

HALIFAX

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

Item No. 11.1.10
Halifax Regional Council
December 15, 2020

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY:

Original Signed by 

Jacques Dubé, Chief Administrative Officer

DATE: November 5, 2020

SUBJECT: **Case 23166: Municipal Planning Strategy Amendments for 530 Herring Cove Road, Halifax**

ORIGIN

Application by KWR Approvals Inc.

LEGISLATIVE AUTHORITY

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

RECOMMENDATION

It is recommended that Regional Council direct the Chief Administrative Officer to:

1. Initiate a process to consider amendments to the Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law to re-designate and rezone a portion of 530 Herring Cove Road in Halifax from the Institutional Designation to the High-Density Residential Designation and from the P (Park and Institutional) Zone to the R-4 (Multiple Dwelling) Zone; and
2. Adopt the public participation program as outlined in the Community Engagement section of this report.

BACKGROUND

KWR Approvals Incorporated is applying to amend the Halifax Municipal Planning Strategy (MPS) and Halifax Mainland Land Use By-law (LUB) to re-designate and rezone a portion of 530 Herring Cove Road (identified as Parcel B on Attachment A) from the Institutional Designation to the High-Density Residential Designation and from the P (Park and Institutional) Zone to the R-4 (Multiple Dwelling) Zone. This proposal cannot be considered under existing MPS policies. The applicant is seeking amendments to the Halifax MPS and Halifax Mainland LUB to enable as-of right development of 7 McIntosh Street and to upgrade portions of McIntosh Street from its current classification as a private road to a minor collector. Once complete, this will allow for the development of Phase 2 of an approved subdivision, commonly referred to as McIntosh Estates (Attachment B).

Subject Property	530 Herring Cove Road, Halifax
Location	The site is located northeast of the intersection of Herring Cove Road and McIntosh Street, Halifax
Regional Plan Designation	US (Urban Settlement)
Community Plan Designation (Map 1)	INS (Institutional)
Zoning (Map 2)	P (Park and Institutional) Zone
Size of Site	~1.3 acres (0.52 hectares)
Street Frontage	~68 metres (223 feet) along Herring Cove Road; and ~50 metres (164 feet) along McIntosh Street
Current Land Use(s)	Vacant
Surrounding Use(s)	Land uses surrounding the site include: <ul style="list-style-type: none">• North: Detached single-family and two-family dwellings• East: Multiple dwellings• South: Commercial development and existing detached single-family dwellings• West: Multiple dwellings

Proposal Details

The applicant proposes to amend the Halifax MPS and Halifax Mainland LUB to re-designate and rezone a portion of 530 Herring Cove Road, identified as Parcel B on Attachment A, from INS (Institutional) to HDR (High Density Residential) and from P (Park and Institutional Zone) to R-4 (Multiple Dwelling Zone). If approved, the subject Parcel B, measuring approximately 419 square metres (4,510 square feet), will be consolidated with the existing R-4 zoned property located at 7 McIntosh Street.

7 McIntosh Street

Once re-designated and rezoned, Parcel B is proposed to be consolidated with 7 McIntosh Street. The property is home to an existing apartment house. In exchange for Parcel B, the owner of 7 McIntosh Street (Jason Timms Consulting Industries Inc.), has agreed to subdivide and transfer ownership of a 40.2 square metre (432.7 square foot) portion (identified as Parcel A on Attachment A) to the applicant's client (Vanguard Developments Inc.). Once acquired, Vanguard Developments intends to consolidate the parcel with the existing McIntosh Street right-of-way as part of efforts to upgrade the street to a public road standard.

McIntosh Estates Subdivision

McIntosh Street may serve as a second road access to McIntosh Estates Subdivision and allow for the development of Phase 2 of the 5-phase approved subdivision which consists of approximately 348 units. A condition of subdivision approval for Phases 2 through 4 of McIntosh Estates is that the property owner of McIntosh Street (Vanguard Developments Inc.) upgrade the street and deed it to the Municipality.

Property Ownership

Parcel B (as shown on Attachment A)

The subject property is owned by HRM and was deemed surplus land by the former Halifax City Council in 1991. The portion of the property (Parcel B) proposed for re-designation and rezoning represents a small portion (approximately 8%) of the 1.3 acre property. The applicant has entered into a purchase and sale agreement with HRM to acquire the 419 square metre (4,510 square foot) portion (Parcel B). It is anticipated the sale will be finalized soon, following review and approval of a separate subdivision application. As such, it is anticipated Parcel B will be in the ownership of the applicant's client prior to the conclusion of any required planning process.

Parcel C (as shown on Attachment A)

As part of the same purchase and sale agreement, the applicant has also proposed acquiring a 105 square metre (1,130 square foot) rectangular portion of 530 Herring Cove Road, which extends along its north-eastern boundary from the intersection of Herring Cove Road and McIntosh Street to its boundary with 7 McIntosh Street. If acquired, the applicant's client intends to consolidate Parcel C with McIntosh Street as part of efforts to upgrade the street.

MPS and LUB Context

Regional Plan

The subject property, and surrounding area, is designated Urban Settlement under the Regional Municipal Planning Strategy (RMPS). The intention of the Urban Settlement designation is to support existing and future development of land uses serviced with municipal water and wastewater systems. The subject property is also located within the Spryfield Urban District Growth Centre. Under the RMPS, district growth centres are areas identified for a mix of low, medium and high density residential commercial, institutional and recreational uses. Further, these areas are intended to serve as a connecting point for transit routes to other centres and the Regional Centre.

Community Plan

The subject property is located within the Institutional Designation of the Mainland South Secondary Plan Area, which forms part of the Halifax MPS. The Institutional Designation is intended to support public and private institutional uses to serve the Mainland South area and greater region. Section 3.2 of the Mainland South Secondary Plan encourages existing institutional uses to remain in their present locations and encourages the re-use of such institutional areas and facilities. The subject property is vacant, serving previously as a school until its closure in 1990 and subsequent demolition in 2006.

The adjacent properties to the east and west, including 7 McIntosh Street, are designated HDR (High Density Residential) under the Halifax MPS and zoned R-4 (Multiple Family Dwelling) under the Halifax Mainland LUB. The R-4 Zone permits apartment houses with a maximum density of 75 persons per acre. Apartment houses are also subject to minimum lot and frontage requirements, minimum open space requirements and angle controls which regulate building scale and setbacks.

Properties south of the subject site are designated MNC (Minor Commercial) and zoned C-2A (Minor Commercial). The C-2A Zone permits a variety of commercial uses, including: stores for retail trade and rental; appliance repair shops; personal service uses; service stations; offices; banks; restaurants and community facilities. Lower density forms of residential development (up to 14 units) are also permitted. Properties north of the subject property are designated LDR (Low Density Residential) and zoned R-2 (Two-Family Dwelling) which permits detached single-family, semi-detached and duplex dwellings. Also, north of the subject property are undeveloped lands designated and zoned RDD (Residential Development District). These lands form part of Phase 2 of McIntosh Estates Subdivision (Attachment B) and are approved for the future semi-detached residential development.

Land Use By-law

The subject property is zoned P (Park and Institutional) under the Halifax Mainland LUB. The P Zone permits park and institutional uses such as, however not limited to: public parks; recreation fields;

community facilities; public schools; churches and day care facilities. Plan policies do not exist that would enable the consideration of multiple family dwellings, or associated uses, on the 419 square metre portion (identified as Parcel B on Attachment A). As such, an amendment to the MPS and LUB is required to enable the requested land use.

DISCUSSION

The Halifax MPS is a strategic policy document that sets out the goals, objectives and direction for long term growth and development in this part of the Municipality. Together with the Regional Plan, the Halifax MPS, provides broad direction, however Regional Council may consider plan amendment requests to enable proposed development that is inconsistent with community plan policies. Amendments to an MPS are significant undertakings, and Council is not obliged to consider these requests. Amendments should be considered only within the broader planning context, when there is reason to believe there has been a change in circumstance since the MPS policies were adopted or last reviewed.

Applicant Rationale

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

- the proposal allows for the upgrading of McIntosh Street and is consistent with Regional MPS policy regarding street design which states “streets shall be designed to support pedestrians, bicyclists, and public transit and to improve public health and safety”;
- the proposal will allow for upgrades to McIntosh Street improving the overall safety and enjoyment of current and future residents in the community;
- the proposal will bring 7 McIntosh Street into compliance with applicable requirements of the R-4 (Multi Dwelling) Zone and Halifax Mainland LUB;
- the proposed acquisition, re-designation and rezoning of a small portion of 530 Herring Cove Road (Parcel B), allows most of the subject property to be retained as park and institutional land and potentially developed at a scale compatible with the existing neighbourhood.

Attachment C contains the applicant’s application letter/rationale.

Review

Staff have reviewed the submitted rationale in the context of applicable planning policies, site circumstances, and surrounding land uses. Staff advise that there is merit to consider the request because:

- the proposal allows for further development of McIntosh Estates Subdivision, the upgrading of existing community infrastructure and is consistent with the Urban Settlement Designation and the future characteristics of the Spryfield Urban District Growth Centre as identified under the Regional MPS;
- the proposal results in an increase of total lot area for 7 McIntosh Street, allowing the existing apartment house to comply with applicable provisions of the Halifax Mainland LUB and the R-4 (Multiple Dwelling) zone; and
- the proposal achieves the above, while retaining a significant portion of 530 Herring Cove Road and allowing for its potential re-use as an Institutional area. This is consistent with the objectives of the Institutional designation under the Mainland South Secondary Plan Area as part of the Halifax MPS.

A full review would consider the following:

- appropriateness of the proposed re-designation and rezoning;
- feedback received through community engagement initiatives;
- detailed technical impacts on traffic, sewer and water services;
- development risks;
- compatibility with surrounding uses; and
- any other relevant planning matter.

Conclusion

Staff have reviewed the proposed MPS and LUB amendment request and advise that there is merit to consider the proposal. Regional Council is under no obligation to consider such a request, however there has been a reasonable change in circumstance (development of the Spryfield community as an urban district growth centre) since the MPS was adopted, or last reviewed. Further, there is no policy within the Halifax MPS to consider development through other planning tools. Therefore, staff recommend that Regional Council initiate the MPS amendment application process.

COMMUNITY ENGAGEMENT

Section 219 of the Charter requires Council to adopt, by policy, a public participation program concerning the preparation of planning documents. The content of the public participation program is at the discretion of Council, but it must identify opportunities and establish ways and means of seeking the opinions of the public concerning the proposed planning documents.

On September 1, 2020, Regional Council adopted amendments to Administrative Order Number 2020-009-ADM, the COVID-19 Administrative Order (AO). Section 3B(1)(b) of the COVID-19 Administrative Order (AO) provides that a public participation program adopted by Council pursuant to section 219 of the Charter may be comprised of, wholly or in part, alternative public engagement. Alternative public engagement means public engagement facilitated through one, or a combination of, the following means: written correspondence, the internet, telephone, or meetings held virtually.

The MPS also includes a section on community participation. This section's objective is to establish and maintain a means for effective communication with residents so they can participate in a meaningful way.

Whether meetings are held online or in person is determined in response to specific engagement needs and in alignment with permitted gathering sizes, public health protocols and Provincial directives.

If Council initiates the MPS amendment process, the public participation program and proposed level of community engagement is consultation, achieved by:

- placing a sign on the subject property;
- sharing information via mail and the HRM website; and
- sending a questionnaire or survey to stakeholders and nearby property owners early in the review process.

Regional Council must hold a public hearing before considering approval of any amendments.

Amendments to the Halifax MPS may impact the following stakeholders: residents, landowners, and businesses.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this planning application can be accommodated for within the approved 2020-2021 operating budget for C320 Regional Policy Program.

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

No environmental implications are identified at this time.

ALTERNATIVES

1. Regional Council may choose to initiate the consideration of potential plan 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*.

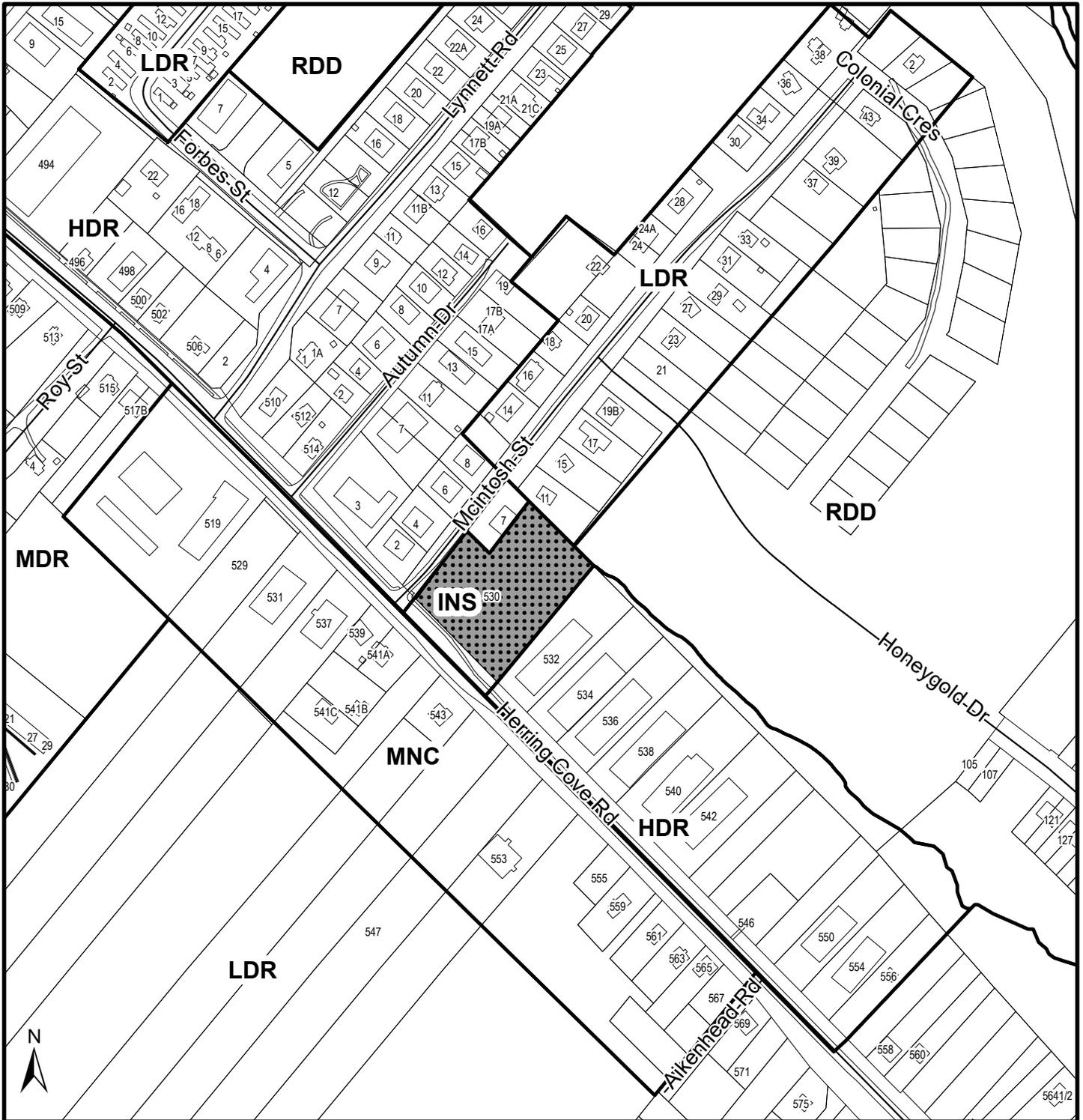
ATTACHMENTS

Map 1: Generalized Future Land Use
Map 2: Zoning and Location

Attachment A: Sketch Showing Parcels A, B & C
Attachment B: McIntosh Estates Concept Plan
Attachment C: Application Letter/Rationale
Attachment D: Excerpts from the Regional MPS
Attachment E: Excerpts from the Halifax MPS
Attachment F: Excerpts from the Halifax Mainland LUB

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Tyson Simms, Planner III, 902.717.5309



