

Attachment A-7:
New Site-Specific Requests

New Requests

1. **C863** - 925 Windgate Drive, Beaverbank
2. **C882** - Lands North of Frederick Lake, Hubley
3. **C902** - Lands North of Governors Lake, Lakeside and Timberlea
4. **C931** - North Preston Rd at Johnson Rd, North Preston
5. **C932** - Sky Boulevard Lands, Goffs
6. **C944** - Fall River Rd at Hunts Brook Rd, Fall River
7. **C946** - Beaver Bank Rd at Gilby Cres, Beaver Bank
8. **C948** - Twin Brooks Subdivision Phase 4C, Middle Sackville
9. **C949** - Carr Farm Site B, Fall River
10. **C959** - 449 Heatherglen Dr, Beaver Bank
11. **C960** - 566 Highway 277, Dutch Settlement
12. **C988** - Beechcrest Dr and Stone Hedges Ln, Waverley
13. **C989** - 71 Dorothy Dr, Head of Chezzetcook

Leah Perrin, MCIP, LPP
Regional Planning Team
Halifax, Nova Scotia

Regional Plan Review<PHASE 5>

Mirus limited, is pleased to support the regional plan review and requesting PID 40118648, civic address "925 Windgate Drive in beaver bank" to be included in expansion of urban service boundary.

Presenting Following rationale for request:

- As shown in the graphic below (by HW Staff) the adjacent property has been granted municipal services.

- highlighting the distance of the requested property to main connections and boost station and the environmental disadvantages of un-serviced developments where otherwise shall be more aligned with HRM sustainable growth objectives.

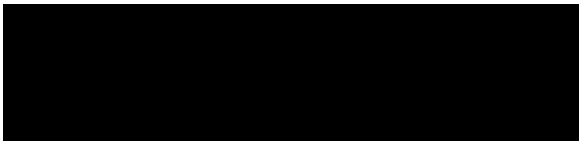
- Beaver bank as recognized future growth area, cost effective development could reflect on more affordability housing option for residents in community.

We would be happy to discuss more in detail, shall assist for better future impact in community.

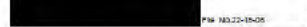
Regards,




Seyed Mousavi
Director









[This email has been received from an external person or system]

Hi,

Five Bridges Wilderness Heritage Trust (FBWHT) received a donation of a property (PID: 40053654). The donor's expressed wishes were that the property should remain a wilderness region that is open for public recreational purposes (hiking, trails, etc.), and that it should remain undeveloped for residential or commercial purposes.

The FBWHT owned property is presently zoned as MR-1 (under the Planning Districts 1 and 3 Land Use By-Law), and abuts to an adjacent property (PID: 40090334) that has access to Silver Birch Drive in Hubley through property (PID: 40577330) both properties are Provincially owned and are protectively zoned as PA. Thus, it would be appropriate to rezone the FBWHT property to be PA as well, in line with the zoning of the adjacent Provincially protected properties.

Note: Within any PA zone, no infilling, excavation, alteration of grade or removal of vegetation shall be permitted. The construction of board walks, walkways or trails shall be permitted provided that no infilling or alteration of grade occurs other than the placement of piles or the placement of trails on top of the existing grade.

FBWHT is asking to have the property (PID: 40053654) rezoned from MR-1 to PA which will hopefully align well with a corridor identified in the Halifax Green Network Plan and be further refined through the Regional Plan Review process.

I have copied this message to the FBWHT Chair: , please copy him when replying.

Thank you for your assistance.

Best Regards, John Cascadden (Cas)
FBWHT Board Member



40 King St.
Dartmouth, NS
B2Y 2R4

KATE GREENE & LEAH PERRIN
REGIONAL POLICY PROGRAM MANAGER
PLANNING & DEVELOPMENT

June 12, 2024

Governors Lake Urban Settlement

Dear Kate and Leah,

Thanks for meeting us last month to discuss the Governors Lake Northlands land owned by Parkdale Developments Limited ("Parkdale"). The following PIDS owned by Parkdale are part of the discussion for future master planning.

40143471	00404632	41222472	40027237
40143489	40143521	40026395	40027435
40143422	41222621	40025264	40160640
40381659	41219106	41224882	40160731
40026387	41222480	40026403	
40143513	41224890	40026726	



As you know, the lands are designated as Urban Reserve in the 2014 Regional Plan, and the owner would like to advance discussions of extending the serviceable boundary to cover these properties in the upcoming Regional Plan update. As we understand, extending the serviceable boundary will follow the same designation process as the 2014 Regional Plan (i.e. the land must be designated as urban settlement).

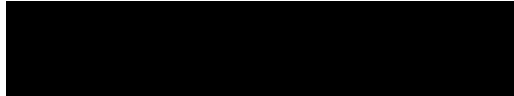
The owners have had several discussions about parkland over the years and in our most recent meeting with staff, there is still considerable interest in potentially adding more land to the Blue Mountain - Birch Cove Lakes Wilderness Area ("Park"). The owners are willing to work with HRM to convey a portion of Parkdale's lands for the Park, however, the Park discussion would need to be navigated at the same time as the development plan for the remaining lands was formalized.

The owners are keen to advance the development plan as soon as possible so we would formally request consideration for inclusion in the Urban Settlement boundary which would allow them to commence the master planning process. If you can provide us with (1) some certainty about your willingness to include these properties in the future serviceable boundary, and (2) some feedback on what studies may be needed to accompany a master plan for the lands, Parkdale would be prepared to commence this process in haste. That would benefit HRM by getting a better understanding of what lands could be included within the Park


boundary. We anticipate that a conceptual master plan might help kick-start formal discussions but we would also like to know whether or not the process would follow a Growth Area planning process (thematic mapping, built form standards, concept plan, massing model, pro forma, mobility study).

If you could provide us with some initial thoughts on how to advance the process it would be appreciated. We remain open and eager to work with HRM to address the municipal parkland and housing goals of the municipality with this large and strategic property which now finds itself in the middle of a growing community.

Sincerely,

A large black rectangular redaction box covering the signature of Rob LeBlanc.

Rob LeBlanc, Director of Planning

A black rectangular redaction box covering the contact information of Rob LeBlanc.



Hi Kate, Leah and Team,

I am reaching out on behalf of our client and landowner of PID: 00642462 in community of North Preston, who are also local residents of the North Preston Community.

We had recently reached out to Maggie and Jess to schedule a pre application meeting with you and you team as they are considering development of the lands through a DA process. See attached preliminary concept plan.

We understand the lands are designated MU Mixed Use within the North Preston / Lake Major / Lake Loon / Cherry Brook / East Preston Plan Area.

In that initial meeting, they flagged and have now confirmed only the portion of the site within the service boundary can be services – despite services being available within the public right-of-way frontage (North Preston Road). Explore HRM snapshot attached.

As such, **we are formally requesting the service boundary be extended to this entire PID** to facilitate development in accordance with applicable MPS DA policies for MU designated properties.

Note, our concept is intended to adhere to all engineering comments below.

We ask that you confirm receipt of this request and advise how it will be considered/processed.

Please let us know if you have any questions or clarifications.

Thank you,
Connor



architecture + planning

Connor Wallace (he/him) | MCIP, LPP

Principal

 zzap.ca

FILE: C:\Users\19022\zwicker\Architecture & Planning\Projects - 2024\Projects\24-073 North Preston Feasibility\4_Planning\1-DWG\24-073-SITE_PLAN-111.dwg SHEET: 1x17



LEGEND

- Property Boundary
- Adjacent Property Boundary
- Proposed Retaining Wall

DEVELOPMENT STATISTICS:

- Total Residential Units: 100
- Total At-Grade Parking Stalls (Including Driveways): 122

NOTES:

- Subject to survey. Property lines and topographic features are approximate only.
- Site subject to by-law review and regulations.

SOURCES:

- Property lines and topographic features are from Provincial Mapping.

