HALIFAX
REGIONAL MUNICIPALITY

P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

North West Planning Advisory Committee
January 5, 2011

TO: Chairperson and Members of North West Planning Advisory Committee

SUBMITTED BY: Paul Dunphy
Paul Dunphy, Director of Community Development

DATE: December 6, 2010

SUBJECT: **Case 01311 – Papermill Lake CCDD**

SUPPLEMENTARY INFORMATION REPORT

ORIGIN

- Application by Sunrose Land Use Consulting;
- October 14, 2010 Staff Report; and
- November 3, 2010 Motion of North West Planning Advisory Committee.

BACKGROUND

On November 3, 2010, North West Planning Advisory Committee made the following motion:

MOVED by Councillor Outhit, seconded by Mr. Wooden that North West Planning Advisory Committee defer Case 01311 to enable staff to provide additional information and discussion relating to density, that staff meet with area residents and the District Councillor, and the Committee receive of a copy of the environmental sensitivity map. MOTION PUT AND PASSED.

DISCUSSION

1. Meeting with District Councillor:
Since the November 2, 2010 motion of North West Planning Advisory Committee staff has met with the District Councillor, Tim Outhit. At this meeting staff outlined the benefits of the proposed policy, history of the proposed site and existing policy.

2. Environmental Sensitivity Map:
Copies of the Environmental Sensitivity Map for Bedford have been forwarded to the Committee for reference.

3. Meeting with Area Residents:
A meeting has been scheduled for December 17th, 2010 to receive feedback from several residents who have been involved in following this case. A verbal summary of this meeting can be provided to the Committee at the January 5, 2011 meeting.

4. Density Discussion:
The staff report dated October 14, 2010 recommends the density for the proposed Papermill Comprehensive Development District (PCDD) be a maximum of 70 persons per acre (p.p.a).

Staff offers the following on this matter:

The Paper Mill Lake CCDD Lands:

- 70 p.p.a. is consistent with past practice for the site. Specifically, staff supported a density/sewer usage of 70 p.p.a in a previous planning case (Case 00672 – The Courtyards of Papermill Lake). This application was withdrawn prior to the finalization of the report and development agreement.

- The developers original request was for 90 p.p.a. This could not be supported by staff and confirmed to staff that a maximum density provision is necessary in policy to direct future negotiations given the existing CCDD policy provides little direction and may rely on technical limitations.

- The proposed maximum density is in people per acre, however, this does not mean this is the number of people who will live in the area. The proposed policy is for a mixed use development (residential and commercial) and both uses can be given a "p.p.a" or persons per acre equivalent. For example, general commercial space is typically given an equivalent based on sewer usage which is 50 p.p.a. The lowest density we would assign to a site to enable residential development is 20 p.p.a. Therefore, it is staff's opinion the total 70 p.p.a., can be then be assigned to a mixed use development (residential and commercial) via a negotiated development agreement in this particular instance. This may not be a reasonable approach in other sub-urban areas.

- The proposed density is a maximum density and final densities would be negotiated through the development agreement process and subject to policy evaluation (i.e., compatibility).

Comparable and Mixed Use Developments

- 70 p.p.a is equivalent to the densities used in phase one of the Bedford Waterfront (excluding the public lands). Given the scale and mix of uses of the subject site, the Bedford Waterfront was thought to be comparable.

- Staff are recommending that 70 p.p.a is an adequate density to allow for commercial and residential development to happen in a vertically integrated form. The 70 p.p.a. has been identified in research as adequate to support a suburban transit oriented centre and that 50 p.p.a is probably not a high enough to ensure a mixed use development in a cost effective manner for the municipality (i.e. infrastructure and transit).

- Urban development would typically be higher. For example Kings Wharf in Dartmouth is greater than 100 persons per acre.

- Numbers used for the calculation to assign a population to a dwelling unit are greater than typically found in a dwelling unit. Thus, the actual population is usually less than calculated.

Summary

Staff still supports the recommendations as outlined in the staff report dated October 14, 2010.

BUDGET IMPLICATIONS

The HRM cost associated with processing this planning application can be accommodated within the approved operating budget for C310.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

No community engagement is required as this report is providing Council with additional information. Community engagement was discussed in the October 14, 2010 staff report.

ALTERNATIVES

See Alternatives outlined in the staff report dated October 14, 2010.

ATTACHMENTS

None

A copy of this report can be obtained online at http://www.halifax.ca/council/agendasc/cagenda.html then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Andrew Bone, Senior Planner, 869-4226

Report Approved by: Austin French, Manager of Planning Services, 490-6717

HALIFAX
REGIONAL MUNICIPALITY

PO Box 1749
Halifax, Nova Scotia
B3J 3A5, Canada

North West Planning Advisory Committee
November 3, 2010

TO: Chairperson and Members of North West Planning Advisory Committee

SUBMITTED BY: Paul Dunphy, Director of Community Development

DATE: October 14, 2010

SUBJECT: **Case 01311: Papermill Lake CCDD MPS Amendment, Bedford**

ORIGIN

- Application by Sunrose Land Use Consulting.
- October 20, 2009 motion of Regional Council to initiate a plan amendment process.

RECOMMENDATION

It is recommended that North West Planning Advisory Committee recommend that North West Community Council recommend that Regional Council:

1. Give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B and schedule a public hearing; and

2. Approve the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B.

EXECUTIVE SUMMARY

Sunrose Land Use Consulting is seeking changes to the Bedford Municipal Planning Strategy (MPS) pertaining to the Papermill Lake Commercial Comprehensive Development District (CCDD) lands. These lands are owned by United Gulf Developments Limited (United Gulf) and illustrated on Map 1. The CCDD lands encompass approximately 23 acres (9.3 ha.) of land at the corner of Hammonds Plains Road and Highway 102.

Sun Rose Land Use Consulting, on behalf of United Gulf, have submitted a plan amendment application requesting new site specific policies for the Paper Mill Lake CCDD lands. The request is to have a new set of policies which would enable New Urbanism design principles which include a mixed use development, a mix of public and private open spaces, pedestrian scale form, a walkable community and quality aesthetics through architectural guidelines.

A Public Meeting was held on January 11, 2010 to discuss the proposed policy change. Attachment D contains a summary of this meeting. On April 14, 2010 Bedford Waters Advisory Board provided a recommendation that policy address several water related matters (Attachment E). Staff is recommending that Council approve the proposed MPS policy (Attachment A) and related amendments to the Bedford Land Use By-law (LUB) (Attachment B) as identified in the recommendation section of this report.

BACKGROUND

United Gulf Developments Limited wishes to develop 23 acres (9.3 ha.) of undeveloped land located at the southeast corner of Hammonds Plains Road and Highway 102 (PID#00360677) in Bedford. The parcel is designated Commercial Comprehensive Development District (CCDD) (Map 1) and is zoned Commercial Comprehensive Development District (CCDD) Zone (Map 2). Before the lands can be developed, United Gulf must enter into a development agreement in accordance with CCDD policies.

United Gulf through Sun Rose Land Use Consulting made application to create new site specific policies that enhances the mixed use nature of the general CCDD policies and with emphasis on the following:

- New Urbanism design principles;
- greater flexibility on the mix of uses and required percentages;
- a central gathering place or small scale town center;
- mix of public and private open spaces;
- pedestrian scale form;
- additional architectural guidelines;
- development of a walkable community; and
- maintenance of existing sewer and water allocations.

On October 20, 2009, Regional Council passed a motion to initiate a process to consider amending the Bedford MPS policies for the Papermill Lake CCDD.

Existing Policy
Within Bedford, there are several large parcels of land which have been identified as appropriate locations for commercial activity. Through the provisions of Policy C-7 Council has created a Commercial Comprehensive Development District (CCDD) land use designation as well as a CCDD Zone. This designation and zone has been applied to the subject lands (Papermill CCDD) and several other parcels within Bedford. Existing MPS policies are included as Attachment D.

The Bedford Plan envisioned that sites, like the Papermill CCDD, would be developed in a comprehensive manner by way of a development agreement process. This was to ensure the best utilization of the sites, compatibility with adjacent land uses and to emphasise the unique characteristics of a site in terms of its location within Bedford, its unique physical characteristics, its overall size and its relationship to adjoining, existing or proposed uses. Specifically, CCDD development requires commercial uses on a minimum of 50% of each CCDD site and multiple unit buildings not be permitted to occupy more than 25% of a CCDD site. Multiple unit buildings must be constructed in accordance with the RMU zone requirements.

DISCUSSION

The area around Papermill Lake in Bedford has seen significant growth over recent years (RIM/ Bedford West Business Campus and Bedford West/ South development). A review of the existing planning policies for the Papermill CCDD has found that improvements to the planning policy will enable a more flexible development form as well as ensuring certain design criteria can be achieved through a development agreement, thus enabling a better development on the site. For example, the existing Papermill CCDD policies (Attachment C) enables mixed use developments but not necessarily mixed use buildings. The policy did not anticipate the desired scale of mixed use development nor that such developments would vertically integrate uses.

It is the opinion of staff the existing plan policy for the Paper Mill Lake CCDD no longer accurately reflects the development options and limitations for this site. Therefore, staff is recommended a new zone be placed on the subject lands called the Paper Mill Lake CDD and a new set of site specific policies be adopted which includes four main policy areas; transportation, environment, function and design (Attachment A and B).

Transportation
The proposed transportation policies identify that any proposal for this site must:

- accommodate a variety of transportation modes and provide convenient access, appropriate facilities and sufficient parking;

- integrate a variety of parking options into the design to reduce the impact of parking areas; and
- minimize vehicular access points on Nine Mile Drive through the creation of a main entrance(s).

Environment

Proposed policies primarily deal with Papermill Lake. The policies manage the impacts of the development on the lake through:

- appropriate storm water management controls to manage the quantity and quality of storm water from the site during and post construction identified in a storm water management plan; and
- review of the stormwater plan by Bedford Waters Advisory Committee; and
- a water quality monitoring program.

The subject site has been designated for commercial development since 1991. Due to the existing topography (a series of rock ridges), any development of the site will result in significant alteration. Great care must be taken during construction to deal with erosion and sedimentation controls and the management of storm flows from the site during and after construction. The existing CCDD policy does not adequately address these concern therefore, staff have included appropriate policy to require the preparation and implementation of erosion and sedimentation controls and management of storm flows. Further, staff have included policy which requires water quality testing of Papermill Lake.

