



February 28, 2020

Kate Greene, MCIP, LPP
Regional Policy Program Manager
Planning & Development
HRM

Dear Kate:

Re: Regional Plan Review: Sandy Lake Urban District Growth Centre

As per our recent telephone discussions, I represent United Gulf Developments Limited and am writing this letter on their behalf regarding their lands in the Sandy Lake area. The subject lands are located as shown on the attached maps which are excerpts of the Regional Plan Generalized Future Land Use Map 2 and Settlement and Transportation Map 1.

Representatives from United Gulf had spoken with HRM in the past about having these lands designated for future development. At that time, the development focus was on Jack's Lake and Bedford West areas and there was not a growth area identified for the Sandy Lake area. Since then, Jack's Lake has been removed from future development and is identified as parkland. The majority of Bedford West has been developed with work proceeding on the remainder. Lands near Sandy Lake have been designated as Urban Settlement and identified as an Urban District Growth Centre in the 2006 and 2014 Regional Plans.

We have reviewed the 2004 Greenfield Areas Servicing Analysis, other servicing reports, as well as the December 2011 staff report for "Wastewater Oversizing for Future Development of Sandy Lake Lands". We are requesting that HRM please consider adding the United Gulf lands to the Sandy Lake Urban District Growth Center as part of your current review of the Regional Plan. We offer the following supporting rationale and are open to further discussion with staff on these matters as the Regional Plan review proceeds:

1. The United Gulf lands are immediately adjacent to the Urban Settlement designation and the Sandy Lake Urban District Growth Centre. The lands are an in-fill site that is situated between the large lot un-serviced development of Kingwood North, the Lower Sackville Urban Settlement designation, and the Sandy Lake Urban District Growth Centre. From a land use planning point of view, it would be most efficient and environmentally sensitive to develop these lands under the Sandy Lake secondary planning regime rather than have them develop as an extension of suburban large lot development.
2. The United Gulf Lands could bridge the gap between the Sandy Lake Growth Center and Kingswood North, thus improving traffic flow and transportation options.

tel: [REDACTED]

email: [REDACTED]

3. The United Gulf lands can be serviced with municipal sewer either through upsizing the sewers through Bedford West with appropriate cost sharing, or through storage during peak flow times as the addition will only represent a small fraction of the total flow from the Bedford West/Sandy Lake system that runs into Halifax, which was identified as the preferred option for the Sandy Lake Growth area. Alternatively, a new sewage treatment system could be constructed for this side of the Sandy Lake lands that could discharge into Marsh Lake or the Sackville River as per the very stringent Department of Environment regulations.
4. The United Gulf lands are capable of being serviced with municipal water via the large Pockwock watermain.
5. Population growth in HRM has been higher than what had been projected in the 2014 Regional plan. This will mean that future Urban Growth Centres may be coming on line sooner than originally anticipated. All of the lands near Sandy Lake should be reviewed as part of the current Regional Plan review so that vacant in-fill parcels are identified for efficient development.
6. HRM have stated that it is best when Growth Centres contain multiple land owners. Currently, the Sandy Lake Urban District Growth Centre is made up primarily of Clayton owned lands. By including the United Gulf lands, and perhaps some of the smaller land owners, the Sandy Lake area would satisfy this HRM goal.
7. Any review of the Sandy Lake Urban District Growth Centre should include the oversizing of streets and services to accommodate the United Gulf lands and other in-fill properties in this area because this area surrounded by urban and suburban development on all sides.
8. These lands are more economical to develop than other areas of HRM because the Sandy Lake area does not consist of bedrock and pyritic slate, that is so common elsewhere in HRM.
9. When taking into account the acreage of Bedford West (1800 acres) and Sandy Lake Urban District Growth Centre (900 acres), the United Gulf lands would be adding approximately 14% more land area (390 acres).

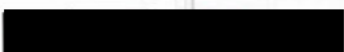
We look forward to working with you and Planning staff on the current review of the Regional Plan and the Sandy Lake Urban District Growth Centre.

