

Cost of Servicing Study & Requests to Initiate Secondary Planning Strategies

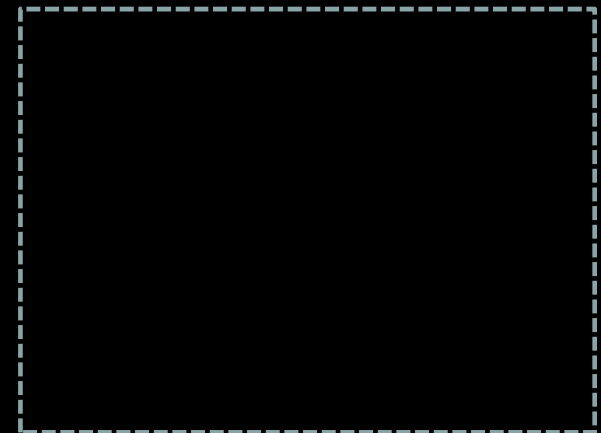
Committee of the Whole
November 16, 2010

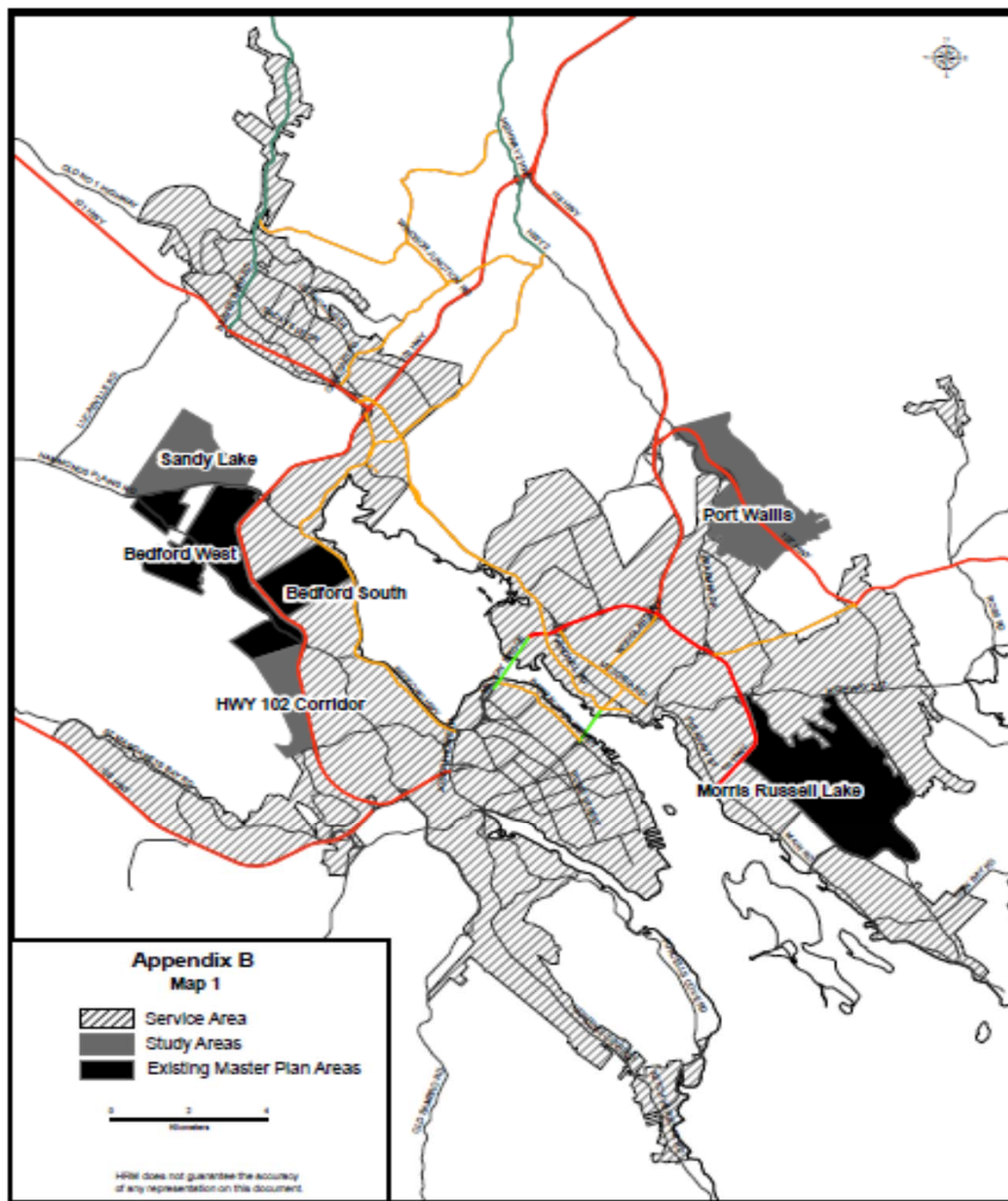


Regional Planning Context

Planning Services

- Secondary Planning Strategies (amendments to community planning strategies) must be prepared and approved by Regional Council before development can proceed
- Secondary Plans have been approved for Morris-Russell Lake, Bedford South and Bedford West