Function

Proposed function policies identify the uses permitted on the site and the relationship the site should have with the surrounding communities, specifically:

- the development includes a mix of commercial and residential land uses which are integrated with surrounding uses in a compatible manner; and
- the maximum density shall not exceed the equivalent of 70 persons per acre.

With respect to density, the existing CCDD policies do not assign a maximum density to the subject lands or any other CCDD lands in Bedford. Past practice with CCDD sites has been to permit residential development to occur as per the Multiple Unit Dwelling (RMU) zone requirements (as required by policy) and commercial development to occur at a scale in keeping with the intent of plan policy and acceptable to the public and Council.

The proposed density for the Papermill CDD site is 70 persons/acre or 1,571 persons. This density was established many years ago based on figures used by staff to help guide previous proposed developments for the subject site and to allocate sewer capacity at the Mill Cove Treatment Plant. Seventy persons per acre is already significantly higher that densities used on

other CCDD site with the exception of the Bedford Waterfront Phase I (35 units per acre which equals between 78 and 117 persons depending on unit type).

The proposed density of 70 persons per acre is consistent with the target population previously used on the site and is within the capabilities of the Mill Cove Sewage Treatment Facility. Halifax Water is currently reviewing the capacities of all sewage treatment facilities in HRM and results are not anticipated for some time. Staff have been mindful of sewer treatment capacities and suggest that the proposed population density be established until study results are compiled and further direction can be given.

The applicant has suggested that the density of the site should be greater at 1,952 persons or 87 persons/acre. Staff do not support this request for reasons provided above.

Design
Proposed design policies are to ensure that the design of the site creates a look that is complementary with the surrounding developments by:

- creating a safe, comfortable and attractive environment for pedestrians, patron and residents with appropriate transitions to surrounding land uses;
- ensuring the design provides for plentiful, useable and attractively designed public and semi public amenity space;
- requiring design guidelines for all buildings;
- limiting height to 8 storeys except where there is adequate separation from uses; and
- that extensive landscaping, including a tree planting program, is provided.

With respect to height, the existing CCDD policies do not establish a maximum height limit for commercial buildings, while residential building are restricted to RMU zone regulations limiting height to 35 ft (10.6m) and 36 units. The proposed policy permits buildings up to eight stories in height without a maximum number of units per building. Further, staff are suggesting that even taller buildings may be able to be considered subject to appropriate separation from existing development and a review of wind, shadow and skyline impacts.

Conclusion
Staff are recommending that Council approved the proposed policies for the Papermill Lake CDD through amendments to the Bedford MPS and LUB as identified in the recommendation section of this report.

BUDGET IMPLICATIONS

The HRM costs associated with processing this planning application can be accommodated within the approved operating budget for C310.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

Amendments to the Bedford MPS involve community engagement and the engagement process is consistent with the intent of the HRM Community Engagement Strategy, the Halifax Regional Municipality Charter, and the Public Participation Program approved by Council.

The level of community engagement is consultation, achieved through a public meeting early in the review process, as well as a public hearing before Regional Council can consider approval of any amendments.

The proposed MPS amendments will potentially impact the following stakeholders; advocacy groups, community and neighbourhood organizations, councillors, developers, general public, individuals, community leaders, media, other HRM Business Units and Divisions, property owners.

In accordance with Regional Council's Public Participation Program for MPS amendments, a public meeting was held on January 11, 2010. The meeting served as an opportunity for residents to comment and discuss the proposed amendments. A copy of the public meeting minutes are included as Attachment D of this report. Further, at the Public Participation Meeting, a visual preference survey was completed to identify the thoughts of the community on issues related to the development of the Papermill Lake CCDD, a summary of the results have been included as Attachment F. The results appear to generally support the direction staff has taken with policy. Should Regional Council decide to schedule a public hearing, property owners within the notification area shown on Map 2 will be notified of the hearing by mail. Public notices will also be posted in the local newspaper and on the HRM website.

The Bedford Waters Advisory Board has jurisdiction over this proposal. The Board reviewed the proposal to change MPS policy. The Board's recommendation (Attachment E) recommended that policy for the site include a) a requirements for a conceptual storm water management plan which included calculation of storm flows, b) the use of best practices for the handling of stormwater and c) of the provision of water quality testing for Papermill Lake. Staff are of the opinion that the proposed policy (Attachment A) implements the Board's recommendations.

ALTERNATIVES

1. Council could approve the amendments to the Bedford Municipal Planning Strategy and Land Use By-law presented as Attachment A and B to this report. This is the staff recommendation.

2. Council may choose to direct staff to prepare alternative amendment(s). Significant amendments may require another public hearing be held before approval is granted.

3. Council could reject the proposed amendments and direct that no further consideration be given to amending the current CCDD policy for the subject lands at Papermill Lake. In this event, any development agreement would have to be negotiated to conform with the current policy.

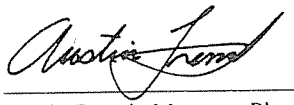
ATTACHMENTS

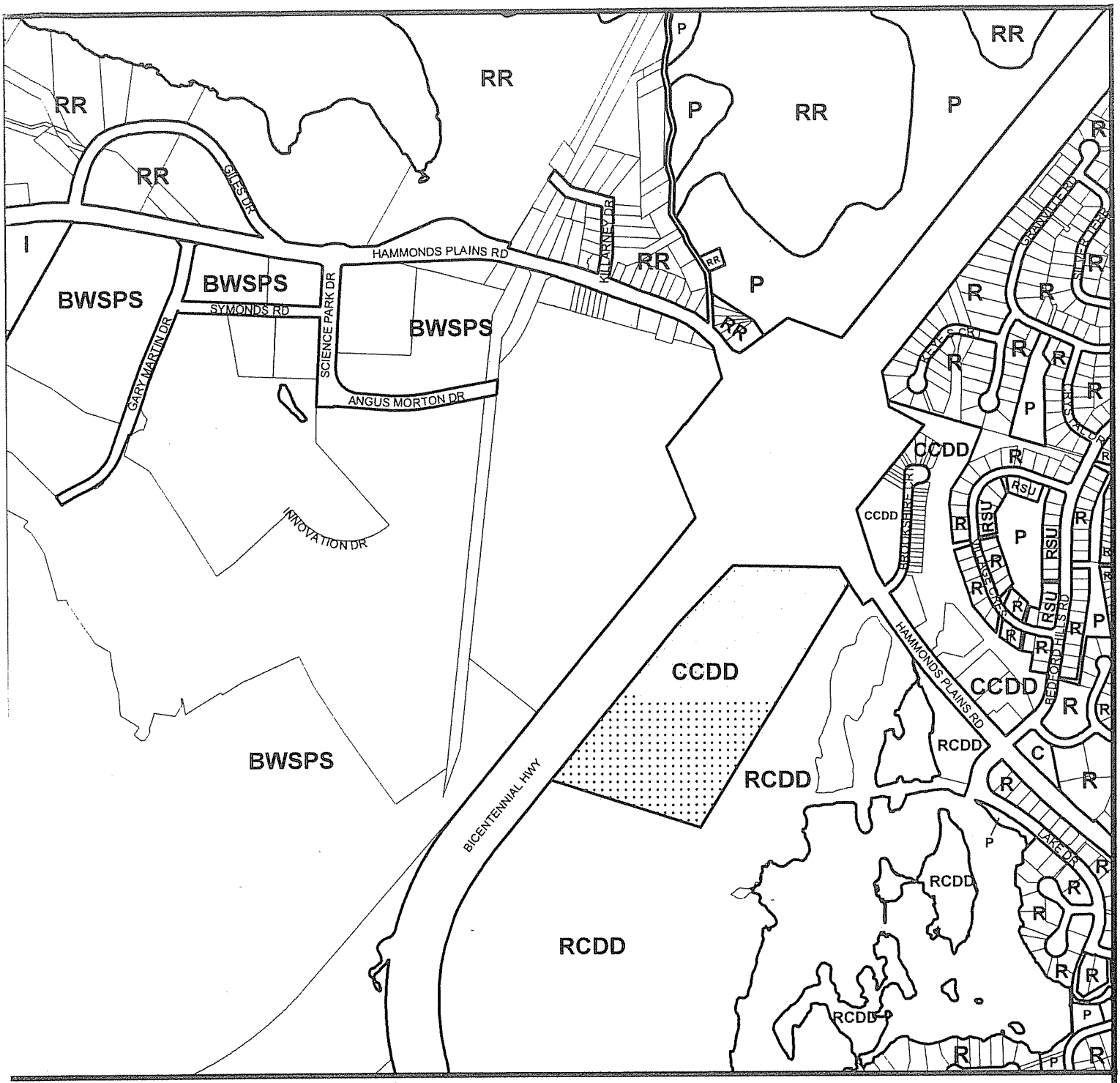
Map 1	Generalized Future Land Use
Map 2	Zoning
Map 3	Mainstreet Improvement District/CCDD and PCDD Locations

Attachment A	Proposed Amendments to the Bedford MPS
Attachment B	Proposed Amendments to the Bedford LUB
Attachment C	Existing Relevant CCDD Policies
Attachment D	Public Meeting Minutes - January 11, 2010
Attachment E	Bedford Waters Advisory Board Motion - April 14, 2010
Attachment F	Visual Preference Survey Results

A copy of this report can be obtained online at http://www.halifax.ca/council/agendasc/cagenda.html then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Andrew Bone, Senior Planner, 869-4226

Report Approved by: 
Austin French, Manager, Planning Services, 490-6717



Map 1
Generalized Future Land Use

Subject Area

HALIFAX
REGIONAL MUNICIPALITY
Community Development
Planning Services

R	Residential Designation
RR	Residential Reserve Designation
P	Park and Recreation Designation
C	Commercial Designation
I	Industrial Designation

