

Working Draft v.1

Port Wallace Secondary Plan

September 27, 2018

PORT WALLACE SECONDARY PLANNING STRATEGY

The Regional Plan identifies the Port Wallace community as an area for new urban (water and sewer) growth. In 20__ ,Regional Council approved land use policies to enable the development of the new mixed-use community after extensive public engagement and detailed study, including the Shubenacadie Lakes Subwatershed Study (2013), land suitability assessment, and infrastructure master plan. In preparing this plan, special attention was made to protecting Lake Charles and the natural environment, encouraging transit use, and integrating new development with the surrounding community.

The Port Wallace Secondary Plan area consist of three distinct areas.

1. Port Wallace East - a 559.95 acre area located adjacent to the existing Montebello subdivision that will be developed into a complete community containing residential, commercial and institutional uses;
2. Port Wallace West – a 54 acre area located to the west of Montague Road that will be developed into a primarily residential neighbourhood; and
3. Port Wallace Industrial – a 525 acre area that encompasses the Conrad Brothers quarry site that will be developed into an industrial park, with 226 acres serviced by central water and sewer services.

Upon full build out, the residential portion of the community is planned to contain approximately 3,750 units with a population of approximately 9,000 residents.

Objectives

The Port Wallace Secondary Plan is intended to support the development of a new complete community that:

- provides a diverse housing mix to accommodate a full range of community members together with a variety of shops and services and work opportunities;
- integrates transportation options for pedestrians, transit, cyclists and automobile users;
- contains a central collector road to facilitate direct connections to the existing transportation network with transit supportive building forms and densities;
- contains a mixed-use community centre that creates a focal point for business and residents;
- contains a network of parkland, trails and open spaces that connect neighbourhoods, preserve sensitive environmental features and cultural landscapes, and provides ample outdoor recreation opportunities;
- transitions to existing low density neighbourhoods;
- provides for appropriate industrial development on the Conrad Brothers quarry site; and
- identifies, preserves and manages significant environmental features by:

- preserving and utilizing the natural drainage system;
- confining development and construction activities to the least critical areas of the site;
- protecting riparian buffer areas around lakes and watercourses;
- maximizing tree retention and restores trees over areas which have been disturbed by development activities;
- minimizing changes to the existing topography and erosion and sedimentation impacts;
- employing advanced storm water management controls.

PW-1 The Port Wallace Secondary Planning Strategy objectives and policies shall apply to all lands shown on Map 1.

Future Land Use Map

PW-2 The Future Land Use Map (Map 2) shall provide overall guidance for land use within this secondary plan area. The Future Land Use Map shall identify the following designations:

1. Low Density Residential - this designation shall be applied to areas where only ground entry housing forms are permitted.
2. Medium Density Residential - this designation shall be applied to sites along or near to collector roads where multiple unit residential dwellings and denser ground based housing forms are appropriate.
3. Mixed Use Centre - this designation shall be applied to community focal point where medium density residential uses and a range of business uses are encouraged.
4. Industrial – this designation shall be applied to the Conrad Quarry site located to the east of Highway 107 to accommodate industrial and high commercial uses.
5. Environmental Open Space Designation - this designation shall be applied to Barry's Run and other large wetlands and steep slope areas that are intended to be preserved as open space.

Mixed Use Centre

PW-3 The Port Wallace Mixed Use Centre Zone shall be applied to the lands designated Mixed Use Centre on Map 2. The Mixed Use Centre Zone shall:

- (a) support a medium density residential environment including multi-unit dwellings and dense ground entry units;
- (b) allow a range of commercial and community facility uses that serve the community, such as offices, restaurants, retail, institutional uses and personal service uses;

- (c) require buildings and ground floor commercial uses to face the street in a manner that also considers the areas suburban context;
- (d) ensures the built form is oriented to pedestrians and enables sufficient light and air to reach public streets and parks; and
- (e) require sufficient green space and landscaping to absorb surface water, provide amenity space, and contribute to site aesthetics.