Map 1 - Generalized Future Land Use

530 Herring Cove Rd,
Halifax

HALIFAX

 Subject Property

Designations

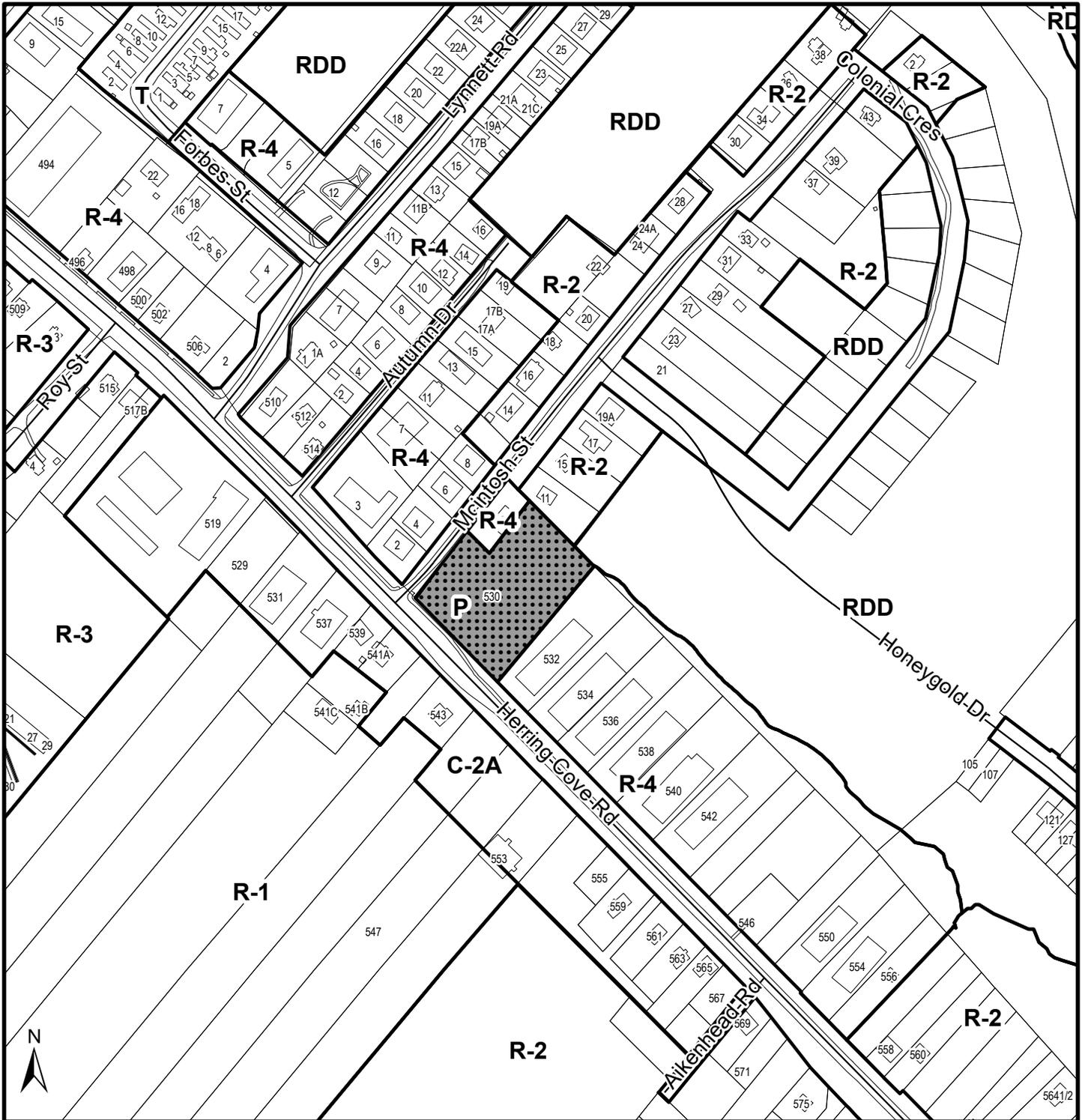
- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- RDD Residential Development District
- MNC Minor Commercial
- INS Institutional



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
Mainland South



Map 2 - Zoning and Location

530 Herring Cove Rd,
Halifax

 Subject Property

Zones

- R-1 Single Unit Dwelling
- R-2 Two Family Dwelling
- R-3 Low-Rise Apartment
- R-4 Multiple Dwelling
- RDD Residential Development District
- C-2A Minor Commercial
- P Park and Institutional
- T Mobile Home Park

HALIFAX



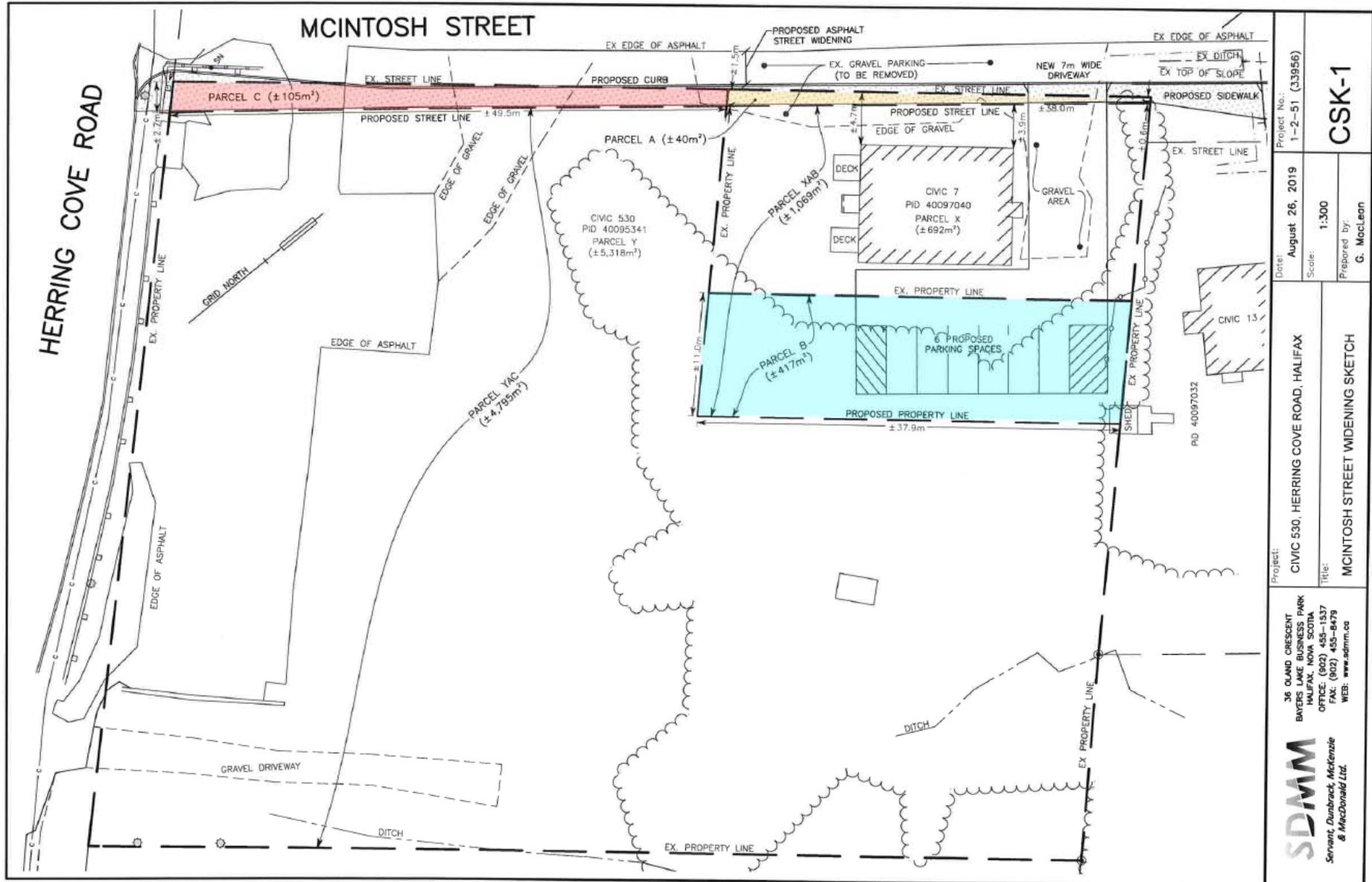
This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

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

Halifax Mainland By-Law Area

HALIFAX

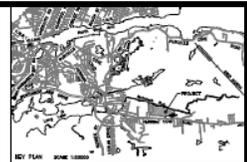
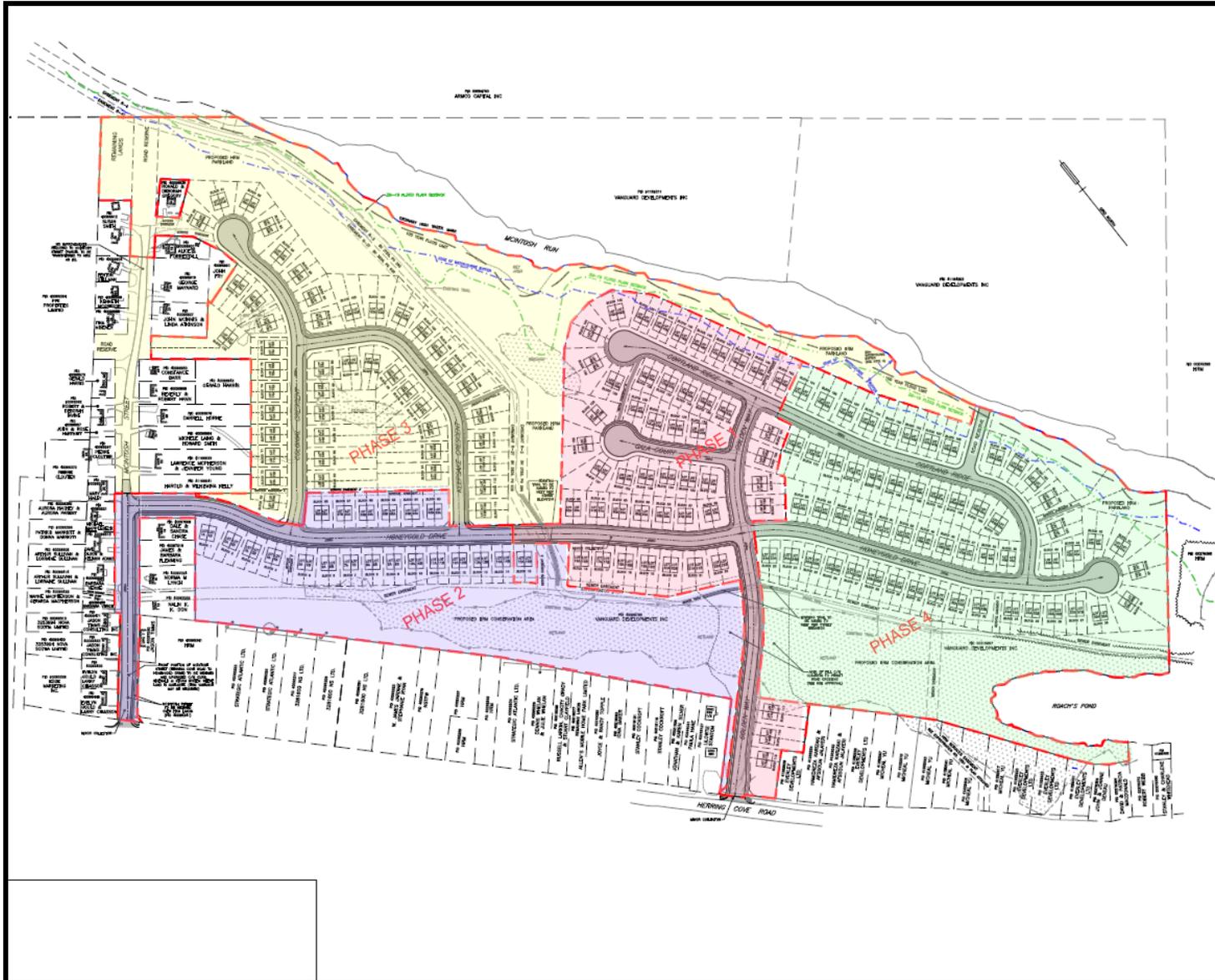
ATTACHMENT 'A' SKETCH SHOWING PARCELS A, B, & C



Project No.: 1-2-51 (33956) Date: August 26, 2019 Scale: 1:300 Prepared by: G. MacLean		CSK-1
Project: CIVIC 530, HERRING COVE ROAD, HALIFAX Title: MCINTOSH STREET WIDENING SKETCH		
36 OLAND CRESCENT BAYERS LAKE BUSINESS PARK HALIFAX, NOVA SCOTIA OFFICE: (902) 455-1537 FAX: (902) 455-8479 WEB: www.sdm.ca SDMM Servant, Dunbrack, McKenzie & MacDonald Ltd.		

HALIFAX

ATTACHMENT 'B' McINTOSH ESTATES CONCEPT PLAN



KEY PLAN: 2014-10-10

LEGEND	
CONTOUR	---
PHASE BOUNDARY	---
ROAD LINES	---
SHARED PROPERTY BOUNDARY	---
PROPOSED PROPERTY BOUNDARY	---
PHASE 1	---
PHASE 2	---
PHASE 3	---
PHASE 4	---
PROPOSED ROAD	---
PROPOSED STREET	---
PROPOSED DRIVEWAY	---
PROPOSED DRIVE	---
UTILITY	---
NOT SHOWN	---

NOTES:
 1. THIS CONCEPT PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR AS A BASIS FOR OBTAINING PERMITS.
 2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 5. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

PHASE-BY-PHASE

PHASE	AREA
1	1.0000
2	1.0000
3	1.0000
4	1.0000
TOTAL	4.0000

PHASE-BY-PHASE

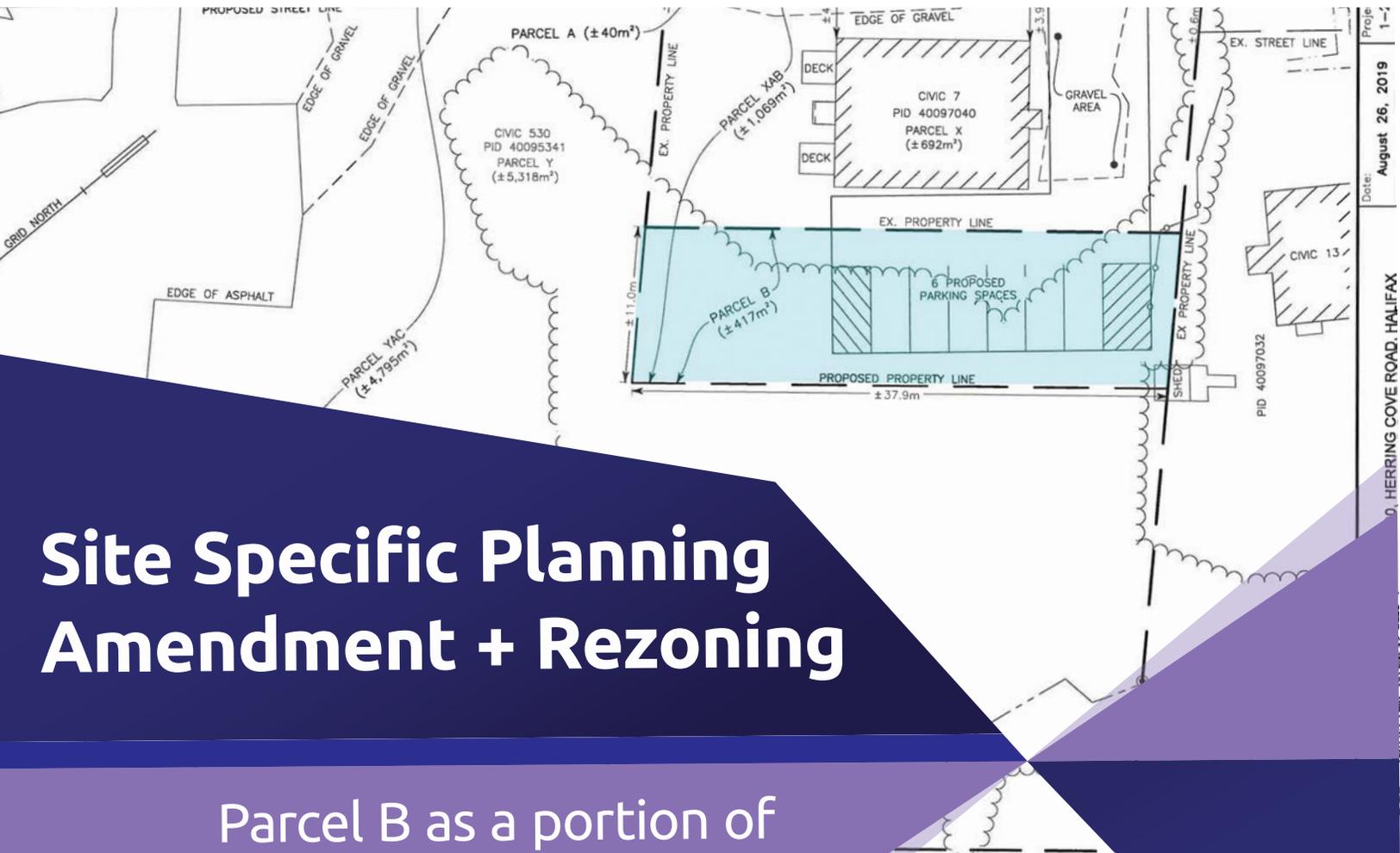
PHASE	AREA	PERCENT
1	1.0000	25.00%
2	1.0000	25.00%
3	1.0000	25.00%
4	1.0000	25.00%
TOTAL	4.0000	100.00%