Regional Plan Designation

Planning Services

- Urban Settlement
- Urban Reserve
- Rural Commuter



Port Wallis



Sandy Lake



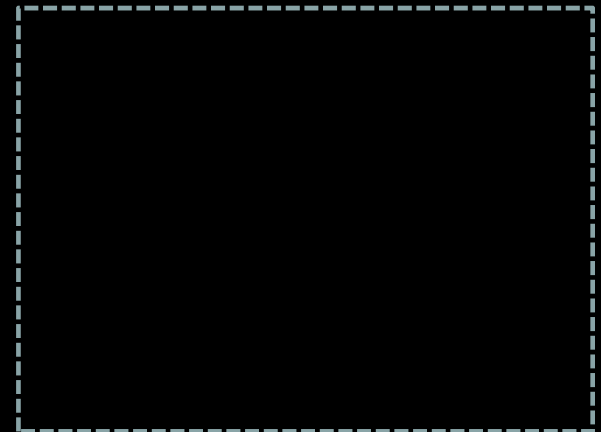
Highway 102 West Corridor



Question to address

Planning Services

- Should Council accept any of the requests to initiate secondary planning processes at this time?



Regional Planning Context

Planning Services

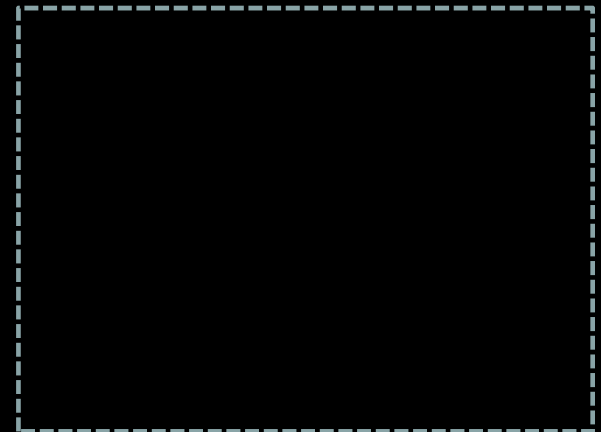
- Municipality's 2001 – 2026 population growth allocated 25% to Regional Centre, 50% suburban areas and 25% rural
- Port Wallis, Sandy Lake, Highway 102 West Corridor identified as three of six potential sites for suburban growth over the life of the plan



Regional Planning Context

Planning Services

- Initiating secondary planning process is not automatic but subject to the criteria of policy S-3 of the Regional Plan



Policy S-3

Planning Services

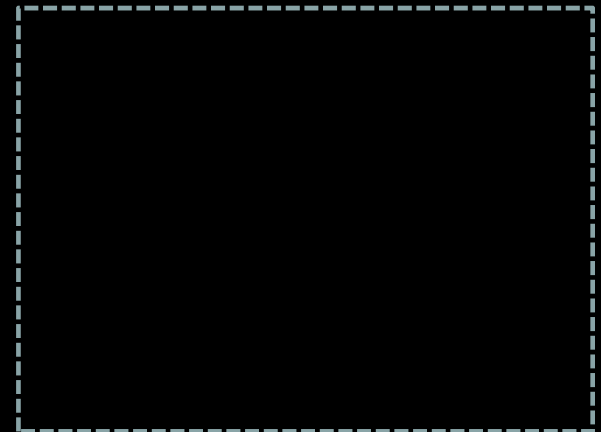
- Protect the Municipality's fiscal health & capacity to meet additional financial commitments
- Address municipal service system deficiencies needed to service the area and required costs of upgrade



