

C060 – First Lake Drive, Lower Sackville

Origin: December 11, 2018 motion of Regional Council “to consider amendments to the Water Service Area, as identified on Map 1 of the supplementary staff report dated November 14, 2018, as part of the next review of the Regional Municipal Planning Strategy.”¹

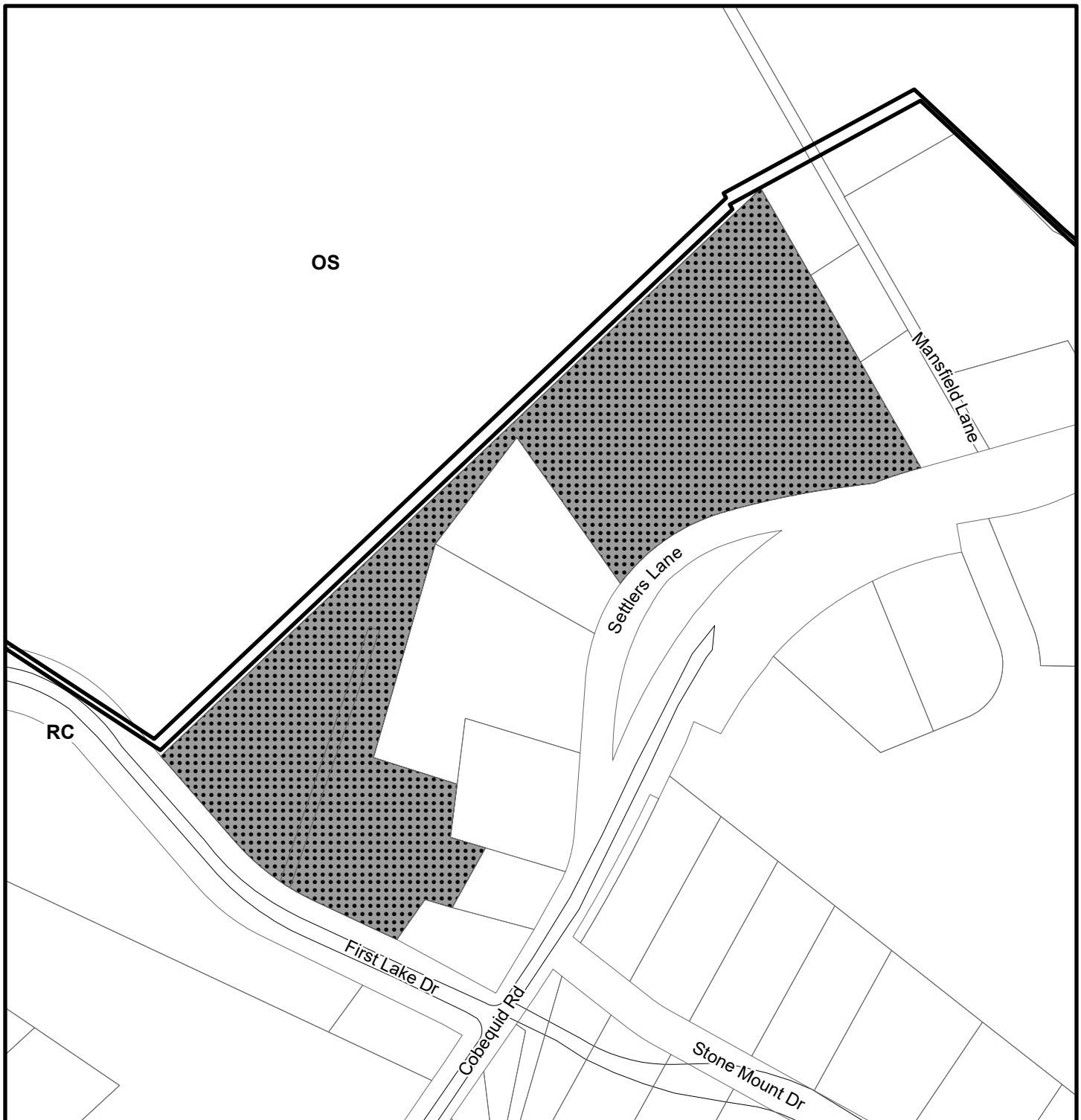
Subject Site Details:

