

**HALIFAX**

**Public Hearing  
Case 19694**

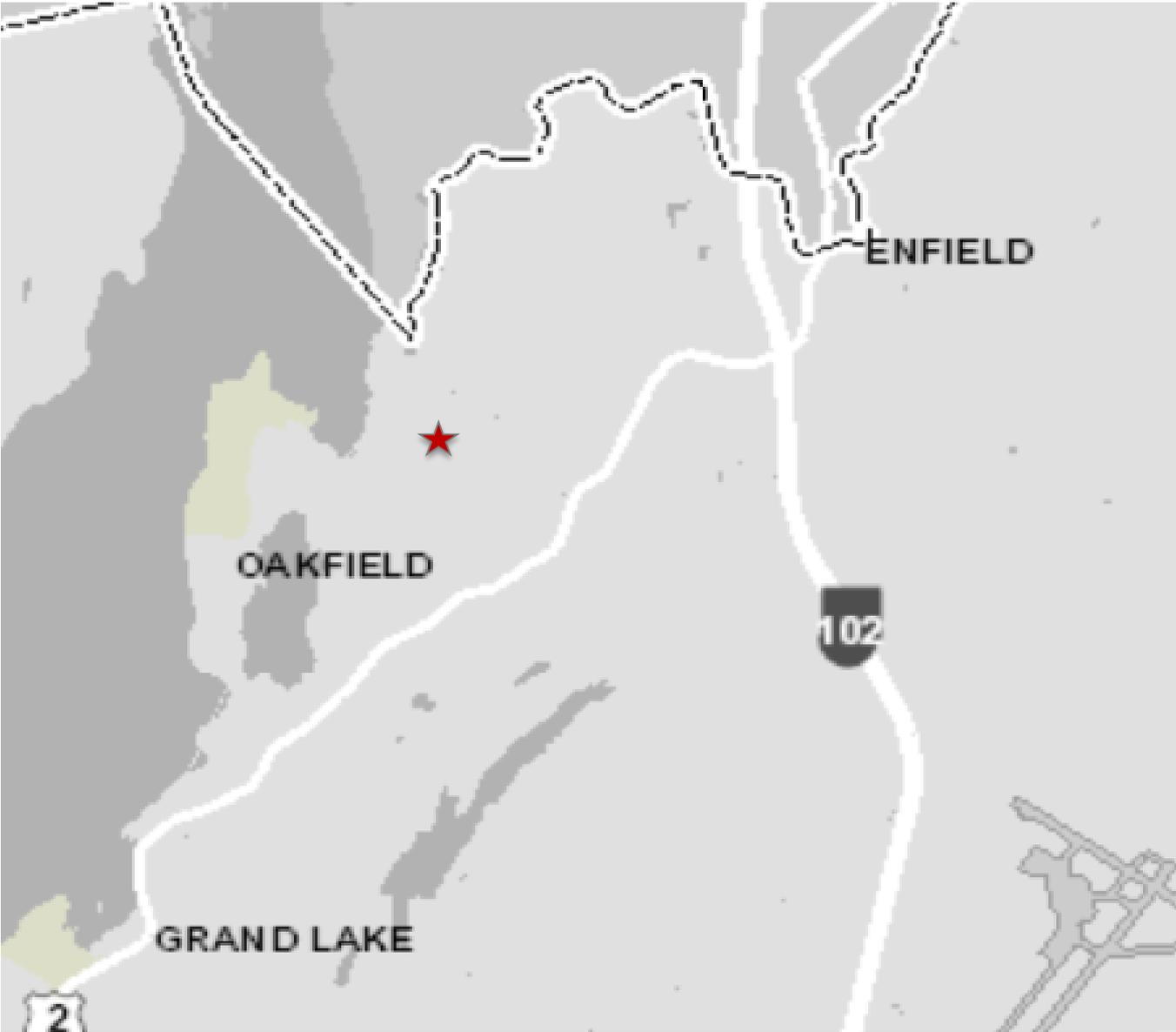
**Development Agreement Amendment Request  
Oakfield**

