



REGIONAL PLAN REVIEW

Regional Council – Public Hearing

June 19, 2025

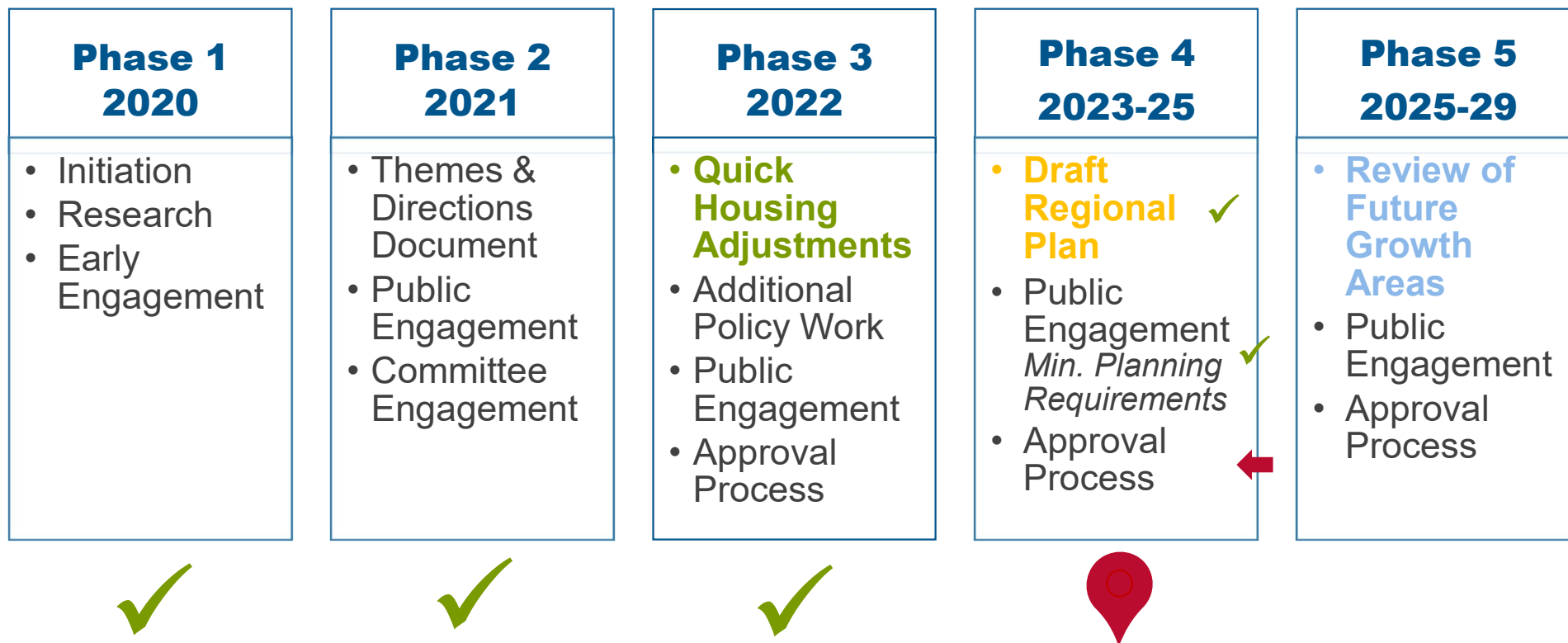
HALIFAX

Purpose for Today

- » Provide an overview of proposed **Regional Plan**
- » Present **Key Ideas** and **Regulatory Changes**