Medium/high Density Residential

- PW-4 The Port Wallace Medium Density Residential zone shall be applied to the lands designated Medium Density Residential on Map 2. The Medium Density Residential Zone shall:
- (a) support a range of medium density residential buildings, including multi-unit builds and dense ground floor entry units;
 - (b) allow a limited range and scale of ground floor commercial uses; and
 - (c) require buildings to face the street in a manner that also considers the areas suburban context;
 - (d) ensures the built form is oriented to pedestrians and enables sufficient light and air to reach public streets and parks; and
 - (e) require sufficient green space and landscaping to absorb surface water, provide amenity space, and contribute to site aesthetics.

Low Density Residential

- PW-5 The Port Wallace Low Density Zone shall be applied to the majority of lands designated Low Density Residential on Map 2 to enable the development of ground floor entry dwelling units on individual lots. The Low Density Zone shall:
- (a) permit single unit dwellings, auxiliary dwelling units, semi-detached dwellings, townhouses, and home occupations;
 - (b) limit the scale of new residential development adjacent to existing low density neighbourhoods to provide a transition to the existing community; and
 - (c) require the planting or retention of trees.
- PW-6 The Cluster Housing Zone may be applied to lands designated as Low Density Residential on Map 2 to selected areas where the development of low density housing that is accessed by a common shared driveway does not negatively impact neighbourhood connectivity. The zone may also be applied to areas that assist in preserving sensitive environmental features. The Cluster Housing Zone shall:
- (a) permit a maximum of 24 dwelling units on a single property, consisting of single unit dwellings, semi-detached, townhouses, or a combination thereof;
 - (b) control the design of the common shared driveway to ensure dwellings units can be safely accessed by Municipal services;
 - (c) allow the development of shared facilities and infrastructure, such as, but not limited to, storage, utility and recreation facilities;
 - (d) provide adequate buffering to adjacent low density uses; and
 - (f) require sufficient green space and landscaping to absorb surface water, provide amenity space, and contribute to site aesthetics.

Industrial

- PW-7 The Port Wallace Commercial-Industrial Zone shall be applied to the lands designated Industrial on Map 2 that are located adjacent to Highway 107 and within 300 metres of a residentially zoned or used property. The Port Wallace Commercial-Industrial Zone shall:
- (a) support a broad range of industrial and highway commercial land uses;
 - (b) permit commercial recreation uses that are appropriate for an industrial setting;
 - (c) limit office uses to those that are accessory to industrial uses; and
 - (d) establish large setback and buffering requirements to nearby residential uses and;
 - (e) establish appropriate lighting and landscaping requirements.
- PW-8 The Port Wallace General Industrial Zone may be applied to the lands designated Industrial on Map 2 that are more than 300 metres from a residentially zoned or used property. The Port Wallace General Industrial Zone shall:
- (f) support a broad range of industrial and heavy industrial land uses;
 - (g) limit office uses to those that are accessory or support industrial uses; and
 - (h) establish appropriate lighting and landscaping requirements.

Institutional and Utility Uses

- PW-8 Institutional land uses, such as places of worship, community centres, and utility infrastructure, shall be permitted in all Port Wallace zones at a scale and intensity that is compatible with the intent of the zone.
- PW-9 The Institutional Zone (existing or create one), may be applied to lands located within the Mixed Use, Medium Density or Low Density Designations, to enable the development of large scale institutional facilities, such as schools.
- PW-10 Utility uses shall be permitted in all zones.

Parkland

- PW-11 High quality public parks are an essential component of the Port Wallace community. The public park locations shown on Map X identifies the approximate locations of lands that shall be dedicated to the Municipality for public recreation uses through the subdivision process. The specific size and shape of the proposed public parks shall be consistent with the following park descriptions:
- (a) one large community park located along the collector road, near to the mixed use centre of the community, that is capable of accommodating a wide range of passive and active recreation uses, including sports fields and recreation facilities.
 - (b) Additional public park lands located on either side of Barry's run, subject to cultural landscape and environmental considerations.

