



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

**Item No. 13.1.2**  
**Halifax and West Community Council**  
**June 21, 2022**

**TO:** Chair and Members of Halifax and West Community Council

**SUBMITTED BY:** - Original Signed -  
Kelly Denty, Executive Director of Planning and Development

**DATE:** May 26, 2022

**SUBJECT:** **Case 23016: Substantive Amendment to the Brunello Development Agreement, Timberlea**

---

**ORIGIN**

Application by ZZap Consulting Inc.

**LEGISLATIVE AUTHORITY**

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

**RECOMMENDATION**

It is recommended that Halifax and West Community Council:

1. Give notice of motion to consider the proposed amending development agreement, as set out in Attachment A, to allow additional residential development areas and changes to certain Golf Course Safety Margin boundaries, and schedule a public hearing;
2. Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A; and
3. Require the amending development agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

## **BACKGROUND**

ZZap Consulting Inc., on behalf of property owners, Canadian International Capital Incorporated, is applying to allow residential development fronting on certain golf holes within the Links at Brunello planned community development and changes to certain Golf Course Safety Margin boundaries established in the existing development agreement.

<b>Subject Site</b>	PIDs 41404575, 41404567, 41404591, 41404583
<b>Location</b>	Timberlea
<b>Regional Plan Designation</b>	US (Urban Settlement)
<b>Community Plan Designation (Map 1)</b>	UR (Urban Residential)
<b>Zoning (Map 2)</b>	Comprehensive Development District (CDD) Zone
<b>Size of Site</b>	PID 41404575: 10.2 Hectares PID 41404567: 53.6 Hectares PID 41404591: 30.8 Hectares PID 41404583: 23.6 Hectares
<b>Street Frontage</b>	PID 41404575: ~340 metres PID 41404567: ~290 metres PID 41404591: ~250 metres PID 41404583: ~50 metres
<b>Current Land Use(s)</b>	PID 41404575: Golf Course PID 41404567: Private recreation trails and tennis courts PID 41404591: Golf Course PID 41404583: Golf Course, Golf Clubhouse
<b>Surrounding Use(s)</b>	Recreation and residential uses

### **Existing Development Agreement**

The original development agreement was signed in 2002 and allows for a mixed residential and commercial community surrounding the Brunello Golf Course in Timberlea. The existing development agreement permits 3,200 dwellings in a mix of single unit dwellings, two-unit dwellings, townhouses and apartment buildings, and provides a conceptual layout of the planned community. Since its original approval, the development agreement has been amended 13 times, most recently by Halifax and West Community Council on May 11, 2021 (Case 22989), to approve a non-substantive amendment for an apartment building.

### **Proposal Details**

The applicant is requesting permission to enable additional residential development blocks adjacent to four separate golf holes (holes #1, #2, #9, and #16). The applicant is seeking these modifications to enable a more efficient use of the lands. As the original concept plan was approved in 2001, the completion of the golf course construction has identified surplus lands that the applicant would prefer to be dedicated for residential uses as public infrastructure exists or is being constructed (roads, water, sewer). In order to enable such development, the schedules of the existing development agreement must be amended by extending the Rb designation to allow for residential lots to be developed adjacent to hole #9 and #1, by extending the Rc designation to allow for residential lots to be developed adjacent to hole #16 and by extending the Ra designation to allow for residential lots to be developed adjacent to hole #2 (See chart below for permitted uses within each designation). In addition, the Golf Course Safety Margin boundaries for the golf holes noted above are proposed to be adjusted while still ensuring for the safety of adjacent homes and their residents.

Ra Designation	Single family homes with up to 20% townhomes, reduced frontage single unit dwellings, and alternate housing types.
Rb Designation	Single family homes with up to 60% townhomes, reduced frontage single unit dwellings, and alternate housing types.

Rc Designation	Mixed residential: townhomes, reduced frontage single unit dwellings, alternate housing types, multiple unit dwellings, and single family homes.
----------------	--

### **Enabling Policy and LUB Context**

The enabling policy is Policy UR-27 of the Timberlea / Lakeside / Beechville Municipal Planning Strategy. Policy UR-27 states the following:

*Within the area as shown on Map UR-1, Council may consider permitting a mixed use development, with a range of land uses including a golf course, low density residential, townhousing, multiple unit dwellings, a town centre, various commercial development, and an office campus. Such development may only be considered through the development agreement process, and pursuant to the policies outlined specific to this site and having regard to the provisions of Policy IM- 12.*

The subject sites are zoned Comprehensive Development District (CDD) by the Land Use By-law for Timberlea/Lakeside/Beechville. No development is permitted in the CDD except by development agreement.

### **COMMUNITY ENGAGEMENT**

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was consultation, achieved by providing information and seeking comments through the HRM website (545 unique pageviews), a narrated PowerPoint presentation on HRM's Shape Your City webpage, signage posted on the subject site, and 380 letters mailed to property owners within the notification area. The public comments received included discussion on the following topics:

- Safety concerns regarding errant golf balls;
- Traffic concerns; and
- Loss of privacy.

A public hearing must be held by Halifax and West Community Council before they can consider approval of the proposed development agreement. Should Community Council decide to proceed with a public hearing on this application, property owners within the notification area shown on Map 2 will be notified of the hearing by regular mail. The HRM website will also be updated to indicate notice of the public hearing.

The proposal will potentially impact local residents and property owners.

### **DISCUSSION**

Staff have reviewed the proposal relative to all relevant policies and advise that it is reasonably consistent with the intent of the Municipal Planning Strategy (MPS). Attachment B provides an evaluation of the proposed development agreement in relation to the relevant MPS policies.

### **Proposed Development Agreement**

Attachment A contains the proposed amending development agreement for the subject site and the conditions under which the development may occur. The proposed amending development agreement addresses the following matters:

- Amending applicable schedules to allow the expansion of the Rb, Rc, and Ra designations adjacent to golf course holes #1, #2, #9, and #16; and
- Adding a clause that requires confirmation from a Golf Course Safety Expert that improvements have been completed to ensure safety for the new residential areas.

The attached amending agreement would permit residential development on the subject sites, subject to the controls in the existing development agreement. Of the matters addressed by the proposed amending agreement to satisfy the MPS criteria as shown in Attachment B, the following have been identified for detailed discussion.

#### Density

The existing development agreement established an overall permitted density of 3,200 dwelling units, of which 700 are to be single unit dwellings and 2,500 may be other dwelling unit types, which includes multiple unit dwellings, townhouses, semi-detached, and reduced frontage single unit dwellings. To date, approximately 1,167 dwelling units have been approved (but not all have been constructed) out of the permitted 3,200. This amendment will not change the overall permitted density but slightly modify where that density can be located.

#### Golf Course Safety

The added locations for residential development are along road frontages that currently make up part of the existing golf course. The specific holes of the course impacted are holes 2, 9, and 16 where new housing is proposed near the golf course green sites. This could pose safety issues if not addressed through course design changes. The applicant has consulted with a safety expert to redesign the green at each hole to increase the safety margins and minimize the risk of errant golf balls. The recommendations of the safety expert, found in Attachment C, informed the proposed amendments to the development agreement, which require that these safety measures be completed prior to occupancy of the residential units. Further safety measures are achieved by requiring that no dwelling, or attached structure (deck), can be built within the golf course safety margin.

#### **Conclusion**

Staff have reviewed the proposal in terms of all relevant policy criteria and advise that the proposal is reasonably consistent with the intent of the MPS. The overall density will not be impacted by this amendment and the golf course safety measures will be implemented to ensure that current acceptable safety standards are applied to abutting residential development. Therefore, staff recommend that the Halifax and West Community Council approve the proposed development agreement.

#### **FINANCIAL IMPLICATIONS**

There are no financial implications. The applicant will be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this proposed development agreement. The administration of the proposed development agreement can be carried out within the approved 2022-2023 operating budget for C310 Urban and Rural Planning Applications.

#### **RISK CONSIDERATION**

There are no significant risks associated with the recommendations contained within this report. This application may be considered under existing MPS policies. Community Council has the discretion to make decisions that are consistent with the MPS, and such decisions may be appealed to the N.S. Utility and Review Board. Information concerning risks and other implications of adopting the proposed amending development agreement are contained within the Discussion section of this report.

#### **ENVIRONMENTAL IMPLICATIONS**

No environmental implications are identified.

## **ALTERNATIVES**

1. Halifax and West Community Council may choose to approve the proposed amending development agreement subject to modifications. Such modifications may require further negotiation with the applicant and may require a supplementary report or another public hearing. A decision of Council to approve this development agreement is appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.
2. Halifax and West Community Council may choose to refuse the proposed amending development agreement, and in doing so, must provide reasons why the proposed agreement does not reasonably carry out the intent of the MPS. A decision of Council to refuse the proposed development agreement is 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 and Notification Area
Attachment A:	Proposed Amending Development Agreement
Attachment B:	Review of Relevant MPS Policies
Attachment C:	Golf Course Safety Report

---

A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Dean MacDougall – Planner III - 902.240.7085

---



**Map 1 - Generalized Future Land Use**  
 Brunello Estates Development Agreement Area,  
 Timberlea

**HALIFAX**

 Subject Properties

**Designation**

- UR Urban Residential
- MR Mixed Resource
- WC Western Common
- CNS Conservation



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.

Timberlea/Lakeside/Beechville  
 Land Use By-Law Area



### Map 2 - Zoning and Notification Area

Brunello Estates Development Agreement Area,  
Timberlea

-  Subject Properties
-  Area of Notification

Timberlea/Lakeside/Beechville  
Land Use By-Law Area

#### Zone

- R-1 Single Unit Dwelling
- R-1A Auxiliary Dwelling Unit
- R-2 Two Unit Dwelling
- R-4 Multi-Unit Dwelling
- C-2 General Business
- C-3 Service Business
- MR-1 Mixed Resource
- P-1 Open Space
- P-4 Conservation
- CDD Comprehensive Development District
- WC Western Common Regional 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 Amending Development Agreement

THIS FOURTEENTH AGREEMENT made this      day of **[Insert Month]**, 20\_\_,

BETWEEN:

**[Insert Name of Corporation/Business LTD.]**

a body corporate, in the Province of Nova Scotia  
(hereinafter called the "Developer")

OF THE FIRST PART

- and -

**HALIFAX REGIONAL MUNICIPALITY**

a municipal body corporate, in the Province of Nova Scotia  
(hereinafter called the "Municipality")

OF THE SECOND PART

**WHEREAS** the Developer is the registered owner of certain lands within Timberlea identified as PIDS 41404575, 41404567, 41404591, 41404583, which said lands are more particularly described in Schedule A hereto (hereinafter called the "Lands");

**AND WHEREAS** the former Western Region Community Council of the Municipality on December 18, 2001 approved an application to enter into a development agreement to allow for a mixed use community with a golf course on the Lands (municipal reference number 00265), which said Development Agreement was registered at the Halifax County Registry of Deeds on February 14, 2002 as Document Number 6552 in Book Number 6969 at Pages (933 to 993) (hereinafter called the "Original Agreement");

**AND WHEREAS** the former Western Region Community Council of the Municipality on June 23, 2003 approved an application to enter into an amending development agreement to allow changes to the road network on the Lands (municipal reference number 00590), which said Development Agreement was registered at the Halifax County Registry of Deeds on August 27, 2003 as Document Number 37295 in Book Number 7458 at Pages 107 to 118 (hereinafter called the "First Amending Agreement");

**AND WHEREAS** the former Western Region Community Council of the Municipality on March 8, 2004 approved an application to enter into an amending development agreement to modify the approved road network on the Lands (municipal reference number 00623), which said Development Agreement was registered at the Halifax County Registry of Deeds on April 21, 2004 as Document Number 75364217 in Book Number 7667 in Pages 906 to 921 (hereinafter called the "Second Amending Agreement");

