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Item No. 14.1.1
Halifax and West Community Council
November 4, 2025

TO: Chair and Members of Halifax and West Community Council

FROM: Erin MacIntyre, Acting Executive Director of Planning and Development

DATE: October 17, 2025

SUBJECT: **PLANAPP 2024-00458: Substantive Amendment to a Development Agreement for 120 Brunello Boulevard, Timberlea**

ORIGIN

Application by ZZap Architecture and Planning, on behalf of the property owner, Canadian International Capital Incorporated.

EXECUTIVE SUMMARY

This report recommends approval of an amending development agreement to enable a Nordic/wellness spa to be located adjacent to the Brunello Golf Course clubhouse located at 120 Brunello Boulevard, and the alteration of the golf course boundary in one area, to accommodate the proposed spa. The amending development agreement enables the spa to be located within the established golf course safety margins and outlines the safety measures that must be undertaken to ensure the spa is properly buffered and protected from stray golf balls. Policies UR-27 and UR-29 of the Timberlea, Lakeside, Beechville Municipal Planning Strategy allow the consideration of this proposed amending development agreement. Staff recommend that Halifax and West Community Council approve the proposed amending development agreement.

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 include a Nordic wellness spa as an associated service permitted under the definition of a golf course and alter the boundary of the golf course to accommodate the proposed spa, and schedule a public hearing;
2. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A; and

RECOMMENDATION CONTINUES ON NEXT PAGE

3. Require the 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. has applied to amend the existing development agreement for the area know as Brunello, to include a Nordic wellness spa (wellness spa) as an associated service permitted within the definition of a Golf Course use and alter the boundaries of the golf course to accommodate the location of the proposed spa. The proposed site for the wellness spa is located at 120 Brunello Boulevard, adjacent to the current location of the golf course clubhouse and in between holes 10 and 18 of the Brunello golf course. The proposed amendments to the existing development agreement would allow a wellness spa to be established within the area permitted for the golf course. The alteration to the boundaries of the golf course is proposed to add a parcel of land owned entirely by the developer. The parcel of land, PID 41499880, is approximately 1492 square metres (16,059 square feet) and is located between the golf course holes 10 and 18 and the residential lots along Tuscany Run. The parcel is currently within the area zoned Rc under the existing development agreement, which permits mixed-use residential uses. This parcel is undeveloped with no frontage along Tuscany Run. Policy UR-27 and UR-29 of the Timberlea, Lakeside, Beechville Municipal Planning Strategy enables Council to consider the development of a golf course and associated uses and the location of a golf course through a development agreement process.

Subject Site	120 Brunello Boulevard, Timberlea & PID 41499880
Location	South of the Brunello Links Clubhouse at 120 Brunello Boulevard, to the west of hole 10 of the golf course, to the north of Tuscany Run, and to the east of hole 18 of the golf course
Regional Plan Designation	Urban Settlement (US)
Community Plan Designation (Map 1)	Urban Residential (UR) under the Timberlea, Lakeside, Beechville Municipal Planning Strategy (MPS)
Zoning (Map 2)	Comprehensive Development District (CDD) under the Timberlea, Lakeside, Beechville Land Use By-law (LUB)
Size of Site	Approximately 23.3 hectares (57.6 acres)
Street Frontage	Approximately 90.2 metres (295 feet)
Current Land Use(s)	Golf course (holes 1, 2, 10, 17, & 18), driving range, clubhouse
Surrounding Use(s)	Golf course, single-unit residential dwellings, and multi-unit residential dwellings

Proposal Details

The major aspects of the proposal are as follows:

- Enabling the wellness spa as an associated service to the golf course;
- The existing services associated with the 18-hole golf course are a driving range, a clubhouse inclusive of a pro-shop, licensed restaurant and lounge, canteen, and ancillary support and service buildings;
- The spa facilities can only be established on the areas of the land that are permitted to have a golf course, as noted on the associated schedules of the development agreement;
- The proposed site for the wellness spa is between holes 10 and 18, with access to the site and facilities through the existing clubhouse;
- Safety measures will be incorporated into the design of the spa, and a safety assessment will be required to be submitted, with the associated safety measures incorporated into the design of the spa, as a condition of the development agreement;

- The boundaries of the golf course will be expanded to include the entire vacant parcel owned by the developer (PID 41499880), stopping at the rear property line of the existing residential dwellings along Tuscany Drive; and
- A minimum six-metre non-disturbance buffer will be included in the development agreement to ensure separation and privacy between the proposed spa and the existing residential lots adjacent to the proposed wellness spa.



Source: Concept plan prepared by ZZap and submitted as a part of the Planning Application 2024-00458

Exiting Development Agreement

On December 18, 2001, the former Western Region Community Council approved a development agreement to enable a mixed-use community with a golf course on the Lands (Case 00265). The proposed amending agreement subject of this report would constitute the 19th amendment to the existing development agreement, which has been amended since 2003 to enable a variety of changes, including but not limited to:

- Changes to the road network;
- Variations to the requirements of single-unit dwellings and commercial developments;
- Density tracking;
- Housekeeping amendments;
- Parkland size and configuration;
- Additional multi-unit dwellings;
- Alterations to the golf course safety margins; and
- Additional commercial uses.

