



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

Item No. 15.5.1
Halifax Regional Council
March 22, 2022

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed

SUBMITTED BY:

Councillor Lindell Smith, Chair, Halifax and West Community Council

DATE: March 8, 2022

SUBJECT: Case 23166: Municipal Planning Strategy Amendments for 7 McIntosh Street,
Halifax

ORIGIN

Halifax and West Community Council February 22, 2022, Item 13.1.3.
Halifax and West Community Council March 8, 2022, Item 8.1.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, Part 1, Clause 25(c):

The powers and duties of a Community Council include recommending to the Council appropriate by-laws, regulations, controls and development standards for the community.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Give First Reading to consider the proposed amendments to the Halifax Municipal Planning Strategy and the Halifax Mainland Land Use By-law, as set out in Attachments A and B of the staff report dated December 23, 2021, to redesignate and rezone a portion of 7 McIntosh Street, Halifax from the Institutional Designation to the High-Density Residential Designation, and from the Park and Institutional (P) Zone to the Multiple Dwelling (R-4) Zone, and schedule a public hearing; and
2. Adopt the proposed amendments to the Halifax Municipal Planning Strategy and the Halifax Mainland Land Use By-law, as set out in Attachments A and B.

BACKGROUND/DISCUSSION

Halifax and West Community Council received a staff report dated December 23, 2021 respecting amendments to the Municipal Planning Strategy for 7 McIntosh Street, Halifax at their February 8, 2022 meeting. The Community Council deferred the case to their March 22, 2022 meeting.

Halifax and West Community Council considered the staff report dated December 23, 2021 at their March 22, 2022 and approved a recommendation to Halifax Regional Council as outlined in this report.

For further information refer to the attached staff report dated December 23, 2021.

FINANCIAL IMPLICATIONS

Financial implications are outlined in the attached staff report dated December 23, 2021.

RISK CONSIDERATION

Risk considerations are outlined in the attached staff report dated December 23, 2021.

COMMUNITY ENGAGEMENT

The Halifax and West Community Council March 8, 2022 meeting was livestreamed, and video recording is available at Halifax.ca. The agenda and reports of the Halifax and West Community Council are posted on Halifax.ca, and draft minutes of the meeting are made available on Halifax.ca. Members of the public are invited to address the Community Council via pre-registration for up to five minutes at the end of each meeting during Public Participation.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are outlined in the attached staff report dated December 23, 2021.

ALTERNATIVES

Halifax and West Community Council did not provide any alternatives.

Alternatives are outlined in the attached staff report dated December 23, 2021.

ATTACHMENTS

Staff recommendation report dated December 23, 2021.

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: Krista Vining, Acting Deputy Clerk, Municipal Clerk's Office 902.223.1046

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

Item No. 8.1
Halifax and West Community Council
March 8, 2022
February 22, 2022

TO: Chair and Members of Halifax and West Community Council
Original Signed

SUBMITTED BY: _____
Jacques Dubé, Chief Administrative Officer

DATE: December 23, 2021

SUBJECT: **Case 23166: Municipal Planning Strategy Amendments for 7 McIntosh Street, Halifax**

ORIGIN

- Application by KWR Approvals
- December 17, 2020, Regional Council initiation of the MPS amendment process, to consider redesignating and rezoning a portion of 7 McIntosh Street in Halifax from the Institutional Designation to the High-Density Residential Designation, and the P (Park and Institutional) Zone to the R-4 (Multiple Dwelling) Zone.

LEGISLATIVE AUTHORITY

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

RECOMMENDATION

It is recommended that Halifax and West Community Council recommend that Regional Council:

1. Give First Reading to consider the proposed amendments to the Halifax Municipal Planning Strategy and the Halifax Mainland Land Use By-law, as set out in Attachments A and B of this report, to redesignate and rezone a portion of 7 McIntosh Street, Halifax from the Institutional Designation to the High-Density Residential Designation, and from the Park and Institutional (P) Zone to the Multiple Dwelling (R-4) Zone, and schedule a public hearing; and
2. Adopt the proposed amendments to the Halifax Municipal Planning Strategy and the Halifax Mainland Land Use By-law, as set out in Attachments A and B 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 7 McIntosh Street (shown on Maps 1 and 2 and identified as Parcel B on Attachment C) 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 these 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.

If approved, the proposed changes will allow for the relocation of parking spaces from the front yard of 7 McIntosh Street (existing 3 storey apartment house) to the rear yard. This change is being requested to allow for upgrades to portions of McIntosh Street from its current classification as a private road to a minor collector. This street upgrade is required for the development of Phase 2 of an approved subdivision, commonly referred to as McIntosh Estates.

Subject Property	7 McIntosh Street (formerly part of 530 Herring Cove Road), Halifax
Location	The site is located northeast of the intersection of Herring Cove Road and McIntosh Street, Halifax
Community Plan Designation (Map 1)	INS (Institutional)
Zoning (Map 2)	P (Park and Institutional) Zone
Regional Plan Designation (Map 3)	US (Urban Settlement)
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 7 McIntosh Street, identified as Parcel B on Attachment C, from INS (Institutional designation) to HDR (High Density Residential designation), and from P (Park and Institutional Zone) to R-4 (Multiple Dwelling Zone).

The 419 square metre parcel in question was previously part of 530 Herring Cove Road, a vacant HRM-owned property. The parcel was subdivided and consolidated with the abutting lot at 7 McIntosh Street in January 2021. 7 McIntosh Street is an existing 3-storey apartment house with parking spaces in front. The intent of consolidating Parcel B is to allow for the relocation of those parking spaces from the front yard of 7 McIntosh Street to the rear yard.

In exchange for Parcel B, the owner of 7 McIntosh Street has subdivided and transferred ownership of the 40.2 square metre (432.7 square foot) parcel currently used for parking spaces at the front of the building at 7 McIntosh Street (identified as Parcel A on Attachment C), to the applicant's client (Vanguard Developments Inc.). Vanguard Developments has consolidated the parcel with the existing McIntosh Street to enable widening of the street. This will allow McIntosh Street to be reclassified from a private road to a minor collector, and then serve as a second road access to McIntosh Estates Subdivision. The street

upgrade is required for Phase 2 of this 5-phase approved subdivision which consists of approximately 348 units. A condition of subdivision approvals 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. The street is currently in poor condition, without sidewalks, and does not meet HRM Engineering standards for public roads.

Widening and upgrading the street to include sidewalks, better drainage and traffic calming measures would make the McIntosh Street safer for both vehicular and pedestrian traffic, as well as improve access in and out of Herring Cove Road. This work is occurring as-or-right as part of the McIntosh Estates subdivision development.

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. These areas are also intended to serve as a connecting point for transit routes to other centres and the Regional Centre.