SCALE:

0 10 20 40 75m

1 : 1,500



CLIENT

[Redacted]

PROJECT

NORTH PRESTON FEASIBILITY
North Preston, Nova Scotia

DRAWING

**PRELIMINARY
SITE PLAN**

PROJECT NO. **24-073**

DRAWN BY: KMS

DATE: AUGUST 8, 2024

DRAWING NUMBER

111

Layer List

- Immersion High
- ▶ ☐ HRCE School Boundary - Late French Immersion Junior High ...
- ▶ ☐ HRCE School Boundary - Late French Immersion High ...
- ▶ ☐ Community Councils ...
- ▶ ☐ Street By Ownership ...
- ▶ ☐ Building Use ...
- ▼ ☐ HRM Parks ...
- ▶ ☐ Permit Parking Zones ...
- ▶ ☒ Service Requirements ...
- ▶ ☐ Halifax Water Owned Land ...
- ▶ ☐ HRM Owned Land ...

September 11th, 2024

Leah Perrin, MCIP, LPP
Manager, Regional Planning Team
Planning and Development
regionalplan@halifax.ca

RE: Aerotech Industrial (AE-4) Zone Lands Regional Plan Review Update

Dear Ms. Perrin & Regional Plan Review Team:

Clayton Developments Limited, on behalf of Aerotech Developments GP Limited requests that the AE-4 lands zoning be updated as part of the Regional Plan Review process. We have applied for broader consideration of a mixed-use community on these lands as well as lands south of the Aerotech Connector Road as Regional Plan Request C786. We expect consideration of request C786 will take a number of years, as it would require the Strategic Growth and Infrastructure Priority Plan as part of Phase 5 of the Regional Plan Review.

We believe that there is a strong immediate planning rationale to consider the lands on Sky Boulevard for a broader range of commercial and industrial uses in the near term, as the lands already have as-of-right permitted commercial and industrial uses. The existing zoning is also recognized to be prohibitively restrictive - notably there are commercial floor area maximums which would need to be greatly expanded or preferably, removed entirely. Our understanding is that HRM is aware that the zoning in this area requires updates, and is why HRM has initiated Case 22009 in 2021 to update the area's zoning. This process has still not yet been completed. The Case 22009 website has proposed a new Airport Commercial Industrial (ACI) Zone be applied to the lands along with broad strokes proposed requirements, which we are in general agreement with.

With the Aerotech Connector Road expected to be complete in 2025, we are requesting that the completion of Case 22009 be prioritized, and the Airport Commercial Industrial (ACI) Zone be applied to our Sky Boulevard lands. The suitability of the area for commercial growth is significantly higher now that the Aerotech Connector Road nears completion. Sky Boulevard will have a significantly increased visual prominence at the intersection of the Aerotech Connector and Highway 102, and these changes would be in conformance with progress on that planning file already.

From a land demand perspective, Regional Centre planning is aspiring to encourage the relocation of large scale industrial and commercial uses on the peninsula to encourage mixed-use development in the Regional Centre. This includes planning initiated for the West End Mall Future Growth Node, the Strawberry Hill Future Growth Node, and The Young Street Lands Future Growth Node. We feel that enabling commercial and industrial development on Sky Boulevard and the area north of the Aerotech Connector would assist businesses in these FGN areas having relocation options. There is already an existing history of Sky Boulevard having commercial-industrial development such as car dealerships, and existing car-oriented businesses such as Scotia Speedworld and past vehicle auction uses.

We have included some proposed Airport Commercial Industrial (ACI) Zone requirements on the following pages. We are requesting that the following permitted uses and zone requirements be considered, and existing commercial area limits on the Aerotech area be removed.

19. Proposed ACI Zone Requirements

19.1 ACI USES PERMITTED

No development permit shall be issued in any Airport Commercial Industrial (ACI) Zone except for the following:

- Automobile race tracks
- Banks and Financial Institutions
- Brewery, winery and distillery uses
- Broadcast uses
- Building supply outlets
- Caretaker units
- Construction Industries and Contractors
- Craft shops
- Day Care Facility
- Display Courts, Including Outdoor Display Courts
- Emergency services uses
- Garden Centres
- Health and Wellness Centre
- Indoor Commercial Recreation Uses
- Kennels, pet care facilities, pet daycare uses and veterinary clinics
- Manufacturing Uses
- Motels and hotels
- Office Uses
- Parking Lot
- Personal Service Uses
- Pet Care Facility
- Race Tracks
- Recreational vehicle sales
- Recycling depots
- Restaurant Uses (Full Service, Drive-in, Take-out)
- Retail stores
- Self-storage facilities
- Service Industry Uses
- Service Shop Uses
- Service Stations and automotive repair
- Service uses
- Transportation terminals
- Used Building Material Retail Outlet
- Warehousing and wholesaling
- Communications Uses
- Communications facilities
- Educational and Training Centres
- Short-term rentals
- Short-term bedroom rentals
- Existing uses
- Accessory Uses

19.2 ACI ZONE REQUIREMENTS

Minimum Lot Area:	20,000 square feet (1,858 m ²)
Minimum Frontage	98.4 feet (30 m)
Minimum Front or Flankage Yard	20 feet (6.1 m)
Minimum Rear or Side Yard	15 feet (4.6 m), or 0 feet (0 m) along a common wall
Minimum Rear or Side Yard abutting Highway 102	Thirty (32) feet (10 m) abutting any Residential, Community Use, or Resource Zone, or the right-of-way of Highway #102.
Maximum Lot Coverage	60%
Maximum Height of Main Building	The lesser of sixty-five (65) feet (20 m) or the <i>Halifax International Airport Zoning Regulations</i> maximum, if applicable.

19.3 OTHER REQUIREMENTS: OUTDOOR STORAGE AND OUTDOOR DISPLAY

Except for areas where landscaping is required, outdoor storage and outdoor display shall be permitted in any yard.

19.4 OTHER REQUIREMENTS: LANDSCAPING

Soft landscaping shall be provided abutting a street lot line, excluding any 100-series highway, except where a driveway, retaining wall, or walkway access is required, or a common wall is used. The minimum requirement shall be an 8 ft. (2.43 m) wide strip of soft landscaping shall include:

- one ornamental shrub for every 160 sq. ft. (14.8 sq. m.) of required landscaped area, which may be grouped; and
- at least one tree with a minimum base caliper of 50 millimetres for every 50 linear ft. (15 linear m) of lot frontage, which may be grouped; and
- the retention of existing established natural vegetation may meet this requirement.

Where a lot abuts a 100-series highway, trees shall be provided between the main building and the property line abutting the 100-series highway. There shall be a minimum of one tree provided for every 65 linear ft. (20 linear m) of frontage on the 100-series highway. The required tree(s) provided shall have a minimum base caliper of 50 millimetres, may include the retention of existing trees, and trees may be grouped or spaced to meet this requirement.

19.5 OTHER REQUIREMENTS: WASTE MANAGEMENT AREAS

Garbage and waste containers shall be screened from view from adjacent properties and public streets with either:

- an effective visual barrier, such as an opaque fence or landscaping; or
- indoor, or buried semi-buried containers; and
- the retention of existing established natural vegetation may meet this requirement.

19.6 OTHER REQUIREMENTS: LIGHTING

Exterior lighting, including security lighting, shall be directed to driveways, parking areas, loading areas, building entrances and walkways and shall be arranged to divert the light away from streets, adjacent lots and buildings. Luminaries shall be shielded to prevent unnecessary glare.

19.7 OTHER REQUIREMENTS: CARETAKER UNITS

Each industrial premises shall be permitted one caretaker unit. Subject to the requirements of the Building Code Act, caretaker units in the Airport Commercial Industrial Zone shall:

- be located within a main building that contains a permitted industrial use;
- include no more than two bedrooms; and
- have a maximum gross floor area of 1100 sq. ft. (102 sq. m).

19.8 OTHER REQUIREMENTS: RACE TRACKS

Notwithstanding the provisions of Section 19.1, harness and automobile racing tracks may be used for entertainment, retail and other temporary purposes and special events, including markets, concerts and assembly.

Thank you for your consideration and attention on this request. Should you have any questions with regards to the enclosed materials, please do not hesitate to contact the undersigned.

Kind regards,



Jared Dalziel, MCIP, LPP
Senior Planner
Clayton Developments Limited

Date: December 5th, 2024

Halifax Regional Planning

5251 Duke St

Halifax, NS

B3J 3S1

Attention: Telina Debly

RE: Fall River Subdivision Water Main Extension

Dear Telina,

I hope this letter finds you well. I am writing to advocate for the extension of water service boundaries to a new land development in Fall River (PIDs 40521841 and 00507046, lots accessed from George Jackson Rd. and Hunts Brook Rd.). The development in question proposes potentially 20 building lots that would be serviced by this water main. The development connects to the existing road network through High Road but would be serviced with water through an easement where the existing lot fronts Fall River Road.

