

Table 3: Urban Reserve

Applicable Regional Plan Policy:

3.2.2 Urban Reserve Designation

The Urban Reserve Designation is intended to ensure that a supply of land is available for serviced development over a longer term horizon.

The following seven areas are designated as Urban Reserve:

1. interior lands bounded by Highway 7, Ross Road, Highway 207 and Broom Road (Cole Harbour/Westphal);
2. land surrounding Anderson Lake area (Dartmouth/Bedford);
3. Governor Lake North (Timberlea);
4. Ragged Lake (Halifax); [See Industrial Lands Table]
5. Kidston Lake lands (Spryfield/Herring Cove);
6. Purcell's Cove area back lands; and
7. private lands in the Blue Mountain - Birch Cove Lakes Regional Park area.

S-3 The Urban Reserve Designation shall be established on the Generalized Future Land Use Map (Map 2) to identify those lands situated outside the Urban Settlement Designation where serviced development may be provided after the life of this Plan.

S-4 HRM shall, through the applicable land use by-law, establish an Urban Reserve Zone to regulate development of lands within the Urban Reserve Designation. This Zone shall permit open space uses and limit residential development to existing lots and to one lot subdivided from an existing lot under lot frontage exemption provisions of the Subdivision By-law on a property identified by PID No. 00270934.

		Location	Request	Existing Planning Policy	Regional Plan Review Considerations	Recommended Approach
Urban Reserve	n/a (Case 22257)	Purcell's Cove Backlands Urban Reserve (All lands in the Urban Reserve Designation, Purcell's Cove Road area)	Staff-initiated as a result of HRM's acquisition of Shaw Wilderness Park	<ul style="list-style-type: none"> Under the Regional Plan these lands are designated Urban Reserve, which envisions future serviced development beyond the life of the Regional Plan (after 2031) 	<ul style="list-style-type: none"> On June 8, 2021, Regional Council passed the following motion: "Consider amendments to the Regional Municipal Planning Strategy, the Halifax Secondary Municipal Planning Strategy and Halifax Mainland Land Use By-law 	<ul style="list-style-type: none"> Phase 4 – Draft Regional Plan As part of this review: <ul style="list-style-type: none"> Re-designate and rezone the Shaw Wilderness Park lands to reflect its intended use as a Regional Park; Acknowledge that an urban form of serviced development is no longer envisioned in this location

		Location	Request	Existing Planning Policy	Regional Plan Review Considerations	Recommended Approach
Urban Reserve	C025	Lands on Purcell's Cove Road, Halifax (PID 41342080)	Request from ZZap Consulting, on behalf of Tony Maskine, to include lands currently within the Urban Reserve designation within the Urban Service Area boundary, to allow for subdivision for serviced development	<ul style="list-style-type: none"> Halifax Green Network Plan, Action 66: "During the next Regional Plan review amend the Regional Plan to recognize recent land acquisitions [i.e. Shaw Wilderness Park] within the Purcell's Cove Backlands as Regional Park and consider open space planning for the remainder of this area." 	<ul style="list-style-type: none"> for lands currently designated and zoned Urban Reserve in the Purcell's Cove Backlands area (as shown on Map 1 of this report), through the ongoing Regional Plan Review (Case 22257) in order to protect environmentally significant features in the area, consistent with the policy directions outlined in this report."¹ Future development should consider the objectives of the Integrated Mobility Plan to support transit-oriented development, support the Halifax Green Network Plan's objectives to adequately protect wilderness areas and connections, and follow policy guidance found in HalifACT2050, Sharing Our Stories and Halifax Water's Infrastructure Master Plan. Proposed housing units (estimated): Approximately 86 units based on Conservation Design Development policy (1 unit per hectare) 	<ul style="list-style-type: none"> and re-designate and rezone the remaining privately-owned lands currently zoned and designated Urban Reserve to the Rural Commuter designation; Adopt policy that will allow limited development through the Conservation Design Development process; Adopt policy to direct future consideration of these lands as part of the Secondary Plan & By-Law Simplification program.