Community Plan

Now that the subject property (Parcel B) has been consolidated with 7 McIntosh Street, the property has a split designation and split zoning. Parcel B 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 remainder of 7 McIntosh Street is designated HDR (High Density Residential) under the Halifax MPS. The HDR designation permits low- and medium-density residential uses, apartment buildings over four storeys, and neighbourhood commercial in buildings over 100 units.

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 the McIntosh Estates Subdivision (see Concept Plan in Attachment D) and are approved for future townhouse development.

Land Use By-law

The subject property is zoned P (Park and Institutional) and R-4 (Multiple Dwelling) under the Halifax Mainland LUB. The P Zone permits park and institutional uses including but not limited to: public parks; recreation fields; community facilities; public schools; churches and day care facilities. 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 parking requirements.

Plan policies do not exist that would enable the consideration of multiple family dwellings, or associated uses like parking, on the 419 square metre portion that is the subject of this application (Parcel B on Attachment C). As such, an amendment to the MPS and LUB is required to enable the requested land use.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the COVID-19 Administrative Order (AO), which 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 written correspondence, the internet, telephone, or meetings held virtually. In the case of this application, the level of community engagement was consultation, and the engagement program Council approved included:

- providing information and seeking comments through the HRM website;
- posting a sign on the subject property; and
- mailing letters and a short survey to residents and property owners in the notification area.

In September 2020, a notice and short survey was sent to property owners within a 100 metre radius, and all property owners along McIntosh Street – a total of 204 recipients. The survey asked for opinions on changes to the designation and zoning; the relocation of parking stalls to the rear of 7 McIntosh Street, and upgrades to McIntosh Street to make it a minor collector road. No responses were received. A sign has also been located on the site since April 2021 with details about the project and contact details for HRM Planning and Development. No phone calls or emails have been received about the proposal.

A public hearing must be held by Regional Council before they can consider approving any amendments to the MPS and LUB. Residents and property owners surrounding the subject property will be notified of the hearing by mail, and ads for a hearing will be published in a local newspaper.

DISCUSSION

The MPS is a strategic policy document. It sets out the goals, objectives and direction for the long-term growth and development of Halifax. Amendments to an MPS are significant undertakings. Council is under no obligation to consider such requests.

Staff have reviewed the applicant's proposal and rationale and have considered surrounding land uses, Regional Plan policy, and the site's planning history. Staff advise that the request to redesignate and rezone a portion of the property is reasonably consistent with Regional Plan policy and good planning principles. Staff's reasoning is laid out below.

Recreational Space

Policy 7.9 of the Halifax MPS states that subdivision, consolidation and rezoning applications shall consider the availability of adequate recreational open space, and Policy 7.10 states that the City shall not release park lands or public open spaces for non-recreational uses unless alternative recreational space within the neighbourhood have been provided. HRM Parks and Recreation reviewed the availability of recreational space in the neighbourhood prior to subdividing Parcel B from 530 Herring Cove Road, and declared it surplus to municipal needs. The consolidating deed for Parcel B from HRM to Vanguard has already been filed, and the remainder of 530 Herring Cove Road is currently listed for sale. There is a municipally-owned park with a basketball court and playground 230 metres away at 546 Herring Cove Road (Roaches Pond Park), and Lynnett Road Park with a playground and open space 350 metres away. J.L. Ilsley High School and the Spryfield Lions Arena are 1.2 km away, providing a large sport field, 3 basketball courts, and a playground. The McIntosh Run Active Transportation Greenway is also accessible from several points nearby.

Even though it is surplus to municipal needs and is not currently developed or programmed, the majority (91%) of 530 Herring Cove Road has remained designated Institutional and zoned Park, allowing for its potential institutional or recreational re-use.

Land Use By-Law Compliance

The Halifax Mainland Land Use By-law requires one parking space per unit in R-4 buildings, and that those parking spaces be at least 5 feet away from the official street line and 5 feet away from any door or window serving a habitable room. The current parking situation at 7 McIntosh Street does not meet these requirements, as there is no separation between the front yard parking for 7 McIntosh Street and the street line, and also less than 5 feet between the parking and building windows (see Attachment E: Parcel A Streetview).

The LUB also states that parking spaces in the front of a building shall be screened from the street by hedging, fencing, or other means. Currently, there is no such screening in place. Moving the parking stalls to the rear of the building will provide the required separation and screening from the street, bringing the building into compliance with the LUB parking requirements.

Consolidated Zoning

Since Parcel B was consolidated with 7 McIntosh Street in February 2021, the property has split zoning: R-4 and P. Redesignation and rezoning will resolve this discrepancy and bring the entire lot under one designation and zone. Policy G-16 of the Regional Plan enables this through an MPS amendment, to allow a use that is permitted on a neighbouring property with a different designation/zone. In this case, the parcel abuts both HDR and LDR designations, and R-4 and R-2 zones. All of these allow parking. The recommendation is to apply the HDR designation and R-4 Zone that is already in place on part of the property.

Conclusion

Staff have reviewed the applicant's proposed MPS amendment and rezoning request and advise that it adheres to good planning principles and recent Council policy direction. Staff recommend the amendment and rezoning because:

- There is already sufficient recreational space in the neighbourhood;
- It will bring the parking arrangement at 7 McIntosh Street into compliance with LUB requirements; and
- It will consolidate the zoning on the property.

Staff recommend that the Halifax and West Community Council recommend that Regional Council approve the proposed amendments to the Halifax MPS and Halifax Mainland LUB.

FINANCIAL IMPLICATIONS

The HRM costs associated with the processing of this planning application can be accommodated within the approved 2021-2022 operating budget for C320 Regional Planning Program.

RISK CONSIDERATION

The risks associated with the recommendations contained within this report are low. This process involves the consideration of 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 amending the MPS are contained within the Discussion section of this report.

ENVIRONMENTAL IMPLICATIONS

No additional concerns were identified beyond those raised in this report.

