



Fact Sheet - Highlights of the Draft Regional Plan District 17 Purcells Cove - Armdale

November 1, 2005

OVERVIEW

What is the Regional Plan?

The Regional Plan is a first step to establishing a shared vision of the future of HRM; a vision of healthy, vibrant and sustainable communities, a strong economy and a healthy and sustainable environment. The Regional Plan will direct growth and development in HRM over the next 25 years.

How will future growth be directed?

New growth will be directed to a series of Centres located throughout HRM. These Centres will be compact, well-designed, mixed-use communities with access to services and amenities. They will be linked to one another through an integrated transportation system of improved transit service (such as bus rapid transit and high speed ferry), active transportation corridors and new or expanded roadways. An open space system of parks and trails, wilderness areas and wildlife corridors, and natural resource areas will serve and support the Centres and help to define their boundaries.

District 17 Centre - West End Mall

What are Land Use Designations and how will they be applied in District 17?

The Plan proposes seven broad future land use designations which form the legal framework for managing growth. The designations, shown on the Map in this booklet, are: Urban Settlement, Harbour, Urban Reserve, Rural Commuter, Rural Resource, Open Space & Natural Resources and Agricultural.

**District 17 Designations - Urban Settlement,
Harbour and Urban Reserve**

What changes will take place immediately?

With the approval of the Plan, **some** changes affecting development will occur right away. These specific changes are:

1. Changes to as-of-right development:

An as-of-right development is a development project where the proposal meets all of the requirements of the area land use (zoning) by-law and subdivision by-law. As a result, no public hearing or Council approval is required.

Within **ALL** Land Use Designations and areas of HRM, development would be guided as follows:

- ◆ new 20 metre minimum building setback and buffer from all watercourses will take effect except for Halifax Harbour & Sheet Harbour (this setback will increase up to 60 metres where there are slopes greater than 20%)
- ◆ to protect against potential flood damage associated with the expected rise in sea level, new residential development must be at least 2.5 m above the high water mark in all coastal areas, except for Halifax Harbour & Sheet Harbour
- ◆ new subdivisions must include the dedication of 10% of the land as park
- ◆ no new subdivisions built on private roads
- ◆ strategic transportation corridors will be preserved and protected for the future
- ◆ more protection for built heritage



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(Immediate changes - continued)

Within the **Urban Settlement** Designation bicycle parking facilities will be required for new multi-unit, commercial and institutional buildings.

Within the **Harbour** Designation no immediate changes to development apply.

Within the **Urban Reserve** Designation, to reserve lands for future serviced development beyond the 25 year life of the Plan, new residential development will only be permitted on existing lots serviced by on-site septic systems and wells.

2. New Development Agreement Opportunities:

A development agreement is a contract between a landowner and HRM, approved by Council or Community Council as a result of a public hearing. A development agreement sets out particular requirements for the development of a parcel of land.

In addition to the types of developments which may already be considered by development agreement under the existing community plans, the following is a list of new items which would be included for consideration by development agreement under the Regional Plan:

- ◆ enhanced preservation and design standards for alterations to heritage properties
- ◆ the subdivision of islands

3. Municipal Sewer & Water Service Areas:

The Plan proposes new criteria to guide the decision-making process in considering expansions to existing sewer and water service boundaries

FUTURE TRANSPORTATION PROJECTS

Local road improvement projects will continue as required and scheduling for major transit and active transportation projects is being finalized. The Plan proposes some key major transportation projects. Scheduling is determined by resources and need, and is in three categories:

Programmed: Immediate projects which have already been identified in the three-year capital budget.

Planned: Projects which our modelling has indicated are clearly required to support the plan's proposed settlement pattern.

Future Potential: Projects which currently are not anticipated to be required to support the plan. These projects will continue to be planned, and corridors retained for, with their need being reviewed every five years.

The following project are relevant to District 17:

◆ **Programmed:**

- ◆ Armdale Rotary Conversion and Chebucto Road Reversing Lane - Conversion of rotary to modern roundabout and upgrading of Chebucto/Mumford intersection to permit a reversible centre lane on Chebucto Road.

◆ **Planned:**

- ◆ Herring Cove Widening - Four lanes on Herring Cove Road between Old Sambro Road and the Armdale Rotary
- ◆ Purcells Cove Ferry



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What changes apply to existing community plans?

When the Regional Plan is adopted, the existing community planning strategies and land use by-laws will remain in place and regulate development as in the past, except where the immediate changes as noted in this fact sheet apply. The existing community plans will only change after additional consultation with the community as described in the next section.

When will community plans be reviewed?