Implications for Regional Growth

Planning Services

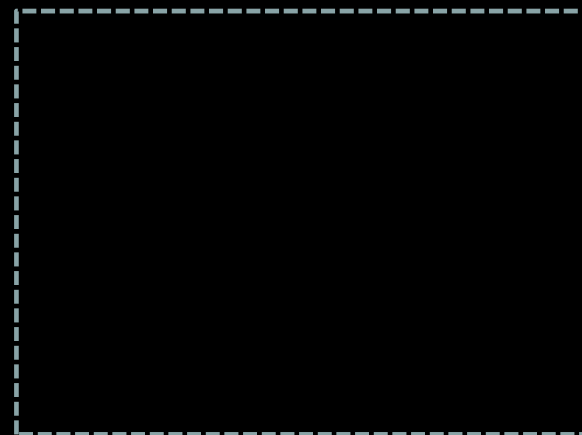
- Over 20 year period (2006 to 2026) total household growth of 45,500 forecast for HRM under baseline scenario
- 50% of this growth expected to be located in suburbs



Implications For Regional Growth

Planning Services

- Under a baseline growth scenario, available suburban land supply estimated to last 30 to 40 years
- Regional Plan targets maintaining a 15 year supply



Implications for Regional Growth

Planning Services

- Overall, there is an ample supply of serviced land to meet the Municipality's needs for at least several decades
- Supply may become constrained in Eastern Region within foreseeable future



Implications for Regional Growth

Planning Services

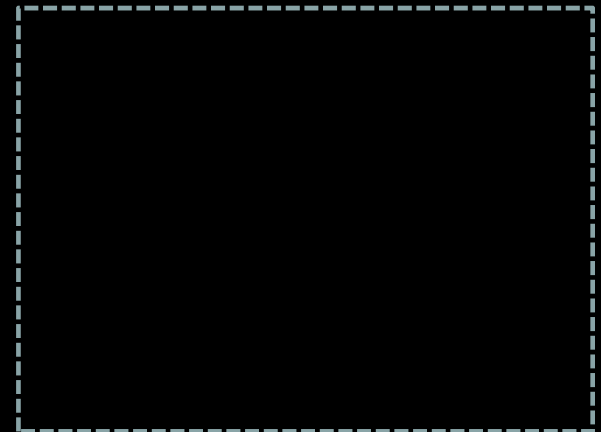
- Regional Plan seeks to direct 25% of 2001 - 2026 growth to Regional Centre (Peninsula Halifax & Downtown Dartmouth)
- Making additional suburban lands available may compete with Regional Centre and make the preferred distribution more difficult to achieve



Implications for Halifax Water

Planning Services

- New CCME guidelines for wastewater management recently adopted.
- Cannot predict design or cost implications until regional wastewater functional study is further advanced
- Secondary planning premature at this point and could be wasteful



Current Program Implications

Planning Services

- Staff and community resources diverted from other planning programs
- Changes required to approved programs without additional resources
- Additional funding needed for watershed studies unless other approved studies deferred



Fiscal Implications

Planning Services

Estimated Incremental Transportation Costs to HRM	
Port Wallis	\$ 17.2 M
Sandy Lake	\$ 21.0 M
Highway 102 West Corridor	\$ 26.6 M



Fiscal Implications

Planning Services

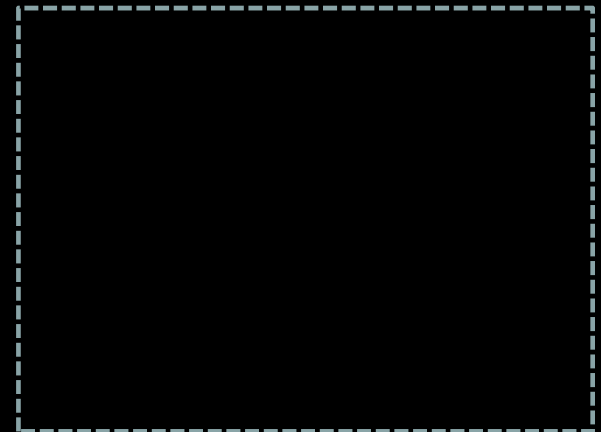
- Investments for approved secondary plan areas will take longer to recoup through CCC and financing charges will increase



Fiscal Implications

Planning Services

- Creating additional growth areas does not create additional growth or assessment but increases capital expenditures that have to be recouped



Fiscal Implications

Planning Services

- Creating additional growth areas increases operating costs



Summary

Planning Services

- Ample supply of serviced suburban land available
- Growth management issues represents one of the most significant risks for the Municipality's long term fiscal health



Summary

Planning Services

- Introducing new growth areas prematurely means increased Municipal capital investment & operating costs, with no corresponding increase in municipal revenues
- Creates potential incentive for additional suburban growth at expense of desired growth in Regional Centre



Summary

Planning Services

- Significant and complex public participation program required
- Legal process started which creates expectations by property owners



