

Attachment A-1: Summary of Adjustments Responding to Public/Internal Feedback

Chapter	Anticipated and identified adjustments (from <u>WWH Report, December 2023</u>)	Changes included in Proposed Regional Plan
General comments/ 1. Introduction	<ul style="list-style-type: none"> Review wording throughout the document to improve readability, strengthen policy language, and provide a consistent voice throughout the document. Chapters 1 and 2 may be combined as both are introductory in nature. Review land acknowledgment statements. Strengthen provisions related to accessibility, in support of the Municipality's Accessibility Strategy. 	<ul style="list-style-type: none"> The Plan has been edited to improve readability, clarify policy language, and provide a consistent voice throughout the document. Content from Chapters 1 and 2 have been adjusted to remove duplication and clarify content and flow. An updated acknowledgement is included in Chapter 1, Section 1.2. Accessibility is identified as a key consideration for complete communities, parks, and mobility, with the Accessibility Strategy specifically referenced in Policy M-17. The Plan has also been updated to comply with the Provincial Minimum Planning Requirements related to housing. (Refer to Attachment A-3)
2. Planning for the Region	<ul style="list-style-type: none"> Strategic Infrastructure Planning: Public and internal feedback has highlighted the need to move quickly on planning for infrastructure and services as the municipality continues to grow at a high rate. There was feedback on the funding, timing, prioritization, and sustainability of infrastructure investments to accommodate the existing population as well as the needs of growth. The Regional Plan will be revised to further emphasize the importance of a Strategic Growth and Infrastructure Priority Plan, which will guide the Municipality's work on investing in services and infrastructure including water, wastewater and stormwater services, transit and mobility network infrastructure, emergency services, community and parkland facilities, among others. Staff will explore options for collaboration and options to invest in infrastructure (including through other orders of government). 	<ul style="list-style-type: none"> Section 2.5 and Policies RP-27 and RP-28 outline planned Strategic Growth and Infrastructure Planning, including the intent to undertake a Strategic Growth and Infrastructure Priorities Plan.
3. Building Healthy and Complete Communities	<ul style="list-style-type: none"> Plan Area Boundaries: There was some confusion over terms for different plan area geographies ("Urban Area" vs. "Urban Service Area", "Suburban Area", 	<ul style="list-style-type: none"> Plan Area Boundaries: Terminology has been clarified throughout. Policy RP-7 and Map 2 identify and define the subregional geographies (Urban Area,

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	<p>“Rural Area”). Revisions will be made to the Plan to clarify these terms.</p> <ul style="list-style-type: none"> • Suburban Planning: The feedback included requests to update the existing Suburban-Area planning documents. The feedback will inform changes to this chapter and the Suburban Community Planning program. • Rural Planning: The feedback included support for community-led planning in rural communities. Feedback will inform the next steps of the Rural Community Planning program. • Future Serviced Communities: Additional clarity is needed in policy regarding Future Serviced Communities, so that the steps in the planning process are clear and directive for staff, developers, residents, and Council. Although there were several comments requesting the Regional Plan remove some areas currently identified as Future Serviced Communities from the Plan (such as Sandy Lake), these areas are currently being studied and such a decision is not recommended until background studies have been completed. 	<p>Suburban Area, Rural Area). Policy RP-8 identifies that these subregional geographies will be refined as community planning proceeds, while considering watershed boundaries, including potable water sources, existing and future planned municipal services, local context, community input, and any other relevant technical studies. “Urban Service Area” refers specifically to areas served with water and wastewater services, with related policies outlined in Chapter 10, Section 10.6.1.</p> <ul style="list-style-type: none"> • Future Serviced Communities: Chapter 3, Section 3.4.3 sets out specific policy direction for Future Serviced Communities. Other policies of the Plan that direct secondary municipal planning strategy amendments will also apply to these areas. • Of the Future Serviced Communities identified in Section 3.4.3, the studies required under Policy HC-12 are complete for Sandy Lake and the Highway 102 West Corridor Lands. As these areas are designated Provincial Special Planning Areas, the Province has initiated secondary planning for these areas, consistent with Policies HC-13, and comprehensive planning will follow the approach set out in Policy HC-14. The results of the studies for the Morris Lake Expansion Lands, and for Akoma Westphal (consistent with Policy RP-13), are expected in Summer 2025, with a recommendation for next steps expected in Fall 2025.
4. Strengthening Community Infrastructure	<ul style="list-style-type: none"> • Park Planning: Revisions will clarify the scope and intent of future strategic park planning. The identified Regional Park Priority Plan would not focus solely on parks classified as “Regional” but rather be an HRM-wide Park Plan (i.e. Parks Priority Plan). Planning & Development is working with Parks & Recreation to further refine this section. • Emergency Services: There was feedback which called for an increased focus on community safety and emergency planning, particularly in light of the wildfires. 	<ul style="list-style-type: none"> • Park Planning: Chapter 4, Sections 4.3 and 4.4 have been updated in collaboration with Parks & Recreation. This chapter sets intent to undertake a Parks and Outdoor Facilities Priorities Plan, as well as an Indoor Recreation Facilities Priorities Plan, consistent with P&R’s 2025/26 Budget and Business Plan. These future plans will be coordinated with the Strategic Growth and Infrastructure Priorities Plan. • Emergency Services: The Plan has been revised to highlight the importance of planning for emergency