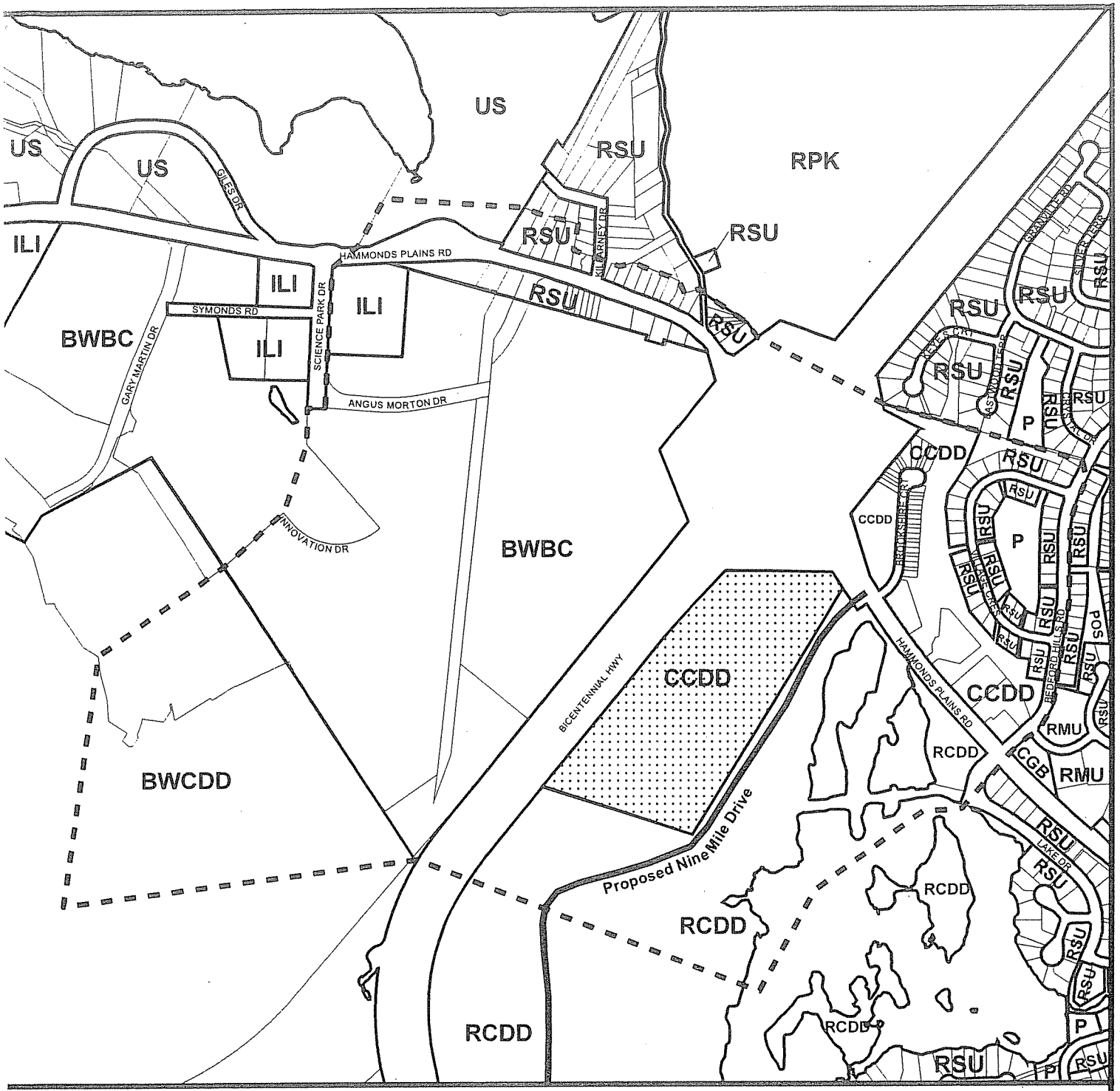
BWSPS	Bedford West Secondary Planning Strategy
RR	Residential Reserve Designation
CCDD	Commercial Comprehensive Development District
RCDD	Residential Comprehensive Development District

200 100 0 200 400 600 800
Meters

Sept. 18, 2009

HRM does not guarantee the accuracy of any base map information on this map.

T:\Repmaps\Planadm\01311\Gflum.mxd (AKT)



Map 2
Zoning

Notification Area

Subject Area

HALIFAX
REGIONAL MUNICIPALITY
Community Development
Planning Services

RSU	Single Dwelling Unit Zone	BWBC	Bedford West Business Campus Zone
RMU	Multiple Dwelling Unit Zone	BWCDD	Bedford West Comprehensive Development District
US	Urban Settlement Zone	CCDD	Commercial Comprehensive Development District
P	Park Zone	RCDD	Residential Comprehensive Development District
POS	Park Open Space Zone	ILI	Light Industrial Zone
		CGB	General Business District Zone

N

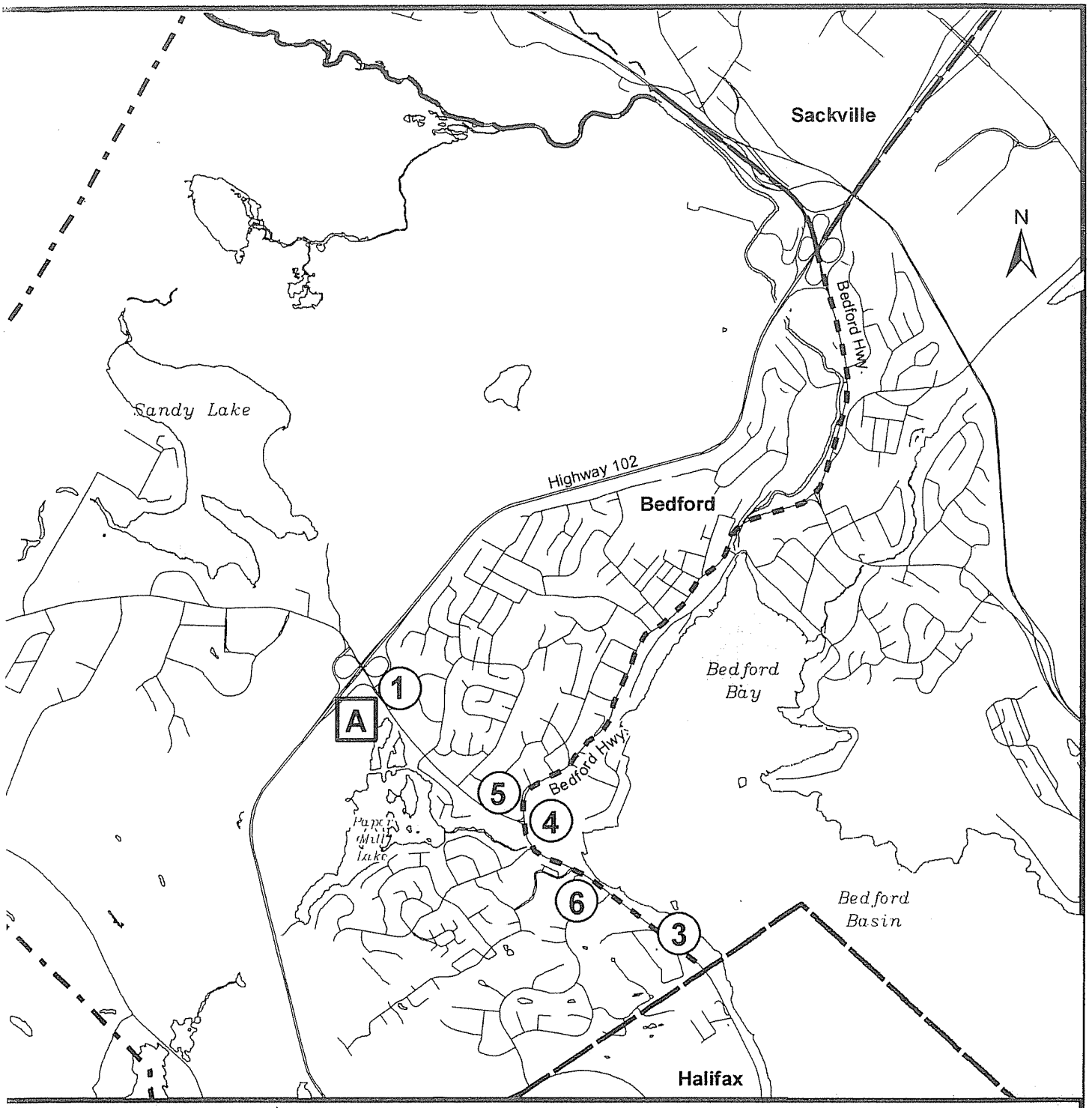
230 115 0 230 460 690 920
Meters

Sept. 17, 2009

HRM does not guarantee the accuracy of any base map information on this map.

T:\Repmaps\Planadm\01311\Zone mxd (AKT)

Schedule B



ap 3

ainstreet Improvement District/CCDD and PCDD Locations

- - - Mainstreet Improvement District Boundary

1 Commercial Comprehensive Development District

A Papermill Comprehensive Development District

HALIFAX
REGIONAL MUNICIPALITY
Planning Services

600 300 0 600 1,200 1,800 2,400
Meters

: 21, 2010 HRM does not guarantee the accuracy of any base map information on this map. T:\Repmaps\Planadm\01311\Schedule B-01311 mxd (AKT)

Attachment A
Proposed Amendments to the Bedford MPS

BE IT ENACTED by Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Bedford as adopted by the Bedford Town Council on the 26th day of March, 1996, and approved by the Minister of Municipal Affairs on the 17th day of May. 1996, which includes all amendments thereto which have been adopted by the Halifax Regional Municipality and are in effect as of the [INSERT DATE OF HEARING], is hereby amended as follows:

1. The preamble for CCDD uses, within "Impacts of Commercial Growth:, subsection "e"; shall be amended by adding the following after the words "second CCDD area (Policy C-12).":

   "After a review in the year 2010, Policy C-12 was removed and new policies for the Papermill Lake commercial lands were created (Policies 15A and 15B).";

2. The preamble for CCDD uses, within "Impacts of Commercial Growth:, subsection "e" and before subsection "f"; shall be amended by adding the following:

   "The former Papermill Lake CCDD lands form a prominent site at the corner of Hammonds Plains Road and Highway 102. New policy was created in 2010 which would enable the Papermill Comprehensive Development District (PCDD) Designation and Zone where residential and commercial uses could be established within the same buildings through a development agreement process. The new policies encourage a high quality transit friendly development with numerous amenities, public and private open spaces and, a design which is walkable and architecture which is pedestrian friendly. The goal of the policy is to encourage the development of a community where residents can live, work and play.";

3. Policy C-1 shall be amended by adding the following words after the words "Mainstreet Commercial":

   "Papermill Comprehensive Development District.";

4. Policy C-3 shall be amended by adding the following words after the words "lounges, and recycling depots":

   "• Papermill Comprehensive Development District Zone (PCDD) which permits mixed use projects including mixed use buildings, but may also contain, townhouses, multiple-unit buildings, office buildings, neighbourhood commercial uses, CGB Zone uses and convention facilities.";

5. The following text shall be removed from the explanatory text following Policy C-3 and after the words "Hammonds Plains Road, areas east":

   "and south";

6. The following text shall be added to the explanatory text following Policy C-3 and after the words "C-29B.":

   "The PCDD Zone shall be applied to lands near Papermill Lake, south of Hammonds Plains Road and east of Highway 102.";

7. Policy C-12 shall be deleted.

8. Policy C-15A through C-15C shall be created by adding the following:
   "**Papermill Comprehensive Development District**

   C-15A It shall be the intention of Council to designate the lands shown on Map 3 as Papermill Comprehensive Development District, and in the Land Use By-Law the lands shall be zoned Papermill Comprehensive Development District (PCDD). The PCDD Zone shall permit mixed use residential/ commercial projects, including townhouses, multiple-unit buildings, senior residential complexes, neighbourhood commercial, office buildings, CGB Zone uses, convention facilities, park uses, and institutional uses.