FINANCIAL & CONSTRUCTION COSTS

ITEM	AMOUNT	UNIT PRICE
CONSTRUCTION COSTS	1.0000	1.0000
TOTAL	1.0000	1.0000

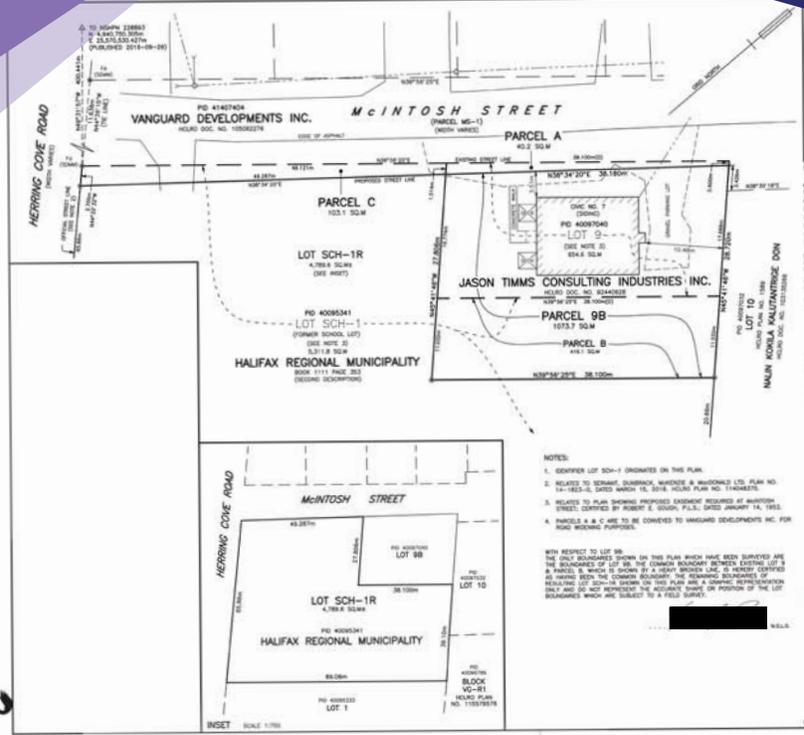


CONCEPT PLAN
 VANGUARD DEVELOPMENTS INC.
 McINTOSH RUN ESTATES
 HALIFAX, NOVA SCOTIA
 DATE: NOVEMBER 21, 2014
 SCALE: 1:1000
SDMM
 SERVICES: CONSULTING, ARCHITECTURE & ENGINEERING LTD.
 1015 SOUTH LANE, WESTPORT, NS B01X0A0
 TEL: 902-441-0880



Site Specific Planning Amendment + Rezoning

Parcel B as a portion of
530 Herring Cove Road



Applicant: **KWR Approvals Inc.**



Developer: Vanguard Developments Inc

July 24, 2020

Date: August 26, 2019
 Project: HERRING COVE ROAD, HALIFAX

July 31st, 2020

Miles Agar, MCIP, LPP

Principal Planner

Planning & Development | Regional Planning | Urban Plan Amendments

HALIFAX

40 Alderney Drive, (2nd Floor, Alderney Gate)

Dartmouth, HRM, Nova Scotia

P.O. Box 1749

Halifax, N.S., B3J 3A5

agarm@halifax.ca

Re: Site Specific Planning Amendment (SSPA) + Rezoning/Re-Designation of a Portion of 530 Herring Cove Road (PID No. 40095341) known as Parcel B, Spryfield, HRM.

Dear Miles:

On behalf of our client Vanguard Developments Inc. (Developer), KWR Approvals Inc. (applicant) is pleased to submit a formal application for a Site Specific Planning Amendment (SSPA) to the MPS and accompanying rezoning/map re-designations.

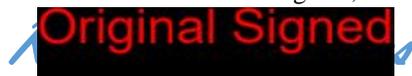
Previously in spring, KWR Approvals Inc. met with various multiple-disciplinary staff of HRM and our own Professional Development Team (PDT) regarding this matter. Tyson Simms was at the meeting representing the Regional Planning I Urban Plan Amendments division within the HRM Planning & Development Department.

Vanguard Developments Inc. has been working with HRM Development Services since 2012 on a major subdivision master planned community known as *McIntosh Estates*, which is a 348 residential unit neighborhood broken out into five phases. This has been an as-of-right process under HRM's Subdivision By-law. Phase 1a/1b (96 units/lots) has been approved and taken to PAD ready stage (Dexter Construction) to date. All 96 lots were sold to West Bedford Holdings Limited (WBHL) and their builder earlier this year. The affordable nature of the homes has seen all 30 homes in Phase 1a under construction already. *McIntosh Estates* when completed will have built an estimated \$20,000,000 worth of infrastructure to accommodate the 348 homes.

Vanguard and their PDT (SDMM, JTL Traffic Consulting and KWRA) have been working closely with HRM Development Services to get detailed engineering and design approved for Phase 2 & 3 so we can begin construction as soon as approvals are granted. A critical date for us is to begin road construction by April 2021 at the latest. We believe that all other aspects of Phase 2 requirements have been submitted to HRM Development Services. A condition of Phase 2 approval is to bring a sizable section of McIntosh Street to HRM Minor Collector standards, where the Municipality can take it over.

As outlined in this application package, the SSPA + Re-zoning/Re-designation of Parcel B is critical to not only Phase 2 subdivision approvals, but the much needed improvements to the substandard McIntosh Street. Upon your Case Planner/Team Review, happy to answer any questions.

Thank You & Warmest Regards,



Kevin W. Riles, President

KWR Approvals Inc.

Cc: Tyson Simms, MCIP, LPP, Planner III
Geoff MacLean, P.Eng., SDMM
Vanguard Developments Inc.



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Appendices

- A. Application Form for Site Specific Planning Amendment (SSPA)
- B. LIMS Map and Parcel Historic Listing Report
- C. Applicable Planning Policy Overview (MPS, LUB, Regional Plan)
- D. Parcels A, B & C
- E. Subdivision of Parcel B
- F. Zoning Map of 530 Herring Cove Road including proposed Parcel B
- G. Existing Conditions Survey of 7 McIntosh Street
- H. McIntosh Estates Approved HRM Concept Plan
- I. Mapping Showing McIntosh Street and Area of Widening/Improvements
- J. Phase 2 McIntosh Estates Subdivision Plan
- K. Google Earth Image of Parcel B

1. Executive Summary

Parcel B (Appendix D) is a proposed 419.1 square metre (4,511.19 square foot) portion of the overall Lot SCH-1R otherwise commonly known as HRM Parcel PID No. 40095341 at 530 Herring Cove Road (Appendix A). 530 Herring Cove Road is a municipally serviced undeveloped corner parcel at the entrance to McIntosh Street and intersection of Herring Cove Road/McIntosh Street. Both proposed Parcel B/530 Herring Cove Road are zoned Park and Institutional (P) as shown on the Halifax Mainland Land Use By-law ZM-1 Zoning (South Section) map (Appendix K). The Halifax Municipal Planning Strategy Mainland South Secondary Planning Strategy Map 9F Generalized Future Land Use (GFLUM) designates 530 Herring Cove Road/Parcel B as Institutional (Inc.). 530 Herring Cove Road is 1.3 acres in size or 56,628 square feet. Parcel B would comprise 8% of the total land area currently of 530 Herring Cove Road.

Vanguard Developments Inc. (Vanguard) as the Developer to a nearby master planned community known as **McIntosh Estates** has been working with HRM and their Development Services Department for subdivision approvals since 2012 through their Professional Development Team (SDMM & KWR Approvals Inc.). **McIntosh Estates** is a five phase 348 lot development. Phase 1a/1b was previously approved by HRM and their 96 lots were constructed to PAD ready status at the end of 2019/ beginning of 2020. West Bedford Holdings Limited (WBHL) purchased all 96 PAD ready lots and currently there is approximately 30+/- homes being build in Phase 1a. Detailed Engineering & Design of **McIntosh Estates** Phase 2 consisting of 40 lots is currently being worked on and requires significant improvements to a portion of the existing McIntosh Street. **Therefore, the reason for the SSPA + Rezoning of Parcel B is related to the improvements to McIntosh Street as part of the overall Phase 2 McIntosh Estates subdivision approval.**

McIntosh Street (Appendix I) is a non accepted, substandard street which HRM provides some municipal services to residents since the former Halifax County days (pre HRM amalgamation in 1996). ***“In order for McIntosh Street to be considered a second access to the proposed five Phase McIntosh Estates subdivision (see Appendix H), the street is required to be upgraded to an acceptable municipal standard (minor Collector with sidewalks and appropriate street drainage)”*** ... HRM correspondence dated September 30, 2013. The current access of Phase 1 onto Herring Cove Road known as Golden Way as per HRM requirements has a limit of 100 lots. A second approved access is required for any lots in **McIntosh Estates** beyond 100 which is a standard HRM requirement.

For information, the portion of McIntosh Street which would have to be widened with curbs/sidewalk and asphalt is shown in Appendix I and highlighted in yellow. This portion of McIntosh Street is from the corner of the intersection of future Phase 2 road known as Honeygold Drive/McIntosh Street to the intersection of McIntosh Street/Herring Cove Road. Habitat for Humanity Nova Scotia owns the lot/building at the corner of McIntosh Street/HoneyGold Drive known as 19 McIntosh Street.

Including HRM owned 530 Herring Cove Road, there are fifteen (15) properties on the section of McIntosh Street which would be directly improved by upgrading to a minor collector for both pedestrian and vehicular circulation. Five of these properties contain small apartment buildings, including 7 McIntosh Street which is adjacent to 530 Herring Cove Road to the Northwest and important to this application. Residents of both future Phases 2/3 of McIntosh Estates are anticipated to utilize the improved minor collector enhancements to the noted section of McIntosh Street as well as existing single-family residents and apartment tenants living on the Street.

As can be expected, the upgrading of a sizeable section of a very old substandard county street to current HRM Municipal Minor Collector standards is a significant undertaking by Vanguard Developments Inc. and its PDT Team. To widen McIntosh Street in the applicable area, requires working with several existing residents living at 13, 15, 17, 19 McIntosh Street as well as the Apartment Owner at 7 McIntosh Street and HRM as the owners of 530 Herring Cove Road.

2. Project Introduction

7 McIntosh Street (PID No. 40097040, Appendix G) adjacent to 530 Herring Cove Road has an existing six (6) unit apartment building. In order to widen McIntosh Street as part of making it acceptable as a Minor Collector, the front of Civic No. 7 property requires that a 40 square metre/430.6 square foot sliver of this land be consolidated with the current McIntosh streetway. This 430.6 square foot sliver is shown on Appendix F as Parcel A highlighted in yellow. Appendix G shows the existing conditions of 7 McIntosh Street including the 6-unit Apartment Building.

The challenge is in widening McIntosh Street (PID No. 41407404) to a reasonable Minor Collector standard and consolidating Parcel A of 7 McIntosh Street with it, means the existing apartment building would lose its six tenant parking spaces out front. 7 McIntosh Street is currently zoned R-4 Multiple Dwelling Zone.

The only practical solution is to move these six tenant parking spaces to the rear of the property however, the property is too small. To accommodate the six tenant parking spaces at the rear, enough land from 530 Herring Cove Road (PID No. 40095341) would be required. This required land is what comprises the proposed six tenant parking stalls for 7 McIntosh Street and is what we refer to as Parcel B (Appendix E1). Parcel A being consolidated with McIntosh Street to give it extra width makes 7 McIntosh Street an undersize lot as per the Halifax Mainland Land Use By-law (LUB) for the R-4 (Multiple Dwelling Zone).

Parcel B being consolidated with the current 7 McIntosh Street (PID No. 40097040) property minus Parcel A would create a new property that would be known as Parcel 9B that is 1,073.7 sq. metres or 11,169.8 square feet. This new Parcel 9B would:

- ✓ Provide enough area to replace the six tenant parking stalls currently at the front of apartment building on 7 McIntosh Street.
- ✓ Create enough land area that would meet the minimum lot area requirement of 6,000 square feet as per the Multiple Family (R4) zone.
- ✓ Create a split zone situation (see Appendix E1) where the current 7 McIntosh Street portion of the proposed Parcel 9B would be zoned R4 Multiple Family and the Parcel B portion from 530 Herring Cove Road where the 6 tenant parking stalls would be located is zoned Park and Institutional (P) zone.
 - ❖ The creation of the proposed Parcel 9B has one deficiency. The Park and Institutional (P) zone does not permit parking for an apartment building (Appendix C). There is no enabling policy in the Halifax Municipal Planning Strategy (MPS) to allow a rezoning application for this portion known as Parcel B from Park & Institutional (P) zone to R4 Multiple Family to permit the six parking stalls for the existing apartment building at 7 McIntosh Street. When an MPS does not have an enabling policy, a Site Specific Planning Amendment (SSPA) would need to be approved by Regional Council to create a policy in the MPS that would permit Parcel B to be rezoned/re-designated from Parks & Institutional (P) to R4 Multiple Family to permit the six residential tenant parking spaces for the existing apartment building. This is the sole purpose of this SSPA + Rezoning for Parcel B, which is to simply allow the transfer of the six current parking stalls at or near the front of the 7 McIntosh Street apartment building to the back of the building.

3. Community Background & Zoning Review

Parcel B as part of 530 Herring Cove Road Lake is at the corner of Herring Cove Road/McIntosh Street. Herring Cove Road properties on the same side as the subject property (Parcel B/530 Herring Cove Road) are zoned R4 Multiple Dwelling zone. Immediately across McIntosh Street from Parcel B/530 Herring Cove Road are four R4 zoned properties with existing apartment buildings on them. Parcel B as noted early abuts an existing R4 zoned six-unit apartment building. Across Herring Cove Road to the South & West from Parcel B/530 Herring Cove Road is a row of smaller Minor Commercial C2-A zoned properties. Along Herring Cove coming from the East leading up to 530 Herring Cove Road/Parcel B are a further eight (8) mid to large apartment buildings numbered 554 to 532.

Further north to the rear of Parcel B/530 Herring Cove Road are several R2 zoned properties with residential dwellings on them. Major residential developments near the Subject Parcel B to the North being McIntosh Estates and Governor’s Brook. Both these major residential subdivisions/communities are zoned Residential Development District (RDD). The six-unit apartment building adjacent to Parcel B/530 Herring Cove Road has been in existence for an estimated 50+ years. Immediately to the east of Parcel B is adjacent R2 zoned residential property with residence on it known as 13 McIntosh Street.

In working for over a decade on McIntosh Estates involving a significant amount of interaction with neighborhood residents and HRM Development & Transportation staff, it has been a goal to bring the noted portion of McIntosh Street to a municipal street standard and specifically minor collector. This would make the McIntosh Street safer for both vehicular and pedestrian traffic by having wider street, asphalt paving, sidewalk/curb, better drainage, traffic calming measures and improvements to access in and out of Herring Cove Road.

The six parking stalls located at or near the front of the apartment building at 7 McIntosh Street have been a long-standing item on McIntosh Street and this neighborhood for decades.

4. Applicant and Project Development Team (PDT)

Vanguard Developments Inc. has assembled an experienced PDT for this planning application. The PDT consists of:

Project Team Member	Project Responsibility	Principle Contact	Contact Information
Vanguard Developments Inc.	Developer	Bassem Iskander, Director	[REDACTED]
KWR Approvals Inc.	Urban Planning and Management of Planning Application & Approvals	Kevin W. Riles, President & CEO	[REDACTED]
		Patricia MacLeod	[REDACTED]
JRL Consulting Inc.	Traffic Impact Statement and Analysis	Jeff LeBlanc, P. Eng., Transportation and Traffic Consultant	[REDACTED]
SDMM Ltd.	Civil Engineering, Surveying and Servicing	Geoff MacLean, P. Eng., Project Engineer	[REDACTED]
Levis Street Design Group Ltd.	Architecture and Design	Andrew Holly Certified Housing Professional	[REDACTED]

5. Technical Studies Overview

Unlike typical rezonings and development agreements, where there are major buildings or structure proposed requiring the usual technical studies, this proposed SSPA + rezoning/re-designation of Parcel B as a portion of 530 Herring Cove Road, is simply relocating six existing tenant parking spaces at the front of the 7 McIntosh Street apartment building to the rear behind the property. This proposed change would not increase any traffic or change the existing use. The PDT in creating the proposed Parcel B size and configuration (Appendix D & E) took a minimum area required to ensure adequate space for six tenant parking spaces, traffic circulation and pedestrian movement. Parcel B as previously noted is only 4,511.19 square feet.

