

C025 Lands on Purcell's Cove Road

Original Request: Request from ZZap Consulting, on behalf of Tony Maskine, to include lands currently within the Urban Reserve designation within the Urban Service Area boundary, to allow for subdivision for serviced development

Revised Request: Request from ZZap Consulting, on behalf of Tony Maskine, to allow for residential subdivision with on-site services of PID 41342080, which is currently within the Urban Reserve designation.

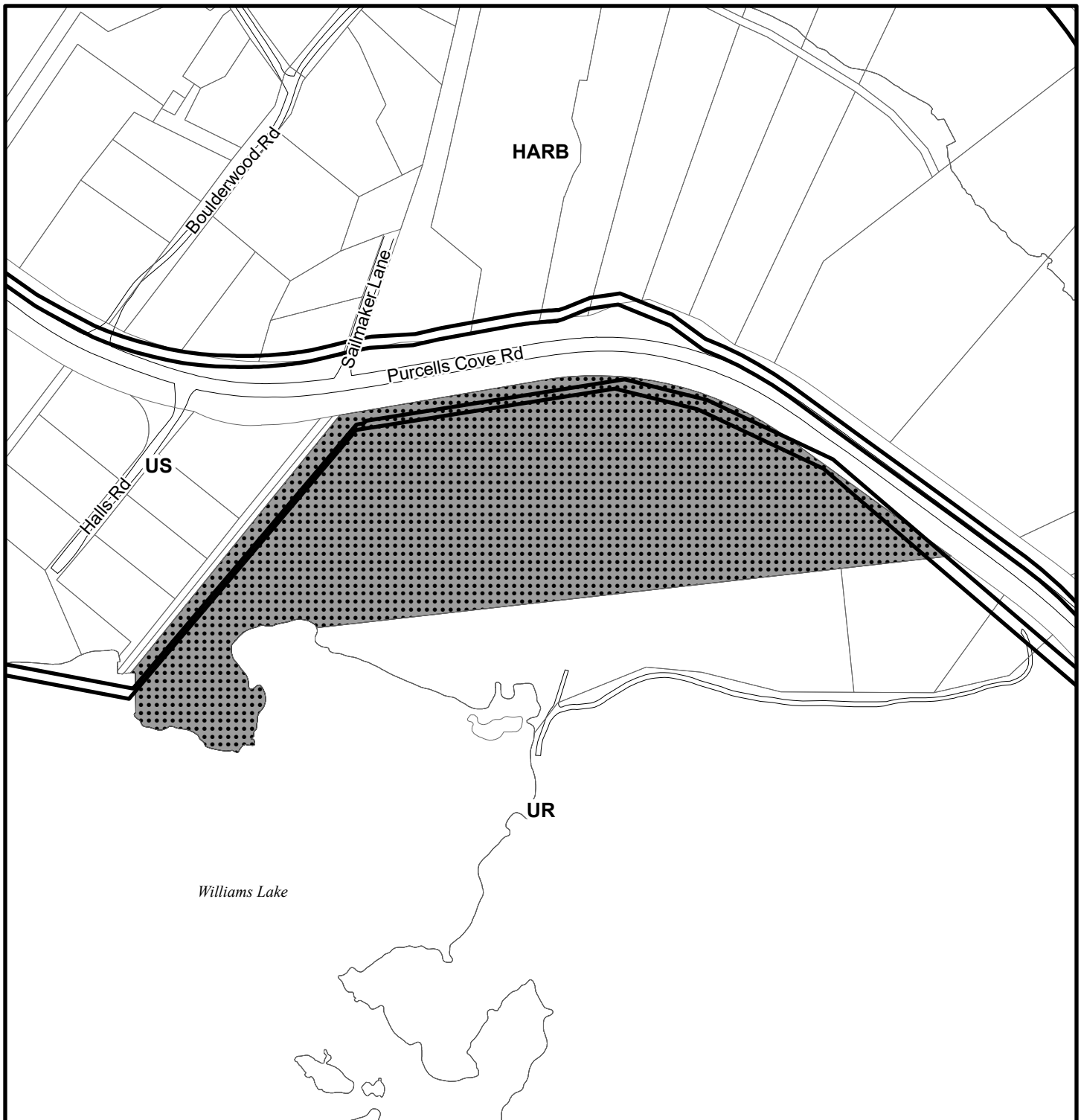
Note: Staff considered this request during Phase 3 and are now recommending that it be considered during Phase 4.

