

Re: Item No. 12.2

HALIFAX

PLPROJ-2023-01544

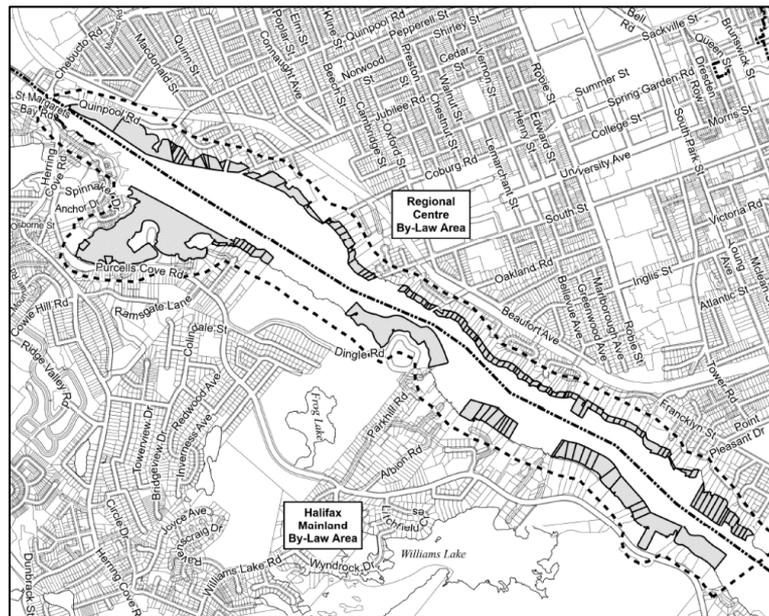
**MPS & LUB amendments to restrict water lot
infilling on the Northwest Arm**

Public Hearing – Regional Council

January 9, 2024

Site Analysis – Northwest Arm, Halifax

- 155 water lots in total, 51.56 hectares in area.
- Regulated by two Planning Areas: Regional Centre and Halifax Mainland.
- Water lots designated & zoned Water Access (WA).



Background

- May, 2007 - Regional Council approved amendments:
 - Regulate development of water lots once infilled.
- October, 2023 – Justice Canada & Transport Canada:
 - Support for limited municipal jurisdiction over infilling on Northwest Arm.



Proposed Amendments

- Amendments to RCSMPS, RCLUB & Halifax SMPS and LUB:
 - Infilling activities restricted to the following uses: public infrastructure; utility use; publicly owned or operated ferry terminals; parks on public land; municipal, provincial, and national historic sites and monuments; and retaining walls.



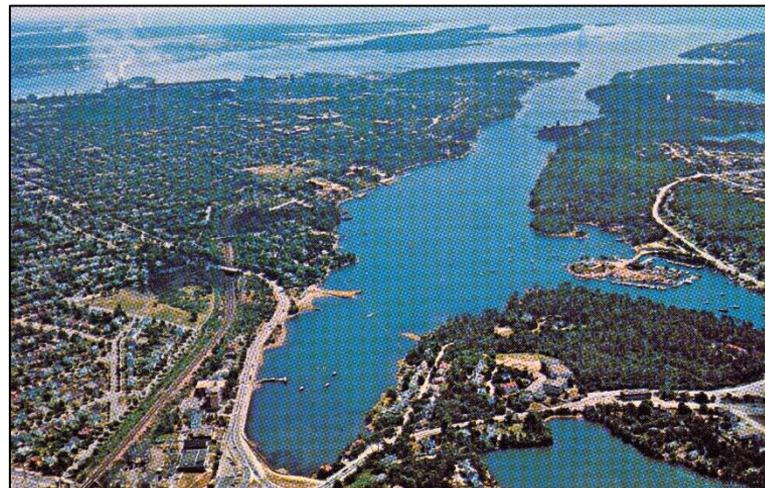
Community Engagement

- 114 respondents total:
 - 108 respondents in support of the proposed amendments.
 - 2 individuals opposed to the proposed amendments.
 - 4 individuals did not specify.



Key Concerns from Public

- General concerns with infilling:
 - Impact on recreational activities.
 - Impacts on lobster fishing.
 - Environmental impacts.
- Comments regarding amendments:
 - What is considered a “retaining wall”?
How will they be regulated?
 - Clarity on what is considered “infilling”.
 - How will crib wharfs be regulated?



Recommendation

It is recommended that Regional Council:

Adopt the proposed amendments to the Regional Centre Secondary Municipal Planning Strategy, the Halifax Secondary Municipal Planning Strategy, the Regional Centre Land Use By-law, and the Halifax Mainland Land Use By-law, as set out in Attachments A, B, C, and D of the December 6th, 2023, report.