6. PLANNING RATIONALE: Context for Site Specific Planning Amendment Application (SSPA) + Rezoning/Re-designation of Parcel B from Park & Institutional (P) to Multiple Dwelling (R4) Zone

Amendments to an MPS are generally not considered unless it can be shown circumstances have changed since the document was adopted to the extent the original land use policy is no longer appropriate. Site specific planning amendments (SSPA) require further justification as to what circumstances have changed in the Municipality, community, neighborhood, or property to justify it.

There is no enabling policy in the MPS that would enable a re-designation of Parcel B as a portion of 530 Herring Cove Road from Park & Institutional (P) zone/Institutional Designation (INS) to Multiple Dwelling (R4) zone/High Density (HDR) Residential GFLUM designation to allow for the relocation of six tenant parking spaces for the adjacent apartment building. The Park & Institutional (P) zone of Parcel B does permit as of right commercial parking intended for use of six relocated tenant parking spaced for the adjacent apartment building at 7 McIntosh Street. The adjacent apartment building to Parcel B at 7 McIntosh Street (Appendix E) is zoned Multiple Dwelling (R4). The intention is to match this (R4) zone /designation at 7 McIntosh Street with Parcel B and consolidate as one new property known as Parcel 9B.

In reviewing the Planning Rationale for this SSPA + Rezoning/Re-designation of Parcel B, the following HRM Planning documents were reviewed and analyzed. Appendix C outlines some excerpts from the various HRM Planning Documents uses in our analysis.

- HALIFAX Regional Municipal Strategy (RMPS)
- Mainland South Secondary Planning Strategy (MSSPS) (Section X) within the HALIFAX Municipal Planning Strategy.
- HALIFAX Municipal Planning Strategy, Mainland South Secondary Planning Strategy Map 9f Generalized Future Land Use (Parcel B/530 Herring Cove Road is designated Institutional (INS)).
- HALIFAX, Mainland Land Use By-law ZM-1 Zoning (South Section) Map (Parcel B/530 Herring Cove Road is zoned Park and Institutional (P)).
- Halifax Mainland Land Use By-law
- Section 7 (Plan Amendments) to the Mainland South Secondary Planning Strategy (MSSPS), page 277.
- Policy G-16 (page 106) of the HALIFAX Regional Municipal Strategy (RMPS)
- Section 7 (Plan Amendments), page 277 of the HALIFAX Regional Municipal Strategy (RMPS) outlines three situations where an amendment to this MPS is required.

- *Policy 2.6 (page 8 of Halifax MPS) “The development of vacant land, or of land no longer used for industrial or institutional purposes within existing residential neighbourhoods shall be at a scale and for uses compatible with these neighbourhoods, in accordance with this Plan and this shall be accomplished by Implementation Policies 3.1 and 3.2 as appropriate.”*

530 Herring Cove Road and Parcel B as a portion of it is deemed Park and Institutional on both the Land Use and GFLUM maps. Over the past couple of decades development and growth has strongly increased in Spryfield and this part of the community in general. The largest subdivision/community near Parcel B is known as Governor’s Brook just to the North. The developers involved in this SSPA + Rezoning/Re-designation Vanguard Developments Inc. have completed Phase 1a/1b (96 lots) of a total 348 residential dwelling lots in the neighbourhood known as **McIntosh Estates** which is less than 100 metres from Parcel B.

Parcel B/530 Herring Cove Road is presently vacant undeveloped land that was deemed surplus by the HRM Municipality and put on the open market for sale a few years ago. Approximately, five hundred (500) metres to the north from Parcel B/530 Herring Cove Road is J.L. Ilsley High School and its recreation amenities; an extensive McIntosh Run trail system runs through Governor’s Brook and eventually McIntosh Estates just 200+ metres to the North West and Roaches Pond Park/Playground well used by the community is 800 metres to the South East. Additionally, **McIntosh Estates** in addition to the McIntosh Run trail system, has extensive passive parkland area within the development.

It is our understanding in discussions with HRM over the years, 530 Herring Cove Road was deemed surplus since it was not required for parkland or passive recreation purposes appreciating. The neighborhood and community appear to be well-serviced by other HRM Parks, schools, trails, playground, and community facilities.

Parcel B at the very rear of 530 Herring Cove Road parcel is a small portion at 8% of the overall 1.3-acre total lot size of 530 Herring Cove Road. Parcel B in location, size, and use (parking) would not HRM if for argument sake the Municipality wanted for some reason to create a playground or other recreation amenity space at 530 Herring Cove Road. HRM would have 92% of the property available.

Parcel B SSPA + rezoning/re-designation to R4 multiple-dwelling is an **important factor** to create the necessary space at the front of 7 McIntosh Street to widen the road and place a curb/sidewalk. Bringing this section of McIntosh Street up to minor collector status with asphalt, proper drainage, curbs, widening, and sidewalk is an **important public amenity** for existing residents of McIntosh Street and future residents living in Phase 2 & 3 **McIntosh Estates**. Parcel B re-designation is a key component required to achieve Minor Collector status of this section of McIntosh Street and provide a safer more enjoyable vehicular/pedestrian experience for residents alike.

Moving six existing tenant parking spaces from the front of 7 McIntosh Street to the rear of the building on Parcel B is at scale for uses compatible with the neighborhood.

- *Policy 9.3 (page 31 of Halifax MPS) Design standards for all streets within the City shall pay attention to the provision of adequate and safe pedestrian routes.*

Section 9, Transportation (page 31st) of the Halifax MPS states the OBJECTIVE is for “the provision of a transportation network with special emphasis on public transportation and pedestrian safety and convenience which minimizes detrimental impacts on residential and business neighborhoods, and which maximizes accessibility from home to work and to business and community facilities.”

McIntosh Street as a former Halifax County travel surface is in very poor shape, and we would argue does not minimize the detrimental impacts to residents. Upgrading a sizeable portion of McIntosh Street to minor collector status would service existing residents living on and future residents of **McIntosh Estates** to ensure a safe and enjoy vehicular/pedestrian experience. **The re-designation of Parcel B to permit 6 tenant parking spaces would be part of the requirements necessary to realize making the applicable section of McIntosh Street a minor collector and meeting the intent of Policy 9.3.**

Section 4.2 T-16 of the HALIFAX Regional Municipal Planning Strategy states “Streets shall be designed to support pedestrians, bicyclists, and public transit to improve public health and safety.

McIntosh Street in its current form is not achieving this. McIntosh Street once upgraded to a Minor Collector for the applicable portion **would be consistent with the intent** of Section 4.2.

Chapter 9: Governance and Implementation, Policy G-16, of the HALIFAX Regional Municipal Planning Strategy.

Provided other policies of this Plan are satisfied and the proposed development is limited in scale, for the purpose of providing for the development of similar uses on properties which abut one another or share a common street line, HRM may consider the following development agreements or amendments to the applicable Land Use By-laws, for lands which are located where land use designations abut one another, as shown on the Generalized Future Land Use Map (Map 2):

- (a) amendments within a designation to provide for the development of uses which are uses permitted within the abutting designation;
- (b) amendments within a designation to provide for the development of uses which are uses permitted by the zone on the abutting property within the abutting designation;

The proposed development for Parcel B is limited in scale and in practical terms would be the establishment of six tenant parking spaces from the front of adjacent property 7 McIntosh Street to behind the apartment building (Parcel B). These six parking spaces on Parcel B would be the exact same use as the already existing in the long-established tenant parking spaces for a 50+/- apartment building. Further, amending the HALIFAX, Mainland Land Use By-law ZM-1 Zoning (South Section) Map to change the (Parcel B) zone from Park and Institutional (P) to match the adjacent abutting designation of R4 Multiple Dwelling at 7 McIntosh Street (PID No. 40097040) makes complete sense from a planning perspective as the apartment building which sits on an R4 zoned property would have its tenant parking lot at the rear (Parcel) B also zoned R4. This ensures the new Parcel 9B property (7 McIntosh Street) is zoned R4 and meets all the HRM land use by-law requirements. This is consistent with the intent of Policy 16 (a) (b).

7. Summary and Conclusion

The Site-Specific Planning Amendment (SSPA) + Rezoning/Re-designation of Parcel B would simply permit an existing use of tenant parking on an adjacent property to continue while ensuring the substandard McIntosh Street is brought to accept HRM Minor Collector Standards for the safety and enjoyment of current and future residents in the community. Further the SSPA + rezoning/re-designation of Parcel B require only a very small portion (8%) portion of HRM’s 530 Herring Cove Road. Leaving HRM with most of the 1.3 original acres to use as they see fit.

Appendix A

SECONDARY MUNICIPAL PLANNING STRATEGY AMENDMENT INITIATION APPLICATION FORM

- Part 1: Applicant Information
- Part 2: Application Details
- Part 3: Supporting Information Requirements
- Part 4: Fees

PART 1: APPLICANT INFORMATION

Registered Property Owner(s):		
HALIFAX REGIONAL MUNICIPALITY (HRM)		
Mailing Address:		
P.O. Box 1749, HALIFAX, NOVA SCOTIA C/O TYSON SIMMONS, PLANNING III		
E-mail Address:		
simmons@halifax.ca		
Phone:	Cell:	Fax:
[REDACTED]	/	[REDACTED]
Applicant?* <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Consultant:		
KUR APPROVALS INC.		
Mailing Address:		
P.O. Box 44153, BEDFORD, N.S. B4A 3Z8		
E-mail Address:		
[REDACTED]		
Phone:	Cell:	Fax:
[REDACTED]	[REDACTED]	[REDACTED]
Applicant?* <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

*indicates who the applicant of record is and who the contact is for the municipality

I certify that I am submitting this application, including all of the required supporting information, for approval with the consent of the owner(s) of the subject property(s). The owner(s) has/have seen the proposal and have authorized me to act as the applicant for this planning application. * My identification as the applicant means that I am the primary contact with HRM in all matters pertaining to this application.

I understand that all studies or reports submitted in support of this application are public. Once it has been determined that these documents are complete in both the comprehensiveness of the data used and that the analysis methodology is in keeping with HRM standards, they will be available for release to the public for inspection. Upon request by HRM, I agree to provide additional copies of such reports or studies or any additional information as may be deemed necessary.

I understand that my planning application will be processed in an expeditious manner by the Municipality, and that the process will require my timely response to feedback provided. It is understood that my failure to respond in a timely manner to requests for additional information, studies, revisions, or questions of clarification provided by the Municipality may result in the closure of the planning application, and the refunding of any unused portion of submitted fees.

Original Signed

Applicant Signature

Application Date

June 5 2020

All applications must include the written consent of all registered owners of the subject lands, contain complete and accurate information, and include the appropriate fees. **Incomplete applications will not be processed - applications cannot be processed unless all required information has been provided.**

PART 2: APPLICATION DETAILS

PROJECT INFORMATION

Attach detailed written description/letter of proposed use/development			
Existing Land Use(s)	VACANT		
Existing Residential Units	NO	Existing Commercial Floor Area	NO
Proposed Land Use(s)	SIX PARKING SPACES FOR TENANTS AT 7 McINTOSH STREET		
Proposed Number of Residential Units	N/A	Proposed Gross Commercial Floor Area	N/A
Gross Floor Area of Other Land Uses (ie. industrial, institutional)	N/A		
Number of Residential Units by Type	Studio: N/A	1-bedroom: N/A	2+ bedrooms: N/A
Proposed Maximum Height (in floors and metres)	N/A	Number of Buildings Proposed	N/A
Sanitary Service Type	Municipal		Municipal
Total # of Proposed Parking Spaces: 6	Vehicle Spaces Indoor: N/A	Vehicle Spaces Outdoor: 6	

PROPERTY INFORMATION & ENCUMBRANCES

PID	Civic Address	Owner(s) Name
A 417 square Meter Parcel of PID No	530 Herring Cove Road, SPRYFIELD, HALM N.S	HALIFAX REGIONAL MUNICIPALITY
40095341	Commonly known as Parcel B	

Are there any easements, restrictive covenants or other encumbrances affecting the subject land(s)?

Yes No

If Yes, attach details (ie deeds, instruments etc)

HERITAGE

Is this a registered Heritage Property?	Does this property is a registered Heritage Property?
<input type="checkbox"/> Municipal <input type="checkbox"/> Provincial <input type="checkbox"/> Federal <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are you aware if the site contains any of the following cultural/heritage resources?	
<input type="checkbox"/> archaeological sites or resources <input type="checkbox"/> buildings, structures, and landscape features of historical significance or value <input type="checkbox"/> cemeteries or known burials	
If yes to any of the above, please provide details of any cultural or heritage resources in the written project description as required under 'Project Information' above	

Part 3: SUPPORTING INFORMATION REQUIREMENTS

Information Required for ALL APPLICATIONS.

- 1 copy of a detailed written rationale prepared by a Professional Planner* who is a full member of the Canadian Institute of Planning that explains:
 - the particulars of the amendment being requested;
 - how the requested amendment aligns with the Regional Municipal Planning Strategy;
 - a detailed analysis of the changes in circumstance demonstrating why the existing Secondary Municipal Planning Strategy policy no longer appropriate, such as societal changes, changing development patterns or changing business practices;
 - assessment of the impact of the requested amendment on the local community and broader region; and
 - the urgency of the request and why its consideration cannot await the next HRM initiated comprehensive planning review for the area.

*Note: This requirement may be waived in certain circumstances. Please consult with Planning staff to determine whether this requirement applies to your application.

- 1 copy – conceptual development plan
- electronic versions of all information consolidated in PDF, MS Word or other specified file format

Other Required Information

Planning staff will advise which items from the following list are necessary and required as part of the application, depending on the application nature and scale. The need for additional information or printed copies beyond the material listed here will be identified as the application progresses through the initiation and review process.

- studies concerning the impact of the proposal on local and regional land use patterns and long-term goals
- colour perspective drawings, showing proposed development and existing development from pedestrian perspectives
- electronic Sketchup model of the proposal
- any other information as deemed to be required by HRM
- Electronic versions of required materials consolidated in PDF, MS Word or other specified file format

DRAWING STANDARDS

Plans must be prepared by the appropriate qualified professionals (i.e., planner, engineer, architect, landscape architect, surveyor, etc.) who are members in good standing with their professional associations, and are to be based on the best available and most current mapping or aerial photos. All plans are to include a north arrow, scale, legend, and drawing/ revision dates. The type of plan (e.g. "Site Plan") must appear in a title block in the lower right portion of the drawing.

PART 4: FEES

Fee Description	Application Fee	Advertising Deposit*	Total Application Cost Submission
Municipal Planning Strategy Amendment	\$5,000	\$2,500	\$7,500
Municipal Planning Strategy Amendment along with a Development Agreement	\$5,000	\$2,500	\$7,500
Municipal Planning Strategy Amendment along with a Land Use By-law Amendment	\$5,000	\$2,500	\$7,500

*Where advertising costs differ from the deposit, the balance will be charged or refunded to the applicant.

All fees are to be made payable to Halifax Regional Municipality.

Please submit your application by mail or courier as follows:

By Mail:	Planning Applications HRM Planning & Development Alderney Gate Office PO Box 1749 Halifax, NS B3J 3A5
By Courier:	Planning Applications HRM Planning & Development Alderney Gate Office 40 Alderney Drive, 1 st Floor Dartmouth, NS <i>tel: (902) 490-4472</i>

Cheque Redacted for Personal Information

Appendix B



Search Provincial Map Bulletin Board Help

Back to Search Results

Map Actions

- Point Select
- Pan
- Zoom In
- Zoom Out
- Zoom Box
- Monument Select
- Clear Selection
- Center Selection

Map Layers

- Properties
- LR Parcel Shading
- Topo
- Monuments
- Place Names

Refresh Map

- NS Overview
- Locator Map
- Print Map



Lat: 44-36-08N Long: 63-36-35W Scale: 2513 Zoom: 2

Location: Search

1 Property found

PID: 40095341 Details
AAN: 00775274
Value: \$237,700 (2020 COMMERCIAL EXEMPT)
Address: 530 HERRING COVE ROAD HALIFAX
County: HALIFAX COUNTY
Owner: CITY OF HALIFAX HALIFAX REGIONAL MUNICIPALITY
LR: NOT LAND REGISTRATION

1

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.

