

HALIFAX

**Facilitator's Report Regarding
the Proposed Boundaries for the
Blue Mountain/Birch Cove Lakes
Regional Park**

Regional Council
September 6, 2016








Outline

- Context
- History
- Facilitation Process
- Key Issues
- Next Steps

Map 11

Blue Mountain - Birch Cove Lakes Conceptual Park Area

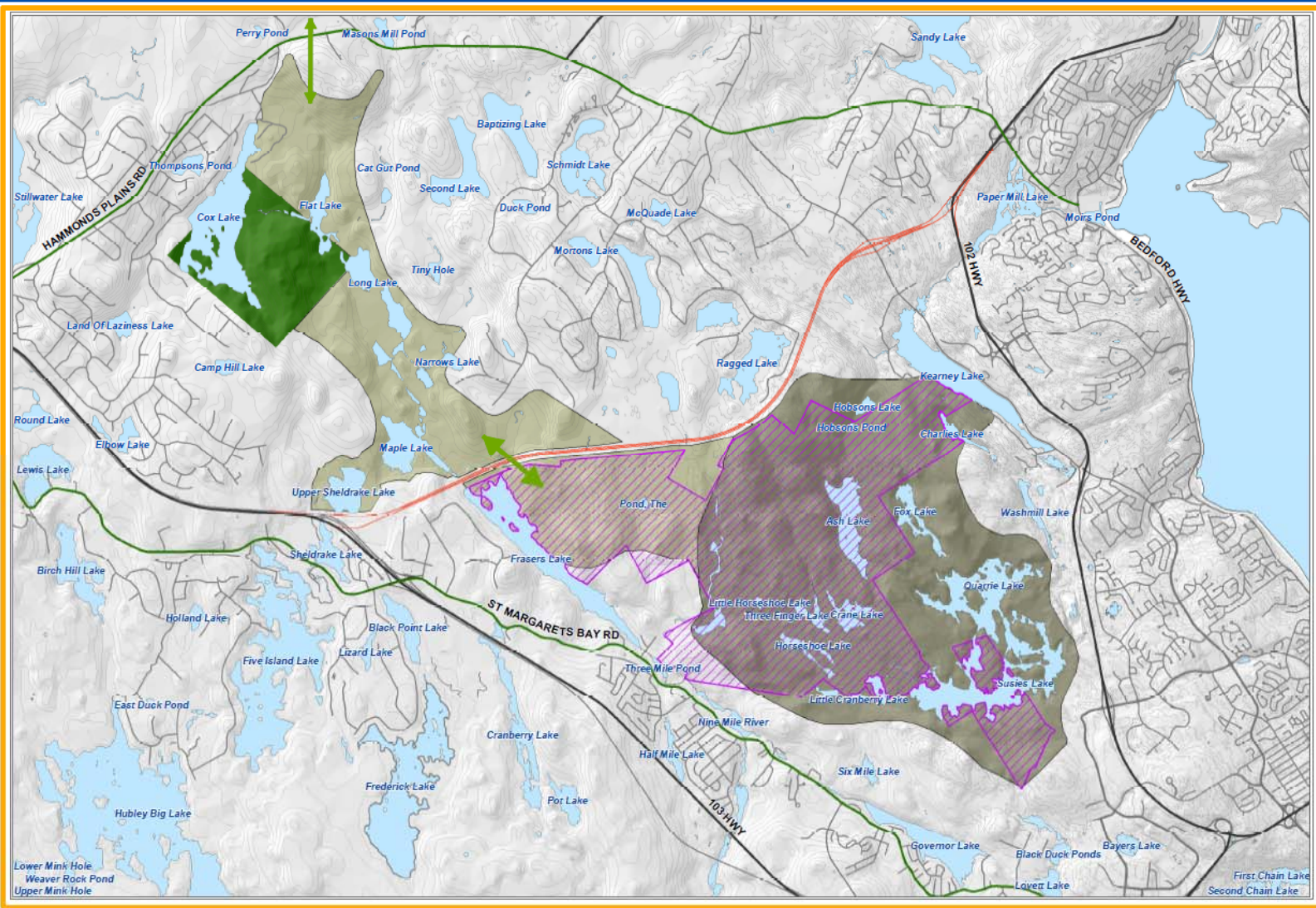
Legend

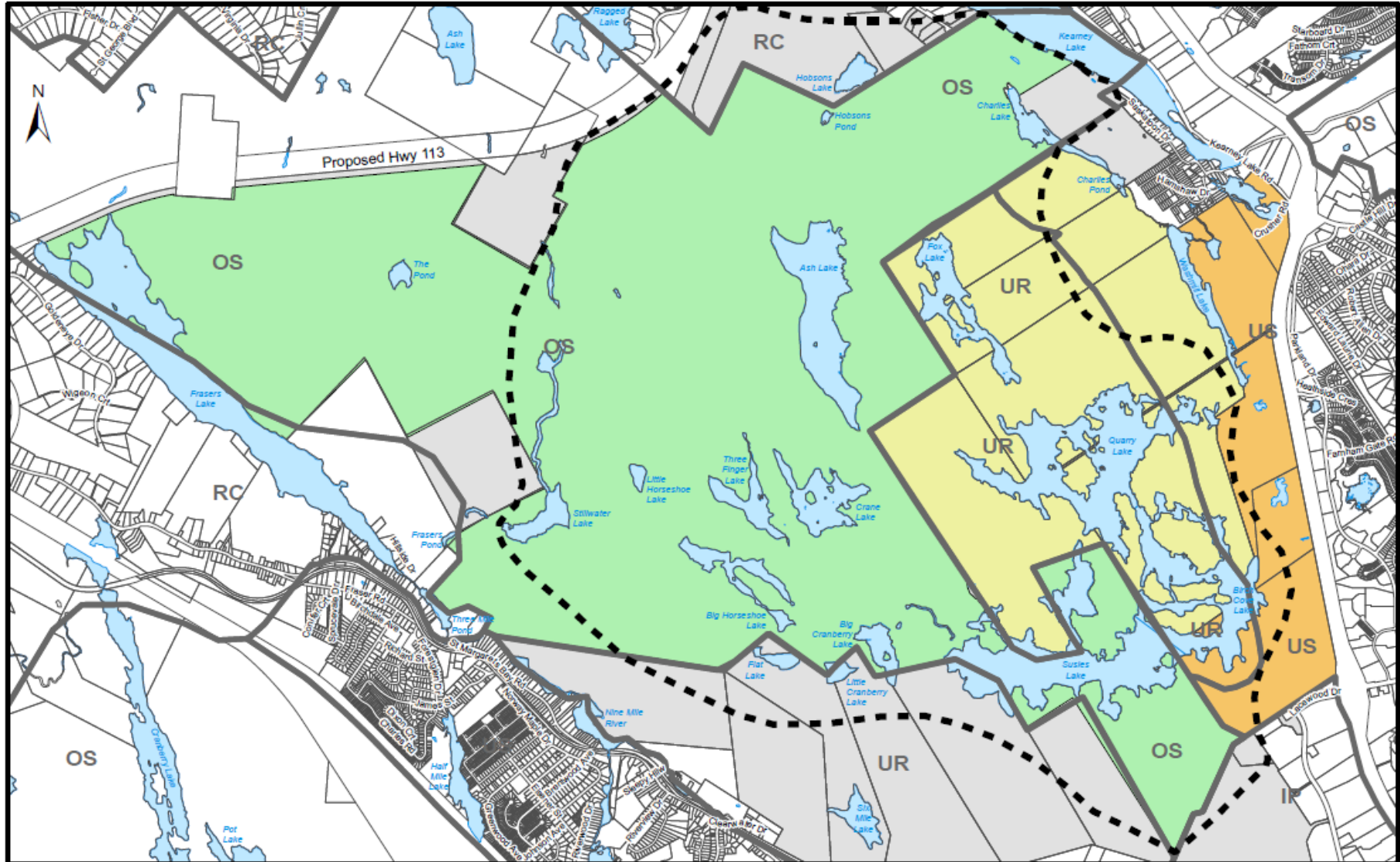
-  Park Boundary (Concept)
-  Core Wilderness (Back Country)
-  Cox Lake Park Reserve
-  Blue Mountain - Birch Cove Lakes Wilderness Area (designated 2009)
-  Greenbelting corridor concept (Map 4, corridor 5)
-  Proposed Route (HWY 113)
-  10m contour









The following is a graphical representation and although care has been taken to ensure the best possible quality, HRM does not guarantee the accuracy of this document.