Work Plan Overview

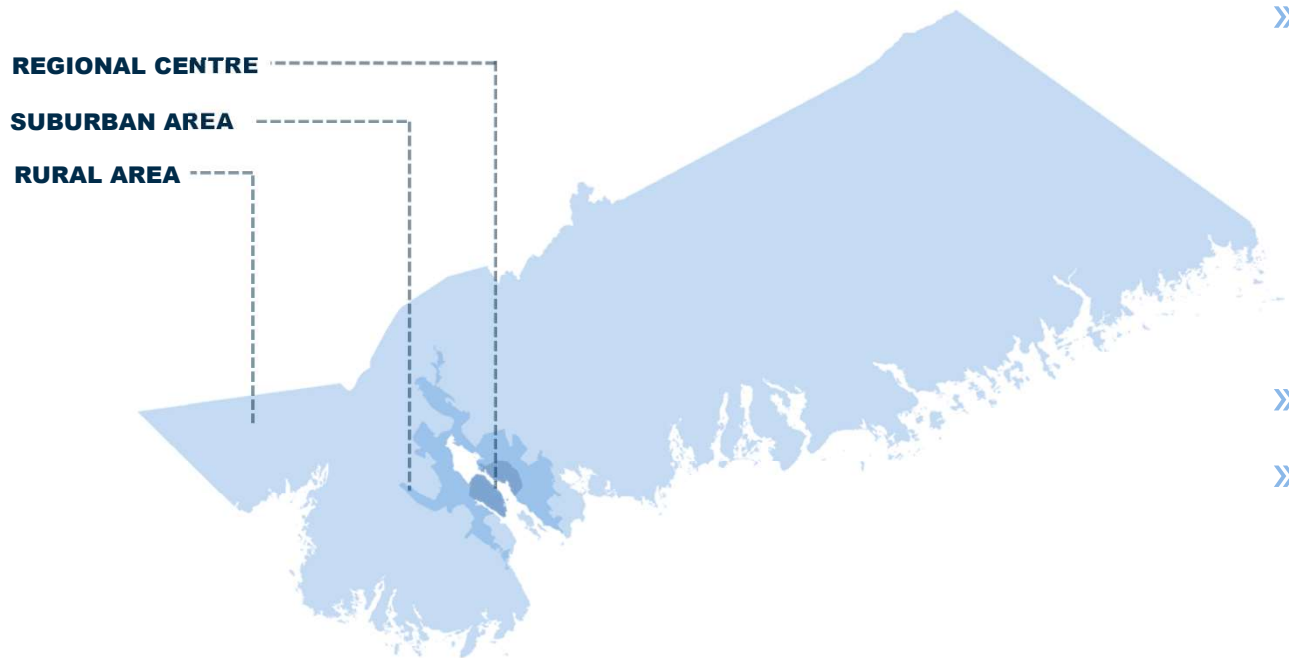


Engagement Overview



2020 - Phase 1	2021 – Phase 2 Themes and Directions	2022 – Phase 3 Quick Adjustments	2023 - Phase 4 Draft Regional Plan	2025 – Phase 4 Minimum Planning Requirements
<ul style="list-style-type: none"> • 30 Stakeholder Meetings • Launched Project Website • 70+ Emails 	<ul style="list-style-type: none"> • 800+ online survey respondents • 12 Virtual Meetings & YouTube Videos • 240+ Emails & Phone Calls 	<ul style="list-style-type: none"> • 127+ emails and phone calls • 80 pages of public submissions (letters, reports) 	<ul style="list-style-type: none"> • 23 Public Events • 600+ attendees • 20 Stakeholder Meetings • 122+ emails and phone calls • 19,200 project website page views • 12,900 document downloads 	<ul style="list-style-type: none"> • 130 emails and phone calls • 7,800 project website page views • 1,960 document downloads

What is the REGIONAL PLAN?