General Location	Just north of First Lake Drive and Cobequid Road, also abutting Settlers Lane in Lower Sackville
Subject Site	PIDs 41404096; 40507824
Size of Site	4.1 ha (10.2 ac)
Current Land Use(s)	Vacant forested land; watercourse (40507824); potential minor encroachment on PID 41404096 from a neighbour's garage
Surrounding Uses(s)	Low-density residential; forested regional park.
Service Area (per Schedule B, Regional Subdivision By-Law)	About half of PID 41404096 is in the Water Service Area
Community Plan Designation	Sackville Municipal Planning Strategy : Designation is “UR, 1982” for PID 41404096; “1982” for PID 40507824
Zoning	Sackville Land Use Bylaw : Rural Residential (R-6)
Regional Plan Designation	Rural Commuter. Not in a Growth Centre.
Existing Planning Policy Considerations	Regional Plan : - A portion of the lands is outside the Water Service Area, established in the Regional Subdivision By-law - Policy SU-15 states sets out the circumstances under which a Water Service Area can be expanded
Regional Plan Review Considerations	- The site is near a water main; however expansion of the main to service the relatively moderate development capacity on the site may be cost prohibitive. - The Water Service Area boundary is not aligned to property boundaries Proposed housing units (estimated): Approximately 7 lots
Recommended Approach	Possible Categorizations: Regional Plan Phase 3: Quick Adjustments for Capacity Regional Plan Phase 4: Draft Regional Plan Regional Plan Phase 5: Future Capacity Advance Outside Regional Plan No Change Recommended

¹ <https://www.halifax.ca/sites/default/files/documents/city-hall/regional-council/181211rc-mins.pdf>

	Regional Plan Phase 3: Quick Adjustments for Capacity
--	--

	As part of this review, consider aligning the Water Service Area boundary with existing property boundaries. This will require consultation with Halifax Water.
--	---



C060 - Lands on First Lake Drive, Lower Sackville

Regional Plan



Subject Area



Regional Plan Generalized Future Land Use Designation

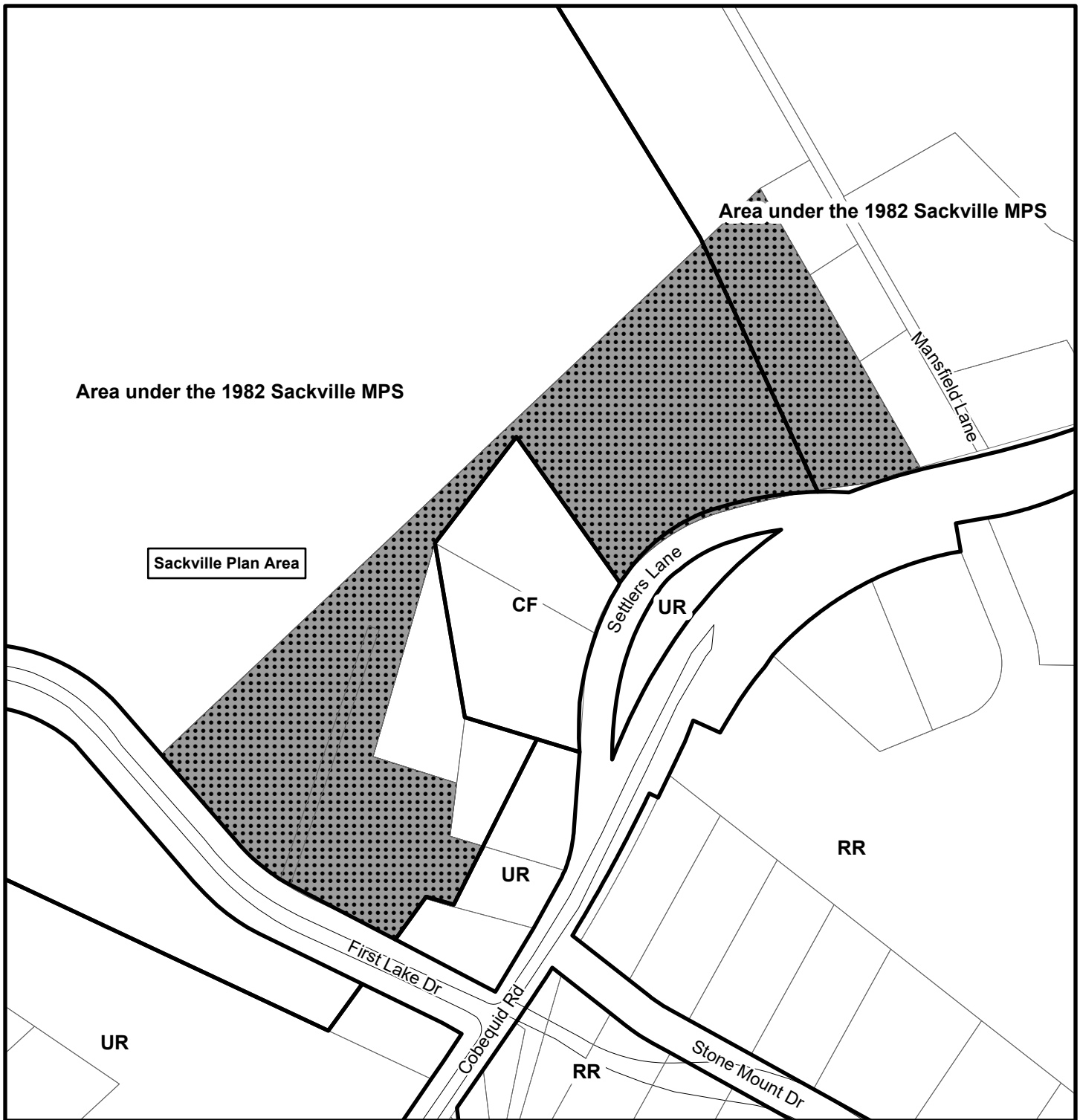


HALIFAX

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.