As you are likely aware, our community is facing a pressing housing shortage, and it has become increasingly evident that action is needed to address this issue promptly. In the case of this development, access to water is a matter of importance, as it has been a well-documented issue that this area has difficulty achieving sufficient groundwater yields (see attached report from the main extension). Therefore, to ensure that housing can be built quickly, efficiently, and to an acceptable quality I recommend that the water main be allowed to extend into this proposed development.

From the perspective of the Halifax Water, in 2018 the water main was extended through Fall River Road from Windsor Junction to Highway 2 to provide access to potable water to the residents in the area. This main was sized with the knowledge that Fall River was a planned growth node for Halifax Regional Municipality (HRM), and it was expected that in addition to the existing residents who would have access to the water main, there would be future expansion to the system to accommodate the growing municipality. According to Halifax Water, due to this sizing for the future growth, the water main has seen less use than was expected. This increased the time in which water remained stagnant in the water main and has caused water quality issues. Increasing the demand on this water main with the proposed development could increase the turnover rate of water in the main and prevent the need for Halifax Water to intervene by flushing the water main to maintain water quality standards.

Furthermore, extending the water main through the proposed development to High Road allows the possibility for HRM, and Halifax Water to continue extending the main to the existing residents on High Road, if desired. A centralized water supply system offers numerous benefits to these existing residents, including improved public health outcomes, environmental sustainability, and economic development opportunities.

In closing, I appreciate your attention to this matter and hope that you strongly consider allowing the extension of the water service boundary to the Fall River development. By prioritizing the extension of water service boundaries, we can demonstrate our commitment to meeting the needs of our residents and fostering a vibrant and resilient community.

Thank you,

DesignPoint Engineering & Surveying Ltd.

Original Signed

Neil Fougere, P.Eng
Principal, Senior Civil Engineer

JTB/jtb

C946

From: [Regional, Plan](#)
To: [Regional, Plan](#)
Subject: RE: [External Email] Re: [External Email] Re: [External Email] PID [REDACTED]
Date: Monday, February 10, 2025 11:51:19 AM

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, January 29, 2025 12:21 PM
To: Regional, Plan <regionalplan@halifax.ca>
Subject: [External Email] Re: [External Email] Re: [External Email] PID [REDACTED]

[This email has been received from an external person or system]

Thanks. How about this:

We would like to formally request that HRM allows PID 40022030 to be subdivided into 9 lots to allow for the land to be allocated to family members as intended.

Jessica

12 February 2025

Leah Perrin,
Principal Planner, Policy & Strategic Initiatives

Via Email: perrinl@halifax.ca

Dear Ms. Perrin:

RE: Regional Plan – Minor Service Boundary Extension

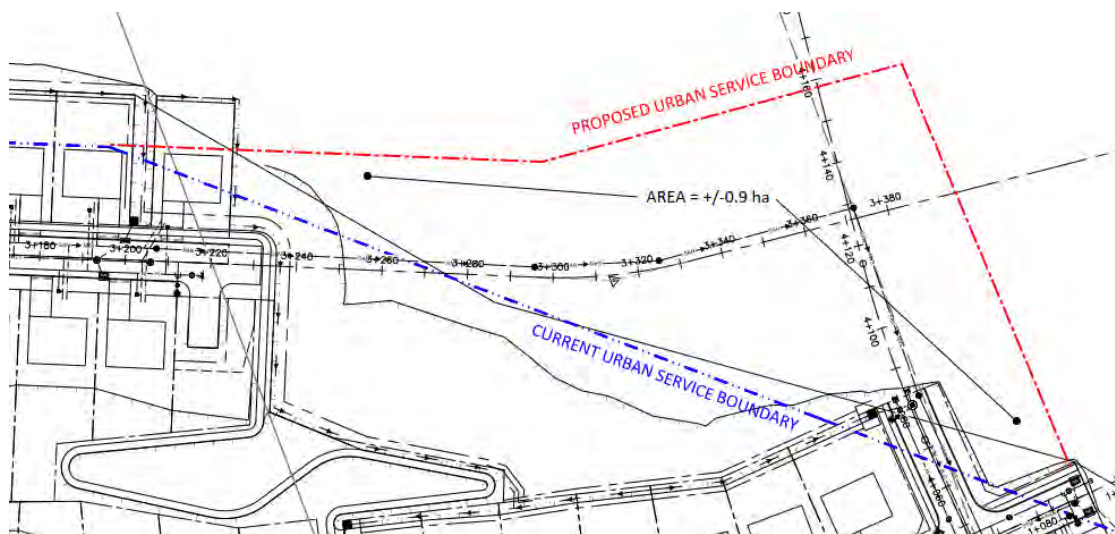
Arch Communities is developing an additional phase of the Twin Brooks subdivision in Middle Sackville. This fully-serviced development is adjacent to the Urban Service Boundary. We are asking for permission to extend the Urban Service Boundary to build a more efficient and easier to maintain wastewater collection system.

Twin Brooks Phase 4, is an as-of-right extension of the Twin Brooks subdivision in Middle Sackville: PIDs 41215419 and 40151185. This fully-serviced subdivision is being developed in three phases for a total of 214 lots:

- Phase 4A: subdivision application 2024-00400, 138 lots,
- Phase 4B: subdivision application 2024-02825, 14 lots, and
- Phase 4C: currently preparing for submission in 2025, 62 lots.

Servicing the lots in Phase 4C, while staying with the current urban service boundary, requires building a 5 m deep wastewater main (see attached design drawings dated 2024-08-20), to be taken over by Halifax Water. The utility would much prefer an alternative option (see attached, option 2) however the wastewater sewer goes outside of the Urban Service Boundary (shown in blue) and back in. This alternative design allows the wastewater main to be installed at standard depths, making future maintenance more cost effective for Halifax Water, and resulting in fewer potential service interruptions.

The sketch below provides a general illustration of the requested boundary change. The change would include an additional +/-0.9 ha within the Urban Service Boundary.



We would like this request to be considered within Phase 4 of the Regional Plan review. It's a minor amendment to the service boundary that will aid in future maintenance of public infrastructure and makes no change to the proposed neighbourhood form. We have met with HRM Development Services staff, HRM Development Engineering staff, as well as Halifax Water (specifically Jen Richardson, Chris Marks, and Alanna Wood). They are in favour of the second option, but cannot allow work outside of the Urban Service Boundary without HRM's approval. Due to our development timeline, if this amendment has to wait until Phase 5 of the Regional Plan Review to be considered, we will have to proceed with the original design, costing Halifax Water, and ratepayers, more in the long run.

We would be happy to meet to discuss this further, and provide any additional information you may require.

Sincerely,

Trevor Adams, P.Eng.

ARCH COMMUNITIES

Attachments:

1. Original design – within the Urban Service Boundary
2. Option 2 – Alternative Design requiring extension of the Urban Service Boundary

February 7th, 2025 (Revised)

Regional and Community Planning

5251 Duke Street, Suite 300

Halifax, NS, B3J 3S1

Attention: Leah Perrin, Manager, Regional Planning

RE: Fall River Site B – Request for Municipal Wastewater Boundary Extension

Dear Leah,

I am writing you on behalf of the developers of Fall River Site B (PID 00506501) and their upcoming developments in Fall River, Nova Scotia. Fall River Site B, also known as the “Carr Farm” property on Fall River Road and was approved by HRM in 2022. The revised development proposal will include 336 senior oriented units across two buildings, and townhouses. The developer is working with Northwood Care and has modified the original proposal for the site to accommodate one long term care facility with 144 full-care beds, which will be designed, constructed and operated by Northwood Care on the adjacent lot (PID 41541640). Both lots make up Fall River Site B.

The project will be serviced with municipal water from the existing Halifax Water’s water distribution system, which is currently installed on Fall River Road. Fall River has an existing wastewater collection system that includes sewer pumping stations and a wastewater treatment facility on Lockview Road.

Currently, Fall River Site B is not within the wastewater service boundary. As a result, the developer had moved forward with the design of on-site wastewater treatment with treated effluent discharge to Lake Thomas. However, our client has withdrawn that permit and will utilize onsite wastewater septic systems. Previous meetings with Halifax Water have indicated they are receptive to including the development in the Fall River Wastewater Treatment Facility sewershed by either utilizing existing capacity or by adding capacity through an upgrade.