   C-15B It shall be the intention of Council that all new development within the Papermill Lake Comprehensive Development District shall be subject to the negotiation of a development agreement with the owners of the lands to carry out a mixed use commercial/residential development provided that all applicable policies of this document are met. All development agreements shall be entered in to pursuant to the Halifax Regional Municipality Charter. In considering any such agreement, Council shall have regard to the following:

   a) Transportation
      i) the development integrates, yet minimizes conflict between a variety of transportation modes through provisions of convenient access, appropriate facilities and sufficient parking;
      ii) that a variety of parking options be integrated into the design of the development so that the impact of parking areas is reduced; and
      iii) that vehicular access along Nine Mile Drive shall be minimized and managed through the creation of a main entrance(s);

b) Environment

i) that measures are taken to manage the quantity and quality of storm water from the site during and post construction;

ii) no development agreement shall be entered into unless a preliminary storm water management plan has been prepared for the entire Papermill Lake CDD and accepted by the Municipality. The preliminary stormwater management plan shall:

a) identify significant constraints and sensitivities with regard to flood potential, environmental features, and provide appropriate protection measures;

b) provide estimates of pre-development and post development flow rates (where post development flow rates means the expected flow rates upon full build out or an area as permitted by the development agreement) at critical locations within watercourses such as at culverts and other road crossings and at downstream developments;

c) specify water quality and quantity objectives which are consistent with all municipal and provincial guidelines and identify the means of preventing adverse changes to the quantity and quality of watercourses (including Papermill Lake) and groundwater;

d) specify the type and location of storm water management facilities, the approach, and the design requirements to protect receiving waters from contamination, excessive flow rates and loss of aquatic habitat and to protect the quantity and quality of groundwater flows;

e) prepare a program for implementation and monitoring before, during and after construction, including securities and any remedial action to be taken in the event that water quantity or quality objectives are not achieved;

f) include of best management practices to be followed to manage storm water flows on the site; and

g) As part of any development a preliminary stormwater management plan shall be submitted prior to the approval of the proposal for the review of the Bedford Waters Advisory Committee.

iii) a water quality monitoring program shall be undertaken for Paper Mill Lake to track the eutrophication process. The program is to be designed in accordance with national guidelines established by the Canadian Council for Ministers of the Environment (the CCME guidelines) and financed in whole by the developer. Specifics of the program are to be negotiated under the terms of a development agreement.

c) Function and Design

i) the development is a mixed use project which contains a mix of

compatible land uses including a mix of commercial and residential land uses which are integrated with surrounding uses in a compatible manner;

ii) where gas bars (buildings and pumps) are proposed as part of a development, they shall have context with surrounding buildings, heights, setbacks, building orientations and architectural styles and provide ample landscaping, in combination with building orientation, to enhance the streetscape and define the street edge;

ii) the maximum density shall not exceed the equivalent of 70 persons/acre;

iii) the design provides a safe, comfortable and attractive environment for pedestrians, patron and residents with appropriate transitions to surrounding land uses in a manner that minimizes the impact of the proposal on existing and approved but unbuilt development;

iv) the design provides for plentiful, useable and attractively designed public and semi public amenity space. All such spaces shall be well equipped for their users and provide physical separators and buffers from adjacent development where needed;

vi) medium rise form is encouraged and structures shall not exceed 8 habitable storeys. Notwithstanding the previous statement, further consideration of higher structures may be considered where there is adequate separation from existing or approved but unbuilt uses, and may be subject to the consideration of shadow impacts, wind analysis, views, skyline impacts, relationship to surrounding building where relevant;

vii) design guidelines are included which identify the requirements for the design of structures within the site. Such guidelines shall take in to consideration the surrounding community, complementary aesthetics and means to ensure the proposed development creates a quality aesthetics; and

viii) that extensive landscaping, including a tree planting program, is provided.

d) Implementation

i) that the provisions of Policy Z-3 be met."

Policy C-15C:

It shall be the intention of Council to consider discharging the agreements made pursuant to Policy C-15B upon the completion of the development. Council may thereafter zone the PCDD in such a manner as to be consistent with the development, by creating a specific zone for the site which incorporates the uses provided for in the development agreement as well as provisions consistent with the Halifax Regional Muniipality Charter.

9. Policy C-31, subsection (a), shall be amended by deleting the text "or CCDD" and replaced with the following text:

",PCDD or CCDD"

10 Policy S-3 shall be amended by deleting the text "CCDD" and replaced with the following text:

"CCDD, PCDD"

11. The Implementation Section shall be amended by deleting the Comprehensive Development Districts preamble paragraph and replace it with the following words:

"**Comprehensive Development Districts**
Town Council has recognized the advantages of having large tracts of land planned and developed as a unit with a comprehensive plan as a guideline. To this end, Council shall develop Residential, Commercial, Papermill and Waterfront Comprehensive Development District Zones to allow this process to occur. These four zones will provide an alternative method of development designed to stimulate innovations in residential, commercial, and institutional developments, provide a mechanism to develop in harmony with the environment, and increase flexibility within the residential, commercial, and institutional sectors to better respond to current and future needs as provided for in Policies R-9 to R-17, C-7 to C-15C, and WF-19 to WF-23."

12. Map 1, Bedford Generalized Future Land Use shall be amended as shown in the attached Schedule A;

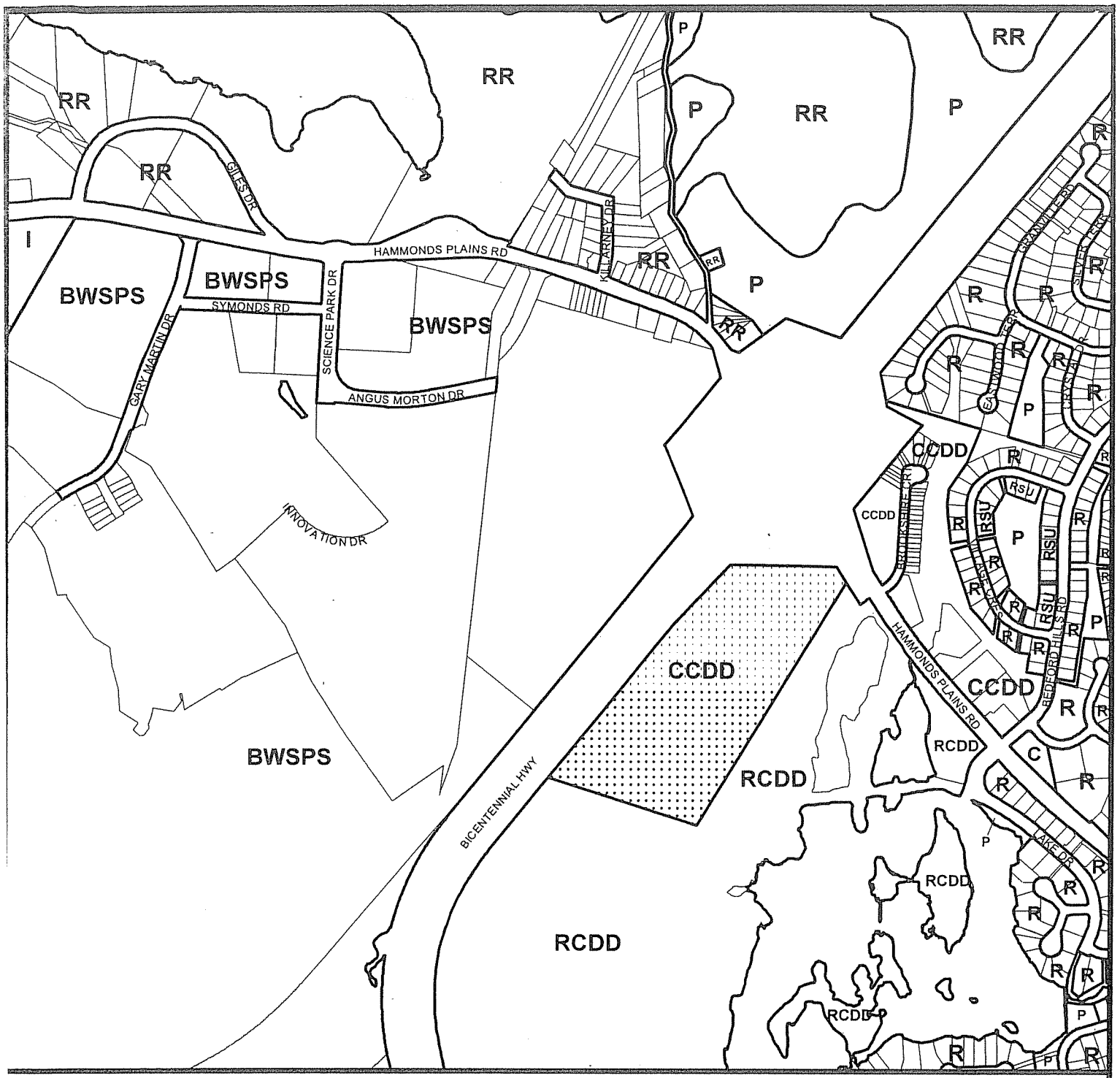
13. The Commercial Section shall be amended by deleting Map 3, Mainstreet Improvement District/CCDD Locations and replacing it with a new Map 3 attached as Schedule B.

