

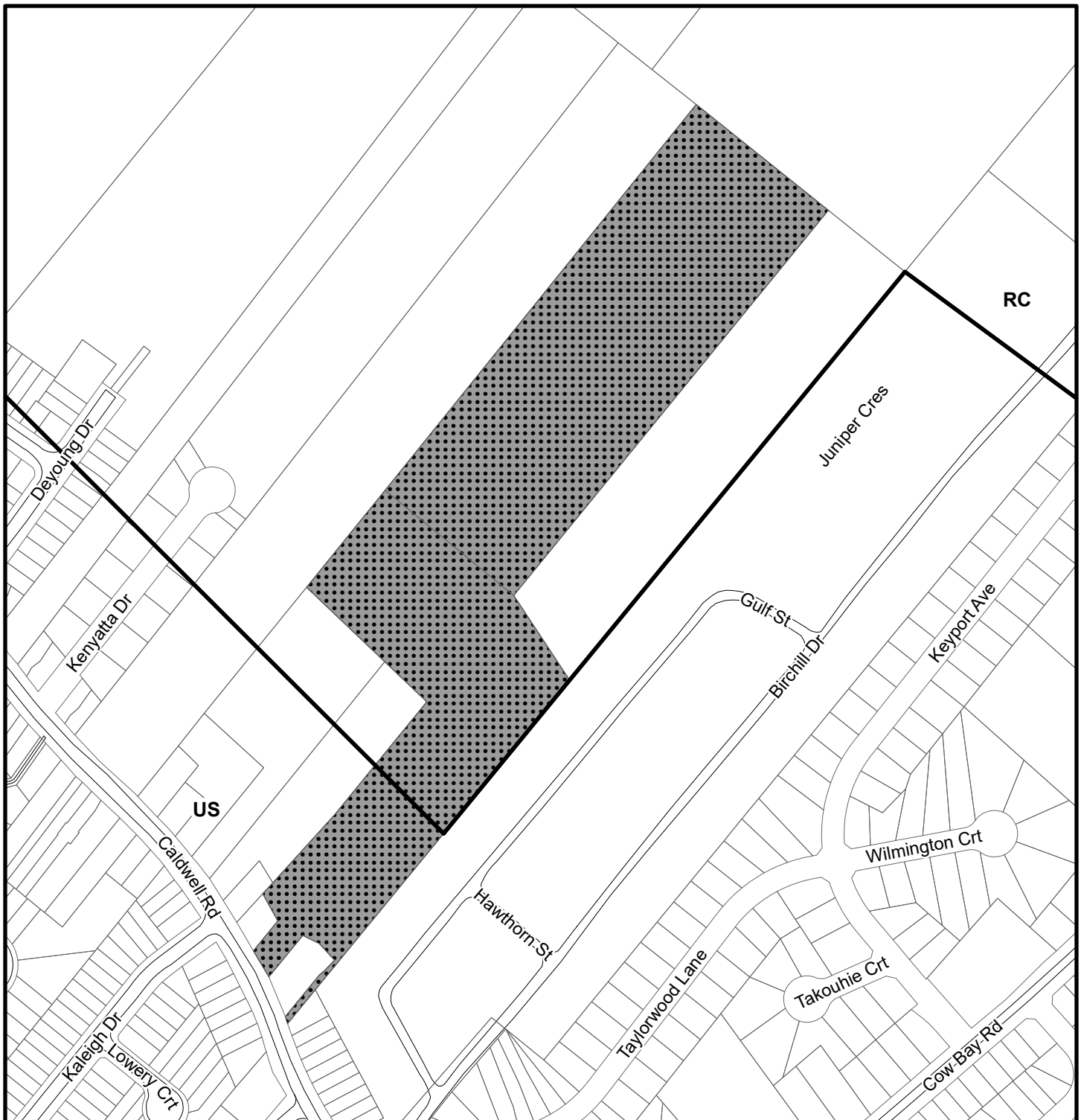
C079 – Birch Hill Mobile Home Park, Eastern Passage

Request from Killam Developments to expand the Birch Hill Mobile Home Park which requires an extension to the Urban Service Area boundary.