**AND WHEREAS** the former Western Region Community Council of the Municipality on March 29, 2004 approved an application to enter into an amending development agreement to allow for greater variation in the requirements for single unit dwellings on the Lands (municipal reference number 00536), which said development agreement was registered at the Halifax County Registry of Deeds on July 15, 2004 as Document Number 75884560 in Book Number 7797 in Pages 156 to 162 (hereinafter called the "Third Amending Agreement");

**AND WHEREAS** the former Western Region Community Council of the Municipality on June 25, 2007 approved an application to enter into an amending development agreement to remove the limited number of units to be developed as a result of resolving capacity constraints, along with housekeeping amendments on the Lands (municipal reference number 01040), which said Development Agreement was registered in the Halifax County Registry of Deeds on August 7, 2008 as several document numbers, including Document Number 91320987 (hereinafter called the "Fourth Amending Agreement");

**AND WHEREAS** the former Western Region Community Council of the Municipality on July 26, 2010 approved an application to enter into an amending development agreement to provide additional density tracking information with each Building Permit application on the Lands (municipal reference number 01312), which said Development Agreement was registered in the Halifax County Registry of Deeds on November 9, 2010 As Document Number 97179270 (hereinafter called the "Fifth Amending Agreement");

**AND WHEREAS** the former Western Region Community Council of the Municipality on September 26, 2011 approved an application to enter into an amending development agreement to modify the road layout, parkland size and configuration and to complete minor text changes on the Lands (municipal reference number 16934), which said Development Agreement was registered at the Halifax County Land Registration Office on February 17, 2012 as several document numbers, including Document Number 100119461 (hereinafter called the "Sixth Amending Agreement");

**AND WHEREAS** the former Western Region Community Council of the Municipality on September 24, 2012, approved an application to enter into an amending development agreement to develop Blocks 1, 2 and 3 for alternate housing on the Lands (municipal reference number 17521), which said Development Agreement was registered at the Halifax County Land Registration Office on January 9, 2013 as Document Number 102272615 (hereinafter called the "Seventh Amending Agreement") and which do not apply to the Lands;

**AND WHEREAS** the Halifax and West Community Council of the Municipality approved on September 23, 2013 an application to enter into an amending development agreement to alter the Commercial Use boundary along Market Way Lane and clarify standards for commercial development on Ca (Commercial) lands on the Lands (municipal reference number 17826), which said Development Agreement was registered at the Halifax County Land Registration Office on January 22, 2014 as Document Number 104497863 (hereinafter called the "Eighth Amending Agreement");

**AND WHEREAS** the Halifax and West Community Council of the Municipality approved on June 4, 2014 an application to enter into an amending development agreement to alter lot frontage requirements for single unit dwellings on the Lands (municipal reference number 18232), which said Development Agreement was registered at the Halifax County Land Registration Office on March 16, 2015 as Document Number 106793525 (hereinafter called the "Ninth Amending Agreement");

**AND WHEREAS** the Halifax and West Community Council of the Municipality approved on October 10, 2017, an application to enter into an amending development agreement to allow for reduced frontage single unit dwellings to be located on Boulevards and Modified Urban Minor Collector Streets on the Lands (municipal reference number 20141), which said Development

Agreement was registered at the Halifax County Land Registration Office on January 5, 2018 as Document Number 11977816 (hereinafter called the "Tenth Amending Agreement");

**AND WHEREAS** the Halifax and West Community Council of the Municipality approved on September 12, 2017, an application to enter into an amending development agreement to allow one multi-unit building (municipal reference number 20447) on the Lands, which said Development Agreement was registered at the Halifax County Land Registration Office on January 31, 2018 as Document Number 112095618 (hereinafter called the "Eleventh Amending Agreement");

**AND WHEREAS** the Halifax and West Community Council of the Municipality approved on November 14, 2018, an application to enter into an amending development agreement to allow for a change in alternative housing type on Blocks 2 and 3 on the Lands (municipal reference number 21446), which said Development Agreement was registered at the Halifax County Land Registration Office on February 19, 2019 as Document Number 114043384 (hereinafter called the "Twelfth Amending Agreement") and which do not apply to the Lands;

**AND WHEREAS** the Halifax and West Community Council of the Municipality approved on May 11, 2021, an application to enter into an amending development agreement to allow for a multi-unit building with three towers on property PID 41404567 (municipal reference number 22898), which said Development Agreement was registered at the Halifax County Land Registration Office on January 11, 2022 as Document Number 119939883 (hereinafter called the "Thirteenth Amending Agreement");

**AND WHEREAS** the Original Agreement and First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh, Twelfth, and Thirteenth Amending Agreements together comprise the Existing Agreement (hereinafter called "the Existing Agreement");

**AND WHEREAS** the Developer has requested further amendments to the Existing Agreement to move the existing Golf Course Safety Margin and to allow residential development close to the golf course on the Lands pursuant to the provisions of the *Halifax Regional Municipality Charter* and pursuant to Policies UR-27 to UR-34 of the Timberlea / Lakeside / Beechville Municipal Planning Strategy and Section 21 of the Timberlea / Lakeside / Beechville Land Use By-law (hereinafter called the "Fourteenth Amending Agreement");

**AND WHEREAS** the Halifax and West Community Council for the Municipality approved this request at a meeting held [date], referenced as Municipal Case Number 23016;

**THEREFORE**, in consideration of the benefits accrued to each party from the covenants herein contained, the Parties agree as follows:

- 
1. Except where specifically varied by this Fourteenth Amending Agreement, all other conditions and provisions of the Original/Existing Agreement as amended shall remain in effect.
  2. The Developer agrees that the Lands shall be developed and used only in accordance with and subject to the terms and conditions of this Fourteenth Amending Agreement, and the Existing Agreement.

3. The Existing Agreement shall be amended by deleting the following Schedules:

Schedule B1.C	Golf Course Community Plan
Schedule B2.C	Community Concept Plan
Schedule B3.C	Building Height Areas
Schedule C1.C	Public Recreation Facilities
Schedule C2.C	Private Recreation Facilities
Schedule D1.C	Road Hierarchy
Schedule F1.C	Sewer Servicing Schematic
Schedule G1.C	Water Servicing Schematic
Schedule H1.C	Conceptual Stormwater Management Plan
Schedule I1.C	Major Non-Disturbance Areas

And inserting the following Schedules:

Schedule B1.D	Golf Course Community Plan (attached)
Schedule B2.D	Community Concept Plan (attached)
Schedule B3.D	Building Height Areas (attached)
Schedule C1.D	Public Recreation Facilities (attached)
Schedule C2.D	Private Recreation Facilities (attached)
Schedule D1.D	Road Hierarchy (attached)
Schedule F1.D	Sewer Servicing Schematic (attached)
Schedule G1.D	Water Servicing Schematic (attached)
Schedule H1.D	Conceptual Stormwater Management plan (attached)
Schedule I1.D	Major Non-Disturbance Areas (attached)
Schedule J1.D	Required Golf Course Improvements

4. The Existing Agreement shall be amended by deleting all text references to Schedules B1.C, B2.C, B3.C, C1.C, C2.C, D1.C, F1.C, G1.C, H1.C and I1.C, and replacing them with the respective references to Schedules B1.D, B2.D, B3.D, C1.D, C2.D, D1.D, F1.D, G1.D, H1.D and I1.D.

5. Section 2.3 of the Existing Agreement shall be amended by inserting the text shown in bold immediately after Section 2.3.8, as follows:

**Section 2.3.9 Golf Course Safety. Prior to the issuance of an Occupancy Permit for any development within areas shown as Block J2, Block J9, or Block J16 on Schedule J1.D, the Developer shall submit to the Development Officer written confirmation from the Golf Course Safety Expert that all applicable improvements listed within Schedule J1.D have been completed.**

6. Section 2.4.10 of the Existing Agreement shall be amended by inserting the text shown in bold immediately after subsection (vii), as follows:

**(viii) No main building or structure attached to a main building shall be permitted within the Golf Course Safety Margin shown on Schedule J1.D.**

**IN WITNESS WHEREAS** the said parties to these presents have hereunto set their hands and affixed their seals the day and year first above written.

**SIGNED, SEALED AND DELIVERED** in the presence of:

**(Insert Registered Owner Name)**

\_\_\_\_\_  
Witness

Per: \_\_\_\_\_

**HALIFAX REGIONAL MUNICIPALITY**

**SIGNED, DELIVERED AND ATTESTED** to by the proper signing officers of Halifax Regional Municipality, duly authorized in that behalf, in the presence of:

\_\_\_\_\_  
Witness

Per: \_\_\_\_\_  
MAYOR

\_\_\_\_\_  
Witness

Per: \_\_\_\_\_  
MUNICIPAL CLERK

PROVINCE OF NOVA SCOTIA  
COUNTY OF HALIFAX

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, before me, personally came and appeared \_\_\_\_\_, the subscribing witness to the foregoing indenture who having been by me duly sworn, made oath and said that \_\_\_\_\_ of the parties thereto, signed, sealed and delivered the same in his/her presence.

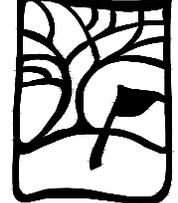
\_\_\_\_\_  
A Commissioner of the Supreme Court  
of Nova Scotia

PROVINCE OF NOVA SCOTIA  
COUNTY OF HALIFAX

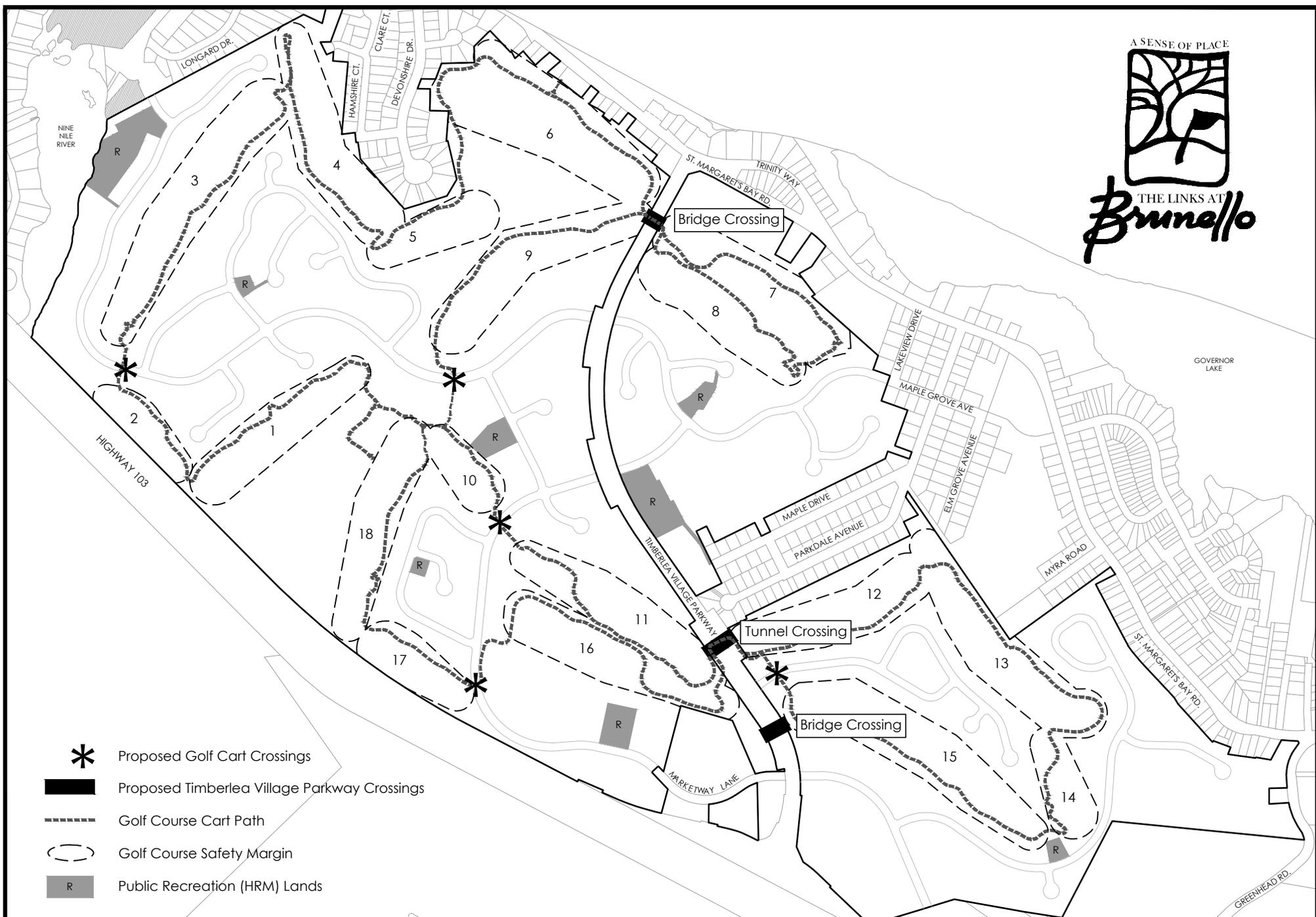
On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, before me, personally came and appeared \_\_\_\_\_, the subscribing witness to the foregoing indenture who having been by me duly sworn, made oath and said that Mike Savage, Mayor and Iain MacLean Clerk of the Halifax Regional Municipality, signed the same and affixed the seal of the said Municipality thereto in his/her presence.