14. Appendix B, Table III, Generalized Land Use Designations shall be deleted and replaced with a new Appendix B as shown in the attached Schedule C;

THIS IS TO CERTIFY that the Municipal Planning Strategy of Sackville which this is a true copy was duly passed at a duly called meeting of the Halifax Regional Council on the _____ day of _____, 2010.

GIVEN under the hands of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this _____ day of _____, 2010.

_____
Cathy Mellett
Municipal Clerk



Schedule A - Amendments to the Bedford Generalized Future Land Use Map

HALIFAX
REGIONAL MUNICIPALITY
Community Development
Planning Services

R	Residential Designation	BWSPS	Bedford West Secondary Planning Strategy
RR	Residential Reserve Designation	RR	Residential Reserve Designation
P	Park and Recreation Designation	CCDD	Commercial Comprehensive Development District
C	Commercial Designation	RCDD	Residential Comprehensive Development District
I	Industrial Designation	PCDD	Papermill Comprehensive Development District

Area to be redesignated PCDD (Papermill Comprehensive Development District)

200 100 0 200 400 600 800 Meters

June 21, 2010

HRM does not guarantee the accuracy of any base map information on this map. T:\Repmaps\Planadm\01311\ScheduleA.mxd (AKT)

Schedule C
APPENDIX B
TABLE III
GENERALIZED FUTURE LAND USE DESIGNATIONS

POTENTIALLY PERMITTED USES ● USES PERMITTED AS-OF-RIGHT ■ USES PERMITTED BY REZONING * USES PERMITTED BY DEVELOPMENT AGREEMENT	RESIDENTIAL	RR	COMMERCIAL	MNSTR.COMM.	INDUSTRIAL	INSTITUTIONAL	PARKS	FLOODWAY	CCDD	RCDD	WFCDD	ITR	PCDD
SINGLE UNIT	●	●							*	*			
TWO UNIT	●								*	*			
TOWNHOUSE	●								*	*	*		*
MULTIPLE UNIT	●			●[1]					*	*	*		*
MOBILE HOME										*			
HOME OCCUPATION	●	●											*
NEIGHBOURHOOD CONVENIENCE STORE			●							*	*		*
NEIGHBOURHOOD COMMERCIAL									*	*			*
GENERAL BUSINESS			●		●[2]				*				*
SHOPPING CENTRE			*		●								*
MAINSTREET COMMERCIAL			●										
HERITAGE COMMERCIAL				●									
CONVENTION FACILITIES			*						*		*		*
LIGHT INDUSTRIAL					●								
HEAVY INDUSTRIAL					●								
HARBOUR ORIENTED INDUSTRIAL					●								
PITS AND QUARRIES					*[3]								
SALVAGE YARDS					*[4]								
PARKS	●	●				●	●	●	*	*	*		*
RECREATION USES	●						●	●	*		*		*
INSTITUTIONS	■	■	■	■	■	■	■		*	*	*		*
UTILITIES	■	■	■	■	■	■	■	■			*		*
SPECIAL CARE (4 - 10 RESIDENTS)	●	●											
SPECIAL CARE (>10 RESIDENTS)	*	*	*	*	*	●	*		●	*	*		*
DAYCARE FACILITIES	●[5]		●	●	●	●							*
HOSPITAL													
MULTI-SERVICE CENTRE	*	*	*	*	*	*	*		*	*	*		*
CORRECTIONAL FACILITIES					*								
DRINKING ESTABLISHMENTS			*	*[6]					*		*		*
ADULT ENTERTAINMENT USES			*										
RETAIL COMMERCIAL USES											*		*
COMMERCIAL ENTERTAINMENT USES											*		
COMMERCIAL SERVICE											*		
FOOD AND BEVERAGE											*		*
HOTEL FACILITIES			●	●							*		*
CULTURAL USES											*		*
MARINE RELATED USES											*		
INFORMATION TECHNOLOGY AND RESEARCH USES												●	
SENIOR RESIDENTIAL COMPLEXES				*					*	*	*		*

1 DWELLING UNITS IN CONJUNCTION WITH COMMERCIAL USES SUBJECT TO THE MAINSTREET COMMERCIAL ZONE REQUIREMENTS
2 OFFICE USES PERMITTED IN THE GENERAL BUSINESS DISTRICT ZONE SHALL BE PERMITTED BY DEVELOPMENT AGREEMENT
3 IN AREAS ZONED HEAVY INDUSTRIAL
4 IN AREAS ZONED HEAVY INDUSTRIAL
5 DAYCARE FACILITIES TO A MAXIMUM OF 14 CHILDREN
6 PUBS AND LOUNGES ONLY; CABARETS ARE EXCLUDED

Attachment "B"
Proposed Amendments to the Bedford LUB

BE IT ENACTED by Regional Council of the Halifax Regional Municipality that the Land Use By-Lawfor Bedford as adopted by the Bedford Town Council on the 26th day of March, 1996, and approved by the Minister of Municipal Affairs on the 17th day of May. 1996, which includes all amendments thereto which have been adopted by the Halifax Regional Municipality and are in effect as of the [INSERT DATE OF HEARING], is hereby amended as follows:

1. Part 3, Section 1 shall be amended by adding the following after the words after the words "Commercial Comprehensive Development District":

   "PCDD Papermill Comprehensive Development District"

2. Part 4, Section 3 shall be amended by replace the text "C-15" with the following text:

   "C-15B"

3. Part 4, Section 3 shall be amended by adding the following text after subsection d):

   "d1) Within the Papermill Comprehensive Development District designation on the Generalized Future Land Use Map, a development agreement may be considered for mixed use developments as provided for in Policies C-15A and C-15B."

4. Part 5, Section 8 shall be amended by adding the following text after the text "RTH":

   ", PCDD"

5. Part 5, Section 8, clause h) shall be amended by adding the following text after the text "one off-street parking space,":

   "except within the PCDD zone,"

6. Part 5, Section 10 shall be amended by adding the following text after the text "RCDD":

   ", PCDD"

7. Part 16A, as shown in Schedule A, shall be added after Part 16.

8. Appendix B shall be amended by Adding the text "Papermill Comprehensive Development District" between "CGB- General Business District Zone" and "CCDD - Commercial Comprehensive Development District".

THIS IS TO CERTIFY that the Land Use By-law of Bedford which this is a true copy was duly passed at a duly called meeting of the Halifax Regional Council on the _____ day of _____, 2010.

GIVEN under the hands of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this _____ day of _____, 2010.

_____
Cathy Mellett
Municipal Clerk

Schedule A

PART 16A PAPERMILL COMPREHENSIVE DEVELOPMENT DISTRICT (PCDD) ZONE

1) No development permit shall be issued for a development in a PCDD Zone unless the proposed development is in conformance with a development agreement which has been approved by a resolution of Council.

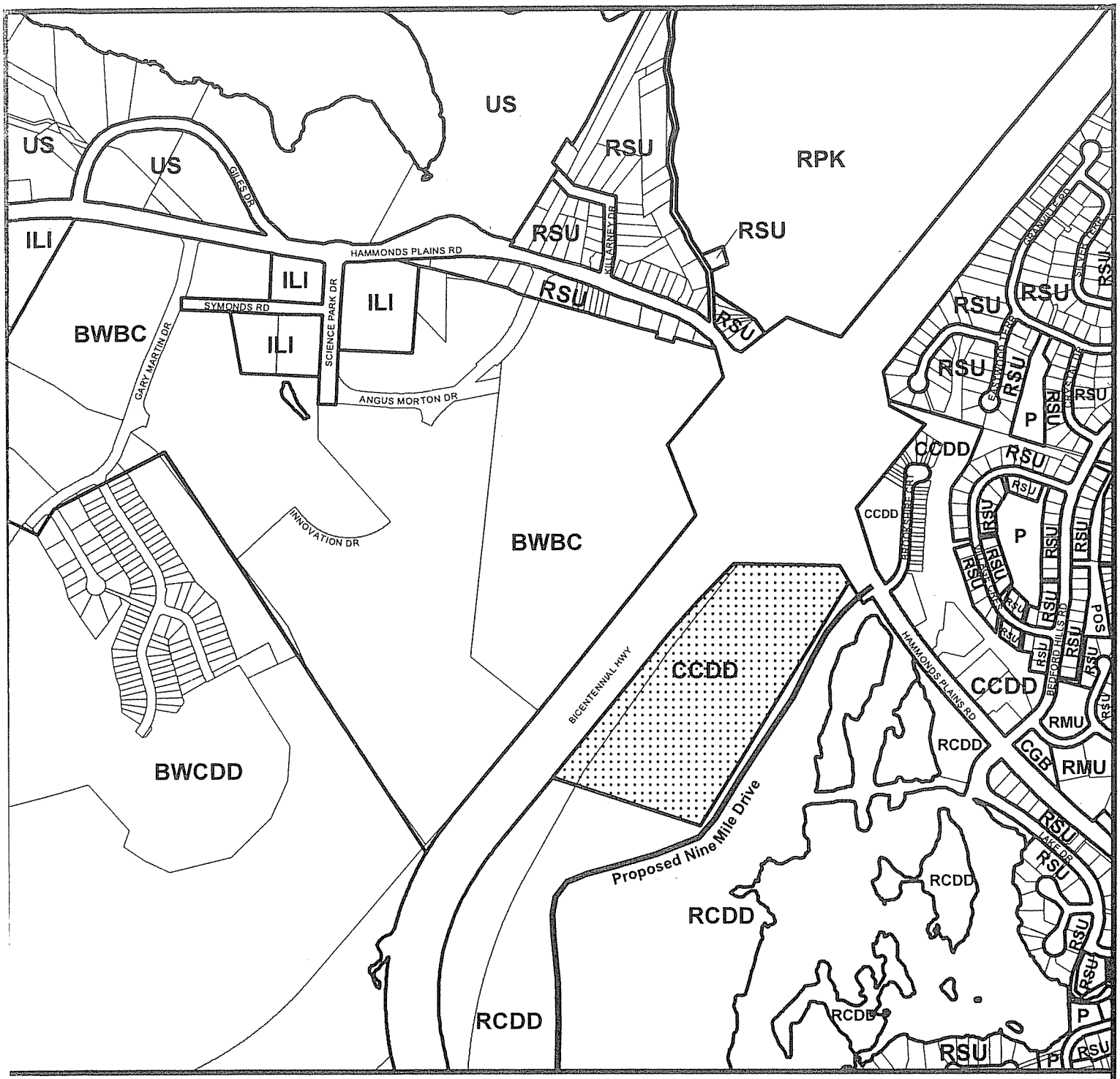
2) The following uses may be permitted in a PCDD Zone:
   a) townhouse dwellings;
   b) multiple unit dwellings;
   c) neighbourhood commercial uses;
   d) neighbourhood convenience stores;
   e) personal service uses including health and wellness facilities
   f) office buildings;
   g) private clubs (social)
   h) restaurants
   i) day care facilities
   j) general retail exclusive of mobile home dealerships
   k) personal and household Services, exclusive of massage parlours
   l) shopping centre
   m) commercial photography
   n) lounges & taverns
   o) hotels
   p) drycleaning depots
   q) commercial parking lots
   r) institutional (SI) uses, excluding cemeteries
   s) ice cream stands
   t) veterinary clinics
   u) convention facilities;
   v) parks and recreational uses;
   w) billiard/snooker club
   x) gas bars
   y) utility uses such as solar, geothermal, district heating and car charging stations which are accessory to the development.
   z) any uses accessory to the foregoing uses.