North West Community Council  
June 10, 2019

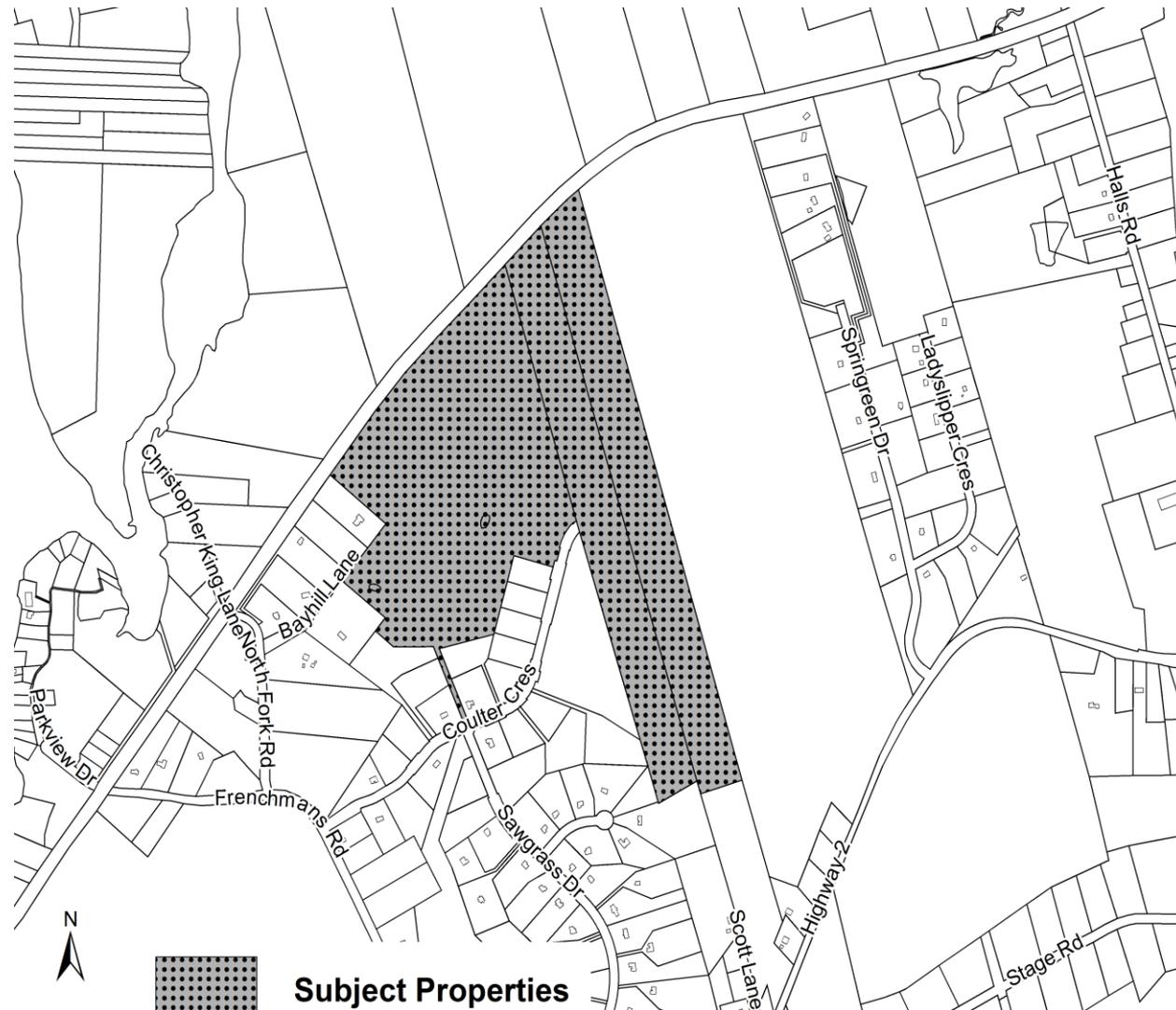
# Application

Application by Sawgrass Development Limited to enter into a Development Agreement to reconfigure 29.2 hectares (approximately 72 acres) of vacant land within their existing DA and add 23.8 hectares (approximately 60 acres) situated north of their lands into their existing DA to allow for an additional 23 lots in Oakfield.

