

2026-00365 (C786)

October 27th, 2023

Dave Paterson, MCIP, LPP
Principal Planner, Regional Planning Team
Planning and Development
regionalplan@halifax.ca

RE: Halifax Draft Regional Plan Phase 5 - Site Specific Request for Aerotech Comprehensive Development District Lands

Dear Mr. Paterson & Regional Plan Review Team:

Clayton Developments Limited, on behalf of Aerotech Developments GP Limited, 4538217 Nova Scotia Limited, and Municipal Enterprises Limited is pleased to submit a site-specific request for consideration of our approximately 1,000 acre proposed 'Aerotech Comprehensive Development District (CDD)' lands, as shown on the attached compiled plan prepared by SDMM. The lands are south of the Highway 102 Aerotech Connector, between Highway 102 and Highway 2 in Fletchers Lake. The lands are comprised of the following PIDs:

- PID 00527861, PID 41356841, PID 00529248, PID 41356858, PID 41461625, PID 41334459, PID 00515601, PID 00515874;
- PID 40149551 owned by Municipal Enterprises Limited; and
- the provincial lands (PID 41437716 and 41437732) should be considered as part of community planning efforts in the area.

We ask that these lands be considered in the "Urban Settlement" designation, and a "Future Serviced Community" Growth Centre. It is our intent that comprehensive studies be commenced to consider servicing the lands with municipal water, wastewater and conventional transit services. At a preliminary 'land potential' concept level, it is our belief that a combined $\pm 7,000$ to $\pm 8,000$ multifamily and ground-based homes could be built in this area, subject to appropriate servicing availability in a master planned community (see the attached Conceptual Master Plan). A further ± 16 acres of community commercial, and ± 143.5 acres of employment lands for either commercial or compatible industrial uses could also be achieved in our preliminary concept plan estimates. This configuration is preliminary, but is offered to assist in informing consideration of our request for inclusion in the Draft Regional Plan, as well as to assist in housing supply estimates we expect may be included in key performance indicators for the plan.

This location is favourable for a Future Serviced Community Growth Centre for the following reasons:

- **Sufficient Size for a Future Serviced Community Growth Centre** – The site is a significant land holding under shared ownership. At approximately 1,000 acres, the parcel is large enough to enable opportunities for a range of housing types, and is adjacent to existing regular transit service to the airport. As a parcel with a coordinated ownership structure backed by developer partners, the site can be developed in timely manner to address HRM's housing needs.
- **Adjacent to Major Transportation Infrastructure Improvements** – Construction has begun on the Aerotech Connector, which would bring supportive highway infrastructure in place for a major development. The Aerotech Connector is under construction and in our understanding, is expected to be completed in 2024 or 2025. The existing Highway 102 flanks the site, and Exit 5A of Highway 102 provides access to this major commuter route.
- **Proximity to Growth Centres and Urban Settlement Designation Areas** – This site has proximity to the existing River-Lake / Fall River Rural Growth Centre in HRM. It is opposite the highway from the Urban Settlement designation at Aerotech and the Halifax Stanfield International Airport. If the municipality continues its higher rate of growth, we will need to find opportunities to extend the urban serviced area, and target transit-supportive densities in new developments, including the subject lands. Sites like the

subject lands are sensible as an extension of services, rather than entertaining leapfrog development patterns.