\_\_\_\_\_  
A Commissioner of the Supreme Court  
of Nova Scotia

A SENSE OF PLACE



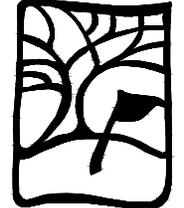
THE LINKS AT  
*Brunello*



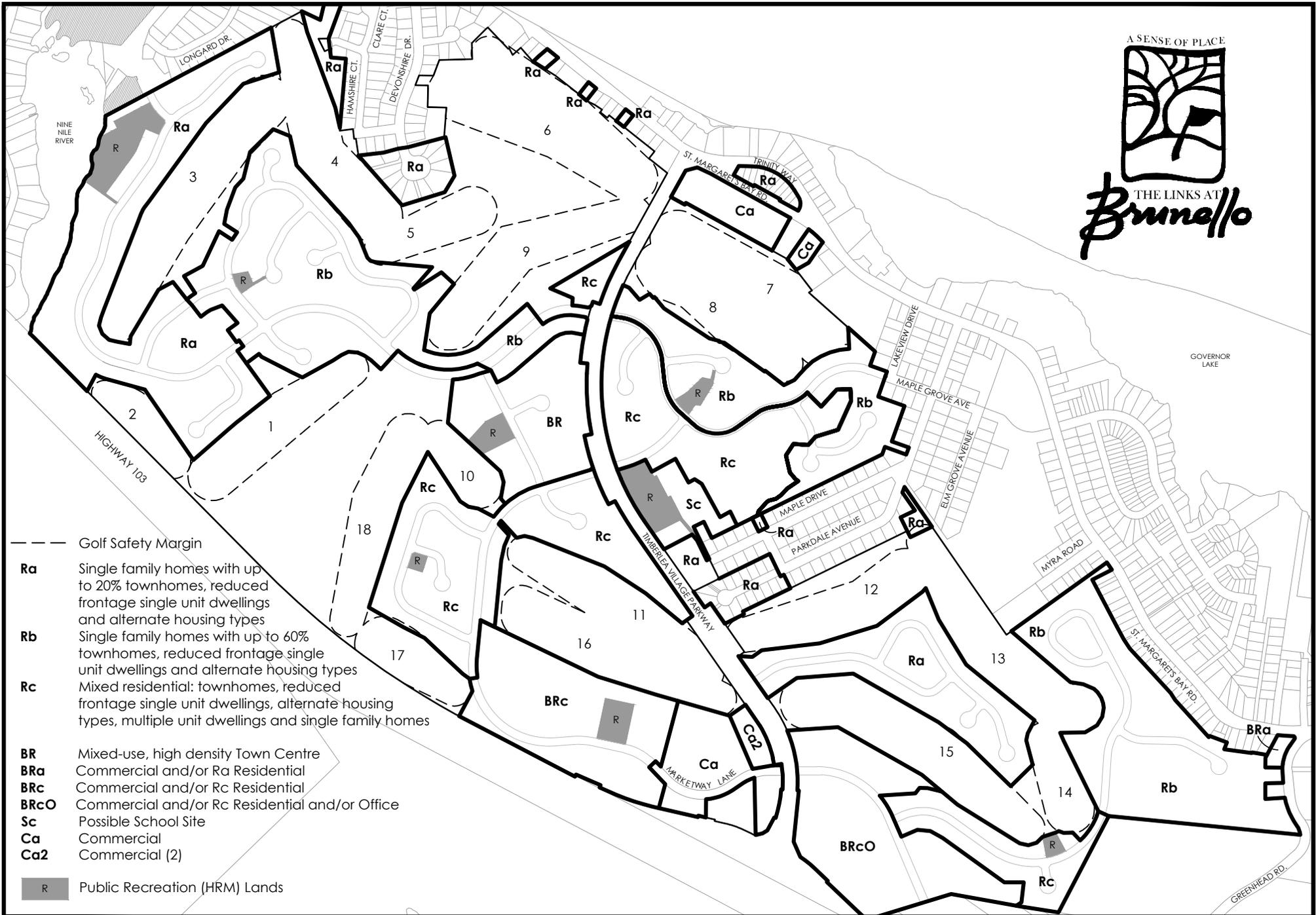
-  Proposed Golf Cart Crossings
-  Proposed Timberlea Village Parkway Crossings
-  Golf Course Cart Path
-  Golf Course Safety Margin
-  Public Recreation (HRM) Lands



A SENSE OF PLACE



THE LINKS AT  
*Brunello*



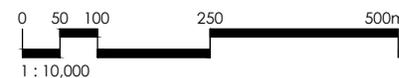
- Golf Safety Margin
- Ra** Single family homes with up to 20% townhomes, reduced frontage single unit dwellings and alternate housing types
- Rb** Single family homes with up to 60% townhomes, reduced frontage single unit dwellings and alternate housing types
- Rc** Mixed residential: townhomes, reduced frontage single unit dwellings, alternate housing types, multiple unit dwellings and single family homes
- BR** Mixed-use, high density Town Centre
- BRa** Commercial and/or Ra Residential
- BRc** Commercial and/or Rc Residential
- BRcO** Commercial and/or Rc Residential and/or Office
- Sc** Possible School Site
- Ca** Commercial
- Ca2** Commercial (2)
- R** Public Recreation (HRM) Lands



architecture + planning  
1 Canal St, Dartmouth  
NS B2Y 2W1 | zzap.ca

### SCHEDULE B2.D : COMMUNITY CONCEPT PLAN

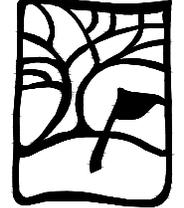
Links at Brunello, Timberlea, NS



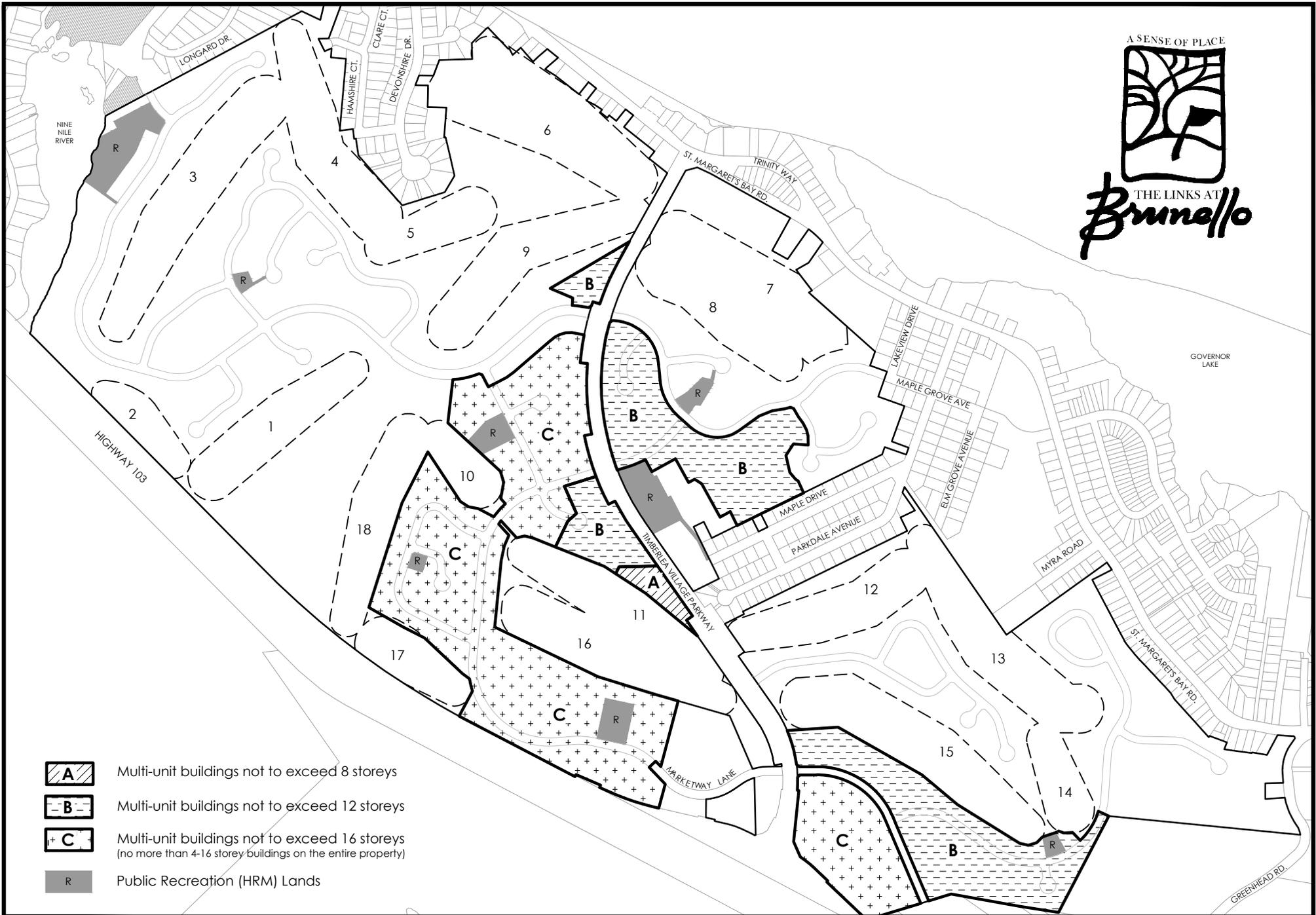
SCALE:  
1:10,000 METRIC

DATE:  
07-MAR-2022

A SENSE OF PLACE



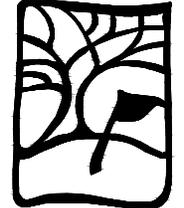
THE LINKS AT  
*Brunello*



-  Multi-unit buildings not to exceed 8 storeys
-  Multi-unit buildings not to exceed 12 storeys
-  Multi-unit buildings not to exceed 16 storeys  
(no more than 4-16 storey buildings on the entire property)
-  Public Recreation (HRM) Lands