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	<p>Staff will revise the plan to further emphasize emergency planning, including emergency egress and FireSmart practices. Planning & Development will work with Community Safety and Halifax Regional Fire & Emergency on these revisions.</p>	<p>services as part of planning complete communities, considering especially wildfire and flooding risks. Work in Phase 5 will further consider emergency services planning and climate hazards, incorporating findings from the ongoing Hazard Risk and Vulnerability Assessment project, as well as studies on community connectors and egress. Policy M-16 establishes intent for the Municipality to undertake region-wide subdivision egress review study to identify areas that may be vulnerable in emergency or hazardous situations and develop an implementation strategy based on its findings; this work was directed by Council in March 2025. Policy EN-61 identifies that the Municipality may support climate resilient building design, including FireSmart or other wildfire protection measures.</p>
5. Fostering Diverse and Affordable Housing	<ul style="list-style-type: none"> • Housing Accelerator Fund: There was feedback received regarding the need for increased housing options, particularly in the gentle density and missing middle form. On September 26, 2023, Regional Council directed staff to expedite amendments to planning documents in support of the Housing Accelerator Fund program, to enable a range of housing options. As the Draft Regional Plan had proposed many of the initiatives, Council directed that the feedback received through Regional Plan public engagement program be used to support these amendments. This package is expected to come forward in advance of the broader Regional Plan amendment package. More detail will be available in a separate staff report. 	<ul style="list-style-type: none"> • Council approved amendments in supporting of the Housing Accelerator Fund on May 23, 2024. The proposed Regional Plan supports the amendments that were adopted, and supports additional future work including additional housing options in rural areas, consideration of additional housing forms such as cluster housing, and municipal initiative to support affordable housing such as inclusionary zoning, municipal surplus land, and no net loss policies.
6. Protecting the Environment and Acting on Climate	<ul style="list-style-type: none"> • Halifax Green Network Plan Program (HGNP): Feedback included a desire to see the HGNP fully implemented and environmental considerations incorporated into all aspects of the Municipality's operations. Recognizing that there is a desire for strong policy language that demonstrates a commitment to 	<ul style="list-style-type: none"> • HGNP: Chapter 6 has been revised to provide direction on policies related to the HGNP and HalifACT. The Plan's Guiding Principles include protecting and enhancing ecosystem health as well as promoting action to mitigate and adapt to climate change. • Ecological Corridors: Chapter 6, Section 6.4.1 has

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	<p>the HGNP, staff will review and revise the Regional Plan to ensure the intent of all policies and their implementation is clear. Staff note that many of the HGNP actions are directions for ongoing work which are being used regularly by Parks & Recreation, and Environment & Climate Change supports related work under the HalifACT program. The Regional Plan Review is implementing HGNP actions related to land use planning through amendments to planning policy and associated land use by-law regulations (for example, an increase to the watercourse buffer from 20 metres to 30 metres, region-wide). The Draft Regional Plan also establishes policy intent for future community planning work.</p> <ul style="list-style-type: none"> • Ecological Corridors: The Halifax Green Network Plan identified a series of Essential and Important Corridors for the movement of wildlife throughout the municipality's green network. The Draft Regional Plan included a preliminary draft approach for implementation of this corridor program. Both public and internal feedback clearly identified that the draft policy needs revision. It is expected that multiple tools for regulating development will be required, as well as ongoing programs to explore opportunities for restoration. This is expected to require ongoing work as part of the Halifax Green Network Plan program. • Wetland Protection: Feedback included requests for better protection for wetlands. The Municipality's authority is limited, as the Provincial Department of Environment & Climate Change is responsible for issuing wetland alteration permits. Regional Plan policy will be adjusted to more clearly identify the need to gather additional wetland data and support future wetland protection measures. The policy was also adjusted to allow a relaxation for buffers for Wetlands of Special Significance for existing lots. • Floodplains: Feedback included requests for further work to map and regulate development in floodplains. 	<p>been revised to set out an approach to considering ecological corridors across the region. The proposed policy sets intent to establish a program to further study and consider identifying these corridors and consider the best ways to maintain or improve ecological connectivity across the region. Regional Planning staff have begun this work internally and anticipate engaging third-party consultants to undertake this study in parallel with Phase 5 of the Regional Plan Review. Staff identified this work as part of the 2025/26 budget and business plan.</p> <ul style="list-style-type: none"> • Wetland Protection: As was noted, the Municipality's jurisdictional ability for wetland protection is limited. To ensure continued reasonable uses, the Plan allows a relaxation of buffer requirements for undersized properties with Wetlands of Special Significance that cannot meet the 30-metre buffer (Policy EN-41). Where it can be demonstrated that a property cannot be reasonably developed by complying with the requirements for buffers for inland watercourses and wetlands, alternative approaches to development may be considered by development agreement (Policy EN-43). • Floodplains: Section 6.5.4 and Policies EN-29 to EN-31 have been revised to identify there is ongoing work to undertake region-wide flood mapping, with future amendments expected in support of findings. Additionally, Section 6.5.7 Coastal Protection also sets intent to further study coastal risk and adjust development regulations where necessary. • Island Development and Undersized Coastal Lots: To ensure continued reasonable uses, Section 6.5.7, Policies EN-47 to EN-53 allow relaxations of the buffer requirements for existing undersized lots, and allow consideration of development of coastal properties, including islands, that cannot meet the applicable required coastal horizontal buffers through a development agreement option.