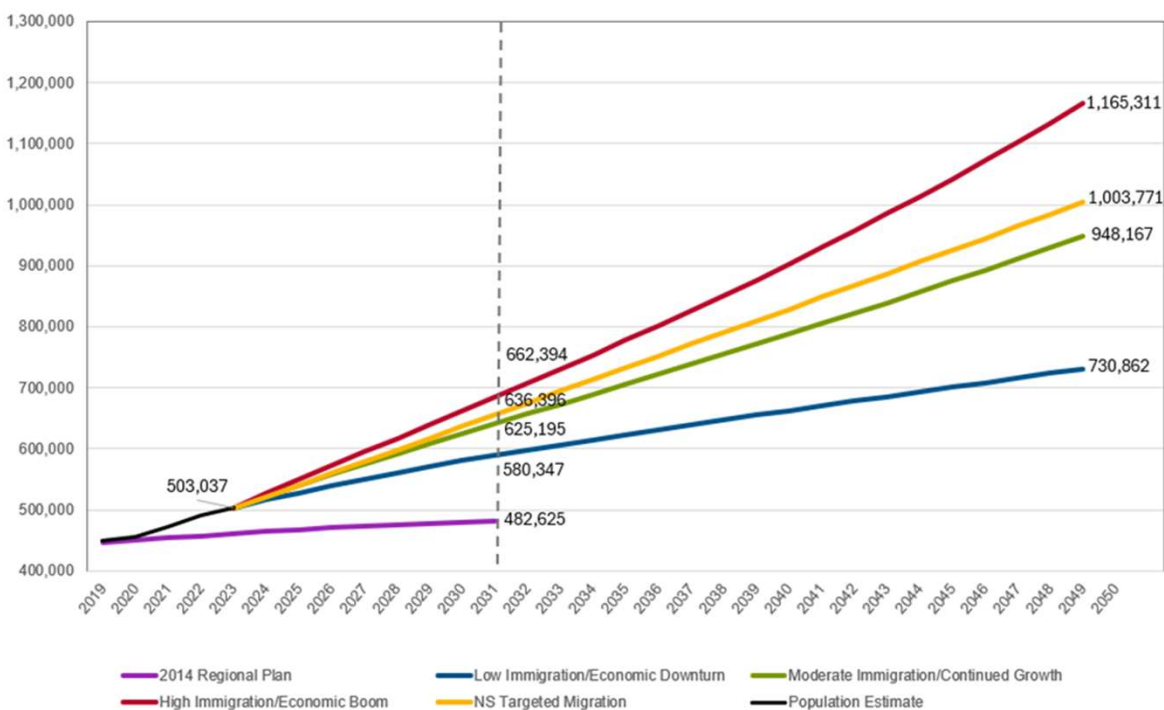


- » Vision for whole municipality
- » Responds to changing needs
 - » Population and growth
 - » Housing
 - » Climate
 - » Mobility
- » Integrates new priorities
- » Sets up future work

Planning for a future population of 1 million people

Population Growth

Halifax Population Projection Scenarios



- » Greater than anticipated population growth has continued
- » Range of population, housing and employment scenarios to help consider how growth may occur over time
- » Monitoring of population, housing and employment conditions will continue and guide future changes to planning policy