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Search Provincial Map Bulletin Board Help

Property Search Results

1 Property found

PID	Owner	Property Address	Assessment Info	Options
PID: 40095341	Owner: CITY OF HALIFAX HALIFAX REGIONAL MUNICIPALITY	Civic Address: 530 HERRING COVE ROAD HALIFAX	AAN: 00775274 Value: \$237,700 (2020 COMMERCIAL EXEMPT)	Details Map
Type: STANDARD PARCEL	Mailing Address: PO BOX 1749 HALIFAX NS CANADA B3J3A5	County: HALIFAX COUNTY		
Status: ACTIVE		Area: 1.3 ACRE(S)		
LR Status: NOT LAND REGISTRATION				

PID	Owner	Property Address	Assessment Info	Options
1 Property found				

Ownership and all information in this report pertaining to Non-Land Registration Parcels is believed to be an accurate reflection of registered documents affecting the lot, parcel or area of land to which it relates, however, it is not intended to be relied upon by the reader as advice on the current state of any title to land. A search of the records at the appropriate Registry of Deeds office may be required to determine the current owner(s) of the lot, parcel or area of land under consideration. THIS IS NOT AN OFFICIAL RECORD.

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Appendix C

HALIFAX

**Regional Municipal
Planning Strategy**

OCTOBER 2014

- (iii) the proximity of the proposed development to schools, recreation or other community facilities and the capability of these services to absorb any additional demands;
 - (iv) the adequacy of road networks leading to or within the development; and
 - (v) the potential for damage to or for destruction of designated historic buildings and sites;
- (b) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:
- (i) type of use;
 - (ii) height, bulk and lot coverage of any proposed building;
 - (iii) traffic generation, access to and egress from the site, and parking;
 - (iv) open storage; and
 - (v) signs;
- (c) that the proposed development is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding; and
- (d) if applicable, the requirements of policies E-10, T-3, T-9, EC-14, CH-14 and CH-16.

✓ G-16 Provided other policies of this Plan are satisfied and the proposed development is limited in scale, for the purpose of providing for the development of similar uses on properties which abut one another or share a common street line, HRM may consider the following development agreements or amendments to the applicable Land Use By-laws, for lands which are located where land use designations abut one another, as shown on the Generalized Future Land Use Map (Map 2):

- (a) amendments within a designation to provide for the development of uses which are uses permitted within the abutting designation;
- (b) amendments within a designation to provide for the development of uses which are uses permitted by the zone on the abutting property within the abutting designation;
- (c) development agreements within a designation which are extensions of development agreements in effect on the abutting property within the abutting designation; and
- (d) amendments within the Urban Reserve or Rural Commutershed Designations on lands which meet or share a common street line with the Urban Settlement Designation or the Harbour Designation to accommodate development serviced with municipal water or wastewater infrastructure where the development is generally consistent with the intent of the Urban Settlement Designation policies in this Plan including Policy SU-4 and the total number of dwelling units does not exceed twenty. Preference will be given to lands that are naturally tributary to trunk municipal service systems.

9.8 EFFECTIVENESS

G-17 Until this Plan becomes effective in accordance with the requirements of the HRM Charter, the Regional Plan adopted by Council on August 26, 2006 and as amended, shall remain in effect.

HALIFAX

**MUNICIPAL PLANNING
STRATEGY**

HALIFAX

- 4.7.2 Where, in the opinion of the Council of the City of Halifax, adverse effects will result from a decision to rezone any property to the zone established pursuant to Policy 4.7 above, based on the considerations identified in Policy 4.7.1 above, such application to rezone shall be denied.

SUBDIVISION CONTROL

5. Repealed (RC-Sep 18/19;E-Nov 30/19)

- 5.1 The City may amend this Plan and the subdivision regulations as appropriate upon review and adoption of a planned unit development or similar process and regulations as called for by Section II, Policy 2.1.2 of this Plan. The City shall ensure that the subdivision regulations and the planned unit development regulations are complementary.
- 5.2 In areas designated industrial in the Bayers and Ragged Lake areas subdivision regulations shall be adopted which permit roadway and storm drainage standards and requirements that vary from those required elsewhere in the City. More specifically, there shall be no requirement for constructing sidewalks, piped street drainage and curb and gutter.

DEVELOPMENT OFFICER

6. In accordance with Section 43(1) of the Planning Act, the City shall appoint a Development Officer to administer the Zoning By-law, subdivision regulations and by-laws, and to grant development permits.

PLAN AMENDMENTS

7. An amendment to this Plan shall be required:
- i) to change, alter, amend, revise or delete any policy of Part II;
 - ii) to undertake a proposed zoning amendment or rezoning which would otherwise not conform to the Generalized Future Land Use Map (Map 9) or to the policies of this Plan if warranted by further planning study; and
 - iii) to incorporate detailed area or functional plans into this Plan.
8. Plan amendments shall require the approval of the Minister of Municipal Affairs and shall be carried out in accordance with the provisions of Sections 16 to 18 of the Planning Act.

PLAN REVIEW

9. The City shall review this Plan in accordance with Part III, Section II of this document, and shall submit desired amendments, if any, of this Plan to the Minister of Municipal Affairs for approval. In accordance with the provisions of Section 20 of the Planning Act, the City shall submit these review reports to the Minister of

5. INSTITUTIONS

Objective: The enhancement of employment opportunities by encouraging existing and potential institutional uses in appropriate locations.

- 5.1 Unless clearly inappropriate for the good development of the City, existing regional and City-wide institutional facilities shall be encouraged to remain in their present locations and efforts shall be made to protect, maintain and upgrade them.
- 5.2 The City shall encourage institutional development of a major nature in those areas designated generally on Map 9. The City shall develop standards and boundaries which will protect neighbouring areas, especially residential areas, from encroachment and nuisance effects.
- 5.3 The City shall encourage institutional development of a major nature in those areas designated generally on Map 9. Pursuant to Policy 5.2, where such areas fall within the bounds of a designated area for detailed planning, the City shall resolve the exact nature of the desired land use pattern through the detailed area planning process.

5.4 and 5.5 - Repealed (RC-Sep 18/19;E-Nov 30/19)

HALIFAX

LAND USE BY-LAW

**HALIFAX
MAINLAND**

P ZONE: PARK AND INSTITUTIONAL ZONE

- 51(1) The following uses shall be permitted in any P Zone:
- (a) a public park;
 - (b) a recreation field, sports club, and community facilities;
 - (c) a cemetery;
 - (d) a hospital, public school, university, monastery, church, library, court of law, or other institution of a similar type, either public or private;
 - (e) an institution used for the advancement of public school education services;
 - (f) uses accessory to any of the uses in (a), (b), (c), (d) and (e);
 - (g) **day care facility (RC-Mar 3/09;E-Mar 21/09).**
- 51(2) No person shall in any P Zone carry out, or cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).
- 51(3) No person shall in any P Zone use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection (1).

SIGNS

- 52 No person shall in a P Zone erect, place or display any billboard or sign except:
- (a) One fascia sign per building elevation facing a street;
 - (b) One fascia sign for the building elevation containing the main entrance where such entrance does not face a street;
 - (c) One free standing sign not to exceed 12 feet in height and 40 square feet in area (per side) per vehicular entrance and pedestrian entrance where such entrance is not part of a vehicular entrance, provided, however, that where the property contains more than one principal park and institutional use such sign shall not exceed 18 feet in height and an additional 10 square feet of area may be added to a maximum of 80 square feet (per side) for each additional park and institutional use;
 - (d) The signs permitted by (a), (b), and (c) may be illuminated;
 - (e) The signs permitted by (a), (b), and (c) shall be limited to indicating the name of the building or site and civic address of the property on which it is located, the logo, slogan or motto of the occupant of such building or site; and
 - (f) The signs permitted by (a), (b) and (c) may also contain a changeable message area which shall be limited to indicating the name, date and time of an event taking place on the site.

REQUIREMENTS

- 53 Buildings erected, altered or used for P uses in a P Zone shall comply with the following requirements:

- (a) Every building shall be at least 12 feet from any other building and at least 8 feet from the rear and both side lines of the lot on which it is situated and at least 20 feet from any street line in front of such building;
- (b) Notwithstanding the provisions of clause (a), a carport or a detached or attached non-commercial garage shall be located not less than 4 feet from the rear and both side lines of the lot on which it is situated, and shall be located 8 feet from any other building;
- (c) Where a building is situated on a corner lot, it shall be at least 20 feet from each street line abutting such lot.

DRIVEWAY ACCESS

- 53A(1) In the "**Bedford Highway Area**" one vehicle access point shall be permitted to the Highway from each lot with 100 feet of frontage or less and two vehicle access points shall be permitted for each lot with frontage greater than 100 feet.
- 53A(2) For the purposes of Subsection (1), the vehicle access point shall not exceed 35 feet in width and shall be defined by curbing, planting or a similar device that will not obstruct the view of traffic.

HRM PARK AT HERRING COVE ROAD AND WILLIAMS LAKE ROAD **(RC-Jun 10/14;E-Jul 26/14)**

- 53A(3) **Notwithstanding subsection 51(1), uses permitted by clauses 51(1)(b), 51(1)(c), 51(1)(d), 51(1)(e), and 51(1)(g) shall not be permitted at the site identified as Pocket Park on ZM-26.**

R-4 ZONE: MULTIPLE DWELLING ZONE

29(1) The following uses shall be permitted in any R-4 Zone:

- (a) R-1, R-2 and R-2T uses;
- (b) boarding house;
- (c) lodging or rooming house;
- (d) apartment house;
- (e) uses accessory to any of the foregoing uses if not specifically prohibited;

OTHER USES

- (f) in any one building, one office for rendering professional or personal services, provided that the net area for such purposes does not exceed 700 sq.ft.;
- (g) special care home;
- (h) greenhouse;
- (i) the office of a consulate located in a single-family dwelling provided such dwelling is used by the consul as his private residence.
- (j) **day care facility (RC-Mar 3/09;E-Mar 21/09)**

29(2) No person shall in any R-4 Zone carry out, or cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).

29(3) No person shall in any R-4 Zone use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection (1).

COMMERCIAL USES

29A Notwithstanding the provisions of Section 9(d), 14 and 29(1), an apartment house at or within 120 ft. of an intersection, which contains 100 or more self-contained dwelling units may include those commercial uses which are permitted in Section 38A(1), except a bowling alley, a motion picture theatre, a service station and billboard, provided that such uses are located on the ground floor of the apartment and are separately accessible from the building exterior.

SIGNS

29B Exterior advertising of the commercial uses described in Section 29A shall be permitted provided such advertising is not illuminated.

NO WINDOW DISPLAY

30 Where any building is used in an R-4 Zone for any of the purposes described in clause (f) of Section 29(1), no display window shall be permitted, nor shall any evidence of the use of such building for such purposes be visible from the exterior of such building, PROVIDED HOWEVER, that nothing contained herein shall prohibit the display of a sign not exceeding one square foot in area and bearing the name and profession as set forth in clause (f) of Section 29(1) of any person occupying such building.

R-1, R-2 AND R-2T USES IN R-4 ZONE

- 31 Buildings erected, altered, or used for R-1, R-2 and R-2T uses in an R-4 Zone shall comply with the requirements their respective zones.

BILLBOARDS

- 32(1) No person shall erect or display any billboard or illuminated sign in an R-4 Zone.

NON-ILLUMINATED SIGN

- 32(2) A non-illuminated sign not to exceed 6 square feet in size may be erected in an R-4 zone, provided such sign will not cause a hazard or nuisance to the public.
- 33 Where any building is erected, altered or used for R-4 uses in an R-4 zone, such building shall comply with the following requirements:

MINIMUM LOT AREA

- 33(1) (a) The minimum lot area upon which such building is located shall be 6,000 square feet with a minimum continuous street frontage of at least 60 feet on one street, except when a lot faces on the outer side of a curve in the street, in which case the frontage may be reduced to 30 feet;
- (b) The Council may, after public hearing if deemed necessary, permit modification of the minimum lot area and continuous street frontage as provided in clause (a) of this subsection if, in the opinion of Council:
- (i) the amenity, convenience, character, and value of neighbouring properties will not be adversely affected; and
 - (ii) conditions necessitating such modification are unique to the lot and have not been created by either the owner of such lot or the applicant.

DISTANCE FROM LOT LINES - 80° ANGLE

- 33(2) (a) The distance from any part of such building and any official street line or lines abutting upon such lot shall be not less than 20 feet measured at right angles to any such official street line or lines, provided, however, that such distance may be reduced to not less than 10 feet at right angles to any such official street line or lines if that part of the building which is less than 20 feet from any such official street line or lines is entirely contained within the arms of an 80 degree horizontal angle as determined in subsection (3) of this section;
- (b) The distance from any part of such building and any lot line of such lot other than an official street line shall be not less than 10 feet measured at right angles to such lot line;
- (c) All windows and doors serving habitable rooms in such building shall be located not less than 10 feet from any lot line of such lot measured at right angles to such lot line;
- (d) Notwithstanding the provisions of clauses (a) and (b) of subsection (2), the distance from any part of such building, not containing any windows or doors

serving habitable rooms, to any official street line or lot line may be less than the distance prescribed in said clauses (a) and (b) herein or may extend to any such official street line or lot line of the lot upon which such building is located, provided that:

- (i) The height of such part of the building does not exceed 5 feet above the natural ground level measured at any point on any official street line abutting such lot and extending for a horizontal distance of 10 feet measured at right angles to any such official street line;
 - (ii) The height of such part of the building does not exceed 5 feet above the natural ground level measured at any point on any lot line of such lot other than an official street line; and
 - (iii) The building is so designed that it does not interfere with traffic safety.
- (e) (Deleted)

SIZE OF BUILDING - 60 ANGLE

- 33(3) (a) Subject to the provisions of subsection (2), such building or any part thereof shall not project beyond the angular planes determined by constructing such angular planes over such lot;
- (i) From each lot line at natural or finished ground level, whichever is the lower, at a vertical angle of 60 degrees above the horizontal and measured perpendicular to such lot line or, in the case of a curved lot line, perpendicular to the tangents of all points of such lot line provided, however, that where the natural ground level at the lot line is more than 5 feet above the finished ground level established at any point on the wall opposite the lot line and where the horizontal distance to the face of any part of such wall or its vertical projection is less than 50 feet, the angular planes shall be constructed over the lot from all points on the intersections of the vertical projection of the lot line and the horizontal projection of the finished level; or
 - (ii) In the case where a lot line of such lot coincides with an official street line from the center line of such street or from any intervening line parallel to such center line provided, however, that:
 - (A) the distance from the line on which the plane is constructed and the lot line does not exceed 30 feet; and
 - (B) the vertical angle of 60 degrees is constructed perpendicular to the line on which the plane is constructed or in the case of a curved line, perpendicular to the tangents of all points of the curved line.

EXCEPTION TO 60 ANGLE

- (b) Notwithstanding the provisions of clause (a) of subsection (3) and subject to the provisions of subsection (2), any part of such building may project beyond any prescribed 60 degree angular plane if:
- (i) The projection through the plane subtends a horizontal angle not exceeding 80 degrees formed by lines drawn from a point on the line on which the 60 degree angular plane is constructed opposite to the center of the projection; and

- (ii) The extremities of the projection are enclosed by the arms of such 80 degree horizontal angle.

DISTANCE BETWEEN EXTERNAL WALLS - 65 ANGLE

- 33(4)
- (a) For the purposes of this subsection:
 - (i) "Base line" means, in the case of a wall rising from the ground, the natural or finished level of the ground adjoining the base of the wall, whichever is lower, and in all other cases means the lowest line of the wall above the natural or finished level of the ground, whichever is lower;
 - (ii) A wall supported by construction above posts, pillars, or other open construction shall be deemed to rise from the ground, and the base line of the wall shall be deemed to be the line on which the projection downward of the face of the wall meets the natural or finished level of the ground, whichever is lower; and
 - (iii) Where external walls are not parallel to each other, but the angle of divergence does not exceed 85 degrees, such walls shall be deemed to face each other.
 - (b) The provisions of subsection (4) shall only apply if any part of such building is erected within the arms of horizontal angles of 65 degrees constructed outwards at the natural level of the ground from the nearest extremities of external walls that face each other provided, however, that where the two extremities of one such wall are respectively equidistant from the opposite extremities of the other wall or where the two extremities of one wall are equidistant from the nearest extremity of the other wall, the 65 degree horizontal angle may be constructed from either pair of equidistant extremities;

40 ANGLE

- (c) The distance between any external walls of such building that face each other shall be not less than 50 feet, and any part of such building shall not project beyond any of the angular planes determined by constructing such angular planes outwards from the base line of each such external facing wall of each part of such building at a vertical angle of 40 degrees above the horizontal and measured perpendicular to such line or in the case of a curved base line, perpendicular to the tangents of all points of such curved base line;
- (d) Where two external walls of such building face each other and neither wall contains any door or window serving a habitable room, the provisions of clause (c) of subsection (4) shall not apply; but the distance between such walls shall be not less than 6 feet.