Note: This map demonstrates a vision to be implemented over the life of the Regional Plan, through various tools, subject to financial ability and community interest.





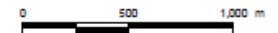
Legend

-  BMCB Conceptual Park Boundary
-  Regional Plan Designations Boundaries
-  Lands Owned by Annapolis Group Inc.
-  Lands Owned by Susie Lake Developments Ltd.
-  Provincial Designated Wilderness Area
-  Private Lands Not in the Facilitation Process

Regional Plan Designations

- US Urban Settlement Designation
- UR Urban Reserve Designation
- OS Open Space and Natural Resource Designation
- RC Rural Commuter Designation
- IP Industrial Parks Designation

Map 1 - Reference Map



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

HALIFAX

History

- 2006 – EDM Study
- 2006 – Regional Plan
- 2009 – request for secondary planning
- 2010 – deferral of request for secondary planning pending completion of a Watershed Study and facilitation process
- 2013 – watershed study completed
- 2014 – start of facilitation process
- 2014 – RP+5 Regional Plan

Facilitation Process

- Discussion regarding:
 - Regional Park Vision
 - Development proposal
 - Valuation of land
 - Regional Park Objectives
- Lack of agreement with Annapolis Group, agreement with Suzie Lake Development on the park boundary
- Landowners indicated that any agreement on a revised park boundary was contingent on Council initiation of Secondary Planning
- Final Facilitator's Report published on June 6, 2016