ALTERNATIVES

Halifax and West Community Council may choose to recommend that Regional Council:

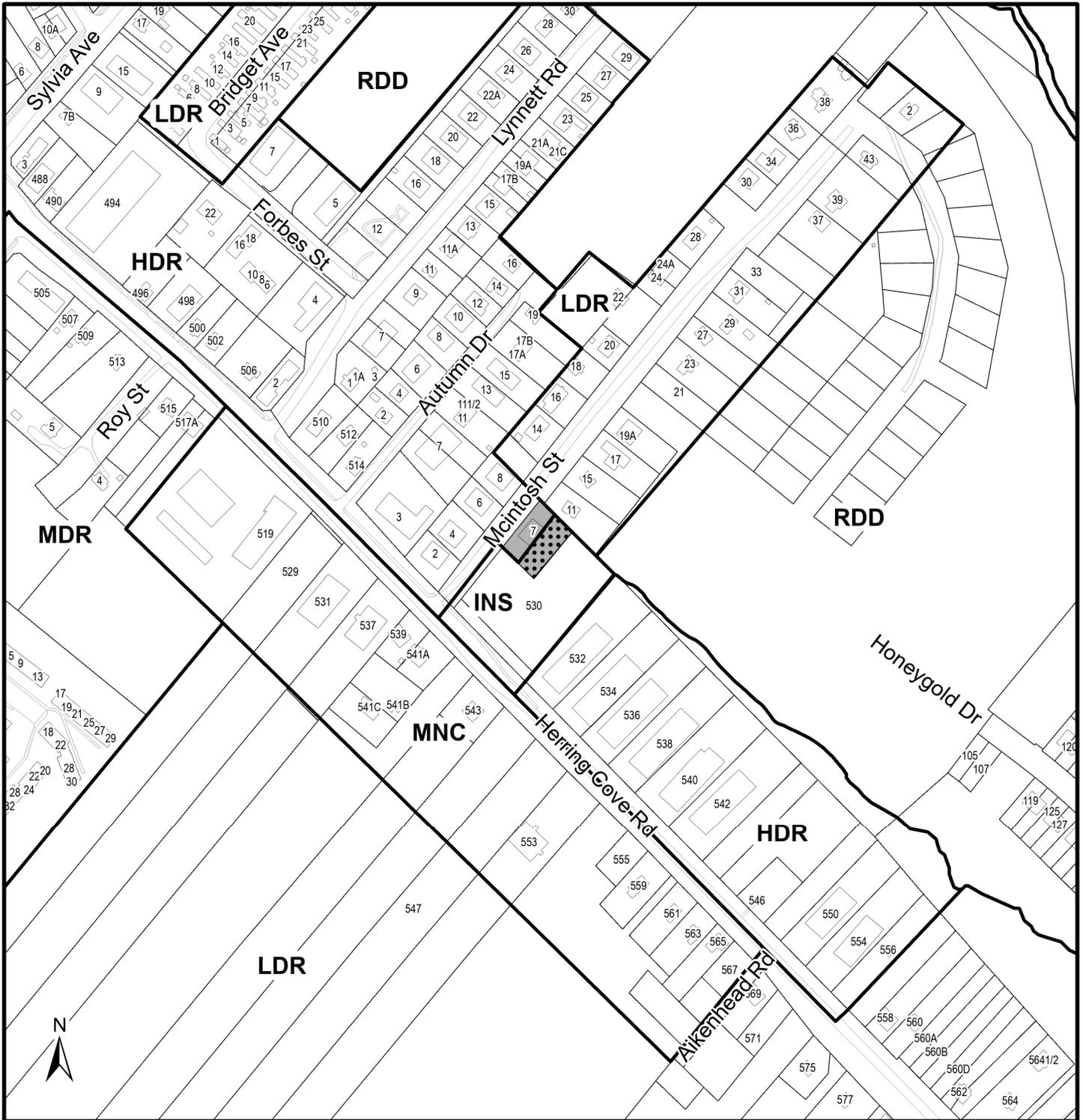
1. Modify the proposed amendments to the MPS and Mainland LUB for Halifax by proposing an alternate designation and zone. If this alternative is chosen, specific direction regarding the requested modifications is required. A decision of Council to approve or refuse the proposed amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.
2. Refuse the proposed amendments to the MPS and Mainland LUB for Halifax. A decision of Council to approve or refuse the proposed amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.

ATTACHMENTS

Map 1:	Generalized Future Land Use
Map 2:	Zoning
Attachment A:	Proposed MPS Amendments
Attachment B:	Proposed LUB Amendments
Attachment C:	Parcels A, B and C
Attachment D:	McIntosh Estates Concept Plan
Attachment E:	7 McIntosh Street Parcel A Streetview

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: Anne Totten, Planner II, 902-476-8245



Map 1 - Generalized Future Land Use

7 McIntosh St,
Halifax

HALIFAX

-  Subject Property
-  Area proposed to be re-designated from INS (Institutional) to HDR (High Density Residential)

Designation

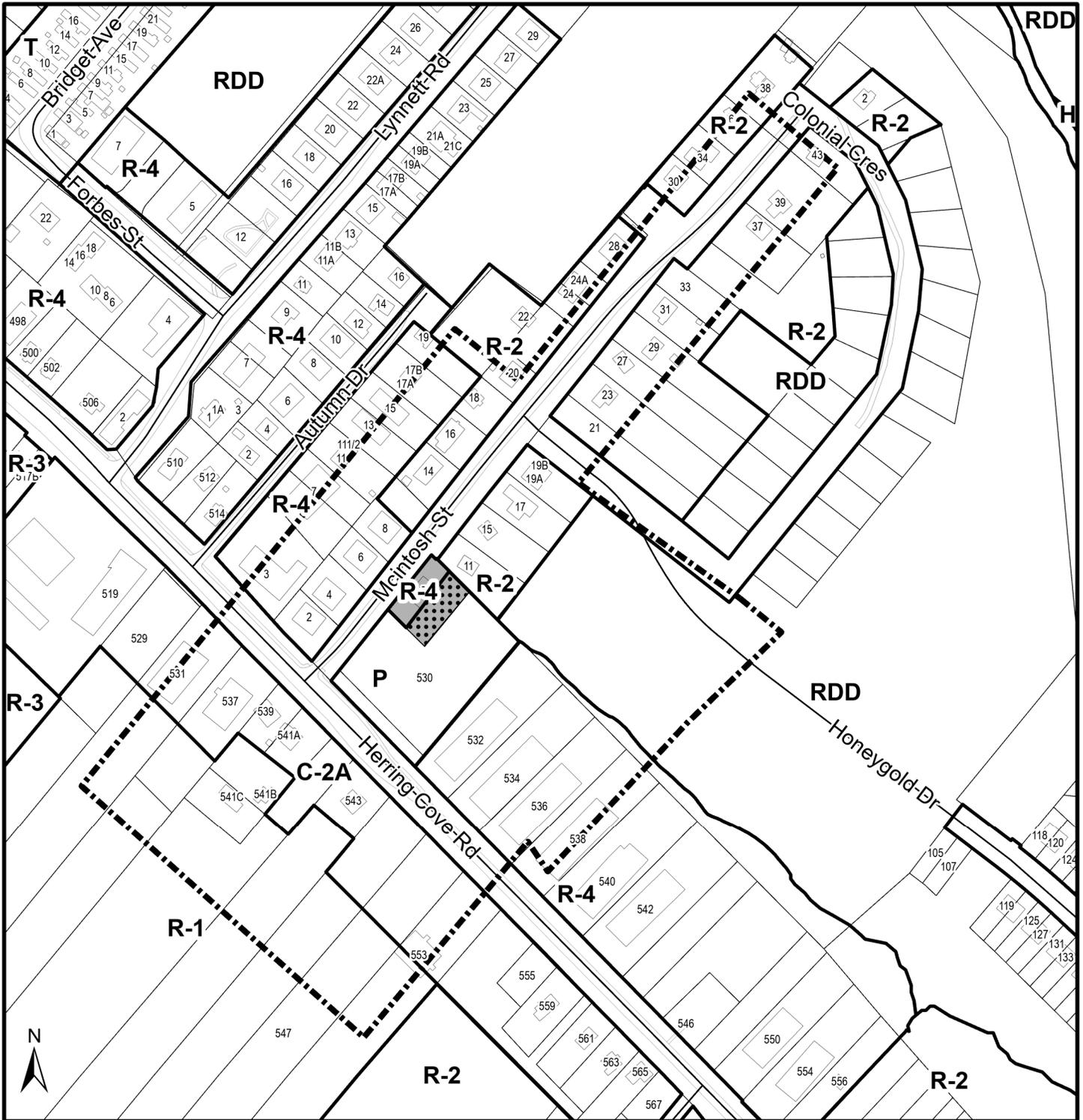
- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- RDD Residential Development District
- MNC Minor Commercial
- INS Institutional



