

HALIFAX

P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

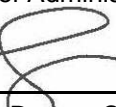
Item No. 14.1.9
Halifax Regional Council
October 04, 2016

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed by 

SUBMITTED BY:

Jacques Dubé, Chief Administrative Officer

Original Signed by 

Jane Fraser, Acting Deputy Chief Administrative Officer

DATE: August 15, 2016

SUBJECT: **Case 20401: MPS Amendments to the Bedford West Secondary Planning Strategy as contained in the Bedford and Halifax Municipal Planning Strategy to enable development of Bedford West Sub Area 10, Kearney Lake Road, Bedford and Halifax**

ORIGIN

Application by Sunrose Land Use Consulting.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development

RECOMMENDATION

It is recommended that Halifax Regional Council direct staff to:

1. Initiate the process to consider amendments to the Halifax Municipal Planning Strategy (MPS) and Bedford MPS, specifically the Bedford West Secondary Planning Strategy (SPS) to add Bedford West Sub Area 10 to the Community Concept Plan and draft policies to enable the development of Bedford West Sub Area 10; and
2. Follow the public participation program for municipal planning strategy amendments as approved by Regional Council on February 27, 1997.

BACKGROUND

Sunrose Land Use Consulting on behalf of a majority of land owners in Bedford West Sub Area 10 is applying to make amendments to the Bedford West Secondary Planning Strategy (SPS) to enable the development of Bedford West Sub Area 10. At the time when Municipal Planning Strategy policies were being written for the Bedford West area, sub areas 10, 11, and 12 were identified as lands which would benefit from separate public engagement and consideration of policies. Bedford West has now developed many of its subareas, and the current land owners wish to proceed with development of Sub Area 10. Given that the proposal cannot be considered under existing SPS policies without new policies as per the intent of the original plan, the applicant is seeking amendments to SPS policies for Sub Area 10 to enable future development through a development process.

Subject Site	Bedford West Sub Area 10
Location	Kearney Lake Road, Bedford and Halifax
Regional Plan Designation	Urban Settlement
Community Plan	Bedford MPS Halifax MPS
Community Plan Designation (Map 1)	Bedford West Secondary Planning Strategy
Zoning (Map 2)	Urban Settlement (US) Zone (Halifax) Rural Residential (RR) Zone (Bedford) Institutional (SI) Zone (Bedford)
Size of Site	~31.1 ha (76.8 acres)
Street Frontage	1.3 km (Kearney Lake Road)
Current Land Use(s)	Vacant, Institutional, Industrial Use and Single Unit Dwellings
Surrounding Use(s)	Residential and Commercial

Proposal Details

The applicant wishes to amend Bedford West SPS policies to enable development of the lands by development agreement. The major aspects of the proposal are as follows:

- Prescribed appropriate densities for various land use (residential, commercial and institutional);
- Revisions to the Community Concept Plan (Map 4) to include proposed land uses for all of Sub Area 10; and
- A review of the policies of the Bedford West SPS to determine if additional policies are required to vary existing requirements regarding the environment, servicing, phasing, parks and recreation and the development of land uses. Further consideration will determine if additional policies specific to Sub Area 10 are required.

History

In 2006, Regional Council approved the Bedford West Secondary Planning Strategy (Bedford West SPS) which provided guidance for the development of a new community on the west side of the Bicentennial Highway (Highway 102) in the vicinity of the Hammonds Plains and Larry Uteck Boulevard. The goal of the strategy is to enable quality residential and commercial development which is cost effective for the municipality to service. The Bedford West area will house a significant portion of HRM's urban growth over a twenty-five year period. The Bedford West SPS includes objectives and policies pertaining to environmental protection, municipal services and land use.

The Bedford West SPS is divided into 12 Sub Areas (Map 3). Development agreements have been previously approved for Sub Areas 2,3,4,5, 7, 8, 9. An application has recently been submitted for Sub Area 6 and is being considered under a separate planning process.

SPS and LUB Context

When approved, the Bedford West SPS as contained in the Beaver Bank, Hammonds Plains and Upper Sackville, Bedford and Halifax MPS's did not include detailed policies to enable development in Sub Area 10, 11 or 12 (Map 3). The exclusion of these sub areas was intentional as these lands were not part of the core holdings of the majority land holder in the Bedford West area and outside the area where detailed study had been completed. The SPS identifies that a future planning process is to consider the need for amendments to the SPS to enable development of Sub Area 10 (Attachment B).

Lands in Sub Area 10 currently have multiple zones regulating their development including Residential Reserve (RR) and Institutional (SI) zones under the Bedford Land Use By-law (LUB) and Urban Settlement (US) zone under the Halifax Mainland LUB. The RR and US Zones allow for single unit dwellings on large lots (5 acres minimum) with large road frontages (360 feet minimum). The SI zone permits institutional uses such as schools and churches.

DISCUSSION

The MPS and SPS are strategic policy documents that set out the goals, objectives and direction for long term growth and development in the Municipality. While the MPS provides broad direction, Regional Council may consider MPS amendment requests to enable proposed development that is inconsistent with its policies or where policies prescribe or predict the need for a future planning process. Amendments to an MPS and SPS are significant undertakings and Council is under no obligation to consider such requests. Amendments should be only considered within the broader planning context and when there is reason to believe that there has been a change to the circumstances since the MPS was adopted, or last reviewed. Such a process would consider any unique characteristics of the site and expand the community concept plan to include the sub area.

Applicant Rationale

The applicant has provided the following rationale in support of the proposed amendment(s):

- The existing SPS contemplated that a planning process would be required;
- Central sewer and water services are now available immediately adjacent the Sub Area (Kearney Lake Road) and capable of accommodating projected development within the applicable sewershed area covering much of Bedford West;
- An analysis of the unique characteristics of the site has been completed and submitted as part of the application;
- Proposed revisions to the Community Concept Plan are provided; and
- Sufficient information has been provided to initiate the planning process.

Attachment A contains the applicant's application letter.

Review

Staff have reviewed the submitted rationale in the context of site circumstances and surrounding land uses. Staff advises that there is merit to the request. The need for a planning process is contemplated by the Bedford West SPS and services are now available in immediate proximity to Sub Area 10. Further, development in the Bedford West area has progressed to a point where the consideration of development for Sub Area 10 is a logical progression for this area.

A full review would consider the following:

- the scope and appropriateness of different planning tools, such as zoning, development agreements or site plan approvals;
- the feedback received through community engagement initiatives;
- consideration of appropriate land uses through the establishment of a Community Concept plan
- general matters related to development including building height, density, phasing and any site specific polices to enable development of the Sub Area.

Conclusion

Staff have reviewed the proposed MPS amendment and advise that there is merit to the request. The proposed MPS/SPS amendment process is contemplated by the existing SPS and the proposal is not premature given the development of other sub areas of Bedford West and the existence of sewer and water services in the lands immediately adjacent. Therefore, staff recommend that Regional Council initiate the MPS amendment application process.

COMMUNITY ENGAGEMENT

Should Regional Council choose to initiate the MPS amendment process, the HRM Charter requires that Regional Council approve a public participation program. In February of 1997, Regional Council approved a public participation resolution which outlines the process to be undertaken for proposed MPS amendments which are considered to be local in nature. This requires a public meeting to be held, at a minimum, and any other measures deemed necessary to obtain public opinion.

The proposed level of community engagement is consultation, achieved through a public meeting and/or public workshop early in the review process, as well as a public hearing, before Regional Council can consider approval of any amendments.

Amendments to the Bedford West SPS will potentially impact the following stakeholders: local residents and property owners, community or neighbourhood organizations, and business.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this planning application can be accommodated within the approved 2016/2017 operating budget for C310 Urban and Rural Planning Applications.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. This application involves proposed MPS amendments. Such amendments are at the discretion of Regional Council and are not subject to appeal to the N.S. Utility and Review Board. Information concerning risks and other implications of adopting the proposed amendments are contained within the Discussion section of this report.

ENVIRONMENTAL IMPLICATIONS

Issues relating to water quality within the Papermill Lake watershed have been previously identified to Council. Further, several of the subject land parcels were previously used for industrial uses which may require additional investigation and/or future remedial work at the cost of the developer. Potential environmental issues will be examined in more depth should Council direct staff to consider the proposed policy amendment.

ALTERNATIVES

1. Regional Council may choose to initiate the consideration of potential policy that would differ from those outlined in this report. This may require a supplementary report from staff.

2. Regional Council may choose not to initiate the MPS amendment process. A decision of Council not to initiate a process to consider amending the Halifax MPS is not appealable to the NS Utility and Review Board as per Section 262 of the HRM Charter.

ATTACHMENTS

Map 1: Generalized Future Land Use
Map 2: Zoning and Notification Area
Map 3: Sub Areas of Bedford West (Schedule BW-6)
Map 4: Community Concept Plan (Schedule BW-7)

Attachment A: Applicants Letter of Request
Attachment B: Excerpts from the Bedford MPS - Bedford West SPS
Attachment C: Excerpts from the Halifax MPS - Bedford West SPS

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

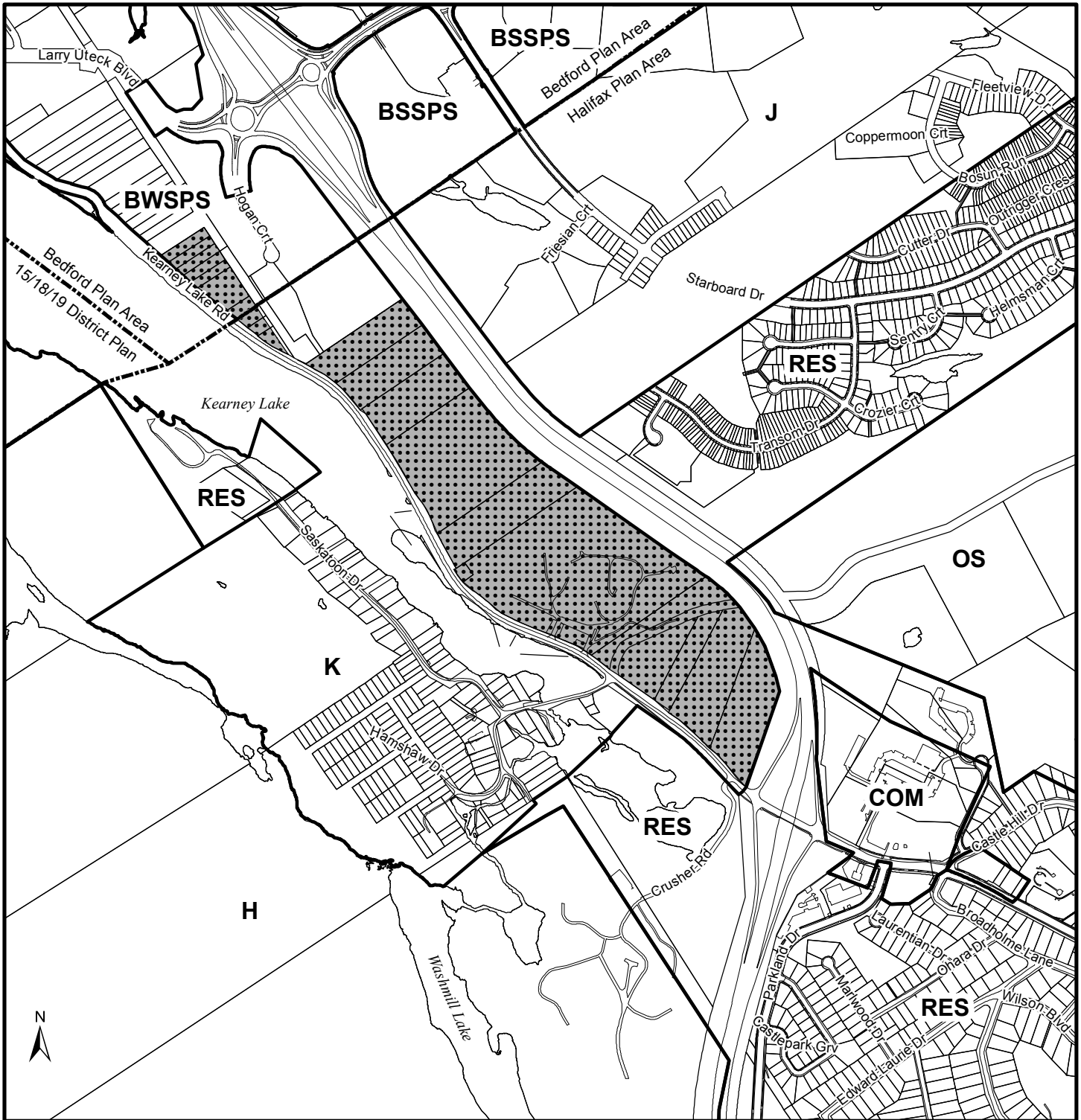
Report Prepared by: Andrew Bone, Planner III, Regional Planning, 902.490.6743