3) A PCDD Zone shall be applied only to sites identified PCDD on the Generalized Future Land Use Map.

4) In the event Council approves the proposal, approval shall only be granted subject to the condition that the registered owner of the land upon which the development is to occur shall enter into an agreement with Council containing such terms and conditions as

Council may direct. This agreement shall be registered with the land and be binding on any subsequent owners of the land. Council may discharge the agreement upon the completion of particular phases of the development pursuant to Policy C-15C of the Municipal Planning Strategy.

5) Notwithstanding anything in this By-law, the lot size, road frontage, front yard, side yard, rear yard and height restrictions shall be described in the Development Agreement made between Council and the developer pursuant to the Halifax Regional Municipality Charter and policies C-7 to C-15C of the Municipal Planning Strategy.



Schedule B Amendments to the Bedford Zoning Map

HALIFAX
REGIONAL MUNICIPALITY
Community Development
Planning Services

RSU	Single Dwelling Unit Zone	BWBC	Bedford West Business Campus Zone
RMU	Multiple Dwelling Unit Zone	BWCDD	Bedford West Comprehensive Development District
US	Urban Settlement Zone	CCDD	Commercial Comprehensive Development District
P	Park Zone	RCDD	Residential Comprehensive Development District
POS	Park Open Space Zone	ILI	Light Industrial Zone
CGB	General Business District Zone	PPCD	Papermill Comprehensive Development District

N

Area to be rezoned PCDD (Papermill Comprehensive Development District)

200 100 0 200 400 600 800 Meters

June 21, 2010 HRM does not guarantee the accuracy of any base map information on this map. T:\Repmaps\Planadm\01311\Schedule A Zone mxd (AKT)

Attachment C
Existing Relevant CCDD Policies

COMMERCIAL

COMMERCIAL OBJECTIVE

To encourage the development of business and commercial uses to serve the Town and surrounding areas; to ensure that commercial uses are located and designed to minimize intrusion upon existing residential neighbourhoods; to promote attractive commercial areas within the Town through the regulation of commercial signage, parking, and building design; to foster the development of a pedestrian oriented commercial core to provide the Town with a commercial focus which relates to its heritage and will foster the development of a Town identity.

The three designations, Commercial, Mainstreet Commercial, and Commercial Comprehensive Development Districts, are established in Policy C-1. Policy C-2 confirms Town Council's intent to limit commercial development to the lower portion of Dartmouth Road to preserve the residential character of the remainder of this road which serves as one entrance to the community.

In assessing the commercial component of the Town, commercial uses have been grouped into categories based on the following factors:

- Scale of the business
- Level of noise generated
- Traffic generation
- Outside storage
- Parking Requirements
- Land area requirements
- Hours of operation
- Height and bulk of building
- Visual appearance
- Compatibility with adjacent uses

Analysis of commercial uses based on these categories forms the basis for the commercial zones established in the Land Use By-Law as enabled by Policy C-3. The categories can be summarized as follows:

e) Commercial Comprehensive Development District

There are several large parcels of land which have been identified as appropriate locations for additional commercial activity. Through the provisions of Policy C-7 Council shall create a Commercial Comprehensive Development District (CCDD) land use designation as well as a CCDD Zone. Policy C-8 itemizes evaluation criteria for Council to consider with CCDD development agreement applications while Policy C-9 allows for the eventual discharge of these agreements.

The first CCDD area referred to is the area generally known as Cushing Hill, situated at the northern entrance to the Town. The second area is located on the Hammonds Plains Road, between Village Crescent and the Highway 102 Interchange, and was designated commercial under the Town's previous Municipal Development Plan (Policy C-11). The third area is located beside Paper Mill Lake opposite the second CCDD area (Policy C-12). The fourth CCDD area includes the sites of the Travellers' Motel and Esquire Motel located at the southern end of the Town (see Map 3 & Policy C-13). If these properties are developed in conjunction with phase two of the waterfront project, an MPS/LUB amendment can be considered to re-designate and re-zone these properties from CCDD to WFCDD which would allow these properties to be developed comprehensively within the waterfront in accordance with the WFCDD Zone, The fifth CCDD is located at the northern corner of Hammonds Plains Road and the Bedford Highway (Map 3 and Policy C-14). **(RC-Mar6/07;E-Apr7/07)**

CCDD development will require commercial uses on 50% of each CCDD site and further, that multiple unit buildings not be permitted to occupy more than 25% of a CCDD site. Multiple unit buildings shall be constructed in accordance with the RMU zone requirements. Maximum building height may be increased to four stories in the case of sloped lots where the building is designed to fit the natural topography of the site. Lot area requirements shall be calculated on the basis of 2000 square feet per unit, regardless the unit size. Lot area associated with each building may be reduced in size to increase the common open space. The architectural, landscaping, and streetscape considerations for multiple unit buildings within the RCDD zone, as articulated in draft Policies R-12A, R-12B and R-12C, shall apply to multiple unit developments within the CCDD zone.

The location of these areas is such that they should be approached in a comprehensive manner to ensure the best utilization of the sites, as well as compatibility with adjacent land uses. In an effort to achieve the most appropriate development, and to allow for innovation and flexibility in design, these areas will be designated as commercial comprehensive development districts (CCDD). The purpose of a CCDD is to allow for developments which emphasize the unique characteristics of a site in terms of its location within the Town, its unique physical characteristics, its overall size and its relationship to adjoining, existing or proposed uses.

i) Drinking Establishments

Drinking establishments include beverage rooms, taverns, lounges, and cabarets. Drinking establishments shall be permitted in areas other than those specified in Policy C-30 through the development agreement process, subject to the criteria contained in Policy C-31.

OBJECTIVES AND POLICIES

COMMERCIAL OBJECTIVE:

To encourage the development of business and commercial uses to serve the Town and surrounding areas; to ensure that commercial uses are located and designed to minimize intrusion upon existing residential neighbourhoods; to promote attractive commercial areas within the Town through the regulation of commercial signage, parking, and building design; to foster the development of a pedestrian oriented commercial core to provide the Town with a commercial focus which relates to its heritage and will foster the development of a Town identity.

Location of Commercial Uses

Policy C-1:

It shall be the intention of Town Council to consider proposals for commercial development in areas designated Commercial, Mainstreet Commercial, and Commercial Comprehensive Development District on the Generalized Future Land Use Map provided that all applicable policies of this strategy are met.

Types of Commercial Uses

Policy C-3:

It shall be the intention of Town Council to encourage a range of commercial uses sufficient to serve community needs within the Town and surrounding areas through provisions in the Land Use By-law to create the following zones:

- Commercial Comprehensive Development District Zone (CCDD) which permits mixed use projects including, but not limited to, single and two unit dwellings, townhouses, multiple-unit buildings, office buildings, neighbourhood commercial uses, CGB Zone uses, convention facilities, and recycling depots.

The CCDD Zone shall be applied to the Cushing Hill area, Sobeys Shopping Centre at Hammonds Plains Road, areas east and south of the Highway 102/Hammonds Plains Road interchange, and east of the Bedford Highway at the municipal boundary with Halifax.

Commercial Comprehensive Development Districts

Policy C-7:

It shall be the intention of Town Council to designate the lands shown on Map 3 as Commercial Comprehensive Development Districts, and in the Land Use By-Law the lands shall be zoned Commercial Comprehensive Development District (CCDD). The CCDD Zone will permit mixed use, residential/ commercial projects, including single unit dwellings, two unit dwellings, multiple-unit buildings, senior residential complexes, neighbourhood commercial, office buildings, CGB Zone uses, convention facilities, recycling depots, park uses, and institutional uses. Existing uses within the CCDD Zones shall be considered as permitted uses and be allowed to continue operation.

It shall be the intention of Town Council to require development of commercial uses on 50% of each CCDD site and further, that multiple unit buildings not be permitted to occupy more than 25% of a CCDD site. Multiple unit buildings shall be constructed in accordance with the RMU zone requirements. Maximum building height may be increased to four stories in the case of sloped lots where the building is designed to fit the natural topography of the site. Lot area requirements shall be calculated on the basis of 2000 square feet per unit, regardless the unit size. Lot area associated with each building may be reduced in size to increase the common open space. The architectural, landscaping, and streetscape considerations for multiple unit buildings within the RCDD zone, as articulated in Policies R-12A, R-12B and R-12C, shall apply to multiple unit developments within the CCDD zone.

Policy C-8:

It shall be the intention of Town Council to enter into Development Agreements pursuant to the Planning Act with the owners of the lands zoned Commercial Comprehensive Development District to carry out the proposed commercial and mixed use commercial/residential development(s) provided that all applicable policies of this document are met. In considering applications Council shall have regard to whether the proposed land use emphasizes the unique features of the site in terms of its location within the Town, its unique physical characteristics, its overall size and the relationship developed with adjoining existing or proposed uses. A special emphasis on the conservation of the natural environment including features such as watercourses, lakes, trees, and the natural topography shall be highlighted in the development proposal.

Policy C-9:

It shall be the intention of Town Council to consider discharging the agreements made pursuant to Policy C-8 upon the completion of the development. Council may thereafter zone the CCDD in such a manner as to be consistent with the development, by creating a specific zone for the site which incorporates the uses provided for in the development agreement as well as provisions consistent with Sections 53 and 54 of the Planning Act.