Subject Site Details:

General Location	Large lot on southwest side of Purcell's Cove Road, south of Halls Road and north of Shaw Wilderness Park
Subject Site	PID 41342080
Size of Site	3.8 ha (9.3 ac)
Current Land Use(s)	Undeveloped forest; possible small garden encroachment from abutting lot
Surrounding Uses(s)	Low-density residential; Williams Lake
Service Area (per Schedule B, Regional Subdivision By-Law)	Unserviced; outside the Urban Service Area boundary
Community Plan Designation	Halifax Planning Strategy : RDD (Residential Development District), Halifax Mainland South Secondary Planning Strategy
Zoning	Halifax Mainland Land Use Bylaw : UR (Urban Reserve Zone)
Regional Plan Designation	UR – Urban Reserve
Existing Planning Policy Considerations	Regional Plan : - Under the Regional Plan, these lands are designated Urban Reserve, which envisions future serviced development beyond the life of the Regional Plan (after 2031). - Halifax Green Network Plan, Action 66: “During the next Regional Plan review amend the Regional Plan to recognize recent land acquisitions [i.e. Shaw Wilderness Park] within the Purcell's Cove Backlands as Regional Park and consider open space planning for the remainder of this area.”
Regional Plan Review Considerations	On June 8, 2021, Regional Council passed the following motion: “Consider amendments to the Regional Municipal Planning Strategy, the Halifax Secondary Municipal Planning Strategy and Halifax Mainland Land Use By-law for lands currently designated and zoned Urban Reserve in the Purcell's Cove Backlands area (as shown on Map 1 of this report), through the ongoing Regional

	Plan Review (Case 22257) in order to protect environmentally significant features in the area, consistent with the policy directions outlined in this report.”¹ • Future development should consider the objectives of the Integrated Mobility Plan to support transit-oriented development, support the Halifax Green Network Plan’s objectives to adequately protect wilderness areas and connections, and follow policy guidance found in HalifACT2050, Sharing Our Stories and Halifax Water’s Infrastructure Master Plan. • This request was revised by the applicant following the release of the Themes & Directions What We Heard Report. The original request had asked staff to consider applying the Urban Service Area boundary to this property to enable future subdivision with municipal water and wastewater services. As a result of the revised request, based on the size of this lot and the scale of the proposed development, staff determined that it was appropriate to consider whether this could be brought forward in Phase 3. • Proposed housing units: To be determined -If future amendments were to permit large lot residential subdivision, staff estimate approximately 5 lots could be achieved. This is based on the existing Regional Subdivision By-Law which requires 61 metres of public road frontage per lot on roads in Schedule K, which includes Purcell’s Cove Road.
Recommended Approach	Consider during Phase 4 - Draft Regional Plan As part of this review: - Re-designate and rezone the Shaw Wilderness Park lands to Open Space and Natural Resources Designation and the Regional Park Zone to reflect its current use; - Re-designate and rezone other publicly owned lands and private conservation lands to the Open Space and Natural Resource Designation and the Protected Area Zone; - Acknowledge that an urban form of serviced development is no longer envisioned in this location and consider re-designating and rezoning the remaining privately-owned lands currently zoned and designated Urban Reserve to an alternative designation and zone that recognizes the environmental and cultural importance of the Purcell’s Cove Backlands.

¹ <https://www.halifax.ca/sites/default/files/documents/city-hall/community-councils/210511hwccsp1312.pdf>