- **Proximity to Employment** – The site is near the existing employment node of Halifax Stanfield International Airport and Aerotech Industrial Park. It has good transportation route access into Burnside, Sackville Business Park and Bedford Common, particularly when the Highway 107 Sackville-Bedford-Burnside Connector (Highway 107 Extension) is completed. Reading the *2020 Industrial Employment Lands Strategy*, Aerotech will become a future employment node as Burnside Industrial Park builds towards completion. Having housing near employment will facilitate transit opportunities to Aerotech, and any employment growth at the airport to service our growing population.
- **Water Supply Redevelopment Considerations** – Our understanding is that Halifax Water's Bennewy Lake Water Supply Plant serving the Halifax Stanfield International Airport and Aerotech Business Park has limited capacity for additional uses. Servicing alternatives would be prudent to support the Aerotech Business Park expansion even if the subject lands were not proposed for development. This proposed development would enable a sufficient population for consideration of significant water supply infrastructure development.
- **Wastewater Opportunities** – The site is near the Aerotech Park Wastewater Treatment Facility, and servicing may be able to be extended to the subject lands from Aerotech Drive. Our understanding is that there is additional capacity within the treatment facility from 2016 upgrades, but the exact supportable population will need to be confirmed by further study.
- **Surface Material Suitability** – While this region of the municipality is prone to pyritic slate, preliminary geotechnical testing indicates that the depth of the acid-bearing rock strata is largely far enough underground to not impact development throughout a large portion of the lands. While this will require further study, it does provide enough supportive rationale for detailed study.
- **Minimized Airport Land Use Conflicts** – The lands are largely located outside of the NEF Contours and *Halifax International Airport Zoning Regulations* under the federal *Aeronautics Act*, excluding a portion of the lands north of Exit 5A.

These lands make available an area which is capable of housing a large, serviced community which will add significantly to developable lands needed to fulfill the Halifax region's housing needs. We understand intimately the need for comprehensive community planning and further study to advance consideration of this area for development. We look forward to working with staff, consultants, and the public in the coming years on background studies and concept design advancement, should it be enabled as a Future Serviced Community Growth Centre.

Thank you for your consideration and attention on this request. Should you have any questions with regards to the enclosed materials, please do not hesitate to contact the undersigned.

