

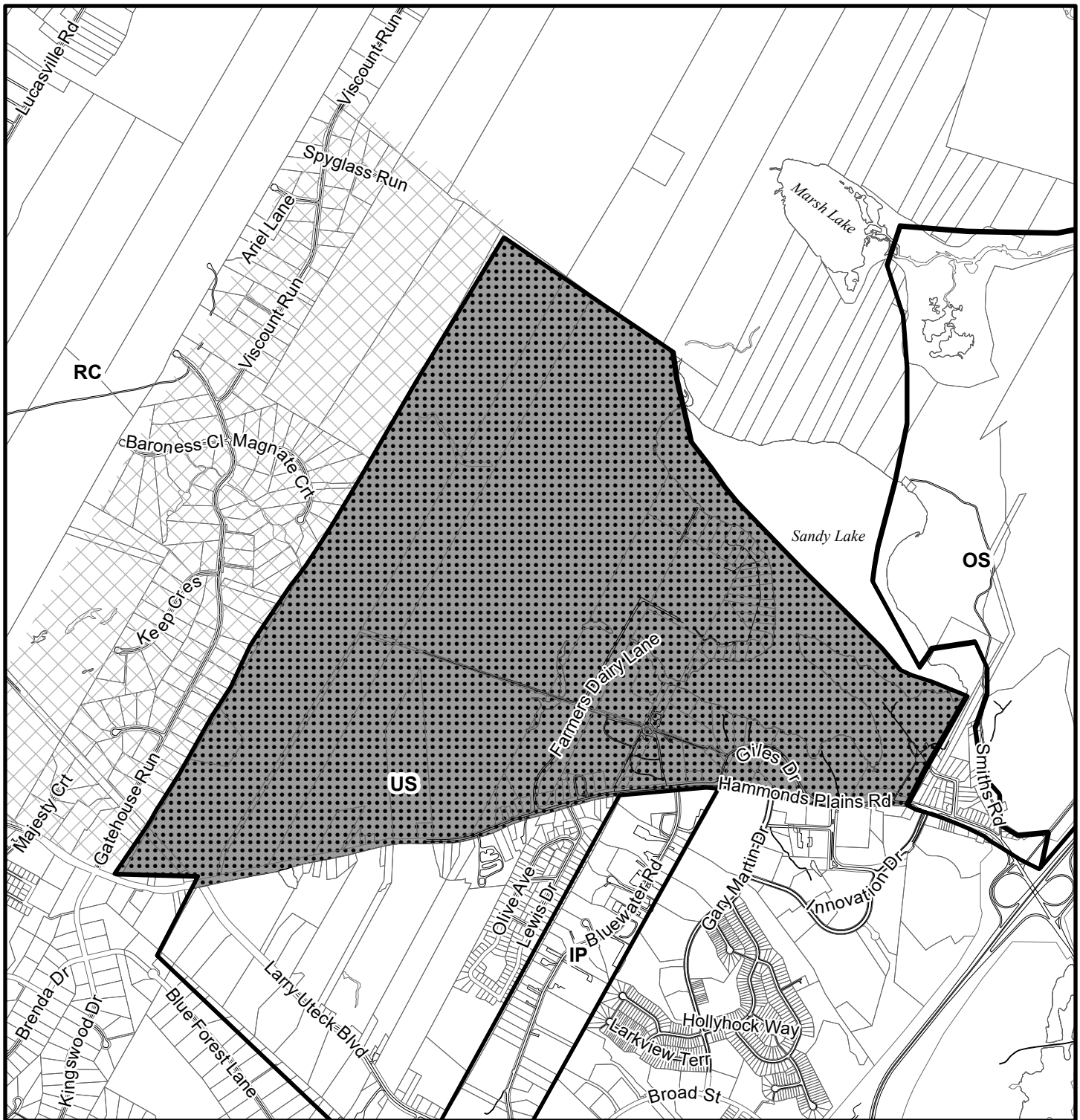
C030 – Sandy Lake

Request by Sandy Lake Holdings (Clayton Developments) for a new serviced mixed-use (residential/ commercial) community

Subject Site Details:




