



RP+5

Regional Plan 5 Year Review

Community Design Advisory Committee

May 15, 2013



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- Adopt a Greenbelting Strategy, which **directs growth to already serviced areas and growth centres.**
- **Re-title Map 2** Greenbelting Strategy and GFLUM with 3 areas:
 - a) Areas where development is to be encouraged (Urban Settlement and the Growth Centres)
 - b) Areas where growth is to proceed with caution (Rural Resource, Agricultural, and Rural Commutershed)
 - c) Areas which are not to be developed (Parks and Open Space and Natural Resource)
- In the Open Space and Natural Resource Designation, prohibit residential development on new roads **and regulate the number and length of driveways stemming from one original driveway.**
- Until the boundaries of Regional Parks are finalized, **establish a holding zone to protect the land.**

- Ensure future development is environmentally sustainable, cost efficient, preserves rural character by:
 1. **Encouraging Growth within Rural Growth Centres through the provision of transit, examination of options for water and/or sewer services and good community design;**
 2. **Limiting densities** to control phosphorus emissions as recommended in the watershed studies – NO NET INCREASE;
 3. **Establishing a sustainable yield of 1 unit per 0.5 hectares of land** in areas serviced by groundwater sources;
 4. **Requiring hydrogeological studies** to ensure adequate local groundwater supplies;
 5. **Preserve Open Space and Natural Resources;**
 6. **Maintaining Environmental & Cultural Assets – interconnected greenbelts, rural character, environment – through Conservation Design;** and
 7. **Limiting development** in portions of Lake Echo under the Regional Plan;
 8. **Undertaking detailed secondary plans** in rural growth centres to further implement watershed studies.

Definition

CDAC (Mason) Proposal

“Greenbelting Strategy” directs growth to already serviced areas and growth centres and achieves environmental economic and recreational objectives.

RP+5 Proposal

“Greenbelting Framework” is a land management and community design approach to achieve environmental economic and recreational objectives and targets 75% of growth to Urban Settlement Designation and encourages growth in Rural Centres.

Tool	CDAC (Mason) Proposal	RP+5 Proposal
Greenbelting	<ul style="list-style-type: none"> Map 2: Greenbelting Strategy and Generalized Future Land Use (GSGFLUM); In OSNR no development allowed on new roads; The allowable length of driveways and number of driveways branching off from a central driveway shall be defined. 	<ul style="list-style-type: none"> Map 2: Generalized Future Land Use (GFLUM) (to be maintained); In OSNR no development is allowed on new roads; The proposed revised conservation design for rural subdivisions will limit the length and extent of driveways by regulating the overall number of lots and density.
Development in Centres	<ul style="list-style-type: none"> Direct all growth to Rural Centres 	<ul style="list-style-type: none"> Maximum 8 lots on new roads – as-of-right Conservation Design Development: <ul style="list-style-type: none"> Classic – On-Site Services Classic – Shared Services Hybrid Grandfathered lots
Development Outside Centres	<ul style="list-style-type: none"> <u>One</u> subdivision per parcel Grandfather approved lots 	<ul style="list-style-type: none"> Maximum 8 lots on new roads – as-of-right Conservation Design Development: <ul style="list-style-type: none"> Classic – On-Site Services (100 lots) Hybrid – 30 lots Grandfathered lots
Regional Parks Holding Zone	<ul style="list-style-type: none"> Establish a holding zone until Park boundaries are established 	<ul style="list-style-type: none"> Holding zone (park reserve) would require HRM to purchase the land within one year (Charter s. 246.1) and apply an alternative

- Time is not right
- Significant policy change
- Impacts property rights for developers as well as private land owners
- Rural property owners are not aware that the change was being contemplated
- Would require a total rewrite of Chapter 3 and potentially other chapters

- Priority plan speaks to greenbelting as a direction to move toward
- Gather feedback from public and stakeholder consultation – incorporate in RP+5
- Committee could request that Council look at greenbelting as a priority policy area



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Questions



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Proposed Rural Settlement Strategy

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1. Foster development of rural areas in an environmentally sustainable manner;
2. Minimize future municipal costs;
3. Maintain rural character and natural resources;
4. Deliver public and private services efficiently;
5. Establish a network of interconnected greenbelts through
 - a) the Open Space and Natural Resource Designation,
 - b) Community Planning Strategies in all Urban and Rural Areas,
 - c) Conservation Design Developments.