Connecting the proposed development to the Halifax Water wastewater system will bring several benefits to the Fall River community and Collin’s Park watershed:

Public Health and Safety and Environmental Protection: A municipal wastewater system continuously managed by Halifax Water ensures the highest standards of treatment and reduces the risk of contamination, contributing to the overall health and safety of the community.

Efficient Use of Infrastructure: Connecting to the existing municipal wastewater system promotes the efficient use of existing infrastructure, reducing the need for additional on-site treatment facilities and associated costs.

Community Support: The residents of Fall River have expressed their support for connecting the development to the Halifax Water wastewater system, reflecting the community's preference for a sustainable and integrated approach to wastewater management.

The Fall River Site B proposal complies with all local regulations and planning strategies. The site is designated as a Residential Opportunity Site under the River-Lakes Secondary Planning Strategy (SPS) and is zoned as River-Lakes Residential Campus (RLRC). The development aligns with the objectives of the Municipal Planning Strategy (MPS) for Planning Districts 14 and 17, which emphasize the urgent need for alternative housing forms for seniors to support the changing demographics and population growth in Fall River. The project has been designed to fit into the natural landscape, ensuring that it complements the surrounding neighborhood and adheres to the architectural, landscaping, and site development controls established in the land use by-law. We are not aware of any reason why the Municipality would prevent this connection to the Fall River Wastewater Treatment Facility. From an engineering standpoint, considering the efficient use of infrastructure, this development should be connected to the existing municipal wastewater system in Fall River. From a fiscal perspective, the developer has proposed to pay for 100% of the costs of the pipe connection, meaning zero cost to the Municipality.

We are requesting Halifax Regional Municipality amend the Regional Plan to allow Fall River Site B wastewater connection to Halifax Water's Fall River Wastewater Treatment Facility.

Thank you,

[REDACTED]
Glenn Woodford, P.Eng.
Senior Civil Engineer & Founder
DesignPoint Engineering & Surveying Ltd.

Enclosures: Proposed Wastewater Connection Concept Plan
 Owner's Authorization

cc Ronald Pachal, Vision 7 Developments, [REDACTED]
cc Anne Winters, Principal Planner, Halifax, anne.winters@halifax.ca
cc Telina Debly, Planner II, Halifax, telina.debly@halifax.ca
cc Kate Greene, Director, Halifax, greenek@halifax.ca
cc Councillor Cathy Deagle Gammon, cathy.deaglegammon@halifax.ca
cc Kenda MacKenzie, General Manager, Halifax Water, mackenk@halifaxwater.ca
cc Jen Richardson, Manager, Halifax Water, jenr@halifaxwater.ca
cc Vicki Elliott-Lopez, Associate Deputy Minister and Chair Executive Panel on Housing,
[REDACTED]

February 24, 2025

Via Email: regionalplan@halifax.ca

Anne Winters
REGIONAL PLANNING TEAM
Halifax, Nova Scotia

Re: Regional Plan Review - Schedule J, Beaver Bank Growth Control Area

Dear Members of the Regional Development Planning Team,

We are the homeowners of 449 Heatherglen Drive, in Beaver Bank, NS since we purchased lands and built in 2008. We are writing to formally request that the Regional Planning Department review our proposal to subdivide our 3.3-acre property, and given the land size, we propose allowing subdivision to create an additional one to three lots – which can be easily achievable by installing a private roadway to facilitate future development. Our family strongly believes that such subdivision would benefit both us and the community, especially given the growing housing challenges facing our city. See Appendix 1

With the existing land zoned MU-1 allows 2 unit dwelling with an auxiliary suite, which is not as easily achievable by non developers. Subdividing the existing house and lands provides the equity of selling the existing house with land placement, to develop and utilize the abundance of remaining under-utilized vacant land, which currently consists of many fallen trees and dead trees throughout.

As you are aware, there is an increasing demand for housing within our city, with many families struggling to find adequate accommodations. This is particularly concerning for us as homeowners who wish to age in place while also creating affordable housing opportunities for our children. By subdividing our land, we can create the necessary space to accommodate future generations without contributing to the strain on an already burdened housing market.

We have reviewed recent subdivisions and developments in neighboring areas, which have allowed similar land to be subdivided for residential purposes, including smaller frontages and private lanes, see Appendix 2. Our proposal is consistent with these precedents and aligns with the broader community goals of providing more diverse housing options in the region. The introduction of a private roadway would allow us to responsibly develop these lots while maintaining the character of the neighborhood and providing sufficient access for

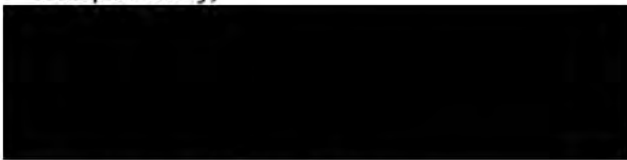
future homeowners. These lands are fully sustainable with drilled well/ septic and can be developed at the homeowners' expense at no additional cost nor infrastructure costs to HRM, and will provide the increased property tax stream for additional lots created, while meeting the housing crisis solutions mandate being recognized.

We were unaware of the previous frontage changes within this area, alleged due to increased traffic on Beaver Bank Road, however since that time within Beaver Bank, many developers have been permitted to develop smaller parcels of lands with residential including larger apartment complexes 326 & 328 Beaver bank Road and the approximate 360 rental units, with another apartment building under construction and others proposed. As a homeowner we request the same consideration to allow us to utilize lands for residential purposes. Regarding traffic, many of the subdivisions within Beaver Bank can easily be connected thru the subdivisions, such as Lost Creek thru Monarch and other areas to provide an added means of alternate route and emergency egress.

We kindly request that you consider our proposal and review it independently, taking into account both the current housing shortage and the potential benefits of such modification to allow subdivision of lands for additional housing development. By approving this request, we would not only be securing a future for our children but also contributing to addressing the housing needs of the broader community.

Thank you for your time and consideration of our request. We are happy to meet with you in person to discuss the specifics of the proposal further and answer any questions you may have, or can be reached via phone or email. We look forward to your favorable response.

Respectfully,

A large black rectangular redaction box covering the signature area.

Ann-Louise & Peter McKinnon
449 Heatherglenn Drive
Beaver Bank, NS B4G 0A2

A small black rectangular redaction box covering the contact information.