RPAC Recommendation: Port Wallis

Planning Services

- Initiate watershed study and secondary planning immediately



Staff Recommendation: Port Wallis

Planning Services

- Initiate watershed study in 2011/12 fiscal year and advanced capital funding (\$150,000)
- Defer decision on secondary planning process until wastewater functional plan further advanced



Staff: Morris Lake/Eastern Passage

Planning Services

- Continue negotiations with DND for road extension over Shearwater lands
- Study feasibility of adding additional lands at Morris Lake and Eastern Passage to service area boundary



Sandy Lake Recommendations

Planning Services

- RPAC: initiate watershed study immediately but defer initiation of secondary planning
- Staff: defer watershed study and initiation of secondary planning



RPAC: Highway 102 West Corridor

Planning Services

- Initiate watershed study and await completion of wastewater functional plan
- Negotiate boundaries for Blue Mountain-Birch Cove Lakes Regional Park
- Defer decision on initiation of secondary planning

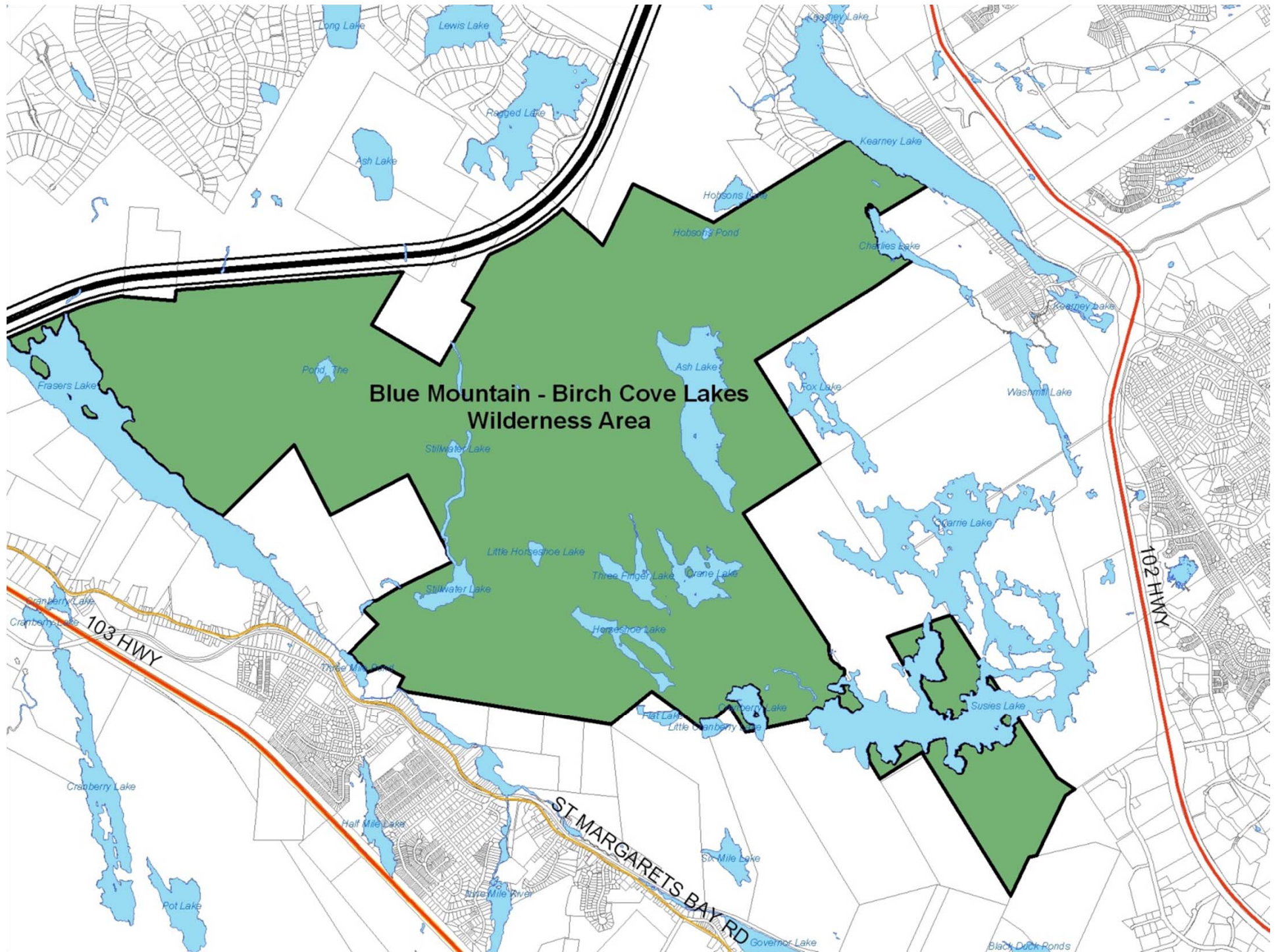


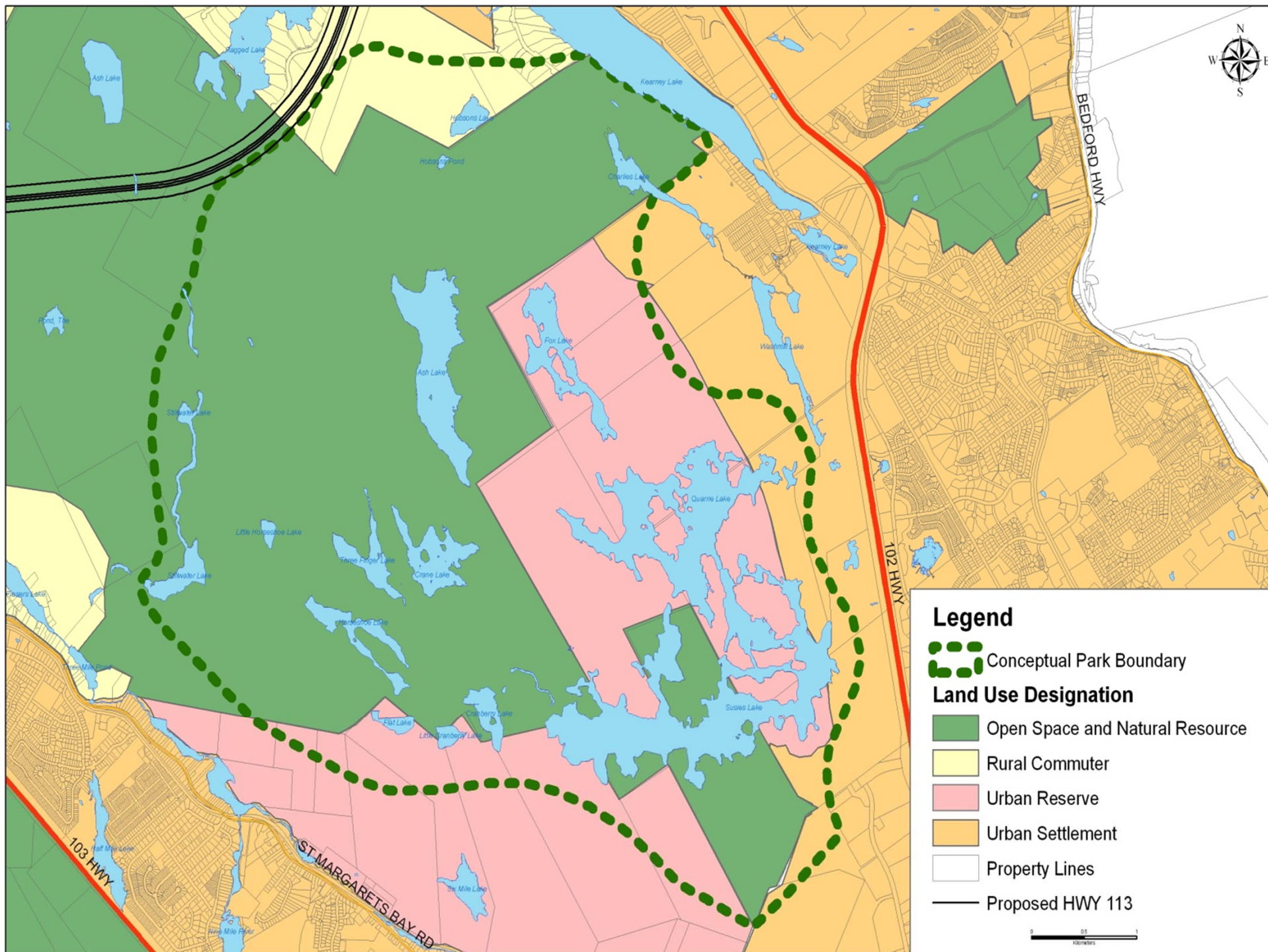
Staff: Highway 102 West Corridor

Planning Services

1. Undertake watershed study and wastewater functional plan
2. Retain facilitator to negotiate park boundaries
3. Defer decision on initiating secondary planning







Questions?