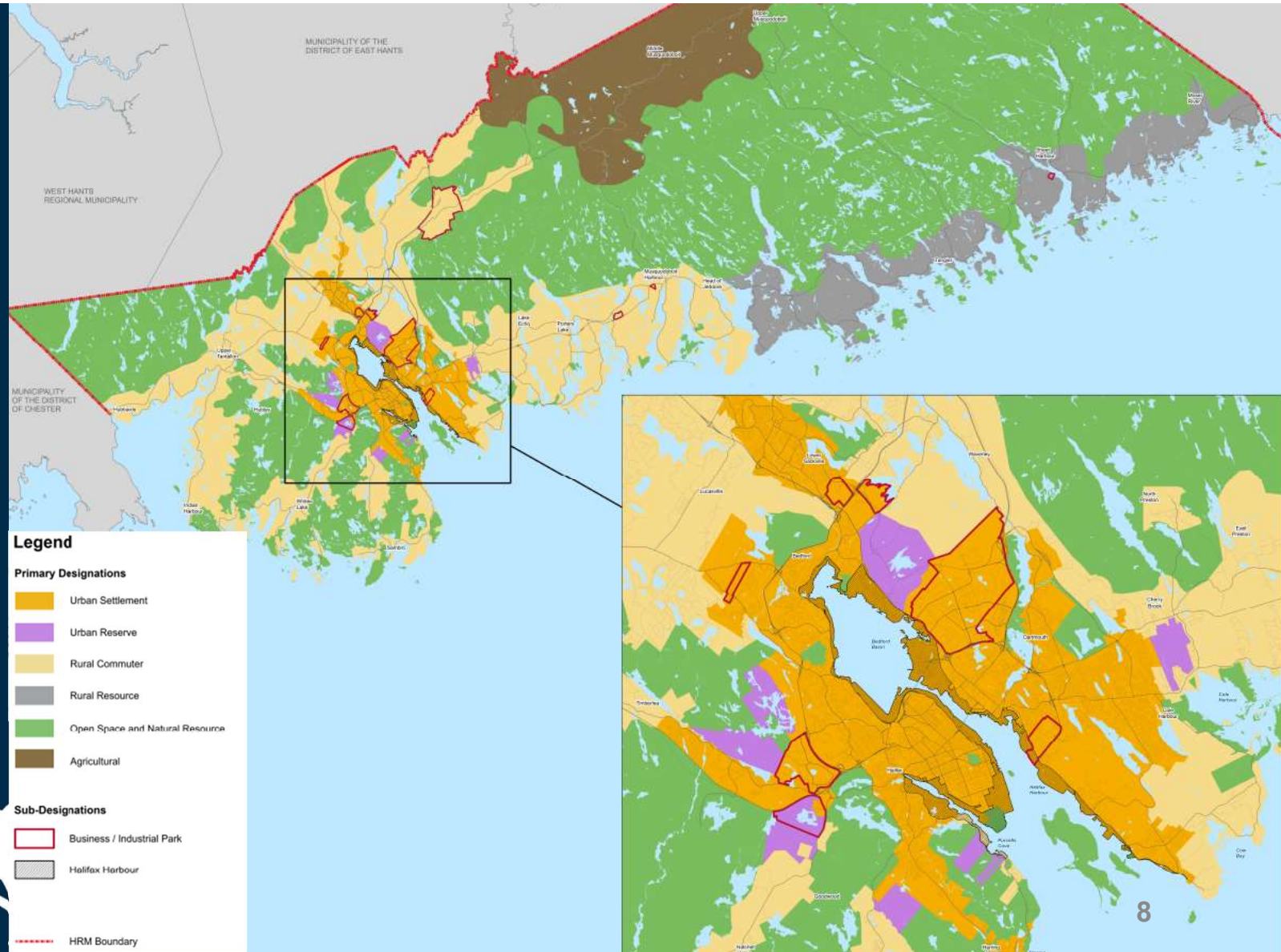


Proposed Regional Plan

Chapter Overview

1. Introduction
2. Planning for the Region
3. Building Healthy and Complete Communities
4. Strengthening Community Infrastructure
5. Fostering Diverse and Affordable Housing
6. Protecting the Environment and Acting on Climate
7. Providing Options for Mobility
8. Promoting Economic Prosperity
9. Celebrating Culture, Arts and Heritage
10. Implementation