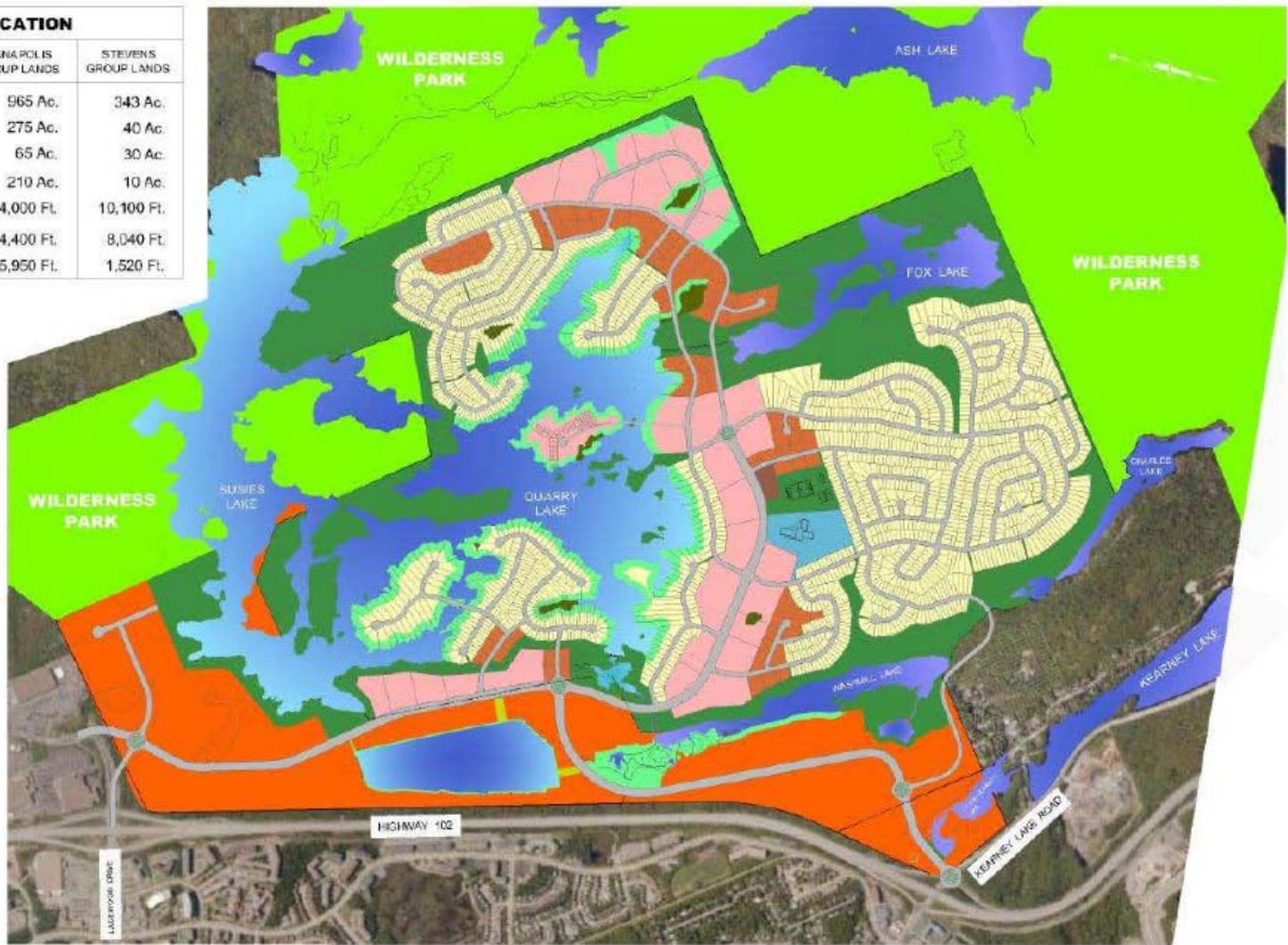
Public Feedback

- **1,421** written submissions
- General Public, MLAs, Conservation and Advocacy Groups, Self-identified subject matter experts
- Common topics raised include:
 - opposition to the Facilitator's report;
 - recreation and ecological values;
 - opposition to urban development; and
 - public engagement

Land Owner's Proposal

PARK DEDICATION		
	ANNAPOLIS GROUP LANDS	STEVENS GROUP LANDS
TOTAL LAND	965 Ac.	343 Ac.
TOTAL PARK	275 Ac.	40 Ac.
REQUIRED PARK	65 Ac.	30 Ac.
SURPLUS PARK	210 Ac.	10 Ac.
PUBLIC SHORELINE	54,000 Ft.	10,100 Ft.
PRIVATE SHORELINE	34,400 Ft.	8,040 Ft.
PARK STREET FRONTAGE	5,950 Ft.	1,520 Ft.

- Single Family
- Townhomes
- Multi Unit
- Institutional
- Community Commercial
- Riparian Buffer
- Park
- Wetlands
- Mixed Use
- Wilderness Park

