

# Proposed River-lakes Secondary Municipal Planning Strategy and Land Use By-law

Presentation to Marine Drive, Valley and  
Canal Community Council  
September 6, 2012



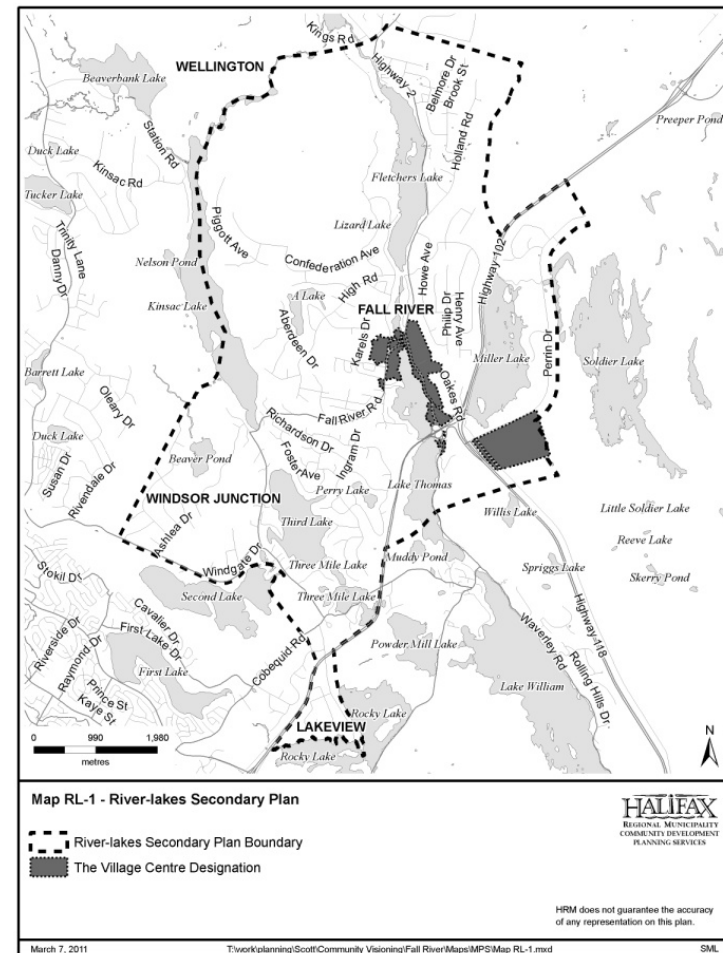


# Fall River Vision and Action Plan

- Prepared by Fall River CLG
- Adopted by in-Principle by Regional Council as a framework to guide the formation of a Secondary Plan.

# Proposed River-lakes Secondary Plan - Process Initiation

- Process initiated September 2008 to prepare amendments to the planning documents to implement the Vision for the Rural Commuter Centre (now called the River-lakes Secondary Plan Area)





# Process Structure

- Fall River Vision Implementation Committee (VIC) created to steer the formation of the plan
  - Consultation with the Fall River Community
  - Confer with HWAB – Seeking Input and Advice
  - Recommend a Plan to MDVCCC
- MDVCCC responsible to recommend the Plan to Regional Council for Approval

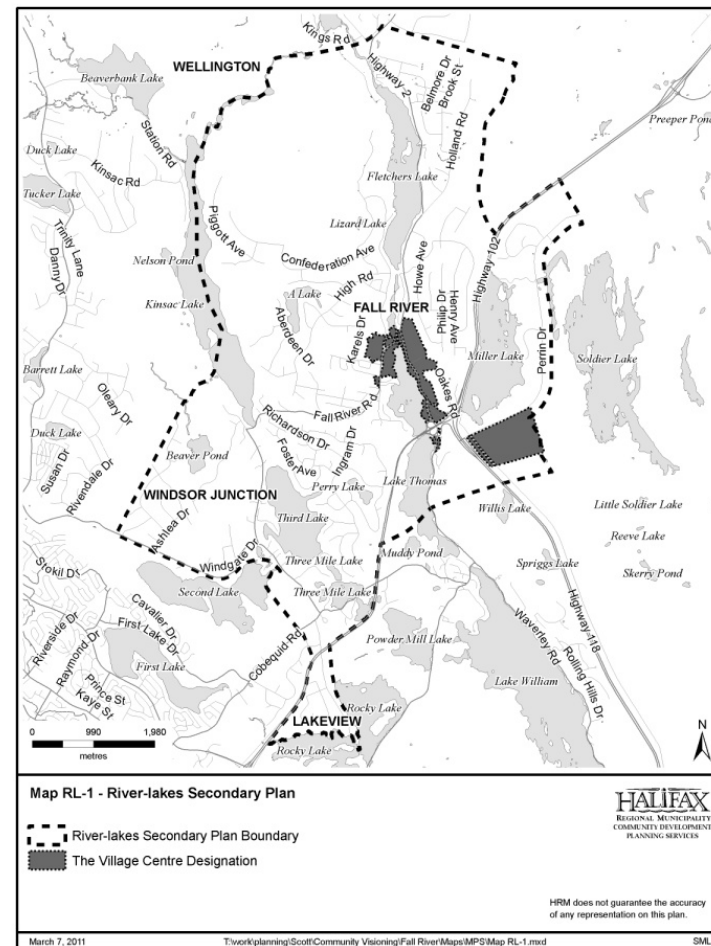


# Public Engagement

- Fall River Vision Implementation Committee held:
  - Design Charette (3 days) - to select a preferred development model for the Village Centre;
  - Housing Survey – to determine housing preferences;
  - Workshops (2 days) - to present and gain feedback on the initial draft plan;
  - Public Meetings (4) - to receive feedback on the requests from 5 developers to allow mixed use housing developments in several locations;
  - Committee Meetings – 42 open to the public; and
  - Special meetings between property owners.