General Location	Lands to the west of Sandy Lake, Bedford/ Hammonds Plains
Subject Site	Lands in the Urban Settlement Designation on the north side of Hammonds Plains Road, outside the Urban Service Area
Size of Site	270 hectares (667.34 acres)
Current Land Use(s)	Undeveloped (forested)
Surrounding Uses(s)	Houses along Hammonds Plains Road, Farmer's (Agropur) Dairy, small industrial/commercial businesses, Sandy Lake to the east, Marsh Lake to the north, large lot residential development to the west
Service Area (per Schedule B, Regional Subdivision By-Law)	Outside the Urban Service Area boundary
Community Plan Designation	Bedford Municipal Planning Strategy : Residential Reserve Beaver Bank, Hammonds Plains, Upper Sackville Municipal Planning Strategy : Mixed Use B
Zoning	Bedford Land Use Bylaw : US (Urban Settlement) Beaver Bank, Hammonds Plains, Upper Sackville Land Use Bylaw : US (Urban Settlement)
Regional Plan Designation	US - Urban Settlement
Existing Planning Policy Considerations	<p>Regional Plan:</p> <ul style="list-style-type: none"> Under the Regional Plan, these lands are designated as an Urban District Growth Centre Regional Plan Policy S-2 states: "Where requests are received to initiate secondary planning for any of the areas identified above as potential growth areas, consideration shall be given to: (a) the need for additional lands and the fiscal implications to HRM and Halifax Water and their capacity to meet additional financial commitments; and (b) the implications for achieving the HRM growth targets." Regional Plan policy envisions a comprehensive secondary planning process before these lands can be included within the Urban Service Area
Regional Plan Review Considerations	<ul style="list-style-type: none"> The Preliminary Population and Housing Analysis has shown that there is a need for additional land to accommodate HRM's growing population. Population growth since 2016 and expected continued growth has put pressure on the HRM's housing market availability. Future development must consider the objectives of the Integrated Mobility Plan to support transit-oriented development, support the Halifax Green Network Plan's objectives to adequately protect

	<p>wilderness area and connections, and follow policy guidance found in HalifACT2050, Sharing Our Stories and Halifax Water's Infrastructure Master Plan.</p> <ul style="list-style-type: none"> • There is public support for greater protection of the lands for their ecological value and the water quality of Sandy Lake. • Proposed housing units (estimated): 6006 units (estimated at 9 units per acre, as proposed by Clayton Developments)
Recommended Approach	<p>Possible Categorizations: Regional Plan Phase 3: Quick Adjustments for Capacity Regional Plan Phase 4: Draft Regional Plan Regional Plan Phase 5: Future Capacity Advance Outside Regional Plan No Change Recommended</p> <p>Advance Outside Regional Plan</p> <ul style="list-style-type: none"> • Advance work and resource separately from the Regional Plan • Initiate study on this growth area, including: <ul style="list-style-type: none"> Watershed study <ul style="list-style-type: none"> - Identify objectives and measures for water quality and stormwater management, per requirements of Regional Plan policy E-23. A watershed study was completed in 2014 and accepted by Regional Council in 2015, and should be updated to reflect potential changes in the watershed since that time and consider revised development scenarios. Land suitability analysis <ul style="list-style-type: none"> - Identify environmental constraints (wetlands, watercourses, steep slopes, contaminated sites, species at risk, forest cover, other ecologically sensitive areas); Delineate natural corridors and wetlands, including wildlife corridors. - Undertake a heritage and cultural impact assessment (archaeological assets, historic use of the lands, cultural assets, including engagement with key groups). - Consider the implications for Sandy Lake water quality and adjacent municipal parkland; maintain wildlife corridors and ecological connectivity as identified in the Halifax Green Network Plan. Potential opportunities for parkland acquisition. Baseline infrastructure study <ul style="list-style-type: none"> - Identify existing transportation infrastructure assets and constraints, using a multi-modal level of service analysis. Proposed transportation systems must integrate with the Hammonds Plains Road corridor and improve community connections for all modes of travel (walking, cycling, transit, private vehicles). Undertake a review of existing wastewater and water services infrastructure (capacity and constraints). Study should consider opportunities to coordinate water and wastewater services with Bedford West systems.