APPENDIX 1

Site Plans, Proposed Subdivision of Lands

449 Heatherglen Drive

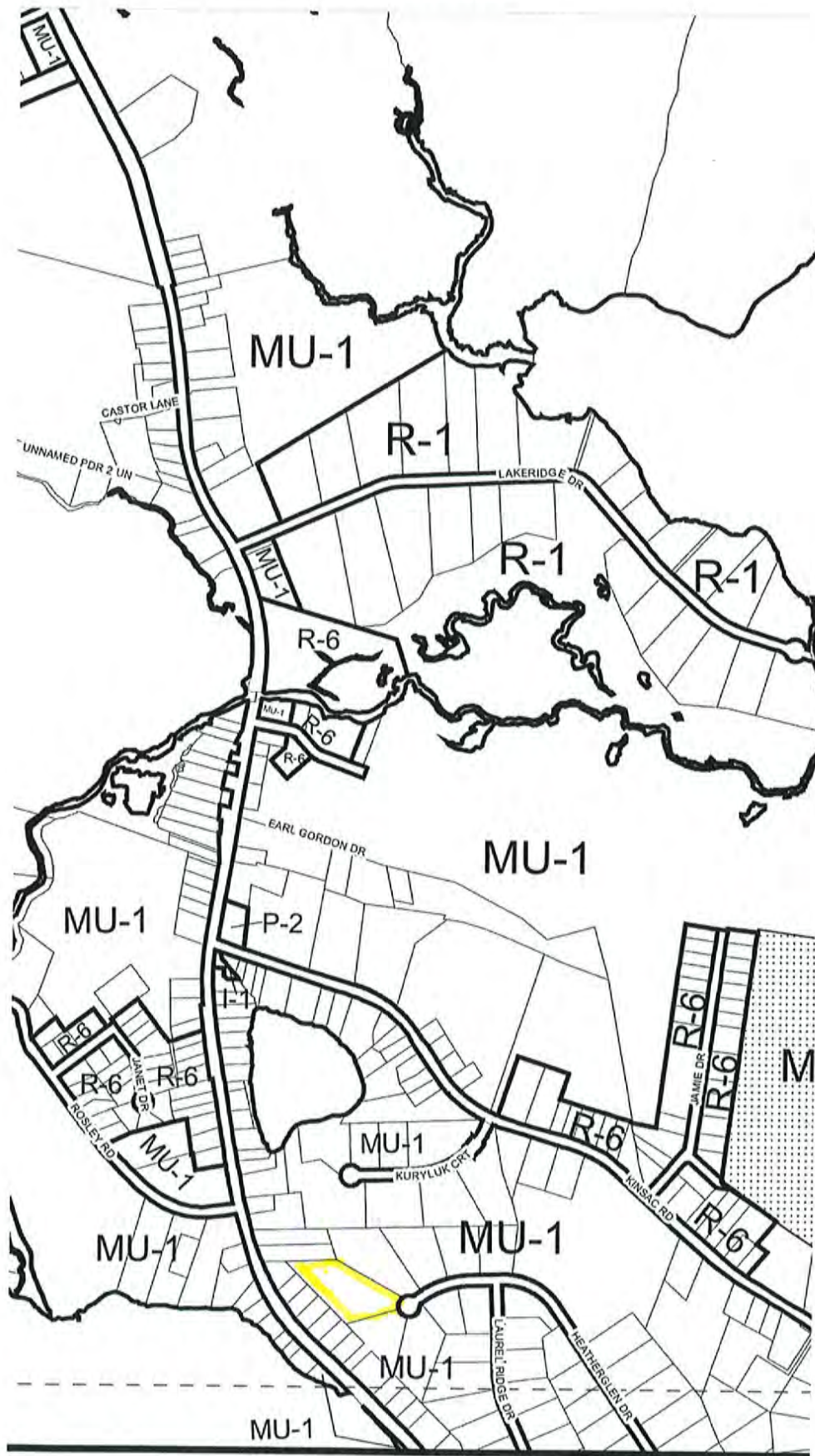
Beaver Bank, NS

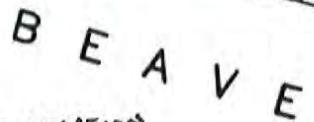
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HALEPAI REGIONAL MUNICIPALITY
THIS FINAL PLAN OF SUBDIVISION
IS APPROVED FOR
LOCAL OFFICIALS OF THE
COUNTY OF HAWAII, TERRITORY OF HAWAII
DATE: December 24, 2007

[illegible]

NOTES





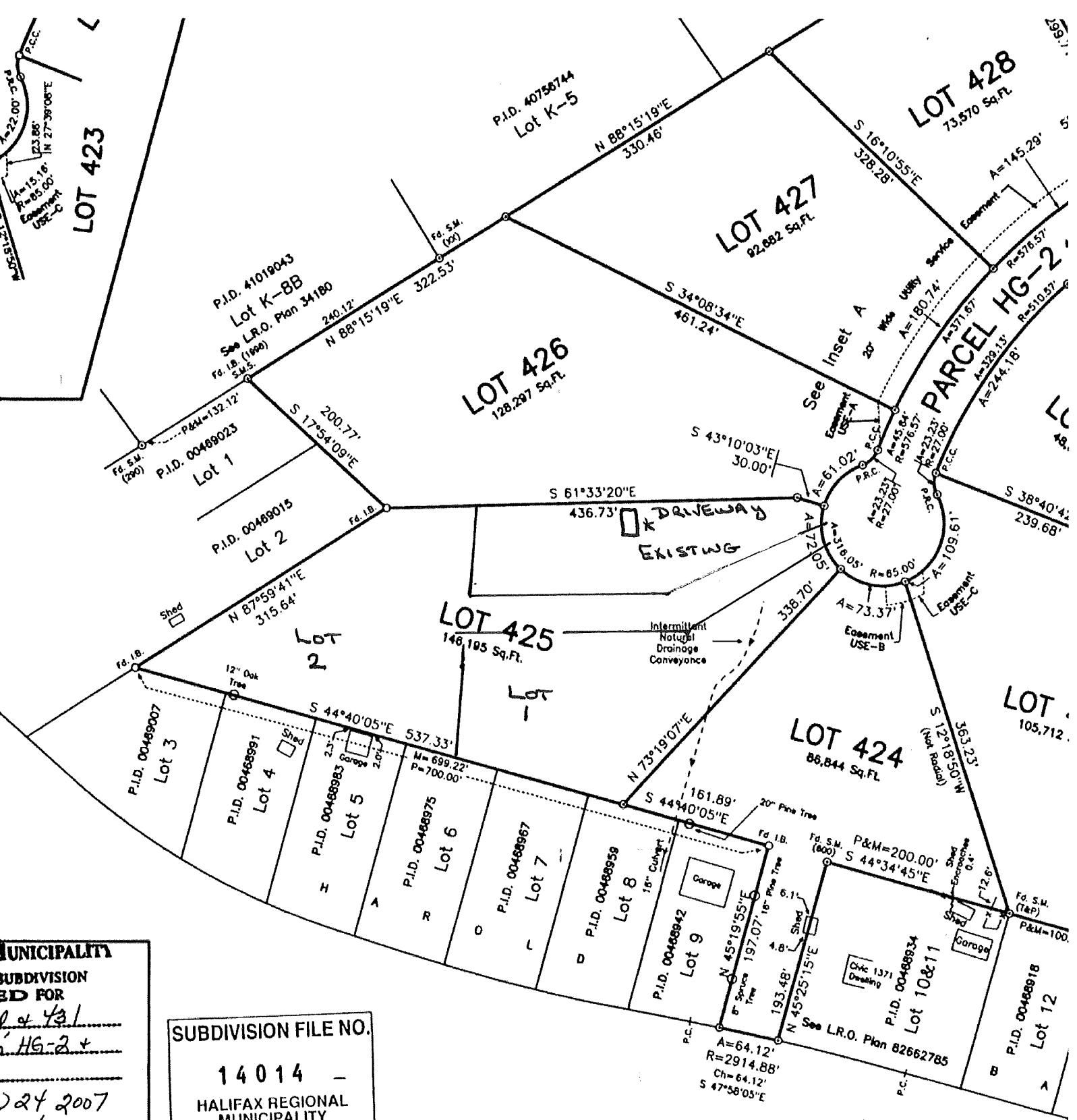
* HOUSE LOCATION
APPROXIMATE

SUBDIVISION FILE NO.
14014 -
HALIFAX REGIONAL MUNICIPALITY

ADJOINING PROPERTIES OWNERSHIP NOTES:

P.I.D.	Identifier	Owner	Title Document
41019043	Lot K-8B	Bernard & Caron Kuryluk	Book 5680, Page 602
40756744	Lot K-5	David & Ann Buck	Book 5909, Page 395
40756728	Lot K-3	Thomas & Tracy Bishop	Book 5909, Page 410
41205154	Lot 328	Joseph Junior Ingram	Document No. 87978665
41205162	Lot 329	Keith & Hugh Barrett	Book 3923, Page 1238
41205170	Lot 330	Keith & Hugh Barrett	Book 3923, Page 1238
41205188	Lot 331	Keith & Hugh Barrett	Book 3923, Page 1238
41205196	Lot 332	Keith & Hugh Barrett	Book 3923, Page 1238
41205204	Lot 333	Keith & Hugh Barrett	Book 3923, Page 1238
41205212	Lot 334	Keith & Hugh Barrett	Book 3923, Page 1238
41205220	Lot 335	Keith & Hugh Barrett	Book 3923, Page 1238
41111287	Lot 436	Keith & Hugh Barrett	Book 3923, Page 1238

*** HOUSE LOCATION APPROXIMATE**



MUNICIPALITY

SUBDIVISION

ED FOR

24, 2007

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41205204	Lot 333	Keith & Hugh Barrett	Book 3923, Page 1238
41205212	Lot 334	Keith & Hugh Barrett	Book 3923, Page 1238
41205220	Lot 335	Keith & Hugh Barrett	Book 3923, Page 1238
41111287	Lot 438	Keith & Hugh Barrett	Book 3923, Page 1238

s & Development

ments for watercourse development. Buffers of 20 metres increasing depending on slopes. and may affect the on this plan. For ing watercourse buffer HRM before applying

PROVINCIAL PERMITS

vation, it is advised that

PROPERTY Online

NOVA SCOTIA
Service Nova Scotia

Property Online Map

Date: February 12, 2024 13:18:52 PM



PID:	41111154	Owner:	ANN-LOUISE MCKINNON	AAN:	10067200
County:	HALIFAX COUNTY		PETER IAN MCKINNON	Value:	(2024 RESIDENTIAL TAXABLE)
LR Status:	LAND REGISTRATION	Address:	449 HEATHERGLEN DRIVE BEAVER BANK LOT 425		

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [Land Registration Act subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

Property Online Version 1.0

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If you have comments regarding our site please direct them to: procarver@novascotia.ca
Please feel free to [Submit Problems](#) you find with the Property Online web site.