Subject Site Details:

General Location	North quadrant of Caldwell Road – Cow Bay Road area of Eastern Passage
Subject Site	Portion of PID 40001414 outside service area; all of PID 00373639
Size of Site	Approx. 6.1 ha outside the serviced area (Total area for both PIDs regardless of serviced area, is approx. 7.1 ha (17.6 ac))
Current Land Use(s)	Vacant; unfinished roadway; some forest
Surrounding Uses(s)	Mobile home park; low-density residential; forest
Service Area (per Schedule B, Regional Subdivision By-Law)	None (only a portion of PID 40001414 is inside the Urban Service Area)
Community Plan Designation	Eastern Passage/Cow Bay Municipal Planning Strategy : UR (Urban Residential) and RA (Rural Area)
Zoning	Eastern Passage/Cow Bay Land Use Bylaw : RA (Rural Area) and R-1 (Single Unit Dwelling) Zone
Regional Plan Designation	Rural Commuter; Urban Settlement (sliver) Small portion is on the edge of the Eastern Passage Urban Local Growth Centre
Existing Planning Policy Considerations	Regional Plan: - Under the Regional Plan, the lands are within the Rural Commuter designation, which envisions a rural pattern of development, and are outside the Urban Service Area - Under the Eastern Passage/ Cow Bay MPS, Policy UR-11 allows for expansion of the Birch Hill mobile home park; however, the policy references the former service boundary applied in the area prior to adoption of the Regional Plan, rather than the Urban Service Area established in the Regional Subdivision By-Law.
Regional Plan Review Considerations	- The Eastern Passage/Cow Bay MPS contemplates the Birch Hill Mobile Home Park could expand provided servicing is available. - Future development should consider the objectives of the Integrated Mobility Plan to support transit-oriented development. The ongoing Portland Street Functional Plan project is exploring whether the Mount Hope extension will be required to support additional transportation needs in this area. Proposed housing units (estimated): 125 – 150 units (estimated at 7-9 units per acre)
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 Regional Plan Phase 3: Quick Adjustments for Capacity • As part of this review, consider amending the Regional Plan and the Eastern Passage/Cow Bay MPS to enable an expansion of the existing mobile home park by development agreement, as envisioned by the existing Eastern Passage/Cow Bay MPS. This will require consultation with Halifax Water to understand whether there are servicing constraints in this area.
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C079 - Birch Hill Mobile Home Park, Eastern Passage