BALCONIES, CORNICES, EAVES, AND CANOPIES

- 33(5)
- (a) Notwithstanding the provisions of subsection (3) and (4) of this section, separate individual balconies, which are open on three sides, cornices, eaves, and canopies may project through the angular planes as determined in such subsections provided, however, that any part of such balcony, cornices, or eaves shall be not less than 10 feet from any lot line of such lot;

- (b) Notwithstanding clause (a) of subsection (5), canopies may project to within 5 feet of the street line.

34 Where any building is erected, altered, or used as a boarding house, lodging, or rooming house, or an apartment house in an R-4 Zone, such building, in addition to the requirements hereinbefore set out in Section 33, shall comply with the following requirements:

DENSITY

34(1) The population density of such building shall not exceed 75 persons per acre.

OPEN SPACE

34(2) The lot upon which such building is located shall contain a minimum open space of:

- (a) 150 square feet for each bachelor unit/275 square feet for each one-bedroom unit/575 square feet for each two-bedroom unit/950 square feet for each three-bedroom unit/1,325 square feet for each four-bedroom unit and over;
- (b) At least 80 percent of the open space required in clause (a) of subsection (2) of Section 34 shall be landscaped open space, provided that:
- (c) For the purposes of subsection (2) the roof or any portion thereof of any part of such building that has no residential accommodation included below such roof or portion thereof may be calculated as landscaped open space provided that:
 - (i) no part of such roof is more than 5 feet above the ground level of at least one lot line of such lot; and
 - (ii) such roof or portion thereof is capable of being used as landscaped open space.

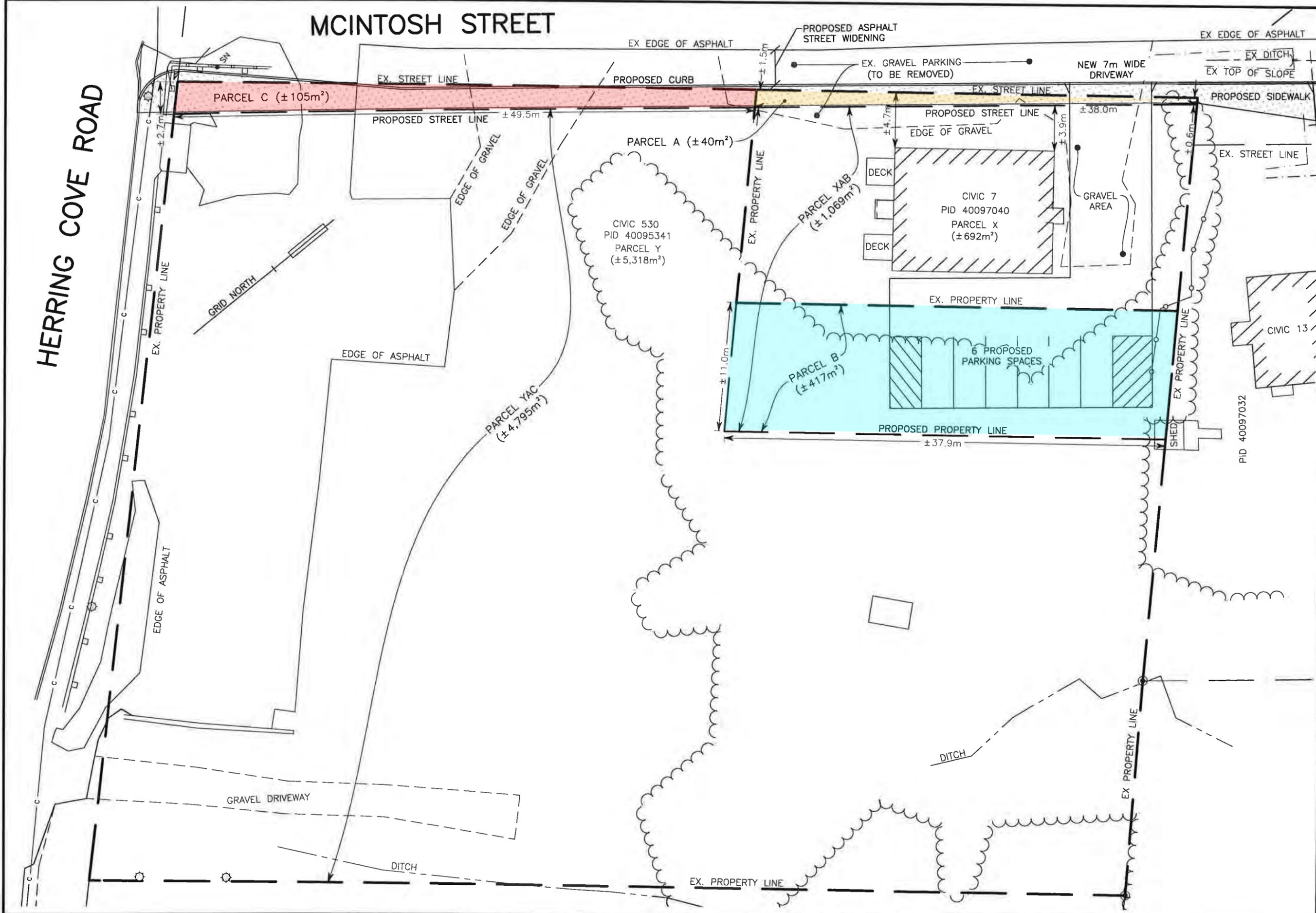
SPECIAL CARE HOME - LANDSCAPED SPACE

34(3) A minimum of 35 percent of the lot area of any lot on which a building is erected, altered or used as a special care home, shall consist of landscaped open space.

Appendix D

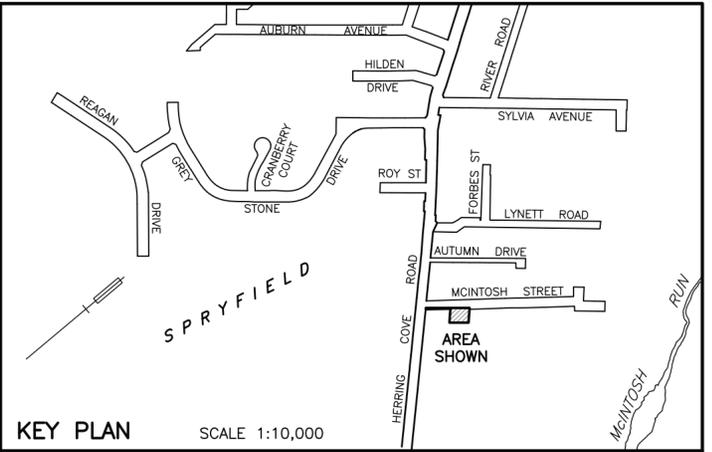
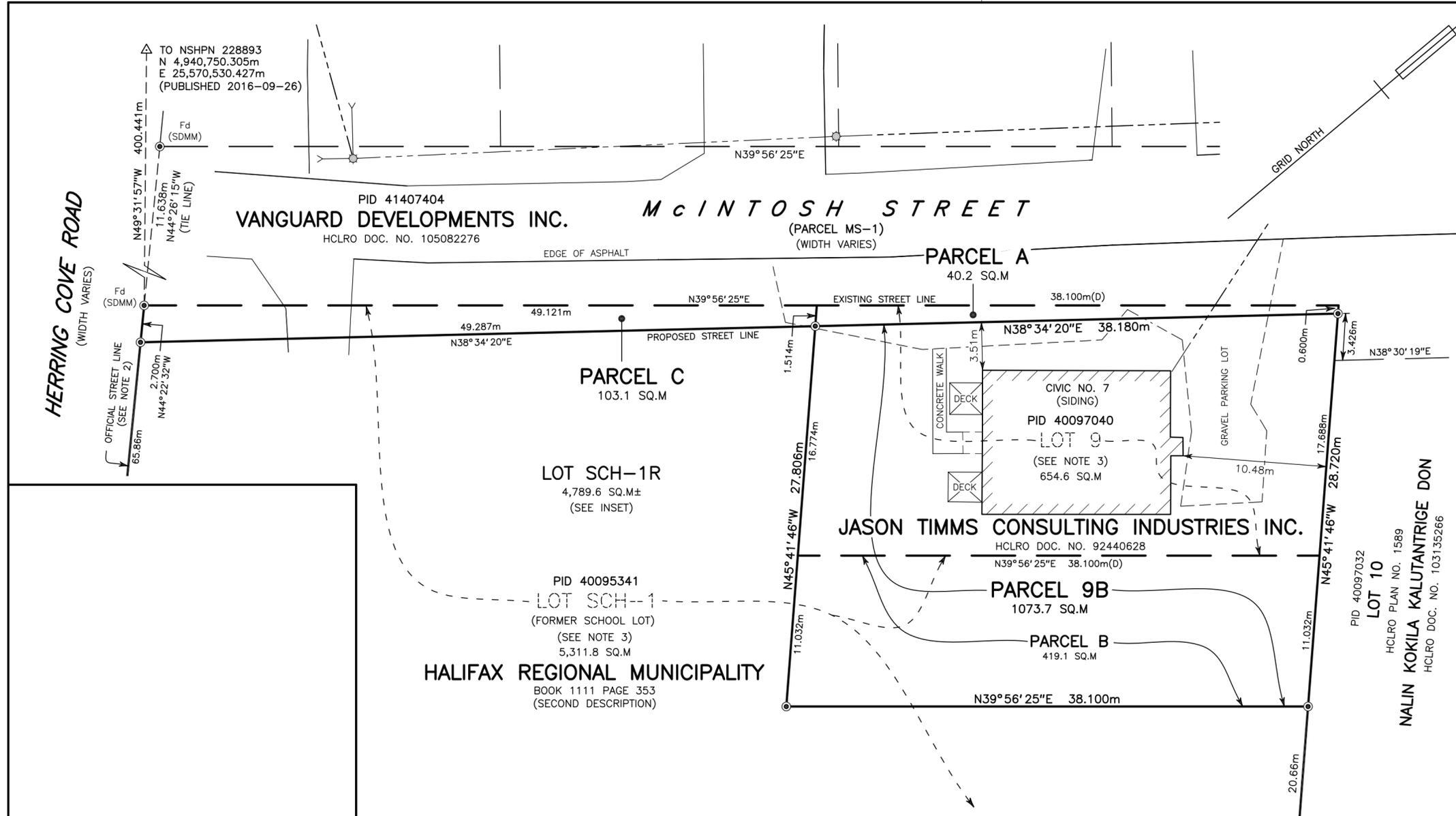
HERRING COVE ROAD

MCINTOSH STREET



<p>Project No.: 1-2-51 (33956)</p>	<p>Date: August 26, 2019</p>	<p>Scale: 1:300</p>	<p>Prepared by: G. MacLean</p>
<p>36 OLAND CRESCENT BAYERS LAKE BUSINESS PARK HALIFAX, NOVA SCOTIA OFFICE: (902) 455-1537 FAX: (902) 455-8479 WEB: www.sdmm.ca</p>			
<p>SDMM Servant, Dunbrack, McKenzie & MacDonald Ltd.</p>			

Appendix E



LEGEND

PERIMETER OF LANDS SURVEYED

△ NSHPN NOVA SCOTIA HIGH PRECISION NETWORK MONUMENT

⊙ SURVEY MARKER SET

⊕ UTILITY POLE & ANCHOR

HCLRO HALIFAX COUNTY LAND REGISTRATION OFFICE

PID PARCEL IDENTIFICATION NUMBER

Fd FOUND

(D); (S) DEED; SET

SQ.M SQUARE METERS

BEARINGS AND COORDINATES REFER TO ZONE 5, CENTRAL MERIDIAN 64°30' WEST, OF THE NOVA SCOTIA 3°MTM PROJECTION OF THE NAD83(CSRS) 2010.0 HORIZONTAL REFERENCE FRAME AND ARE DERIVED FROM GNSS OBSERVATIONS.

GRID DISTANCES ARE SHOWN WITH AN AVERAGE COMBINED SCALE FACTOR OF 0.999956 APPLIED.

FIELD SURVEYS WERE CARRIED OUT DURING THE PERIOD APRIL --, 2020 TO APRIL --, 2020 AND HAVE BEEN ADJUSTED BY "LEAST SQUARES".

SURVEYOR'S CERTIFICATE

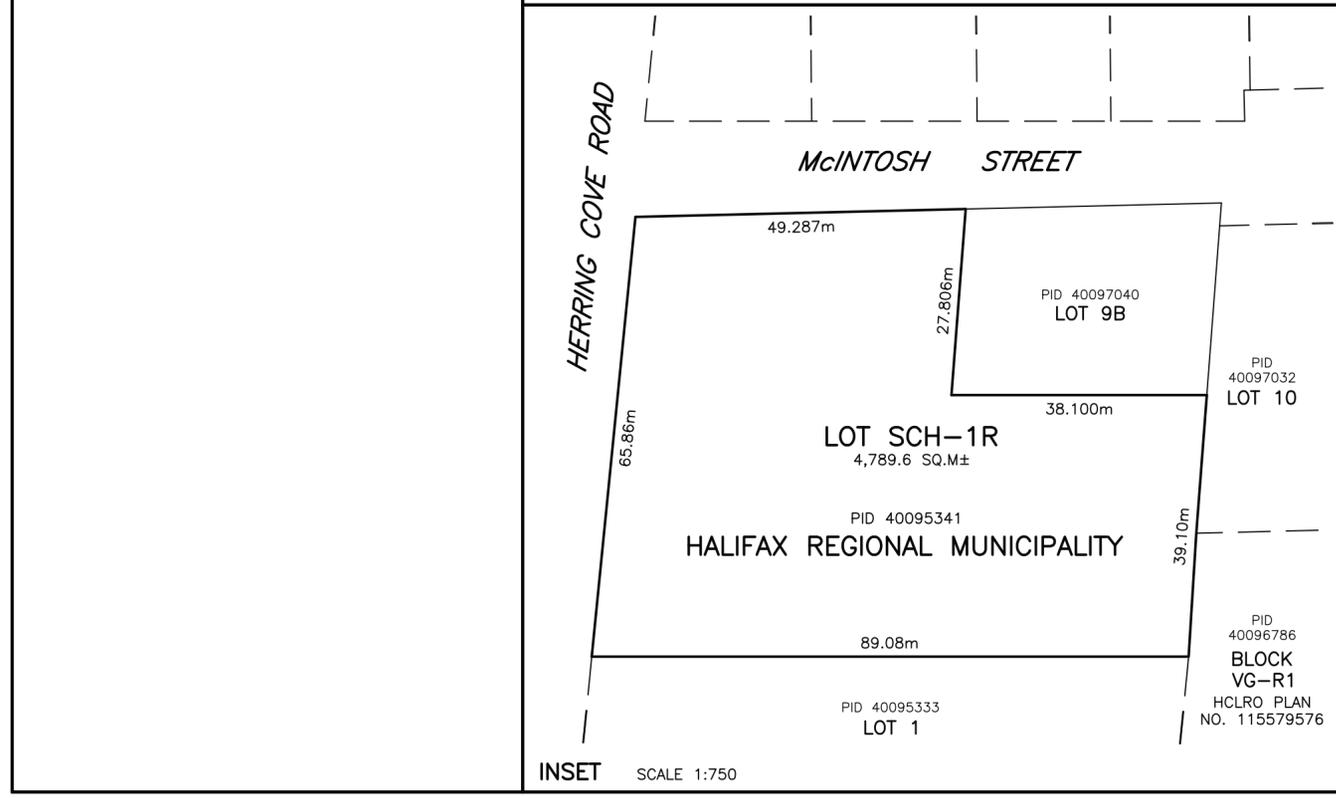
I, **KEVIN A. ROBB**, Nova Scotia Land Surveyor, hereby certify that the survey represented by this plan was conducted under my supervision and that the survey and plan were made in accordance with the *Land Surveyors Act*, regulations and standards made thereunder.

Dated this **22nd** day of **APRIL**, 2020

....., N.S.L.S.

Original Signed

THE ASSOCIATION OF NOVA SCOTIA SURVEYORS
 633
 MEMBER



- NOTES:**
- IDENTIFIER LOT SCH-1 ORIGINATES ON THIS PLAN.
 - RELATES TO SERVANT, DUNBRACK, McKENZIE & MacDONALD LTD. PLAN NO. 14-1823-0, DATED MARCH 15, 2018. HCLRO PLAN NO. 114048375.
 - RELATES TO PLAN SHOWING PROPOSED EASEMENT REQUIRED AT McINTOSH STREET; CERTIFIED BY ROBERT E. GOUGH, P.L.S.; DATED JANUARY 14, 1953.
 - PARCELS A & C ARE TO BE CONVEYED TO VANGUARD DEVELOPMENTS INC. FOR ROAD WIDENING PURPOSES.