Report Approved by: Carl Purvis, Acting Manager, Current Planning, 902.490.4797

Report Approved by: _____
Bob Bjerke, Chief Planner & Director, Planning and Development, 902.490.1627

Report Approved by: _____
John Thaves, Q.C., Director, Legal, Insurance & Risk Management Services
902.490.4219

Original Signed



Map 1 - Generalized Future Land Use

Bedford West Sub Area 10

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Area of Proposed
MPS/SPS Amendment

Designation

Bedford BSSPS Bedford South Secondary Planning Strategy
 BWSPS Bedford West Secondary Planning Strategy

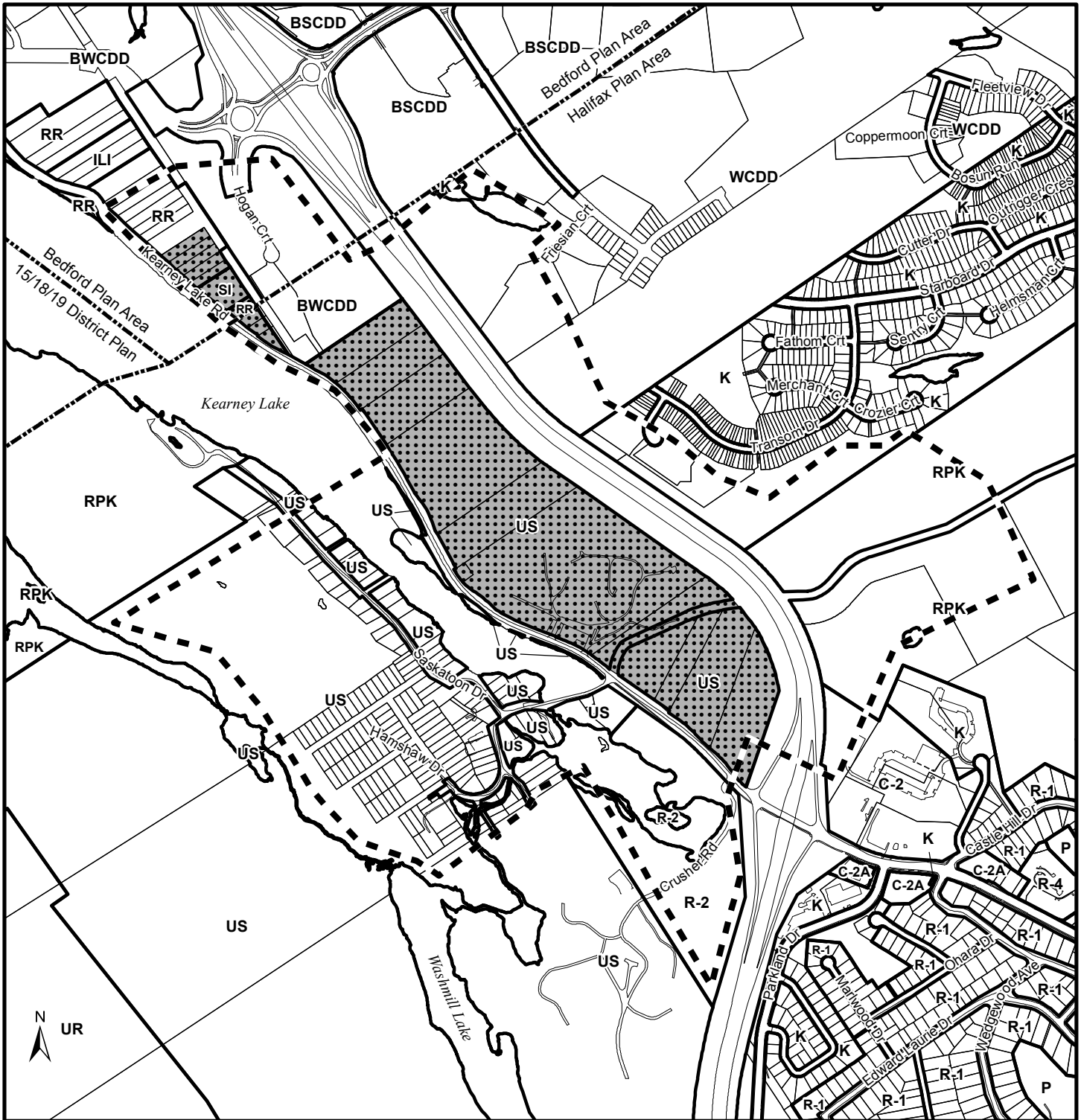
Halifax Mainland RES Residential Environments
 COM Commercial
 OS Major Community Open spaces
 H Holding Area
 J Wentworth Secondary Planning Strategy
 K Bedford West Secondary Planning Strategy

0 100 200 300 m

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Halifax Plan Area &
Bedford Plan Area



Map 2 - Zoning and Notification

Bedford West Sub Area 10

Area of Proposed MPS/SPS Amendment

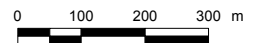
Area of Notification

Halifax Mainland
Land Use By-Law Area &
Bedford Plan Area

Bedford
Zone
Halifax Mainland

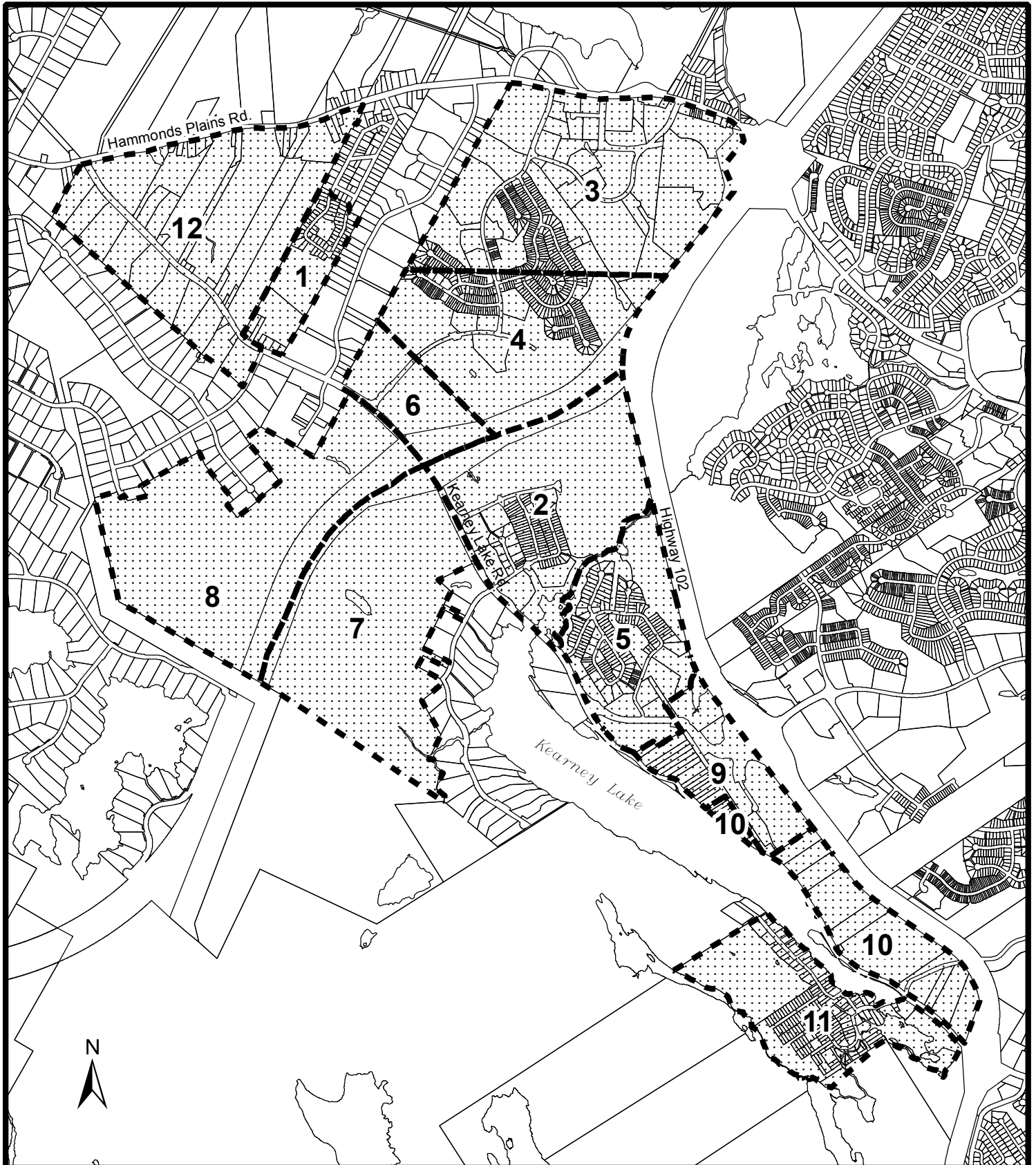
BSCDD	Bedford South Comprehensive Development District
BWCCD	Bedford West Comprehensive Development District
RR	Residential Reserve
ILI	Light Industrial
SI	Institutional
R-1	Single Family Dwelling
R-2	Two Family Dwelling
R-4	Multiple Dwelling
C-2A	Minor Commercial
C-2	General Business
P	Park and Institutional
K	Schedule K
US	Urban Settlement
WCDD	Wentworth Comprehensive Development District
BWCCD	Bedford West Comprehensive Development District
RPK	Regional Park

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This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