Regional Plan



Subject Area



Regional Plan Generalized Future Land Use Designation

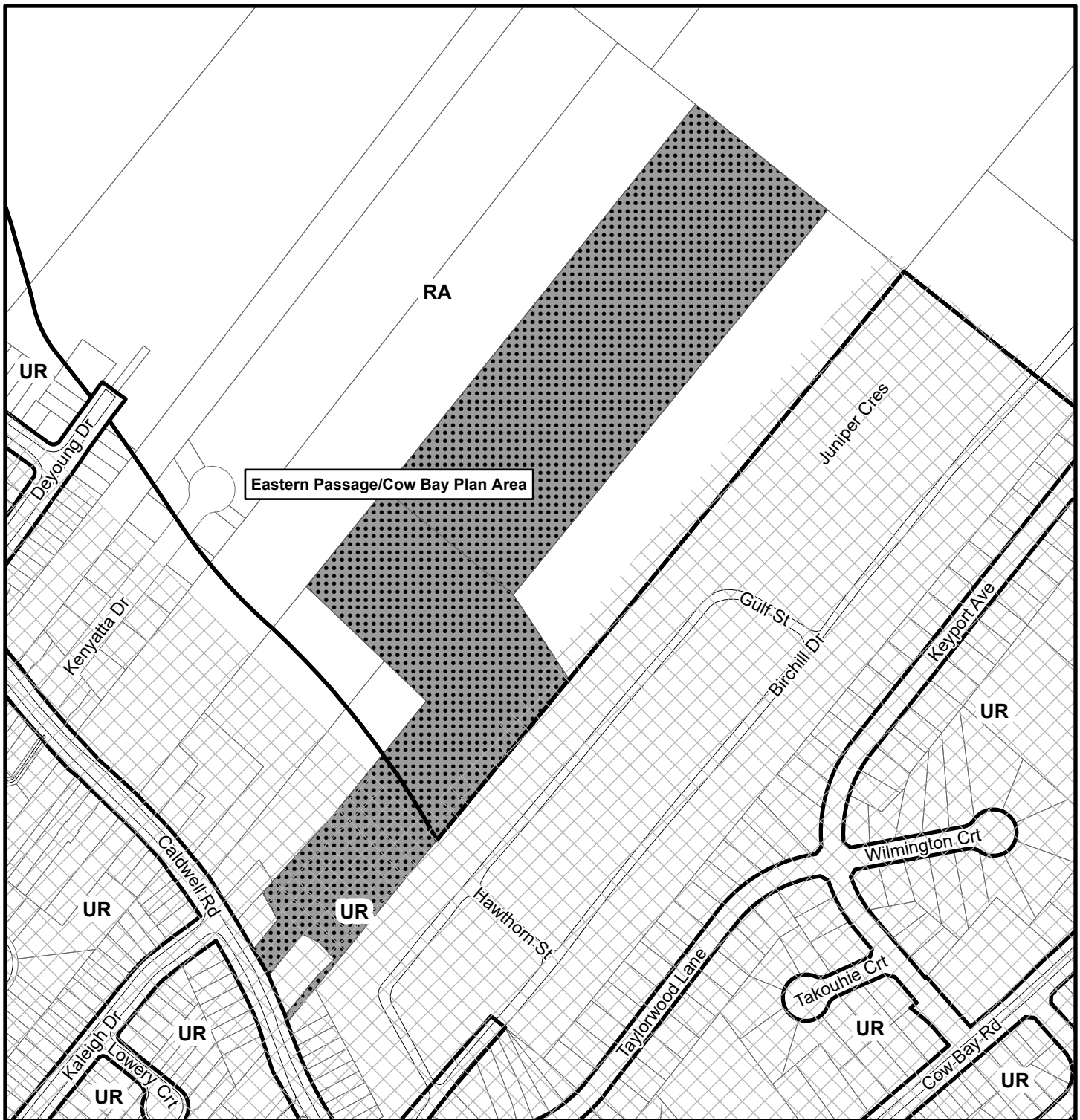


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This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the Regional Plan.

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



C079 - Birch Hill Mobile Home Park, Eastern Passage

Generalized Future Land Use

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



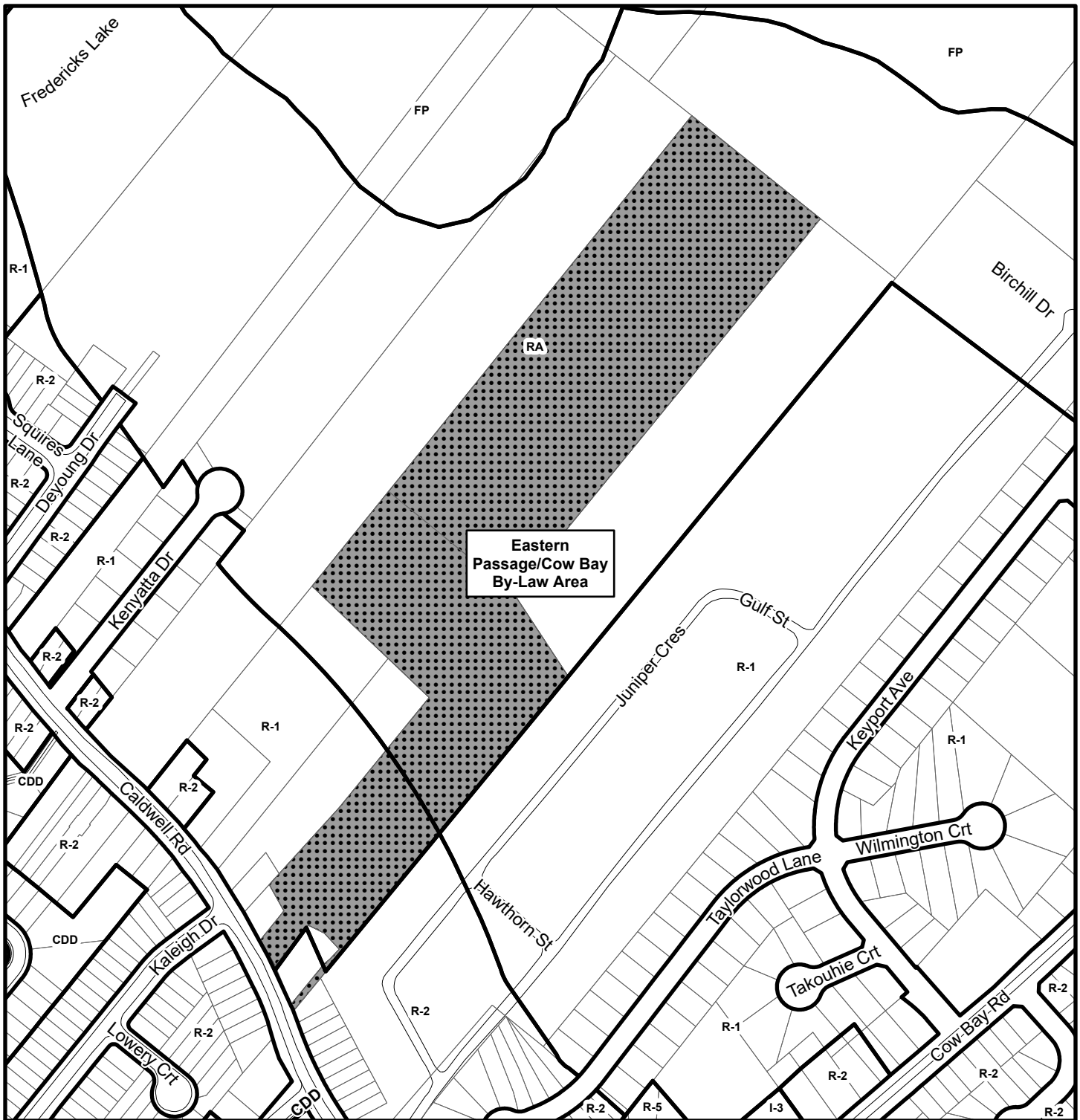
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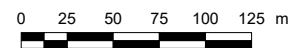
C079 - Birch Hill Mobile Home Park, Eastern Passage

