

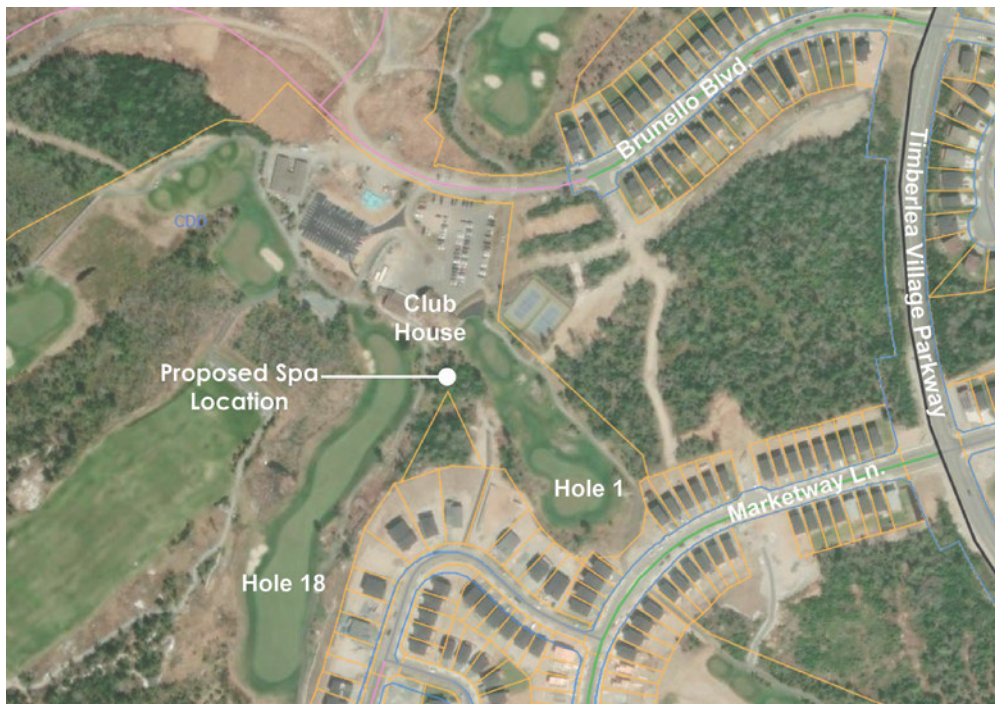
Current Planning | Urban Enabled Applications  
Halifax Regional Municipality

**Re: Application for a Substantive Amendment to The Links at Brunello Development Agreement**

- On behalf of our client, zzap Consulting Inc. is pleased to apply for a substantive amendment to The Links at Brunello Development Agreement (DA).

**1.0 Development Proposal**

Our client is proposing to develop a Nordic Spa on the site. The spa would be accessed from the existing clubhouse and include outdoor hot and cold pools, sauna and steam rooms, and resting areas. Section 2.2.1 and Schedule B2 of the existing Development Agreement identifies the land use designations and the general uses of the lands. The spa site is proposed within the golf course designation which permits the golf course itself and associated services (i.e. clubhouse, restaurant, pro shop, equipment sheds etc.). Section 2.4.5(a) defines the specific uses associated with the golf course. Our client is requesting that these DA sections be amended to include a spa use within this designation.





## 2.0 Planning Rationale

The Links at Brunello is enabled through the Comprehensive Development District (CDD) land use policies contained in the Timberlea/Lakeside/Beechville Secondary Municipal Plan (SMPS). Within that plan, Policy UR-27 enables a variety of land uses, including commercial, on the lands within the area shown on Map UR-1. The policy states:

"...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, shared housing, a town centre, various commercial development, and an office campus..."

Development Agreement Section 3.1 captures the matters that may be approved through a non-substantive amendment process. The addition of a permitted use is not included in this Section and, therefore, a substantive amendment to the DA is required.

Enabling Policy IM-12 outlines the criteria Council will consider when reviewing Substantive Amendments to Development Agreements. We believe that a spa use is consistent with the broad range of uses permitted under the commercial development category and conforms to the amendment criteria in the following ways:

- The use is compatible with services typically offered at golf resorts where recreational and health amenities compliment the range of services available to guests.
- The Nordic Spa is designed to fit into the unique terrain and surroundings to provide a natural outdoor spa experience.
- The Nordic spa philosophy values tranquil and quiet spaces; the proposed use, therefore, will not generate an excessive amount of noise or disruption to the surrounding neighbourhood.
- We do not expect excessive amounts of vehicle traffic to be generated as there is an established maximum guest capacity based on time intervals for guest scheduling of the Nordic Spa time slots.
- Small scale buildings will fit into the existing built form and will not add excessive height or bulk.
- Guest parking will be accommodated within the existing clubhouse parking lot.

## 3.0 Closing

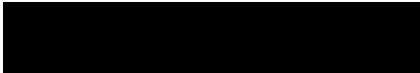
This application for a substantial amendment to the Development Agreement is required to add a new use to those permitted within the Golf Course designation. Our client believes that a spa use is compatible and consistent with the range of services already available on the site. It is our opinion that the addition of a spa on the site will not cause any undue disruption, nor will it generate excessive noise or disturbance to the nearby residents.



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We trust that the enclosed materials satisfy the application requirements. Should you have any questions, comments, or concerns with regards to this application, please do not hesitate to contact the undersigned.

Sincerely,



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