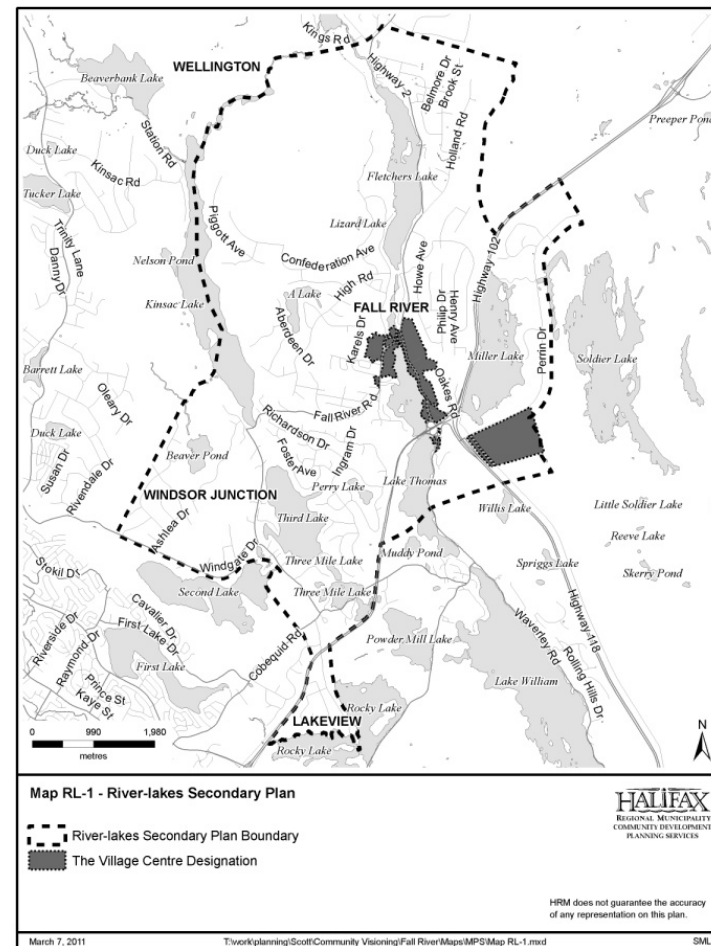
# River-lakes Secondary Plan Area

- Phase 1 –
  - Village Centre Design & Regulations; and
  - Policies to
    - Mixed Housing Developments
    - Protect the Shubenacadie Lakes
    - Open Space and Trails System
    - Reduce Transportation Impact



# River-lakes Secondary Plan Area

- Phase 2 – Examine Options for:
  - residential growth outside the Village Centre
  - central water service distribution and future transportation improvements



# Proposed River-lakes Secondary Plan

- Vision
  - Maintain the rural village atmosphere and character of area;
  - Provide opportunities for alternative housing forms;
  - Foster the development of a socially cohesive community; and
  - Protect the natural and cultural assets of the communities.

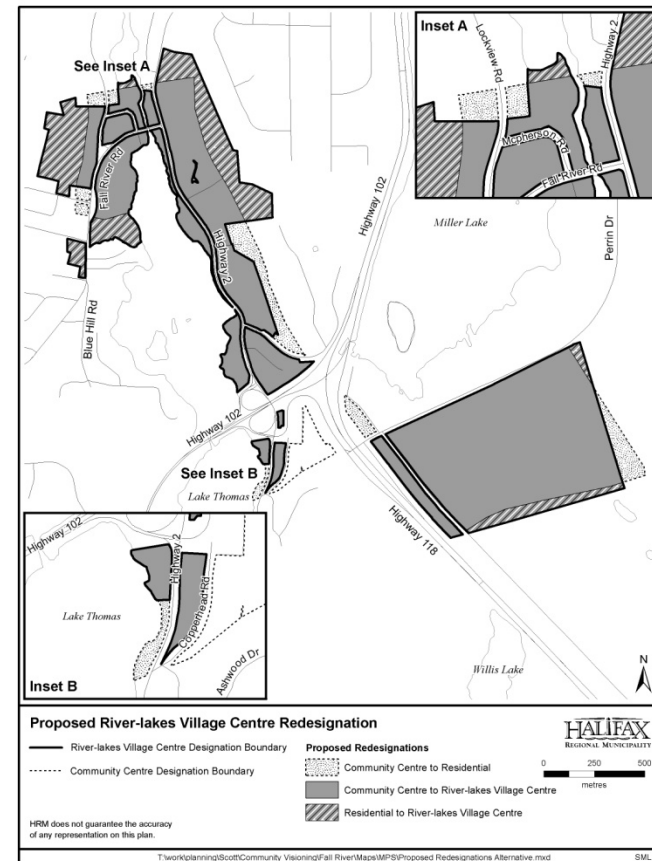




# Proposed River-lakes Village Centre Designation

Redesignates:

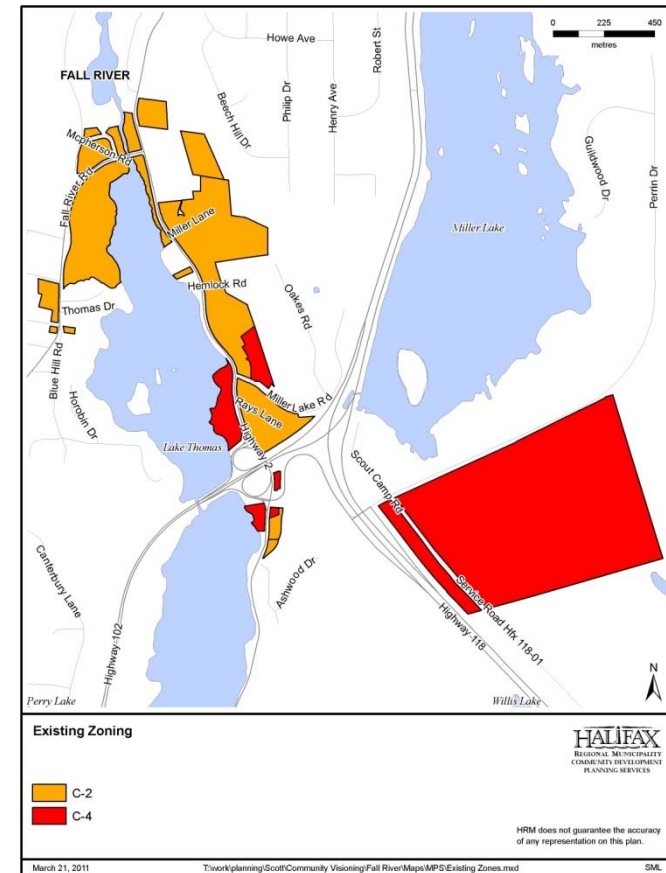
- Vast majority of Community Centre Designation to VCD
- Some Community Centre to Residential
- Some Residential to VCD