Map 1: Regional Land Use Structure

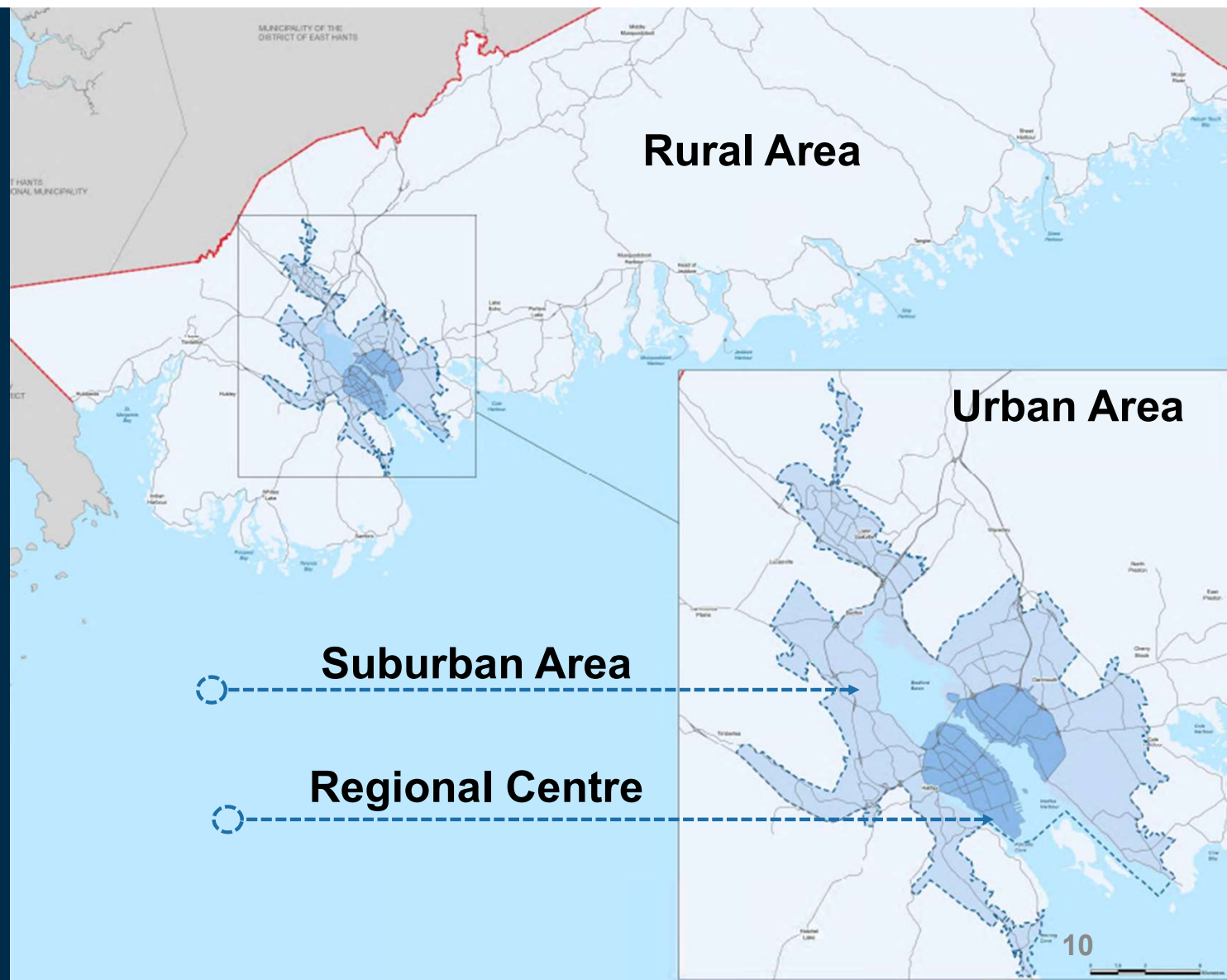




Key Ideas – Regional Planning

- » Establishes overall settlement pattern and growth management framework
 - » Sets out Regional Plan designations
- » Long term planning
 - » Monitor population growth to guide decision making
 - » Strategic Growth & Infrastructure Plan
- » Establish Community Planning framework
 - » Regional Centre, Suburban, Rural