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Background Studies

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- Watershed Studies
- HRM Settlement Pattern and Form Cost Analysis 2005
- Stantec Quantification Study

- Encourage Growth within designated Rural Growth Centres;
- Allow Limited Growth Between Centres:
 - 100 lots – Classic Conservation Design (On-Site Services)
 - 30 lots – Hybrid Conservation Design
- Conservation Design Subdivisions through Development Agreement



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Rural Settlement Strategy

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- Continue with Policies to:
 - Allow development on existing local roads as of 2006;
 - 8 lots as-of-right on new roads
 - Grandfathered Subdivisions - 25 lots per year

Rural Growth Centres:

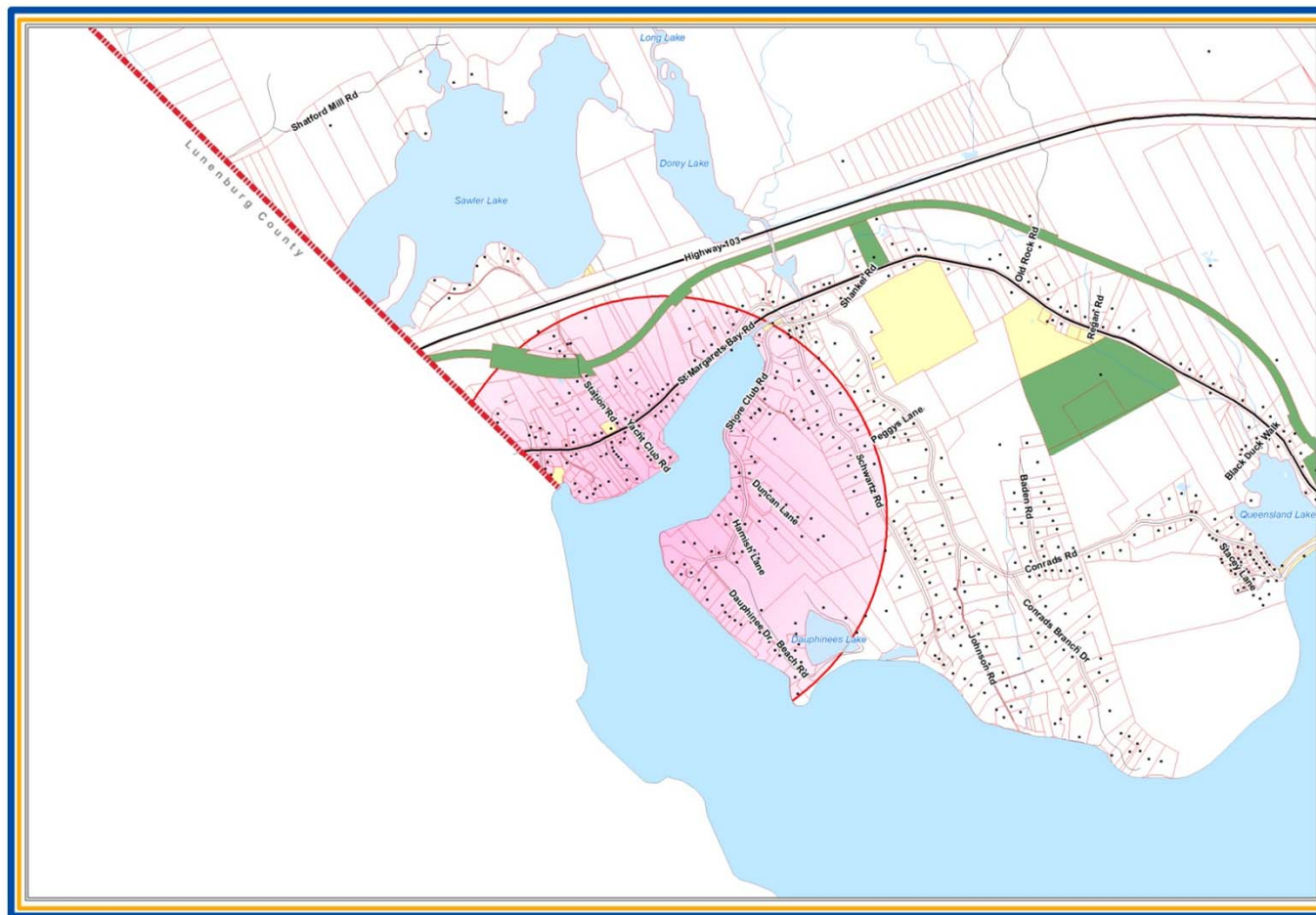
1. Hubbards
2. Tantallon North & Tantallon Cross Roads
3. Lake Echo
4. Porter's Lake
5. Musquodoboit Harbour
6. Enfield
7. River-lakes (Fall River)