# Existing Zones

**C-2 (Community Commercial) Zone**

**C-4 (Highway Commercial) Zone**



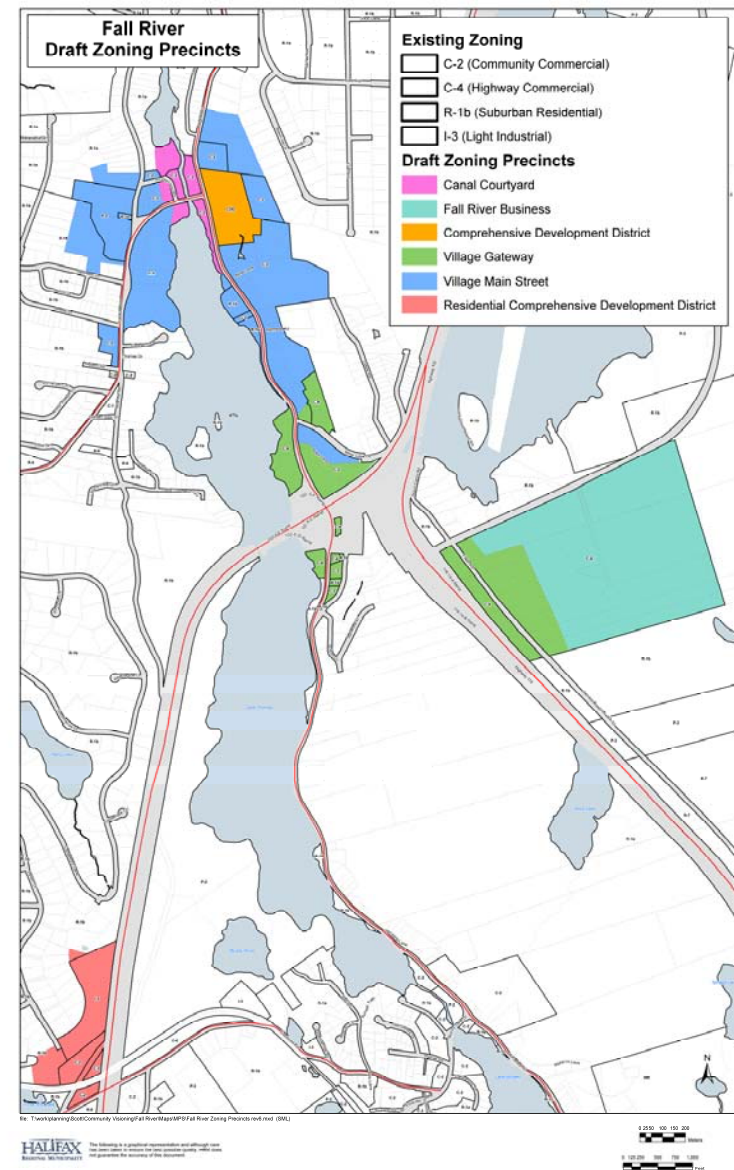
# Proposed Zones

## Proposed Zones Village Centre

- Canal Court
- Village Core CDD
- Village Gateway
- Fall River Business
- Village Mainstreet

## New Residential Zone

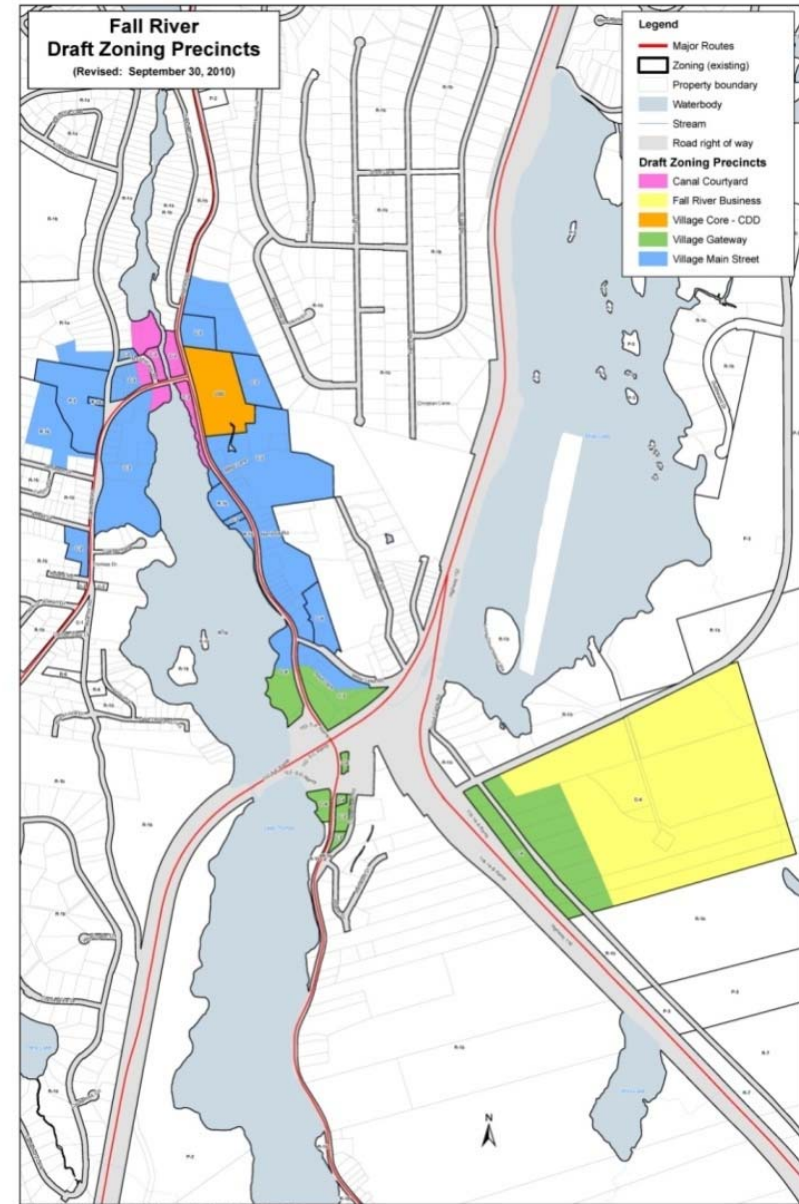
- Residential CDD



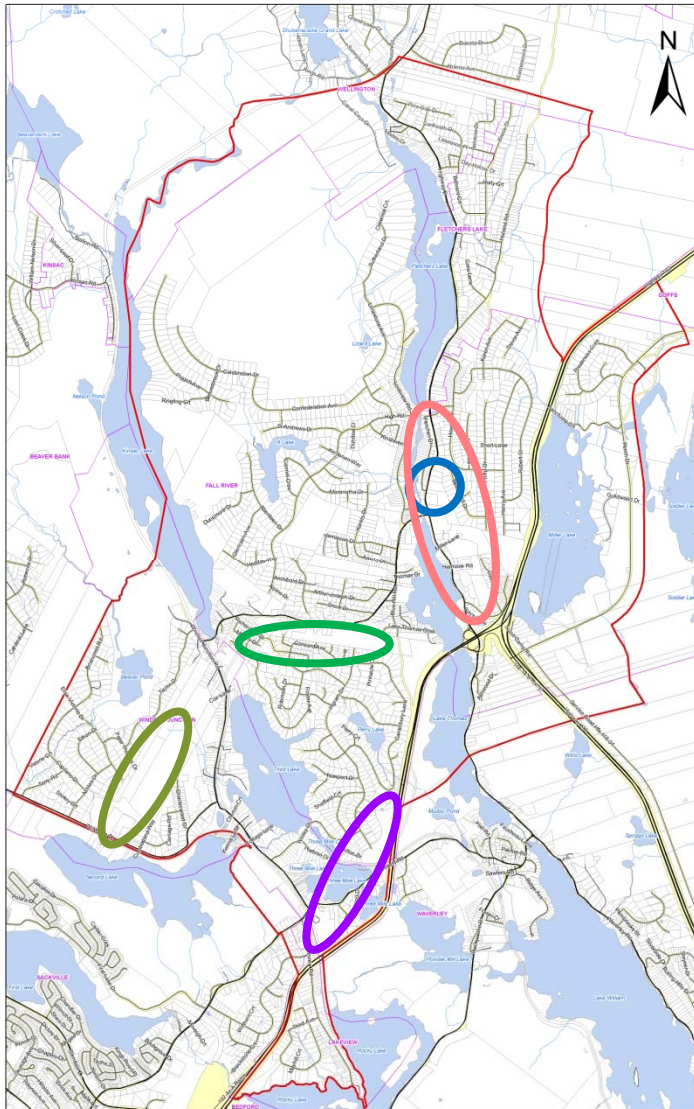
# Proposed Regulations

The Zones Regulate:

- Permitted Uses
- Building and lot layout
- Architecture
- Landscaping and Lighting



# Housing Selected Sites



## Village Centre

- 3 units per acre
- Towns/multis
- Policy RL-11

## Ziyad Chediac

- 4-8 units/ acre
- 48 – 96 units
- Towns/multis
- Policy RL-12

## Baker Site

- 4 units per acre
- 188 units
- Towns/mult/single
- Policy RL-13

## Gibson Site

- 4 units per acre
- 120 units
- Towns/mult/single
- Storage/retail
- Policy RL-14

## Charleswood

- 2 unit per acre
- 84 town units
- Policy RL-15



# Housing Policy Approach

- Consider by Development Agreement subject to: consideration of:
  - Built Form and Architecture
  - Overall Site Layout
  - Offsite Impacts on the Environment, Groundwater or Central Water Supply, Road Network and Adjacent Properties.



# No Net Increase Phosphorus Loading Policy

- No net increase in phosphorus over current levels for any large scale residential development to be considered by a development agreement.
- Phosphorus export coefficient study required for pre- and post development.
- If phosphorus is predicted to exceed current levels then the proponent will have to reduce density and demonstrate how stormwater run-off can be treated naturally on-site.

# Additional Environmental Policies

- Requirement for the retention of a minimum 50% of the site as a non-site disturbance area for all development agreements.
- Requirement for the retention of 60% of the site for Open Space Designs.
- Requirement for stormwater management and E&S Plans for all development agreements.
- Retention of 50% of the site as pervious surface in the Village Centre.





# Traffic Conditions

- Fall River/Waverley/Wellington Areas Transportation Study was prepared by CBCL
- Number of locations where traffic was heavily congested during peak traffic periods:
  - Highway 102/Highway 2/Highway 118 Interchange
  - Fall River Road/ Lockview Road and Highway 2 intersections
- Problems based on existing conditions and a number of short-term improvements will be brought forward in future budget years.



# Transportation Polices

- Transportation studies required for large scale developments
- If development exceeds existing traffic capacities, Council can require developments to lower densities
- Long-term infrastructure requirements to be evaluated under Phase II.





# Proposed Strategies

- Work with Halifax Regional Trails Association (HARTA)
- Seek Parkland acquisitions through the Subdivision By-law
- Negotiate for trails through Development Agreements
- Land Trades
- Seek community recreation benefits through future infrastructure improvements

# Next Steps

Step 1: Prepare Village Core Models

Step 2: Public Selection of 1-2 Preferred Models

Step 3: Prepare Proposed Policies, Regulations and Guidelines

Step 4: Present Proposal to Public

Step 5: Review Public Comments and Revise

Step 6: Post the Proposed Changes online

Step 7: Review Public Comments and Revise

Step 8: Present Proposal to HWAB and MDVCCC



Step 9: Present Proposed Policies to Regional Council

Step 10: Regional Council Public Hearing



# Recommendation

That the Marine Drive, Valley and Canal Community Council recommend to Regional Council that a date be set for a public hearing to consider adopting the River-lakes Secondary Planning Strategy as set forth in:

**Attachment 2** - By-Law to Amend the Municipal Planning Strategy for Planning Districts 14 and 17;

**Attachment 3** - By-Law to Amend the Land Use By-Law for Planning Districts 14 and 17 with an amendment to clauses (a) Sections 14A.11, 14C.11, 14D.9 and 14E.5 to replace the intervals of required landscaping from 19.6 feet (6 metres) to 15 feet (4.6 metres) in Attachment 3; and

**Attachment 4** – By-Law to Amend the Regional Municipal Planning Strategy for the Halifax Regional Municipality.



For more information:

<http://www.halifax.ca/visionhrm/FallRiver>

or

Call Maureen Ryan,  
HRM Senior Planner

490-4799



Thank-you

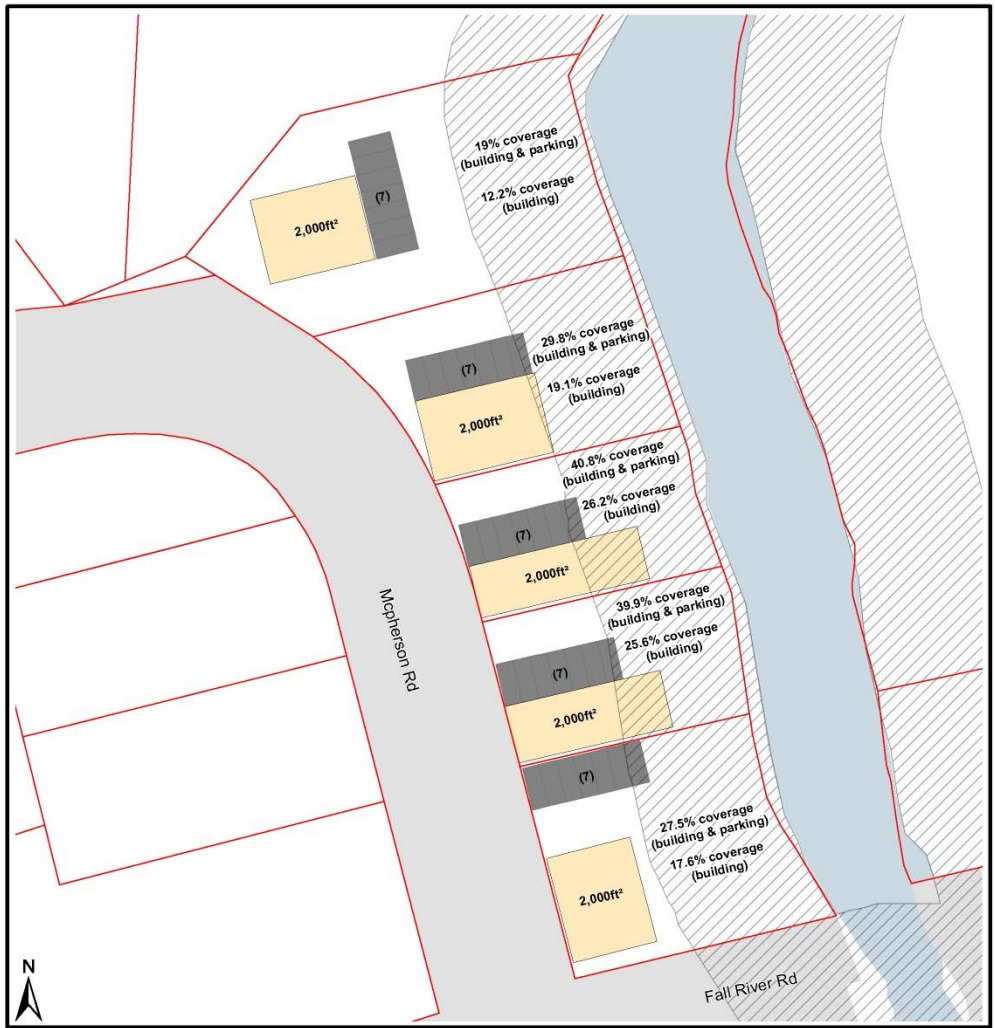




Addendum Slides – Only for Use during question period should the need arise to illustrate information.

