



Regional Plan Executive Summary

Council Report April 26, 2005: Regional Plan Draft Policy and Public Participation

Decision Sought

- Approval to consult with the public and industry on proposed draft policies
- Ask Province for legislation requiring groundwater assessments in order to lift Interim Growth Controls
- Approval of the Regional Plan will be sought in the fall

Purpose of Policies

- Outline regulations, guidelines and initiatives to be undertaken to achieve the goals and objectives of the Plan
- Regulations are meant to be practical and feasible, recognizing existing investments and values
- Plan will be monitored every year and reassessed every five years

Public Involvement in Development of Draft Policies

- Implementation Working Group included representatives from Developers, Business, Environment, Rural resource, Affordable Housing, Health etc.
- 45 stakeholder and community meetings held between January - March 2005
- 6 public forums (750 people attended)
- Metro Quarterly telephone survey (February 2005) indicated 76% of respondents were aware of the Regional Plan

Financial Implications

- Regional Plan is primarily about how we provide the services people have said they value, not about reducing costs
- But, financial benefits are significant
- Services are increased and costs are lowered with the Plan (saves \$250 m over 25 years)
- Everyone benefits: ability to balance existing service needs and future service needs
- More predictable: greater ability to plan and invest wisely
- Enhances economic competitiveness

Where Growth Will Be Encouraged

- 25% of growth is planned for the rural area
- 50% of growth is planned for the suburban area
- 25% of growth is planned for the urban area

Benefits of the Plan

Overall

- Balances interests for collective good - all will benefit from sustainable, affordable, healthy growth
- Individuals may be negatively impacted from stricter regulations - more and different individuals would be negatively impacted if the Plan is not implemented
- Immediate impacts will see a shift in capital investment towards public transit and less on roads
- Greater benefits will be visible beginning in 10 years, as many developments in progress
- Impacts of the Plan will be monitored against how it is achieving the principles of the Plan. If it is not working, Council can adjust
- Plan is flexible for communities - not a one-size fits all

Environment

- improved access to safe water, wastewater treatment: 85% new dwellings on piped services, compared to 62% with no plan
- 27 watersheds protected, wetlands protected
- 14 new wilderness and trail corridors
- 5 new regional parks (Western Commons, Birch Cove Lakes, Jacks Lake, Second Lake, Porters Lake)
- greenhouse emissions reduced 10%

Economy

- centres will support small business
- economic drivers recognized, supported
- enables more competitive tax structure
- clarity and predictability for developers, other businesses
- protects tourism, heritage, culture, Capital district, outdoor recreation sites

Transportation

- improved access to employment centres
- greater choice in housing location as better linkages created
- enhanced and expanded public transit

Settlement

- concentrating population in centres will facilitate greater services not only for municipality but also for businesses and provincial services (e.g. education, health care)
- walkable, mixed use communities
- focus on design guidelines to reflect neighbourhood values
- strengthens protection for heritage, culture, special places, viewplanes across the region
- facilitates affordable housing: will be monitored and reported to Council
- land acquisitions to support the Plan will be done voluntarily, through agreements and compensation where appropriate

Removal of Interim Growth Controls

- Contingent on legislation allowing requirement for groundwater assessments
- The proposed development pattern for rural areas between settlement centres after the interim controls are removed is:
 - limited to four lots per area of land on an existing street; and
 - one lot per year per area of land on a new street; and
 - open space design subdivision by development agreement contiguous with existing subdivisions
- Within centres, growth will be encouraged.
- Open space subdivision design will be permitted by-right in Upper Tantallon and by development agreement elsewhere until Secondary Planning processes are complete. Further to these processes by right open-space subdivision is anticipated.
- Comprehensive Development District regulation will be applied at the focal point of certain centres to protect lands for transit oriented development until Secondary Planning processes are complete.

Next Steps

- Council endorses the policies, further consultation with the public and industry is undertaken
- Policies revised as appropriate based on public feedback
- Report to Council in fall with proposed Regional Plan and Policies for formal approval