2026-00334
(C070 -B)

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.

		(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.

C070-B
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27 October 2021

Kathleen Fralic
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By Email

Dear Ms. Fralic:

RE: Regional Plan Review Comments

In addition to our previous letters and conversations we would like to highlight some additional lands that we believe would be appropriate for serviced development:

1. LIndforest

The Lindforest properties in Middle Sackville consist of three PIDs:

PID	Area	Servicing	Zone
40695504	27.94 acres	Adjacent to fully serviced lands	CDD
40123788	10.67 acres	Partly within water service boundary	R-6
41315946	0.43 acres	Within water service boundary	R-6

We would like all of these properties to be rezoned to CDD (SU-6 of the RMPS). The same zoning across all of the land would allow for the comprehensive development of the site allowing us to concentrate density away from natural features and less dense neighbouring properties, and optimize the road layout.

2. Hwy 101 Interchange lands

Regional Council has initiated a master planning process for these lands (Case 21639):

- HRM ownership: 41293036 (parkland), 41287137 (future Park and Ride and Cultural Centre)
- Armco ownership: 40281479, 40123598, 41287129, and 40123606

This planning process will include the extension of the water service boundary and result in the creation of planning policies and regulations permitting mixed residential, commercial, institutional and recreational uses. We believe this would be an appropriate location to extend sewer services to as well. The existing master plan process could run concurrently with the Regional Plan review.

3. Berry Hills remaining lands

PID 41496621 is a currently vacant property adjacent to the fully serviced Berry Hills 8 subdivision. Extending the service boundary through this area would allow for the extension of the Berry Hills lot fabric to create similar residential lots in the area.

Sincerely,

ARMCO CAPITAL INC.

Laura Masching,

Planner