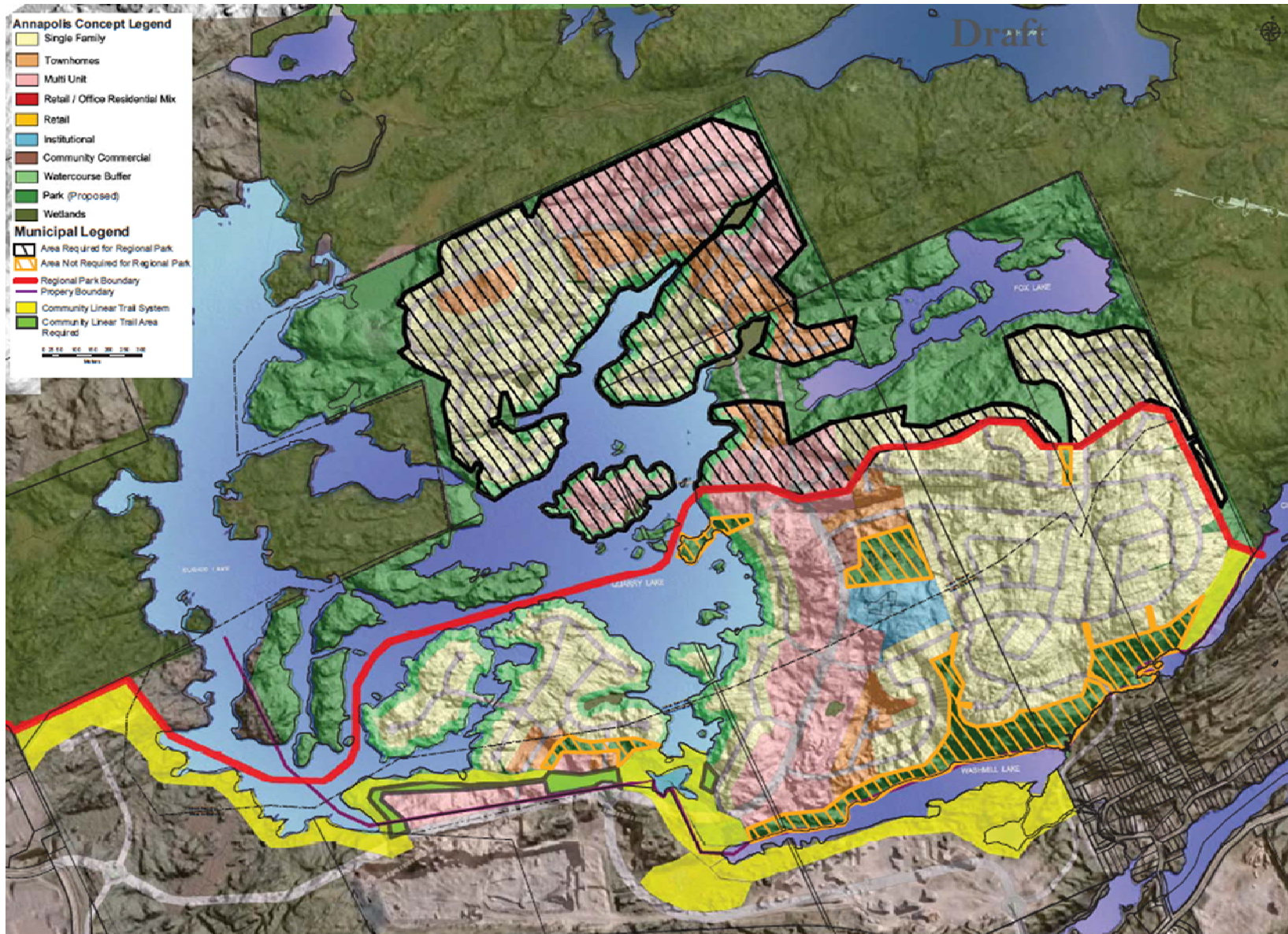


DEVELOPMENT PLAN
HIGHWAY 102 WEST CORRIDOR

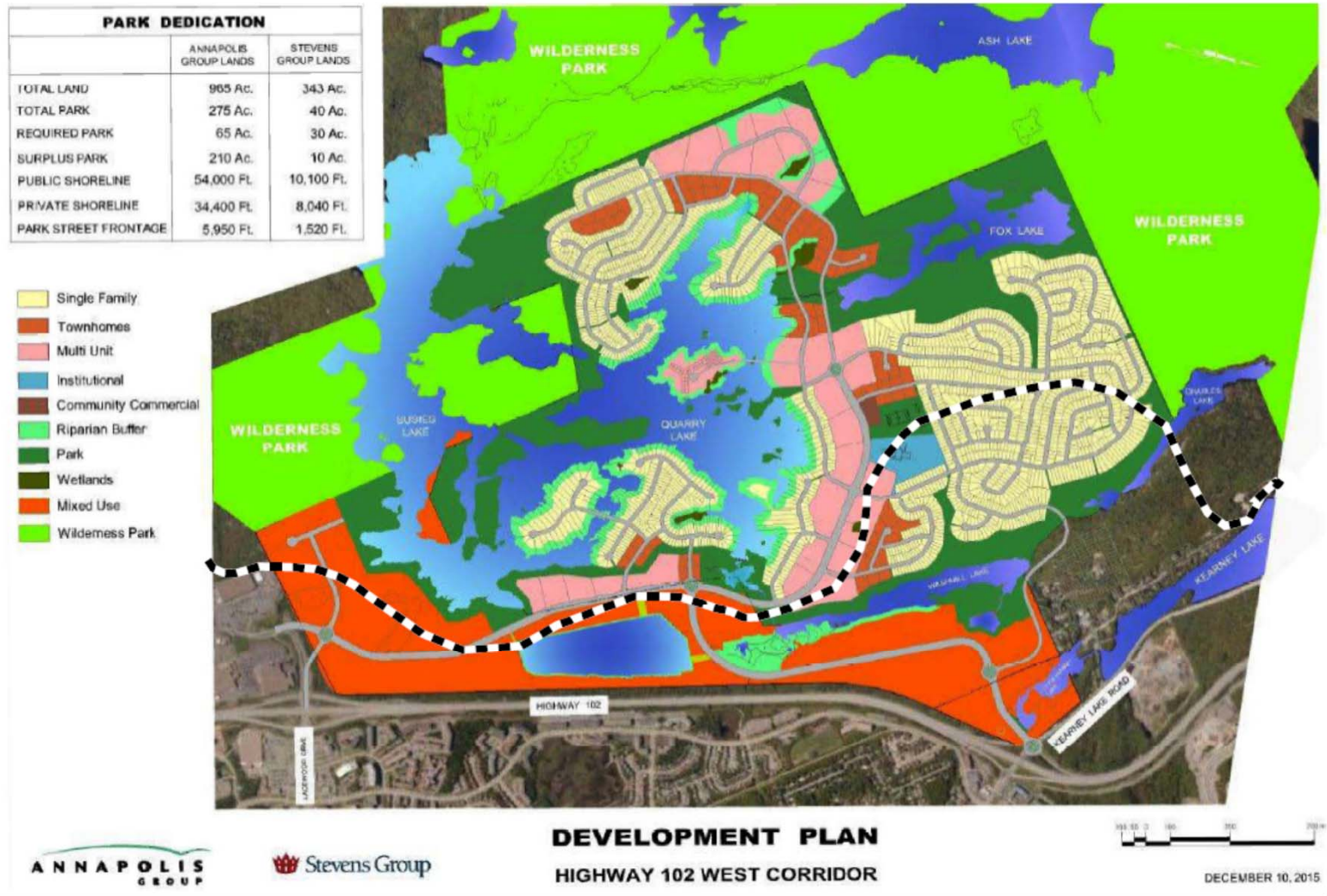


DECEMBER 10, 2015

Map 3A



Lands Owner's Proposal Compared to Conceptual Park Boundary



■ ■ ■ **BMBC Conceptual Park Boundary (Added by HRM)**

For easy comparison, this map overlays the approximate location of the conceptual BMBC regional park boundary shown in Map 11 of the Regional Plan over a copy of Appendix III of the Facilitator's report, the development plan prepared by Annapolis Group and Susie Lake Developments.