A SENSE OF PLACE



THE LINKS AT  
*Brunello*

GOVERNOR LAKE

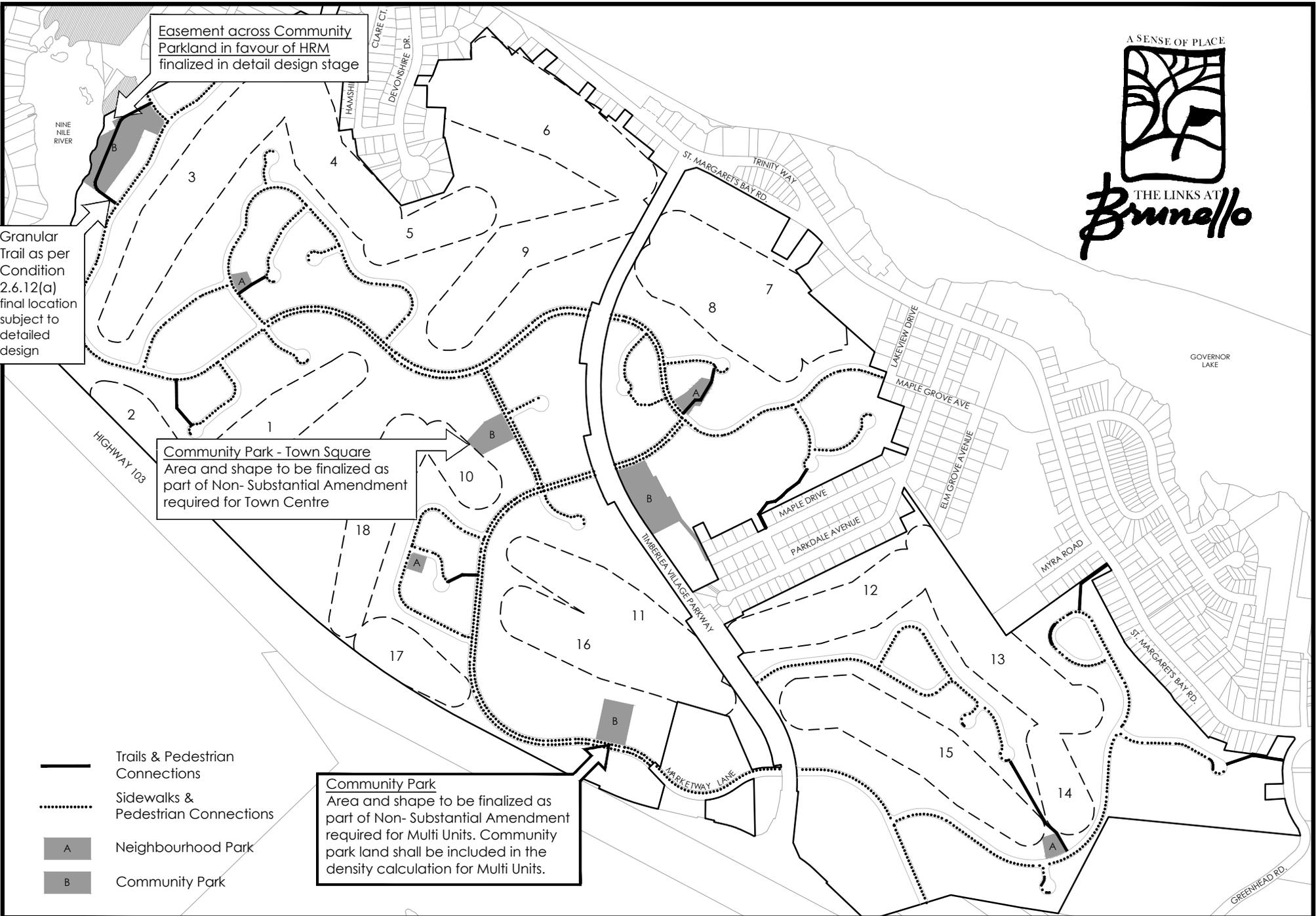
Easement across Community Parkland in favour of HRM finalized in detail design stage

Granular Trail as per Condition 2.6.12(a) final location subject to detailed design

Community Park - Town Square Area and shape to be finalized as part of Non-Substantial Amendment required for Town Centre

Community Park Area and shape to be finalized as part of Non-Substantial Amendment required for Multi Units. Community park land shall be included in the density calculation for Multi Units.

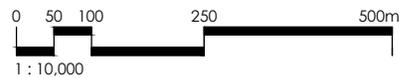
-  Trails & Pedestrian Connections
-  Sidewalks & Pedestrian Connections
-  Neighbourhood Park
-  Community Park



**zap**

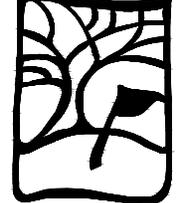
architecture + planning  
1 Canal St, Dartmouth NS B2Y 2W1 | zap.ca

SCHEDULE C1.D : PUBLIC RECREATION FACILITIES  
Links at Brunello, Timberlea, NS

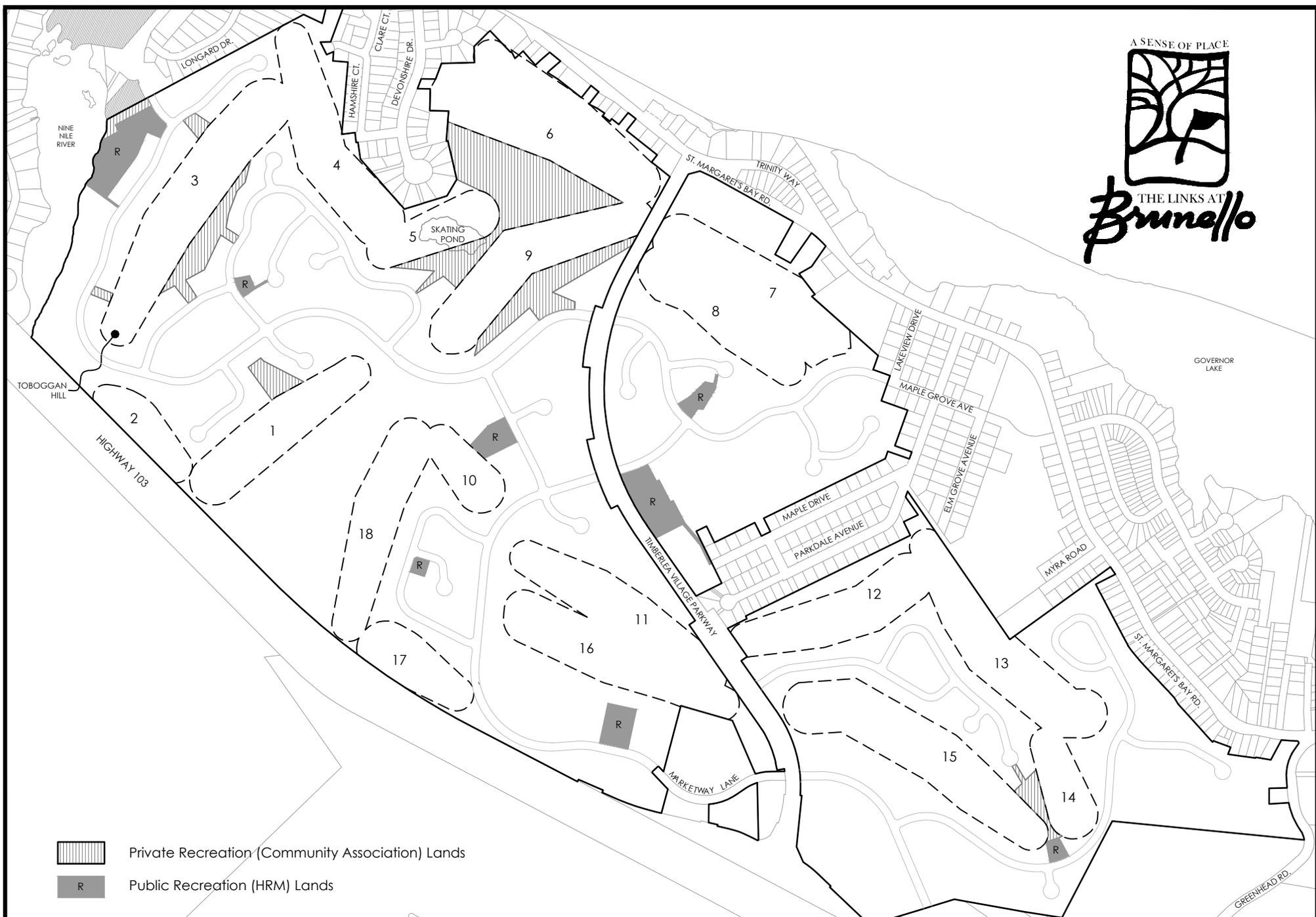


SCALE: 1:10,000 METRIC  
DATE: 07-MAR-2022

A SENSE OF PLACE

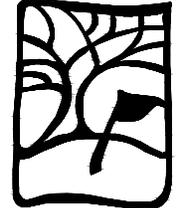


THE LINKS AT  
*Brunello*



 Private Recreation (Community Association) Lands  
 R Public Recreation (HRM) Lands





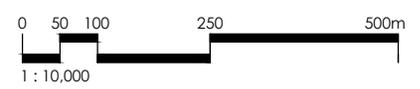
Granular Trail as per Condition 2.6.12(a) final location subject to detailed design

Subdivision Approval Limit (pending construction of Street J to western boundary)

-  Commercial (Town Centre)
-  Modified Urban Minor Collector
-  Modified Urban Local
-  Modified Rural Local or Private Road
-  Shared Driveway
-  Potential Locations of Steep Grade (>10%)
-  Public Recreation (HRM) Lands

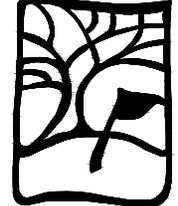
### SCHEDULE D1.D : ROAD HIERARCHY

Links at Brunello, Timberlea, NS



SCALE: 1:10,000 METRIC  
DATE: 01-NOV-2021

A SENSE OF PLACE



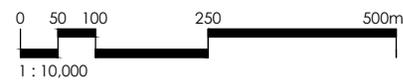
THE LINKS AT  
*Brunello*



**zap**

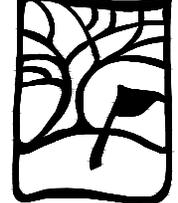
architecture + planning  
1 Canal St, Dartmouth  
NS B2Y 2W1 | zap.ca