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

7 McIntosh St,
Halifax

-  Subject Property
-  Area proposed to be rezoned from P(Park) to R-4 (Multiple Dwelling)
-  Area of Notification

Halifax Mainland By-Law Area

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.

ATTACHMENT A

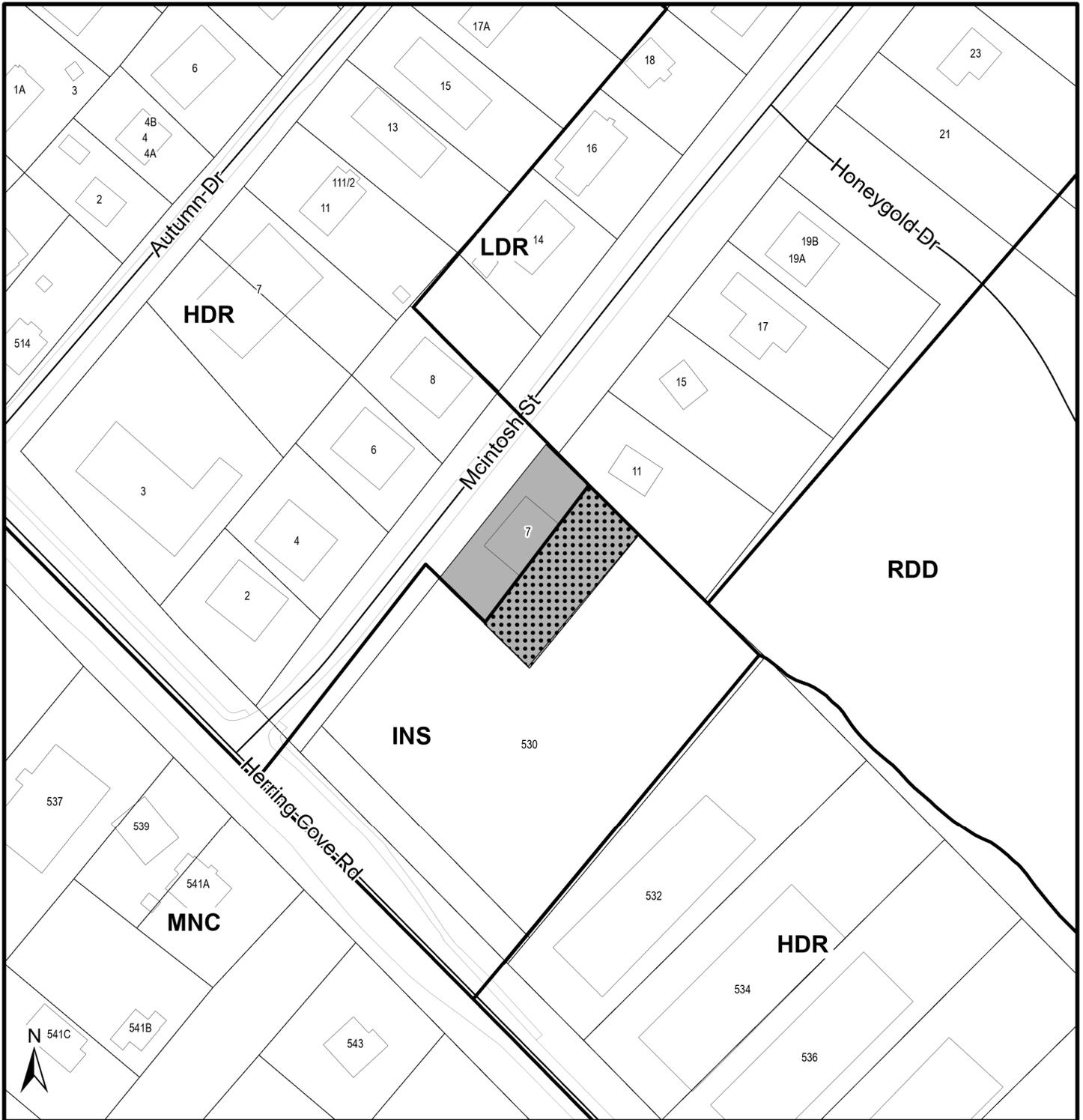
Proposed Amendment to the Municipal Planning Strategy for Halifax

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Halifax is hereby further amended as follows:

1. Map 9F – Mainland South Generalized Future Land Use shall be amended to re-designate certain land on McIntosh Street from Institutional to High Density Residential as shown on Schedule A attached hereto.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted amendment was passed at a meeting of the Halifax Regional Council held on [DATE], 2022

Iain MacLean
Municipal Clerk



Schedule A

7 McIntosh St,
Halifax

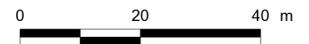
-  Subject Property
-  Area to be re-designated from INS (Institutional) to HDR (High Density Residential)

Halifax Plan
Mainland South

Designation

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

HALIFAX



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.

