

Population growth and number of cars introduced to Hammonds Plains Road if residential development was introduced to the Sandy Lake greenfield area

Calculations by Ecology Action Centre, based on data from the [Halifax Regional Municipality Cost of Servicing Study for Sandy Lake \(2009\)](#)

Sandy Lake Greenfield Area

- 361 hectares, north of Hammonds Plains Road and adjacent to Sandy Lake
- City predicts a development density of 45 people per hectare¹

Assumptions (see pages 4-6)

- Units per year = 200
- People per unit = 3
- Cars per unit = 1

Year	2025	2030	2035	2040
Population growth based on 200 units per year	3,000 ²	6,000	9,000	12,000 ³
Number of units	1,000	2,000	3,000	4,000
Increase in cars using Hammonds Plains Rd	1,000	2,000	3,000	4,000

Transportation Plan (see pages 9 & 12-13)

- The Sandy Lake Study Area is bounded by the south by Hammonds Plains Road and to the east by Sandy Lake.
- A new collector road would enter the site from the existing Kearney Lake Road/Hammonds Plain Road intersection and loop through the site, coming back out utilizing the intersection as the entrance to Farmers Dairy Lane.
- A new collector road would extend into the site from the existing Bluewater Rd/Hammonds Plains Rd intersection and connect to the new collector road looping through the site.
- The study suggests specific 'network requirements' (HRM Study 2008, 13):
 - Kearney lake Rd Widening (2 additional lanes) from Bluewater Rad to Hammonds Plans Rd/Kearney Lake Rd intersection (1600m)
 - Widen Hammonds Plains Rd (2 additional lanes) from new entrance to Bedford West to proposed east entrance to Sandy Lake (800m)
 - Intersection improvements at Hammonds Plains Rd/Kearney Lake Rd intersection (re-alignment – lane widening); and
 - Traffic signal upgrades at Hammonds Plains Road / Kearney Lake Rd intersection

¹ At the time of the study, HRM (2008, 6) predicted a population growth of 5,780 (approx. 1,926 units) in the Sandy Lake area by 2026, 18 years from the date of its publication. This number was obtained by distributing the total projected population (38,000 people) among lands approved with 'secondary planning' in Sandy Lake, Port Wallis and HWY. 102 West Corridor.

² Assuming there is zero population in the area in 2020 and an increase of 200 units per year at 3 people per unit.

³ HRM (2008, 6) predicted an ultimate population projection of 16,000 people for the Sandy Lake area at 45 people per hectare.