

# 2026-00312 (C517)

July 4, 2022

**Written submission to Halifax Regional Municipality regarding a site-specific service boundary adjustment at PID# 41165275.**

Dear Ms. Perrin,

**Leah Perrin**  
**Principal Planner**  
**Regional Policy Program**  
**Planning & Development**

Halifax Regional Municipality  
40 Alderney Drive  
Halifax NS B3J 3A5

UPLAND Planning + Design Studio, on behalf of our client Alumitech Holdings Ltd, is submitting a site-specific request under Phase 5 of the Regional Plan Review process. The site in question is PID#41165275, located on the northwest corner of the intersection of Hammonds Plains Road and Majesty Court. It is under the Rural Commuter Designation of the Regional Plan, and within the Hammonds Plains Growth Control Area / Schedule J under the Regional Subdivision By-Law.



While the subject site is located within the water service area, it sits just beyond the urban service boundary. Despite this, the site is uniquely situated immediately adjacent to the Uplands Park Waste Water Treatment Facility. It is our understanding that this waste water treatment facility is at capacity, and that HRM is not accepting new sewer connections to it from outside of the Uplands Park subdivision. However, it is our view that this site presents an opportunity to review the capacity and constraints of existing wastewater and water services infrastructure in the area, and to consider coordinating water and wastewater services here with Bedford West systems.

Immediately across Hammonds Plains Road from the subject site, Uplands Park is well positioned to become the focal point for a new walkable area of Hammonds Plains. The nearby subdivisions of Uplands Park and Kingswood likely already provide population to support such a centre, and development on the subject site would contribute to this vision.

We are writing to request that this site and the lands in proximity to it be identified by HRM as an area for expansion and growth, and that a waste water connection be extended to service this site.

It is our understanding that changes to Schedule J are not recommended until further study of future community development and infrastructure planning in this area is completed, and that according to growth management policy adopted as recently as 2006, growth in this area has been limited by transportation infrastructure capacity. However, it is our view that this portion of the Hammonds Plains Road corridor is well suited to waste water service for the following reasons:

- + **Housing:** Given recent population growth, additional growth expected over the coming decades, and existing pressure on housing market availability, there is a clear need for additional housing to accommodate HRM's growing population. Considering that the lands around the eastern end of Larry Uteck Boulevard are already planned for major growth including the Sandy Lake Master Plan Area, the node at Hammonds Plains Road and Majest Court is well positioned to emerge as a local mixed use commercial district serving the nearby residential neighbourhoods of Harmony Park, Sandy Lake, Uplands Park, and Kingswood.
- + **Mobility:** It is critical to coordinate land use and transportation planning, and for new growth areas to support transit-oriented development consistent with the objectives of the Integrated Mobility Plan. Development on the subject site would integrate with other planned medium density development along the Hammonds Plains Road corridor, providing opportunities to improve community connections for walking, cycling, and transit. It is also worth noting that the planned Margeson Drive Extension to Lucasville Road (Middle Sackville Connector) is expected to reduce congestion on Hammonds Plains Road and improve access to transit with a link to the proposed Halifax Transit Park & Ride facility at the Highway 101 interchange.
- + **Water:** System resiliency is a key objective for servicing, and several infrastructure projects have been proposed in the Pockwock System including twinning the single 54-inch transmission main from Lucasville Road to Hammonds Plains Road, and additional redundancy provided by a loop watermain from Nine Mile Drive to Hammonds Plains Road.
- + **Landscape:** Immediately across the street from the subject site, Uplands Park presents a range of opportunities for active recreation in the vicinity. The development we are proposing on the subject site presents an opportunity to frame the park with eyes on the street, and to begin to establish a village core for the Uplands Park area.

The development we envision for this site would be a mid-rise housing complex designed and constructed explicitly for senior citizens. It would feature a range of amenities and design choices that cater specifically to this demographic. As outlined above, the location is well suited to growth for several reasons. We feel that this development would be a positive contribution to the neighbourhood, and would help to shape the area while it matures into healthy and vibrant centre.

Conceptual renderings prepared by S.P. Dumaresq Architect Ltd. are attached, illustrating the character of the development envisioned for this site.

Sincerely,

ORIGINAL SIGNED

—  
Paul Dec, MCIP, LPP

#### Appendices

Appendix I: Key Map of Surrounding Features  
Appendix II: Illustrated Plan  
Appendix III: Perspective Rendering

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# UPLAND

Appendix II: Illustrated Plan, Conceptual Senior Citizens Housing Complex at the intersection of Hammonds Plains Road and Majesty Court

**LEGEND**  
--- PROPERTY LINE  
--- SETBACK LINE

Site Plan Legend  
1/4" = 1'-0"