(more discussion with P&R and stakeholders needed, as well as clarity on the recreational potential of Barry's Run)

Transportation

- PW-12 A collector road shall be constructed from Avenue du Portage to Waverley Road in the general location shown on Map 2. The phasing of development shall ensure that this collector road, or portions of it, is capable of supporting transit service in early phases of development.
- PW-13 Local road and sidewalk connections to the existing road network shall be provided in the general location shown on Map 2.
- PW-14 Multi-use pathways shall be constructed along the length of the collector road and other strategic locations (to be identified) in the general location shown on Map 2.
- PW-15 A series of walkways and recreation trails for pedestrians and cyclists shall be established within the secondary plan area which link residents to commercial, employment, public transit, recreation and community centers. (key routes to be mapped)
- PW-16 HRM shall explore opportunities to enhance external connections to the Port Wallace Secondary Plan area through the enhancement or creation of off-site walkways, trails and multi-use pathways.
- PW-17 The local road network shall be designed to minimize short-cutting through existing neighbourhoods and shall encourage the use of the collector road system.

Water, Wastewater & Stormwater Services

- PW-18 HRM shall include lands identified for municipal water, wastewater and stormwater shown on Map 1 within the Urban Service Area, set out in the Regional Subdivision By-law, following the approval of Capital Cost Contribution (CCC) charges by Regional Council and the Nova Scotia Utility and Review Board.
- PW-19 The water, wastewater and stormwater system shall be designed to accommodate the following populations:
- (a) Port Wallace Industrial – 4,466 representing the development of 228.9 acres of industrial land at a projected population equivalency of 21 persons per acre;
 - (b) Port Wallace West – 1,142 representing the Development of 54.36 acres at a projected population of 21 persons per acre;
 - (c) Port Wallace East -12,462, representing the Development of 559.95 acres at a projected population of 21 persons per acre; and

Infrastructure Charges and Phasing

- PW-20 HRM and Halifax Water have adopted capital cost contribution policies. These policies apply to all new growth centres in the Municipality and shall apply to lands within the Port Wallace secondary plan area.
- PW-21 HRM shall implement infrastructure charges for the central serviced portion of the Port Wallace secondary plan area. No central serviced development shall be permitted until Council and the Nova Scotia Utility and Review Board have approved infrastructure charges for transportation and central water and sewer infrastructure.
- PW-22 No more than 200 dwelling units (or distinct phase or area) until increase wastewater capacity is provided to the area through the completion of a new connection to the Dartmouth North Trunk Sewer.
- PW-23 No more than 400 dwelling units (or distinct phase or area) within the Port Wallace secondary plan area shall be permitted unless upgrades to the Montague Road interchange ramps and Montague Road / Waverley Road intersection, as illustrated on Map 2, has been approved by Council and construction has commenced.

Environmental & Stormwater Management

- PW-24 The Environmental Open Space Zone shall be applied to lands located within the Environmental Open Space Designation to protect wetlands, steep slopes and other lands hazardous to development. The Environmental Open Space Zone shall limit development to recreation uses and utility infrastructure.
- PW-25 Tree retention, landscaping and tree planting requirements shall be incorporated into the requirements for all zones. The type of trees specified in zone requirements shall be indigenous to Nova Scotia.
- PW-26 The Municipality may allow for modifications to the service system specifications where such modifications would enhance the ability to preserve the natural environment without compromising the intended objectives of the service systems.
- PW-27 A water quality monitoring program shall be required for all outfalls from the Port Wallace Secondary Plan area to monitor the impact of development on surface water quality. The monitoring program shall:
- (a) be incorporated into development agreement requirements;
 - (b) be designed and undertaken by qualified persons;
 - (c) specify the duration of monitoring for the pre-construction, construction and post-construction phases of development;
 - (d) specify the physical and chemical water quality indicators to be measured, the location and frequency of testing and the format of submissions to the Municipality in each phase referenced under clause (c);
 - (e) conform with all water quality policies, specifications, protocols and procedures approved by Regional Council.
- PW-28 Prior to approving a development agreement to enable the development of the Port Wallace Secondary Plan area, a master storm water management plan shall be