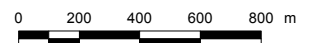
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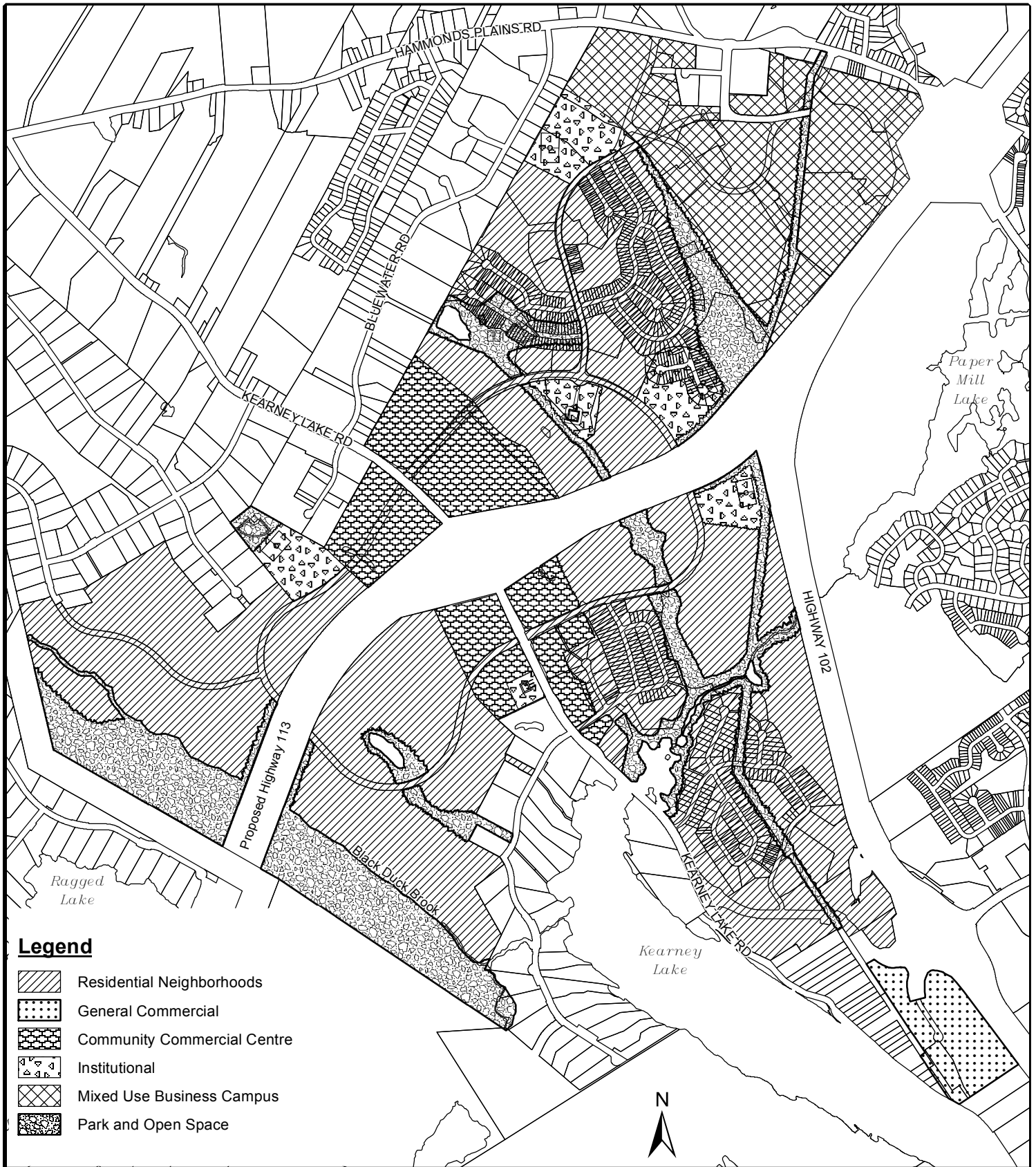
Map 3 - Sub Areas of Bedford West

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-  Bedford West Development Sub-Areas
-  (Schedule BW-6)



The accuracy of any representation on this plan is not guaranteed.



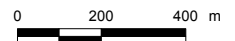
Legend

-  Residential Neighborhoods
-  General Commercial
-  Community Commercial Centre
-  Institutional
-  Mixed Use Business Campus
-  Park and Open Space

Map 4 - Schedule BW-7 Community Concept Plan

Schedule BW-7
Bedford West Community Concept Plan

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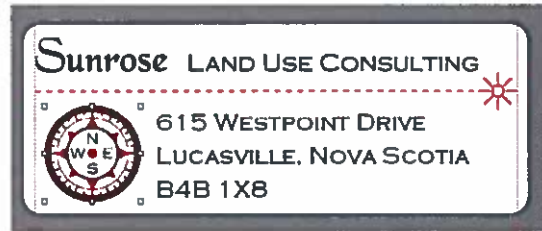


The accuracy of any representation on this plan is not guaranteed.

Attachment A - Applicants Letter of Request

July 23, 2015

Andrew Bone, MCIP, Senior Planner
Development Approvals
Planning & Development
P.O. Box 1749
Halifax, NS B3J 3A5



Dear Andrew:

Re: Bedford West Sub-Area 10

1 Introduction

Please consider this letter as an application for an amendment to the Halifax and Bedford Municipal Planning Strategies as they relate to the Bedford West Secondary Planning Strategy. I am working with DesignPoint and Harbourside Transportation Consultants in representing six of the major landowners of the undeveloped lands of Bedford West Sub-Area 10.

The total area for Bedford West Sub-Area 10 is approximately 79.1 acres in size and is located between Highway 102 and Kearney Lake Road, just west of the Kearney Lake Road/Highway 102 interchange. The area is mostly undeveloped (with the exception of the former Lafarge property) and is in a prime location and well suited for development. The participating landowners are requesting that the Bedford West Secondary Planning Strategy (MPS) be amended to apply development rights to these lands (via development agreement or zoning) as required under the current policies. The subject parcels are shown in the figure below.



We have contacted the 9 landowners of the 12 parcels of land that make up the large part of Sub-Area 10 shown in the above figure (listed as 1-12). These are the major landowners of the area. As discussed with you, the other land parcels (listed as 13 to 22) are considered as developed and are not officially part of this application.

Six (6) landowners, owning 7 of the 12 parcels, have agreed to be represented for an MPS amendment application that would allow development of their lands (landowners listed as 2, and 7 through 12 on the figure above). The 4 landowners of the remaining 6 parcels (listed as 1 and 3 to 6 on the figure above) have indicated that they do not intend to proceed at this time. The parcels that are included in Sub-Area 10 are shown in the following table:

ID	PID	OWNER	AREA (AC)	PERCENT
1	40379257	NOVA SCOTIA POWER INCORPORATED	6.0	8.1%
2	00339556	TONY MASKINE, JEAN GHOSN, SOUTH GREEN INVESTMENTS	5.8	7.8%
3	00339564	DARVILL ALFRED HAMSHAW	2.1	2.8%
4	00339572	LUCY MARLENE HAMSHAW, ROGER DOUGLAS HAMSHAW	2.5	3.4%
5	40915688	HALIFAX REGIONAL MUNICIPALITY	1.8	2.4%
6	40092421	DARVILL A HAMSHAW	2.3	3.1%
7	00289223	ROYAL ENVIRONMENTAL INC.	22.7	30.6%
8	00289207	SAINT ANTONIOS ANTIOCHIAN CHRISTIAN ORTHODOX CHURCH	6.0	8.1%
9	00289181	EMSCOTE LIMITED	12.1	16.4%
10	00289173	CRESCO HOLDINGS LIMITED	4.7	6.4%
11	40420762	3241428 NOVA SCOTIA LIMITED	4.1	5.5%
12	00289157	3241428 NOVA SCOTIA LIMITED	4.0	5.4%
13	00289132	FARIAN BORDEN FILLIS	0.3	0.4%
14	00289124	TIMOTHY MICHAEL FILLIS	0.2	0.3%
15	00289116	TIMOTHY MICHAEL FILLIS	0.3	0.4%
16	40054579	MARY ANN DI DIOSIA	0.4	0.5%
17	40648404	DIMAN ASSOCIATION CANADA	1.3	1.6%
18	40054678	ALBERT VAUX	0.5	0.6%
19	00418178	BRIAN KENNETH KELLY	0.5	0.6%
20	00418145	FRANCIS V MACNUTT	0.5	0.6%
21	00417881	LESLIE JANE ENGLAND & STEVEN MARK ENGLAND	0.5	0.6%
22	00417873	CHERYL ANN MACNUTT	0.5	0.6%
Total			79.1	100%

We note that the areas listed above are for the parcels only. Unit calculations will be based on the lot area plus the area of ½ the road right of way of Kearney Lake Road or 30 feet, whichever is less). This is consistent with the Halifax Mainland Land Use Bylaw definition of Gross Lot Area ("Gross Lot Area" means the area of a lot plus the area of one-

half the width of any street or permanent open space abutting upon such lot or 30 feet, whichever is the lesser).

We have reviewed the Bedford West Secondary Planning Strategy policies and understand the planning framework that is in place. Each of the six landowners have given us an indication of what type of land uses they would like to develop on their lands and we have reflected that on the attached Conceptual Layout plan. The proposed land uses meet the intent of Policy BW-28 in that they consist of residential, community facilities, and neighbourhood commercial.

We have undertaken studies to inform affected stakeholders of the current conditions affecting Sub-Area 10 since the applicable policies were adopted over 13 years ago. These studies address: basic environmental conditions, water and sewer services, traffic counts, and surrounding land uses. We believe that this new information will assist in determining appropriate land uses and density for this area.

Policy BW-28 specifies that “the density of housing units shall not exceed six units per acre” and that “community facilities ... and businesses...” may also be permitted. Through discussions with HRM we have assumed that community and commercial uses are to be within the six unit per acre density, however, upon closer review of the policy, we interpret Policy BW-28 to mean that community or commercial uses are in addition to the residential component. This would be consistent with Bedford West overall in that it is based on six units per acre for residential development plus allowing some specific areas for commercial uses which calculate at a higher density.

It is our understanding that the “six units per acre” for housing units can be translated into persons per acre (ppa) by following the fact that six units per acre is based on serviced R-1 single unit dwellings, therefore, six units per acre would calculate at 3.35 persons per unit or 20 ppa. In our discussions with HRM staff, it has been confirmed that 20 ppa will be based on Policy BW-15 which specifies various ppa for various land uses. For example, if the proposed land use is a multiple unit dwelling, 20 ppa would calculate out at 2.25 persons per unit or 8.88 multi-units per acre.

2 Surrounding Land Uses

The surrounding land uses vary. To the north, along Kearney Lake Road are primarily residential dwellings. Immediately adjacent to the north is the recent approval for mixed residential and commercial development on the Cresco site that is part of Sub-Area 9. The southern end of Sub Area 10 is adjacent to an interchange with Highway 102 and the nearby commercial area on both sides of Kearney Lake Road. Opposite the site is Kearney Lake. This length of Kearney Lake is often used for swimming from the road by the public who park along the road.