SCHEDULE F1.D : SEWER SERVICING SCHEMATIC  
Links at Brunello, Timberlea, NS

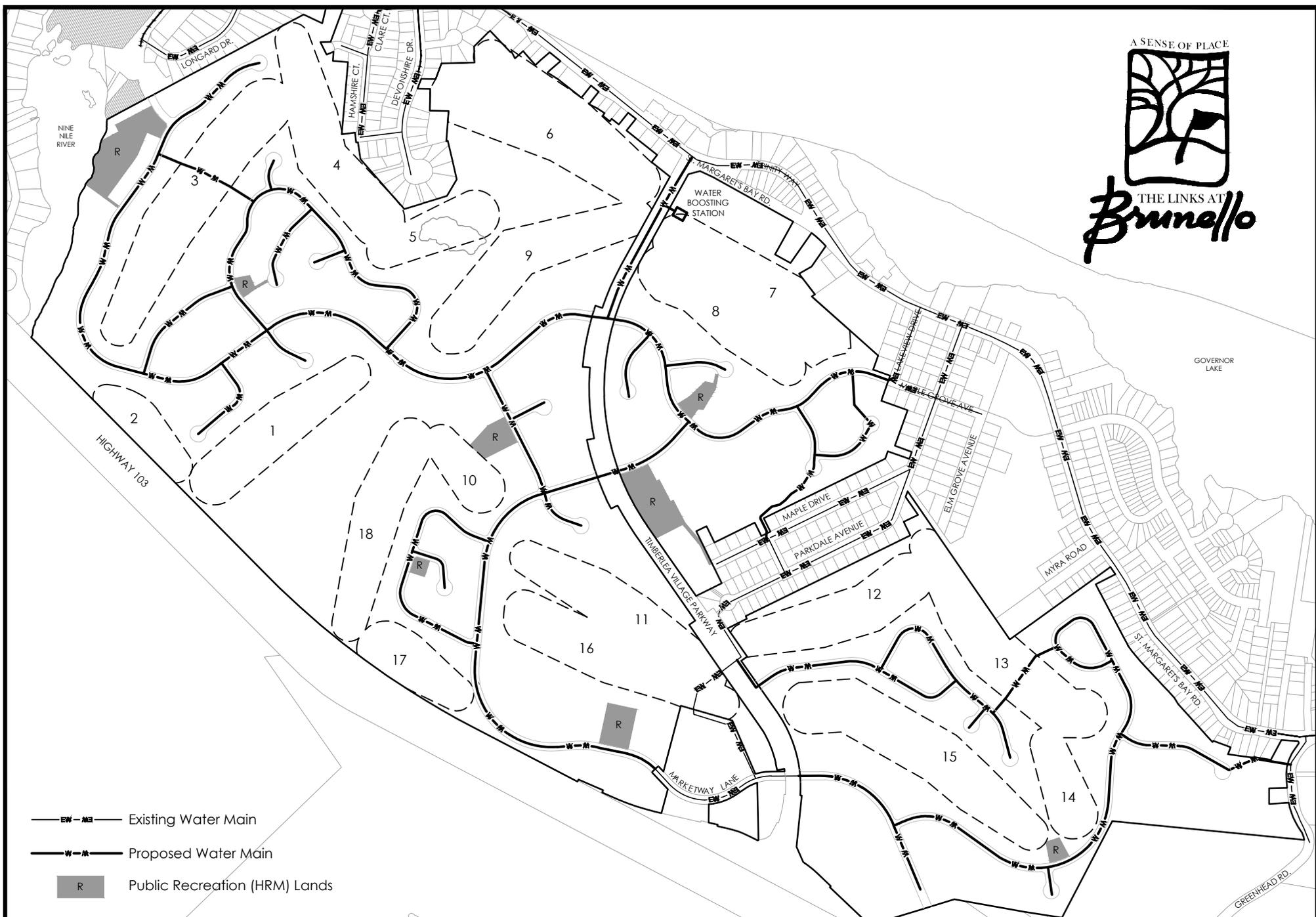


SCALE:  
1:10,000 METRIC  
DATE:  
01-NOV-2021

A SENSE OF PLACE



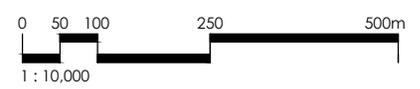
THE LINKS AT  
*Brunello*



- Existing Water Main
- Proposed Water Main
- Public Recreation (HRM) Lands

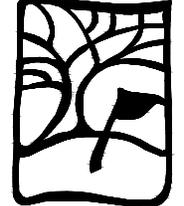


SCHEDULE G1.D: WATER SERVICING SCHEMATIC  
Links at Brunello, Timberlea, NS



SCALE:  
1:10,000 METRIC  
DATE:  
01-NOV-2021

A SENSE OF PLACE



THE LINKS AT  
*Brunello*

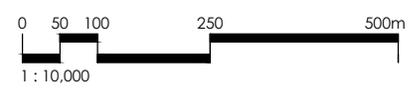


- Excavation and backfilling work to be done in accordance with "Soil Erosion and Sediment Control Handbook for Construction Sites" as prepared by NSE. Controls to be implemented include, but are not limited to:
  - rip rap lining (1.1) in ditches.
  - filter fabric barrier (silt fence) (2.9) along down slope contour of disturbed areas.
  - gravel or mulching of exposed soils.
  - mulch or cover stock piles onsite.
- Disturbed areas to be limited to the construction area.
- Where possible, stormwater flows to be directed to golf course ponds for detention, polishing and/or re-use.
- Post-construction peak flow rates for water leaving the lands to be equal to pre-development peak flow rates.
- Easements for stormwater detention ponds to be supplied as required by HRM.

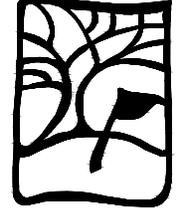
← Drainage Direction

— Watershed Boundary

R Public Recreation (HRM) Lands



A SENSE OF PLACE



THE LINKS AT  
*Brunello*

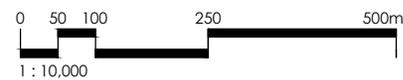


■ Non-Disturbance Area

**zap**

architecture + planning  
1 Canal St, Dartmouth  
NS B2Y 2W1 | zap.ca

SCHEDULE 11.D : MAJOR NON-DISTURBANCE AREAS  
Links at Brunello, Timberlea, NS



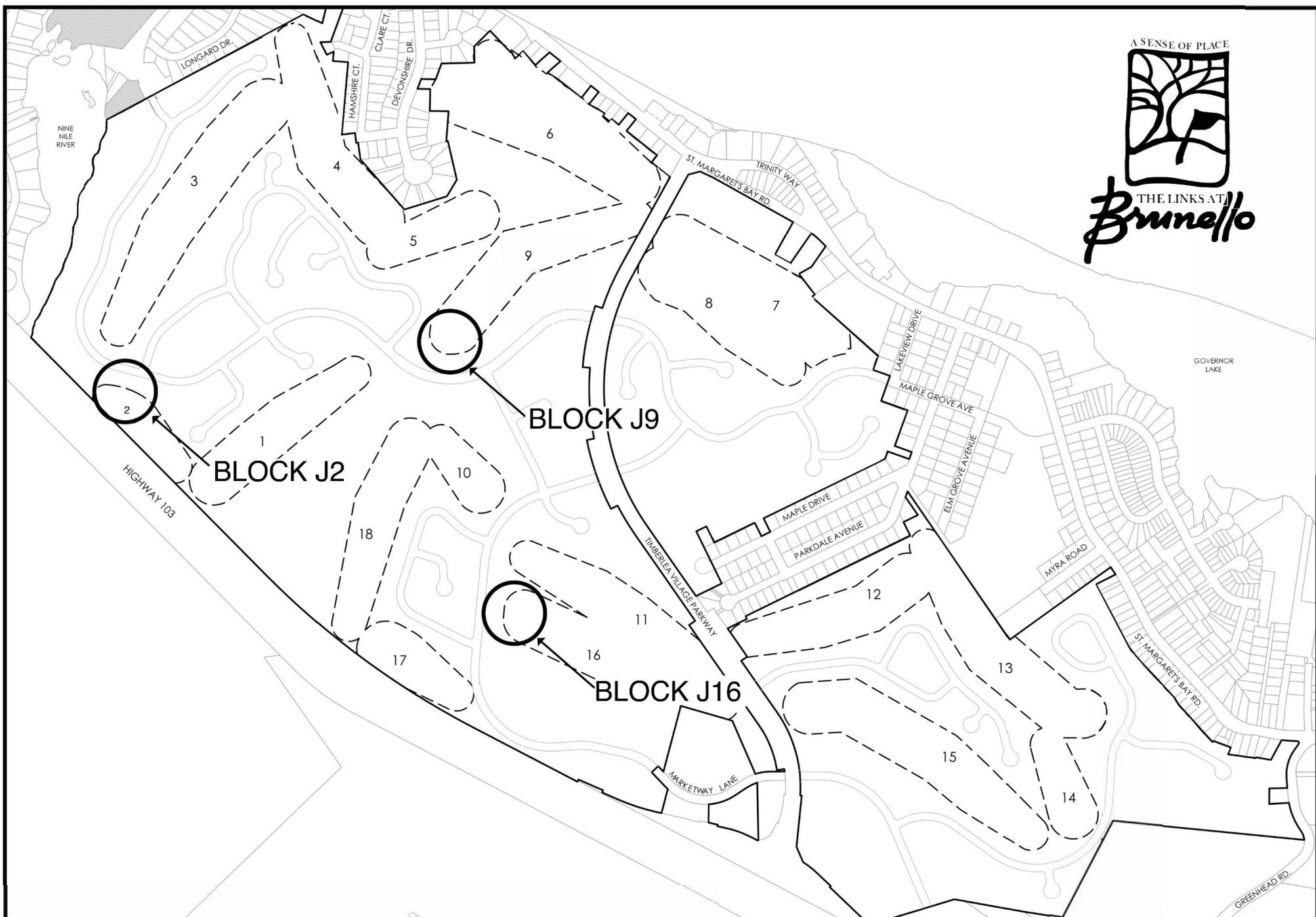
SCALE:  
1:10,000 METRIC

DATE:  
01-NOV-2021

A SENSE OF PLACE



THE LINKS AT  
*Brunello*



SCHEDULE J1.D: REQUIRED GOLF COURSE IMPROVEMENTS  
Links at Brunello, Timberlea, NS



SCALE:  
1:10,000 METRIC  
DATE:  
07-JULY-2020

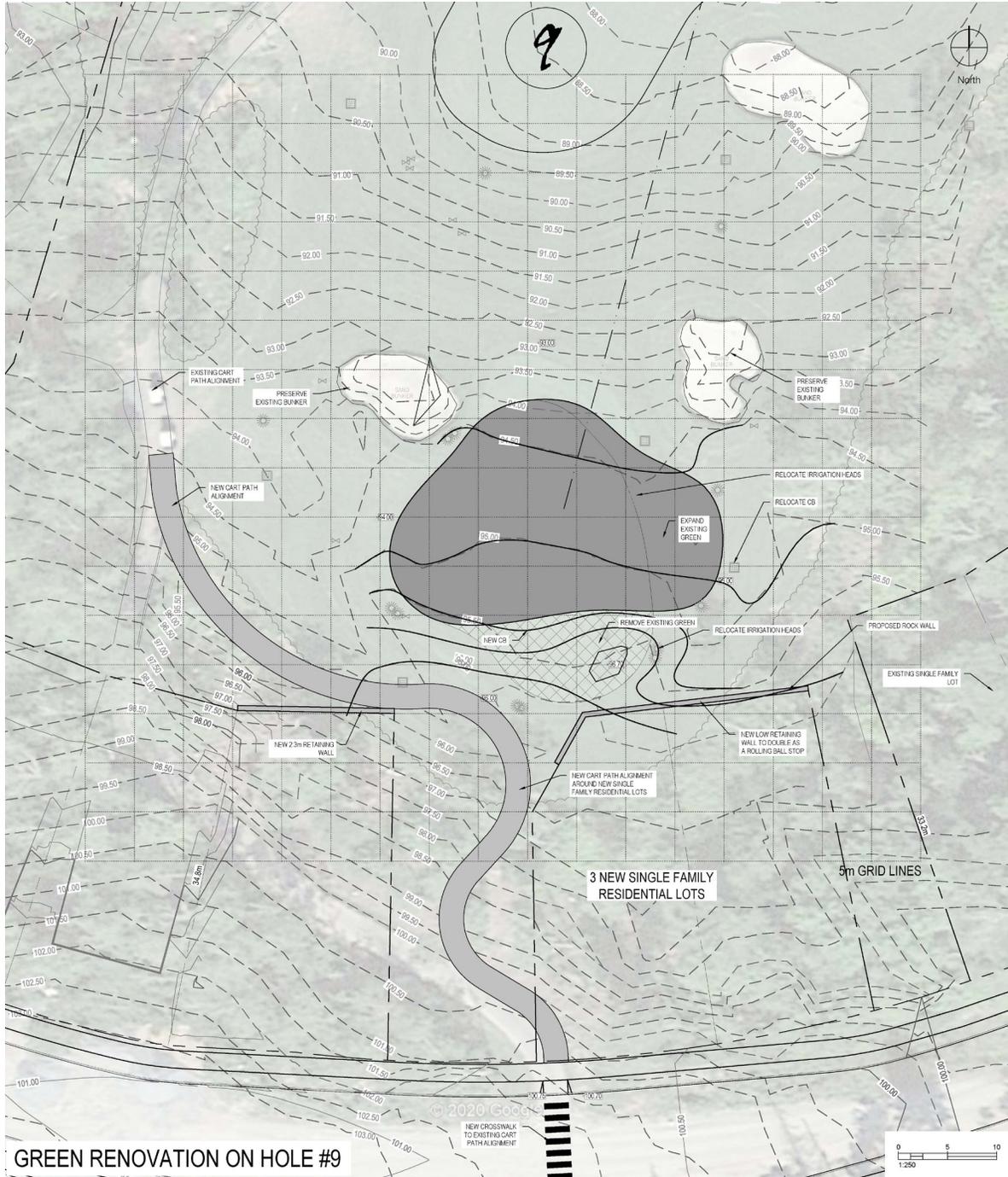
# SCHEDULE J1.D - REQUIRED GOLF COURSE IMPROVEMENTS