Policy C-12:

It shall be the intention of Town Council to enter into a development agreement for the CCDD area identified on Map 2 which is bounded by Paper Mill Lake, Highway 102 and the Hammonds Plains Road. Any development agreement approved must include specific measures for protection of the lake's water quality during construction.

Tourist Related Commercial Uses

Policy C-17:

It shall be the intention of Town Council to give future consideration to the development of tourist related commercial uses and facilities that support the tourism industry such as: tourist accommodations, restaurants, tourist information centres, camp grounds, picnic areas, golf courses, museums, heritage walks, the Major Path and Walkway System, and a mainstreet commercial core.

Convention Centre

Policy C-18:

It shall be the intention of Town Council to consider permitting the development of a multi-purpose convention centre containing such uses as meeting areas, hotel facilities, dining and entertainment facilities, office functions and accessory retail outlets within areas designated Commercial on the Generalized Future Land Use Map. This development will be dealt with through the development agreement provisions of the Planning Act and will be subject to the criteria contained in Policy Z-3.

Drinking Establishments

Policy C-31:

It shall be the intention of Town Council to consider applications for drinking establishments outside of the areas identified in Policy C-30 through the development agreement process subject to the provisions of Policy Z-3 and the following criteria:

a) the area is designated Commercial or CCDD on the Generalized Future Land Use Map;
b) a drinking establishment shall not be located within 200 feet of the nearest property line of any land in any residential zone, or any schools, library, park, playground, any church, convent, synagogue, or similar place of worship or another drinking establishment;
c) not more than one drinking establishment shall be permitted in any one building; and,
d) access shall be to a collector or arterial road not via a local residential street.

IMPLEMENTATION

Introduction

The Municipal Planning Strategy for the Town of Bedford is the primary policy document used to guide the decision making process with respect to growth and development within the Town. This plan shall be implemented under the Planning Act, the Town's Act and other such statutes which may apply.

The Town shall, in addition to employing specific implementation measures, carry on a system of ongoing planning through the Bedford Planning Advisory Committee and the Planning and Development Control Department. Specific efforts will be made to maintain and enhance a high level of community awareness and participation in the ongoing planning process.

Generalized Future Land Use

The Generalized Land Use categories for the Town shall include:

1) Residential (within Residential Development Boundary)
2) Residential Comprehensive Development District
3) Residential Reserve (outside Residential Development Boundary)
4) Park and Recreation
5) Commercial

6) Mainstreet Commercial
7) Commercial Comprehensive Development District
8) Waterfront Comprehensive Development District
9) Industrial
10) Institutional
11) Floodway

These land uses are identified on the Generalized Future Land Use Map as referred to in Policy Z-1. Table III (Appendix B) identifies in a matrix form the uses which are permitted through rezoning or development agreement procedures. Policy Z-2 refers to the role of Table III in identifying permitted land uses.

Development Agreements

Except within existing residential areas, within any zone, a development that would not normally be permitted by the zone, but falls within the potentially permitted uses of the Generalized Land Use category as shown on Table III, may be considered by Council through the application of development agreements as provided for under Section 55 of the Planning Act. Development agreements will also be applied in situations set forth elsewhere in this plan.

In practice, development agreements shall be processed in the same manner as zoning amendments with the accompanying public hearings and shall be subject to an appeal to the Municipal Board. The substantial difference is that a development agreement shall be entered into between the Town and the land owner specifically defining the uses permitted on the subject property.

The nature of a development agreement is such that the result is a development that is outside the realm of the Land Use By-Law zones and becomes very specific in terms of what will be permitted and how it will proceed. Implementation of a development agreement is achieved by means of a legal agreement entered into between the applicant and the Town. This agreement is then registered against the property at the Registry of Deeds and remains with the property until a subsequent agreement is entered into or the agreement is discharged by the Town. Policy Z-3 identifies review criteria to be considered when Council receives an application to either change the zoning or enter into a development agreement.

Comprehensive Development Districts

Town Council has recognized the advantages of having large tracts of land planned and developed as a unit with a comprehensive plan as a guideline. To this end, Council shall develop Residential, Commercial, and Waterfront Comprehensive Development District Zones to allow this process to occur. These three zones will provide an alternative method of development designed to stimulate innovations in residential, commercial, and institutional developments, provide a mechanism to develop in harmony with the environment, and increase flexibility within the residential, commercial, and institutional sectors to better respond to current and future needs as provided for in Policies R-9 to R-17, C-7 to C-15, and WF-19 to WF-23.

In addition to the Municipal Planning Strategy there are a number of other Town by-laws which permit Council to control various activities and the use of land within Bedford. Examples of current by-laws include the Grade Alteration By-Law, Building By-law, and Blasting By-Law. Council is considering the adoption of additional by-laws as indicated in Policy Z-15.

OBJECTIVES AND POLICIES

IMPLEMENTATION POLICIES

Policy Z-3:

It shall be the policy of Town Council when considering zoning amendments and development agreements [excluding the WFCDD area] with the advice of the Planning Department, to have regard for all other relevant criteria as set out in various policies of this plan as well as the following matters :

1. That the proposal is in conformance with the intent of this Plan and with the requirements of all other Town By-laws and regulations, and where applicable, Policy R-16 is specifically met;
2. That the proposal is compatible with adjacent uses and the existing development form in the neighbourhood in terms of the use, bulk, and scale of the proposal;
3. That provisions are made for buffers and/or separations to reduce the impact of the proposed development where incompatibilities with adjacent uses are anticipated;
4. That provisions are made for safe access to the project with minimal impact on the adjacent street network;
5. That a written analysis of the proposal is provided by staff which addresses whether the proposal is premature or inappropriate by reason of:
   - i) the financial capability of the Town to absorb any capital or operating costs relating to the development;
   - ii) the adequacy of sewer services within the proposed development and the surrounding area, or if services are not provided, the adequacy of physical site conditions for private on-site sewer and water systems;
   - iii) the adequacy of water services for domestic services and fire flows at Insurers Advisory Organization (I.A.O.) levels; the impact on water services of development on adjacent lands is to be considered;
   - iv) precipitating or contributing to a pollution problem in the area relating to emissions to the air or discharge to the ground or water bodies of chemical pollutants;
   - v) the adequacy of the storm water system with regard to erosion and sedimentation on adjacent and downstream areas (including parklands) and on watercourses;
   - vi) the adequacy of school facilities within the Town of Bedford including, but not limited to, classrooms, gymnasiums, libraries, music rooms, etc.;
   - vii) the adequacy of recreational land and/ or facilities;
   - viii the adequacy of street networks in, adjacent to, or leading toward the development regarding congestion and traffic hazards and the adequacy of existing and proposed access routes;
   - ix) impact on public access to rivers, lakes, and Bedford Bay shorelines;

x) the presence of significant natural features or historical buildings and sites;
xi) creating a scattered development pattern which requires extensions to trunk facilities and public services beyond the Primary Development Boundary;
xii) impact on environmentally sensitive areas identified on the Environmentally Sensitive Areas Map; and,
xiii suitability of the proposed development's siting plan with regard to the physical characteristics of the site.

6. Where this plan provides for development agreements to ensure compatibility or reduce potential conflicts with adjacent land uses, such agreements may relate to, but are not limited to, the following:
   i) type of use, density, and phasing;
   ii) traffic generation, access to and egress from the site, and parking;
   iii) open storage and landscaping;
   iv) provisions for pedestrian movement and safety;
   v) provision and development of open space, parks, and walkways;
   vi) drainage, both natural and subsurface;
   vii) the compatibility of the structure(s) in terms of external design and external appearance with adjacent uses; and,
   viii) the implementation of measures during construction to minimize and mitigate adverse impacts on watercourses.
7. Any other matter enabled by Sections 73 and 74 of the Planning Act.
8. In addition to the foregoing, all zoning amendments and development agreements shall be prepared in sufficient details to:
   i) provide Council with a clear indication of the nature of the proposed development; and
   ii) permit staff to assess and determine the impact such development would have on the proposed site and the surrounding community.
9. To assist in the evaluation of applications to enter into development agreements, Council shall encourage proponents to provide the following information:
   a) a plan to a scale of 1":100' or 1":40' showing such items as:
      i) an overall concept plan showing the location of all proposed land uses;
      ii) each residential area indicating the number of dwelling units of each type and an indication of the number of bedrooms;
      iii) description, area, and location of all proposed commercial, cultural, mixed-use projects proposed;
      iv) location, area, shape, landscaping and surface treatment of all public and private open spaces and/or park areas;
      v) plan(s) showing all proposed streets, walkways, sidewalks, bus bays and bike routes;
      vi) a description of any protected viewplanes; and,
      vii) an indication of how the phasing and scheduling is to proceed.
   b) For individual phases of a development more detailed concept plans are to be provided indicating such items as maximum building heights, location and configuration of parking lots, landscaping plans, and any additional information required to be able to assess the proposal in terms of the provisions of the Municipal Planning Strategy.

c) Plans to the scale of 1":100' showing schematics of the proposed sanitary and storm sewer systems and, water distribution system.

10. **Within any designation, where a holding zone has been established pursuant to "Infrastructure Charges - Policy IC-6", Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the "Infrastructure Charges" Policies of this MPS. (RC-July 2/02; Effective-Aug 17/02)**

Attachment D
Public Meeting Minutes
January 11, 2010

HALIFAX REGIONAL MUNICIPALITY

NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC MEETING
MINUTES
January 11, 2010

PRESENT: Mr. Walter Regan, Vice Chair
Ms. Gloria Lowther
Mr. Marcel Parsons
Mr. Robert Wooden
Councillor Outhit

REGRETS: Ms. Ann Merritt
Ms. Jessica Alexander
Mr. Marc Keats
Mr. John Zobaric
Mr. David MacLean

STAFF: Mr. Andrew Bone, Senior Planner
Ms. Thea Langille, Supervisor Planning Applications
Mr. Tyson Simms, Planner
Ms. Paulette Campbell, Legislative Support

1. CALL TO ORDER

The meeting was called to order at 7:04 p.m. at the Basinview Dirve Community School, 273 Basinview Drive, Bedford.

Mr. Walter Regan, Vice Chair of the North West Planning Advisory Committee, introduced the Committee and welcomed the public to the Information Meeting.