Incans Landscape
aterials
ndscaping supply store



449 Heatherglen

354

Beaver R

APPENDIX 2

Neighboring Lands with Private Lanes and Smaller frontages

for review & consideration

449 Heatherglen Drive

Beaver Bank, NS

Examples of Private Roadways Allowed in Neighboring Areas within the same area of Beaver Bank, in Monarch, Wingate etc, in close proximity to Lost Creek.

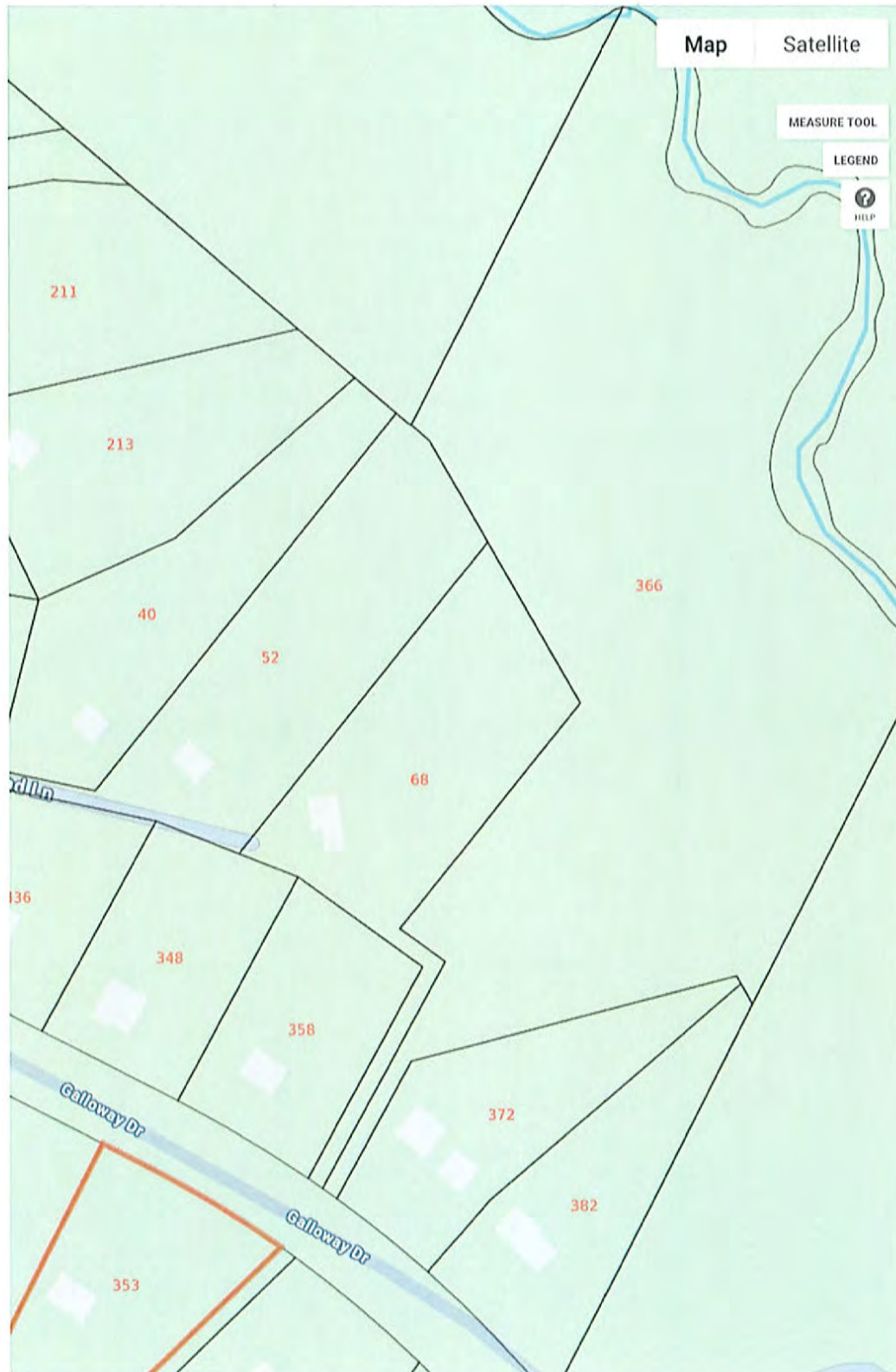
28, 32 Chalet Lane / 46 & 66 Galloway Drive, Beaver Bank, NS



211 & 213 Rebecca Drive / 40, 52 Gingerbread Lane
Beaver Bank, NS



68 Galloway Drive, Beaver Bank, NS



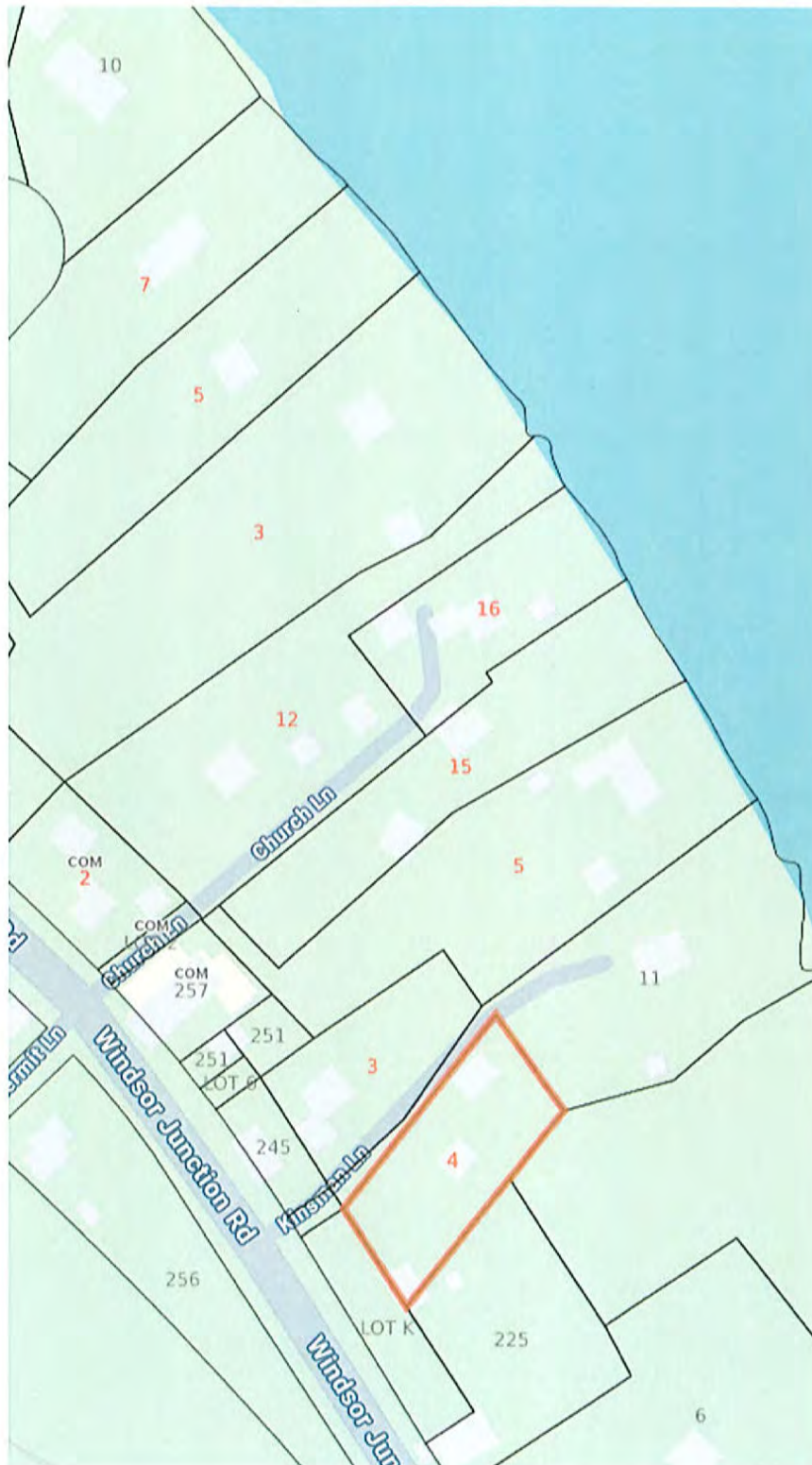
65 & 67 Wessex Hill / 47 & 49 Oleary Drive, Beaver Bank, NS