**Table 3 – 2007 Baseline Conditions and Predicted Impacts on Water Quality Parameters**

Mean Annual Parameters	2007 Water Quality Samples			Predicted Impacts: River-lakes Village Centre Designation Scenario			Predicted Impacts: Outside River-lakes Village Centre Designation Scenario		
	Lake Thomas	Lake Fletcher	Grand Lake	Lake Thomas	Lake Fletcher	Grand Lake	Lake Thomas	Lake Fletcher	Grand Lake
<b>Phosphorus</b>	9.2 µg/L	9.3 µg/L	4.6 µg/L	18.0 µg/L	20.2 µg/L	10.2 µg/L	14.7 µg/L	19.3 µg/L	11.2 µg/L
<b>Total Suspended Solids (TSS)</b>	0.88 mg/L	0.49 mg/L	0.16 mg/L	0.97 mg/L	0.50 mg/L	0.16 mg/L	0.88 mg/L	0.65 mg/L	0.18 mg/L
<b>Bacteria (E.coli)</b>	86 CFU/100mL	105.5 CFU/100mL	13.7 CFU/100mL	86.2 CFU/100mL	105.6 CFU/100mL	13.7 CFU/100mL	86 CFU/100 mL	129.7 CFU/100 mL	86 CFU/100mL

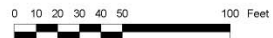


### Map 5 - Building Mass and Parking Requirements

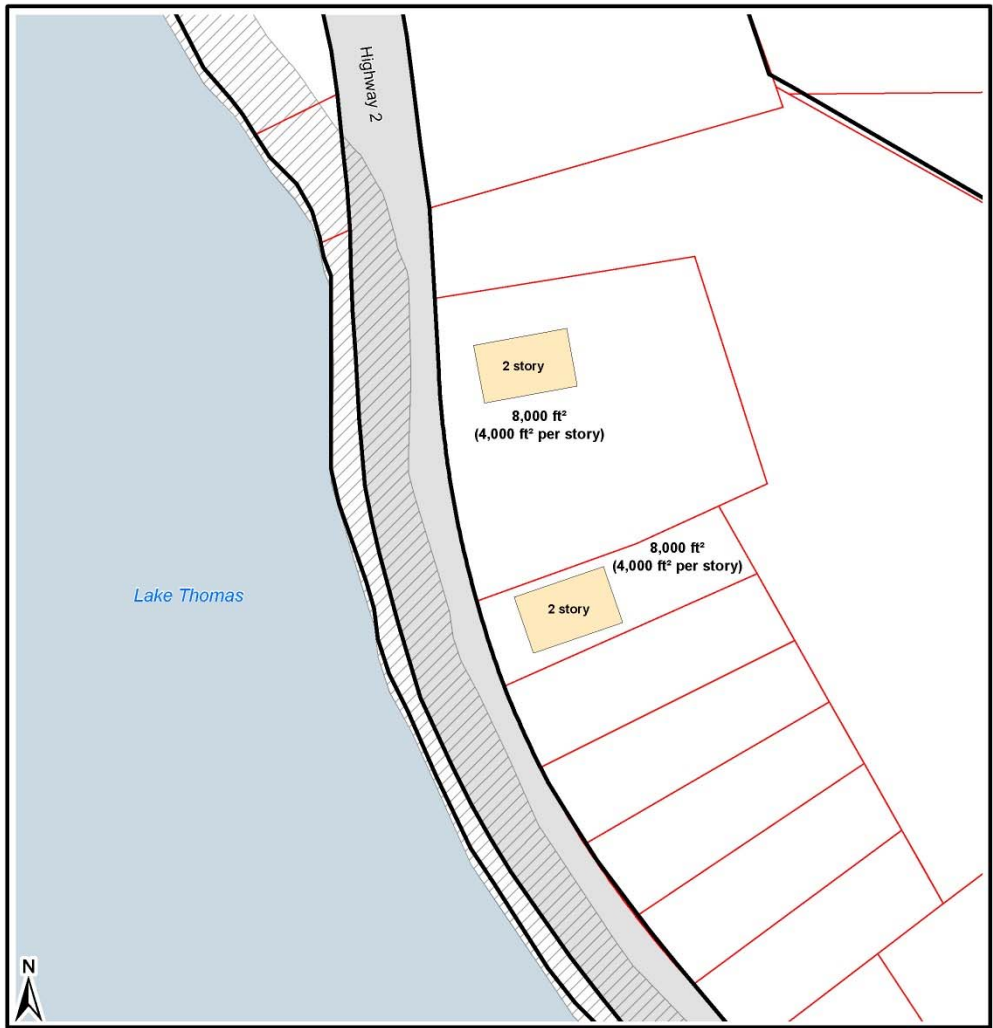
Fall River Community Visioning

- Hydrology
- Property Boundary
- Riparian Buffer (60 feet)
- Road Right-of-way
- Building (illustrative purposes only)
- Parking Space (illustrative purposes only)

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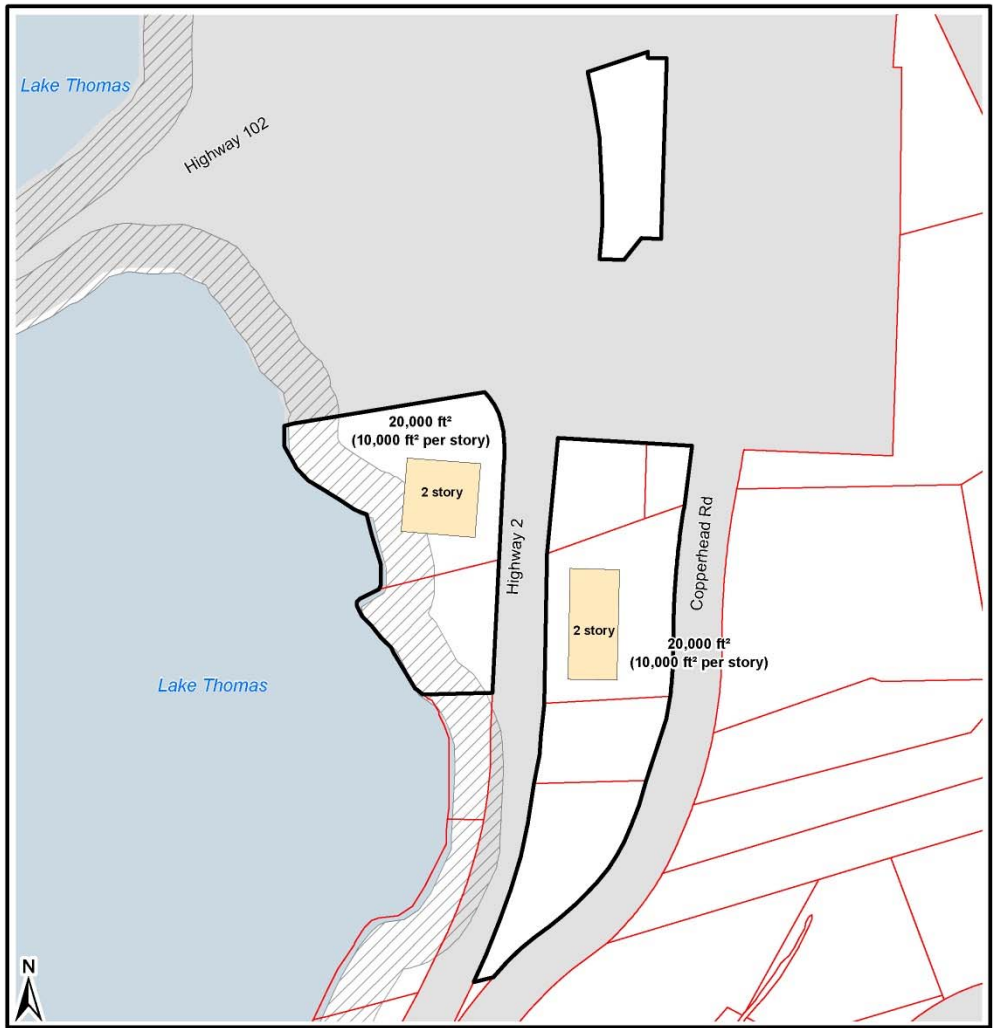
**Village Main Street - Maximum Building Envelope (Commercial)**