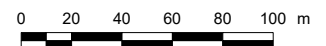
C060 - Lands on First Lake Drive, Lower Sackville

Generalized Future Land Use

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

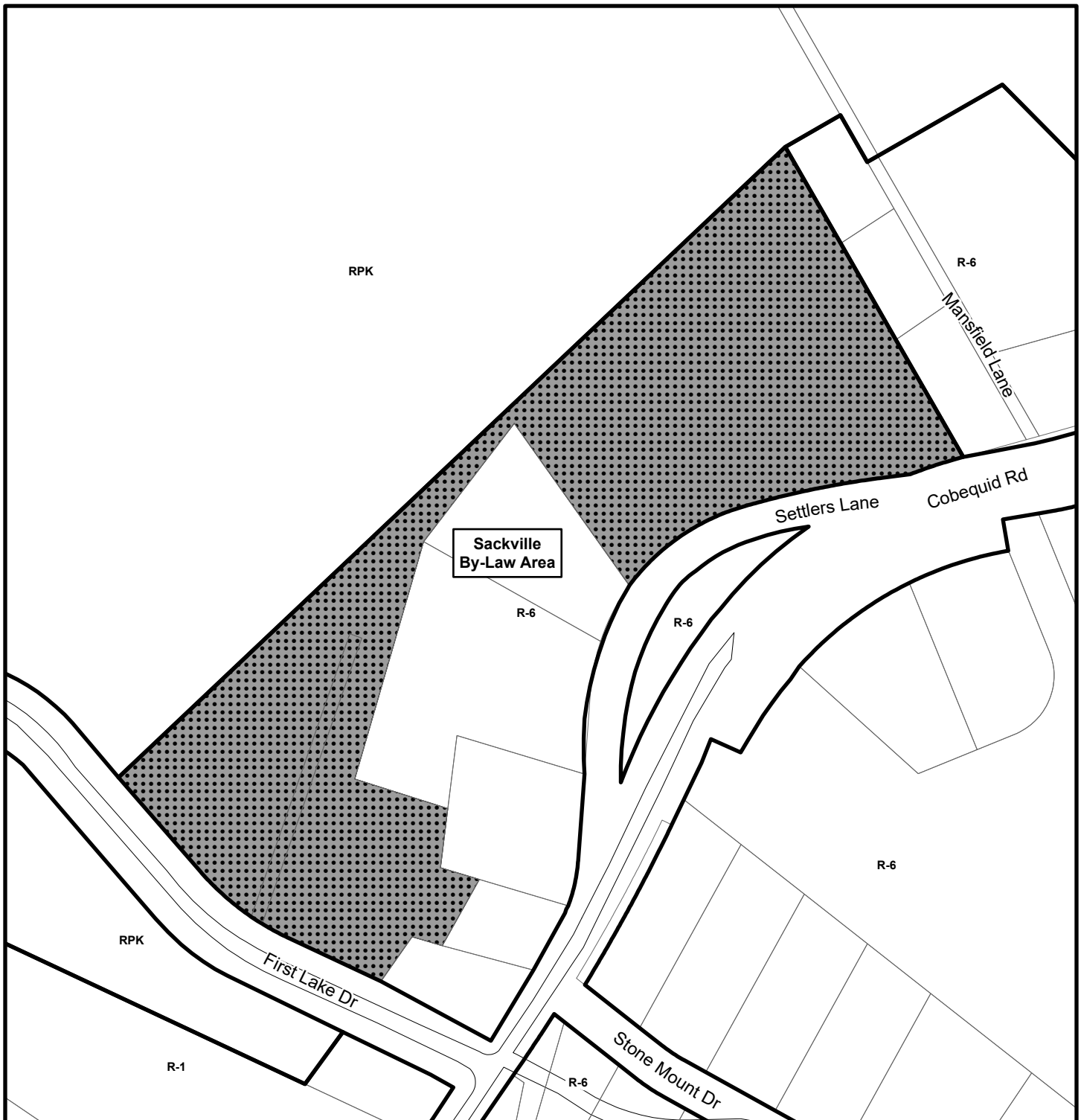


HALIFAX



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

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



C060 - Lands on First Lake Drive, Lower Sackville

Zoning

-  Subject Area
-  By-law Area
-  Zoning



HALIFAX

0 10 20 30 40 50 60 m

This map is an unofficial reproduction of a portion of the Zoning for the by-law area indicated.

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