Also, Emscote Limited (across from Parcel 9, PID 00289181) and Royal Environmental (across from Parcel 7, PID 41300617 and 41109430) own a total of three small parcels between Kearney Lake Road and Kearney Lake. Although small, these parcels could provide some benefit to the municipality as it relates to the public use of Kearney Lake.

The lands owned by Nova Scotia Power (Parcel 1) is currently undeveloped, however, based on our discussion with Nova Scotia Power staff, we understand that lands are being held for future utility purposes.

3 Conceptual Layout Plan

The Conceptual Layout Plan included in Appendix A illustrates the proposed land uses from the table below. It also illustrates each land owner with independent access to Kearney Lake Road. A walkway connection is proposed that would connect the park area of Sub-Area 9 through the length of Sub-Area 10. The following table includes the parcel descriptions and proposed use for the Parcels 1-12.

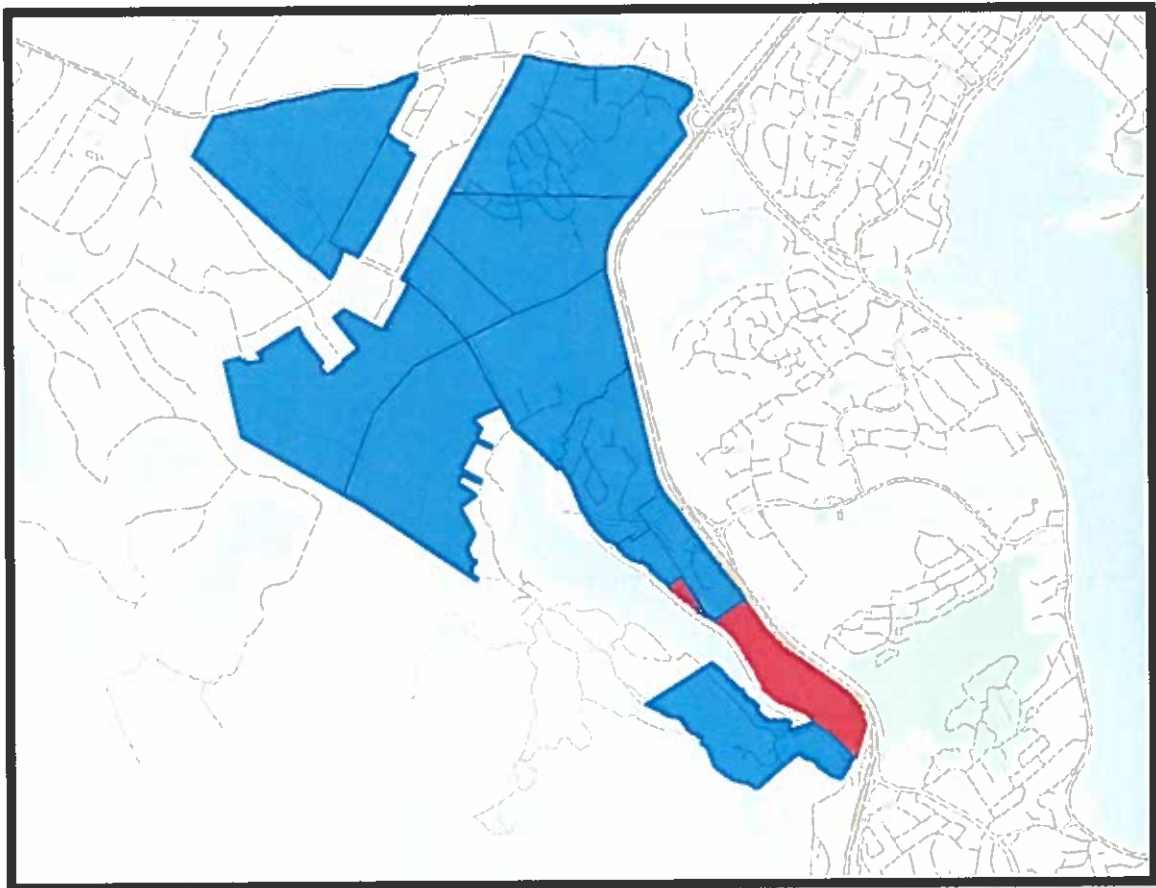
ID	PID	PARCEL OWNER	PARCEL DESCRIPTION	PROPOSED USE
1	40379257	NOVA SCOTIA POWER INCORPORATED	Treed and undeveloped, includes potential wetland	Utility
2	00339556	TONY MASKINE, JEAN GHOSN, SOUTH GREEN INVESTMENTS	Treed and undeveloped	Multi-Unit Residential
3	00339564	DARVILL ALFRED HAMSHAW	Treed and undeveloped	
4	00339572	LUCY MARLENE HAMSHAW, ROGER DOUGLAS HAMSHAW	Treed and includes one residential home	
5	40915688	HALIFAX REGIONAL MUNICIPALITY	Treed, former roadway	
6	40092421	DARVILL A HAMSHAW	Treed and undeveloped	
7	00289223	ROYAL ENVIRONMENTAL INC.	Mostly cleared and excavated	Multi-Unit Residential and Local Commercial
8	00289207	SAINT ANTONIOS ANTIOCHIAN CHRISTIAN ORTHODOX CHURCH	Treed and undeveloped	Multi-Unit Residential and Local Commercial
9	00289181	EMSCOTE LIMITED	Treed and undeveloped	Townhouse Residential
10	00289173	CRESCO HOLDINGS LIMITED	Treed and undeveloped	Multi-Unit Residential and Community Facility/Religious Centre
11	40420762	3241428 NOVA SCOTIA LIMITED	50% Treed and undeveloped	Multi-Unit Residential
12	00289157	3241428 NOVA SCOTIA LIMITED	80% Treed, partially excavated, former commercial use at Kearney Lake Road	Multi-Unit Residential

4 Planning Rationale for Establishing Appropriate Density

When the Bedford West MPS policies were written and adopted, services for Sub-Area 10 were not in place. It was set up that MPS amendments would be required to establish the appropriate land uses for Sub-Area 10 based upon further analysis and what the services could accommodate. At that time there was very little analysis given to Sub-Area 10, knowing that it would not be developed for many years.

Now, 13 years after the adoption of the Bedford West policies, we have an analysis of Sub-Area 10 and believe that it should be recognized as a unique Sub-Area due to its physical constraints and location, which are different than the other Sub-Areas of Bedford West. Sub-Area 10 is long and narrow in configuration with rugged rock outcroppings. As well, most of the land parcels are narrow and have limited site layout options. It is a narrow land corridor with road frontage on just one road; Kearney Lake Road.

The total area of Bedford West is 1800 acres. Sub-Area 10 is 79.1 acres in total area and represents less than 5% of the total Bedford West area. The figure below shows Sub-Area 10 in red and the remaining area of Bedford West is in blue.



Sub-Area 10 does not benefit from being large in size that would allow the overall density to be focused in a small area while the remaining surplus lands are left as undeveloped open space and buffers. Being able to use a density that is calculated over a large property, and focusing that density onto a smaller portion of the property allows for service efficiencies and sound planning principles. Most of the Sub-Areas of Bedford West have been or can be developed in this manner. Sub-Area 10 is not large enough to benefit from this, yet still has the same rugged terrain and high development costs.

The newly installed sewer services in Kearney Lake Road were sized to accommodate 27 ppa (equivalent density). The analysis for the sewer services was based on 25% of Sub-Area 10 being commercial (50 ppa) and the remaining 75% being residential (20 ppa). We believe that 27 ppa would be a reasonable density for Sub-Area 10. It would be an efficient use of the land and infrastructure and result in the lands to be more likely to be developed.

As part of the development of Sub-Area 10, there is an opportunity to address the unsafe situation where HRM residents park their vehicles along Kearney Lake Road and swim directly from the right-of-way edge. A parking area could be provided in Sub-Area 10 to provide a safe place for people to park and safely cross to the lake. Also, a trail system could be provided to connect to Sub-Area 9, as well as lead towards Hamshaw Drive that connects to the HRM-owned beach located the other side of Kearney Lake. Establishing an appropriate density is important to justify the costs of providing these amenities to serve the public and HRM.

5 Environmental Conditions

The existing terrain of Sub-Area 10 consists primarily of trees with long rock ridges running through it (with the exception of Parcel 7 which was previously cleared, leveled, and used as a rock quarry).

Policy BW-12 indicates that major land areas with slopes in excess of twenty-five percent (25%) are to be avoided. Based on discussions with HRM Planning staff, we understand that the rock ridges that exist along most of the parcels within the sub area are not considered to be slopes in this context, and as such, can be smoothed out to allow development of the land. Other environmental protection measures to address site specific erosion and sedimentation control will be addressed.

A preliminary desktop review of the wetland and watercourses was completed for the site. Information available from provincial mapping (1:10,000) has been included on the conceptual layout plan. A field investigation by a qualified professional will be required to confirm the presence of wetlands and watercourses on each property. It is suggested that this work be completed after the MPS amendment is completed.

6 Water, Wastewater, and Stormwater Services (DesignPoint)

A review of the servicing has been completed and with the recently installed water and wastewater infrastructure along Kearney Lake Road, there is adequate servicing capacity for this project. See enclosed report by DesignPoint for further servicing details.

7 Traffic System (Harbourside)

As per the planning submission requirements, a traffic study has been completed for this project. The study was based on a scenario of 30 ppa. See enclosed report by Harbourside Transportation Consultants for further details (note: full appendices included with one copy only).

As noted above, since the development is proposed to include sites that generally are contained within each parcel of land (or those owned by the same landowner), it is proposed that each major landowner have an independent access to Kearney Lake Road. This will provide the required flexibility of the various developments and will not restrict the development timing of any of the sites. It is noted that the driveway alignments are intended to be flexible and will be based on final site design and are subject to HRM traffic/engineering approvals at permitting stage of the development. Based on the traffic study, it is anticipated that Kearney Lake Road has adequate capacity for this development and site access for each property is acceptable.

8 Closing

Because of its location being on an arterial road, near a highway interchange, and near the HRM swim area on the popular Kearney Lake, Sub-Area 10 is appropriate for development and could positively add to the community fabric of the Kearney Lake area. These factors as well as its shape and land ownership configuration make it different from the other areas of Bedford West, and as such, establishing an appropriate density and land use mix is key in making the lands viable for development.

We look forward to working with you on this interesting project. Please do not hesitate to contact me if you require additional information.

Sincerely:

Original Signed

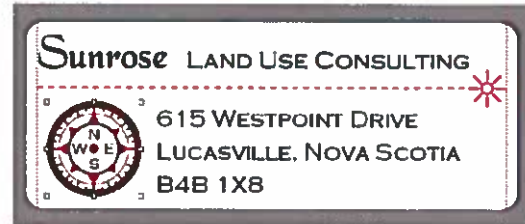
Jenifer Tsang, MCIP
Sunrose Land Use Consulting

Enclosures:

1 Copy of the Planning Application Letter
10 copies of Conceptual Layout Plan
4 Copies of Traffic Study (Harbourside)
6 Copies of Municipal Servicing Review (DesignPoint)
Digital Copies of All
Signed Application Form
Application Fee of \$2600.

