

Proposed Public Participation Program

Proposed Public Participation Program for Margeson Drive Master Plan Subject Area resulting in Secondary Municipal Planning Strategy amendments for lands located within proximity to the Highway 101 interchange at Margeson Drive in Middle Sackville.

Purpose: To gather feedback from residents and community groups about possible amendments to the planning documents for to the Municipal Planning Strategies for Sackville and Beaver Bank, Hammonds Plains and Upper Sackville. Staff will work with a subset of the North West Planning Advisory Committee to ensure the community in this area is engaged. The process will look at creating a full set of planning policies and land use regulations for these lands which will become known as the Margeson Drive Master Plan (MDMP). The preliminary study area is shown in Map 4 of the staff initiation report for Case 21639. The process will establish policy consistent with the Regional Municipal Planning Strategy for consideration by Regional Council. This proposed process is the minimum engagement that the Municipality will conduct.

Jurisdiction: The amendments to Secondary Municipal Planning Strategies (SMPS') and Land Use By-laws (LUBs) resulting from the creation of the MDMP to enable a residential and commercial mixed-use development will may impact the local community. Amendments will require a public hearing prior to Regional Council for their consideration of approval. All amendments to the SMPS' are within the sole jurisdiction of Regional Council, but the North West Community Council shall review any amendments and provide recommendations to Regional Council.

Methods: HRM will post proposal details, technical studies, and the record of the community engagement process on the halifax.ca website. On behalf of the North West Margeson Drive Master Plan Committee (MDMPC), HRM will invite nearby property owners and residents to public meetings by regular mail. In addition, HRM will also invite public comment via mail submissions, online submissions, and by email. In addition, all MDMPC meetings will be open to the public. MDMPC are proposed monthly, however the timing of these meetings may vary depending upon the complexity of issues and the stage in the process the project is in.

Process: A program for public engagement is required under the *HRM Charter* to allow community input on any MPS and LUB amendments. At a minimum, the proposed process for Case 21639 includes:

Phase 1

Prior to the completion of the technical studies, once staff has completed land use suitability, and residential density discussions with the MDMPC, the Committee will host a **public consultation meeting** in the community to present the Planning process, attempt to achieve consensus on matters of land use and answer any questions about the project. A key goal will be to discuss appropriate land uses as illustrated in the Community Vision discussed and identify preliminary placement on the receptive parcels as outlined in Map 4.

Phase 2

A review of the study area will include, at a minimum:

- an updated traffic impact study and transportation analysis that considers site access for people using all modes of transportation;
- General land use, form and density;
- Update studies on transportation related infrastructure as required by TIR and the Municipality;
- Updated studies on piped municipal water service, as required by Halifax Water and the Municipality;
- an analysis of potential environmental impacts to McCabe Lake and any other impacted water bodies; and
- recommended stormwater management goals and approach.
- Building form, site design and layout with alternative options

Additional studies may be required, based on the findings of the ongoing project. Staff will reserve the right to report back to Council as necessary.

When the applicant has completed all necessary technical studies, staff will hold a second **community consultation meeting** in the community to:

- present the findings of studies;
- provide alternatives for public review to receive feedback and answer questions;
- and to discuss planning goals and principles for the subject site and study area going forward.

Phase 3

Following the Council update, staff will host a **community consultation meeting** in order to provide a refinement of earlier concepts.

Following the third meeting, staff will prepare the MDMP policy and regulations for the study area. This work will be based on the feedback from the MDMPC, community input and technical studies. This policy would be consistent with the Regional Plan's characteristics for Urban Local Growth Centres. Policy will address several factors, which may include:

- building sizes lot sizes, building heights and appropriate density;
- appropriate land uses;
- appropriate heritage considerations;
- building design and urban design;
- transportation options, including walking, cycling, transit and street connections;
- phasing of development, based on servicing capacity and transportation impacts;
- parks, natural areas and buffers for water bodies;
- detailed infrastructure planning; and,
- stormwater management best management practices and standards for the quality and quantity of run-off generated by development.

Phase 4

When the MDMP policy and regulations for the study area are complete, the Committee if necessary, may hold a **fourth public meeting** to present these to the community. After this meeting, staff will work with the MDMPC to make additional refinements as necessary and enter the approval phase of the project by presenting the proposal to NWCC for recommendations and then later to Regional Council for approval.