C025 - Lands on Purcell's Cove Road

Regional Plan



Subject Area



Regional Plan Generalized Future Land Use Designation

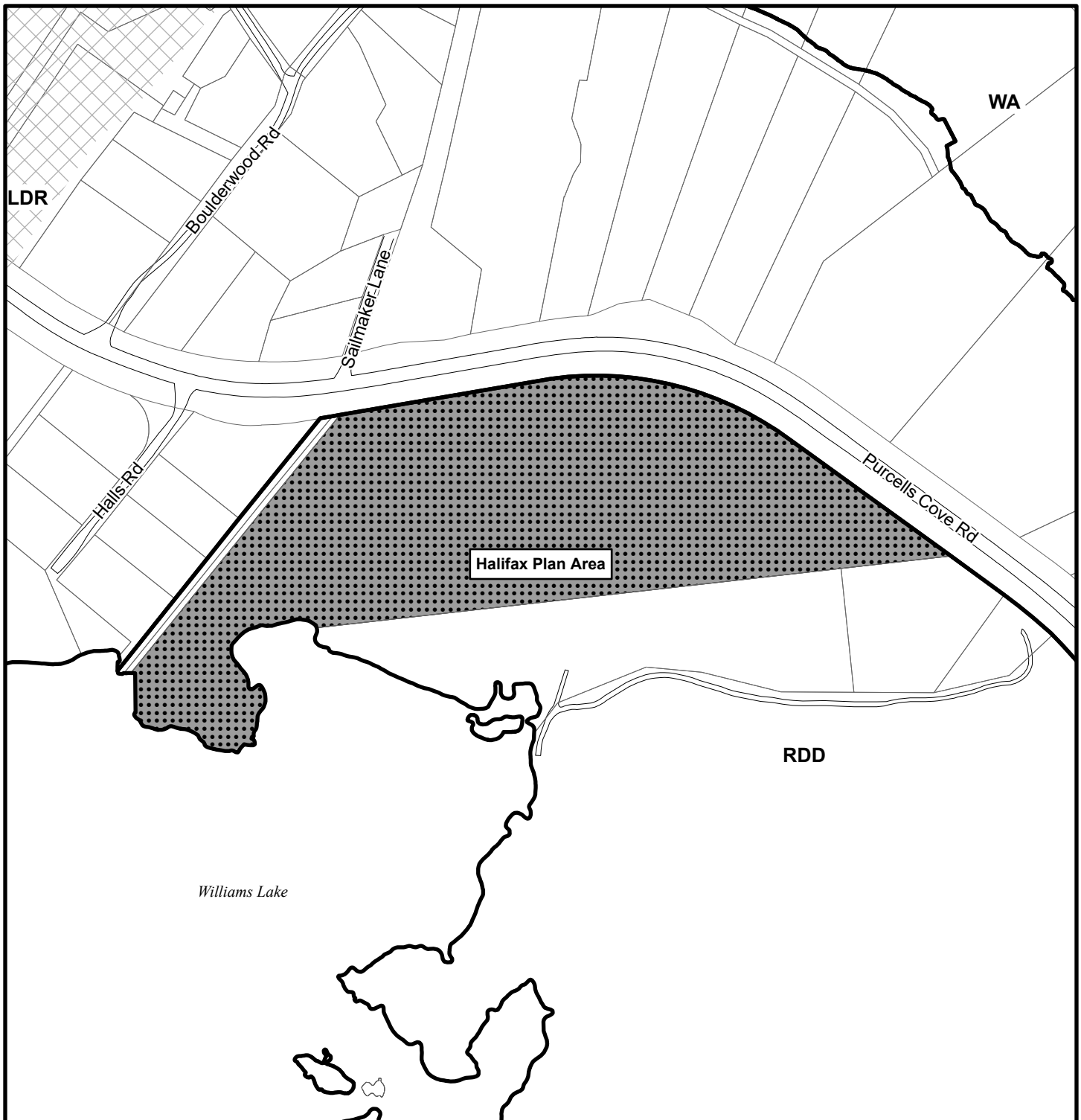


HALIFAX

0 20 40 60 80 100 m

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

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