Map 2: Community Planning Geographies

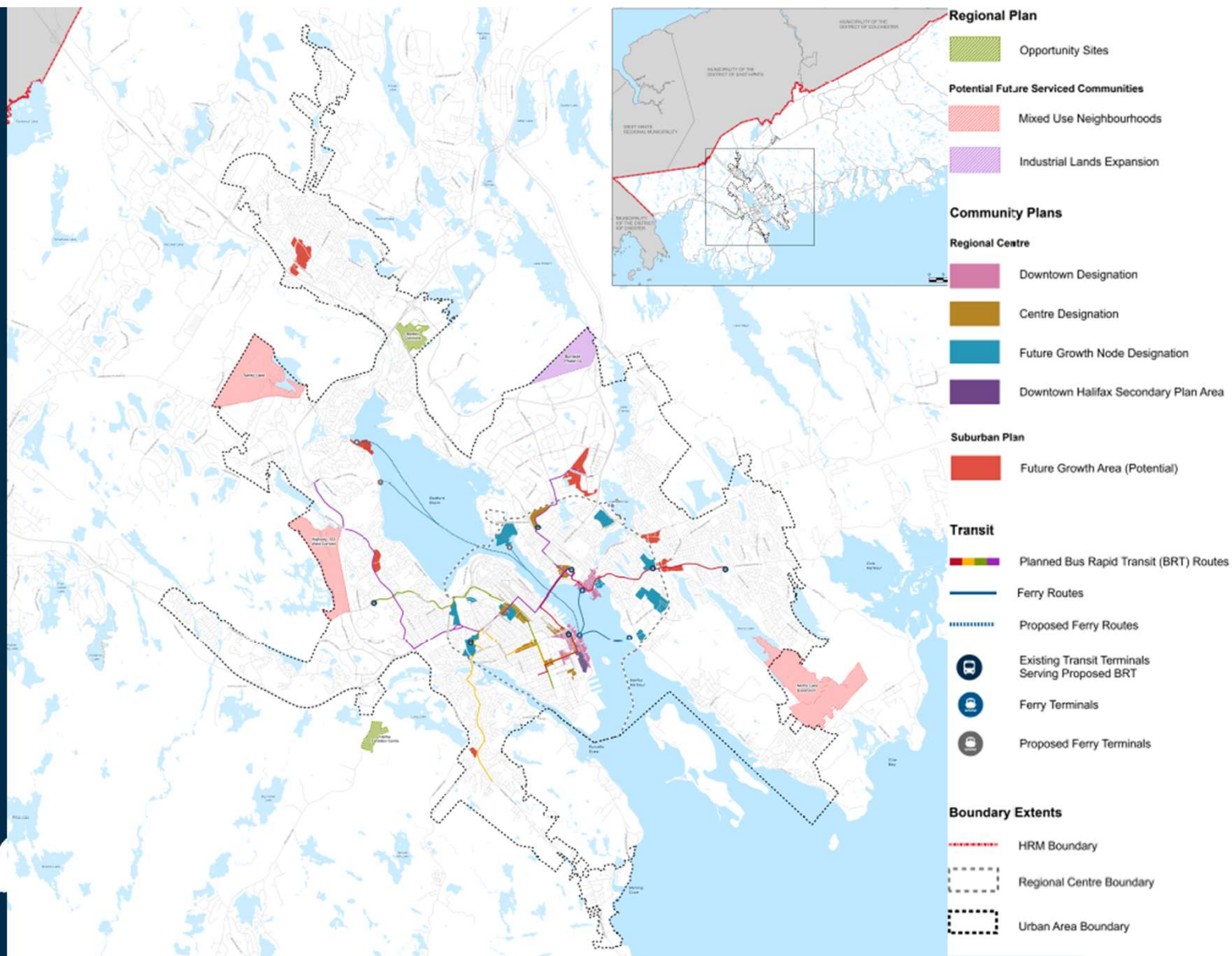




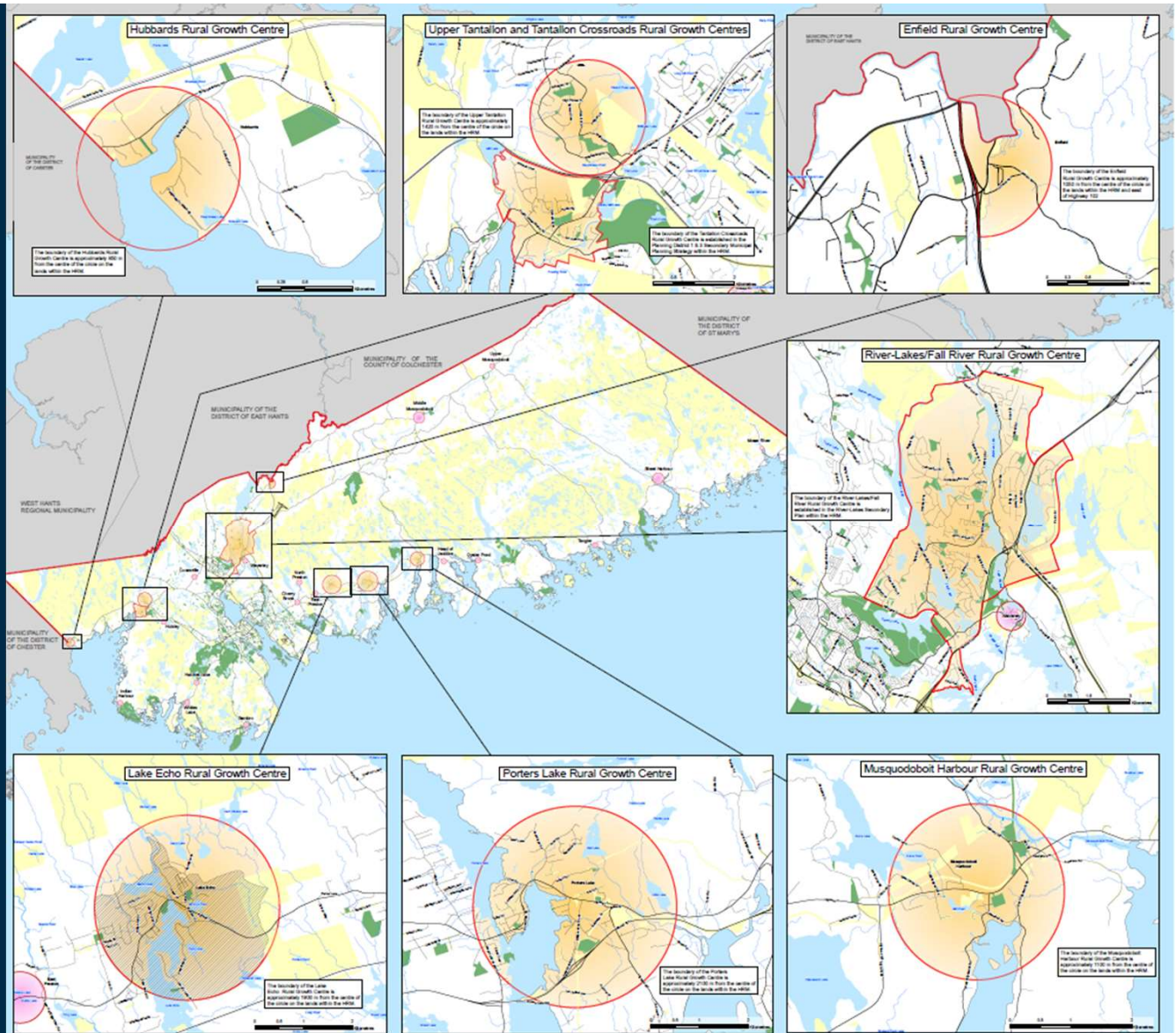
Key Ideas – Community Planning

- » Vision and Guiding Principles for the Regional Centre, Suburban, Rural Areas
- » Urban Area
 - » Regional Centre Growth Areas
 - » Potential Suburban Growth Areas
 - » Future Serviced Communities
- » Rural Area
 - » Rural Growth Centres
 - » Rural Local Centres
 - » Conservation Design Development

