479, 40875346, 41093733, 40695504, 41089012 and 41089004 located in Middle Sackville. HRM shall consider the extension of municipal wastewater and water distribution services to these properties to allow for a residential subdivision by development agreement subject to the following criteria: (a) the types of land uses to be included in the development and that, where the development provides for a mix of housing types, it does not detract from the general residential character of the community;	The Lindforest lands (PID 40695504) are within the CDD zone, outlined in the RMPS. This parcel is a relatively small vacant parcel, tucked in between residentially developed lands and Hwy 101. The service boundary should be extended to these properties, and adjacent undeveloped parcels (40123788, 41315946) as they are

		3(b) that adequate and useable lands for community facilities are provided; (c) any specific land use elements which characterize the development; (d) the general phasing of the development relative to the distribution of specific housing types or other uses; (e) that the development is capable of utilizing existing municipal trunk sewer and water services without exceeding capacity of these systems; (f) for any lands outside the Urban Settlement Designation, as shown on Map 2 of this Plan, or outside the Urban Service Area of the Regional Subdivision By-law, the requirements of Policies S-1 and SU-4; (g) that, if required by Halifax Water, a sewage flow monitoring program is established for the development and that provisions are made for its phasing in relation to achieving sewage flow targets; (h) that the sewage flow monitoring program proposed by the developer for implementation under clause (g) addresses, in a form acceptable to Halifax Water, target sewage flows to be achieved in relation to development phasing and the method, duration, frequency and location of monitoring needed to verify that target sewage flows have been achieved; (i) provisions for the proper handling of stormwater and general drainage within and from the development; and (j) any applicable matter as set out in Policy G-14 of this Plan. S-1 The Urban Settlement Designation, shown on the Generalized Future Land Use Map (Map 2), encompasses those areas where HRM approval for serviced development has been granted and to undeveloped lands to be considered for serviced development over the life of this Plan. Amendments to this Boundary may be considered: ... (b) the lands are within or adjacent to a growth centre. SU-4 When considering any expansion of the Urban Service Area, HRM shall have regard to the following:	adjacent to a Growth Centre, and can provide needed housing in the area. This could be considered a minor amendment to the service boundary, and should not require a secondary plan. The CDD zone and the requirement for a Development Agreement will ensure the Municipality is able to appropriately control development.
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		(a) that a Secondary Planning Strategy for the lands to be included within the Urban Service Area has been adopted by HRM except that this requirement may be waived where, in the opinion of HRM, the proposed extension represents a minor adjustment to the Area;	
3	Berry Hills 6	Service boundary extension	Request to extend the service boundary to encompass all of PID 41437229. The extension would bring this property in line with the serviced subdivision it is a part of, and allow the property to be lotted on the existing serviced street.
4	Cheviot, Black Forest, Kellswater	Conservation Design policies	No new Conservation Design subdivisions have been completed since the rules were changed in 2014. HRM should reevaluate their current policies, and goals for rural development.
5	Clifton Heights	Service Boundary extension	Extend the service boundary on PIDs 00325985, 00330803, 00330811, and 00319871.
6	Little Lake and Gough Lands	Service Boundary extension	Extend the service boundary on PIDs 40151185, 41215419, 41215427, 40140501, 41284449. The owner of the parcels is preparing to apply to subdivide these lands, within the service boundary. Extending the service boundary to the CN Rail line would allow the entire area to be comprehensively planned and developed and access planned to the future collector road.