ATTACHMENT B

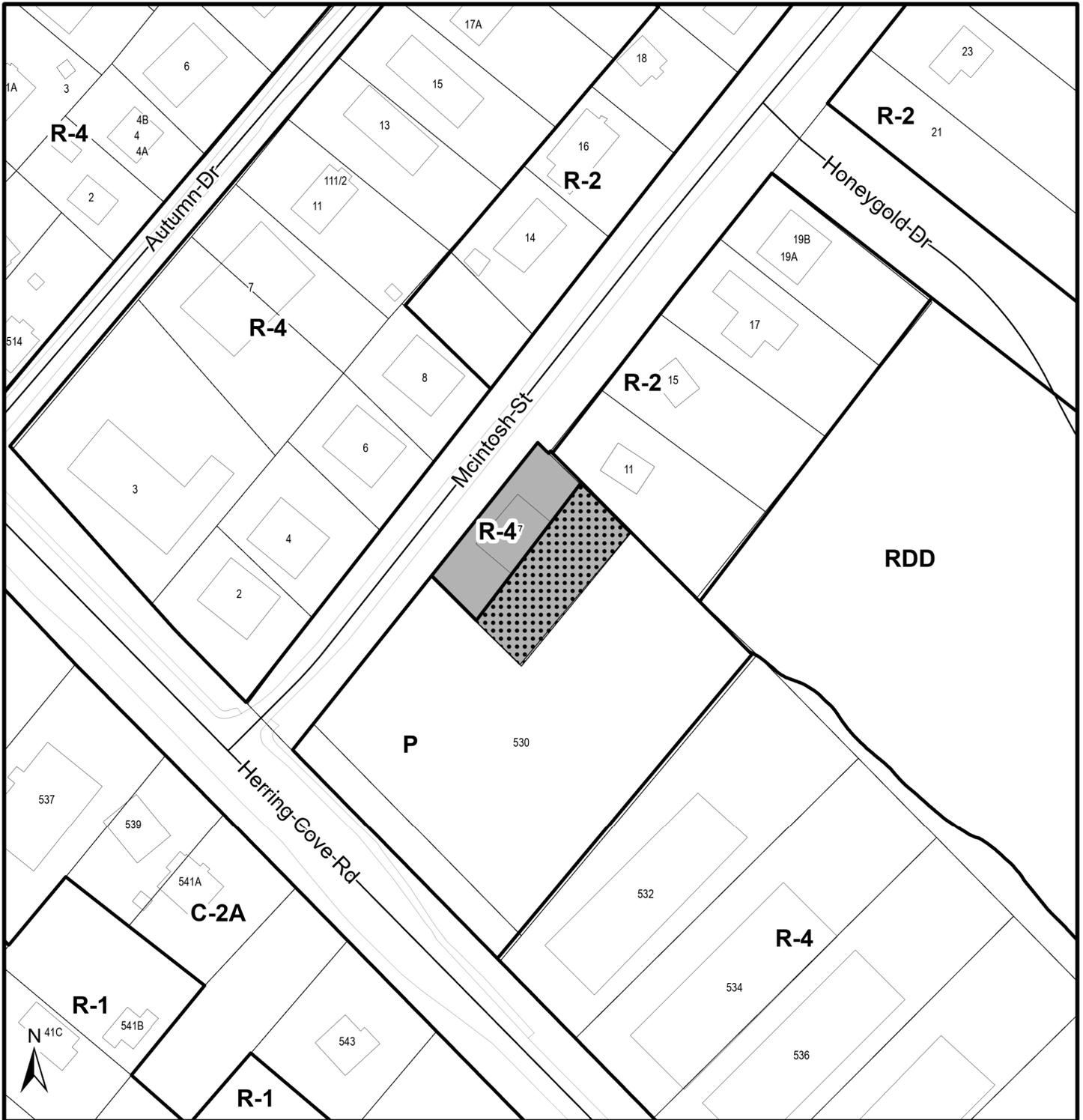
Proposed Amendment to the Land Use By-law for Halifax Mainland

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Land Use By-law for Halifax Mainland is hereby further amended as follows:

1. Map ZM-1: Zoning (South Section) shall be amended to rezone the portion of 7 McIntosh Street from P (Park and Institutional) to R-4 (Multiple Dwelling) Zone as shown on Schedule B attached hereto.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted by-law was passed at a meeting of the Halifax Regional Council held on [DATE].

Iain MacLean
Municipal Clerk



Schedule B

7 McIntosh St,
Halifax

HALIFAX



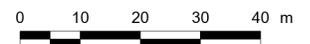
Subject Property



Area to be rezoned from P(Park)
to R-4 (Multiple Dwelling)

Zones

- R-1 Single Unit Dwelling
- R-2 Two Family Dwelling
- R-4 Multiple Dwelling
- RDD Residential Development District
- C-2A Minor Commercial



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 C
Sketch showing Parcels A, B and C