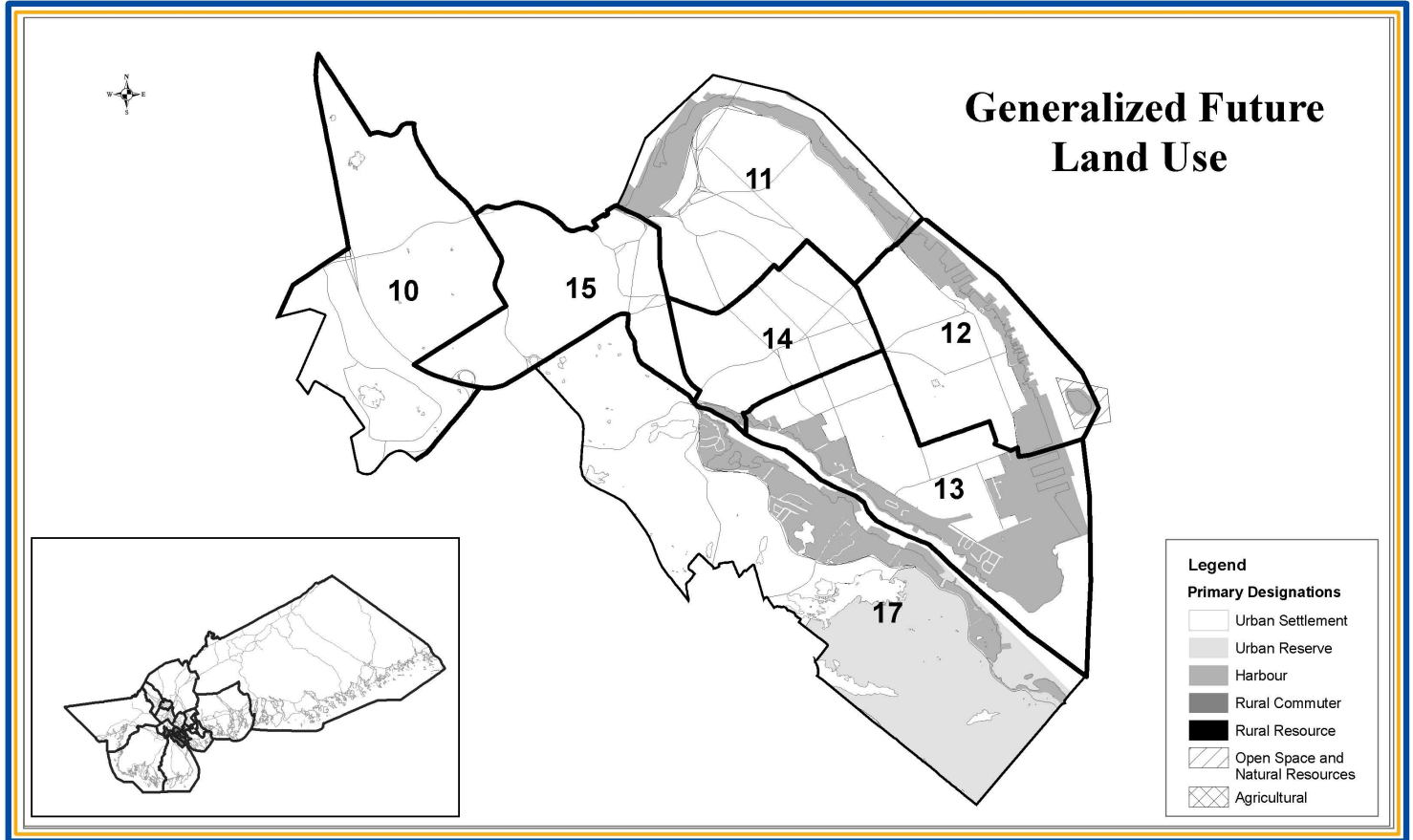
After the Plan is approved, HRM staff will consult with local communities on how their community planning strategies and land use by-laws can be enhanced by the new policies and objectives contained in the Regional Plan. Within the overall framework of the Regional Plan, communities will have the opportunity to make choices on how the new policies can be tailored to work in their particular areas.

Watershed studies and community visioning will be the first steps in the Community Planning Process. When those exercises are completed, the process may then consider:

- ✧ boundaries of the Centres
- ✧ individual community design guidelines
- ✧ new sewer and water services areas
- ✧ measures to address housing issues
- ✧ regulation of significant cultural landscapes and scenic views
- ✧ appropriate locations for residential care facilities in residential areas
- ✧ the adoption of the Halifax Harbour Plan as a chapter of the Regional Plan



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Note: Not all designations apply in all districts

This fact sheet has been prepared to provide basic information about the **draft** Regional Plan. Any difference between the contents of this sheet and the **draft** Plan, **draft** Regional Land Use By-law and applicable regulations and procedures shall be resolved by reference to the official documents.

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