C030 - Lands to the west of Sandy Lake


Regional Plan

-  Subject Area
-  Regional Plan Generalized Future Land Use Designation
-  Growth Control Area (Schedule J)



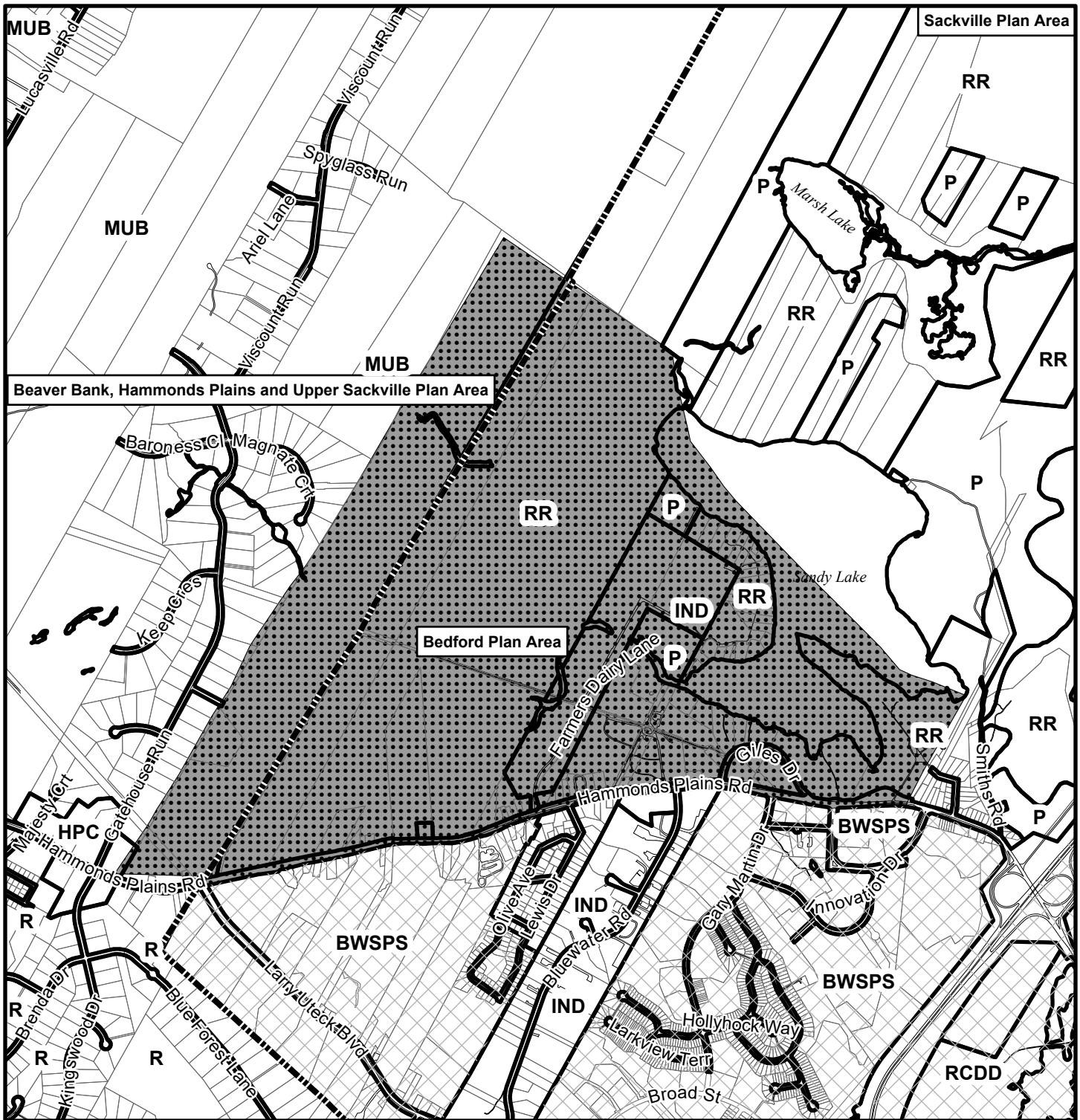
HALIFAX

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This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the Regional Plan.

The accuracy of any representation on this plan is not guaranteed.