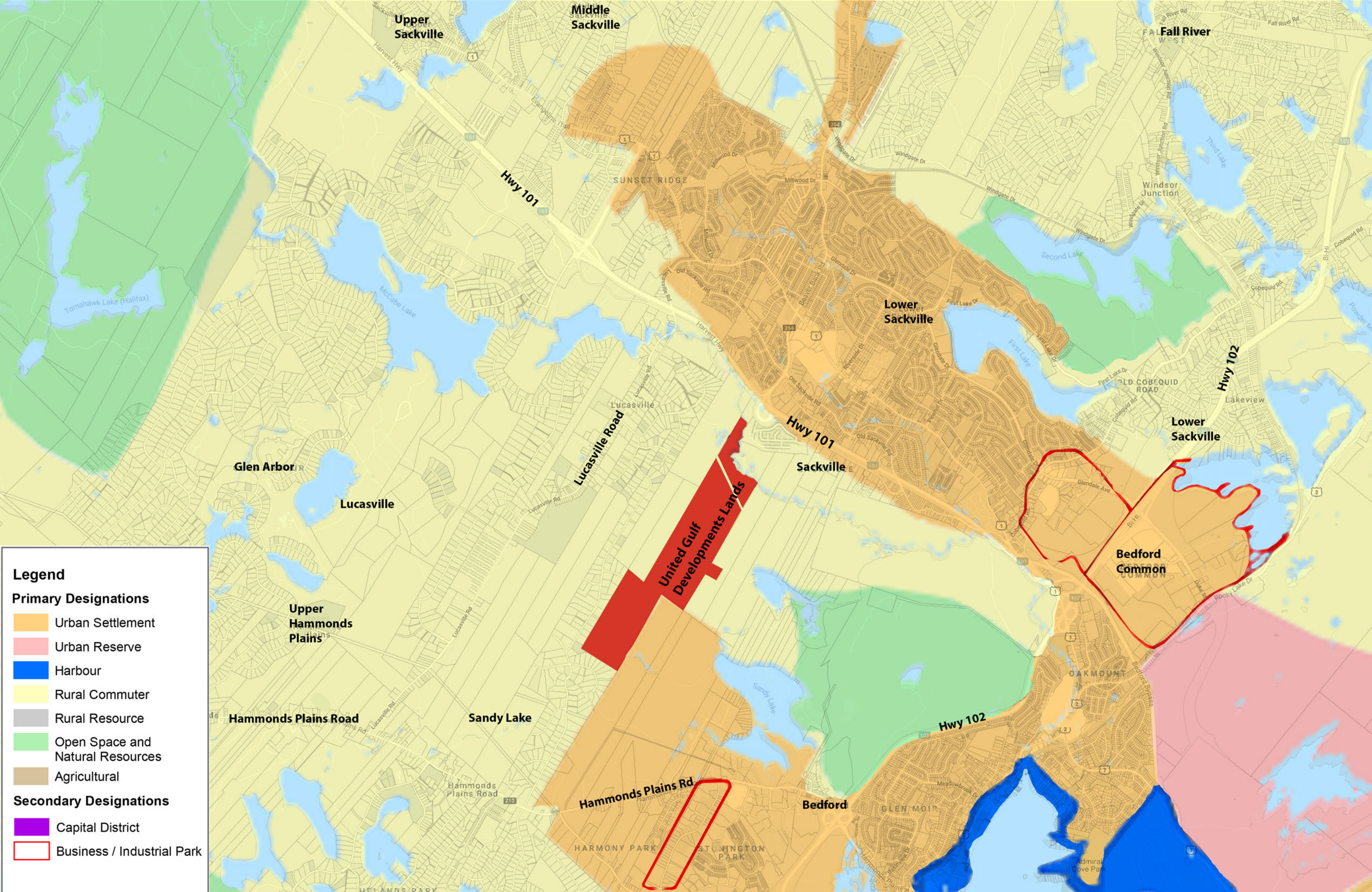
Sincerely:



Jenifer Tsang, MCIP

tel: 

email: 



Legend

Primary Designations

Urban Settlement

Urban Reserve

Harbour

Rural Commuter

Rural Resource

Open Space and Natural Resources

Agricultural

Secondary Designations

Capital District

Business / Industrial Park