38 & 60 Tinder Lane, Beaver Bank, NS



5, 12, 15, 16 Church Lane, Beaver Bank, NS



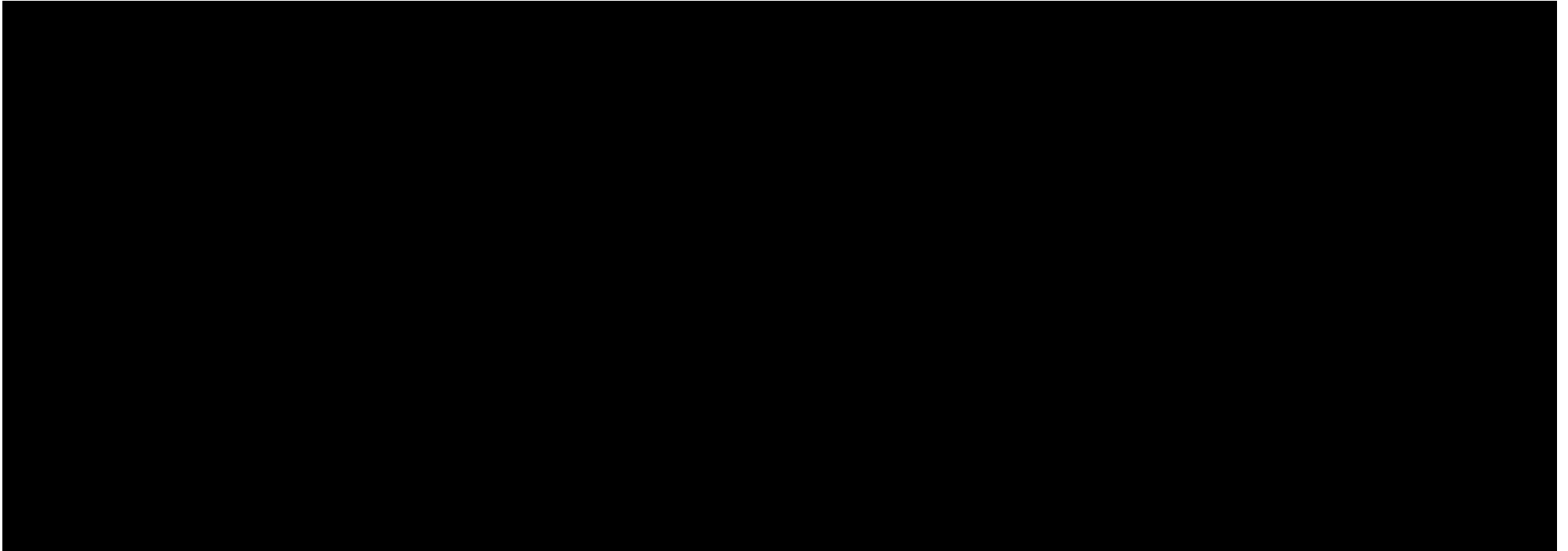
4, 16, 28, 38, 46, 56, 72 Community Lane

38 Stephen Lane / McGuire Lane, Off Windsor Junction Road



Additional lots created with minimum frontage allowances off Windsor Junction Road,
In close proximity and in the same district (including school district) as Lost Creek Village.





From: Orville Rose [REDACTED]
Sent: Tuesday, February 25, 2025 9:27 AM
To: Perrin, Leah <perrinl@halifax.ca>
Cc: Deagle Gammon, Cathy <deaglec@halifax.ca>
Subject: [External Email] Subdivision lot from 566 Highway 277

[This email has been received from an external person or system]

Ms. Perrin,
Thank you for speaking with us last week regarding this matter.
Please accept this letter as our formal request.

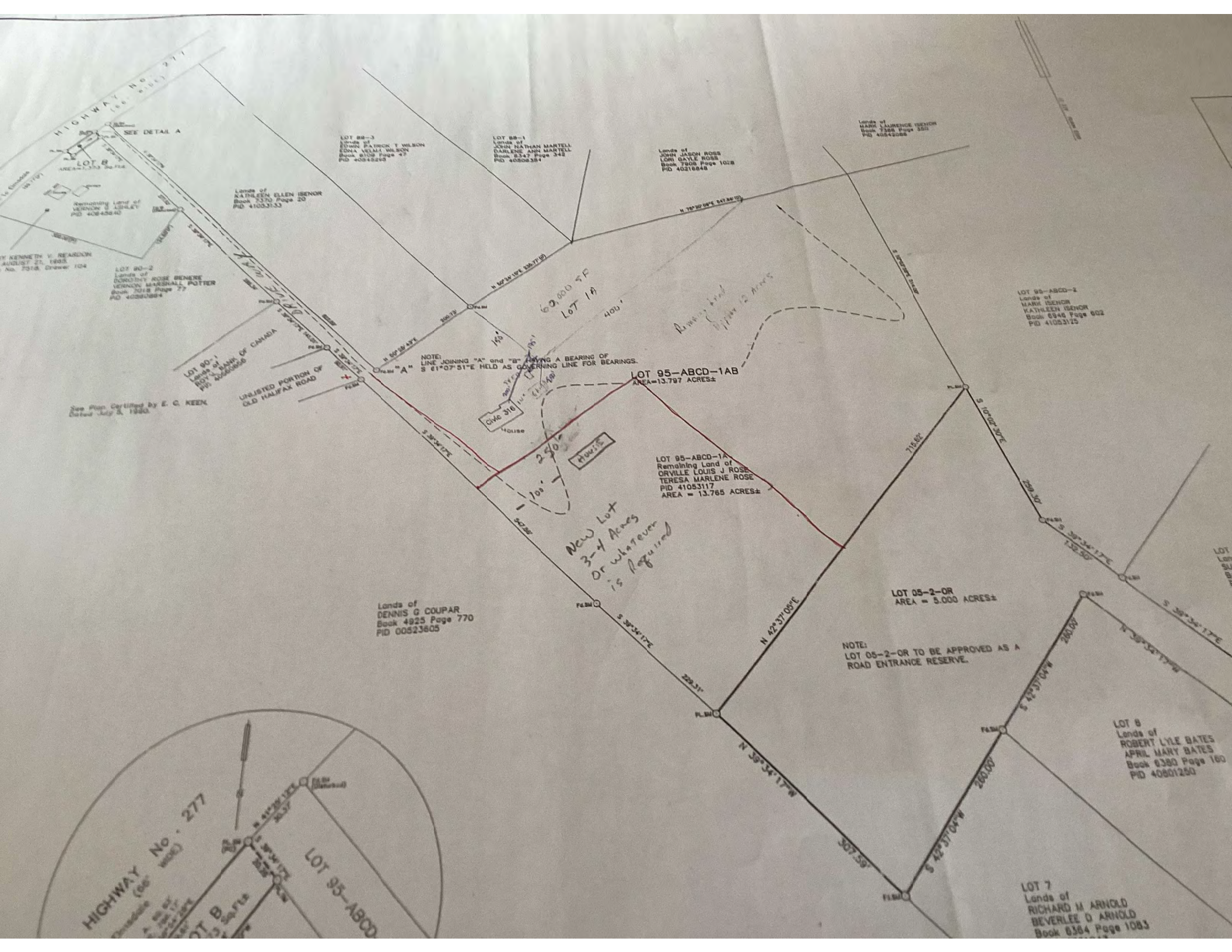
Looking to subdivide a lot off our property PID#41053117 for our daughter. We understand this requires 100ft frontage. We currently have 13.765 acres which would allow enough property for setbacks as needed.