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	<p>The Draft Regional Plan policy will be revised to more clearly describe the future work that is required to respond to flood risk.</p> <ul style="list-style-type: none"> • Island Development and Undersized Coastal Lots: Feedback was received to enable development for lots that cannot meet the applicable required coastal horizontal buffers through a development agreement option. • Solar Energy: Feedback included requests to consider options for solar within the urban serviced area. The Draft Regional Plan policy will be revised to have a development agreement option for solar projects. 	<ul style="list-style-type: none"> • Solar Energy: Section 6.7.1, Policies EN-66 to EN-68 address solar energy facilities and solar community projects. Policy EN-68 allows for consideration of solar installations not otherwise permitting in the applicable zone to be considered through a development agreement option, in all designations except Urban Reserve.
7. Transforming How We Move in Our Region	<ul style="list-style-type: none"> • Investing in Mobility Infrastructure: Public feedback included requests for better transit and active transportation infrastructure. There is a need to clearly identify that the Municipality will invest in mobility infrastructure as the region grows. The Regional Plan will be revised to identify that mobility infrastructure will be a significant component of the Strategic Growth and Infrastructure Priority Plan. • Updated Mobility Plans: Other Business Units including Halifax Transit, Public Works (including Active Transportation, Road Safety and Parking Services) have identified intent to undertake new strategies. The intent and scope of this work will be identified in the Regional Plan. 	<ul style="list-style-type: none"> • Chapter 7 has been revised to clarify intent and outline the Municipality's approach to mobility. • Policy M-3 identifies that the Strategic Growth and Infrastructure Priorities Plan will be a consideration when updating mobility-related plans.
8. Supporting Economic Prosperity	<ul style="list-style-type: none"> • Industrial Land Policies: There is a need to further clarify how the policies of the Regional Plan relate to industrial land planning at the community level. Minor adjustments to this chapter will provide clarity and direction for future work. 	<ul style="list-style-type: none"> • Chapter 8, Section 8.5 has been revised for clarity, and will provide direction for community planning programs.
9. Celebrating Culture and Heritage	<ul style="list-style-type: none"> • Sharing Our Stories: When the Draft Regional Plan was published in June 2023, Sharing our Stories: HRM's Culture and Heritage Priorities Plan had not yet been presented to the Heritage Advisory Committee or Regional Council. Minor amendments are expected to 	<ul style="list-style-type: none"> • Chapter 9 has been revised to reflect the approved Sharing Our Stories Plan.

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	the Regional Plan to recognize Sharing Our Stories as adopted.	
10. Implementation	<ul style="list-style-type: none"> • Discretionary Application Policy: The Regional Plan will establish one consistent policy for discretionary applications, replacing all existing general implementation policies as contained within each secondary plan. Minor adjustments are expected to this section. • Indicators: Many key performance indicators are already monitored through Corporate Strategic Planning, Halifax Partnership's Halifax Index, the Integrated Mobility Dashboard, etc. The Regional Plan indicators will therefore identify the components of the Growth Monitoring Program, outlined in Section 2.6.1 of the Draft Regional Plan. 	<ul style="list-style-type: none"> • Discretionary Application Policy: Policy IM-9 standardizes the considerations for Policy-Enabled Discretionary Applications (i.e. Development Agreements and Land Use By-Law Amendments) across the region, using updated language that reflects Regional Plan policy and the intent of Priorities Plans. This will ensure consistency in how discretionary applications are reviewed by staff and considered for approval by Council. All Secondary Municipal Planning Strategies will be amended to direct to this policy. • Indicators: Chapter 2, Section 2.5.1 regarding Population Growth and Monitoring has been revised. Planning & Development intend to develop a dashboard to track ongoing population and development trends in support of this policy, as well as provide regular updates to the Population & Housing Projections (Refer to Attachment A-11).