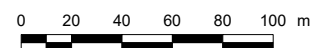
C025 - Lands on Purcell's Cove Road

Generalized Future Land Use

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

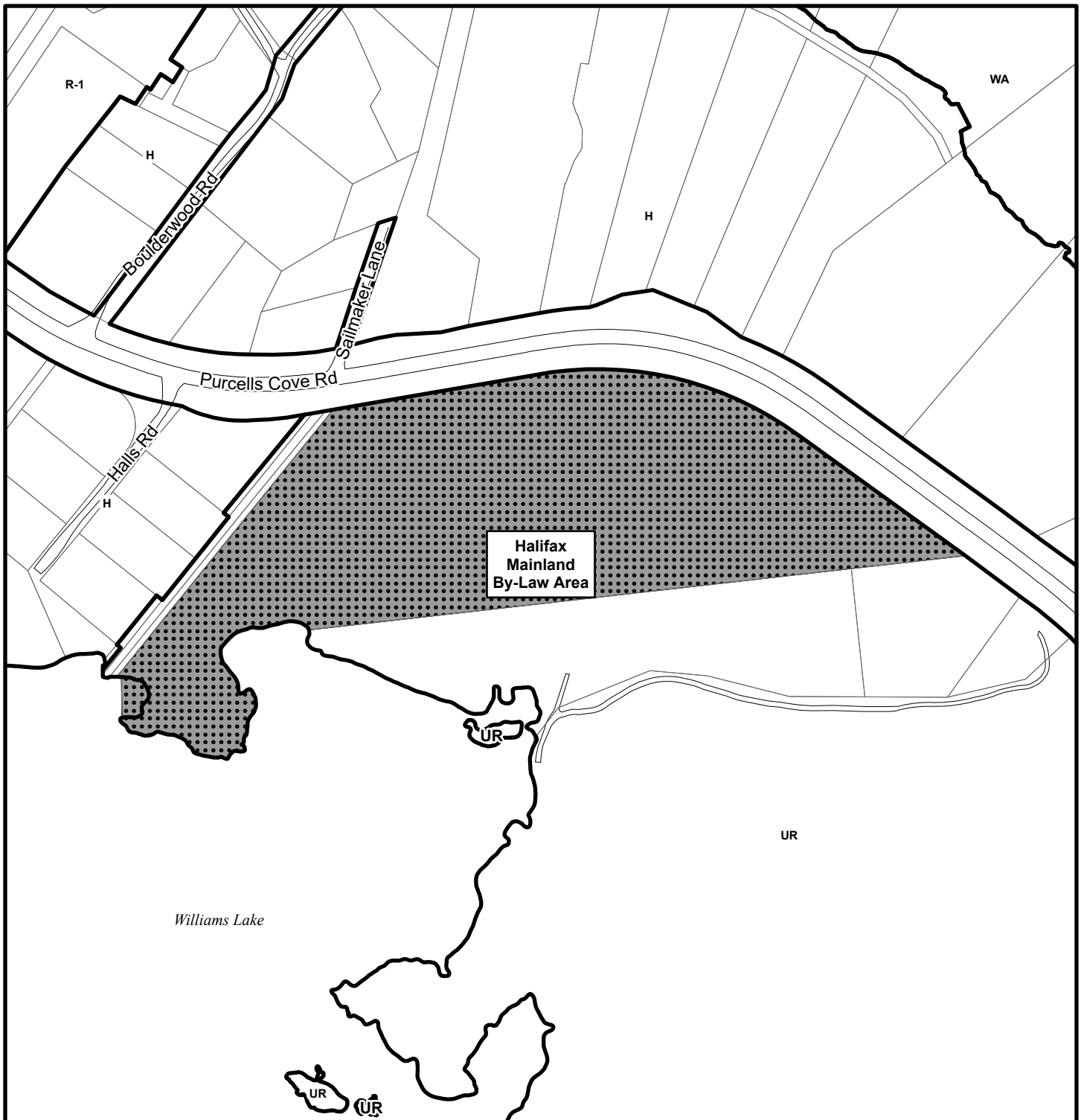


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C025 - Lands on Purcell's Cove Road

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.