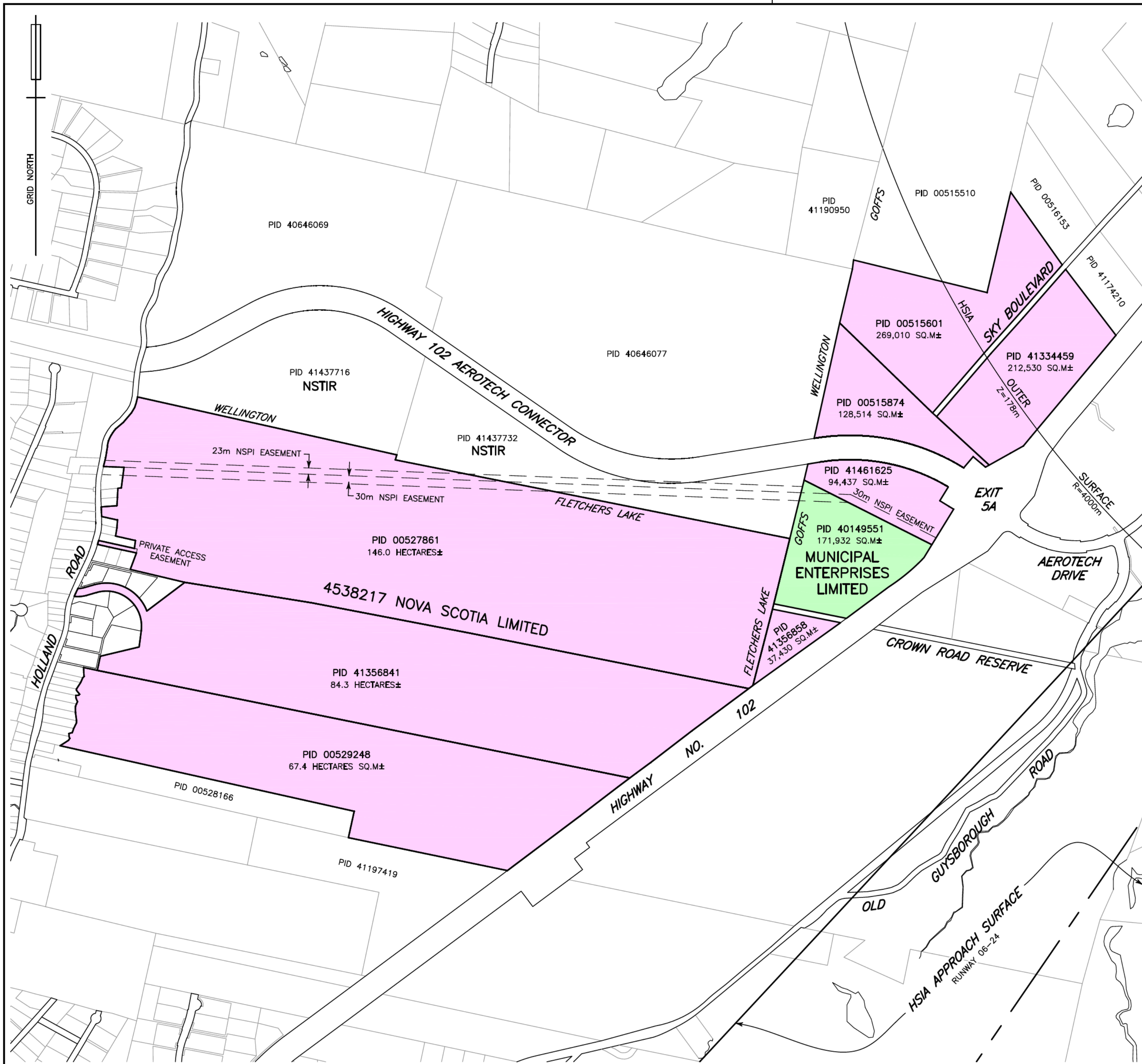
Kind regards,



Jared Dalziel, MCIP, LPP
Senior Planner
Clayton Developments Limited

Enclosures

- Compiled Plan of Survey – Wellington Lands – October 26th 2023
- Aerotech CDD Lands – Conceptual Master Plan - October 27th 2023



LEGEND

LANDS DEALT WITH BY THIS PLAN

HSIA HALIFAX STANFIELD INTERNATIONAL AIRPORT

PID PARCEL IDENTIFICATION NUMBER

SQ.M SQUARE METERS

HA HECTARES

NSPI NOVA SCOTIA POWER INCORPORATED

NSTIR NOVA SCOTIA DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE RENEWAL

4538217 NOVA SCOTIA LIMITED

MUNICIPAL ENTERPRISES LIMITED

COMPILED PLAN SHOWING PROPOSED
AEROTECH CDD LANDS
 HIGHWAY 102 & HIGHWAY 102 AEROTECH CONNECTOR
 FLETCHERS LAKE & GOFFS
 HALIFAX COUNTY, NOVA SCOTIA

SDMM

Servant, Dunbrack, McKenzie & MacDonald Ltd.