## BLOCK J2



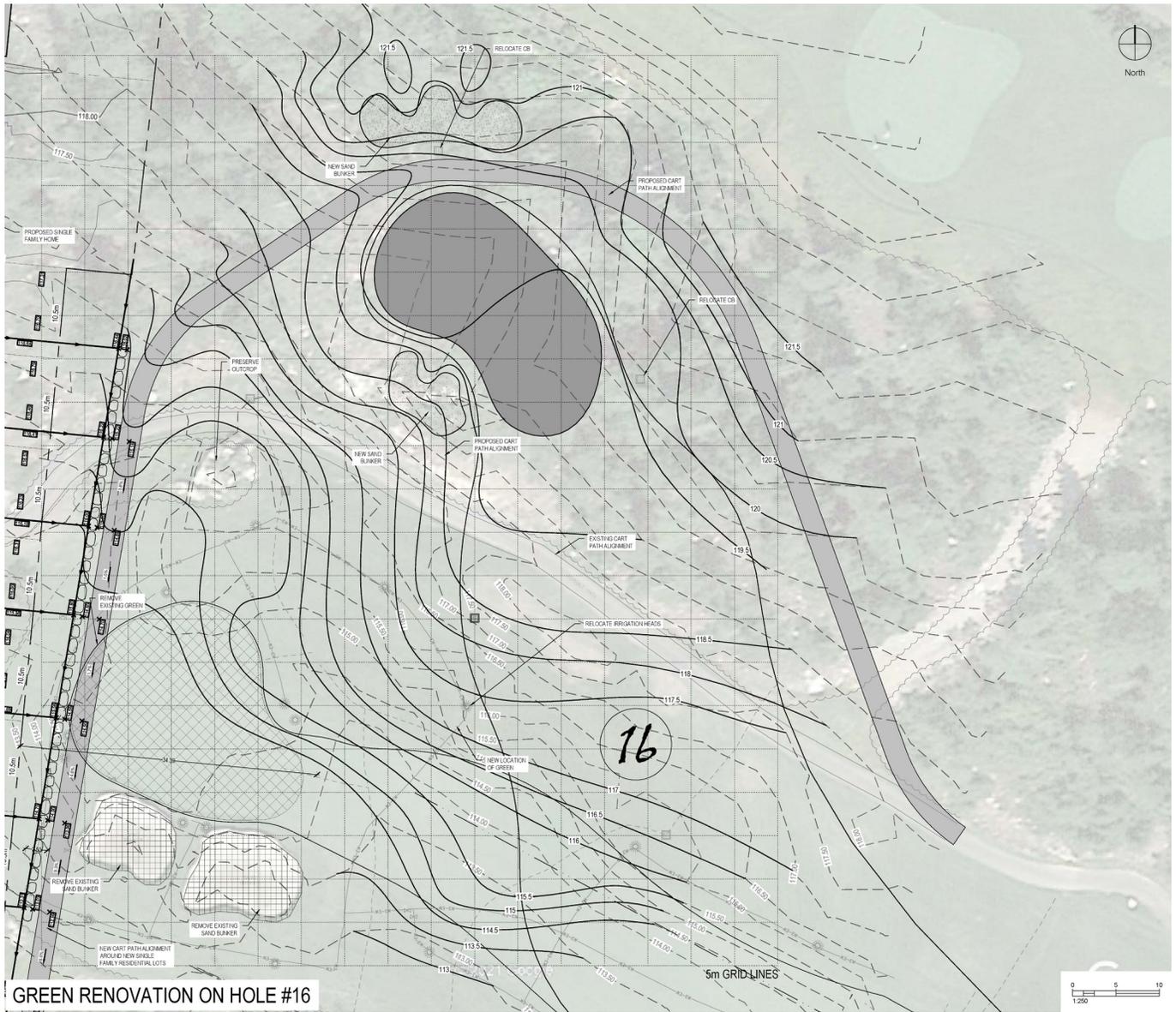
# SCHEDULE J1.D - REQUIRED GOLF COURSE IMPROVEMENTS

## BLOCK J9



# SCHEDULE J1.D - REQUIRED GOLF COURSE IMPROVEMENTS

## BLOCK J16



## SCHEDULE J1.D - REQUIRED GOLF COURSE IMPROVEMENTS

### GENERAL NOTES:

1. UNLESS INDICATED OTHERWISE, ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF NOVA SCOTIA ROAD BUILDERS ASSOCIATION STANDARD SPECIFICATIONS FOR MUNICIPAL SERVICES, AND HRM MUNICIPAL DESIGN GUIDELINES (RED BOOK).
2. ALL DIMENSIONS INDICATED ON PLANS ARE IN METERS, ALL DIMENSIONS ON DETAIL DRAWINGS ARE IN MILLIMETERS, ALL ELEVATIONS ARE GEODETIC (DATUM: ATS77 MTM 3° GCVD 28).
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK AND SHALL COMPLY WITH THE PERMIT REQUIREMENTS AND CONDITIONS.
4. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION SIGNAGE IN ACCORDANCE WITH HRM REQUIREMENTS.
5. DO NOT SUBSTITUTE MATERIALS UNLESS PRIOR APPROVAL IS OBTAINED FROM THE CONSULTANT.
6. THE CONTRACTOR SHALL ARRANGE FOR AND PAY FOR ALL TEMPORARY SERVICES SUCH AS POWER, LIGHTING, SANITARY SEWER AND WATER SUPPLY DURING CONSTRUCTION AS REQUIRED TO CONSTRUCT THE WORKS.
7. DRAWINGS HAVE BEEN COMPILED FROM TOPOGRAPHIC SURVEY INFORMATION AND RECORD GIS/DRAWINGS PROVIDED BY OTHERS. NOT ALL SERVICES MAY BE SHOWN. THOSE SHOWN MAY NOT BE ACCURATE. CONTRACTOR SHALL CONFIRM EXISTING SERVICES DURING CONSTRUCTION AND EXERCISE CAUTION DURING EXCAVATION PROCEDURES. CONTRACTOR SHALL CONTACT APPROPRIATE AUTHORITY FOR LOCATION OF EXISTING UNDERGROUND UTILITIES. ANY DAMAGES MADE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S OWN EXPENSE.
8. TOPOGRAPHIC SURVEY COMPLETED BY DESIGNPOINT ENGINEERING & SURVEYING IN JANUARY 2016, SURVEY DATA BASED ON THE FOLLOWING: NSCM 4820, EL. 9.468m, N4945578.62m, E5573580.56m
9. CONTRACTOR SHALL CONFIRM ALL CRITICAL ELEVATIONS IN THE FIELD AT THE START OF CONSTRUCTION. REPORT DISCREPANCIES TO THE CONSULTANT.
10. MAINTAIN MINIMUM DISTURBANCE IN ALL AREAS.
11. ALL EXCAVATED ASPHALT SHALL HAVE A SAWCUT EDGE.
12. CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED BEFORE CONSTRUCTION .
13. FINISHED GRADES SHALL BE AS INDICATED ON THE DRAWINGS. ONCE COMPLETE, ALL SURFACES SHALL HAVE POSITIVE DRAINAGE WITHOUT PONDING.
14. IN CASE OF DISCREPANCY BETWEEN WRITTEN DIMENSION AND SCALED MEASUREMENT, WRITTEN DIMENSION SHALL PREVAIL.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY AT THE SITE AND FOR COMPLIANCE WITH THE RULES, REGULATIONS AND PRACTICES, REQUIRED BY THE APPLICABLE CONSTRUCTION SAFETY LEGISLATION. THE CONTRACTOR SHALL BE THE CONSTRUCTOR UNDER THE NOVA SCOTIA OCCUPATIONAL HEALTH AND SAFETY ACT. NEITHER THE CONSULTANT OR THE OWNER ARE CONSTRUCTORS UNDER THE ACT.
16. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE CONSULTANT AND THE OWNER IN CONNECTION WITH ANY INFRACTIONS OR ALLEGED INFRACTIONS OF THE CONTRACTOR WITH RESPECT TO ANY ACTS, CODES, REGULATIONS, ETC.
17. NEW GREENS AND FAIRWAYS SHALL BE BUILT TO THE SAME USGA STANDARD AS EXISTING GREENS/FAIRWAYS USING BENTGRASS SOD FROM THE NURSARY ONSITE AT BRUNELLO.
18. ALL IRRIGATION RELOCATION WORK SHALL BE COMPLETED TO THE MANUFACTURER'S STANDARDS
19. ALL RELOCATED STORMWATER DRAINS AND PIPES SHOULD BE INSTALLED USING THE MANUFACTURERS STANDARD. PIPE AND CATCH BASIN SIZING SHALL NOT BE REDUCED FROM EXISTING INFRASTRUCTURE.
20. ALL TREES SHALL BE PRESERVED UNLESS SPECIFICALLY INDICATED ON THE DRAWING FOR REMOVAL.
21. ALL CART PATHS SHALL BE BUILT AS ASPHALT MATCHING THE EXISTING STANDARD

---

### RENOVATION NOTES FOR HOLE #2:

1. PRESERVE THE EXISTING GREEN AS SHOWN.
2. HARVEST THE EXISTING SOD AND GREENSMIX FOR REUSE IN THE NEW GREEN CONSTRUCTION
3. REUSE IRRIGATION HEADS AND RELOCATE TO NEW LOCATIONS AS SHOWN.
4. MATCH ALL GRASS MIXTURES ON FAIRWAY, GREENS AND TEES WITH EXISTING COURSE MIX.