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REVISED PROPOSAL



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February 14th, 2022

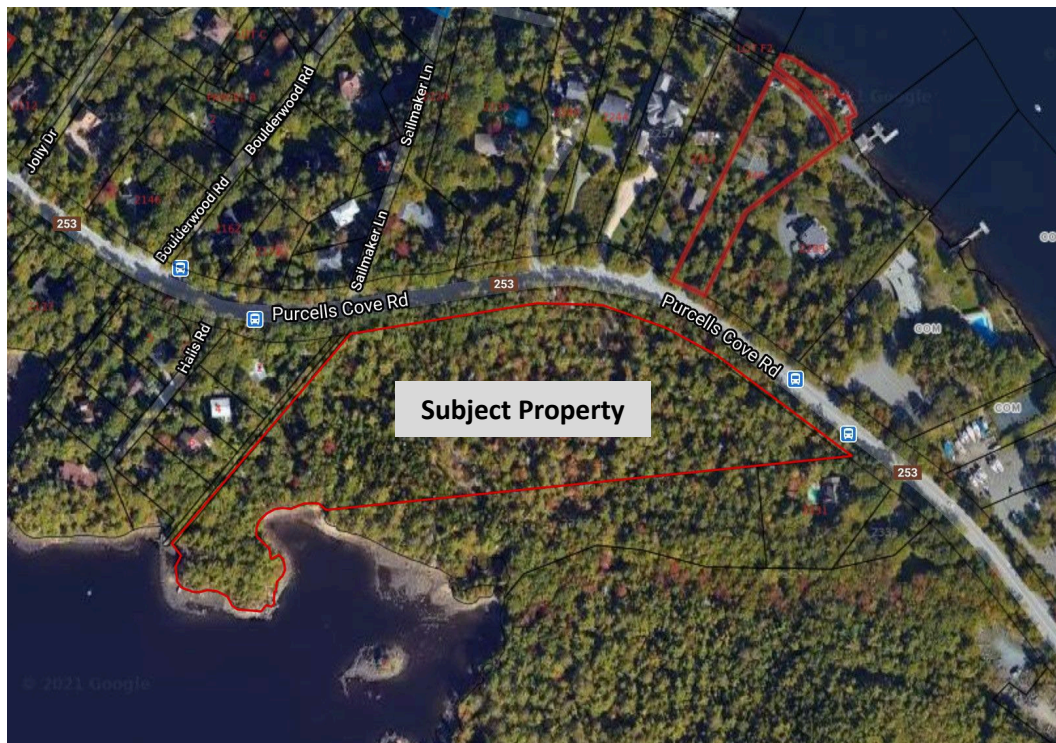
Leah Perrin
Principal Planner – Regional Planning
Halifax Regional Municipality

Via email: perrinl@halifax.ca

Re: Purcell's Cove Road (PID: 41342080)

Leah:

I am writing to you today on behalf of our client, Tony Maskine. Mr. Maskine owns PID: 41342080, a 9.4-acre parcel fronting on Purcells Cove Road. This can be seen in Figure 1. The property is currently zoned Urban Reserve and designated Residential Development District (RDD) under the Halifax Municipal Planning Strategy as well as designated Urban Reserve under the Regional Plan.



It is our understanding that Halifax Planning Staff are currently undergoing a review of the Regional Plan and I am writing to formally request, on behalf of our client, that PID 41342080 be redesignated as part of the is plan review to Urban Settlement to allow for large lot subdivision development with on-site services.

When the Regional Plan was adopted in 2006, this property was designated as Urban Reserve and zoned Urban Reserve under the Mainland Land Use Bylaw (Figure 2). The

Urban Reserve designation is intended to ensure that a supply of land is available for serviced development over a longer term and has been applied to lands situated outside the Urban Settlement Designation where serviced development may be provided after the life of the Plan (2031). However, the current as-of-right potential for development is limited.