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Hubbards

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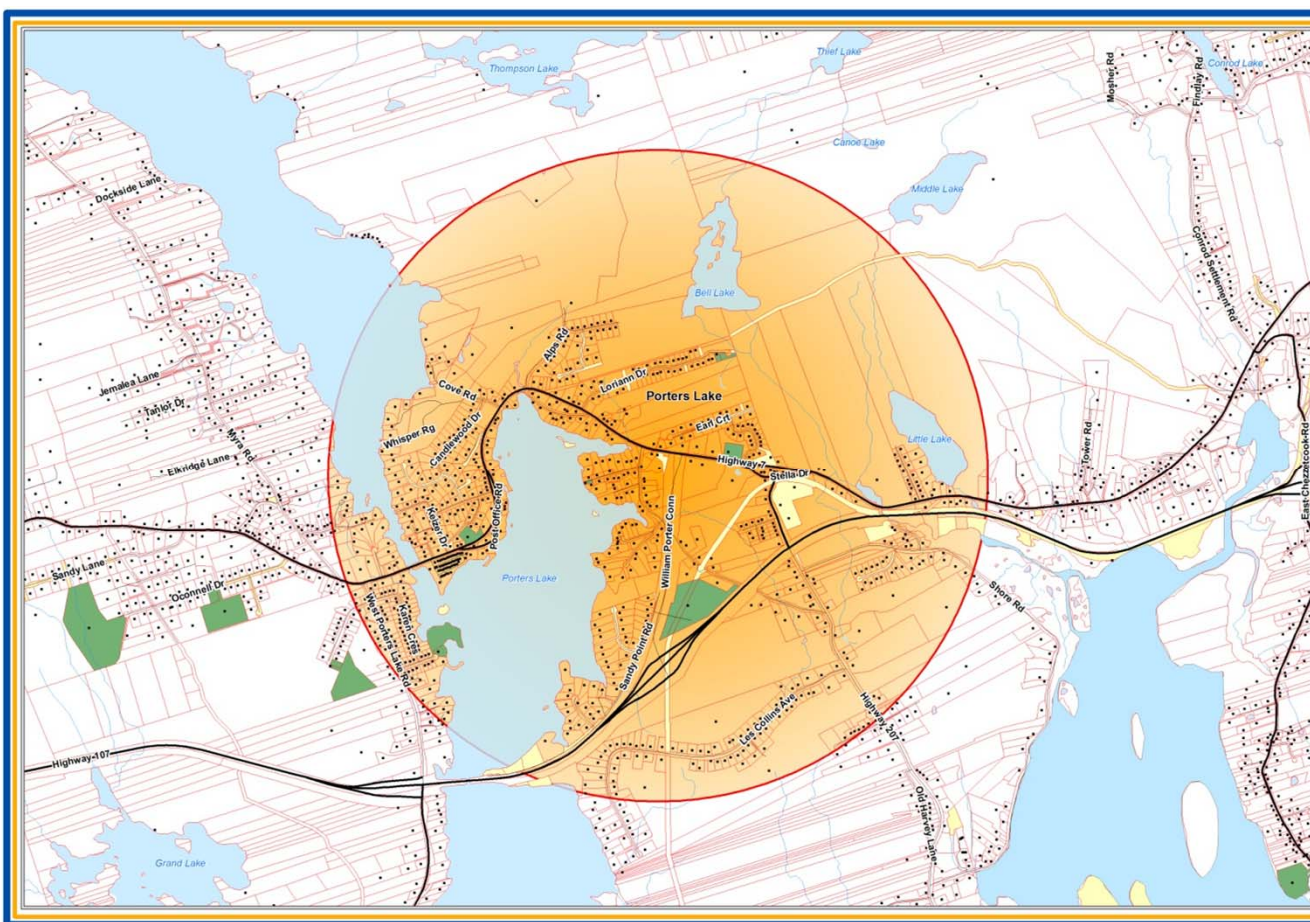




