

Resolution for Case 21706

Development Agreement Time Extension
St. Margaret's Bay Rd, Lovett Lake, Beechville.

Applicant Proposal

Applicant: Armco Capital Inc.

Location: 5 properties adjacent to Lovett Lake, fronting along St. Margaret's Bay Road, Beechville.

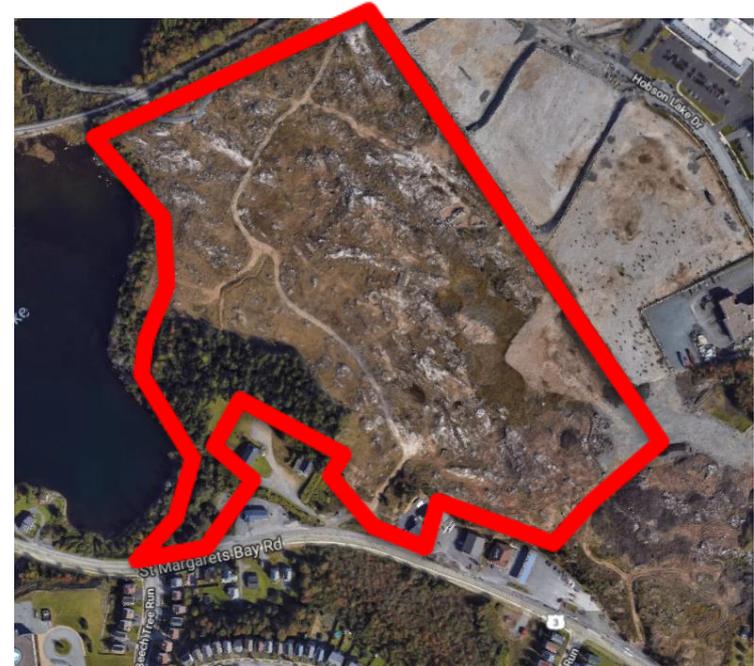
Proposal: Requesting non-substantive amendments to extend the date of commencement for construction by 4 years.

Site Context

Lovett Lake, Beechville



General Site Location
Site Boundaries in Red



Site Context



Subject Site from St. Margaret's Bay Road

Proposal

- On June 26, 2014 a DA was approved to allow mixed residential and commercial development to commence within four years from the date of registration of the agreement (2018).
- Request is to extend the date of commencement by four years (2022).
- No changes to the development itself as part of this application.
- Case 20226: MPS amendment application ongoing.

Planning Policy

Timberlea/Lakeside/Beechville Municipal Planning Strategy

- **Designation**

Urban Residential

- **Enabling Policy**

UR-11, UR-12, UR-19 and IM-12

Public Engagement

- A public information meeting or public hearing is not required. A non-substantive amendment for time extension decision is made by resolution of Community Council.

**Notifications
Mailed**



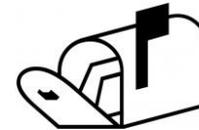
N/A

**Meeting
Attendees**



N/A

**Letters/Emails
Received**



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Staff Recommendation

It is recommended that Halifax and West Community Council:

1. Approve, by resolution, the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of this report, to extend the development commencement date for the proposed development at Lovett Lake (5 PIDs), Beechville; and
2. Require the amending development agreement be signed by the property owners within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

HALIFAX

Thank You