- prepared and accepted by the Municipality. The storm water management plan shall:
- (a) encompass one or more of the three distinct Port Wallace Secondary Plan sub areas identified on Map 1;
 - (b) identify significant constraints and sensitivities with regard to flood potential and environmental features, and provide appropriate protection measures;
 - (c) provide estimates of pre-development and post development flow rates (where post development flow rate means the expected flow rates upon full build out of an area as permitted by the development agreement) at critical locations within watercourses such as at culverts and other road crossings and at downstream developments;
 - (d) outline the type and location of storm water management facilities and the approach to protecting receiving waters from contamination, excessive flow rates and loss of aquatic habitat and to protect the quantity and quality of groundwater flows; and
 - (e) conform with the recommendations of the Shubenacadie Lakes Subwatershed Study (AECOM: April 2013) unless otherwise acceptable to the Municipality.

PW-29 No stormwater shall be discharged directly into any natural watercourse without the use of mitigative measures as stipulated under the stormwater management plan and in accordance with municipal and provincial guidelines.

PW-30 All mixed use and multiple unit dwelling developments shall require the use of best management practices, based on natural processes, to manage on site storm water quality and quantity.

PW-31 HRM intends to establish a public education program for the Port Wallace Secondary Plan area and broader community to encourage area residents to make individual choices that help to protect Lake Charles. The education program may include the following components:

- (a) information for land owners on proper riparian zone management and the use of household fertilizers;
- (b) information for local schools; and
- (c) public “cleanup” days for litter collection in public areas.

Implementation

Development of the Port Wallace Master Planned area shall be controlled by both zoning and one or more development agreements. Zoning shall be applied to the site to control land uses and built form, while a development agreement shall be used to control the subdivision of lands and associated development of roads, parks, trails, transit facilities and other public infrastructure.

PW-32 In considering a development agreement for the subdivision of lands, Council shall be satisfied that the proposal meets the following criteria:

- (a) the proposal meets the objectives of this secondary plan and is consistent with the policies established for this plan and any other applicable policies established by the Halifax Municipal Planning Strategy and the Regional Planning Strategy;
- (b) parkland dedicated in all phases of development includes land located in the general location of parkland shown on **Map X**;

- (c) storm water management controls are consistent with the master storm water management plan required in policy PW-X;
- (d) the design and phasing of the collector road and associated infrastructure supports transit service and the creation of a walkable mixed-use community centre;
- (e) the phasing of development ensures that transportation connections, transit supportive infrastructure, and public parkland dedications are provided in early phases of the development;
- (f) existing trees have not been removed from the site prior to development, with the exception of trees removed for a land survey or to satisfy provincial or federal requirements;
- (g) storm water quantity and quality is managed on site through the use of best management practices that are based on natural processes, unless similar requirements are in place through an area or region wide by-law;
- (h) the cultural resources identified in the Port Wallace Land Suitability Analysis are protected and reflected, as appropriate, by the related placement of the environmental open space zoning, and community design;
- (i) the development agreement is able to be discharged by Council upon the completion of public roads, parks and other public infrastructure.
- (j) the general rezoning and development agreement criteria outlined in Policy IP-1(c) of this Plan.

PW-33

In considering amendments to the Land Use By-law to apply or adjust the placement of zones within the Port Wallace Secondary Plan, Council shall be satisfied that the proposal meets the following criteria:

- (a) zone placements are generally consistent with Port Wallace Future Land Use Map with minor rounding of zone boundaries permitted to align with property boundaries, infrastructure or natural features;
- (b) zone standards achieve the objectives and policies of this neighbourhood plan and are consistent any other applicable policies established by the Halifax Municipal Planning Strategy and the Regional Municipal Planning Strategy; and
- (c) the general rezoning and development agreement criteria outlined in Policy IP-1(c) of this Plan.