Map 3: Urban Growth Areas



Map 4: Rural Growth Centres





Key Ideas – Community Infrastructure

- » Considerations for wilderness parks planning
- » Direction to develop Parks & Outdoor Facilities and Indoor Recreation Facilities Plans
- » Coordination of community services as part of Strategic Growth & Infrastructure Planning: libraries, schools, childcare, healthcare, emergency services, solid waste, energy, telecommunications
- » Support for food security: regulatory changes to increase permissions and reduce barriers to food production



Key Ideas – Housing

- » Housing shortage crisis is an urgent priority and gives priority to increasing the supply of safe, sustainable, and affordable housing
- » Supports removing barriers to housing and increasing housing supply
 - » Consistent with changes made in support of the Housing Accelerator Fund
 - » Addresses provincial Minimum Planning Requirements
 - » Rural Adaptive Reuse
 - » Removal of residential parking requirements in the Urban Area
- » Direction to explore further municipal initiatives including density bonusing, inclusionary zoning, municipal surplus land



Key Ideas – Environment and Climate

- » Supports **Green Network Plan** and **HalifACT**
- » Focus on protecting water resources
 - » Municipal water supply watersheds
 - » Watershed management frameworks, watershed studies, lake water quality
 - » Stormwater management and flooding
- » Climate action
 - » Coastal protection
 - » Critical infrastructure/ climate hazards
- » Direction to explore approach to ecological corridors



Regulatory Changes – Environment & Climate

- » Watercourses & Wetlands
 - » Riparian buffer – increase from 20m to 30m; flexibility through development agreement
- » Coastal Shorelines
 - » Horizontal buffer increase from 20m to 30m; flexibility through development agreement
 - » Vertical buffer applies to residential, commercial, institutional uses; flexibility through permit with a professional report
- » Solar Energy Facilities
- » Electric Vehicle Ready Parking Spaces
- » Wind Turbine Setback (per Minimum Planning Requirement)



Key Ideas - Mobility

- » Supports the **Integrated Mobility Plan**
- » Identifies strategic corridors
- » Updates mode share targets
- » Sets up future work
 - » Rural mobility choice
 - » Transit network service
 - » Active transportation planning
 - » Long-term network planning



Key Ideas – Inclusive Economic Prosperity

- » Supports **People. Prosperity. Planet: Halifax's Economic Growth Strategy**
- » Policy to protect industrial lands
 - » Business/ Industrial Sub-Designation
 - » Halifax Harbour Sub-Designation
- » Supports Integrated Tourism Master Plan and land uses for rural tourism (e.g. short term rentals)
 - » McNab's Island to be considered as part of Suburban Plan
- » African Nova Scotian Community Action Planning



Key Ideas – Culture, Arts and Heritage

- » Supports **Sharing Our Stories: HRM's Culture & Heritage Priorities Plan**
- » Community-led approach for Indigenous, and ANS Communities
- » Heritage Property Program
 - » Heritage Conservation Districts
 - » Heritage Development Agreements
 - » Guidance for development near registered properties



Implementation – Regulatory Changes

Regional Subdivision By-law (RSBL)

- » Parkland Dedication
 - » Standardize Parkland Dedication requirements to 10% (RSBL)
- » Legacy Subdivisions
 - » Introduce 2031 sunset clause (25 years since Regional Plan adoption)

Discretionary Planning Processes

- » Standardized Development Agreement criteria



Minimum Planning Requirements for Housing

- » Includes policy statements to support prioritization of housing
- » Amendments to:
 - » Regulate height by storeys
 - » Eliminate residential parking requirements in the Urban Area
 - » Permit temporary worksite housing
 - » Permit shipping container/ manufactured housing
- » Time-limited amendments to:
 - » Conservation Design Development – gross density
 - » Eliminate unit mix requirements
 - » Limit ground floor commercial space to 20%