HALIFAX REGIONAL MUNICIPALITY
THIS FINAL PLAN OF SUBDIVISION
IS APPROVED FOR

Lot 9B; Parcels A and C as addition to Parcel MS forming Parcel MS-CA

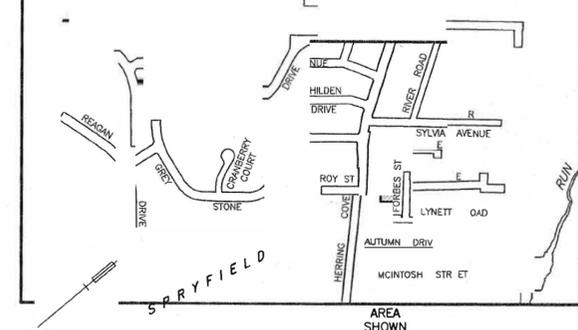
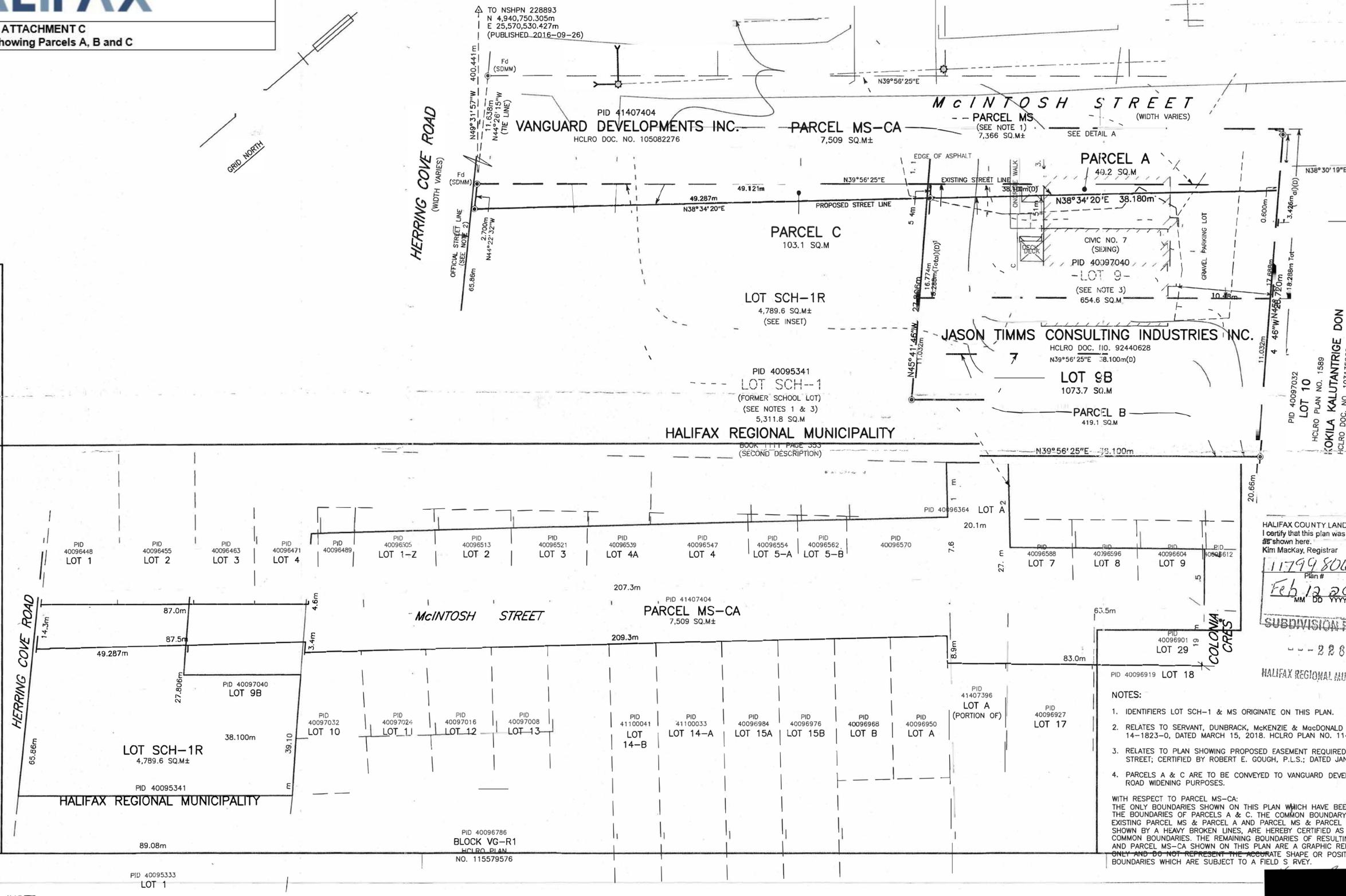
DATE: JAN 13 2021

Rosemary MacNeil
WATERCOURSE ALTERATION & PROVINCIAL PERMITS
in the interest of water quality preservation, it is advised that there is a legal requirement under the NS Environment Act and the Activities Designation Regulations to obtain approval from the Dept. of Environment and Labour prior to commencing any work in or around the immediate vicinity of any watercourse, including the bed and shore of every river, stream, lake, creek, pond, spring, lagoon, swamp, marsh, wetland, ravine, gulch or other natural body of water, whether it contains water or not.
HRM WATERCOURSE BUFFERS & DEVELOPMENT
HRM by-laws contain requirements for watercourse buffers relative to adjacent development. Buffers vary in width from a minimum of 20 metres increasing to a maximum of 60 metres, depending on slopes. Activity within buffers is limited and may affect the development of the lots shown on this plan. For specific information concerning watercourse buffer requirements, please contact HRM before applying for construction permits.

CENTRAL SERVICES

LOT 9B IS CAPABLE OF BEING SERVICED WITH MUNICIPAL WATER AND SEWER. SERVICE LATERALS FROM THE MAINS TO THE BUILDING SHALL BE THE RESPONSIBILITY OF THE OWNER

PUBLIC STREETS
THE FOLLOWING STREETS ARE OWNED AND MAINTAINED BY HALIFAX REGIONAL MUNICIPALITY:
Herring Cove Road



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 6-16, 2020 AND HAVE BEEN ADJUSTED BY "LEAST SQUARES".

SURVEYOR'S CERTIFICATE
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.
Jated this 2nd day of DECEMBER, 2020
N.S.L.S.



HALIFAX COUNTY LAND REGISTRATION OFFICE
I certify that this plan was registered or recorded as shown here.
Kim MacKay, Registrar
117998063
Plan #
Feb 12 2021 15:12
MM DD YYYY Time
SUBDIVISION FILE NO.
22899
HALIFAX REGIONAL MUNICIPALITY

PLAN OF SURVEY OF
LOT 9B & PARCELS A & C
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.sdrmm.co

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

INSET SCALE 1:750

0m 5 10 15 20 25m No 61388

Form 28

Purpose: to record a non-enabling document in a parcel register

For Office Use

Registration District: HALIFAX COUNTY
Submitter's User Number: 2766
Submitter's Name: HFX REGIONAL MUN - HALIFAX

Take notice that the attached plan/document relates to the following parcels registered under the Land Registration Act

PID: 40095341	PID: 40097040	PID: 41407404
---------------	---------------	---------------

Municipal file number or land registration file number (insert file number used when PIDs were originally assigned during pre approval): MF22899REVISED

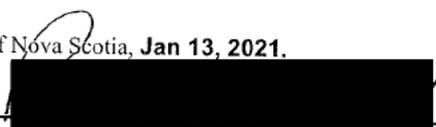
In the matter of the recording of the following non-enabling instrument (select one) :

- plan
- boundary line agreement
- instrument of subdivision
- statutory declaration regarding de facto consolidation
- condominium declaration
- initial condominium bylaws
- condominium plan
- repeal of subdivision
- termination of condominium
- other (specify)

And in the matter of registered owner (insert name): **HALIFAX REGIONAL MUNICIPALITY, VANGUARD DEVELOPMENTS INC., AND JASON TIMMS CONSULTING INDUSTRIES INC.**

Note: An amending Parcel Description Certification Application may be required.

Dated at HALIFAX, in the County of **HALIFAX**, Province of Nova Scotia, **Jan 13, 2021**.