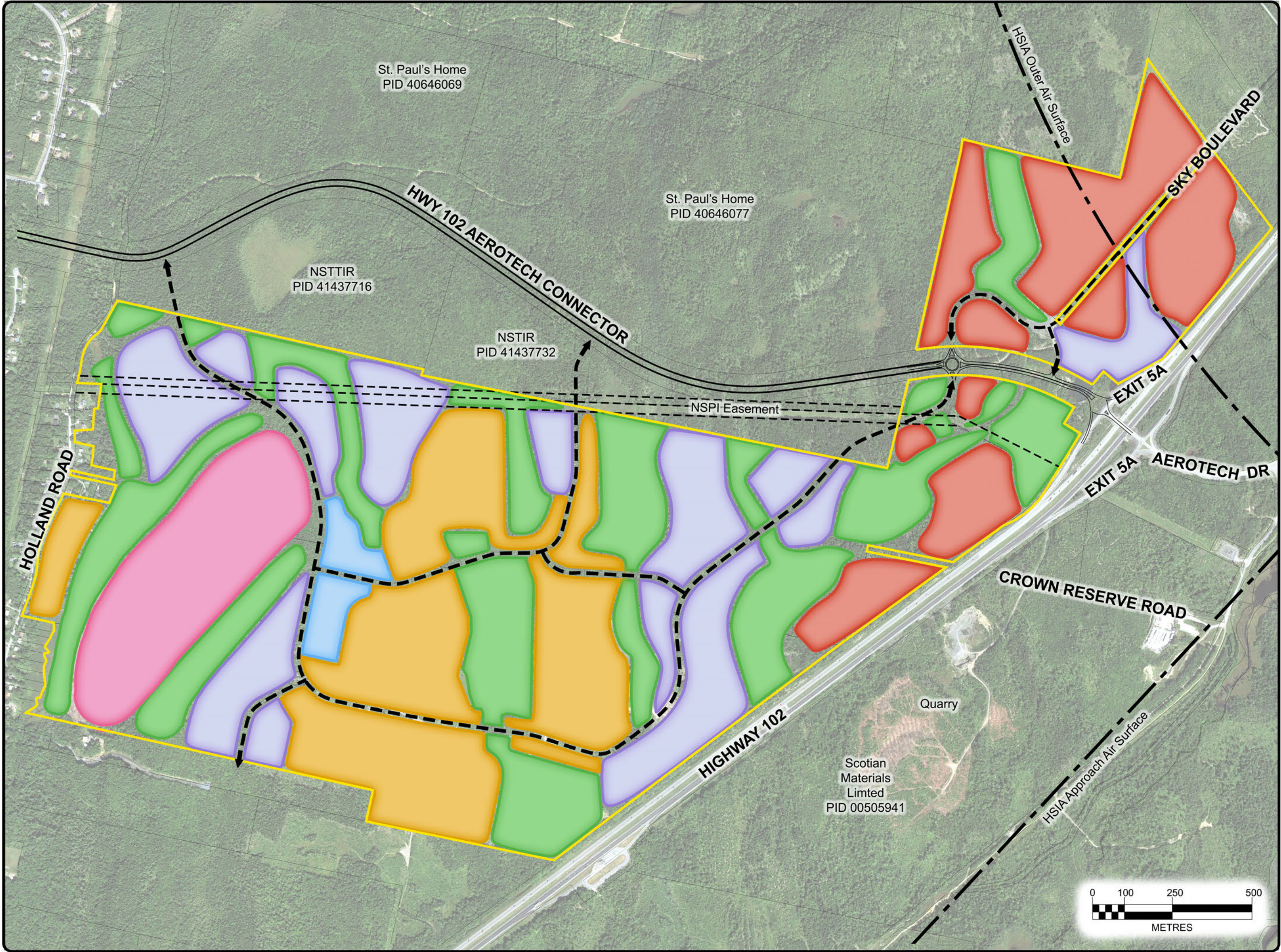
NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS

36 OLAND CRESCENT
 BAYERS LAKE BUSINESS PARK
 HALIFAX, NS B3S 1C6

PHONE:
 FAX:
 WEB:

DATE: OCTOBER 26, 2023
 SCALE 1 : 10,000 (METRIC)
 FILE No. 1-14-24 (38032)
 PLAN No. 13-3358-1

0m 150 300 500 700 900m



CONCEPTUAL
MASTER PLAN

Proposed
Aerotech CDD
Lands

- HIGHWAY COMMERCIAL
137.0 Acres
- MULTIPLE RESIDENTIAL
4,550 Units (182.0 ac x 25 upa)
- MIXED-USE (MAIN STREET)
16 ac. (2st. Comm) + 180 units
- GROUND-BASED RESIDENTIAL
1,205 Units
- PARKLAND / ENVIRONMENTAL
OPEN SPACE (229.5 Ac.)
- MIXED HOUSING RESIDENTIAL
2,078 Units (83.1 ac x 25 upa)

- PROPOSED R.O.W.
- PROJECT BOUNDARY

NOTES:
- CONCEPTUAL LAYOUT ONLY.

DATE
OCTOBER 27, 2023

SCALE
1:5000

