

Lantz Growth Reserve Area Secondary Planning Strategy

Planning Advisory Committee

December 14, 2021

Planning & Development Department



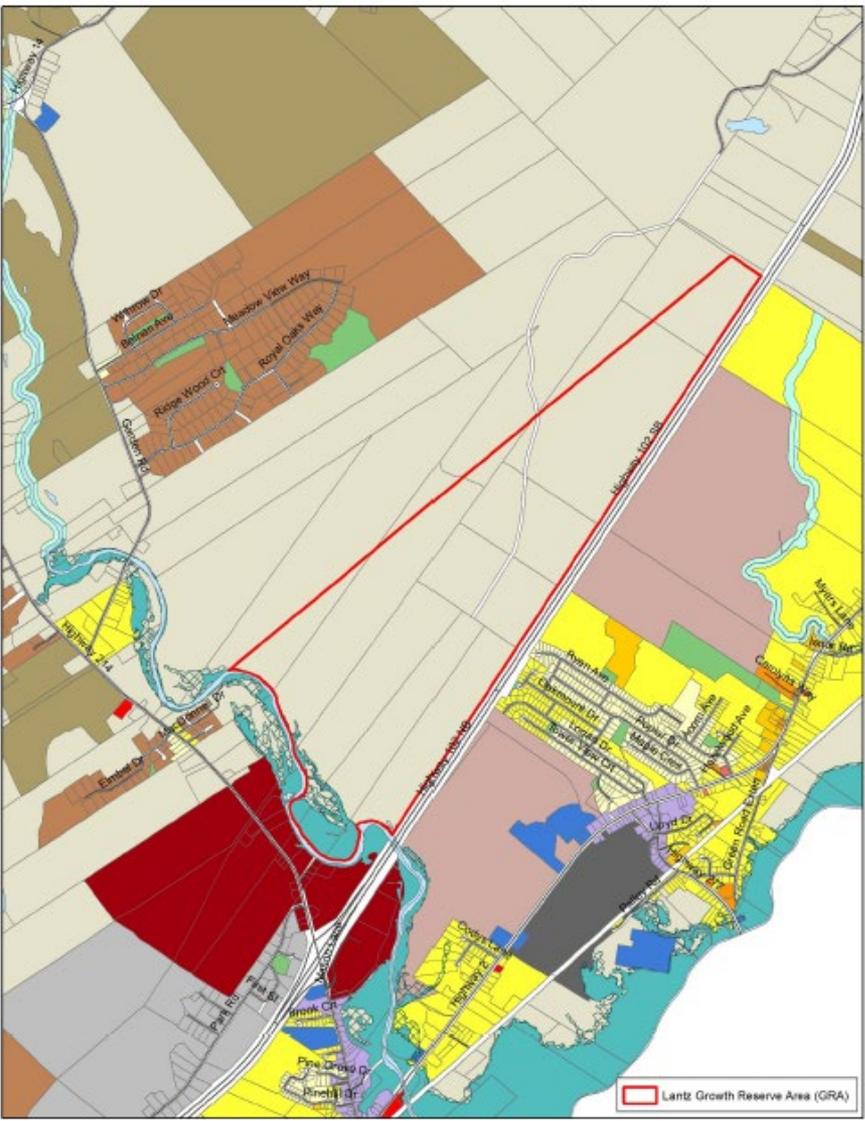
EAST HANTS

Background

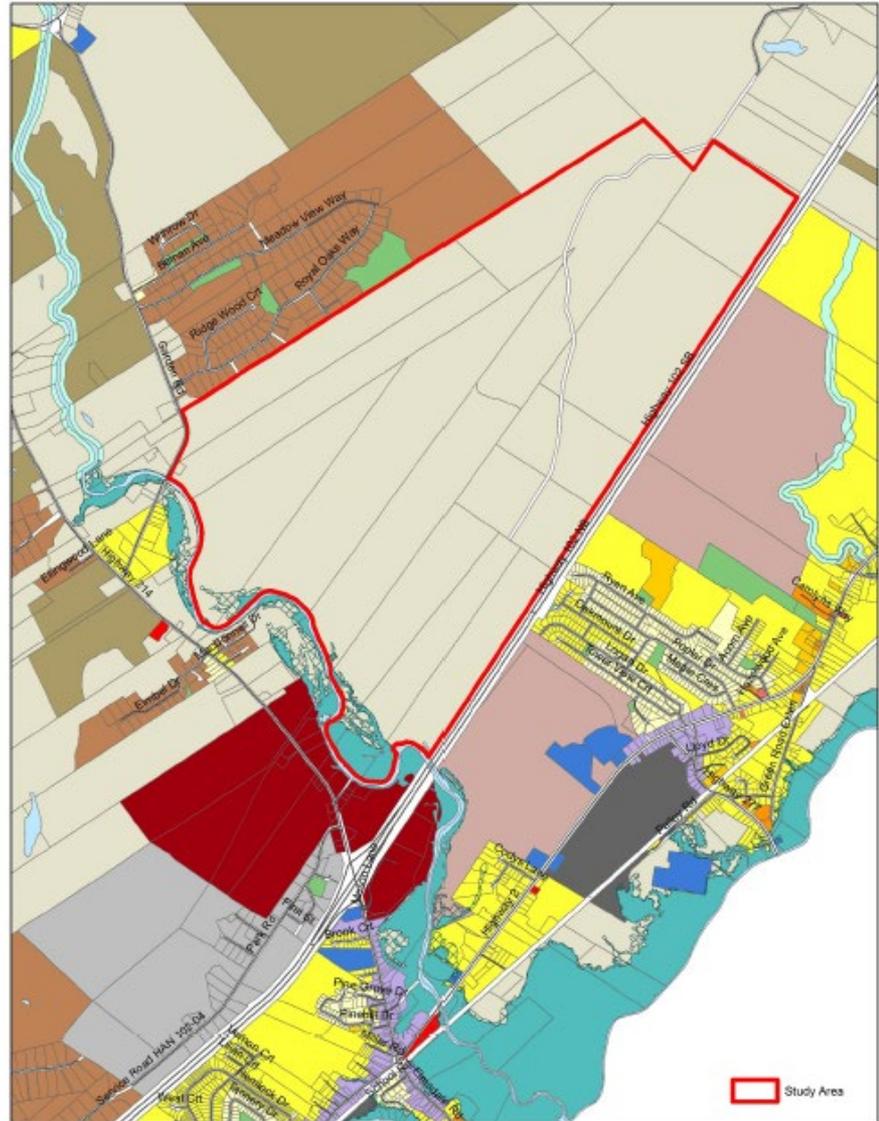
- As part of the 2016 East Hants Official Community Plan, Council approved Policy GM25 which requires a planning document to be developed for the Lantz Growth Reserve Area (Lantz GRA) prior to the subject lands being developed.
- The Lantz Secondary Planning Strategy has also been identified in the 2021 Strategic Plan as an example of a future initiative.
- A staff report requesting approval for the Lantz Secondary Planning Strategy was previously presented to Council in December 2017. At that time there had been no official announcement from the provincial government on the interchange location.
- Council decided not to pursue the project at that time and required that developers be informed that proposals for development in Lantz GRA will not be entertained until a secondary planning strategy is completed at a future date.