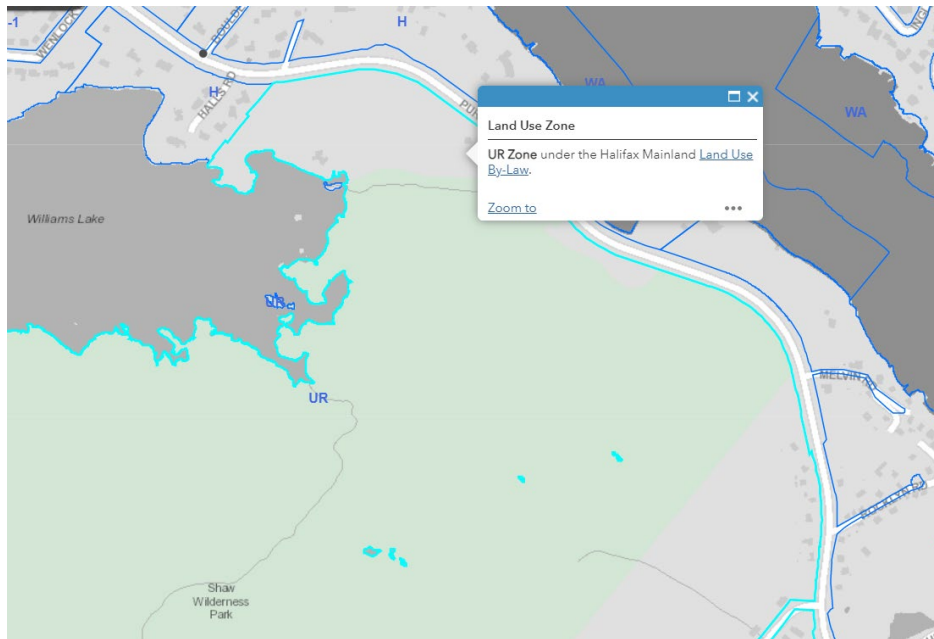


Figure 2. UR zone and adjacent Williams Lake and Shaw Wilderness Park

Since the 2014 Regional Plan Review, circumstances have changed. The municipality purchased much of the Urban Reserve properties around Williams Lake and this land has become the Shaw Wilderness Park. This acquisition leaves our client's parcel as the only undeveloped Urban Reserve property along Purcells Cove Road that abuts Williams Lake. Additionally, serviced land available for residential development has dwindled. Mr. Maskine's property is situated just outside of the urban service boundary and functions as a key delineator between the Shaw Wilderness Park and the Urban Service Boundary (Figure 3).

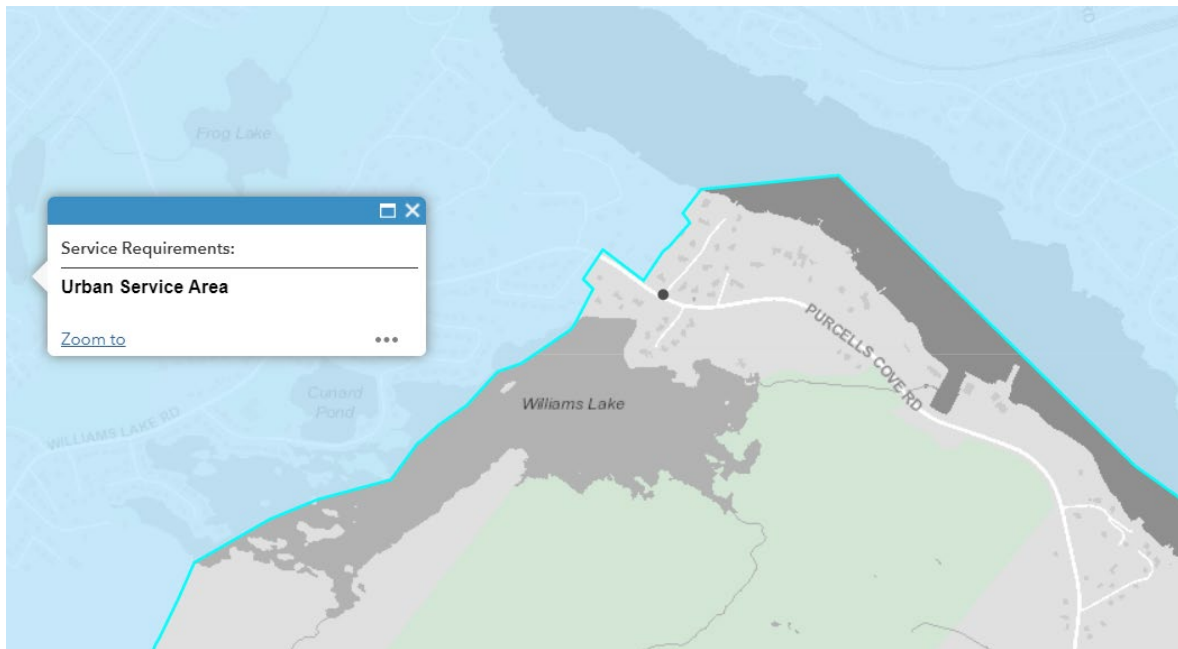


Figure 3. Current Service Area Boundary

Given these realities, our client request that you and your team consider re-designate his land to Urban Settlement and permit large lot subdivision and development with on-site services. We believe a change in policy of this nature can be accommodated during the phase 3 (quick fixes) scope of the regional plan review.

Sincerely,

Chris Markides MCIP, LPP

Original Signed

Urban Planner

ZZap Consulting Inc.

