

Planning Services

Case 15940
Forest Hills PUD Discharge
Regional Council
July 5, 2011

Mitch Dickey, Planner
Planning Services

Origin

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February 10, 2010 - Letter from Province requesting removal of both the Forest Hills & Millwood Planned Unit Development (PUD) agreements.

Regional Council has directed that process for removal of the Forest Hills PUD begin.

Background – What is a PUD?

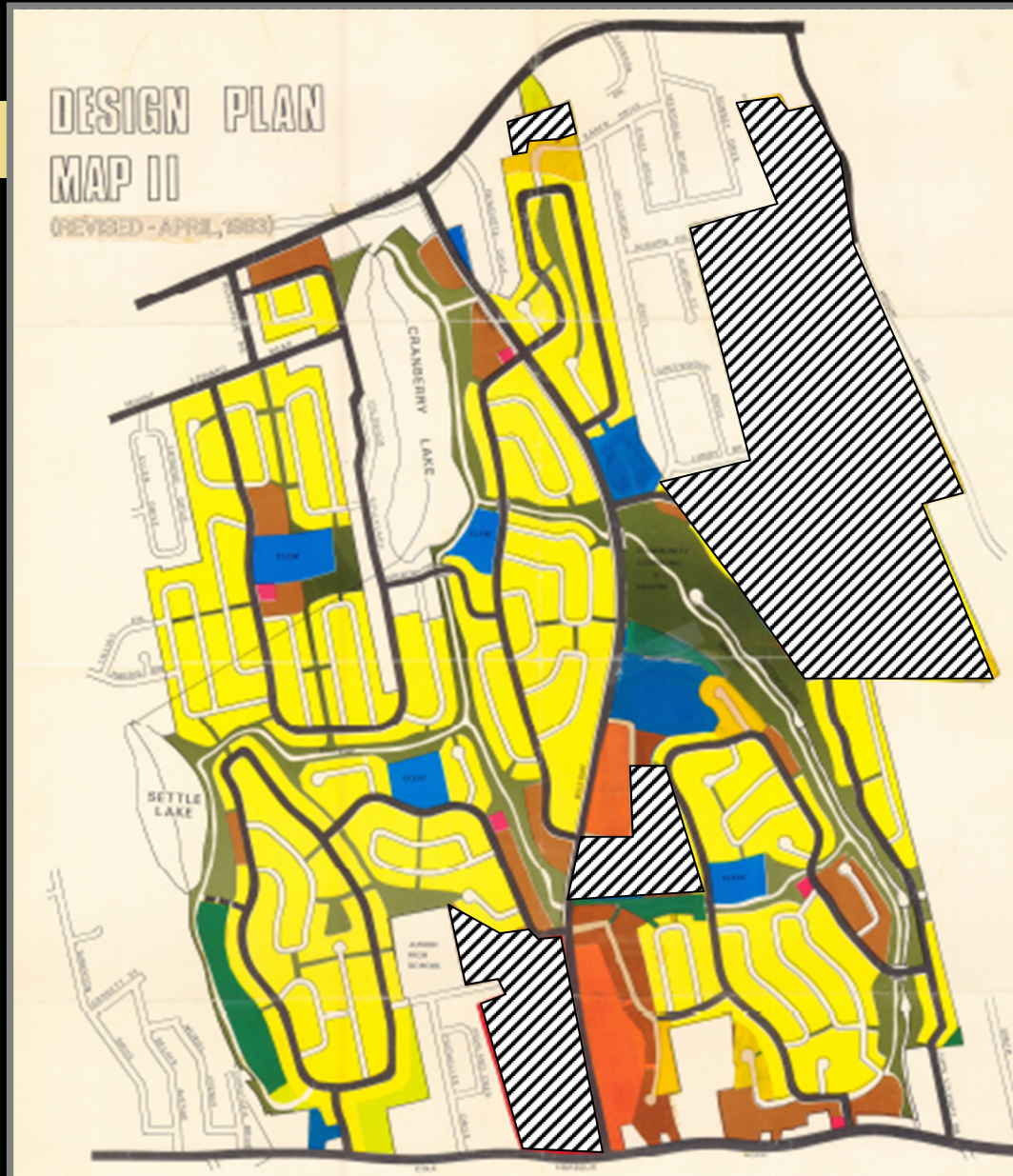
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Planned Unit Development contracts pre-date the current Comprehensive Development District (CDD) process.

Forest Hills PUD Master Plan approved in 1975 by Halifax County and NS Department of Housing.

Province given control over land use within the Forest Hills development.

Extent of Forest Hills PUD



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- 1000 acres,
- 4000 varied housing units,
- Commercial,
- Schools,
- Churches,
- Park/open space.

Status of the PUD

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Removal of lands from the PUD:

- Most developed phases already removed from PUD,
- Cole Harbour Shopping Centre still zoned PUD,
- About 600 homes plus institutional & community facilities also still within PUD.

Several vacant parcels remain – development limited by wastewater system constraints.

MPS & LUB amendments needed to fully remove PUD.

Remaining Residential Lands

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Four vacant provincially-owned parcels remain:

- Karen Drive (3.1 acres)
- Broom Road (10, 3 and 1 acre sites)

New policy & zoning to reflect originally intended uses for these lands.



Remaining Commercial Lands

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Required Amendments

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MPS: - New site specific policy for Cole Harbour Shopping Centre – will regulate future expansion through DA process.
- Clarification that local convenience store uses can expand via DA process.

LUB: - Appropriate zoning to be applied based on existing development:

R-1 Single Unit

C-1 Neighbourhood Commercial

R-2 Two Unit

P-1 Park, & P-2 Community Facility

R-5 Townhouse

New C-3 Shopping
Centre Zone

- Various text amendments.

Proposed Zoning



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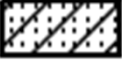


	R-1	Single Unit Dwelling
	R-2	Two Unit Dwelling
	R-4	Multi-Unit Dwelling
	R-5	Rowhouse Dwelling
	C-1	Neighbourhood Business
	P-1	Open Space
	P-2	Community Facility

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Proposed Zoning



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	R-1	Single Unit Dwelling
	R-2	Two Unit Dwelling
	C-3	Shopping Centre
	P-1	Open Space
	P-2	Community Facility

Recommendation:

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That Regional Council approve the proposed amendments to the MPS and LUB for Cole Harbour Westphal