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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Perrin, Leah

From: Perrin, Leah
Sent: March 24, 2021 2:36 PM
To: Andrew Kent
Cc: Holm, Maggie; Sampson, Paul
Subject: RE: Eastern Passage - expansion of Birch Hill park

Hi Andrew,

Because your request would require a change to the Regional Plan, we can consider your request through the ongoing Regional Plan Review project. You can find more about the overall review here:

<https://www.shapeyourcityhalifax.ca/regional-plan>

Our team is working to bring forward a "Themes and Directions" report this spring that will guide our first major phase of public consultation on the Regional Plan Review. When it is released, we will reach out to you as a stakeholder to discuss how we expect the remainder of the work to progress and how it relates to your request. We will be in touch in the coming weeks. In the meantime, if you have any materials you'd like to submit that could help us better understand your request (such as a concept plan, or written description of your proposal), please feel free to forward that along.

Kind regards,
Leah

LEAH PERRIN, MCIP LPP
PRINCIPAL PLANNER
REGIONAL POLICY PROGRAM
PLANNING & DEVELOPMENT

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PO BOX 1749
HALIFAX NS B3J 3A5
T. [REDACTED]
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From: Sampson, Paul [REDACTED]
Sent: March 24, 2021 2:30 PM
To: Andrew Kent [REDACTED]
Cc: Perrin, Leah [REDACTED]; Holm, Maggie [REDACTED]
Subject: Eastern Passage - expansion of Birch Hill park

Hi Andrew,

While there is policy in the local MPS for Eastern Passage/ Cow Bay (policies E-2 and UR-11) to consider expansion of Birch Hill park through the development agreement process, these policies were written prior to the Regional Plan (RP) and Regional Subdivision By-law (RSBL). The current service boundary is mapped in the RSBL, which means any alteration to that would require an amendment to the RSBL and likely the RP policies.

It would be worthwhile to discuss with Leah (cc'd here) the possibilities for having that looked into during the RP review process.

Regards,
Paul

PAUL SAMPSON, MCIP LPP
PLANNER II – URBAN ENABLED APPLICATIONS
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40 ALDERNEY DR., 2ND FLOOR (ALDERNEY GATE)

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PO BOX 1749
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From: Andrew Kent [REDACTED]
Sent: March 17, 2021 10:49 AM
To: Perrin, Leah [REDACTED]
Subject: [External Email] RE: Eastern Passage Discussion

[This email has been received from an external person or system]

Hi Leah,

Thanks for the quick reply. The parcels are PIDs [40001414](#) and [00373639](#) adjacent to our Birch Hill Community.

The land is mostly 'Rural Commuter' in the Regional Plan, Rural Area in the Municipal Plan and has Rural Area zoning.

We believe none of these designations would allow and expansion of our Birch Hill Community.

I would like to 1. Confirm my understanding is correct – no expansion is currently possible and 2. See if there would be any support for new affordable housing in the form of an expanded manufactured home community on these lands - if we pursued plan amendments / a rezoning / development agreement. I don't believe the majority of these lands are within the current service boundary.

Andrew



Andrew Kent | Director, Developments



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From: Perrin, Leah [REDACTED]
Sent: March 17, 2021 10:41 AM
To: Andrew Kent [REDACTED]
Subject: RE: Eastern Passage Discussion

Hi Andrew,

I am in back to back meetings for the next few days – if you could send me the PID or address by email, with a brief description of your question, I can do a bit of digging before a chat perhaps early next week?

Thanks
Leah

LEAH PERRIN, MCIP LPP
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From: Andrew Kent [REDACTED]
Sent: March 17, 2021 9:27 AM
To: Perrin, Leah [REDACTED]
Subject: [External Email] RE: Eastern Passage Discussion

[This email has been received from an external person or system]

Hi Leah, forgot the land:



www.killamREIT.com | [tsx:kmp.un](https://www.tsx.com/stocks/quotes/kmp)

I'm hoping we can have a quick conversation about the land below.