February 3, 2016

Development Approvals
 Planning & Development
 P.O. Box 1749
 Halifax, NS B3J 3A5
 Attention: Andrew Bone, MCIP, Senior Planner



Re: Bedford West Sub-Area 10

In response to your letter dated December 30th, 2015, we offer the following information to support our application for an amendment to the Halifax and Bedford Municipal Planning Strategies as they relate to the Bedford West Secondary Planning Strategy.

Item 1

Given the number of land owners in Bedford West Sub Area 10, authorization letters shall be provided for the participating land owners. Further, where land owners are not participating, some documentation of your attempts to get them to participate should be provided.

A contract was developed between the landowners of Sub Area 10, Sunrose Land Use Consulting (Sunrose), and DesignPoint Engineering and Surveying (DesignPoint) for consulting services. This contract was signed off by all participating landowners. Find attached a copy of the signed signature pages from the contract which confirms authorization of Sunrose and DesignPoint to work on their behalf. See Attachment 1.

As previously indicated, out of the 12 parcels of land that make up the large part of Sub-Area 10, six landowners, owning 7 of the 12 parcels have agreed to be represented for the MPS amendment application. The other four land owners of the 5 remaining parcels of land have indicated that they do not intend to proceed at this time. As requested these four landowners have been contacted and that interaction/documentation is described below:

ID	PID	OWNER	DOCUMENTATION
1	40379257	Nova Scotia Power Incorporated	See copy of an email confirming that NSPI does not wish to participate. See Attachment 2.
3 6	00339564 40092421	Darvill A Hamshaw	A meeting was held on April 21 st , 2015, which provided project information to them and requested that they participate in the process with the group. To date, they have not committed to participate.
4	00339572	Lucy Marlene Hamshaw, Roger Douglas Hamshaw	A meeting was held on April 21 st , 2015, which provided project information to them and requested that they participate in the process with the group. To date, they have not committed to participate.
5	40915688	Halifax Regional Municipality	This is surplus land owned by HRM and no discussion was held.

The lands identified on the conceptual plan by ID numbers 13-22 have not been included, nor were these landowners contacted. In a conversation with HRM it was determined that these parcels did not have to be included or contacted as they consisted of individual lots.

Item 2

Within the report there should be some computation of the land mass and percentage of the Sub Area which the participating land owners control.

We have updated the table on page 2 of the original application letter, dated July 23rd, 2015, to reflect the percentage breakdown for all of Sub Area 10. See below.

ID	PID	OWNER	PARTICIPATING	AREA (AC)	PERCENT
1	40379257	NOVA SCOTIA POWER INCORPORATED	No	6	7.59%
2	339556	TONY MASKINE, JEAN GHOSN, SOUTH GREEN INVESTMENTS	Yes	5.8	7.33%
3	339564	DARVILL ALFRED HAMSHAW	No	2.1	2.65%
4	339572	LUCY MARLENE HAMSHAW, ROGER DOUGLAS HAMSHAW	No	2.5	3.16%
5	40915688	HALIFAX REGIONAL MUNICIPALITY	No	1.8	2.28%
6	40092421	DARVILL A HAMSHAW	No	2.3	2.91%
7	289223	ROYAL ENVIRONMENTAL INC.	Yes	22.7	28.70%
8	289207	SAINT ANTONIOS ANTIOCHIAN CHRISTIAN ORTHODOX CHURCH	Yes	6	7.59%
9	289181	EMSCOTE LIMITED	Yes	12.1	15.30%
10	289173	CRESCO HOLDINGS LIMITED	Yes	4.7	5.94%
11	40420762	3241428 NOVA SCOTIA LIMITED	Yes	4.1	5.18%
12	289157	3241428 NOVA SCOTIA LIMITED	Yes	4	5.06%
13	289132	FARIAN BORDEN FILLIS	No	0.3	0.38%
14	289124	TIMOTHY MICHAEL FILLIS	No	0.2	0.25%
15	289116	TIMOTHY MICHAEL FILLIS	No	0.3	0.38%
16	40054579	MARY ANN DI DIOSIA	No	0.4	0.51%
17	40648404	DIMAN ASSOCIATION CANADA	No	1.3	1.64%
18	40054678	ALBERT VAUX	No	0.5	0.63%
19	418178	BRIAN KENNETH KELLY	No	0.5	0.63%
20	418145	FRANCIS V MACNUTT	No	0.5	0.63%
21	417881	LESLIE JANE ENGLAND & STEVEN MARK ENGLAND	No	0.5	0.63%
22	417873	CHERYL ANN MACNUTT	No	0.5	0.63%
Total				79.1	100%

Please find below a table outlining the landowner's computation of the land mass and percentage of Sub Area 10 that is under consideration in this application.

ID	PID	OWNER	PARTICIPATING	AREA (AC)	PERCENT	PERCENT IN
1	40379257	NOVA SCOTIA POWER INCORPORATED	No	6	8.10%	
2	339556	TONY MASKINE, JEAN GHOSN, SOUTH GREEN INVESTMENTS	Yes	5.8	7.83%	7.83%
3	339564	DARVILL ALFRED HAMSHAW	No	2.1	2.83%	
4	339572	LUCY MARLENE HAMSHAW, ROGER DOUGLAS HAMSHAW	No	2.5	3.37%	
5	40915688	HALIFAX REGIONAL MUNICIPALITY	No	1.8	2.43%	
6	40092421	DARVILL A HAMSHAW	No	2.3	3.10%	
7	289223	ROYAL ENVIRONMENTAL INC.	Yes	22.7	30.63%	30.63%
8	289207	SAINT ANTONIOS ANTIOCHIAN CHRISTIAN ORTHODOX CHURCH	Yes	6	8.10%	8.10%
9	289181	EMSCOTE LIMITED	Yes	12.1	16.33%	16.33%
10	289173	CRESCO HOLDINGS LIMITED	Yes	4.7	6.34%	6.34%
11	40420762	3241428 NOVA SCOTIA LIMITED	Yes	4.1	5.53%	5.53%
12	289157	3241428 NOVA SCOTIA LIMITED	Yes	4	5.40%	5.40%
Total				74.1	100%	80%

Find below a table that breaks down the participating landowner's total land mass and percentage.

ID	PID	OWNER	PARTICIPATING	AREA (AC)	PERCENT
2	339556	TONY MASKINE, JEAN GHOSN, SOUTH GREEN INVESTMENTS	Yes	5.8	9.76%
7	289223	ROYAL ENVIRONMENTAL INC.	Yes	22.7	38.22%
8	289207	SAINT ANTONIOS ANTIOCHIAN CHRISTIAN ORTHODOX CHURCH	Yes	6	10.10%
9	289181	EMSCOTE LIMITED	Yes	12.1	20.37%
10	289173	CRESCO HOLDINGS LIMITED	Yes	4.7	7.91%
11	40420762	3241428 NOVA SCOTIA LIMITED	Yes	4.1	6.90%
12	289157	3241428 NOVA SCOTIA LIMITED	Yes	4	6.73%
Total				59.4	100%

The total land mass of the landowners for parcel IDs 1 – 12 is 74.1 acres. The participating landowner total land mass is 59.4 acres. Therefore, 80% of the total land mass is participating in this application.

Item 3

Your calculations assume that the Bedford West area uses the Halifax LUB method of calculating gross lot area and assigning density. It has been practice in the Bedford West area to not use this method of calculation. Please revise your application accordingly.

The original application letter identified that the Halifax LUB method of calculating gross lot area and assigning density would be used. That is, that the unit calculations will be based on the lot area plus the area of ½ the road right of way on Kearney Lake Road or 30 feet, whichever is less. As identified in your letter this has not been the practice for Bedford West and therefore will not be used. In our original application on page 2, we note that the landowner area calculations did not include the area of ½ the road right-of-way. However, we did assume that once HRM approved a density for Sub-Area-10 (as we move through the development agreement process), we would determine each landowner's allowable unit calculations using the Halifax LUB method. As per your letter, we understand that each landowner's unit calculations will be based on the actual land area only without the benefit of including ½ of the road right-of-way.

Item 4

The application proposes commercial development on the Royal Environmental site. Please provide a justification of why this specific site is appropriate for commercial development.

The landowner of this parcel expressed an interest in commercial land uses. The property is the only one that is already cleared and excavated and therefore, would be less expensive to develop with a commercial plaza. This property is also larger than the others in size and has longer frontage to accommodate commercial traffic. Some of the other properties may be able to accommodate a small scale commercial use within a main multiple unit building, if the density deems it appropriate.

Item 5

HRM would like you to be aware of issues relating to water quality in the Paper Mill Lake watershed. Recent analysis has indicated that readings for water quality within the watershed exceed desired levels. A detailed investigation is underway and further information will be provided to you as it is available. For reference purposes please see the following links:

- <http://www.halifax.ca/boardscom/rwab/documents/150708rwabi1.pdf>
- <http://www.halifax.ca/Commcoun/central/documents/151026nwccInfo1.pdf>

Please note that as part of any development agreement, your clients will be required to pay for water quality monitoring prior to, during and after construction subject to Bedford West SPS policies.

Acknowledged.

Item 6

Additional mapping should be provided which indicates the underlying features of the site which may affect development of the lands. Site analysis mapping should be separate and apart from the concept plan. Features including but not limited to the following should be included: wetlands, watercourses and other environmental features such as steep grades should be indicated. A land uses history should be shown as well as areas of environmental concern. Existing access points and any paths, private driveways and roads should be shown. Existing wells and septic fields should be identified. Details on any findings should supplement the report.

- *Some of the site analysis information may be found in the Bedford West Sub Watershed Plan (2004):*
- <https://www.halifax.ca/regionalplanning/publications/SubwatershedPlan.pdf>

A site plan titled, "Site Analysis Plan" has been attached to address this comment (see Attachment 4).

Item 7

In addition to the base environmental mapping it appears that wetlands and/or watercourses may be missing from the submitted mapping. There may be a watercourse or possibility drainage located on the lands of 3241428 Nova Scotia Limited. I have seen this mapped on several maps. Given previous experience, all wetlands and watercourses should be ground truthed as soon as possible.

Please see attached "Site Analysis Plan" (Attachment 4) that identifies wetlands, watercourses, and any areas of environmental concern. It is acknowledged that all wetlands and watercourses should be ground truthed.

Item 8

We will review all your assumptions and proposals in detail including your proposal for 27 persons per acre as part of our review process. I am not sure if your assumption of 50 person per acre for the commercial proposal is accurate, in this area 30 persons per acre which is assigned to community commercial land uses may be more appropriate. Practice has been to assign the densities to the land uses rather than the parcel as proposed. We will also review the impact of the proposed changes will have on Capital Cost or infrastructure charges.

Acknowledged. We look forward to further discussion during the review process.

Item 9

Even though there are several land owners which have opted to not participate in your application, these lands should be included in your site analysis and you should include some comment or recommendation on the future uses of these parcels. You should also identify how the development of the applicants' lands affect the development of the land owned by the nonparticipating land owners.

The land parcel owned by Nova Scotia Power will likely remain vacant. However, since it is located at the quadrant of the interchange, there is a possibility that it would be suitable for commercial land uses, if NSP ever decided to sell. The Maskine property would be suitable for commercial land uses if it could join with the NSP property or the Hamshaw properties, because together they would be of sufficient size to accommodate a commercial building and are located closest to the interchange and existing commercial uses.