Signature of applicant/municipal official/owner/agent

Name: HFX REGIONAL MUN - HALIFAX

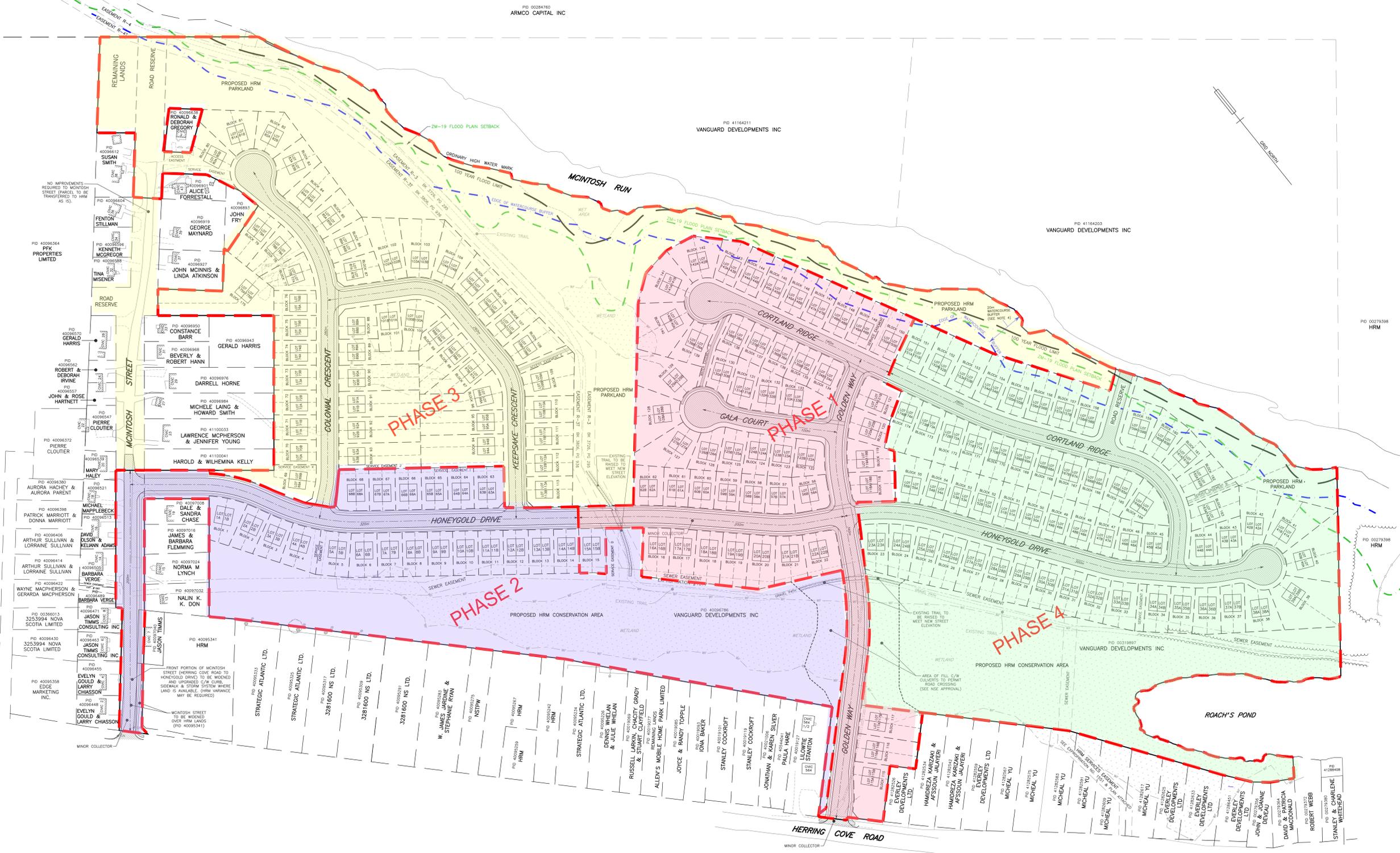
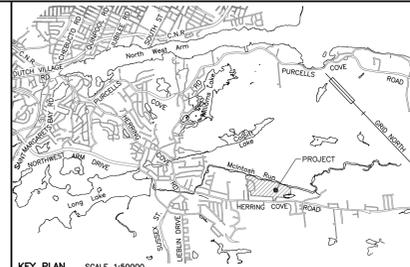
Address: PO BOX 1749 HALIFAX NS CA B3J 3A5

Phone: 902.490.4650

Email: WESTREG@HALIFAX.CA

Fax: 902.490.4645

Attachment D McIntosh Estates Concept Plan



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 METROPOLITAN 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