Fall River Community Visioning

- Property Boundary
- Building (illustrative purposes only)
- Riparian Buffer (60 feet)
- Village Main Street (proposed zoning)
- Road Right-of-way
- Lake



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**Village Gateway - Maximum Building Envelope (Commercial)**

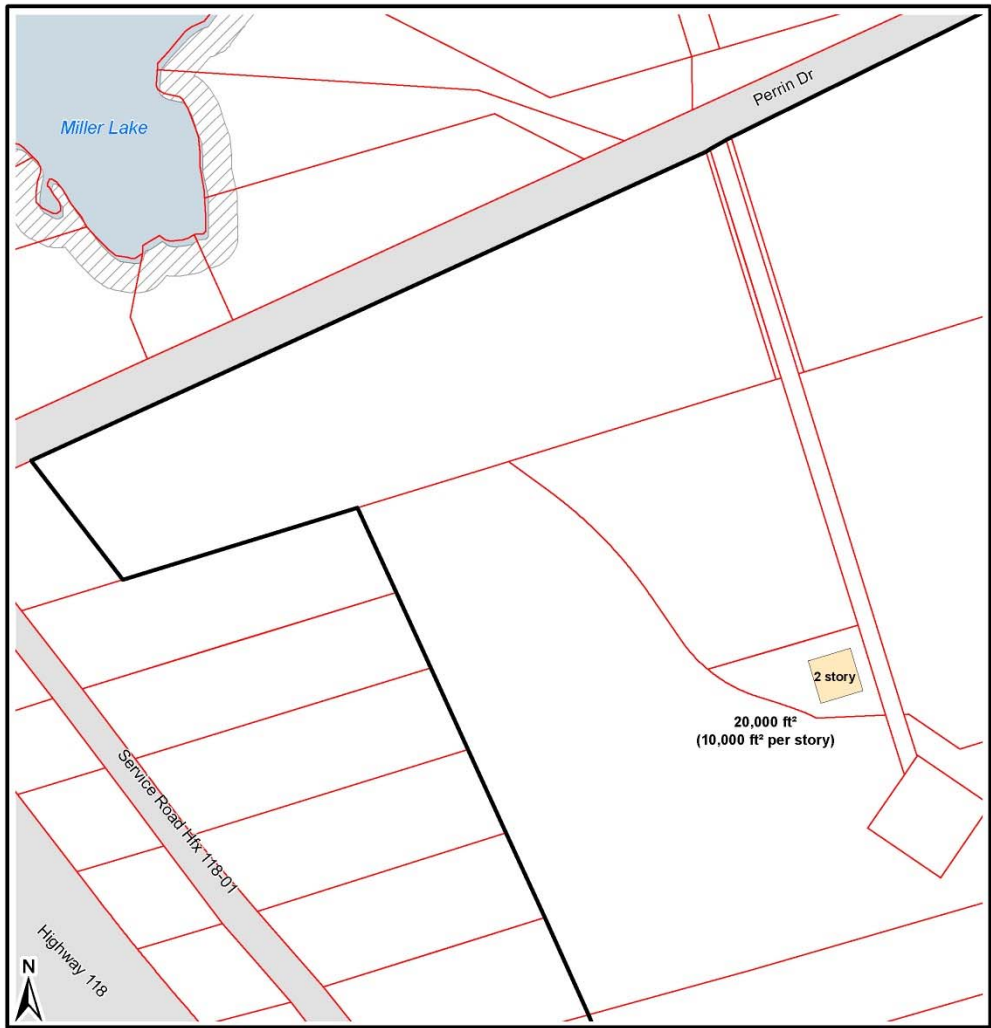
Fall River Community Visioning

- Property Boundary
- Building (illustrative purposes only)
- Riparian Buffer (60 feet)
- Village Gateway (proposed zoning)
- Road Right-of-way
- Lake