We would expect that this application process will assign development rights to all landowners in Sub Area 10 even if they are not participating in this application. I would expect that a mix of commercial and residential densities would be applied fairly to all lands (which would have the ability to develop as residential, commercial, or a mix depending on the site constraints and the landowner's intentions). The Hamshaw properties and the NSP property would have development rights moving forward but how they choose to develop and what land uses would be marketable at that time will be influenced by what has already been developed.

Item 10

Based on a very preliminary review of the proposed site plan, proposed driveways and roadways and access points, there may be issues with the natural slope of the land in several of the areas where they are proposed. You should comment on these matters in your report.

As indicated, the natural slope of the land is quite steep in some areas. We have included a plan titled "Conceptual Plan" (see Attachment 3) that identifies all proposed driveway accesses. Preliminary profiles have been completed for each driveway location and the proposed slopes are shown on the plan. Each proposed driveway will be designed to include a flatter slope from the shoulder into the site to allow for a vehicle to come to a stop on a flat slope before entering the public roadway thereby reducing the steepness at the intersection. In some instances a horizontal curve in the driveway alignment approaching the public roadway may be considered to reduce speed, grade, and the direction of vehicle approach to the public roadway. It is understood that some properties may require earthwork in order to ensure grades are appropriate when they intersect with the public roadway.

Sight distance was verified for both proposed driveways on either side of the pumping station. Since the posted speed limit increases from 50 kph to 60 kph near the driveway on the southern side of the pumping station, a stopping sight distance of 110 m was used to reflect the more realistic operating speeds of 70 kph. Field observations confirmed that both driveways offer sight distances that exceed 110 m. The driveway on the north side pumping station has a sight distance of approximately 115 m south from the driveway, and exceeds 300 m to the north. The driveway on the south side of the pumping station offers a sight distance of approximately 115 m south from the driveway, and 150 m to the north.

Item 11

Given the previous land use history of two specific sites, the Royal Environmental site (LeFarge quarry) and the 3241428 Nova Scotia Limited (Inter Supply Concrete Plant and Quarry site), additional information such as a Level 1 Environmental Assessment is required. Should such a document suggest additional studies, a decision will be made if the additional information is required for the application to proceed

- *A staff report on the Inter Supply site was previously produced:
<https://www.halifax.ca/council/agendasc/documents/090113cai02.pdf>*

We understand that Royal Environmental Inc. (LaFarge Quarry) is undertaking a Level 1 Environmental Assessment for their property. It is our understanding that Nova Scotia Limited (formerly Inter Supply Concrete Plant and Quarry site) has not completed a Level 1 Environmental Assessment. They indicated that based on previous uses there are no dangerous products on site, but they did identify that there may be some hydrocarbon that will need to be addressed. The landowners are experienced developers and understand the risk associated with these types of environmental conditions.

We request that HRM reconsider this point by accepting a Level 1 for the LaFarge Quarry property (to be provided once received) and the history provided herein for the former Inter Supply Concrete Plant and Quarry site.

Item 12

There needs to be more analysis around justifying the land use plan. I think with the site analysis mapping and a corresponding explanation, the plan may make more sense. For example an explanation and demonstration of the grades may lead you to the point of determining that multiple unit dwellings make sense over much of the site, because public roads and single unit dwellings are probably not practical.

This section of Sub Area 10 was not looked at as a comprehensive unit for several reasons:

- The "Conceptual Plan and Site Analysis Plan" (see attachments 3 & 4) as well as the preliminary profiles that were undertaken for each proposed driveway, identified that based on the existing topography and the probable allowable density for the area, the costs associated with clearing and conducting earthworks or the consideration for installing a connecting roadway between sites was not feasible. This analysis determined that standalone sites for each property with their own driveways was more practical;
- This area of Bedford West is not directly connected to the Highway 102/Larry Uteck interchange, therefore all of the site generated traffic would have to exit onto Kearney Lake Road. The expense of an internal connecting roadway which does not offer a direct connection to this interchange and connecting roadway infrastructure would be too expensive to justify for these properties; and
- One landowner has expressed an interest in townhouses fronting on a shared driveway because it is not financially viable to build a public road. This landowner may choose to construct a multiple unit building instead if the allowable densities are low and not able to justify the expense of townhouse driveway construction.

Item 13

Completion of a planning application form, a cheque for \$2600 and digital copies of all submitted material is required. The form can be found here:

- <http://www.halifax.ca/planning/Applications/documents/PlanningApplicationForm.pdf>

A copy of the full application form, a cheque in the amount of \$2600, and digital copies of all the submitted materials are enclosed in this submission.

We look forward to continuing to work with you on this interesting project. Please do not hesitate to contact me if you require additional information.

Sincerely,



Jenifer Tsang, MCIP
Sunrose Land Use Consulting

Enclosures:

- 10 copies of Conceptual Layout Plan
- 10 copies of the Site Analysis Plan
- 1 copy of the signature pages from the participating landowners
- 1 copy of an email from NSPI declining to participate
- Digital Copies of All
- Signed Application Form
- Application Fee of \$2600

Attachment 1

IN WITNESS WHEREOF the parties hereto have executed this *Agreement* as of the 29th day of May, 2015.

CLIENT

TONY MASKINE, JEAN GHOSN,
XCEL Developments
name of Client

Original Signed

signature

Tony Maskine
name and title of person signing

WITNESS

(only required where the Client is an individual)

signature

name and title of person signing

CONSULTANT

DesignPoint Engineering & Surveying Ltd.
name of Consultant

Original Signed

signature

ANDREW FORSYTHE
name and title of person signing

signature

name and title of person signing

WITNESS

(only required where the Consultant is an individual)

signature

name and title of person signing

signature

name and title of person signing



IN WITNESS WHEREOF the parties hereto have executed this *Agreement* as of the 4th day of JUNE, 2015.

CLIENT

WITNESS

(only required where the Client is an individual)

ROYAL ENVIRONMENTAL INC.
name of Client

Original Signed

signature

David A. Wood
Chief Financial Officer
name and title of person signing

signature

name and title of person signing

CONSULTANT

WITNESS

(only required where the Consultant is an individual)

DesignPoint Engineering & Surveying Ltd.
name of Consultant

Original Signed

signature

ANDREW FORSYTHE
name and title of person signing

signature

name and title of person signing

signature

name and title of person signing

signature

name and title of person signing

IN WITNESS WHEREOF the parties hereto have executed this *Agreement* as of the 14th day of May, 2015.

CLIENT

W M Fares Group on behalf of:

**SAINT ANTONIOS ANTIOCHIAN
CHRISTIAN ORTHODOX CHURCH**

name of Client

Original Signed

signature

Cesar Saleh, P.Eng.

name and title of person signing

WITNESS

(only required where the Client is an individual)

signature

name and title of person signing

CONSULTANT

DesignPoint Engineering & Surveying Ltd.

name of Consultant

Original Signed

signature

ANDREW FORSYTHE

name and title of person signing

signature

name and title of person signing

WITNESS

(only required where the Consultant is an individual)

signature

name and title of person signing

signature

name and title of person signing

IN WITNESS WHEREOF the parties hereto have executed this *Agreement* as of the 4th day of JUNE, 2015.

CLIENT

WITNESS

(only required where the Client is an individual)

EMSCOTE LIMITED

Original Signed



signature

David M. W. L. J. B.

name and title of person signing

signature

name and title of person signing

CONSULTANT

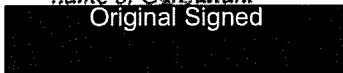
WITNESS

(only required where the Consultant is an individual)

DesignPoint Engineering & Surveying Ltd.

name of Consultant

Original Signed



signature

ANDREW FORSYTHE

name and title of person signing

signature

name and title of person signing

signature

name and title of person signing

signature

name and title of person signing



IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the 19th day of March, 2015.

CLIENT

CRESCO HOLDINGS LIMITED

name of Client

Original Signed

signature

Joseph Daniel P.A.
name and title of person signing

WITNESS

(only required where the Client is an individual)

Original Signed

signature

Kachang Fotever Development Coordinator
name and title of person signing

CONSULTANT

DesignPoint Engineering & Surveying Ltd.

name of Consultant

Original Signed

signature

ANDREW FORSYTHE
name and title of person signing

signature

name and title of person signing

WITNESS

(only required where the Consultant is an individual)

signature

name and title of person signing

signature

name and title of person signing

IN WITNESS WHEREOF the parties hereto have executed this *Agreement* as of the 4th day of JUNE, 2015.

CLIENT

WITNESS

(only required where the Client is an individual)

3241428 NOVA SCOTIA LIMITED

name of Client

Original Signed

signature

President

name and title of person signing

signature

name and title of person signing

CONSULTANT

WITNESS

(only required where the Consultant is an individual)

DesignPoint Engineering & Surveying Ltd.

name of Consultant

Original Signed

signature

ANDREW FORSYTHE

name and title of person signing

signature

name and title of person signing

signature

name and title of person signing

signature

name and title of person signing

Attachment 2

From: FLICK, ADAM [REDACTED]@nspower.ca]
Sent: March 19, 2015 11:28 AM
To: Andrew Forsythe [REDACTED]
Subject: Suspicious URL: RE: Bedford West Area 10 - Municipal Planning Strategy Amendment and Development Agreement

Hi Andrew,

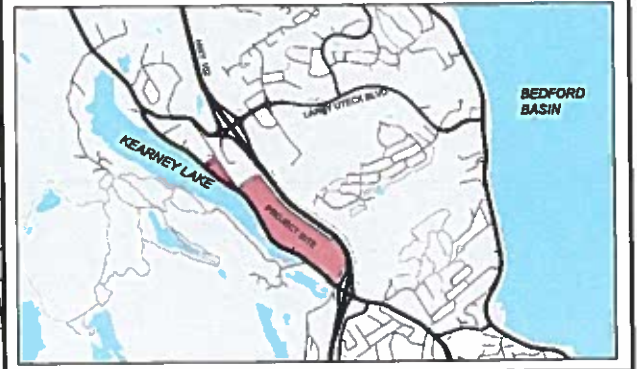
I can confirm we won't be participating. We don't see letting the lands go at this point in time and it is likely this location will be used for utility purposes in the future.