Is it possible to use the unlisted portion of the old Halifax road as frontage or give her a right of way off our existing driveway which has 100ft frontage off highway 277 or are there other variances or allowances to accommodate this subdivision.

We have attached a photo of our current subdivision plan with a roughed in sketch of where we would like the new lot to be.

Thank you for your consideration.

Regards
Orville Rose
Teresa Rose



April 16, 2025

Halifax Regional Planning
5251 Duke Street
Halifax, NS
B3J 3S1
Attention: Telina Debly

RE: PID 005197280 Service Boundary Change to allow for an "Over 55 Active Lifestyle Community".

Dear HRM Regional Planners.

I am writing this letter as an owner and a designated advocate for Stonehedge Development Inc. Stonehedge Development Inc. has owned PID 005197280 for 10 plus years. We have successfully, with the assistance of HRM constructed 8 homes on Beechcrest Drive along with the now City owned road extension and HRM potable water extension. The water main is oversized, per the instruction of Halifax Water so that additional contemplated housing can be realized.


We wish greatly for the existing barriers to development of this property be changed/alterd through re-zoning or re-designation.

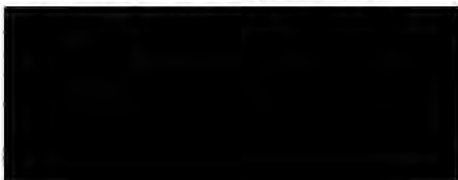
Currently, PID 005197280 is designated as Rural, Multi-Use. The development of PID 005197280 has become impacted by HRM "Conservation Design Policies". All attempts to develop sustainable housing on this prime parcel of land within 15 minutes of HRM have failed. Currently, due to Conservation Design Policies, development of this prime 85-acre parcel, PID 005197280 is limited to "22 or 23 single-family homes on 1.5 hectare lots". Due to the low population density and the excessively oversized lots stipulated by Conservation Design Policy and the requirement for roads and water supply to these 22 or 23 homes, development will remain fiscally impossible.

Please see the following pages for our reasoning for requesting for permitting to allow for an "Over 55 Active Lifestyle Community" to be constructed on PID 005197280. A Conceptual Drawing C-CP03 from Design Point Engineering is also attached.

We believe such an "Over 55 Active Lifestyle Community" development is urgently required in the HRM.

Thank you,


Stephen Theriault
Stonehedge Development Inc.



April 16, 2025

Stonehedge Development Inc. is applying to have PID 0051907280 re-evaluated from designated under the HRM Rural Design Plan, Minimum Planning Regulations (Low Population Density) to a designation that would allow development of an Independent Over 55 Active Lifestyle Community comprising of 106 duplex style homes with attached parking garages constructed on 53 individual lots as per drawing no. C-CP03 of the attached lot plan.

HRM does not currently have any of these types of Over-55 Developments in HRM proper and we feel as though PID 0051907280 offers the ideal environment and circumstance whereby the surrounding areas of Waverley, Fall River, Oakfield as well as Halifax, and the Lower Sackville/Bedford areas would benefit greatly from such an Over-55 Active Lifestyle Community.

Advantages of PID0051907280 becoming home to 103 duplex style homes for over 55's:

1. Housing Crisis Support

Utilization of PID 0051907280. The property is perfectly situated for such a development. Informal questioning to residents of the Village of Waverley have proven a great demand for this type of project. An informal survey was undertaken with a small group of residents from the Village of Waverley. The majority of those responding was very positive about being able to stay in their respective community as they age. The prospect of leaving their oversized family home and retiring to a smaller, modern, new, accessible Over-55 development within their community, was overwhelmingly appealing to all who answered. Stonehedge Development Inc. believes the "right" type of development in this location would be very popular with the demands of the aging population of Waverley, Fall River, Lower Sackville/Bedford.

2. Water Supply

City water is available at this location. The Halifax Water, Water Tower is located directly on property that was once part of PID 0051907280.

3. Water Volume

The Water Volume available has sufficient quantities to accommodate a minimum of 100 additional single-family dwellings (more than adequate to allow for 100 plus senior dwellings) that has been factored into this plan. The oversized waterline was installed by Stonehedge Development Inc. at the time of construction of the Beechcrest Road extension.

4. Subdivision Emergency Exit Road

The allowance of the planned Beechcrest Road extension as per Drawing 3** and the small cul-de-sac at the top of the existing Beechcrest Road as part of the Active Lifestyle Community housing project would provide for an additional means of access and emergency egress for Frame Subdivision, the new proposed Active Lifestyle Community and the existing homes on Stonehedge Lane. Thus, providing an alternate emergency route out of these properties in the event of fire or any other catastrophic event which may require evacuation.

5. New Water Main Service Loop

The extension of the existing oversized water main to service the new proposed Senior (Over 55) duplexes would naturally travel underground along the new cul de sac, along the new road to the remainder of the new duplexes and down Stonehedge Lane and, would create a new and much desired by Halifax Water, water service "loop" to aid the village of Waverley in the event of an existing water main break.

6. Area Population Density

The population density at PID005197280, would, by nature of the Over 55 Active Lifestyle Community remain low in perpetuity. With a maximum of 212 full-time community members, (based on 2 persons per duplex "side"

7. Low Infrastructure Demands

Additional demands on existing HRM/Waverley would remain low. Primary/secondary schooling is not required for the Over 55 demographic. Public transportation is not offered nor is it expected in this area. Potable water infrastructure is available and in sufficient quantities. Typically, developments of this type are frequently serviced by 1(one) septic system per duplex building (2 sides). Smaller lots may be possible than many of the lots depicted in Drawing No. C-CP03 due to the decreased need for individual septic systems to service single family dwellings.

8. Assist HRM's low Residential Housing Pool

With current older citizens moving to the new Active Living Community, there could be the possibility of 106 older affordable single-family homes coming available for sale in Waverley, Fall River, Lower Sackville and Bedford. This would add immensely to the residential housing pool in the HRM area meeting the needs of over 200 families. The provision of 106 new Over-55 Duplex's would be a wonderful addition to HRM.


9. Support of Recreation and Parkland Requirements

The remaining lands could be designated and designed as walking paths and hiking trails and recreational areas servicing the Frame Subdivision community, Stonehedge Lane Community, as well as the new Over 55 Active Living Community's. It might also be considered as additional Waverley Recreational space, should it be considered. The land's adjacent to Silvie Lake (the Pond) and Sprigs Lake offer the advantage of lake frontage park land. Additional Community planning might allow for added Community interaction by further utilizing the Electrical Power Corridor also within PID 005197280.

10. Please refer to Conceptual Drawing C-CP03 (attached).

Thank you. Please consider PID 0051907280 for re-evaluation or re-zoning for Phase 5 of the Urban Design.

Regards,


Stephen Theriault

Stonehedge Development Inc.


PIID 0051907280 Storehedge Development Waveley



1. **Wiederholung** (Repetition):
Wiederholung ist ein zentraler Mechanismus der Gedächtnisbildung. Durch das Wiederholen von Informationen wird das Gedächtnis gestärkt und die Wahrscheinlichkeit, sie später abrufen zu können, erhöht.

PRELIMINARY

STONE HEDGES DEVELOPMENTS

DESIGN POINT

POUNCEFORD & SHUTTLE

17450 174th Ave

PROJECT

CONCEPT PLAN
OPTION 3
(Full Public Rd.)

WAYERLEY, NOVA SCOTIA

DATE

JUNE 19, 2018

DRAWING NO.

C-CP03

PROJECT NO.

17450_CP3.dwg

DESIGNER

E. TRUDEAUX

DATE

JUNE 19, 2018

PROJECT NO.

17450

DRAWING NO.

C-CP03

C989

Anne,

Thank you for contacting me. The lot is in Head Of Chezzetcook with PID 41094657 and is about 4 acres in size. I am attaching a letter I sent earlier regarding this issue that i hope will be of help. Please let me know if you need any further information.

Allan Conrod

