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HRM Planning Office
88 Alderney Drive
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Dartmouth NS B2Y 2N5

File 140701

Attention: Youssef Habboush, MBA, P.Eng
Programmer Engineer, Infrastructure Policy and Standards

RE: Development Phasing for the Conrad Land in the Port Wallace Area

Dear Youssef,

W.S.P. have been engaged by Conrad's to assist in developing concept and presentation plans for their present Quarry Lands. Therefore, a W.S.P.s plan has been used to show the phasing on the Quarry Lands while on EastPoint's Plan has been used to show the Phasing on Conrad's residential lands. Both plans are attached. The Phasing as indicated on these plans has been reviewed and approved by both Kim and Brent Conrad.

Phasing for Conrad's residential Lands

Phase 1 consists of the following and assuming sanitary sewer serving capacity is available by year end 2020, it will be developed in 2021. It consists of 19.8 acres upon which the following development is proposed.

- 2.5 Acres of commercial land near the Montague Road.
- 18 Single family lots.
- 28 Townhouse lots
- Up to 144 multi-family units on a 4.2-acre parcel.

Phase 2 is on Conrad's Industrial Lands and is described below in a subsequent section.

Phase 3 is the remainder of Conrad's residential lands 33.5 acres with development proposed after substantial completion of sales in Phase 1 projected for 2027.

It consists of the following:

- 68 Single family lots
- 2 Multiple family buildings of 120 Units each on lots of 3.6 acres and 3.7 acres.



Proposed Phasing for the Industrial Lands is as given in the following table

Phase #	Area (acres)	Projected Year of Development
2 (First Phase of Industrial)	31.0	2022
4 (Second Phase of Industrial)	23.5	2023
5	28.3	2025
6	24.1	2027
7	22.8	2028
8	17.7	2029
9	24.5	2030
10	18.3	2032
11	22.0	2033
12	13.7	2035

Total Serviced Area: 225.9

Conrad's anticipate the serviced Industrial Development will meet the above schedule on average with some years generating additional sales and leases and some years being slower while achieving the average indicated in the above table.

For Sanitary sewer generation from the industrial lands, the rate recommended for light industrial development in this "Atlantic Canada Standards and Guidelines Manuel for Sanitary Sewage" of 35M³/hect-day plus infiltration was used. Sanitary sewage flows based upon this standard have previously been forwarded to Kenda MacKenzie at Halifax Water.

In regard to the single turning circle which we have suggested for the east side of the 107 / Montague intersection, Conrad's have requested that Greg O'Brien, P. Eng. of W.S.P. carry out traffic analysis to determine the timing when this circle will be required; based upon the attached industrial Development Schedule and other trip generation from background traffic and the balance of the proposed Port Wallace Development for which he has the information.

We have requested that he submit his analysis to Paul Boucher for review and use in CCC timing calculations.

Please let me know if any additional information is required.

Yours Truly,

EASTPOINT LIMITED

Original Signed

Tom Swanson, P.Eng
Senior Civil Engineer

CC Kim Conrad
Brent Conrad
Greg Zwicker, W.S.P.