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Porter's Lake

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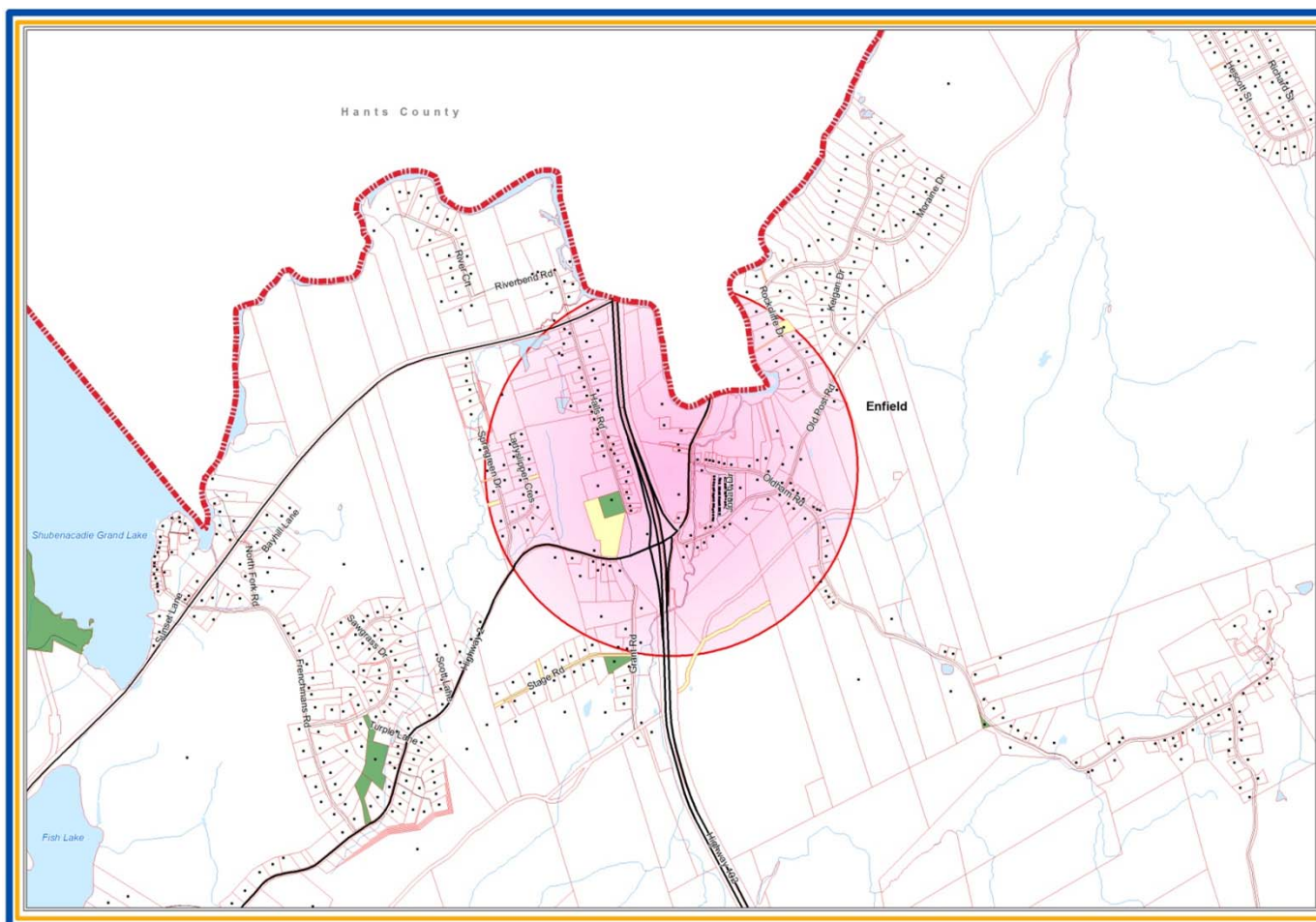