Minimum Planning Requirements for Housing

Suburban Plan

- » Regional Plan includes direction to adopt the Suburban Plan
- » Interim development agreement policy (IM-26 to IM-28)
 - » Residential or mixed-use buildings within 800 m walkshed of BRT Corridors and Mill Cove ferry
 - » Max. 2 hectares; must not demolish existing multi-unit
 - » Shovel-ready
 - » Built form guided by local context
 - » Consideration for required local infrastructure upgrades



Site Specific Requests – Phase 4

- » Requests for amendments to the Regional Plan and/or community plans for specific properties
- » Addressed in Phase 4 (current)
 - » Purcell's Cove Urban Reserve (Shaw Wilderness Park and private lands C025)
 - » Lake Banook commercial use (C602)
 - » Adaptive reuse on Ketch Harbour Road (C027)
 - » Burnside Business Park (22008)
 - » Conservation Lands North of Frederick Lake, Hubley (C882)
 - » Twin Brooks Subdivision Phase 4C (C948)
 - » North Preston Service Area Adjustment (C931)
- » Housekeeping
 - » Lake Loon Golf Centre
 - » Seton Ridge
 - » Millwood (Sackville) Planned Unit Development Zoning
 - » Bedford Mainstreet Commercial – Heritage Policy

First Reading Changes

- » Housekeeping changes to correct staff drafting errors
- » Include PID 00642462, North Preston, within the Urban Service Area boundary
- » Redesignate/ rezone small portion of a Dutch Village Road property
- » Replace “may” with “shall” in Policies EN-1, EN-7, and M-1
- » Revisions to Policies EN-43 and EN-53 regarding development agreement criteria for watercourse/wetland and coastal buffers
- » Added a clause to Policy H-1 regarding modular, factory built and mass timber housing
- » Permit tourist accommodation (one dwelling unit per lot) in Planning Districts 14 & 17)
- » Added policy regarding McNabs Island





Next Steps: Phase 5

- » Will consider how the Municipality's policies may need to change as we grow toward a population of 1 million people
- » Requests to be managed in Phase 5 (Future Growth)
 - » Urban Service Area expansion *[40 requests]*
 - » Urban Reserve areas *[6 total areas incl. 2 requests]*
 - » Growth Controls/ Schedule J *[14 requests]*
 - » Industrial lands *[2 requests]*
 - » Rural subdivision options/ exemptions *[4 requests]*
- » Aligning future growth with infrastructure
 - » Halifax Water's Integrated Resource Plan (IRP)
 - » HRM's Strategic Growth and Infrastructure Plan

Recommendation



That Halifax Regional Council:

1. Repeal the existing 2014 Regional Municipal Planning Strategy and adopt the proposed 2025 Regional Municipal Planning Strategy, as set out in Attachment B of the staff report dated May 16, 2025, as amended by Halifax Regional Council on June 10, 2025.
2. Repeal and re-adopt the by-laws, policies, and provisions of the Secondary Municipal Planning Strategies and Land Use By-Laws (as amended) that were previously adopted to implement the 2014 Regional Plan, as set out in Attachment C of the staff report dated May 16, 2025, as amended by Halifax Regional Council on June 10, 2025.
3. Adopt the amendments to the Secondary Municipal Planning Strategies as set out in Attachment D of the staff report dated May 16, 2025, as amended by Halifax Regional Council on June 10, 2025.
4. Adopt the amendments to the Land Use By-Laws as set out in Attachment E of the staff report dated May 16, 2025, as amended by Halifax Regional Council on June 10, 2025.
5. Adopt the amendments to the Regional Subdivision By-Law as set out in Attachment F of the staff report dated May 16, 2025, as amended by Halifax Regional Council on June 10, 2025.
6. Adopted the amendments to the Secondary Municipal Planning Strategies and Land Use By-laws to meet the Provincial Minimum Planning Requirements Regulations related to housing supply as set out in Attachment G of the staff report dated May 16, 2025, as amended by Halifax Regional Council on June 10, 2025.
7. Direct the Chief Administrative Officer to:
 - a) use the Phase 5 Work Plan Framework outlined in Attachment A-5 of the staff report dated May 16, 2025 as a guide for developing a detailed Phase 5 Work Plan;
 - b) follow the recommended approaches to consider site-specific requests during Phase 5 as set out in Attachment A-6 (Phase 5 Site-Specific Requests), except for Request #C931 for PID# 00642462, and A-8 (Recommended Approach for Margeson Drive Area, Middle Sackville) of the staff report dated May 16, 2025; and
 - c) return to Council with a Phase 5 public participation program.

»» **THANK YOU**

HALIFAX