PIDS	AREA
PID 40091987	
PID 40091988	
PID 40091989	
PID 40091990	
PID 40091991	
PID 40091992	
PID 40091993	
PID 40091994	
PID 40091995	
PID 40091996	
PID 40091997	
PID 40091998	
PID 40091999	
PID 40092000	
PID 40092001	
PID 40092002	
PID 40092003	
PID 40092004	
PID 40092005	
PID 40092006	
PID 40092007	
PID 40092008	
PID 40092009	
PID 40092010	
PID 40092011	
PID 40092012	
PID 40092013	
PID 40092014	
PID 40092015	
PID 40092016	
PID 40092017	
PID 40092018	
PID 40092019	
PID 40092020	
PID 40092021	
PID 40092022	
PID 40092023	
PID 40092024	
PID 40092025	
PID 40092026	
PID 40092027	
PID 40092028	
PID 40092029	
PID 40092030	
PID 40092031	
PID 40092032	
PID 40092033	
PID 40092034	
PID 40092035	
PID 40092036	
PID 40092037	
PID 40092038	
PID 40092039	
PID 40092040	
PID 40092041	
PID 40092042	
PID 40092043	
PID 40092044	
PID 40092045	
PID 40092046	
PID 40092047	
PID 40092048	
PID 40092049	
PID 40092050	
PID 40092051	
PID 40092052	
PID 40092053	
PID 40092054	
PID 40092055	
PID 40092056	
PID 40092057	
PID 40092058	
PID 40092059	
PID 40092060	
PID 40092061	
PID 40092062	
PID 40092063	
PID 40092064	
PID 40092065	
PID 40092066	
PID 40092067	
PID 40092068	
PID 40092069	
PID 40092070	
PID 40092071	
PID 40092072	
PID 40092073	
PID 40092074	
PID 40092075	
PID 40092076	
PID 40092077	
PID 40092078	
PID 40092079	
PID 40092080	
PID 40092081	
PID 40092082	
PID 40092083	
PID 40092084	
PID 40092085	
PID 40092086	
PID 40092087	
PID 40092088	
PID 40092089	
PID 40092090	
PID 40092091	
PID 40092092	
PID 40092093	
PID 40092094	
PID 40092095	
PID 40092096	
PID 40092097	
PID 40092098	
PID 40092099	
PID 40092100	
PID 40092101	
PID 40092102	
PID 40092103	
PID 40092104	
PID 40092105	
PID 40092106	
PID 40092107	
PID 40092108	
PID 40092109	
PID 40092110	
PID 40092111	
PID 40092112	
PID 40092113	
PID 40092114	
PID 40092115	
PID 40092116	
PID 40092117	
PID 40092118	
PID 40092119	
PID 40092120	
PID 40092121	
PID 40092122	
PID 40092123	
PID 40092124	
PID 40092125	
PID 40092126	
PID 40092127	
PID 40092128	
PID 40092129	
PID 40092130	
PID 40092131	
PID 40092132	
PID 40092133	
PID 40092134	
PID 40092135	
PID 40092136	
PID 40092137	
PID 40092138	
PID 40092139	
PID 40092140	
PID 40092141	
PID 40092142	
PID 40092143	
PID 40092144	
PID 40092145	
PID 40092146	
PID 40092147	
PID 40092148	
PID 40092149	
PID 40092150	
PID 40092151	
PID 40092152	
PID 40092153	
PID 40092154	
PID 40092155	
PID 40092156	
PID 40092157	
PID 40092158	
PID 40092159	
PID 40092160	
PID 40092161	
PID 40092162	
PID 40092163	
PID 40092164	
PID 40092165	
PID 40092166	
PID 40092167	
PID 40092168	
PID 40092169	
PID 40092170	
PID 40092171	
PID 40092172	
PID 40092173	
PID 40092174	
PID 40092175	
PID 40092176	
PID 40092177	
PID 40092178	
PID 40092179	
PID 40092180	
PID 40092181	
PID 40092182	
PID 40092183	
PID 40092184	
PID 40092185	
PID 40092186	
PID 40092187	
PID 40092188	
PID 40092189	
PID 40092190	
PID 40092191	
PID 40092192	
PID 40092193	
PID 40092194	
PID 40092195	
PID 40092196	
PID 40092197	
PID 40092198	
PID 40092199	
PID 40092200	
PID 40092201	
PID 40092202	
PID 40092203	
PID 40092204	
PID 40092205	
PID 40092206	
PID 40092207	
PID 40092208	
PID 40092209	
PID 40092210	
PID 40092211	
PID 40092212	
PID 40092213	
PID 40092214	
PID 40092215	
PID 40092216	
PID 40092217	
PID 40092218	
PID 40092219	
PID 40092220	
PID 40092221	
PID 40092222	
PID 40092223	
PID 40092224	
PID 40092225	
PID 40092226	
PID 40092227	
PID 40092228	
PID 40092229	
PID 40092230	
PID 40092231	
PID 40092232	
PID 40092233	
PID 40092234	
PID 40092235	
PID 40092236	
PID 40092237	
PID 40092238	
PID 40092239	
PID 40092240	
PID 40092241	
PID 40092242	
PID 40092243	
PID 40092244	
PID 40092245	
PID 40092246	
PID 40092247	
PID 40092248	
PID 40092249	
PID 40092250	
PID 40092251	
PID 40092252	
PID 40092253	
PID 40092254	
PID 40092255	
PID 40092256	
PID 40092257	
PID 40092258	
PID 40092259	
PID 40092260	
PID 40092261	
PID 40092262	
PID 40092263	
PID 40092264	
PID 40092265	
PID 40092266	
PID 40092267	
PID 40092268	
PID 40092269	
PID 40092270	
PID 40092271	
PID 40092272	
PID 40092273	
PID 40092274	
PID 40092275	
PID 40092276	
PID 40092277	
PID 40092278	
PID 40092279	
PID 40092280	
PID 40092281	
PID 40092282	
PID 40092283	
PID 40092284	
PID 40092285	
PID 40092286	
PID 40092287	
PID 40092288	
PID 40092289	
PID 40092290	
PID 40092291	
PID 40092292	
PID 40092293	
PID 40092294	
PID 40092295	
PID 40092296	
PID 40092297	
PID 40092298	
PID 40092299	
PID 40092300	
PID 40092301	
PID 40092302	
PID 40092303	
PID 40092304	
PID 40092305	
PID 40092306	
PID 40092307	
PID 40092308	
PID 40092309	
PID 40092310	
PID 40092311	
PID 40092312	
PID 40092313	
PID 40092314	
PID 40092315	
PID 40092316	
PID 40092317	
PID 40092318	
PID 40092319	
PID 40092320	
PID 40092321	
PID 40092322	
PID 40092323	
PID 40092324	
PID 40092325	
PID 40092326	
PID 40092327	
PID 40092328	
PID 40092329	
PID 40092330	
PID 40092331	
PID 40092332	
PID 40092333	
PID 40092334	
PID 40092335	
PID 40092336	
PID 40092337	
PID 40092338	
PID 40092339	
PID 40092340	
PID 40092341	
PID 40092342	
PID 40092343	
PID 40092344	
PID 40092345	
PID 40092346	
PID 40092347	
PID 40092348	
PID 40092349	
PID 40092350	
PID 40092351	
PID 40092352	
PID 40092353	
PID 40092354	
PID 40092355	
PID 40092356	
PID 40092357	
PID 40092358	
PID 40092359	
PID 40092360	
PID 40092361	
PID 40092362	
PID 40092363	
PID 40092364	
PID 40092365	
PID 40092366	
PID 40092367	
PID 40092368	
PID 40092369	
PID 40092370	
PID 40092371	
PID 40092372	
PID 40092373	
PID 40092374	
PID 40092375	
PID 40092376	
PID 40092377	
PID 40092378	
PID 40092379	
PID 40092380	
PID 40092381	
PID 40092382	
PID 40092383	
PID 40092384	
PID 40092385	
PID 40092386	
PID 40092387	
PID 40092388	
PID 40092389	
PID 40092390	
PID 40092391	
PID 40092392	
PID 40092393	
PID 40092394	
PID 40092395	
PID 40092396	
PID 40092397	
PID 40092398	
PID 40092399	
PID 40092400	
PID 40092401	
PID 40092402	
PID 40092403	
PID 40092404	
PID 40092405	
PID 40092406	
PID 40092407	
PID 40092408	
PID 40092409	
PID 40092410	
PID 40092411	
PID 40092412	
PID 40092413	
PID 40092414	
PID 40092415	
PID 40092416	
PID 40092417	
PID 40092418	
PID 40092419	
PID 40092420	
PID 40092421	
PID 40092422	
PID 40092423	
PID 40092424	
PID 40092425	
PID 40092426	
PID 40092427	
PID 40092428	
PID 40092429	
PID 40092430	
PID 40092431	
PID 40092432	
PID 40092433	
PID 40092434	
PID 40092435	
PID 40092436	
PID 40092437	
PID 40092438	
PID 40092439	
PID 40092440	
PID 40092441	
PID 40092442	
PID 40092443	
PID 40092444	
PID 40092445	
PID 40092446	
PID 40092447	
PID 40092448	
PID 40092449	
PID 40092450	
PID 40092451	
PID 40092452	
PID 40092453	
PID 40092454	
PID 40092455	

Attachment E 7 McIntosh Street (Parcel A) Streetview