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Current Centres for Growth

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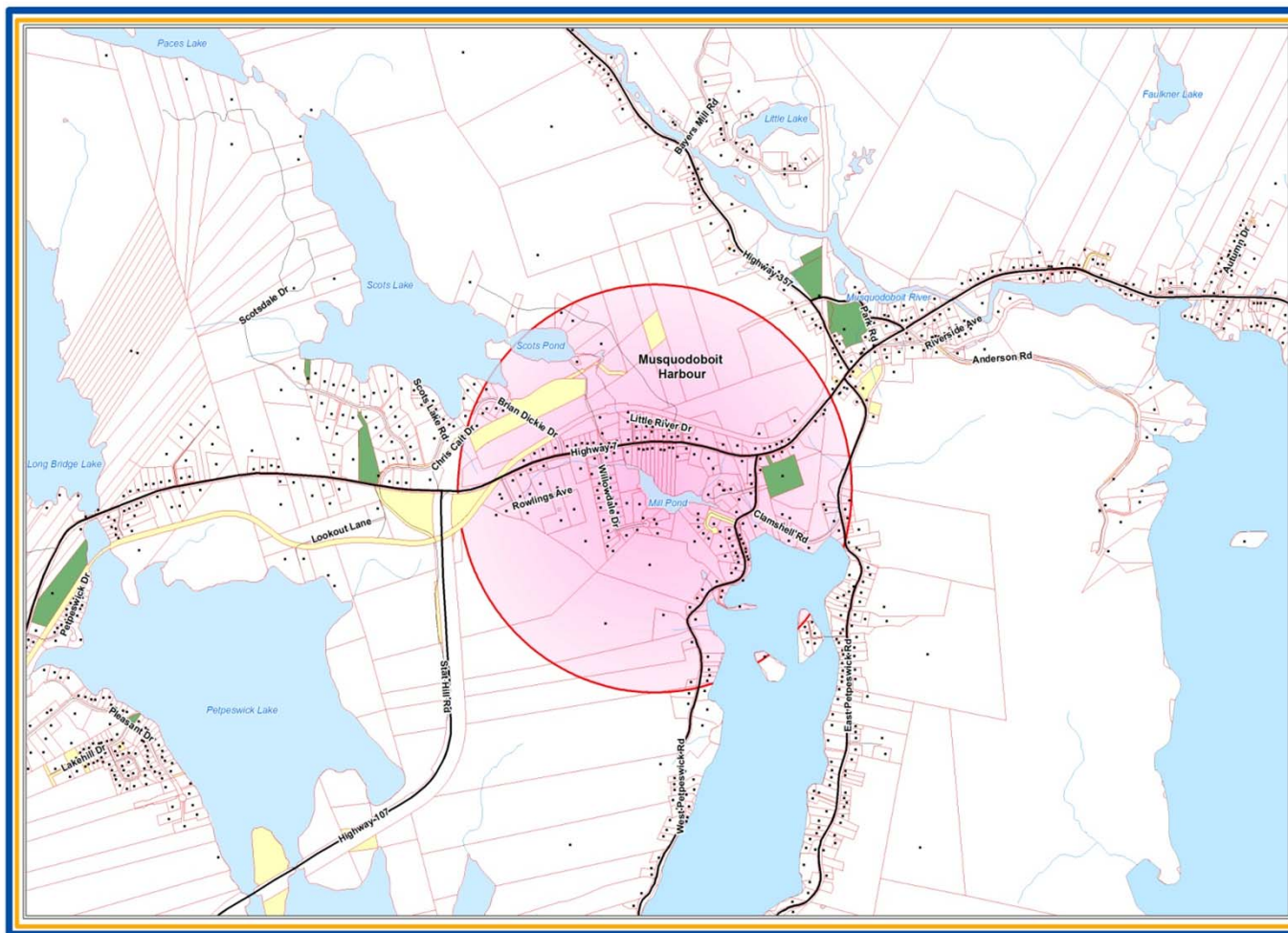