**Attachment B: Review of Relevant MPS Policies**

<b>Timberlea/Lakeside/Beechville Municipal Planning Strategy</b>	
<b>Policy</b>	<b>Staff Comment</b>
<p><b>Policy UR-27:</b></p> <p><i>Within the area as shown on Map UR-1, Council may consider permitting a mixed-use development, with a range of land uses including a golf course, low density residential, townhousing, multiple unit dwellings, a town centre, various commercial development, and an office campus. Such development may only be considered through the development agreement process, and pursuant to the policies outlined specific to this site and having regard to the provisions of Policy IM- 12.</i></p>	<p>The existing development agreement permits a mixed-use development, with a range of land uses including a golf course, low density residential, townhouses, multiple unit dwellings, a town centre, various commercial development, and an office campus was permitted by the former Western Region Community Council on December 18, 2001. The subject sites are all within the area shown on MPS Map UR-1.</p>
<p><b>Policy UR-28:</b></p> <p><i>Within the area shown on Map UR- 1, a range of housing types to a maximum of 3200 dwelling units shall be provided for, subject to the following:</i></p>	<p>The proposed amendment would be the 14<sup>th</sup> amendment to the original development agreement, which was approved by the Western Region Community Council in 2001. The maximum number of dwelling units is not being changed under this proposed amendment. All subsections of this policy have been addressed in the existing agreement and continue to be addressed with this amendment.</p>
<p><i>(a) That a substantial number of single unit dwellings be provided, especially adjacent to existing low density neighbourhoods;</i></p>	<p>Single unit dwellings are permitted within all designations that have been expanded under this amendment.</p>
<p><i>(b) Alternative forms of single units such as clustered units, retirement cottages and live-work units may be considered as a small proportion of the total number of single units;</i></p>	<p>Alternative forms of singles are permitted within all designations that have been expanded under this amendment.</p>
<p><i>(c) Auxiliary dwellings, two unit dwellings and townhousing shall be permitted subject to appropriate criteria on building and site design;</i></p>	<p>Auxiliary dwellings, two unit dwellings and townhousing are permitted within all designations that have been expanded under this amendment and are subject to building and site design criteria established under regulations of the existing agreement.</p>
<p><i>(d) Medium density housing may be permitted, subject to appropriate limits on density, and with appropriate requirements for landscaping and tree retention, architectural design features to ensure</i></p>	<p>The area near golf hole 16 where the Rc designation will be expanded does permit medium density housing. The existing agreement regulates density and other items listed in this policy which</p>

<p><i>a high-quality appearance of buildings, variety in scale, massing and height, and provision of sufficient amenity space;</i></p>	<p>would be applicable to these lands. However, based on the configuration of the land it is highly unlikely medium density housing will be located here.</p>
<p><i>(e) That where single unit dwellings about the Westgate site, only single unit dwellings or open space uses may be considered; and</i></p>	<p>No existing single unit dwellings about the Westgate (Brunello) site in the areas where the changes are being requested.</p>
<p><i>(f) That a range of adequate recreation facilities is provided, pursuant to current municipal parkland planning guidelines.</i></p>	<p>The requested changes would not impact public and private recreation facilities required by the existing development agreement.</p>
<p><b>Policy UR-29:</b></p> <p><i>Within the area shown on Map UR- 1, development of a golf course and associated uses shall only be permitted through the development agreement process, to address the following:</i></p>	<p>Technical studies were completed for the approval of the original development agreement that identified suitable locations for development to reduce potential impacts on the environment, residential uses, and stormwater management.</p> <p>Approvals are required at each subdivision and construction stage which adhere to the conceptual plans approved under the original agreement but also HRM's engineering standards of the day.</p>
<p><i>(a) potential environmental impacts of the golf course on waterbodies (namely Nine Mile River, and streams and piped systems leading into Otter Lake and Governor's Lake) during and after construction;</i></p>	<p>Technical studies were completed for the approval of the original development agreement that examined potential impact of the golf course on adjacent waterbodies. This report and recommendations were followed in the construction of the golf course. The changes to the golf course under this amendment are minor in nature and will not have any impact on these functions. The existing agreement requires ongoing water monitoring of adjacent waterbodies and watercourses.</p>
<p><i>(b) provision of adequate separation of golf holes from existing and new housing according to current accepted standards;</i></p>	<p>Safety measures will be put in place, as required by the agreement, to ensure current accepted safety standards are applied.</p>
<p><i>(c) provisions of municipal easements for stormwater drainage from streets and residential properties onto the golf course;</i></p>	<p>The existing agreement provides these provisions and they are not subject to change under this amendment.</p>
<p><i>(d) conditions for any use of treatment plan effluent in irrigation;</i></p>	<p>The existing agreement provides conditions where this may be completed and are not subject to change under this amendment.</p>
<p><i>(e) regulated public use of designated portions of the course for pond skating and sledding in a</i></p>	<p>Provisions established under the existing agreement allow this and they will not be altered by this amendment.</p>

<p><i>manner which does not encourage damage of the golf course;</i></p>	
<p><i>(f) The use of alternative street and access standards, grading, and private streets, can assist with tree preservation, and create a more country like character for a development, even within an urban area. However, past experience has shown that there is very often a demand from residents to upgrade to a higher street standard, and any development agreement must therefore address this to ensure that costs for such upgrading are not borne by the public. In addition, it is important that an adequate mechanism is put in place to deal with snow and ice clearing and surface maintenance of any private roads and lanes.</i></p>	<p>Provisions established under the existing agreement allow this and they will not be altered by this amendment.</p>
<p><b>Policy UR-30:</b></p> <p><i>The use of private roads which function as minor local streets within the development may be considered by Council. Private lanes for lot access for up to 6 dwelling units may further be considered. In considering such developments, Council shall have regard to the following:</i></p> <p><i>(a) That the width of the traveled way meets applicable requirements for emergency vehicle access;</i></p> <p><i>(b) That the roads are capable of being upgraded to a public street standard, provided that any such upgrading shall be wholly at the cost of the developer and/or abutting property owners; and</i></p> <p><i>(c) That an adequate mechanism through a body such as the developer, a condominium corporation or homeowners' association is set up to administer regular road maintenance and repairs in the long term.</i></p>	<p>Not applicable to this amendment. Addressed in the existing development agreement.</p> <p>A private road is not proposed as part of this application.</p>
<p><b>Policy UR-31:</b></p> <p><i>Within the area as shown on Map UR-1, it shall be the intention of Council to permit the development of a mixed-use town centre, inclusive of medium to</i></p>	<p>Not applicable to this amendment as the subject site is not within the Town Centre. Addressed in the existing development agreement and not changed with this amendment.</p>

<p><i>high density residential development, retail, hotel, commercial, office and personal service uses, and community and open space uses. Such an area must be carefully designed in order to function as intended, and to be aesthetically pleasing, therefore any development agreement for the site shall require a design study prior to issuance of development permits which will address:</i></p> <ul style="list-style-type: none"> <li><i>(i) streetscape appearance and furniture;</i></li> <li><i>(ii) landscaping;</i></li> <li><i>(iii) architecture;</i></li> <li><i>(iv) parking;</i></li> <li><i>(v) traffic circulation and transit;</i></li> <li><i>(vi) pedestrian use; and</i></li> <li><i>(vii) open space provision.</i></li> </ul>	
<p><b>Policy UR-32:</b></p> <p><i>It shall be the intention of Council to consider an expansion of the commercial area adjacent to Exit 3 off Highway 103 subject to the provisions of Policy IM-12.</i></p>	<p>Not applicable to this amendment as the site is not located in this area. Addressed in the existing development agreement and not changed with this amendment.</p>
<p><b>Policy UR-33:</b></p> <p><i>It shall be the intention of Council to consider development of an office campus, between the proposed Timberlea East Collector and Highway 103, adjacent to Exit 3 through the development agreement process and subject to the following criteria:</i></p> <ul style="list-style-type: none"> <li><i>(a) landscaping;</i></li> <li><i>(b) signage design; and</i></li> <li><i>(c) provision of adequate internal roads, parking, and service areas.</i></li> </ul>	<p>Not applicable to this amendment as the site is not located in this area. Addressed in the existing development agreement and not changed with this amendment.</p>
<p><b>Policy UR-34:</b></p> <p><i>It shall be the intention of Council to require the developer of the lands as shown on Map UR-1 to contribute toward the future upgrading of Timberlea Village Drive which bisects the site. The amount of such contribution shall be determined based on the findings of a transportation study, to be undertaken at the developer's expense, which shall determine the</i></p>	<p>Not applicable to this amendment. Addressed in the existing development agreement and has been completed.</p>

<p><i>proportion of costs attributable to the development. (RC-October 31, 2001/E-December 8, 2001)</i></p>	
<p><b>Implementation Policies</b></p>	
<p><b>Policy IM-12</b> <i>In considering amendments to the land use by-law or development agreements, in addition to all other criteria as set out in various policies of this strategy, Council shall have appropriate regard to the following:</i></p>	
<p><i>(a) that the proposal is in conformity with the intent of this strategy and with the requirements of all other municipal by-laws and regulations.</i></p>	<p>The proposed amendments are in accordance with the intent of the Municipal Planning Strategy for Timberlea/Lakeside/Beechville</p>
<p><i>(b) that the proposal is not premature or inappropriate by reason of:</i></p>	
<p><i>(i) the financial capability of the Municipality to absorb any costs relating to the development;</i></p>	<p>No – concerns – staff do not anticipate that the proposed amendment would have a financial impact on the municipality.</p>
<p><i>(ii) the adequacy of sewer and water services;</i></p>	<p>No concerns – the overall number of units and the mix of unit types throughout the development agreement area is not proposed to change. Water and sewer requirements are anticipated to remain the same.</p>
<p><i>(iii) the adequacy or proximity to school, recreation or other community facilities;</i></p>	<p>No concerns – the proposed amendment would not be expected to change demand for education, recreation or other community facilities.</p>
<p><i>(iv) the adequacy of road networks leading or adjacent to, or within the development; and</i></p>	<p>No concerns – the overall number of units and the mix of unit types throughout the development agreement area is not proposed to change. Traffic impacts remain the same and improvements required as part of the subdivision application stage.</p>
<p><i>(v) the potential for damage to or for destruction of designated historic buildings and sites.</i></p>	<p>No concerns – there are no historic buildings or sites in the area surrounding the subject site.</p>
<p><i>(vi) the proposed means of handling storm water and general drainage within and from the development.</i></p>	<p>No concerns – the minor changes are not expected to have an impact on storm water management and general drainage and can be accommodated in detailed design at the subdivision stage.</p>

<i>(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:</i>	
<i>(i) type of use;</i>	No concerns. The proposal is to make minor changes to the boundaries of residential designations assigned by the existing DA. The overall number of units and mix of unit types permitted by the existing DA is not proposed to change. Safety measures will be put in place, as required by the agreement, to ensure conflict between land uses is addressed.
<i>(ii) height, bulk and lot coverage of any proposed building;</i>	Controlled by the existing DA and not proposed to change.
<i>(iii) traffic generation, access to and egress from the site, and parking;</i>	No concerns – the overall number of units and the mix of unit types throughout the development agreement area is not proposed to change. Traffic impacts remain the same and improvements required as part of the subdivision application stage.
<i>(iv) open storage and outdoor display;</i>	Not applicable – primarily residential uses. Open storage and outdoor display for live-work units controlled by the existing DA and not proposed to change.
<i>(v) signs; and</i>	Controlled by the existing DA and not proposed to change.
<i>(vi) any other relevant matter of planning concern.</i>	Staff have no other concerns.
<i>(d) that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, locations of watercourses, potable water supplies, marshes or bogs and susceptibility to flooding.</i>	No concerns – there are no watercourses in the area of the proposed changes.
<i>(e) Within any designation, where a holding zone has been established pursuant to “Infrastructure Charges - Policy IC-6”, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the “Infrastructure Charges” Policies of this MPS.</i>	Not applicable.

---

fathomstudio.ca  
1 Starr Lane  
Dartmouth, NS  
B2Y 4V7

---

Andrew Giles P.Eng., NSLS  
Vice President Development  
The Links at Brunello  
902-830-4021



---

## Brunello Golf Safety Assessment

Dear Andrew,

As I understand, HRM would like better certainty on the safety aspects of the proposed land use changes around the edge of the golf course; particularly in the areas where you are proposing new housing close to a golf hole. Staff at HRM who know me as a planner, may not know that I am also a practicing golf course architect with design certificates from Harvard University and dozens of course designs, renovations and master plans to my credit. I have worked on golf course designs in Russia, Morocco, Australia, India, Egypt, Libya and of course Canada. My most recent course opened at Aspotogan Ridge (a 9-hole with plans for a future 9). I have also worked on several safety audits for several courses in Canada and as an expert witness on 2 course legal issues regarding safety.