Thanks,
Adam

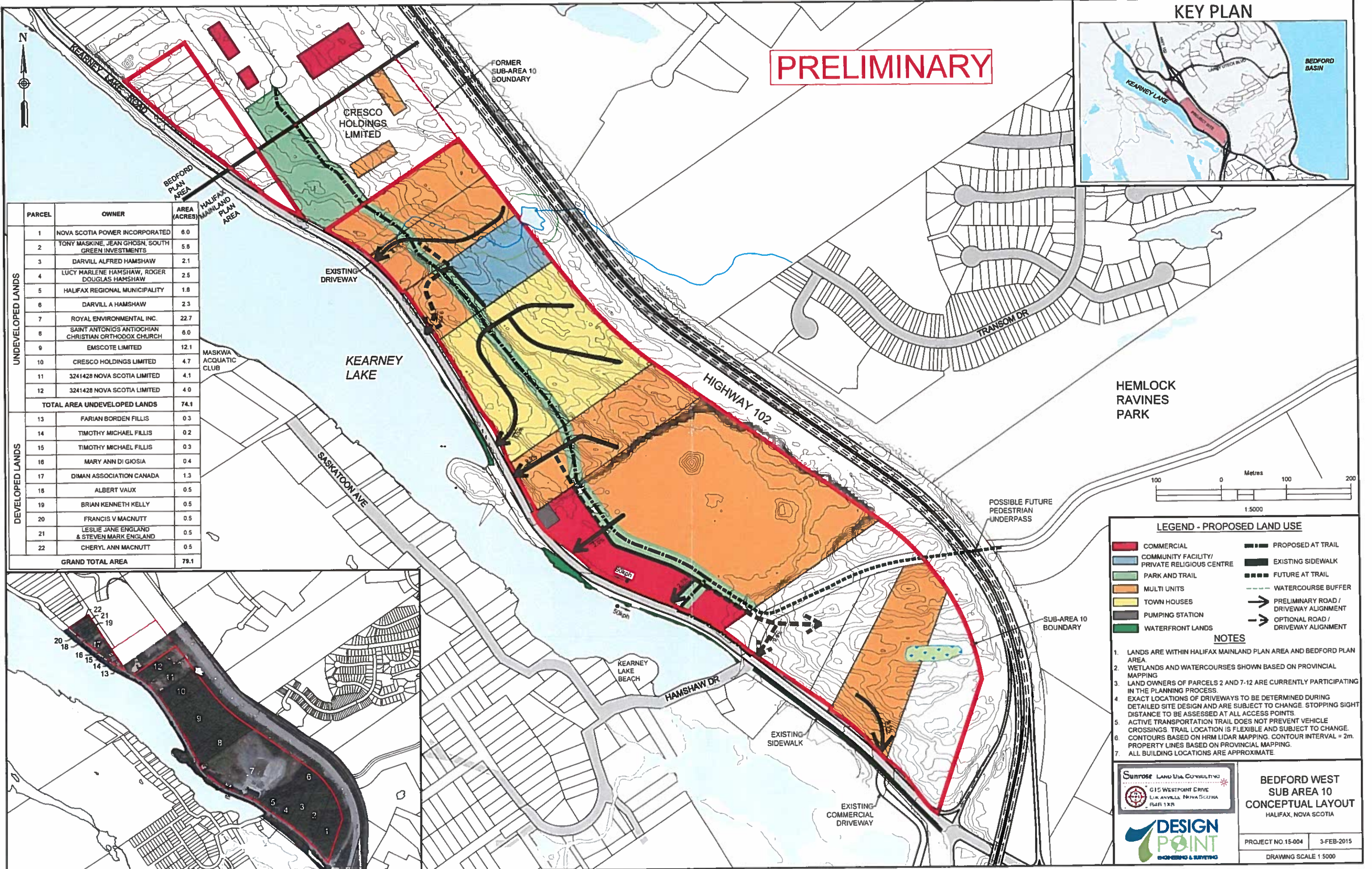
Attachment 3

PRELIMINARY

KEY PLAN



PARCEL	OWNER	AREA (ACRES)
UNDEVELOPED LANDS		
1	NOVA SCOTIA POWER INCORPORATED	6.0
2	TONY MASKINE, JEAN GHOSH, SOUTH GREEN INVESTMENTS	5.6
3	DARVILL ALFRED HAMSHAW	2.1
4	LUCY MARLENE HAMSHAW, ROGER DOUGLAS HAMSHAW	2.5
5	HALIFAX REGIONAL MUNICIPALITY	1.8
6	DARVILL A HAMSHAW	2.3
7	ROYAL ENVIRONMENTAL INC.	22.7
8	SAINT ANTONIOS ANTIOCHIAN CHRISTIAN ORTHODOX CHURCH	6.0
9	EMSCOTE LIMITED	12.1
10	CRESCO HOLDINGS LIMITED	4.7
11	3241428 NOVA SCOTIA LIMITED	4.1
12	3241428 NOVA SCOTIA LIMITED	4.0
TOTAL AREA UNDEVELOPED LANDS		74.1
DEVELOPED LANDS		
13	FARIAN BORDEN FILLIS	0.3
14	TIMOTHY MICHAEL FILLIS	0.2
15	TIMOTHY MICHAEL FILLIS	0.3
16	MARY ANN DI GIOSIA	0.4
17	DIMAN ASSOCIATION CANADA	1.3
18	ALBERT VAUX	0.5
19	BRIAN KENNETH KELLY	0.5
20	FRANCIS V MACNUTT	0.5
21	LESLIE JANE ENGLAND & STEVEN MARK ENGLAND	0.5
22	CHERYL ANN MACNUTT	0.5
GRAND TOTAL AREA		79.1



LEGEND - PROPOSED LAND USE

COMMERCIAL	PROPOSED AT TRAIL
COMMUNITY FACILITY/ PRIVATE RELIGIOUS CENTRE	EXISTING SIDEWALK
PARK AND TRAIL	FUTURE AT TRAIL
MULTI UNITS	WATERCOURSE BUFFER
TOWN HOUSES	PRELIMINARY ROAD / DRIVEWAY ALIGNMENT
PUMPING STATION	OPTIONAL ROAD / DRIVEWAY ALIGNMENT
WATERFRONT LANDS	

NOTES

- LANDS ARE WITHIN HALIFAX MAINLAND PLAN AREA AND BEDFORD PLAN AREA.
- WETLANDS AND WATERCOURSES SHOWN BASED ON PROVINCIAL MAPPING.
- LAND OWNERS OF PARCELS 2 AND 7-12 ARE CURRENTLY PARTICIPATING IN THE PLANNING PROCESS.
- EXACT LOCATIONS OF DRIVEWAYS TO BE DETERMINED DURING DETAILED SITE DESIGN AND ARE SUBJECT TO CHANGE. STOPPING SIGHT DISTANCE TO BE ASSESSED AT ALL ACCESS POINTS.
- ACTIVE TRANSPORTATION TRAIL DOES NOT PREVENT VEHICLE CROSSINGS. TRAIL LOCATION IS FLEXIBLE AND SUBJECT TO CHANGE.
- CONTOURS BASED ON HRM LIDAR MAPPING. CONTOUR INTERVAL = 2m. PROPERTY LINES BASED ON PROVINCIAL MAPPING.
- ALL BUILDING LOCATIONS ARE APPROXIMATE.

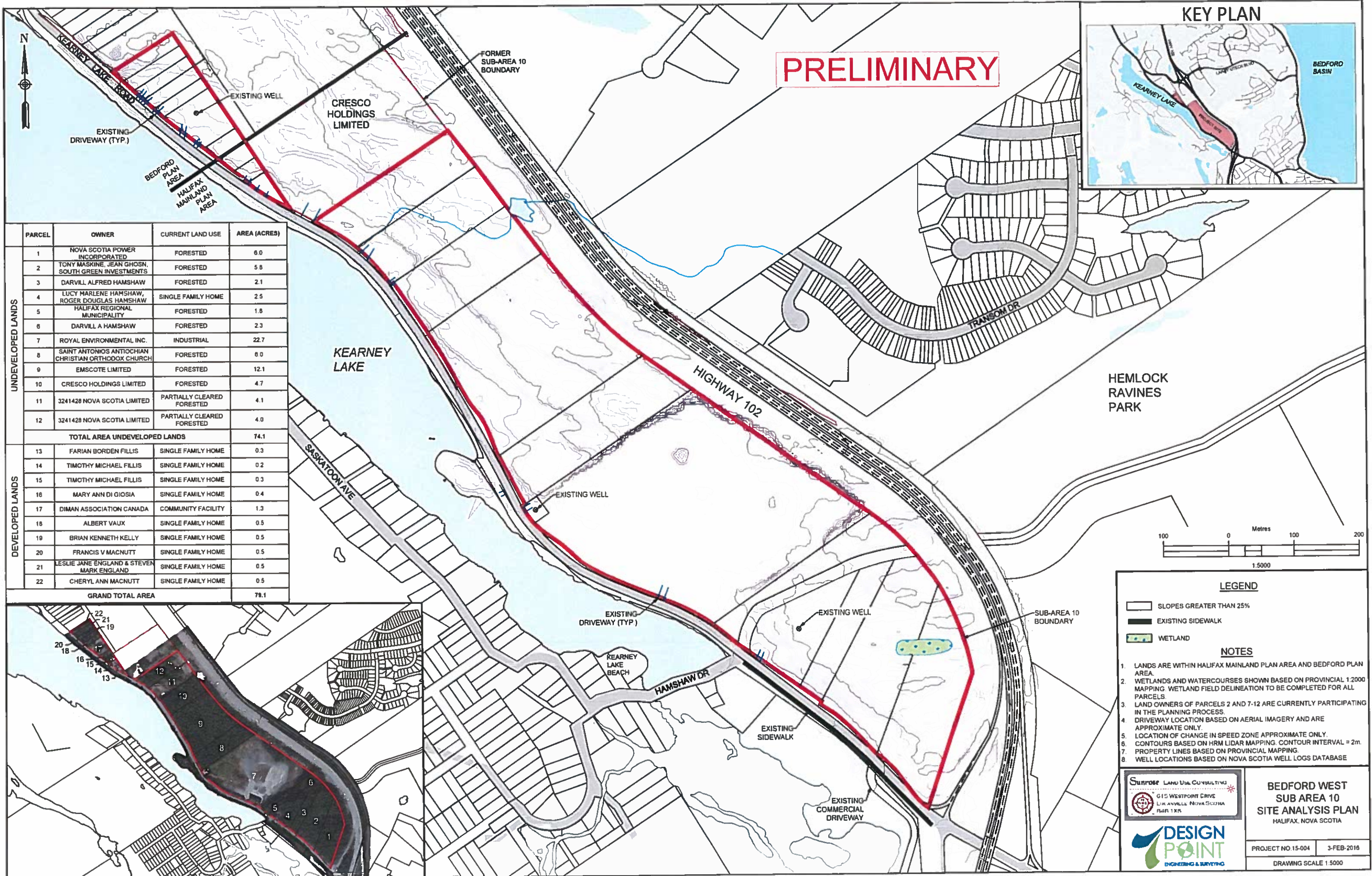
Sunrise LAND USE CONSULTING
 615 WESTPORT CRUISE
 LUX ANVILLE, NOVA SCOTIA
 PAR 13R