C030 - Lands to the west of Sandy Lake

Generalized Future Land Use

-  Subject Area
-  Plan Area
-  Designation
-  Urban Service Area

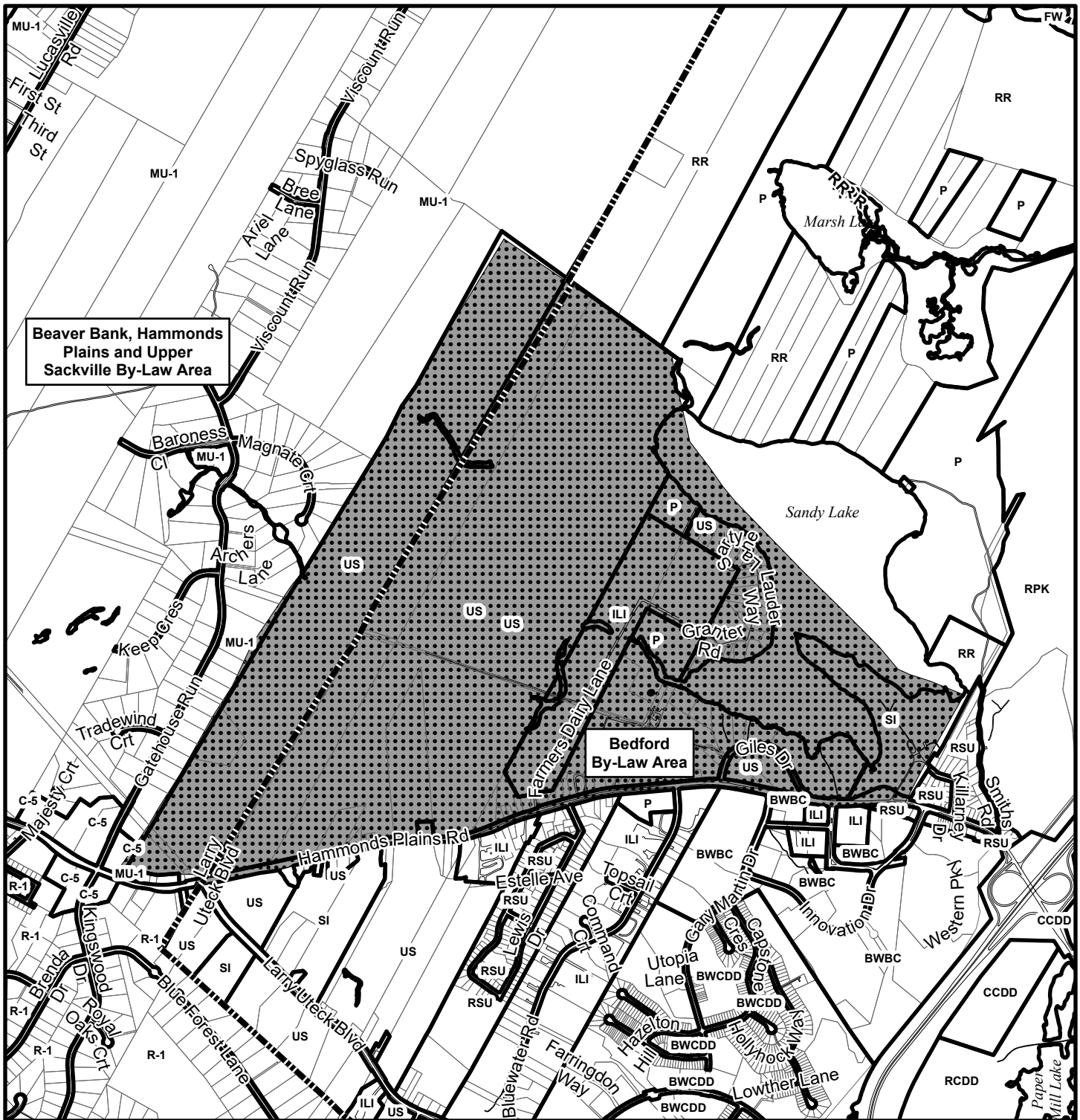


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This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

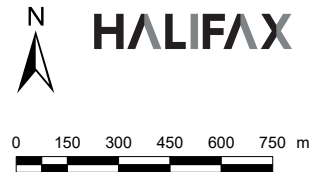
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C030 - Lands to the west of Sandy Lake