# Context



# Context



- RMPS  
Designation: Rural  
Commuter
- MPS Designation:  
Residential
- LUB Zone:  
R-1E (Residential  
Estate) Zone  
R-1B (Suburban  
Residential) Zone
- Permits a range of  
land uses

**HALIFAX**

# Proposal

On November 28, 2007, Council approved a development agreement off Frenchman's Road in Oakfield for a rural 88 lot subdivision for single family dwelling units.

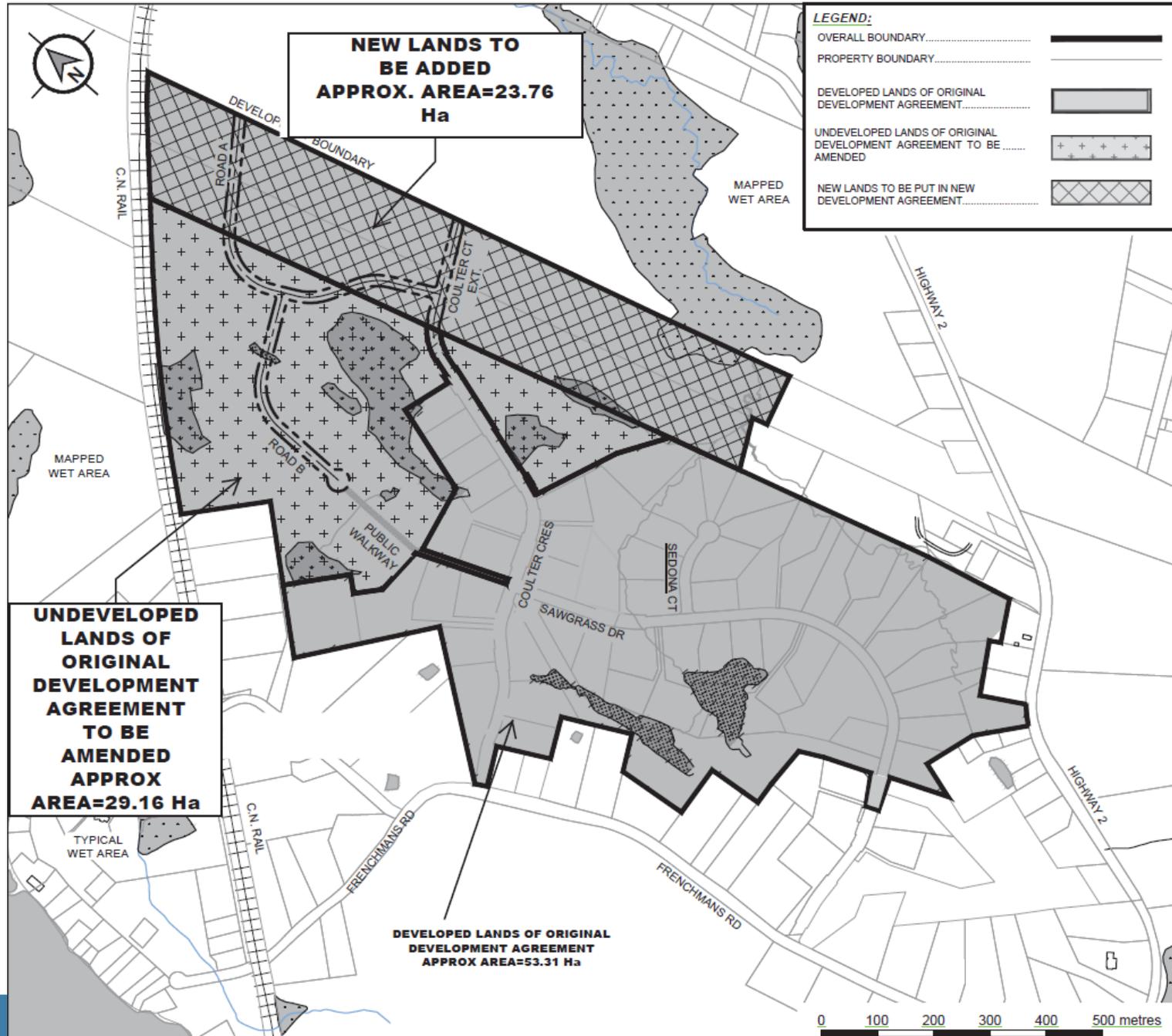
The applicant proposes to amend the existing DA to:

- 1) reconfigure the road network and establish an amended lot layout on the 29.2 hectares of undeveloped property within the existing 2007 DA approval boundary;
- 2) extend the reconfigured road network to add an additional 23.8 hectares of property adjacent to the 2007 DA approval boundary.

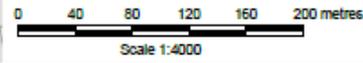
The proposed amendments would increase the overall lot yield in the subdivision from 58 to 111.

<b>Existing Development Agreement</b>	<b>Number of Lots</b>
Existing Development Agreement (Approved in 2007)	88
Number of Lot developed to date (Phase 2, 2B and 3)	58
<b>Proposed Amendments</b>	
Reconfigure 29.2 hectares (approximately 72 acres) of undeveloped lands within existing Development Agreement (Amending Lands)	30
Add 23.8 hectares (approximately 60 acres) of new lands into the Existing Subdivision (Additional Lands)	<u>23</u>
Total number of Lots permitted if Council approves the proposal	<b>111 (58+30+23)</b>

# Additional and Amended Lands



# Subdivision Layout



# Enabling Policy and Context

## Regional Plan

*“G-18 Where any completed development agreement application was received by HRM prior to Council’s first notification to adopt this Regional Plan, the application shall be considered in accordance with the Regional Plan policies in effect at the time the application was received.”*

The first notification of the adoption of the 2014 Regional Plan occurred on May 31, 2014. The original application preceded that date and therefore should be considered under the policies of the 2006 Regional Plan (Policies S-15 and IM-15)

# **REGIONAL MPS POLICY (2006) for (Open Space Design Policies S-15 and IM-15)**

- Larger scale residential development considered through development agreement process if it is in form of **open space design**.
- **Limiting** development on **new roads** to the **extent possible**;
- **20%** retention of lot for development
- **80%** retention for of lot for nondisturbance area
- Residential density is established at **max 1 unit per gross acre**
- Requirement for **groundwater** and **traffic studies**

# Required Studies

## Traffic Impact Study

- No significant impact on Frenchman's Road or on local network (site generated trips and Frenchman's Road volumes low);
- adequate sight stopping distances at access from Coulter Crescent;

## Hydrogeological Studies (groundwater)

- Reviewed by 3rd party reviewer established sufficient quality and quantity of potable water for the proposed development.

# Proposed DA

- Specifies **minimum building setbacks** and separation distances;
- Uses of land (**single family dwellings**);
- Disturbance and non disturbance areas;
- **Public Walkway** that will service as secondary access for fire service;
- Permits development of 53 lots (**30 reconfigured and 23 newly added**);
- A new **completion date of 15 years** from date of registration; and,
- **Complies with Policies S-15 and IM-15** for Open Space Development in accordance with 2006 Regional Plan.

# Conclusion

Staff have reviewed the proposal in terms of all relevant policy criteria and advise that it is reasonably consistent with the intent of the RMPS in terms of residential density, nondisturbance retention, buffers to watercourses and secondary access for Fire safety. Therefore, staff recommend that the North West Community Council approve the proposed amending agreement.

# Questions