2. Case 01311 - Application by Sunrose Land Use Consulting for the lands of United Gulf Developments Limited to amend the Bedford Municipal Planning Strategy to create new Commercial Comprehensive Development District (CCDD) for the Paper Mill Lake CCDD site

Mr. Andrew Bone, Senior Planner with the Halifax Regional Municipality, provided the background and a presentation on Case 01311 - Application by Sunrose Land Use Consulting for the lands of United Gulf Developments Limited to amend the Bedford Municipal Planning Strategy to create new Commercial Comprehensive Development District (CCDD) for the Paper Mill Lake CCDD site.

Mr. Bone advised members of the public that this meeting is an information exchange and that no decision on the case would be made at this time.

Ms. Jennifer Tang, Sunrose Land Use Consulting, reporting for United Golf Limited, provided information on what development is planned on the parcel of land. It was noted that the land has been designated for commercial as well as some residential development.

Mr. Andrew Bone distributed a survey to those in attendance. The survey is for HRM to receives a better understanding of community values for this site.

The floor was opened for the members of the North West Planning Advisory Committee to present any questions regarding the proposal.

Mr. Regan stated that he would prefer it stay as a park and questioned how this could be accomplished. Mr. Bone advised that the developer is required to zone ten percent of the development as park zone or a ten percent cash allocation on the value of the land. This is normally a negotiation between the Developer and HRM. Mr. Bone added that the purpose of the meeting is to explore what this new development will look like.

Mr. Regan questioned whether Nine Mile Road would have to be built before this development can start. Mr. Bone advised that the road has already been approved. He added that there can be up to one hundred lots developed before the road is completed from Hammonds Plains to Moirs Mill. Mr. Bone noted that some of the commercial sites can be developed before the road is completed all the way through. He added that it could be developed in stages by building part way along the road, with a certain number of developments before the road is completed. Mr. Bone added that it is the Province that controls what the infrastructure will look.

Mr. Regan advised the public of the ground rules of the meeting and requested that anyone who wanted to speak to proposed amendments come forward. The floor was opened for comments from the public.

Mr. Norman Brooks, Bedford, advised that he has an issue with access to Hammonds Plains. He stated that he has seen traffic increase substantially and he advised that there is no more room for expansion or for increased traffic in the area.

Mr. Bone explained that the developer is responsible for any improvements to the infrastructure adding that the design is negotiated with the Province and HRM.

Ms. Lyn Graft, Bedford, questioned if there are plans to have bicycle lanes and sidewalks on Nine Mile Road. Staff advised that there will be sidewalks on at least one side of the road.

Ms. Cindy Aucoin, Bedford, inquired where the children in the area would attend school. Mr. Bone advised that children would attend whatever school was in the area. He added that recommendations would come from the Halifax Regional School Board. He stated that there is a school site identified in the new residential area that could potentially be utilized.

Mr. Lloyd Anderson, Bedford, raised concern about the increased traffic to the Hammonds Plains Road. He noted that traffic has already gone up three thousand to four thousand percent.

Mr. Anderson questioned the availability of water and sewer for the new construction. Mr. Bone explained that water and sewer has already been allocated to Mill Cove.

Mr. Anderson inquired about the feasibility of adding lanes to the Hammonds Plains road in order to control some of the traffic. Staff advised that there will be upgrades to the ramps and turning lanes when Nine Mile Road is built. It was advised that lanes would not be added to the Hammonds Plains Road at this time. Staff advised that this is the jurisdiction of the Province and the Province deems that there have been studies to show that this a safe access to Nine Mile Road.

Ms. Terry Choice, Bedford, espressed concern relating to the area's wildlife and its forests. He added that more development on the Bedford Common adds to the destruction of wildlife and forest. Mr. Choice advised that he has called the Department of Highways and was told there is no application for an extension to Nine Mile Road. Mr. Bone again stipulated that Nine Mile Road has already been approved for an extension.

Ms. Francine Cosman, expressed her concern over the loss of forestry and wildlife during the construction of the twenty-three acres. She added that there is a lot of wildlife becoming extinct throughout Nova Scotia that still remain on the twenty-three acres noted here. She suggested that a biologist be brought in to have a look around the property and provide feedback.

Mr. Bob Kerr, Bedford, inquired whether there are any plans to save old growth in that area, adding that he understands that some damage to the environment is to be expected. He noted that the Halifax Regional Municipality supports sustainability and should try to leave as much old growth as possible. He added that, as much as possible, HRM try to equate what is coming out of the area to what is going in.

Mr. Bruce McCulloch, stated that he preferred that there was some way that the area could kept as it is. He added that he does not believe that residential housing backing up against the highway is a good use of the property. He stated that the interchange in not going to be a good idea. He noted that no matter what is done, traffic volume will increase. He raised concern that the big picture for Bedford is not being taken into account.

Ms. Christine Pelley, inquired whether the results of this evenings survey would be made public. Mr. Bone advised that the results of the survey may not be released as a whole but they will be released in a summary format.

3. CLOSING COMMENTS

Mr. Walter Regan thanked the residents for their input to the process and outlined the process and timelines for the application as it proceeds to Regional Council.

4. ADJOURNMENT

The meeting was adjourned at 9:04 p.m.

Paulette Campbell
Legislative Support

Attachment E
Bedford Waters Advisory Board Motion
April 14, 2010

7.1 Case 0311 - Application by Sunrose Land Use Consulting for the lands of United Gulf Developments Limited to amend the Bedford Municipal Planning Strategy to create new Commercial Comprehensive Development District (CCDD) policy for the Papermill Lake CCDD site

Mr. Andrew Bone, Planner, presented Case 0311 to the Committee.

Ms. Jennifer Tsang, Sunrose Land Use Consulting, was present at the meeting to provide clarification to the Committee.

Following the presentation, the following issues were discussed:
- the plan is for new urbanism development
- this area requires a lot of blasting
- sediment and erosion control has to be considered
- drainage and buffer zones must be monitored
- water quality testing must be done
- stormwater management must be addressed
- there are two areas which hold water
- the road does not travel through the wet areas
- an inflow monitoring system should be considered
- there is significant development potential in this area containing mixed use
- parking provisions are part of the plan
- the connectivity relating to CCDD zone and RCDD zone should be considered
- the red book states that stormwater cannot be dumped from one site to another, it must be balanced
- vegetation coverage will be addressed, as it is part of 'best practices'

MOVED by Mr. Lem Murphy, seconded by Ms. Kate Hadden, that the Bedford Watershed Board request consideration be given to the following as additions to the policy for Case 0311:

1. **Water Quality Testing**
2. **Best Practices**
3. **Overall comprehensive stormwater plan, including but not limited to:**
   - **3.1 Conceptual storm water plans**
   - **3.2 Conceptual storm flow plans**
   - **3.3 overall stormwater plan of the CCDD Zone and the RCDD Zone, plans from one zone to the other**

MOTION PUT AND PASSED.

Attachment F
Visual Preference Survey Results

PAPERMILL LAKE SURVEY SUMMARY

	Percentage
1. Please indicate where you live:	
- Bedford	88.10 %
- Halifax	43.57 %
- Dartmouth	0.00 %
- Sackville	3.57 %
- Other	4.76 %
2. Where in Bedford do you live?	
- Brookshire	12.16%
- Bedford Hills	4.05%
- Papermill Lake	41.89%
- Oceanview	1.35%
- Torrington	0%
- Summer Cove	0%
- The Tides	0%
- Bedford Waterfront	0%
- Piers Landing	1.35%
- Other	25.68%
- Brookshire Mews	1.35%
- Lake Drive Condo	12.16%

	Percentage
3. Uses not wanted in Papermill CCDD:	
- Recycling Depot	78.82%
- Billiard / Snooker Club	71.76%
- Lounge and Tavern <1,500 sq. ft.	64.71%
- Commercial Parking Lot	58.82%
- Hotel and Motel	49.41%
- Private Club	47.06%
- Funeral Home	37.65%
- Institutional Use	36.47%
- Dry Cleaning Depot	36.47%
- All Age / Teen Club	36.47%
- Convention Facility	35.29%
- Multiple Unit Dwelling	27.06%
- Office Building	21.18%
- Ice Cream Stand	21.18%
- Convenience Store	18.82%
- Veterinary Clinic	17.65%
- Personal and Household Service	15.29%
- General Retail	14.12%
- Commercial Photography	14.12%
- Full Service Restaurant	12.94%
- Day Care Facility	11.76%
- Townhouse Dwelling	11.76%
- Two Unit Dwelling	10.59%
- Single Unit Dwelling	7.06%
- Neighbourhood Commercial Use	5.88%
- Park and Recreation Use	1.18%
4. Constraints of site:	In Order of Priority
- Papermill Lake	1
- Brookshire Intersection	2
- Wildlife	3
- Highway Ramp	4
- Public View	5
5. Opportunities of site:	In Order of Priority
- Good Access	1
- Proximity to Residential	2
- Natural Environment	3
- Views of Lake	4

	Percentage
6. Exterior materials: - Stone - Brick - Shingles / Clapboard - Concrete / Glass - Tilt Up Concrete - Steel	In Order of Preference 89.41% 85.88% 50.59% 48.21% 27.06% 24.71%
7. Type of shopping area: - Traditional - Design Standards - Typical Commercial	In Order of Preference 63.14 % 49.37 % 4.11 %
8. Separate or mixed uses: - Separate - Mixed Use	 36.47% 60.00%
9. Favourite buildings: - Building 1 - Building 2 - Building 3 - Building 4 - Building 5 - Building 6	Rank 4 5 6 3 1 2
10. Where would you like to work? - Downtown - Papermill	 29.41% 60.00%
11. Type of restaurant: - Typical - Restaurant with Amenities	 9.41% 84.71%
12. Type of parks: - Formal Park - Natural Park - Hardscaped - Playground	Rank 2 1 4 3

	Percentage
13. Type of parking:	Rank
- Parking Lot	3
- Parking Garage	5
- Street Parking with Shopping	1
- Underground	4
- All of the above	2
14. Lot coverage:	Rank
- 100%	3
- 50%	1
- 25%	2
15. How would you get to Papermill?	Rank
- Bike	3
- Walk	2
- Transit	4
- Car	1
16. How would you get around the site?	Rank
- Bike	2
- Walk	1
- Transit	4
- Car	3
17. Rank environmental issues:	Rank
- Water Quality (Papermill Lake)	1
- Protection of Natural Areas	2
- Erosion Control	4
- Stormwater Control	3