

## You Can Get Involved

HRM will be hosting a series of public meetings leading up to a public hearing on the community plan amendments.

At the meetings, HRM will present an overview of the current regulations, the scope of the moratorium and approaches for interim growth controls as the Regional Plan is developed.

The meetings are designed to receive public feedback about these approaches.

### Public Meetings

**Monday, Feb. 16, 2004** 7:00 pm  
Cole Harbour Place  
Forest Hills Parkway, Cole Harbour

**Thursday, Feb. 19, 2004** 7:00 pm  
Harold T. Barrett Jr. High School  
862 Beaverbank Road, Beaver Bank

**Monday, Feb. 23, 2004** 7:00 pm  
Halifax West High School  
283 Thomas Raddall Drive, Halifax

Or send your comments to 490-5857 or [regplan@halifax.ca](mailto:regplan@halifax.ca).

The public hearing on this issue will take place before April 30, 2004.

## Contact Information

### General Information

If you have questions about the **Regional Planning process**, please call **490-5857**.

Residents can also send questions, comments or concerns in writing to any of the addresses below.

### Development Information

#### **Central Region 869-4380**

409 Glendale Drive, Sackville  
*(Bedford, Sackville, Hammonds Plains, Fall River, Waverley, Enfield, Dutch Settlement)*

#### **Western Region 490-5660**

West End Mall, 6960 Mumford Rd  
*(Halifax, Chebucto Peninsula, Timberlea, Prospect, St. Margaret's Bay, Hubbards, Upper Tantallon)*

#### **Eastern Region 490-4435**

2<sup>nd</sup> Floor, Alderney Gate  
40 Alderney Drive  
*(Dartmouth, Eastern Passage, Cole Harbour, Porters Lake, Eastern Shore, Musquodoboit Valley)*

Regional Planning Project Office  
Halifax Ferry Terminal, 2<sup>nd</sup> Floor  
PO Box 1749 Halifax, NS B3J 3A5  
Phone: 490-5857 Fax: 490-5730  
[regplan@halifax.ca](mailto:regplan@halifax.ca)  
[www.halifax.ca/regionalplanning](http://www.halifax.ca/regionalplanning)



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## ***Interim Growth Management Strategy***

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On January 22, 2004, Halifax Regional Municipality was granted a 90-day moratorium by the Province on approvals of new large-scale housing developments in most unserviced areas.

What does this mean  
and what happens next?



## Why is Interim Growth Management Needed?

HRM is developing a Regional Plan that will regulate future land use over the next 25 years.

**Public consultation is a big part of the Regional Planning process** and residents will soon be asked to comment on growth and settlement patterns in HRM.

The moratorium provides HRM time to amend existing community plans and put interim growth management controls in place, while the Regional Planning process proceeds and public input can be included.

During this time, as the Regional Plan takes shape, land developers may perceive that their ability to develop land will be restricted. Without interim growth controls in unserviced areas, some developers may request development approvals faster than normal to avoid the new regulations. This could cause accelerated sprawl.

**This accelerated unplanned development could exert undue pressure on public debate** and severely restrict or undermine Regional Council decision-making regarding the new Regional Plan.

## Did You Know?

**The short time frame proposed for the interim growth controls will NOT cause a shortage of lots for housing development.** There is more than a three-year supply of lots in the unserviced areas.

**Research shows that up to 100,000 additional people will live in HRM by 2028.**

**We could house half our projected population growth on vacant lands where services are already provided,** close to existing employment, transit and piped services. Developing these lands helps keep taxes at a reasonable level, while maintaining a good level of service.

Demand for single detached homes has been declining and is projected to continue to decline in the future. **In 2003, multiple unit housing starts exceeded single unit housing starts by almost 4%.**

Residential subdivision in HRM is currently enabled through 18 Municipal Planning Strategies (MPSs). **Only four of the MPSs contain any growth management policies,** meaning there are currently no policies in place in the other 14 MPS areas to manage sprawl.

**There are currently no regulations on water quality for private wells in HRM,** and only limited regulations on water quantity.

**One third of our population draw water from individual wells.** New houses have more bathrooms and appliances than in the past, resulting in consumption that can lower water tables and overload septic systems.

**Forty-five per cent of respondents in a 2002 Regional Planning Survey hadn't had their septic tanks pumped in the past three years.** This trend could result in malfunctioning septic systems.

**It costs an average of \$7,500 per year to maintain one kilometre of two-lane paved roadway.** This does not include snow and ice control.

If our current pattern of growth continues, **we would need to spend more than \$150 million to satisfy the demand for new or expanded roads to accommodate almost half a million people by 2028.**

**Citizens in all areas of HRM want their tax dollars used effectively.** Planning our settlement areas proactively is critical to achieving this.