Zoning

-  Subject Area
-  By-law Area
-  Zoning



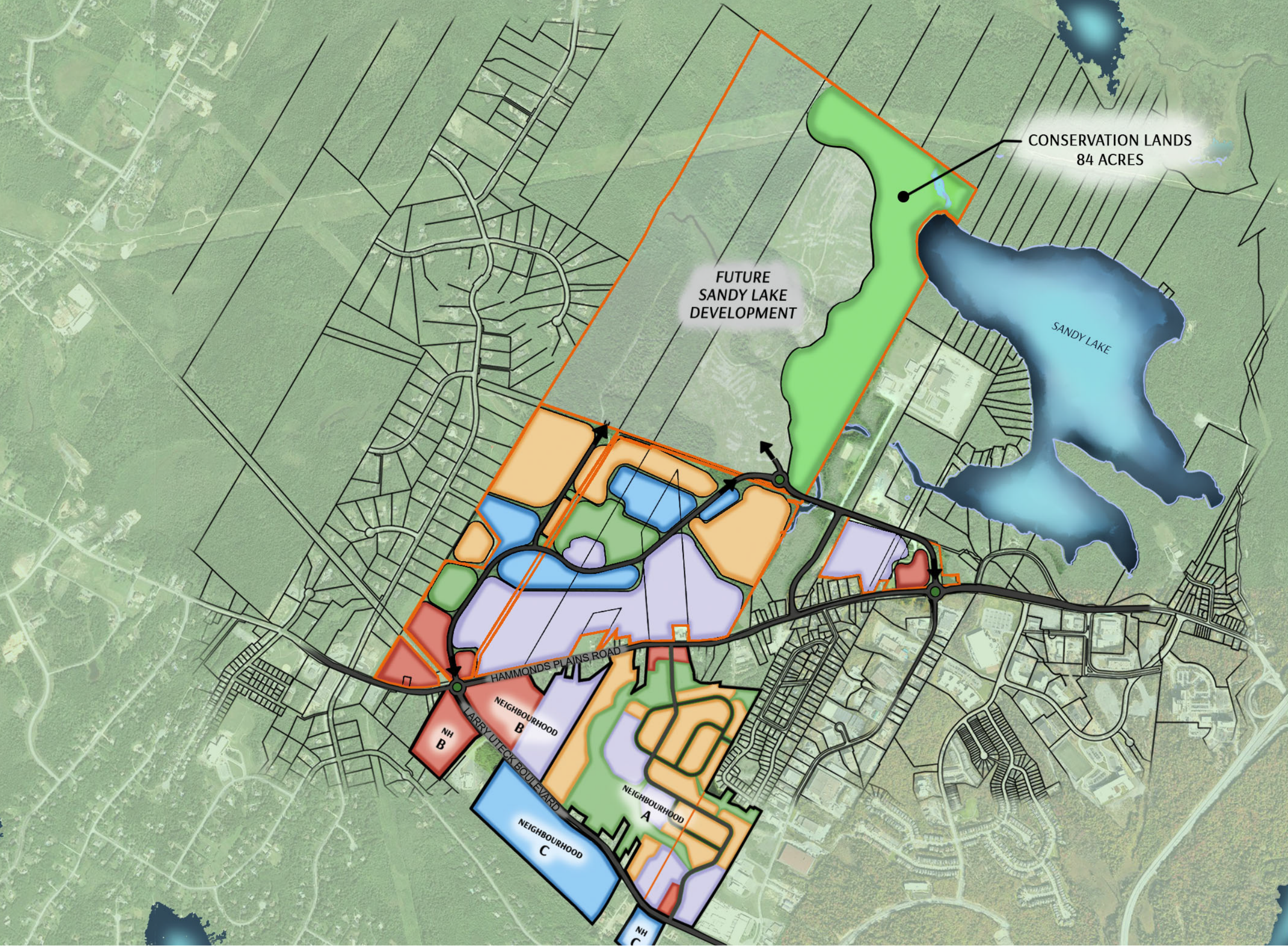
This map is an unofficial reproduction of a portion of the Zoning for the by-law area indicated.

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FIGURE 8 - BEDFORD WEST SUB AREA PLAN



FIGURE 9 - SANDY LAKE GENERALIZED FUTURE LAND USE PLAN



SUB AREAS 1+12+13

BEDFORD, NOVA SCOTIA
JULY 2020
NTS

CONSERVATION LANDS

LEGEND

- Low Density
Ground Based
Residential
- Medium Density
- High Density
Multiple
Residential/
Podium
- Mixed Use/
Commercial
- Park/ Open Space
- Neighbourhood
Boundary
- Sub Area Boundary