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Musquodoboit Harbour

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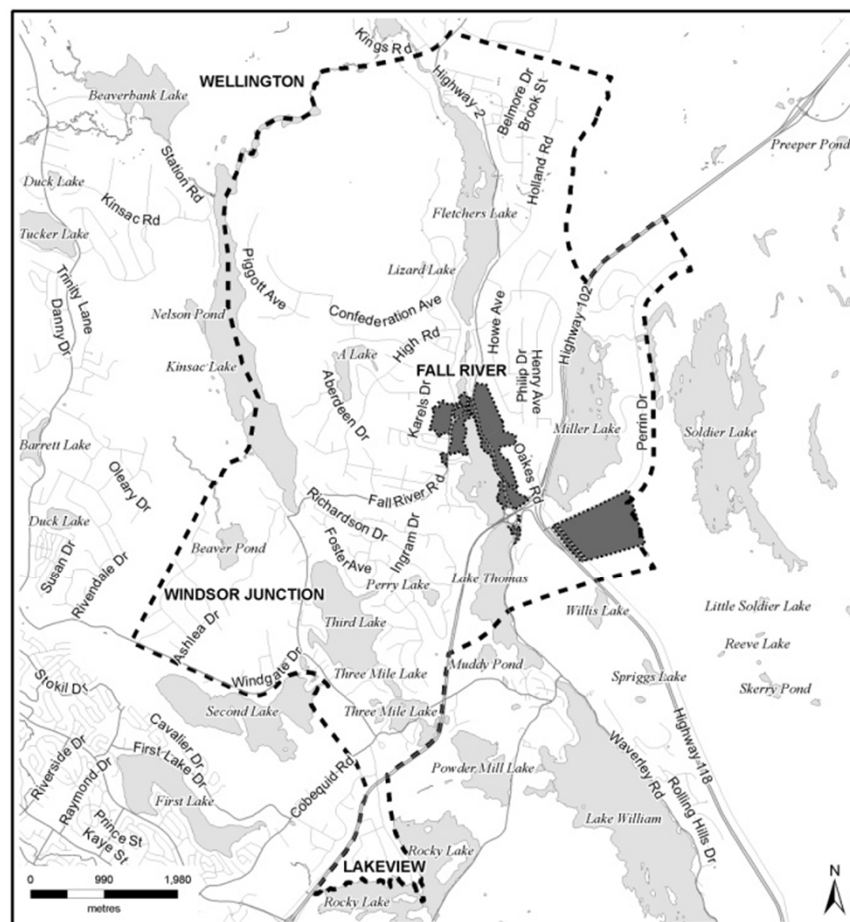




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River-lakes Secondary Plan Area

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Map RL-1 - River-lakes Secondary Plan

- River-lakes Secondary Plan Boundary
- The Village Centre Designation

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COMMUNITY DEVELOPMENT
PLANNING SERVICES

HRM does not guarantee the accuracy
of any representation on this plan.

