



C319, 21639 - Lands near Highway 101 and Margeson Drive, Middle Sackville

Regional Plan



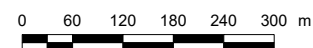
Subject Area



Regional Plan Generalized Future Land Use Designation



HALIFAX



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.



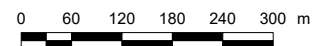
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Generalized Future Land Use

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

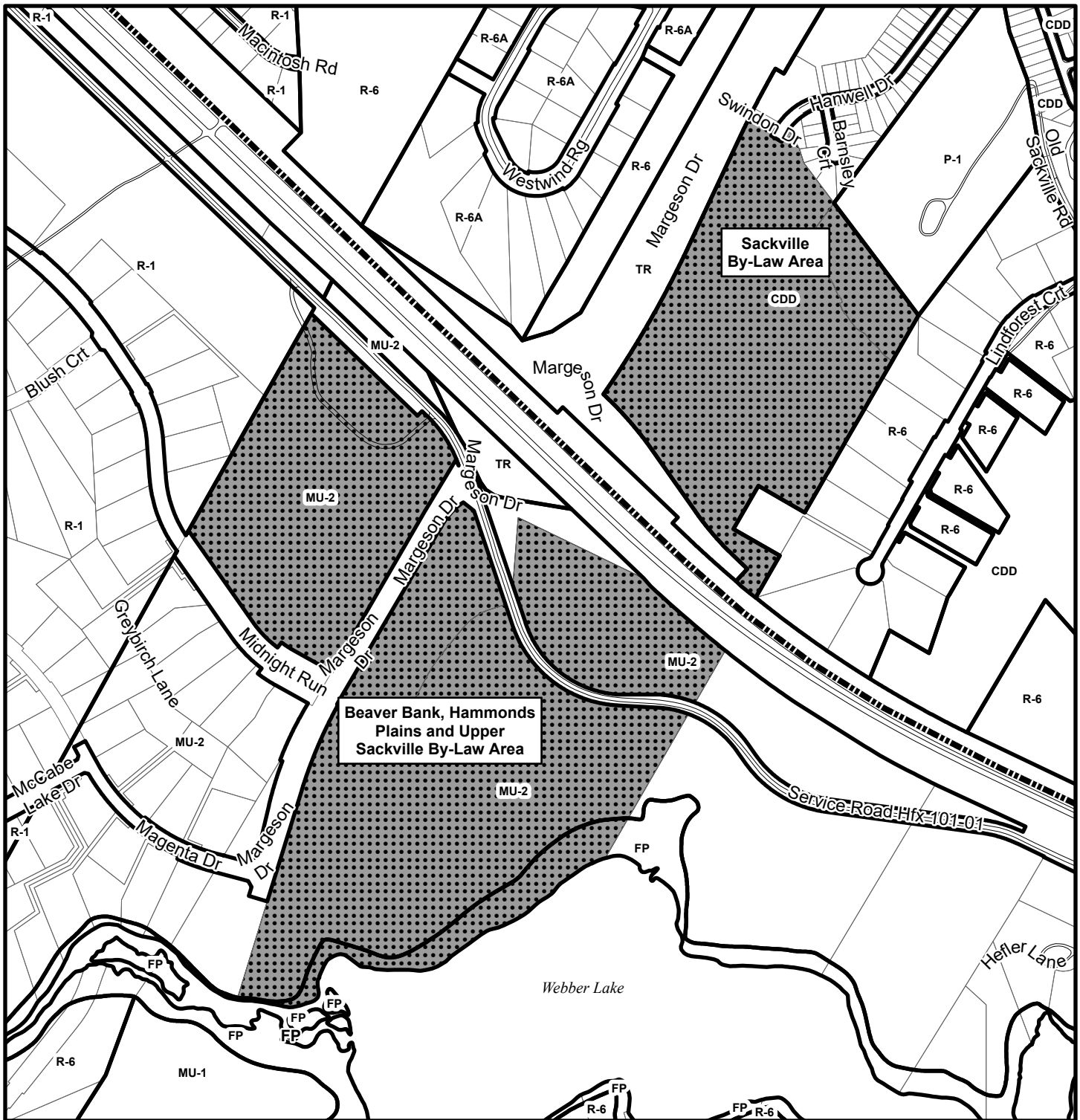


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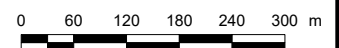
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Zoning

-  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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27 October 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

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