

**MEMORANDUM**

TO: [TO] Chair and Members of the Halifax Watershed Advisory Board

CC: [CC] Kelly Denty, Supervisor, Planning Applications, Roger Wells, Supervisor,  
Regional Planning

FROM: [FROM] Jennifer Chapman, Planner 1, Regional Planning

DATE: September 21, 2011

**SUBJECT: Case 16424: Upper Tantallon at the Crossroads, Planning Districts 1 and 3  
MPS and LUB Amendments**

**Background**

Sept 14, 2010, Regional Council initiated a process to consider amending the Municipal Planning Strategy and Land Use Bylaw for Planning Districts 1 and 3 (St. Margarets Bay) to implement the results of the Community Forum "Upper Tantallon at the Crossroads" Concept Plan.

**Synopsis of Proposal**

In order to achieve the goal of creating a coastal village, as outlined in the Upper Tantallon at the Crossroads Concept Plan, staff are proposing to amend the Municipal Planning Strategy and Land Use Bylaw for Planning Districts 1 and 3 (St. Margarets Bay) to incorporate three proposed zones as well as provide policy direction for certain types of applications.

The goals of the project are to improve walkability, reduce the impacts that development has on the natural environment and to encourage development that is consistent, both through design and land use, with a rural, coastal village.

**New Zones**

Three new zones are proposed to incorporate standards to encourage a Coastal Village and provide a clustering of commercial services at the crossroads. The current zoning in the area permits a wide variety of uses—the proposed zoning limits the types of uses, to restrict potential impacts on the community and environment. The three zones are the Coastal Village Centre (C-4), Coastal Village Gateway (C-2) and Village Residential (VR) Zones.

- Coastal Village Centre (C-4) Zone: Designed to encourage a commercially focussed hub, with local commercial uses permitted at a higher density than in the surrounding area. The minimum lot size requirement for this zone is 37 500 square feet, except when a

building contains residential uses, in which case the minimum lot size is 60 000 square feet.

- Coastal Village Gateway (C-2) Zone: Mixed use zone that provides transition from the predominantly commercial centre to the surrounding residential area and permits a wide array of residential and commercial uses, light industrial and institutional uses. The lot size requirement for this zone is the same as in the C-4 zone.
- Village Residential (VR) Zone: Designed to reflect and support the rural residential environment and has a minimum lot size of 50 000 square feet and 100 000 square feet when stabling is occurring.

### **Watercourse Setbacks**

A watershed study is currently being conducted in the Tantallon area. Preliminary findings of the study indicate a need for increased watercourse setbacks from the two rivers that feed into St Margaret's Bay. Water quality in St Margaret's Bay has been identified by the public as very important to their community, and Wynacht's Cove in particular has been highlighted as an area that is particularly prone to sedimentation. To alleviate some of the pressures occurring in these areas, a 30.5 metre setback is proposed from the East and Indian Rivers.

### **Stormwater Management**

Stormwater management plans are required for commercial and industrial development in the proposed C-2 and C-4 zones. The plans must display sound engineering principles and provide consideration of both upstream and downstream properties, and be integrated into the required landscaping elements. These requirements are recommended as the lands are outside of the urban service area, and would not have access to stormwater pipes. As such, the water should best be managed onsite. Stormwater management practices are an essential piece of alleviating issues on the local watercourses.

The C-2 and C-4 zones also limit the amount of permeable surface permitted in the zone. The C-4 limits impervious surface coverage to 65% of total lot area, and the C-2 limits it to 50%. This is intended to act as a passive form of storm water management—where the water has a greater chance to be absorbed into the soil, managed on site and, at the same time, provides a form of groundwater recharge.

### **Input Sought from the Halifax Watershed Advisory Board:**

Staff are seeking comment in regards to the stormwater management requirements, the limits to impervious surface and the increased watercourse setbacks or any other matter deemed relevant by HWAB.

### **Attachments**

- Proposed Zoning Amendments Map
- Proposed Watercourse Buffers



## Proposed Watercourse Setbacks

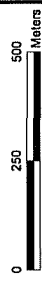
- Major road
- Stream
- Property Boundaries
- ▨ 20m watercourse buffer (existing)
- 30m watercourse buffer (proposed)

**HALIFAX**  
REGIONAL MUNICIPALITY  
REGIONAL AND COMMUNITY  
PLANNING SERVICES

0 150 300  
m

Planning Districts 1 & 3 (St. Margarets Bay)  
Plan Area

HRM does not guarantee the accuracy of any representation on this plan. Date of map is not indicative of the date of data creation.



# Proposed Zoning - Tantalion Crossroads

## HRM Regional and Community Planning

July 15, 2011

- Proposed Zoning**
- C-1 Center High Density Zone
  - C-2 Center High Density Zone
  - C-3 Center High Density Zone
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The following is a graphical representation and although care has been taken to ensure the best possible quality, HRM does not guarantee the accuracy of this document.