Key Issues

- Property Valuation
- Regional Park Objectives
- Request for Secondary Planning

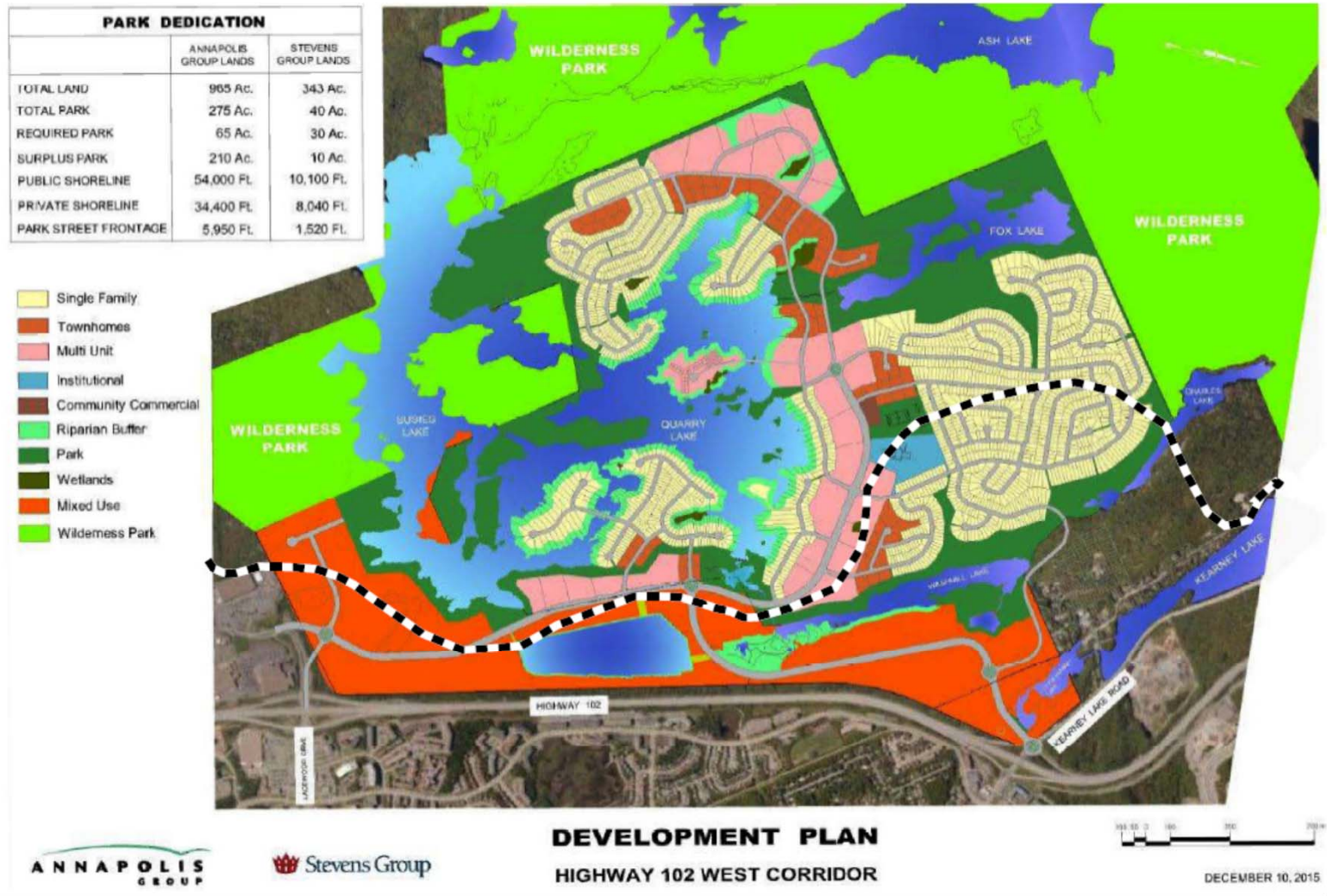
Property Valuation

- Different valuations based on differing methodologies
- Proposed value likely does not meet *HRM Charter* requirements regarding fair market value
- Meaningful consideration could set a precedent for other land acquisition initiatives
- Proposed valuation does not reflect a willing seller

Regional Park Objectives

- Minimally achieves or fails to achieve several park objectives
- Concerns regarding public access, buffering, connectivity and views

Lands Owner's Proposal Compared to Conceptual Park Boundary



■ ■ ■ BMC Conceptual Park Boundary (Added by HRM)

For easy comparison, this map overlays the approximate location of the conceptual BMC regional park boundary shown in Map 11 of the Regional Plan over a copy of Appendix III of the Facilitator's report, the development plan prepared by Annapolis Group and Susie Lake Developments.

Request for Secondary Planning

- No need for more developable land
 - Sufficient supply for 28-35+ years
- Negative Fiscal Implications
 - Increased costs to maintain new infrastructure
- Negative Growth Target Implications
 - More difficult to direct development to Regional Centre
- Inconsistent with 2006 & 2014 Regional Plan

Next Steps

Opportunity to broaden approach to land acquisition and public access, including:

- discussions with Provincial and Federal Governments;
- discussions with all land owners;
- conservation easements;
- discussions with land conservation & community groups; and
- land use planning tools

Recommendation

It is recommended that Halifax Regional Council:

1. Receive the Facilitator's Report Regarding Negotiation of the Proposed Boundaries for the Blue Mountain/Birch Cove Lakes Regional Park in relation to the Highway 102 West Corridor and take no further action concerning the facilitation process or the report's recommendations;
2. Refuse the request to initiate secondary planning for all Hwy 102 West Corridor lands at this time; and
3. Direct staff to explore opportunities and develop a program to acquire land to establish the proposed Blue Mountain – Birch Cove Regional Park, with a priority of providing public access to the provincially protected wilderness area , that includes, but is not limited to:
 - a) discussions with the Federal and Provincial governments;
 - b) discussions with all private land owners that own property located within the conceptual park boundary in Map 11 of the Regional Plan;
 - c) discussions with land conservation and community groups; and
 - d) reviewing the potential use of land use planning tools and conservation easements.

Staff is further directed to report back to Regional Council within 6 months.