

Case 22257 Purcell's Cove Backlands, Purcell's Cove Road Area

Request: Staff-initiated as a result of HRM's acquisition of Shaw Wilderness Park

Subject Site Details:

General Location	Purcell's Cove Backlands Urban Reserve
Subject Site	All lands in the Urban Reserve Designation, Purcell's Cove Road area
Current Land Use(s)	Forested
Surrounding Use(s)	Wilderness Areas and residential
Existing Planning Policy Considerations	<p>Regional Plan;</p> <ul style="list-style-type: none"> Under the Regional Plan these lands are designated Urban Reserve, which envisions future serviced development beyond the life of the Regional Plan (after 2031) Halifax Green Network Plan, Action 66: "During the next Regional Plan review amend the Regional Plan to recognize recent land acquisitions [i.e. Shaw Wilderness Park] within the Purcell's Cove Backlands as Regional Park and consider open space planning for the remainder of this area."
Regional Plan Review Considerations	<ul style="list-style-type: none"> On June 8, 2021, Regional Council passed the following motion: "Consider amendments to the Regional Municipal Planning Strategy, the Halifax Secondary Municipal Planning Strategy and Halifax Mainland Land Use By-law for lands currently designated and zoned Urban Reserve in the Purcell's Cove Backlands area (as shown on Map 1 of this report), through the ongoing Regional Plan Review (Case 22257) in order to protect environmentally significant features in the area, consistent with the policy directions outlined in this report."¹ Future development should consider the objectives of the Integrated Mobility Plan to support transit-oriented development, support the Halifax Green Network Plan's objectives to adequately protect wilderness areas and connections, and follow policy guidance found in HalifACT2050, Sharing Our Stories and Halifax Water's Infrastructure Master Plan. 22257 – There is no active request for development under consideration. If future amendments were to permit development through the Conservation Design Development process, current Regional Plan policy limits Lower Density Classic Conservation Design development to a maximum of 100 units with a maximum density of 1 unit per hectare of net developable area; and Hybrid Conservation Design developments are limited to a maximum of 30 units with a maximum density of 1 unit per hectare of net developable areas. The number of units per land holding would be determined based on net developable area of each individual site, land require for conservation areas, and site constraints.
Recommended Approach	<p>Regional Plan Phase 4: Draft Regional Plan</p> <ul style="list-style-type: none"> As part of this review:

¹ <https://www.halifax.ca/sites/default/files/documents/city-hall/regional-council/210608rc1141.pdf>

	<ul style="list-style-type: none">- Re-designate and rezone the Shaw Wilderness Park lands to Open Space and Natural Resources Designation and the Regional Park Zone to reflect its current use;- Re-designate and rezone other publicly owned lands and private conservation lands to the Open Space and Natural Resource Designation and the Protected Area Zone;- Acknowledge that an urban form of serviced development is no longer envisioned in this location and consider re-designating and rezoning the remaining privately-owned lands currently zoned and designated Urban Reserve to an alternative designation and zone that recognizes the environmental and cultural importance of the Purcell's Cove Backlands.
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22257 - Purcell's Cove Backlands Urban Reserve

Regional Plan



Subject Area

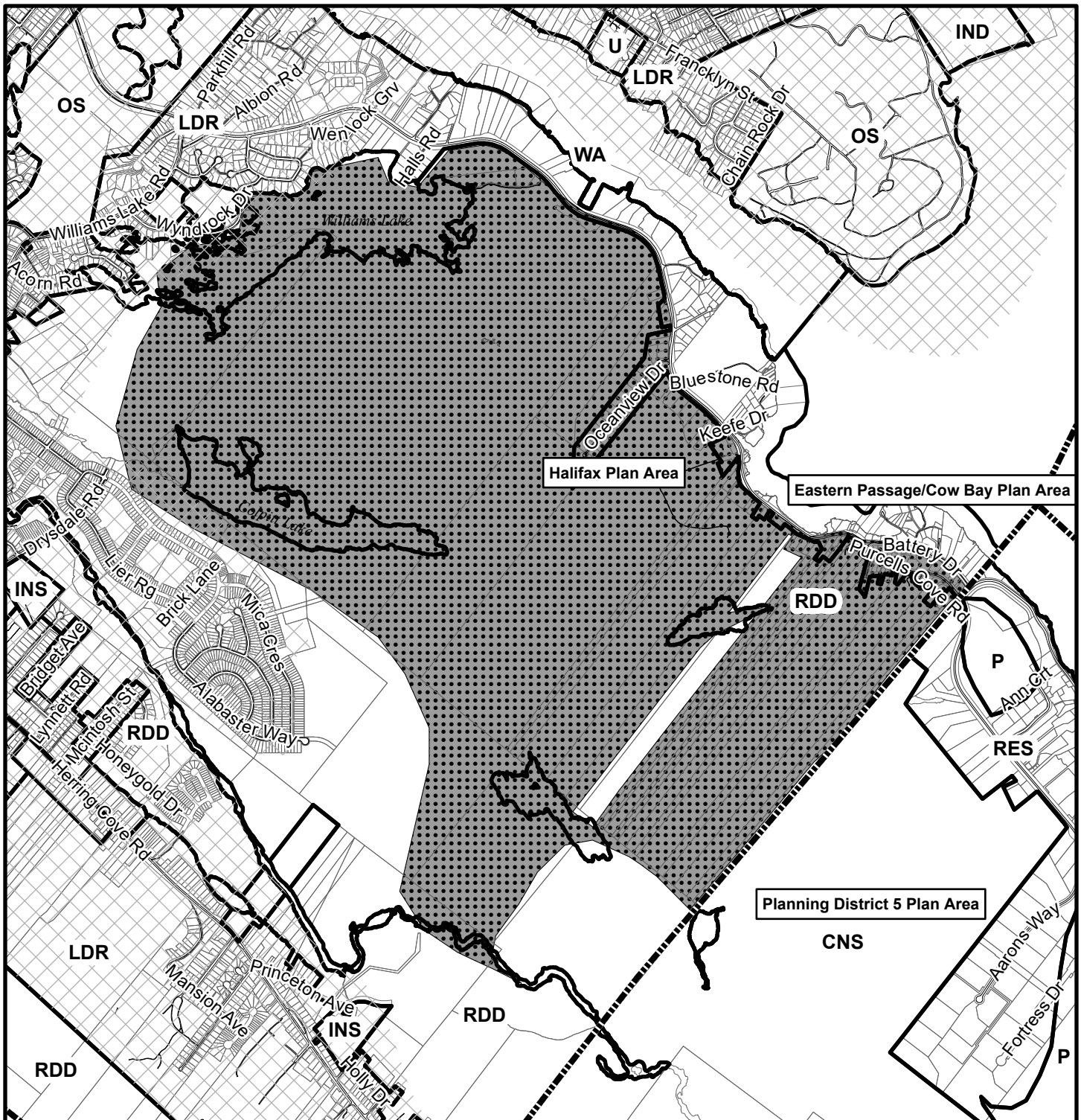


Regional Plan Generalized Future Land Use Designation

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22257 - Purcell's Cove Backlands Urban Reserve

Generalized Future Land Use

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



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