DESIGN POINT
 ENGINEERING & SURVEYING

BEDFORD WEST SUB AREA 10 CONCEPTUAL LAYOUT
 HALIFAX, NOVA SCOTIA

PROJECT NO. 15-004 3-FEB-2015
 DRAWING SCALE 1:5000

Attachment 4



PARCEL	OWNER	CURRENT LAND USE	AREA (ACRES)
1	NOVA SCOTIA POWER INCORPORATED	FORESTED	6.0
2	TONY MASKINE, JEAN GHOSH, SOUTH GREEN INVESTMENTS	FORESTED	5.8
3	DARVILL ALFRED HAMSHAW	FORESTED	2.1
4	LUCY MARLENE HAMSHAW, ROGER DOUGLAS HAMSHAW	SINGLE FAMILY HOME	2.5
5	HALIFAX REGIONAL MUNICIPALITY	FORESTED	1.8
6	DARVILL A HAMSHAW	FORESTED	2.3
7	ROYAL ENVIRONMENTAL INC.	INDUSTRIAL	22.7
8	SAINT ANTONIOS ANTIOCHIAN CHRISTIAN ORTHODOX CHURCH	FORESTED	6.0
9	EMSCOTE LIMITED	FORESTED	12.1
10	CRESCO HOLDINGS LIMITED	FORESTED	4.7
11	3241428 NOVA SCOTIA LIMITED	PARTIALLY CLEARED FORESTED	4.1
12	3241428 NOVA SCOTIA LIMITED	PARTIALLY CLEARED FORESTED	4.0
TOTAL AREA UNDEVELOPED LANDS			74.1
13	FARIAN BORDEN FILLIS	SINGLE FAMILY HOME	0.3
14	TIMOTHY MICHAEL FILLIS	SINGLE FAMILY HOME	0.2
15	TIMOTHY MICHAEL FILLIS	SINGLE FAMILY HOME	0.3
16	MARY ANN DI GIOSIA	SINGLE FAMILY HOME	0.4
17	DIMAN ASSOCIATION CANADA	COMMUNITY FACILITY	1.3
18	ALBERT VAUX	SINGLE FAMILY HOME	0.5
19	BRIAN KENNETH KELLY	SINGLE FAMILY HOME	0.5
20	FRANCIS V MACNUTT	SINGLE FAMILY HOME	0.5
21	LESLIE JANE ENGLAND & STEVEN MARK ENGLAND	SINGLE FAMILY HOME	0.5
22	CHERYL ANN MACNUTT	SINGLE FAMILY HOME	0.5
GRAND TOTAL AREA			79.1



LEGEND

- SLOPES GREATER THAN 25%
- EXISTING SIDEWALK
- WETLAND

NOTES

- LANDS ARE WITHIN HALIFAX MAINLAND PLAN AREA AND BEDFORD PLAN AREA.
- WETLANDS AND WATERCOURSES SHOWN BASED ON PROVINCIAL 1:2000 MAPPING. WETLAND FIELD DELINEATION TO BE COMPLETED FOR ALL PARCELS.
- LAND OWNERS OF PARCELS 2 AND 7-12 ARE CURRENTLY PARTICIPATING IN THE PLANNING PROCESS.
- DRIVEWAY LOCATION BASED ON AERIAL IMAGERY AND ARE APPROXIMATE ONLY.
- LOCATION OF CHANGE IN SPEED ZONE APPROXIMATE ONLY.
- CONTOURS BASED ON HRM LIDAR MAPPING. CONTOUR INTERVAL = 2m.
- PROPERTY LINES BASED ON PROVINCIAL MAPPING.
- WELL LOCATIONS BASED ON NOVA SCOTIA WELL LOGS DATABASE.

SURPOSE LAND USE CONSULTING
 GIS WESTPOINT DRIVE
 LILIANVILLE NOVA SCOTIA
 B4R 1R5

DESIGN POINT
 ENGINEERING & SURVEYING

BEDFORD WEST SUB AREA 10 SITE ANALYSIS PLAN
 HALIFAX, NOVA SCOTIA

PROJECT NO. 15-004 3-FEB-2016
 DRAWING SCALE 1:5000

Attachment B – Excerpts from the Bedford MPS -Bedford West SPS

Sub-Areas 10 and 12:

These current zoning provisions shall be maintained on these lands until such time as municipal services can be extended. When service extensions can be made, a comprehensive development district zone shall be applied to all undeveloped lands within the Sub-Area to be serviced. Any future residential development shall be guided by the criterion of policy BW-32 and any commercial development shall be guided by policy.

Policy BW-41:

No municipal services shall be extended to existing developments within Sub-Areas 10 and 12 until consultations have been held with affected property owners to determine:

- a) the need for amendments to existing policies under the Municipal Planning Strategy and zoning regulations under the Land Use By-law;**
- b) the need for municipal services and a means of finance.**

A private community centre was established at 345 Kearney Lake Road in the mid 1990s. Due to changes in the Bedford Municipal Planning Strategy (MPS) and Land Use By-law (LUB), the community centre became a non-conforming use. Further, adoption of the Bedford West Secondary Planning Strategy (BWSPS) in 2006 removed opportunity for properties in Bedford West to be rezoned institutional. In November 2010 the property's boundaries expanded due to the owners acquiring an abutting property and consolidating the lots. To reflect the existing use at 345 Kearney Lake Road, the property shall be zoned Institutional (SI) under the Land Use By-law. The property shall continue to be designated Bedford West Secondary Planning Strategy (BWSPS) on the Generalized Future Land Use Map of this Municipal Planning Strategy and shall continue to be located within Sub-Area 10, as identified on Schedule BW-6.

Policy BW-41A:

Further to Policy BW-41 the property known as 345 Kearney Lake Road (PID #40648404) shall be zoned Institutional (SI). (RC-Mar 15/11;E-May 28/11)

Policy BW-42:

When municipal services are available for Sub-Areas 10 or 12, a comprehensive development district zone may be applied to undeveloped properties within the Sub-Area to be serviced. No development agreement application shall be considered for approval unless a public participation program has been undertaken to identify development opportunities and constraints and to facilitate collaboration in the preparation of a conceptual concept design for the entire Sub-Area. Any future residential development shall be guided by policy BW-32 and any commercial development shall be guided by policy BW-33. (RC-Jun 20/06;E-Jul 29/06)

Attachment C – Excerpts from the Halifax MPS -Bedford West SPS

7. LAND USE: SUB-AREAS 10 AND 11

These current zoning provisions shall be maintained on these lands until such time as municipal services can be extended. When service extensions can be made, a comprehensive development district zone shall be applied to all undeveloped lands within the Sub-Area to be serviced. No commercial development shall be permitted within Sub-Area 11 unless the lands have frontage on the Kearney Lake Road.

Policy BW-22:

To facilitate a variety of housing types and achieve both the overall density and open space allocations envisioned by the Regional Plan, consideration may be given to varying development standards established under the Municipal Planning Strategy and Land Use By-law. More specifically standards pertaining to lot area, lot frontage, lot coverage, setbacks and building height may be varied to reflect the uniqueness of each Sub-Area, the market being targeted and the theme of that Sub-Area.

Policy BW-23:

No stormwater management, sanitary sewer or water service system shall be located within the Open Space Designation which would adversely affect environmentally sensitive areas, detract from the aesthetics of the area or impair any recreational functions intended. The intended purpose of all open spaces shall be identified and agreed to in a development agreement application. Lands within the Open Space Designation may be allocated to satisfy the Municipality's Subdivision By-law requirements for parkland dedication.

Policy BW-24:

In the event that the Municipality is unable to determine whether any undertaking will adversely affect environmentally sensitive areas, the Municipality shall require that an environmental impact analysis be undertaken at the cost of the developer by a person qualified to make such a determination and as selected or agreed upon by the Municipality.

Policy BW-25:

The development of all recreational facilities shall conform with the HRM Guidelines for Parkland Planning adopted by Council.

Policy BW-26:

Prior to any subdivision approval being granted, the developer shall prepare a recreation facilities plan for the development of recreational facilities for lands to be conveyed to the Municipality for parkland and open space dedication. The plan shall consider facility

requirements in relation to present and future community needs, safety and convenience, environmental protection or enhancement, financial resources and phasing.

Policy BW-27:

No municipal services shall be extended to existing developments within Sub-Areas 10 or 11 until consultations have been held with affected property owners to determine:

- (a) the need for amendments to existing policies under the Municipal Planning Strategy and zoning regulations under the Land Use By-law;
- (b) the need for municipal services and a means of finance.

Policy BW-28:

When municipal services are available for Sub-Areas 10 or 11, a comprehensive development district zone may be applied to undeveloped properties within the Sub-Area to be serviced. No development agreement application shall be considered for approval unless a public participation program has been undertaken to identify development opportunities and constraints and to facilitate collaboration in the preparation of a conceptual concept design for the entire Sub-Area. Any future residential development shall be guided by the following:

1. the density of housing units shall not exceed six units per acre;
2. community facilities such as schools, churches and day care centres and businesses that provide goods and services at a neighbourhood level, such as convenience stores, may be permitted within a residential neighbourhood. Convenience stores shall be encouraged to locate at intersections with a Community Collector Street and at transit stops;
3. sidewalks and pathways facilitate comfortable and convenient pedestrian travel to transit stops on the Community Collector Street System, the Community Trail System and to community services;
4. the design of neighbourhood streets facilitate shared use by cyclists and encourage safe vehicular speeds and discourage short-cutting and excessive speeds by automobiles while enabling direct routes for pedestrians and cyclists;
5. a variety of housing types is provided within each Sub-Area and distributed so as to avoid a congested appearance of streetscapes;
6. the allocation of housing and the massing and placement of buildings contributes to a sense of community vitality, energy conservation, surveillance of public spaces and provides an effective integration with established neighbourhoods;
7. building locations, height, scale, site and architectural design, landscaping, and streetscape elements reinforce the themes of neighbourhood identity, pedestrian safety and compatibility with the natural environment;
8. single unit dwelling lots have a minimum street frontage of 40 feet, a minimum area of 4,000 square feet, a minimum side yard of 4 feet, and a minimum separation of 12 feet between buildings;
9. natural vegetation, landscaping or screening is employed around parking areas for institutional and multiple unit buildings to provide screening from streets and, for buildings containing forty-eight or more housing units, provision of underground parking

- or a structure allowing for stacked parking shall be a mandatory component of the on-site parking supply;
10. Vegetation is maintained or landscaping measures, a fence or other physical barrier provided so as to provide a buffer between new developments and commercial or industrial developments which is effective in ensuring public safety and mitigating visual or noise impacts;
 11. all open space dedications proposed conform with the objectives and policies adopted for open space under this secondary planning strategy and any administrative guidelines adopted by the Municipality; and
 12. the proposal conforms with all applicable provisions and requirements adopted under this Secondary Planning Strategy regarding environmental protection, the community transportation system and municipal services.

Policy BW-29:

For any commercial development proposed within Sub-Areas 10 or 11, consideration shall be given to the following matters:

1. natural vegetation, landscaping or screening is employed around parking areas and measures are employed to provide safe and convenient pedestrian access to the buildings they are intended to serve;
 2. sidewalks and plazas are provided so as to encourage a secure and inviting walking environment throughout the commercial centre and to neighbouring residential neighbourhoods;
 3. provisions are made for the storage of bicycles;
 4. exterior materials, street furniture; trees, lighting and landscaping measures are incorporated in buildings to foster an interesting and secure environment;
 5. the windows, exterior features and materials and signs employed in any building create a sense of interest from public streets;
 6. the massing and height of buildings are consistent with and contribute to an pedestrian oriented environment;
 7. the proposal conforms with all applicable provisions and requirements adopted under this Secondary Planning Strategy regarding environmental protection, the community transportation system and municipal services.
- (RC-Jun 20/06; E-Jul 29/06)