This letter outlines how the proposed land use changes at Brunello could be accommodated with some specific changes to the golf course. As I understand from our discussion and the maps provided, you are looking to rezone some land from golf to housing along some of the road frontages. In particular, holes 2, 9 and 16 will add some new housing near the green sites which could pose some safety issues if not addressed through course design changes. Golf safety assessments is an inexact science and safety can be influenced by wind, temperature, topography, vegetation, out of bounds, and turf conditions. Statistics can help narrow down the safety margins for average golfers and both the American and European Institute of Golf Course Architects have some rules of thumb and guidelines which are useful to follow when doing safety audits. Some of the considerations include:

1. Since most golfers are right handed (90-93% in Canada) and most tend to slice (right-sided shot for a right handed golfer and left-sided shot for a left handed golfer), architects must provide a greater safety margin on the right side of a golf hole than the left side.
2. The longer the distance a ball is struck, the greater the chance for a mis-shot misaligned from the centre of the fairway or green.
3. The generally accepted rule of thumb is that "15 degrees on either side of the apparent line of play will account for 92% of golf shots" (M. Hurdzan, 2006. "Golf Course Architecture").

Issued  
Feb 8, 2022

## Hole 2

Hole 2 is proposing to add 4 new lots north of the current green site. From the back tee, the hole is an intermediate length par-3 with a length of 185 yards from the back tee, 153 yards from the main centre tee, and 100 yards from the front tee. There is an elevation drop of about 6m from the back tee to the green. Most golfers would use a 6-8 iron which provides more control than a low iron (1-5 iron). The green is currently almost 12,000 sq.ft. which is larger than a typical par-3 and could be cut back on the north side to 10,000 sq.ft. without impacting the playability of the hole. A sandtrap has recently been constructed on the right side of the green which forces most players to play to the left. The 15 degree rule from the longest tee



creates a safety radius of about 44m from the centre of the green which is close to the rear lot line of the proposed new lots. These rear lots could expect about less than 10% of all shots to enter the back yards. There are several potential remedies for this including creating an out of bounds area near the rear lot lines, adding a safety fence along the rear lot lines, reducing the green size to move the centre of the green further south, and moving the back tees closer to the northern property line to change the angle of approach. We would recommend first reducing the mowed green size on the north side of the green and eliminating the pin positions on the north of the green by about 8m. The owner could explore moving the back tee further north, and creating a new out-of-bounds area on the north side of the green. Safety fencing would be a last resort if the previous recommendations do not create the required safety outcomes but we think the chances of stray balls in these backyards would be minimal given the short distance of the Home. The back yards of the future homes, like on any new modern course, should be designed with safety in mind and the developer may want to explore enclosed decks and naturalized rear yards or conservation areas that is rarely mowed to reduce the potential for conflict. Given the above notes, new housing on hole 2 should be a manageable safety issue for the club and future homeowners.



**BACK TEE RENOVATION ON HOLE #2**

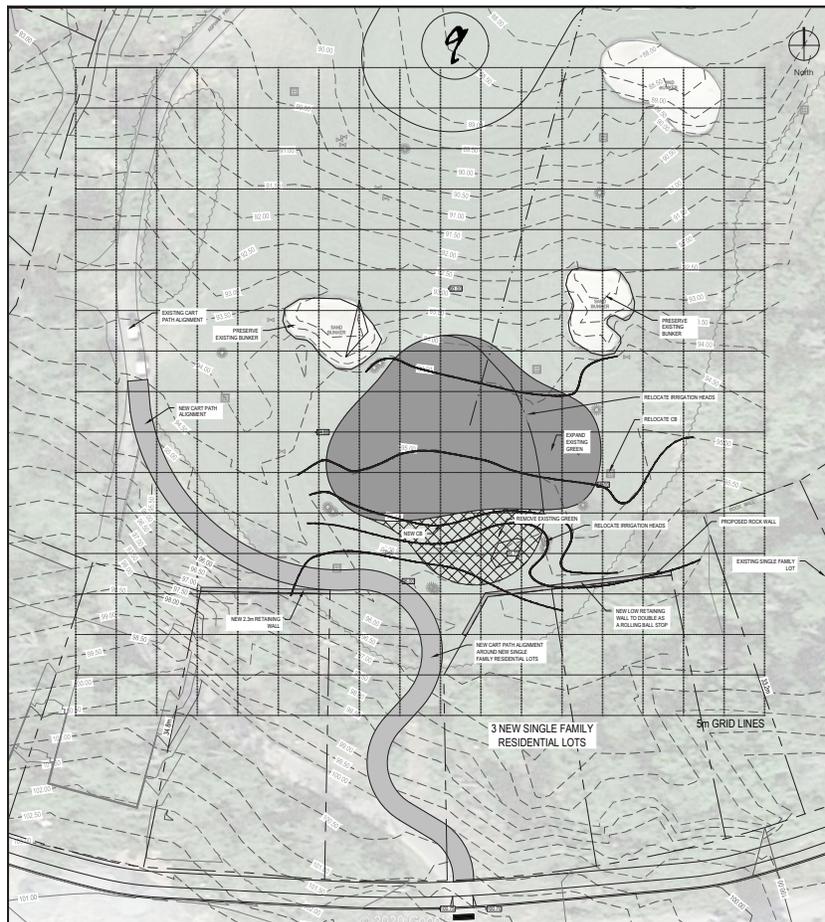


## Hole 9

Hole #9 is a 548 yard par-5 which is considered an average to long par-5. The hole width at the 2 landing areas is generally considered very wide at 65 yards, which provides a good margin of safety for non-professionals. There are additional 10-15m 'rough' areas beyond the fairway which on each side and, taken together, these widths of play provide ample safe width along the fairway.

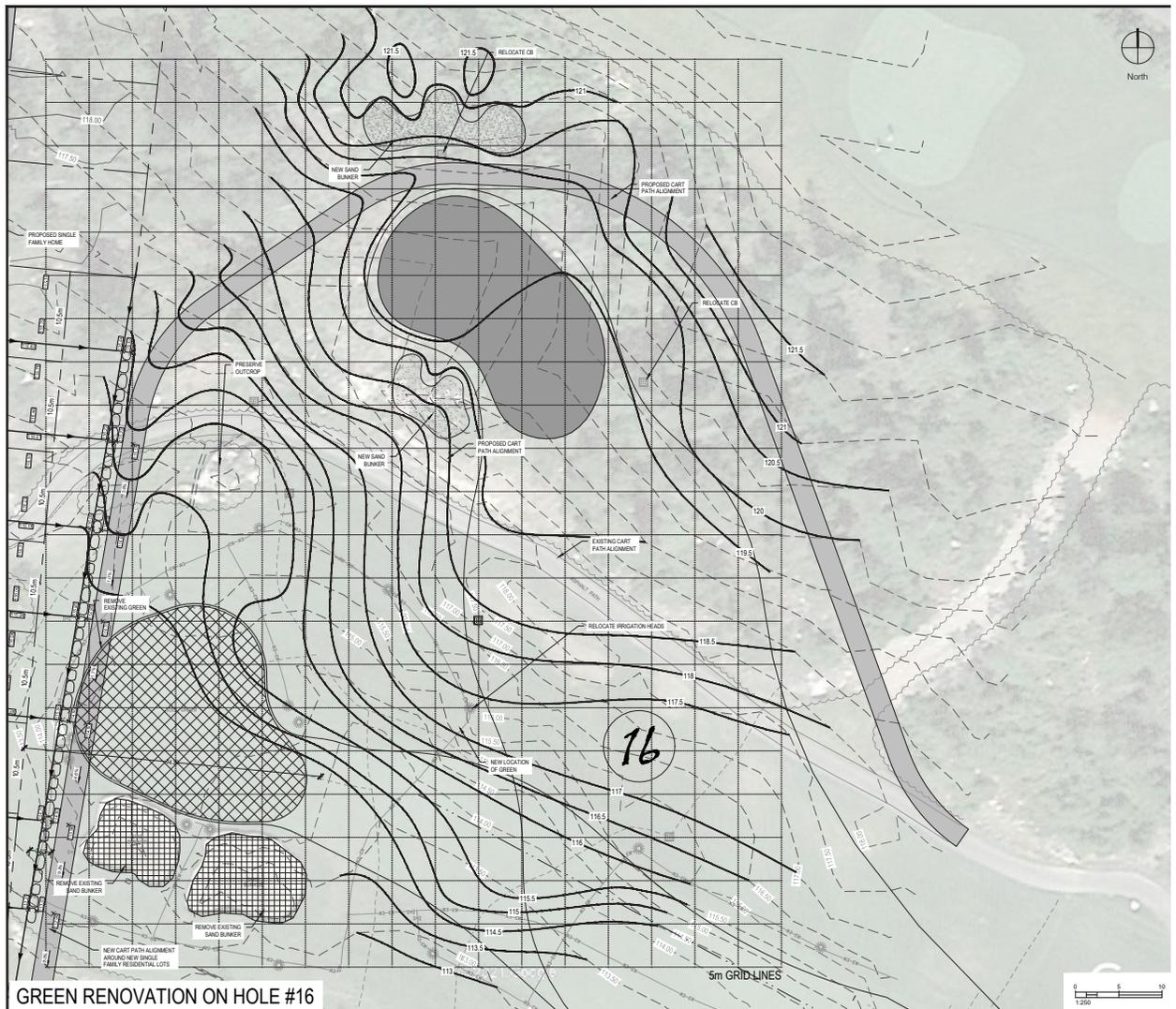
Long par-5 holes require larger than normal safety areas around the greens because golfers are approaching the green from a range of very different distances. After the first landing area, the hole rises about 10m from 85m to 95m, making the hole play even longer than it feels. The orientation of this hole to the southwest also plays into the prevailing wind during the summer and fall months, often requiring additional club to reach the green suggesting many golfers will play this hole short. The new proposed homes will be built well above the new green (the road is roughly at 101m in height and the new green will likely be at an elevation of 90m) so even with a walkout basement, we would expect the new lots to require some retaining walls near the back property line. These walls should significantly help in the safety margin for any 'skulled' balls.

Unlike hole 2, the green of hole 9 will need to be completely rebuilt and pushed to the north by about 30 yards to create the necessary safety margins for overshots. Relocating the green will have the added safety benefit of reducing the hole length by 20 yards to an average to short par-5 of about 520 yards, and reducing the vertical rise to the green from 10m to about 6-8m. A 1-2m min rock retaining wall at the property line would reduce rear yard errant shots and this could be supplemented by a new safety bunkering around the new green. The existing and future green layout is shown below.



## Hole 16

Hole # 16 is a 515 yard par-5 from the back tees. The back tees have recently been relocated south to provide more safety for players on #11 green and for adjacent future development on the left side of the hole. The landing area for hole #16 is about 60 yards wide with no rough (just woods). This is generally considered a wide fairway though any future residential development to the south of this hole should preserve a 30m wooded buffer if possible. The fairway is generally flat from the landing area to the green and the west orientation of the hole means that prevailing winds from the south west will push balls north into hole #11 rather than to any future residential to the south. The green is relatively small at 4,870 sq.ft. which slightly compensates for the short par-5 hole length. Like hole #9, to accommodate 30m deep lots behind the green, the green should be pushed to the north by about 50 yards to maintain a 25-30m safety margin from lots. Reducing the hole length to a very short par-5 of about 495 yards, the new green should be purposely slightly smaller than the standard 6,000 sq.ft. to maintain the hole difficulty but to still preserve the safety factor for new homes. A safety bunker on the south side of the green and possibly a dry laid stone wall at the property boundary would further reduce the potential for conflicts. Some trees should be maintained to the north of the new green site to protect people teeing off on the neighbouring hole.



GREEN RENOVATION ON HOLE #16

Implementing the recommended safety concerns in this report should significantly reduce risk impacts from golf on future residential properties. In closing, based on current accepted guidelines and standards for golf course design, the proposed changes and recommendations at Holes 2, 9 and 16 will allow for adequate safety measures to minimize the risk of stray golf balls between the golf course and the proposed residential development providing a safe golf and living experience for those on the nearby lots.

If you have any questions, please feel free to reach out to me at your convenience.

Sincerely,

**Original Signed**

Rob LeBlanc, Golf Course Architect  
902 461 2525 x102 direct, 902 483-2424 mobile  
rob.leblanc@fathomstudio.ca