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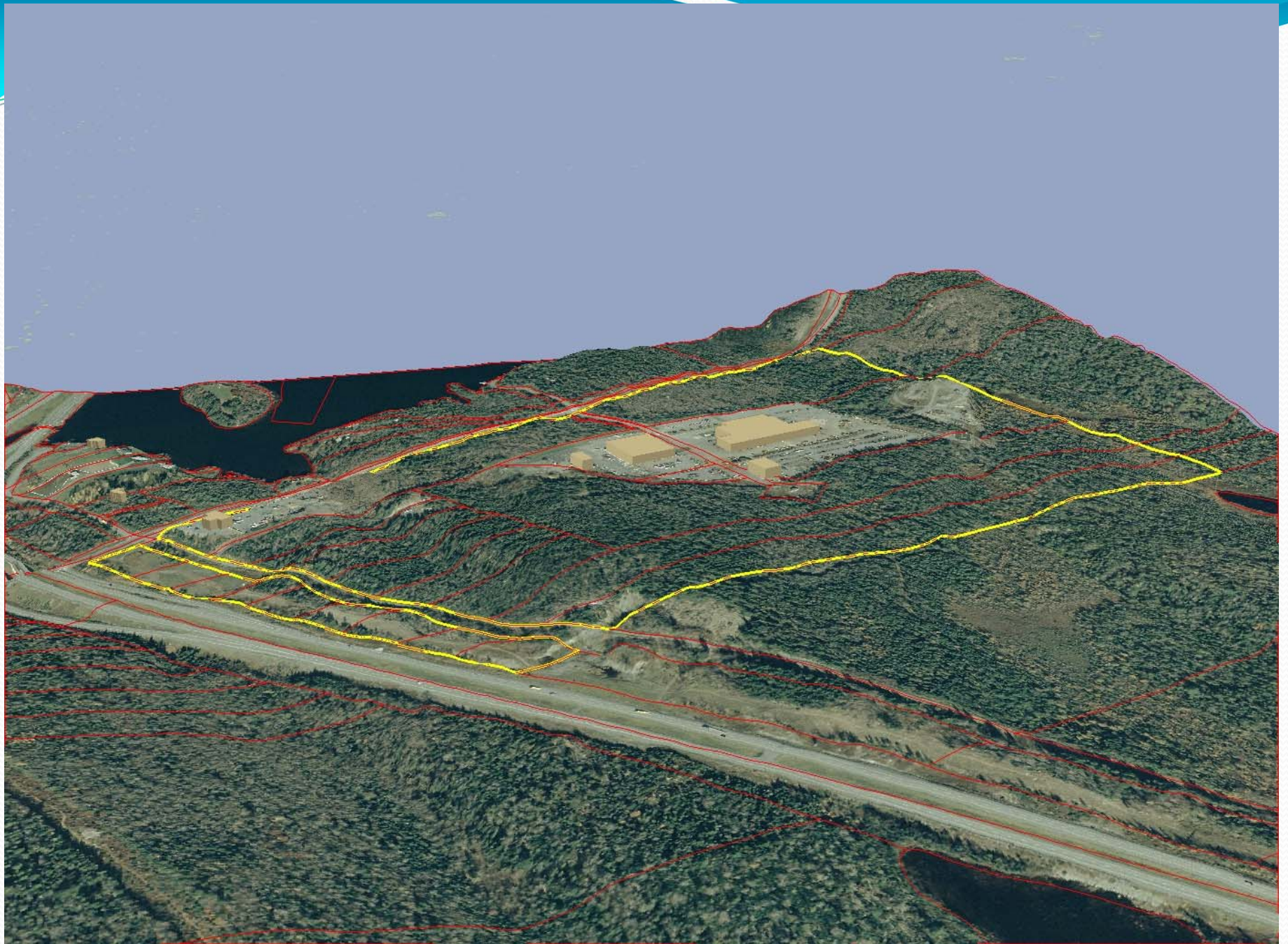
**Fall River Business - Maximum Building Envelope (Commercial)**

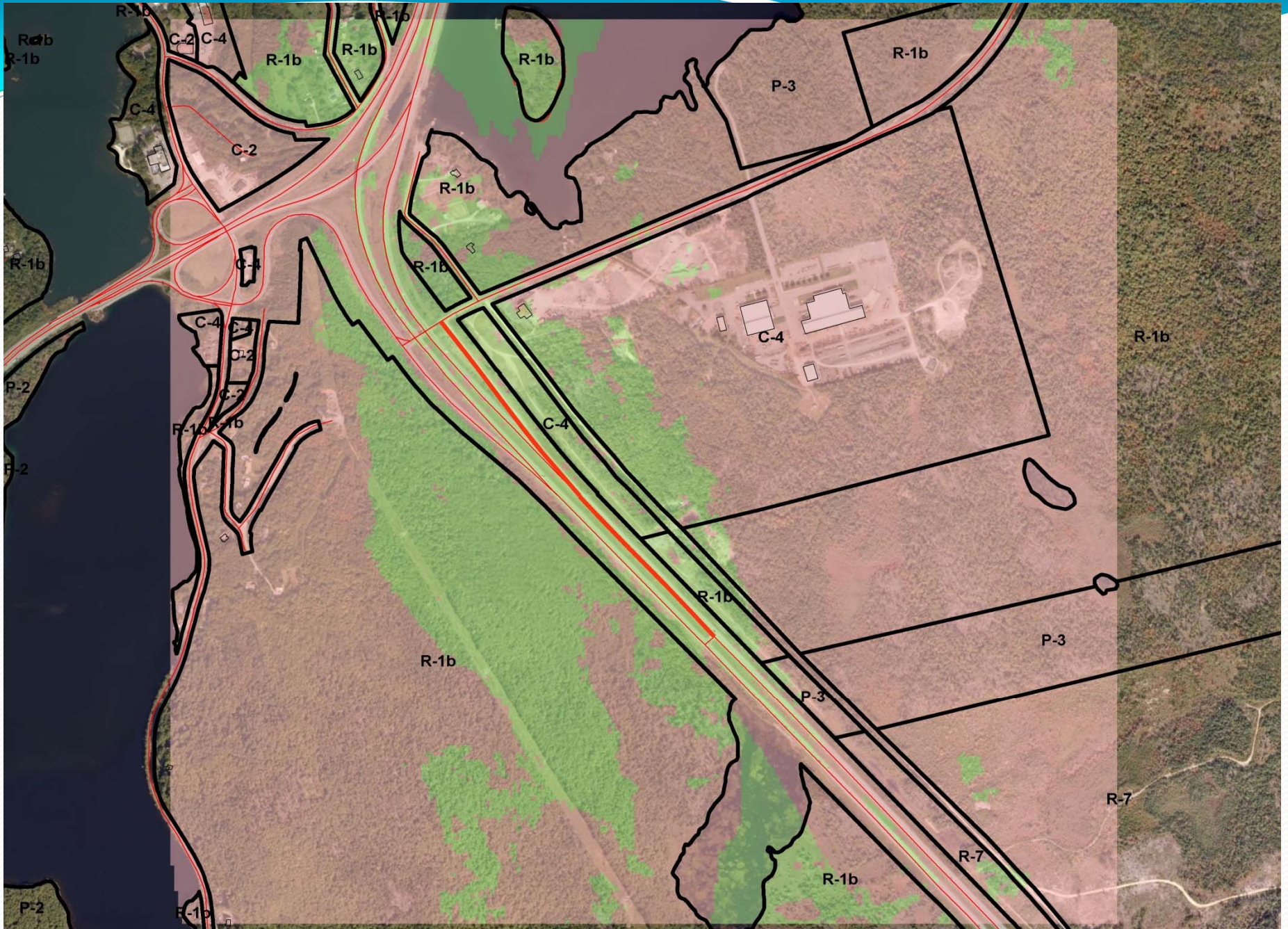
Fall River Community Visioning

- Property Boundary
- Riparian Buffer (60 feet)
- Road Right-of-way
- Lake
- Fall River Business (proposed zoning)
- Building (illustrative purposes only)