C025 - Original Request



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April 9th, 2021

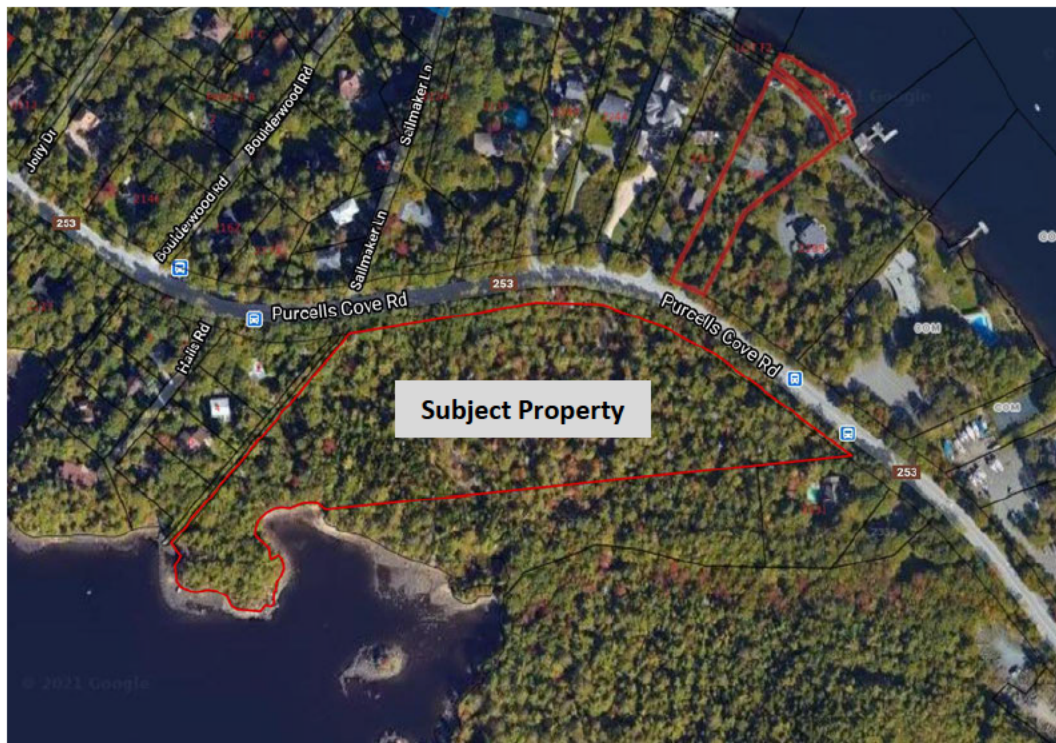
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It is our understanding that Halifax Planning Staff are currently undergoing a review of the Regional Plan and I am writing to formally request, on behalf of our client, that PID 41342080 be redesignated as part of the is plan review to Urban Settlement and brought within the urban service boundary.

When the Regional Plan was adopted in 2006, this property was designated as Urban Reserve and zoned Urban Reserve under the Mainland Land Use Bylaw (Figure 2). The

Urban Reserve designation is intended to ensure that a supply of land is available for serviced development over a longer term and has been applied to lands situated outside the Urban Settlement Designation where serviced development may be provided after the life of the Plan (2031).