Background

- Changes since 2017 include:
 - New Lantz Interchange will be completed by December 2021
 - Many large parcels of land in the serviced area are under development or proposed for development
- Staff anticipate there being pressure from developers wanting to develop land in the Lantz GRA.
- Study area is proposed to be extended further than the boundary for the proposed study area to include lands adjacent to the Garden Meadows subdivision and Garden Road. Reasons for enlarging the study area include a possible future connection to Garden Road and to allow for an active transportation connection from Belnan and Garden Meadows.
- There are approximately 905 acres in the proposed study area with approximately 100 acres identified as wetlands.
- Land owners within the study area have not yet been contacted about this study.



Lantz Growth Reserve Area



Proposed Study Area



Scoping of Secondary Planning Strategy

Staff suggest that the work be done in two phases. The first phase will identify the constraints on the study area and the second will complete the remainder of the work. If the first phase identifies that there are significant barriers to development then the second phase may not be undertaken.

Municipal Staff in I&O, PRC and EBD were asked to contribute to the scoping of the study:

Desktop and Land Survey Analysis

- Secondary Planning Strategy Boundary Delineation
- Wetland Delineation
- Geology and Topography - including Karst Geology (sinkholes)

I&O Needs Assessment

- Critical Road, Bike and Pedestrian Connections
- Waste Water Servicing
- Water Requirements & Water Tower Assessment
- Stormwater Management



Scoping of Secondary Planning Strategy

Municipal Staff in I&O, PRC and EBD were asked to contribute to the scoping of the study:

PRC Needs Assessment

- Active Transportation Network
- River Access

EBD Needs Assessment

- Market Outlook
- Economic and Social Infrastructure Development
- Commercial and Light Industrial Land Use
- Inclusive Transit and Active Transportation
- Green Economies

P&D Needs Assessment

- Development Pattern & Zoning
- Design
- Landowner and Community Engagement
- Final Document

Estimated Cost

- There is a large amount of technical work that will need to be completed.
- As a method of determining the costs associated with completing such a large study, planning staff have reviewed the NS Tender Services website and have sought to find similar projects that have been awarded by other municipal units. There was one tender awarded which was similar to the proposed Lantz Plan.

Municipal Unit	Tender Details	Tender Amount Award
Municipality of Kings County	Project management and land use planning services for New Minas secondary planning strategy	\$129,240

- In addition to this, staff reached out a consultant to get an estimated costing for such a study. The consultant estimated a minimum of \$115,000 and maybe as high as \$165,000
- Based on this information, Planning staff are recommending that \$130,000 be included in the 2022/2023 Draft Budget for the completion of the Lantz Secondary Planning Strategy.

Alternative Option

- There is a significant number of residential units which have recently received approval or are proposed for the serviced area of Enfield, Elmsdale and Lantz which will supply the market with residential development for several years.
- Some highway commercial land is also planned for the Clayton Developments land.
- Council may consider that at this time they are not ready to pursue a Lantz Secondary Planning Strategy due to a significant supply of housing coming forward. If Council decides not to proceed with the secondary planning strategy at this time, staff recommend that developers be informed that proposals for development of the Lantz GRA not be entertained until a secondary planning strategy is completed at a future date.

Recommendation

Direct staff to include funds in the 2022/23 budget for a Lantz secondary planning strategy.

Recommended Motion

Planning Advisory Committee recommends that Council direct staff to include \$130,000 in the 2022/23 draft budget for the completion of a secondary planning strategy as described in the scoping report.