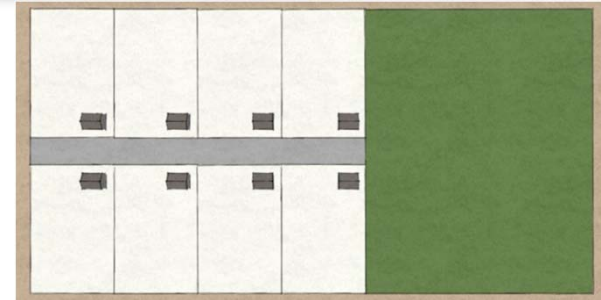
March 7, 2011

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SML

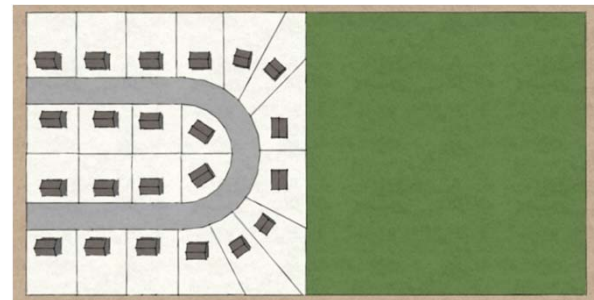
Classic Conservation Design (On-Site Services)

Maximum Density: 1 unit per ha



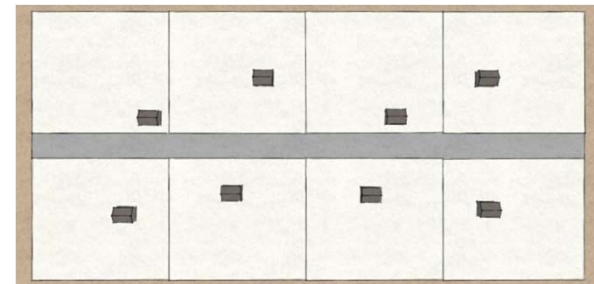
Classic Conservation Design (Shared Services)

Maximum Density: 1 unit per 0.4 –
0.5 ha depending on municipal water
source



Hybrid Conservation Design

Maximum Density: 1 unit per ha



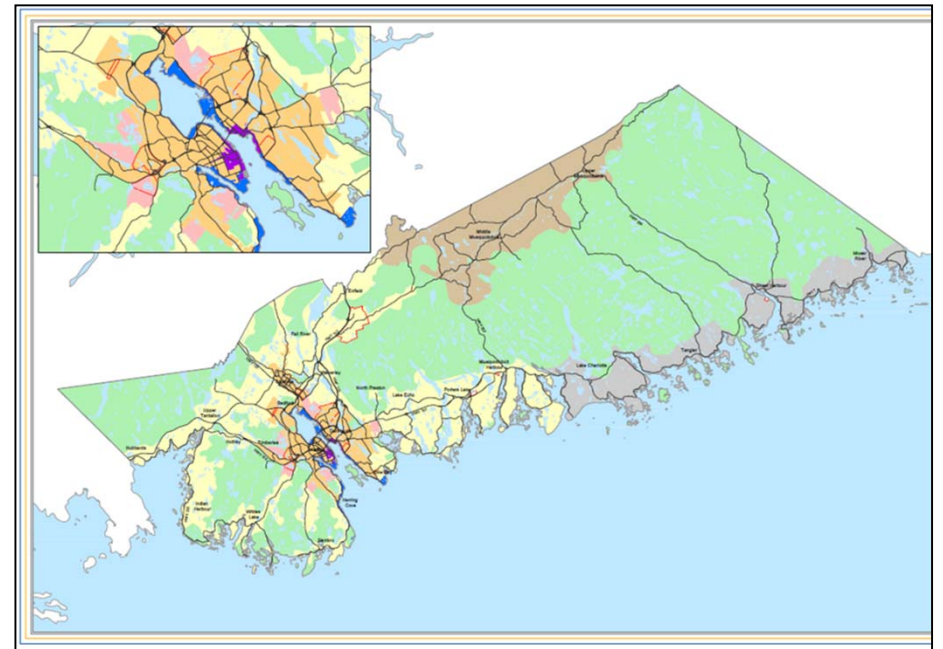


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Development between Centres

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- Classic CD (On-Site Services) - Max. 100 units
- Hybrid Conservation Design – Max. 30 units
- Existing parcel with 20 metres of contiguous road frontage



Classic Conservation Design (On-Site Services; Low Density)



Hybrid Conservation Design (former Rural Estate)