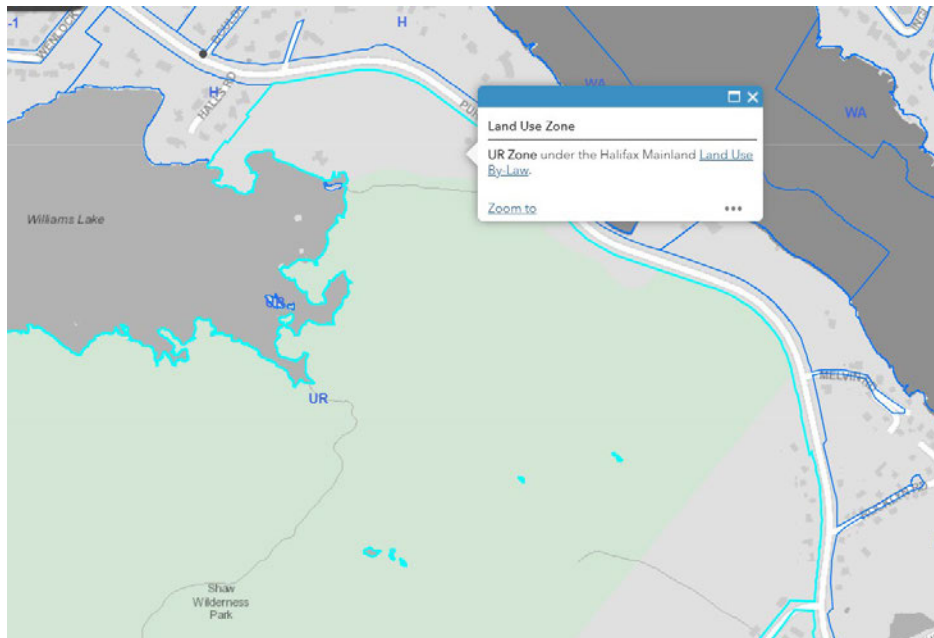


Figure 2. UR zone and adjacent Williams Lake and Shaw Wilderness Park

In 2014, the Regional Plan was updated to allow for development on the property up to 20 units subject to a development agreement. However, the as-of-right development potential of the property is limited, as the development officer cannot issue development permits for new lots created.

Since the 2014 Regional Plan Review, circumstances have changed. The municipality purchased much of the Urban Reserve properties around Williams Lake and this land has become the Shaw Wilderness Park. This acquisition leaves our client's parcel as the only undeveloped Urban Reserve property along Purcells Cove road that abuts Williams Lake. Additionally, serviced land available for residential development has dwindled. Mr. Maskine's property is situated just outside of the urban service boundary and functions as a key delineator between the Shaw Wilderness Park and the Urban Service Boundary (Figure 3).

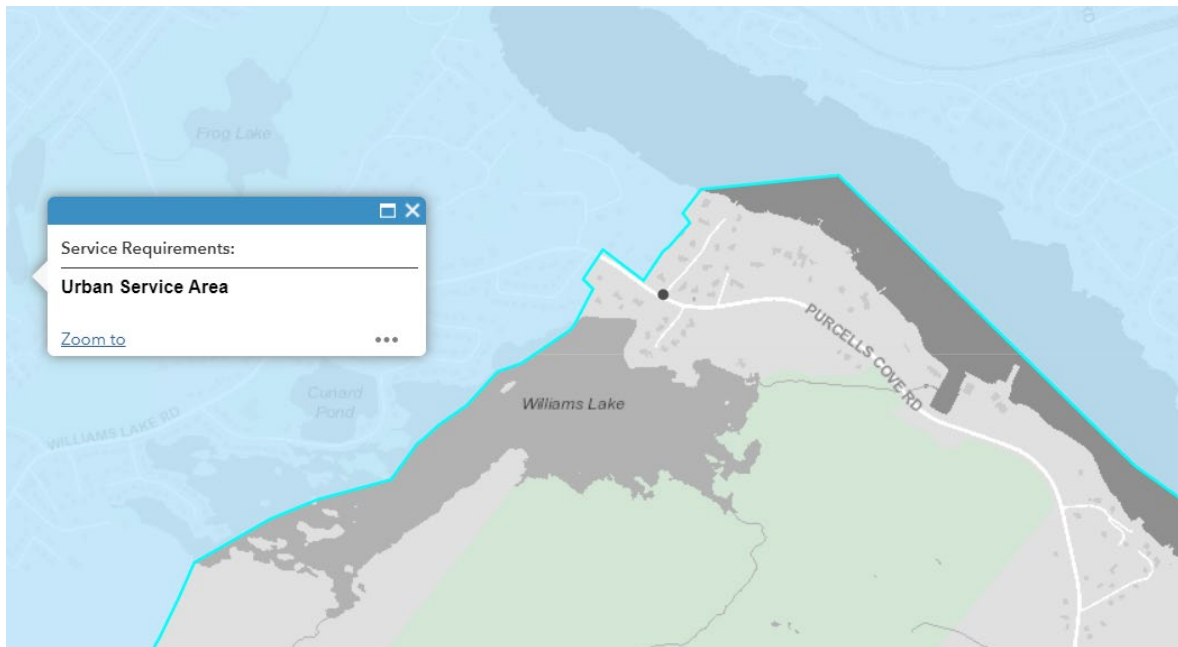
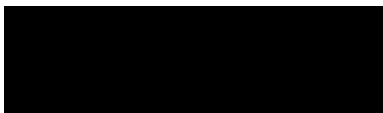


Figure 3. Current Service Area Boundary

Given these realities, our client request that you and your team consider bringing his lands into the urban service boundary and re-designate his land to Urban Settlement as part of the Regional Plan review.

Sincerely,

Chris Markides MCIP, LPP



Urban Planner

ZZap Consulting Inc.