KEY PLAN

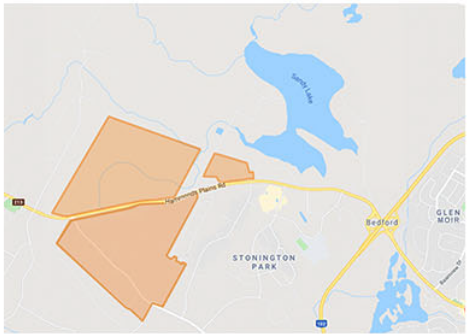
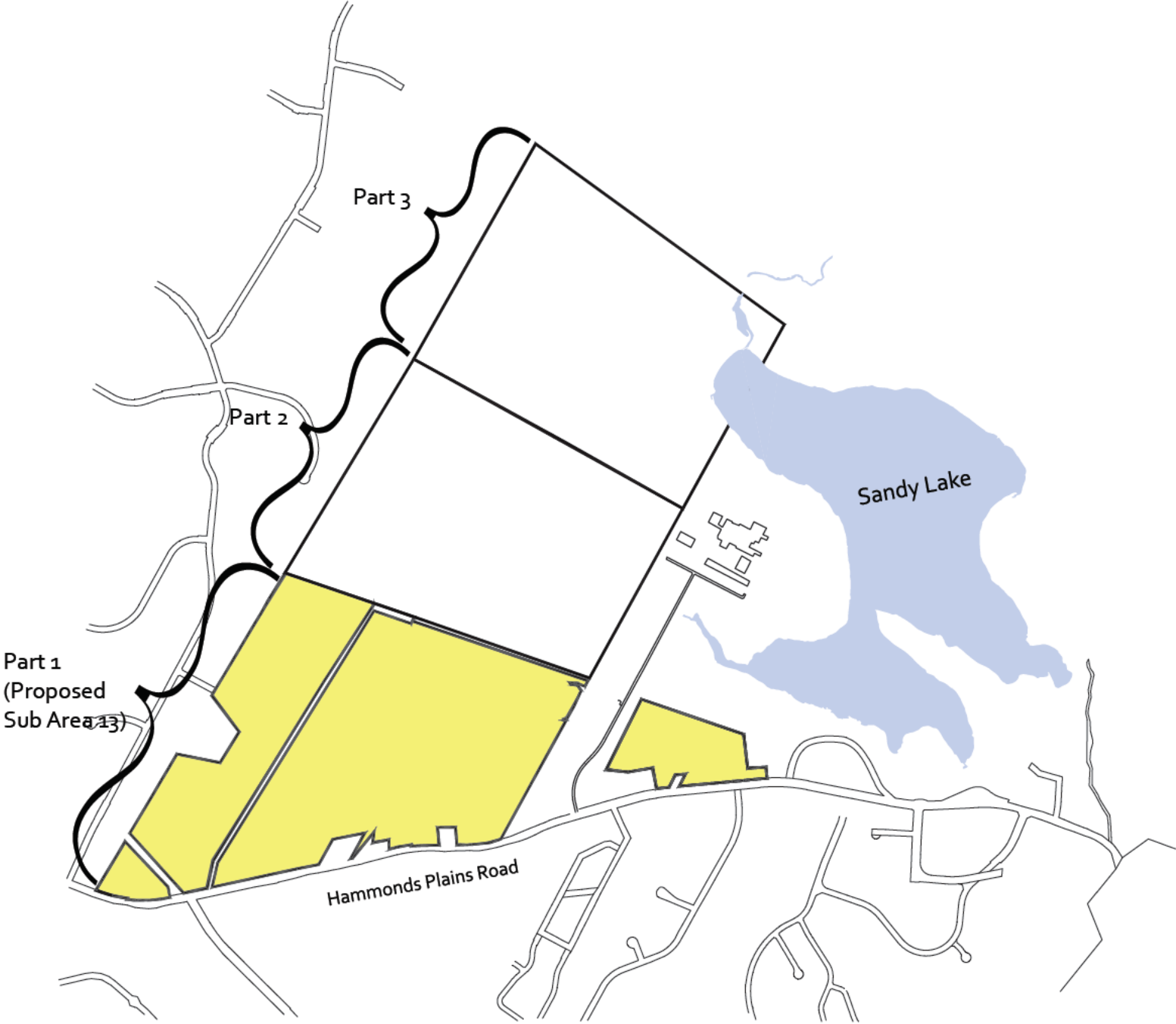


FIGURE 10 - SANDY LAKE DENSITY CHARTS



Part 1 - Proposed Sub Are 13				
	Acres (Gross)		TOTAL UNITS	TOTAL PEOPLE
	269.32		2343	7061
			UPA	PPA
	Parkland	21.6 8.0%	8.7	26
RESIDENTIAL				
	Ground Based		Units	People
	30%		696	2332
	Multiple		Units	People
	70%		1647	3705.75
COMMERCIAL				
	Acres		PPA	People
	General Commercial	20.48	50	1024

OVERALL SANDY LAKE DENSITY	Area (Acres)	PPA	Population	UPA
Part 1 (Proposed Sub Area 13)	269.3	26.2	7061	9
Part 2	197.6	27	5335	9
Part 3	200.4	27	5411	9
Total	667.34		17807.54	