WITH RESPECT TO LOT 9B:
 THE ONLY BOUNDARIES SHOWN ON THIS PLAN WHICH HAVE BEEN SURVEYED ARE THE BOUNDARIES OF LOT 9B. THE COMMON BOUNDARY BETWEEN EXISTING LOT 9 & PARCEL B, WHICH IS SHOWN BY A HEAVY BROKEN LINE, IS HEREBY CERTIFIED AS HAVING BEEN THE COMMON BOUNDARY. THE REMAINING BOUNDARIES OF RESULTING LOT SCH-1R SHOWN ON THIS PLAN ARE A GRAPHIC REPRESENTATION ONLY AND DO NOT REPRESENT THE ACCURATE SHAPE OR POSITION OF THE LOT BOUNDARIES WHICH ARE SUBJECT TO A FIELD SURVEY.

Original Signed

N.S.L.S.

PLAN OF SURVEY OF
LOT 9B
 SUBDIVISION & CONSOLIDATION OF LANDS CONVEYED TO
HALIFAX REGIONAL MUNICIPALITY,
VANGUARD DEVELOPMENTS INC. &
JASON TIMMS CONSULTING INDUSTRIES INC.
 McINTOSH STREET & HERRING COVE ROAD
 HALIFAX, HALIFAX COUNTY, NOVA SCOTIA

SDMM
 Servant, Dunbrack, McKenzie & MacDonald Ltd.
 NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS
 36 OLAND CRESCENT PHONE: (902) 455-1537
 BAYERS LAKE BUSINESS PARK FAX: (902) 455-8479
 HALIFAX, NS B3S 1C6 WEB: www.sdmm.ca

DATE: APRIL 22, 2020
SCALE 1 : 250 (METRIC)
FILE No. 1-2-50 (35031)
PLAN No. 13-2839-0

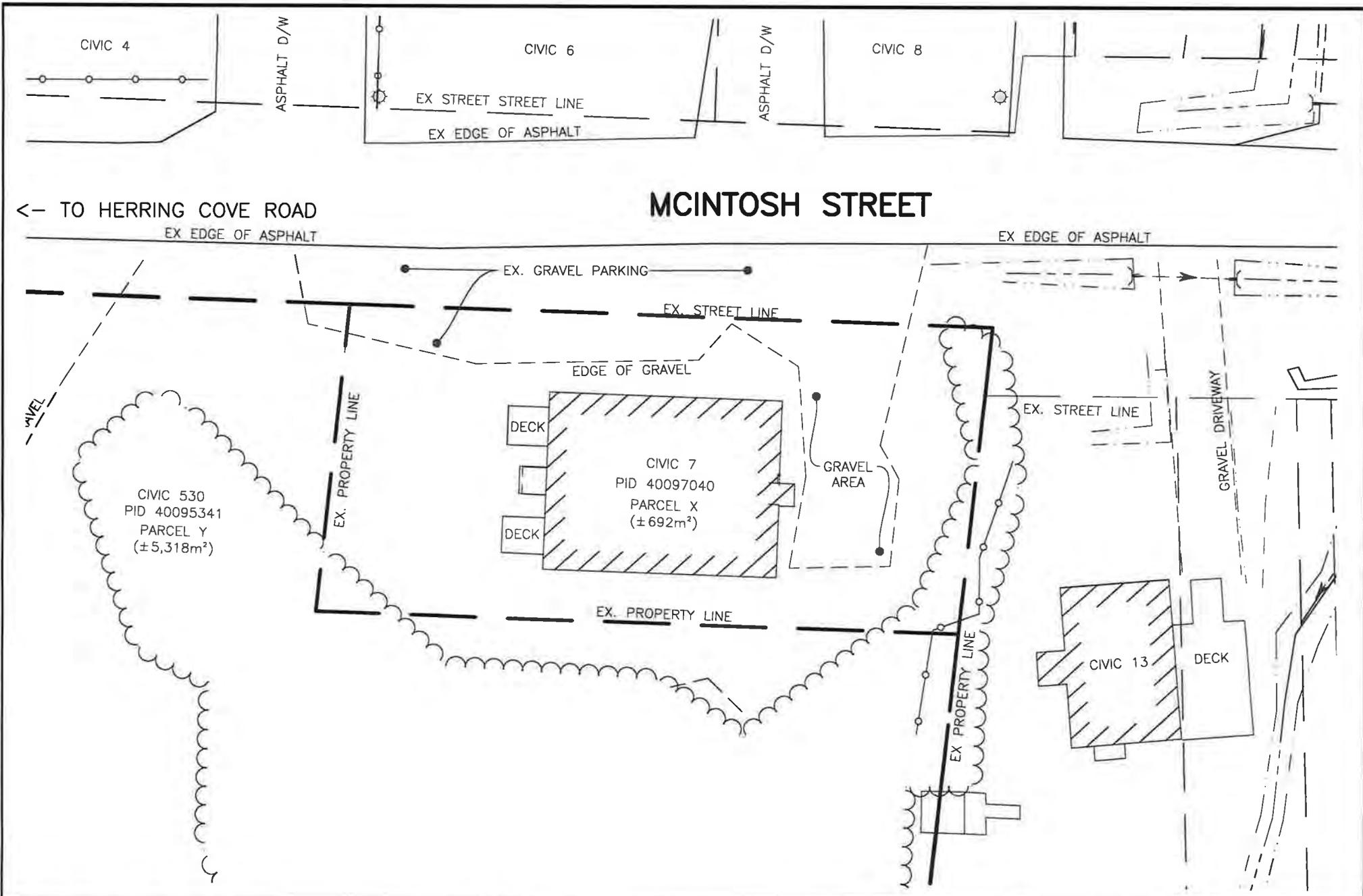
THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS
 N° 61388

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Appendix F



Appendix G



36 OLAND CRESCENT
 BAYERS LAKE BUSINESS PARK
 HALIFAX, NOVA SCOTIA
 OFFICE: (902) 455-1537
 FAX: (902) 455-8479
 WEB: www.sdmm.ca

Project:
 CIVIC 7, MCINTOSH STREET, HALIFAX

Title:
 EXISTING CONDITIONS SKETCH

Date:
 Sept 19, 2019

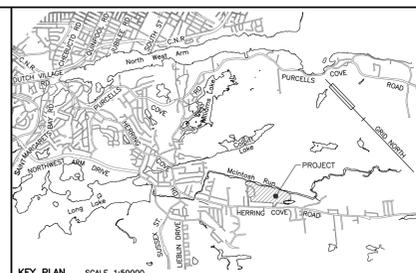
Scale:
 1:300

Prepared by:
 G. MacLean

Project No.:
 1-2-51 (33956)

CSK-5

Appendix H



KEY PLAN SCALE 1:50000

LEGEND

CONTOURS	---
EX. PROPERTY BOUNDARY	---
PHASE LIMITS	---
SUBJECT PROPERTY BOUNDARY	---
PROPOSED PROPERTY BOUNDARY	---
PROPOSED BUILDING	---
EX. BUILDING	---
EX. TRAIL (GRAVEL)	---
PROPOSED TRAIL (GRAVEL)	---
PROPOSED ASPHALT STREET	---
PROPOSED CONCRETE SIDEWALK	---
PROPOSED CROSS WALK	---
WETLANDS	---
WET AREA	---

- NOTES:**
- CONTOURS AND TOPOGRAPHIC DATA ARE METRIC GEODETIC AND OBTAINED FROM SERVANT, DUNBRACK, MCKENZIE & MACDONALD LTD. FIELD SURVEY. CONTOUR INTERVAL IS SHOWN AT 5m.
 - PROPERTY BOUNDARIES ARE APPROXIMATE AND HAVE BEEN COMPILED FROM VARIOUS SOURCES. FIELD SURVEY HAS BEEN COMPLETED TO CONFIRM EXTENT OF SUBJECT LANDS.
 - WETLANDS HAVE BEEN DELINEATED BY LVM-MARITIME TESTING, SEE REPORT DATED SEPTEMBER 28, 2012. FLAGGING LOCATION COLLECTED BY SERVANT, DUNBRACK, MCKENZIE & MACDONALD LTD. FIELD SURVEY. WETLANDS HAVE NOT BEEN INCLUDED IN PARKLAND ARE CALCULATIONS.
 - WATERCOURSE BUFFERS ARE A MINIMUM OF 20 METERS WIDE AND ARE IN ACCORDANCE WITH SECTION 14(4)(1) OF THE LAND USE BY-LAW FOR THE HALIFAX MANLAND PLANNING DISTRICT.
 - THE LANDS SHOWN HEREON ARE SUBJECT TO ANY RIGHTS VESTED IN HER MAJESTY IN THE RIGHT OF THE PROVINCE OF NOVA SCOTIA BY WRIT OF THE ENVIRONMENT ACT, CHAPTER 1 OF THE ACTS OF 1994-95, AMENDED 1998, PART X, WATER-RESOURCE MANAGEMENT.
 - 2M-19 MCINTOSH RUN FLOOD PLAN SETBACK OBTAINED FROM HRM.

PRE-DEVELOPMENT

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Appendix I



Search Provincial Map Bulletin Board Help

Back to Search Results

Map Actions

- Point Select
- Pan
- Zoom In
- Zoom Out
- Zoom Box
- Monument Select

Clear Selection

Center Selection

Map Layers

- Properties
- LR Parcel Shading
- Topo
- Monuments
- Place Names

Refresh Map

Map Controls

- NS Overview
- Locator Map
- Print Map



Powered By CARIS Spatial Fusion

Lat: 44-36-15N Long: 63-36-29W Scale: 4131 Zoom: 2

Location: Search

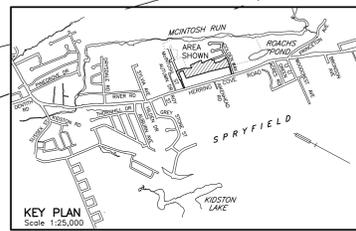
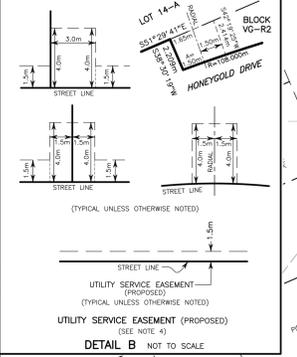
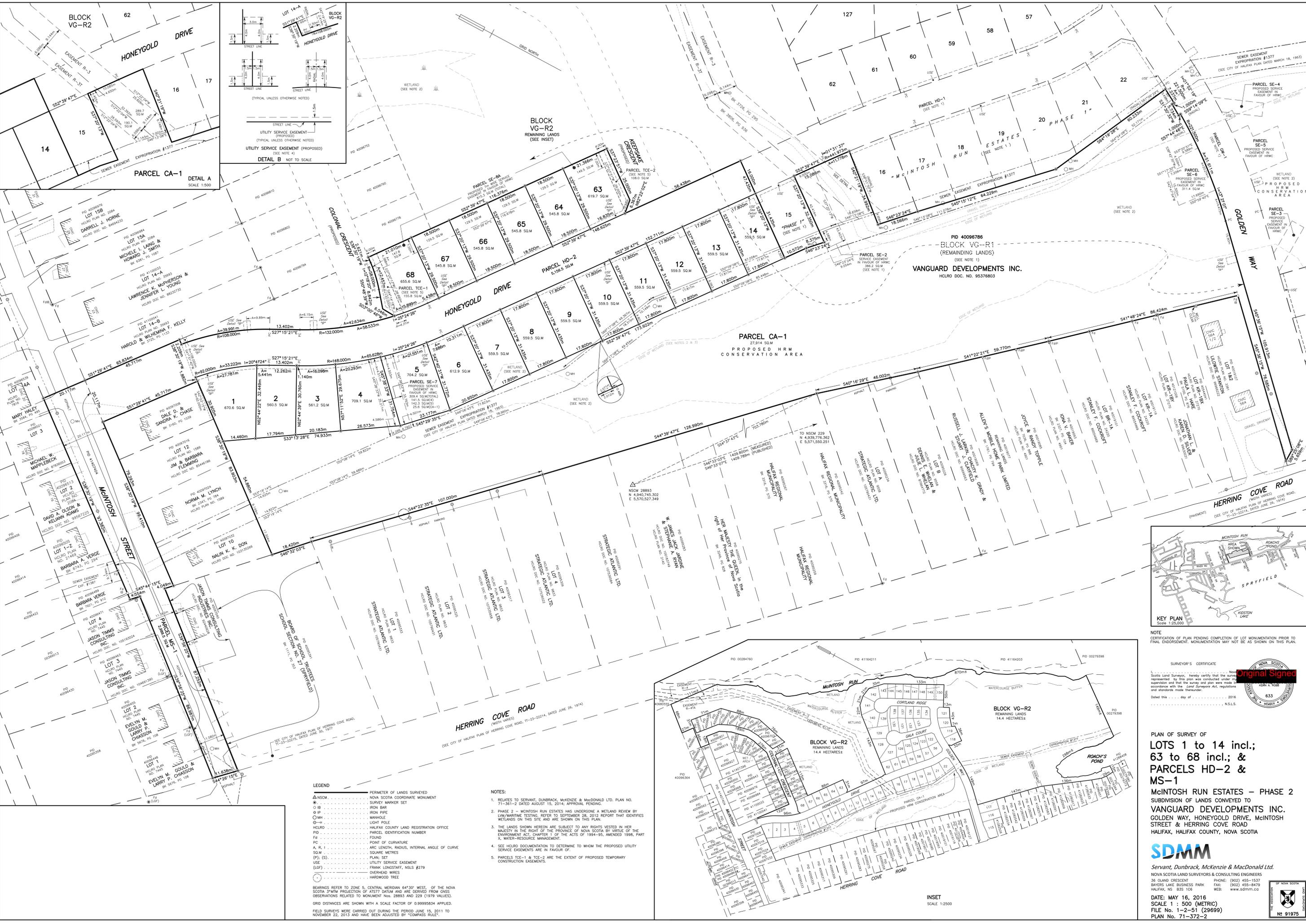
1 Property found

PID: **41407404** Details
 AAN: **10585082**
 Value: \$2,500 (2019 RESIDENTIAL TAXABLE)
 Address: MCINTOSH STREET
 HALIFAX
 LOT B (PORTION OF)
 County: HALIFAX COUNTY
 Owner: VANGUARD DEVELOPMENTS INC
 LR: NOT LAND REGISTRATION

1

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.

Appendix J



LEGEND

PERIMETER OF LANDS SURVEYED	NOVA SCOTIA COORDINATE MONUMENT
SURVEY MARKER SET	IRON BAR
IRON PIPE	MANHOLE
MANHOLE	LIGHT POLE
LIGHT POLE	HALIFAX COUNTY LAND REGISTRATION OFFICE
HALIFAX COUNTY LAND REGISTRATION OFFICE	FOUND
FOUND	POINT OF CURVATURE
POINT OF CURVATURE	ARC LENGTH, RADIUS, INTERNAL ANGLE OF CURVE
ARC LENGTH, RADIUS, INTERNAL ANGLE OF CURVE	SQUARE METRES
SQUARE METRES	PLAN; SET
PLAN; SET	UTILITY SERVICE EASEMENT
UTILITY SERVICE EASEMENT	USE
USE	FRANK LONGSTAFF, NSLS #279
FRANK LONGSTAFF, NSLS #279	OVERHEAD WIRES
OVERHEAD WIRES	HARDWOOD TREE

- NOTES:**
- RELATES TO SERVANT, DUNBRACK, MCKENZIE & McDONALD LTD. PLAN NO. 71-361-2 DATED AUGUST 15, 2014; APPROVAL PENDING.
 - PHASE 2 - MCINTOSH RUN ESTATES HAS UNDERGONE A WETLAND REVIEW BY LVM/MARITIME TESTING. REFER TO SEPTEMBER 28, 2012 REPORT THAT IDENTIFIES WETLANDS ON THIS SITE AND ARE SHOWN ON THIS PLAN.
 - THE LANDS SHOWN HEREON ARE SUBJECT TO ANY RIGHTS VESTED IN HER MAJESTY IN THE RIGHT OF THE PROVINCE OF NOVA SCOTIA BY VIRTUE OF THE ENVIRONMENT ACT, CHAPTER 1 OF THE ACTS OF 1994-95, AMENDED 1998, PART 2, WATER-RESOURCE MANAGEMENT.
 - SEE HOLD DOCUMENTATION TO DETERMINE TO WHOM THE PROPOSED UTILITY SERVICE EASEMENTS ARE IN FAVOUR OF.
 - PARCELS TCE-1 & TCE-2 ARE THE EXTENT OF PROPOSED TEMPORARY CONSTRUCTION EASEMENTS.