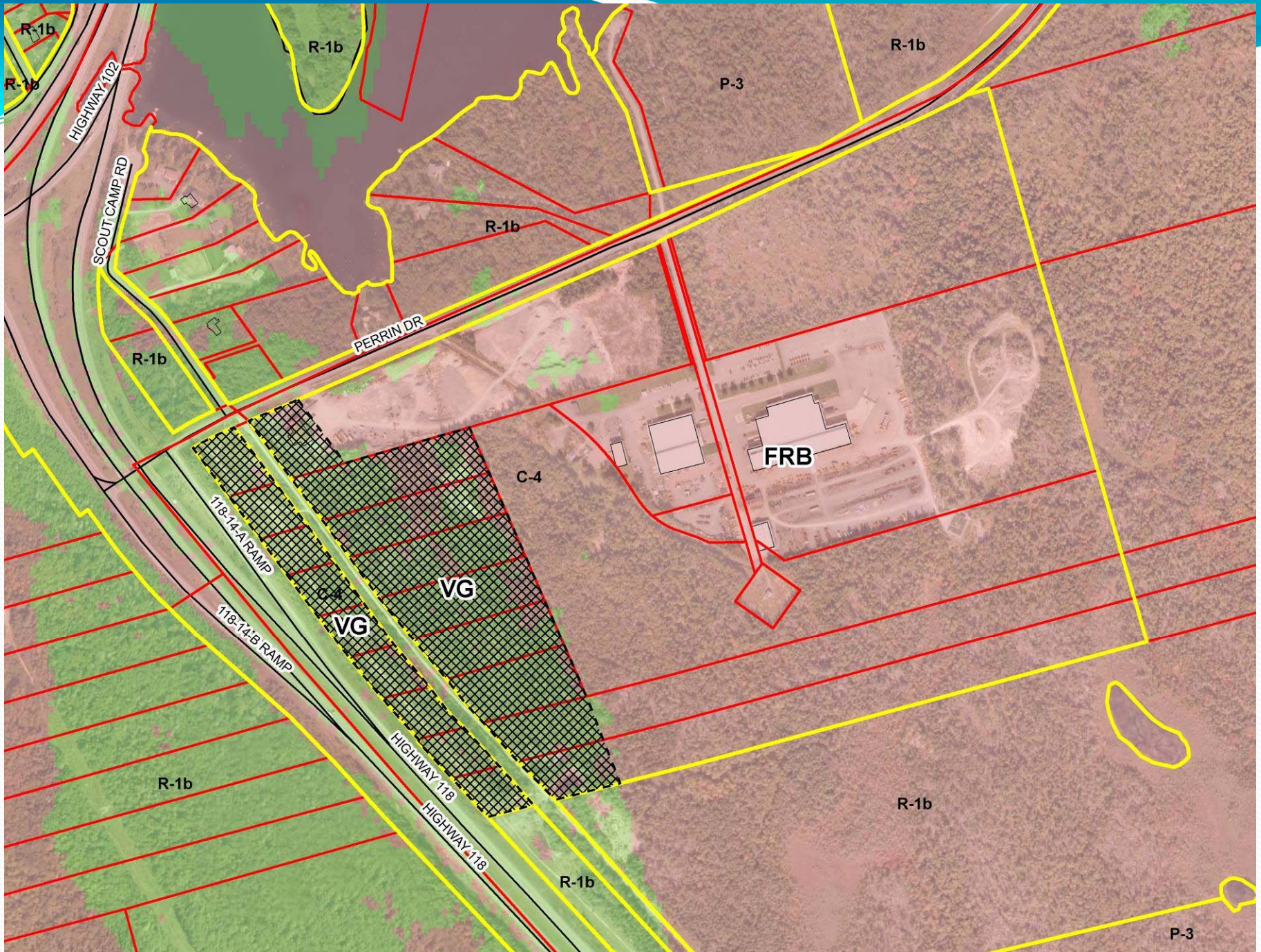


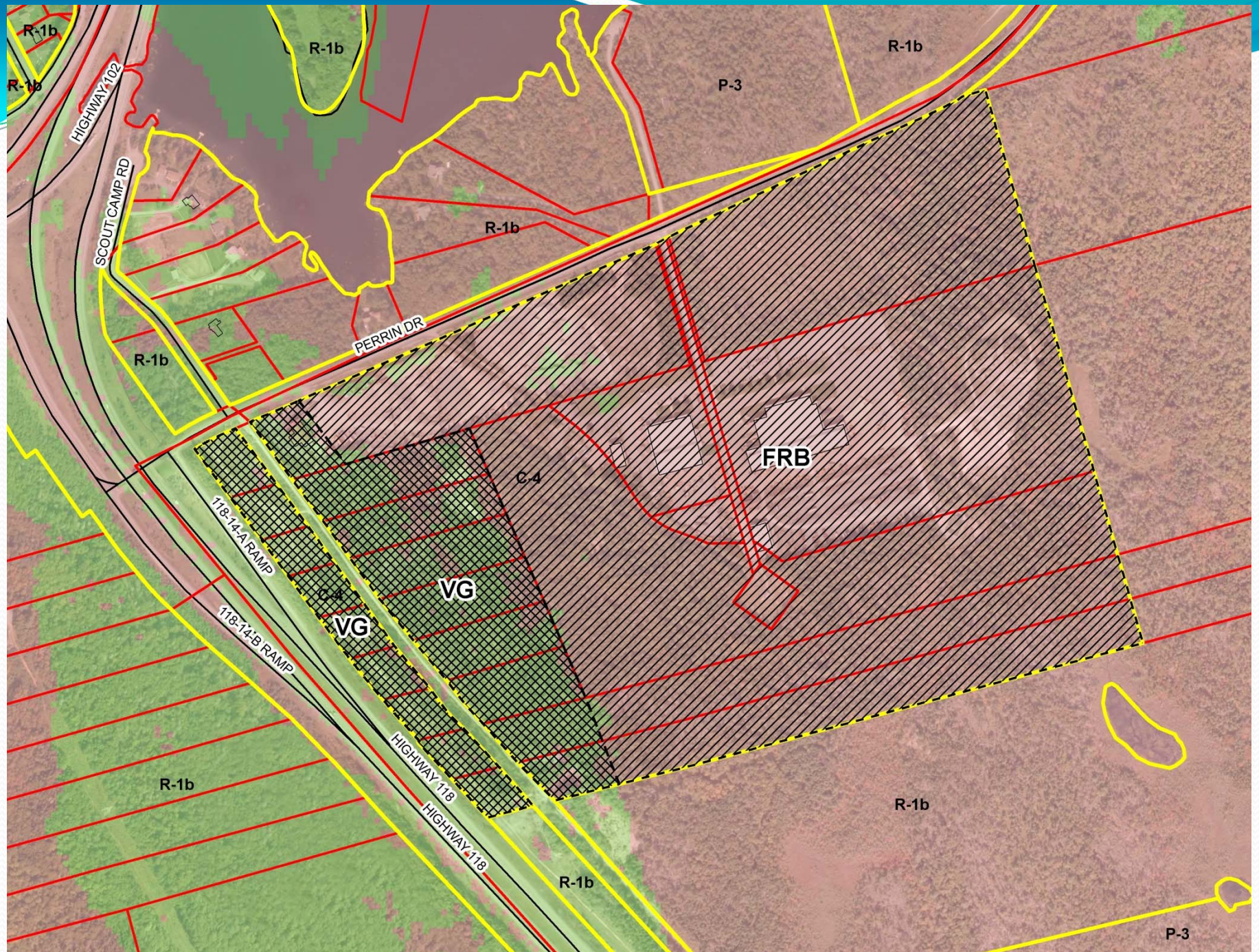
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# Proposed Architectural Regulations



# Architecture Sections

- Facades
- Windows
- Roof Lines
- Cladding and Detailing
- Awnings and Canopies
- Accessory Structures