BEARINGS REFER TO ZONE 5, CENTRAL MERIDIAN 64°30' WEST, OF THE NOVA SCOTIA 3PARAM PROJECTION OF AT577 DATUM AND ARE DERIVED FROM GNSS OBSERVATIONS RELATED TO MONUMENT Nos. 28893 AND 229 (1979) VALUERS. GRID DISTANCES ARE SHOWN WITH A SCALE FACTOR OF 0.99995834 APPLIED. FIELD SURVEYS WERE CARRIED OUT DURING THE PERIOD JUNE 15, 2011 TO NOVEMBER 22, 2013 AND HAVE BEEN ADJUSTED BY "COMPASS RULE".

NOTE
CERTIFICATION OF PLAN PENDING COMPLETION OF LOT MONUMENTATION PRIOR TO FINAL ENDORSEMENT. MONUMENTATION MAY NOT BE AS SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor in the Province of Nova Scotia, hereby certify that the survey represented by this plan was conducted under my supervision and that the survey and plan were made in accordance with the Land Surveyors Act, regulations and standards made thereunder.

Dated this _____ day of _____, 2016.

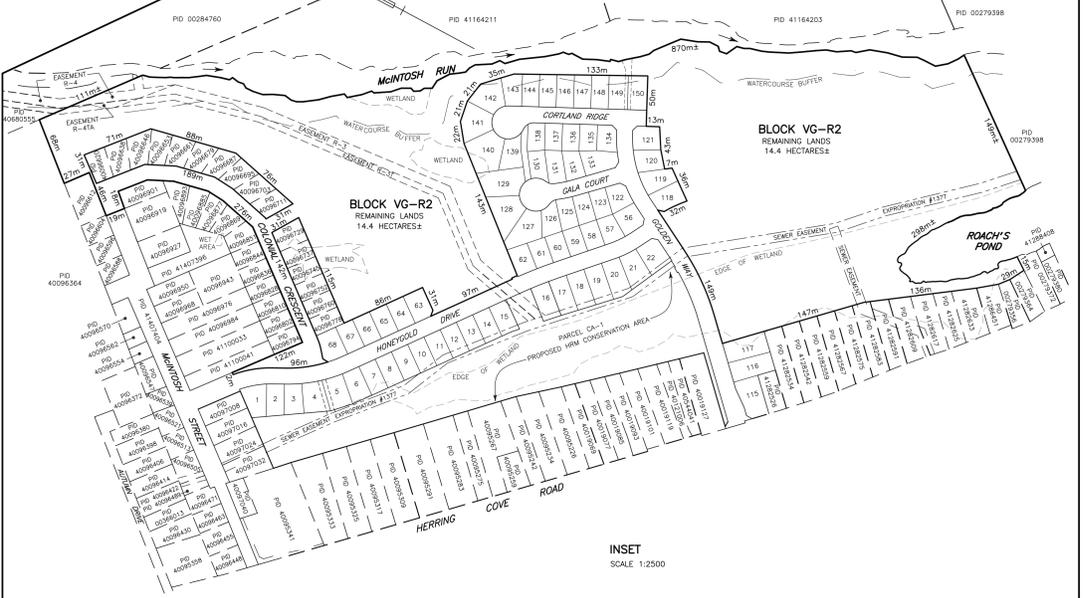
FRANK LONGSTAFF, NSLS #279

Original Signed

PLAN OF SURVEY OF
LOTS 1 to 14 incl.;
63 to 68 incl.; &
PARCELS HD-2 &
MS-1
MCINTOSH RUN ESTATES - PHASE 2
SUBDIVISION OF LANDS CONVEYED TO
VANGUARD DEVELOPMENTS INC.
GOLDEN WAY, HONEYGOLD DRIVE, MCINTOSH
STREET & HERRING COVE ROAD
HALIFAX, HALIFAX COUNTY, NOVA SCOTIA

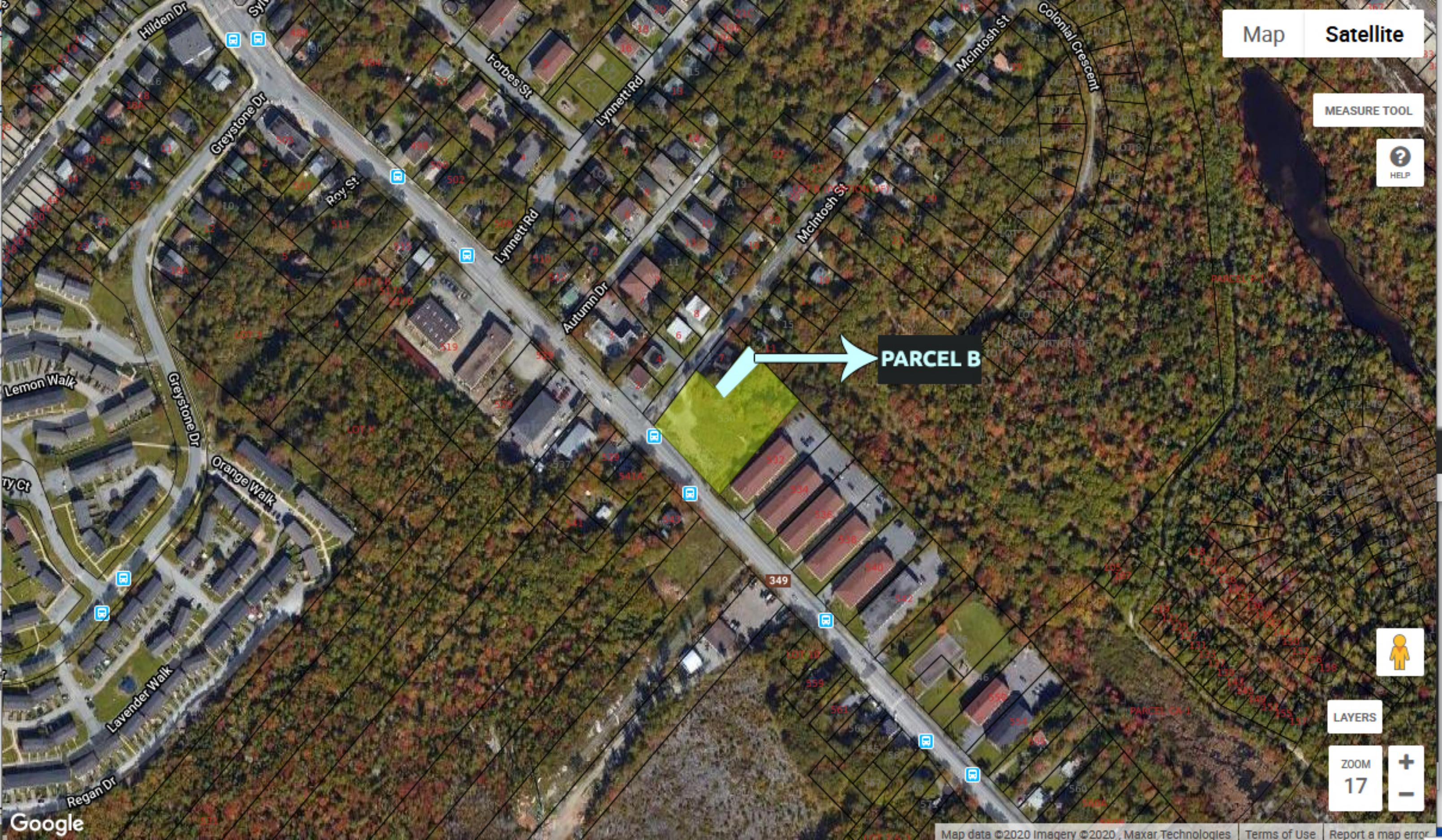
SDMM
Servant, Dunbrack, McKenzie & MacDonald Ltd.
NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS
36 OLAND CRESCENT PHO: (902) 455-1537
BAYERS LAKE BUSINESS PARK FAX: (902) 455-8479
HALIFAX, NS B3S 1G9 WEB: www.sdmm.ca

DATE: MAY 16, 2016
SCALE 1 : 500 (METRIC)
FILE No. 1-2-51 (29699)
PLAN No. 71-372-2



INSET
SCALE 1:25000

Appendix K



PARCEL B



LAYERS

ZOOM 17

Attachment D: Excerpts from the Regional MPS

3.2.1 Urban Settlement Designation

The Urban Settlement Designation encompasses those areas where development serviced with municipal water and wastewater systems (serviced development) exists or is proposed under this Plan. The designation includes three designated growth areas where Secondary Planning Strategies haven been approved (Morris-Russell Lake, Bedford South and Bedford West) three areas for future serviced communities, subject to HRM approval of secondary planning (Port Wallace, Sandy Lake, and the Highway 102 west corridor adjacent to Blue Mountain - Birch Cove Lakes Park).

3.3 PLANNING AND DESIGN FOR GROWTH CENTRES

Tables 3-1 and 3-2 outline the types of centres intended for the Urban Settlement and Rural Commuter Designations respectively and the associated design characteristics which are to be supported when preparing secondary planning strategies.

Table 3-1: Future Characteristics of Urban Settlement Growth Centres

Centre Type	Centre Name	Land Uses and Design	Transit, AT and Parking	Open Space	Cultural Heritage
Urban District Growth Centre	Spryfield Bedford West Sunnyside Mall Sackville Russell Lake Port Wallace Sandy Lake Hwy. 102 West Corridor Bedford South	<ul style="list-style-type: none"> • Mix of low, medium and high density residential, commercial, institutional and recreation uses • In established residential neighbourhoods, low to medium density residential uses • Existing retail plazas and shopping centres • Encourage infill or redevelopment of large parking lots into traditional blocks with streetwalls and step-backs • Pedestrian oriented facades 	<ul style="list-style-type: none"> • Connecting point for transit routes to other centres and Regional Centre • Enhance pedestrian linkages • Street or shared surface parking at the rear wherever possible • Access to AT routes • Short interconnected blocks for ease of walkability 	<ul style="list-style-type: none"> • Streetscaping featuring landscaped pocket parks and tree-lined streets • Interconnected private and public open space linked with greenbelt corridors • Improved quality and quantity of parkland • Focus on waterfront parks and trails • Private and public realm urban forest canopy cover to be maintained and improved • Riparian canopy cover to be maintained and improved • Provisions for food security 	<ul style="list-style-type: none"> • Built and natural heritage to be maintained and improved • Heritage features integrated with new development • Public art integrated with new development • Scenic public views preserved • Cultural heritage corridors

CHAPTER 4: TRANSPORTATION AND MOBILITY

4.0 INTRODUCTION

An effective regional transportation system links people and communities with each other and with the goods, services and employment opportunities which they seek, in an environmentally sensitive and fiscally responsible manner. It offers a choice of interconnected travel modes and forms a powerful tool for shaping future development. For this to occur, new investments in

infrastructure or services should be strategically planned in conjunction with land use and coordinated with all levels of government.

4.3 STREET DESIGN

T-16 Streets shall be designed to support pedestrians, bicyclists, and public transit and to improve public health and safety.

Attachment E: Excerpts from the Halifax MPS

1. RESIDENTIAL ENVIRONMENTS

Objective: The development and maintenance of Mainland South as a predominantly residential area with a diverse mixture of family and non-family housing.

1.1.1 "Residential Environments" in terms of this secondary strategy means:

- (a) Low-Density Residential;
- (b) Medium-Density Residential;
- (c) High-Density Residential;
- (d) Residential Development District.

1.1.2 Forms of residential development which may be permitted in Mainland South are:

- (a) conversions;
- (b) detached dwellings;
- (c) semi-detached dwellings;
- (d) duplex dwellings;
- (e) townhouses; and
- (f) apartments.

2. COMMERCIAL

2.3 The designated "Minor Commercial" areas along the Herring Cove Road and Dentith Road are the primary retail and business areas in Mainland South; and minor commercial uses shall be restricted to areas so designated.

3. INSTITUTIONAL

Objective: Public and private institutional uses to serve the Mainland South area and the City.

3.1 Institutional development may comprise public, quasi-public and non-commercial private institutional uses devoted to the provision of social, cultural, health, educational and recreational services.

3.1.1 Institutional uses may be considered throughout Mainland South, through rezoning. In considering such rezoning, the City shall have regard for compatibility with neighbouring residential uses in terms of scale, size, intensity of use, traffic generation, and noise.

3.2 The City shall encourage existing institutional uses to remain in their present locations, and shall encourage the re-use of such institutional areas and facilities, consistent with the policies of this Section and Part II, Section II.

AMENDMENTS TO THE ZONING BY-LAW

4.3 More specifically, for those applications for amendments to the zoning bylaw in Mainland South as defined on Map 1, the City shall require an assessment of the proposal by staff with regard to this Plan and the adopted Land Development Distribution Strategy, and that such assessment include the potential impacts of the proposal on: (a) the sewer system (including the budgetary implications); (b) the water system; (c) the transportation system (including transit); (d) existing public schools; (e) existing recreation and community facilities; (f) the provision of police and fire protection services; and any other matter deemed advisable by Council prior to any final approval by City Council.

Attachment F: Excerpts from the Halifax LUB

P ZONE: PARK AND INSTITUTIONAL ZONE

- 51(1) The following uses shall be permitted in any P Zone:
- (a) a public park;
 - (b) a recreation field, sports club, and community facilities;
 - (c) a cemetery;
 - (d) a hospital, public school, university, monastery, church, library, court of law, or other institution of a similar type, either public or private;
 - (e) an institution used for the advancement of public school education services;
 - (f) uses accessory to any of the uses in (a), (b), (c), (d) and (e);
 - (g) day care facility (RC-Mar 3/09;E-Mar 21/09).
- 51(2) No person shall in any P Zone carry out, or cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).
- 51(3) No person shall in any P Zone use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection (1).

SIGNS

- 52 No person shall in a P Zone erect, place or display any billboard or sign except:
- (a) One fascia sign per building elevation facing a street;
 - (b) One fascia sign for the building elevation containing the main entrance where such entrance does not face a street;
 - (c) One free standing sign not to exceed 12 feet in height and 40 square feet in area (per side) per vehicular entrance and pedestrian entrance where such entrance is not part of a vehicular entrance, provided, however, that where the property contains more than one principal park and institutional use such sign shall not exceed 18 feet in height and an additional 10 square feet of area may be added to a maximum of 80 square feet (per side) for each additional park and institutional use;
 - (d) The signs permitted by (a), (b), and (c) may be illuminated;
 - (e) The signs permitted by (a), (b), and (c) shall be limited to indicating the name of the building or site and civic address of the property on which it is located, the logo, slogan or motto of the occupant of such building or site; and
 - (f) The signs permitted by (a), (b) and (c) may also contain a changeable message area which shall be limited to indicating the name, date and time of an event taking place on the site.

REQUIREMENTS

- 53 Buildings erected, altered or used for P uses in a P Zone shall comply with the following requirements:

- (a) Every building shall be at least 12 feet from any other building and at least 8 feet from the rear and both side lines of the lot on which it is situated and at least 20 feet from any street line in front of such building;
- (b) Notwithstanding the provisions of clause (a), a carport or a detached or attached non-commercial garage shall be located not less than 4 feet from the rear and both side lines of the lot on which it is situated, and shall be located 8 feet from any other building;
- (c) Where a building is situated on a corner lot, it shall be at least 20 feet from each street line abutting such lot.

R-4 ZONE: MULTIPLE DWELLING ZONE

29(1) The following uses shall be permitted in any R-4 Zone:

- (a) R-1, R-2 and R-2T uses;
- (b) boarding house;
- (c) lodging or rooming house;
- (d) apartment house;
- (e) uses accessory to any of the foregoing uses if not specifically prohibited;

OTHER USES

- (f) in any one building, one office for rendering professional or personal services, provided that the net area for such purposes does not exceed 700 sq.ft.;
 - (g) special care home;
 - (h) greenhouse;
 - (i) the office of a consulate located in a single-family dwelling provided such dwelling is used by the consul as his private residence.
 - (j) day care facility (RC-Mar 3/09;E-Mar 21/09)
- 29(2) No person shall in any R-4 Zone carry out, or cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).
- 29(3) No person shall in any R-4 Zone use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection (1).

COMMERCIAL USES

29A Notwithstanding the provisions of Section 9(d), 14 and 29(1), an apartment house at or within 120 ft. of an intersection, which contains 100 or more self-contained dwelling units may include those commercial uses which are permitted in Section 38A(1), except a bowling alley, a motion picture theatre, a service station and billboard, provided that such uses are located on the ground floor of the apartment and are separately accessible from the building exterior.

SIGNS

29B Exterior advertising of the commercial uses described in Section 29A shall be permitted provided such advertising is not illuminated.

NO WINDOW DISPLAY

30 Where any building is used in an R-4 Zone for any of the purposes described in clause (f) of Section 29(1), no display window shall be permitted, nor shall any evidence of the use of such building for such purposes be visible from the exterior of such building, PROVIDED HOWEVER, that nothing contained herein shall prohibit the display of a sign not exceeding one square foot in area and bearing the name and profession as set forth in clause (f) of Section 29(1) of any person occupying such building.