The structure of the Brunello development agreement allows for most housing types to be considered as non substantive amendments to the existing agreement if they meet the design criteria set out in the agreement. In 2022, Provincial Bill 137 amended the *HRM Charter* allowing the Development Officer to approve non-substantive amendments to a development agreement without holding a public hearing. Previous to this, Community Council reviewed and decided on all amendments to the Brunello development agreement. The proposed amendments are substantive in nature and therefore are presented to Community Council for consideration.

Enabling Policy and LUB Context

The subject property is designated Urban Residential (UR) under the Timberlea, Lakeside, Beechville MPS and zoned Comprehensive Development District (CDD) under the Timberlea, Lakeside, Beechville LUB. The CDD zone enables the development of residential, commercial, community facility, and park uses on lands of five acres or greater, through the development agreement process.

Policy UR-27 and UR-29 enables consideration of a golf course and associated uses by development agreement, on lands identified within Map UR-1 of the MPS, within which the subject lands are included. In considering a development agreement for a golf course, the proposal must meet several requirements, including potential impacts of the golf course use on surrounding water bodies and adequate separation of golf holes from existing and new residential developments.

DISCUSSION

Staff has reviewed the proposal relative to all relevant policies and advise that it is consistent with the intent of the 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:

- Adding the wellness spa as an associated service to the golf course use;
- Identifying the location where the wellness spa may be established onsite;
- Requiring the safety measures that must be implemented for the creation of the wellness spa;
- The alteration of the boundaries of the golf course to accommodate the proposed wellness spa; and
- A minimum six-metre non-disturbance buffer between the proposed wellness spa and the adjacent residential lots.

The attached amending development agreement will permit a wellness spa to be included in the list of services associated with the golf course use, subject to the controls identified above and enable the alteration of the boundary of the golf course to accommodate the spa. Building and development permits will still be needed to construct the spa on the Lands. Of the matters addressed by the proposed development agreement to satisfy the MPS criteria as shown in Attachment B, the following have been identified for detailed discussion.

Safety Measures

Policy UR-29 of the Timberlea, Lakeside, Beechville MPS requires consideration of adequate separation of golf holes from existing and new housing. The existing development agreement responds to this consideration through a requirement for the developer to provide certification from a golf course designer that current accepted guidelines and standards are met regarding the design of the golf course and measures taken to minimize the risk of stray golf balls. Additionally, golf course safety margins already exist within the schedules of the Agreement, delineating where main buildings are not permitted to be established. As the spa is proposed to be an associated service of the golf course and therefore must be

contained within the area of the golf course, a safety assessment report was required and submitted by the developer to outline the measures that will be taken to ensure locating the spa within the golf course safety margins can meet the requirements to receive approval from a golf course designer. The development agreement requires that the safety measures outlined in the existing safety assessment be implemented, or if the design of the spa changes, a new safety assessment and associated safety measures be implemented as a condition of a permit being issued to construct the spa.

Priorities Plans

In accordance with Policy G-14A of the Halifax Regional Plan, staff considered the objectives, policies and actions of the priorities plans, inclusive of the Integrated Mobility Plan, the Halifax Green Network Plan, HalifACT, and Halifax's Inclusive Economic Strategy 2022-2027 in making its recommendation to Council. In this case, no specific policies were identified as a conflict.

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 proposed amending development agreement enables the creation of a Nordic wellness spa within the area of the Brunello Golf Course as an associated service of the existing golf course and alters the boundaries of the golf course to accommodate the proposed spa. The amending agreement outlines the minimum safety measures that must be implemented to permit the spa to be established within the golf course safety margins. Therefore, staff recommend that the Halifax and West Community Council approve the proposed amending development agreement.

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 2025-2026 operating budget for Planning and Development.

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. Regulatory and Appeals Board. Information concerning risks and other implications of adopting the proposed amending development agreement are contained within the Discussion section of this report.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy and the Public Participation Administrative Order (2023-002-ADM). The level of community engagement was consultation, achieved through providing information and seeking comments through the HRM website, signage posted on the subject site, letters mailed to property owners within the notification area, and an online survey, open to the public for three weeks (February 21, 2025 – March 14, 2025). Attachment C contains a copy of the summary of comments from the survey. A total of 478 letters were mailed to property owners and residents within the notification area (Map 2). The request from the applicant to alter the boundaries of the golf course was made later in the process, after the original mail out had been completed. An additional postcard mail out was undertaken in May 2025 to provide an update to residents and property owners within the same notification area.

The HRM website received a total of 1621 unique pageviews over the course of the application, with an average time on the page of one minute and 39 seconds. Outside of the survey, staff received one response

from the public. The public comments received were associated with stormwater management, pointing out that the area proposed for the spa has had some flooding issues during heavy rain events in the past, as well as existing stormwater infrastructure (storm drain) present on the site.

As a result of the comments from one member of the public and the survey, staff confirmed with Engineering and Traffic Services that the review of the Traffic Impact Study (TIS) and the data collected and reported within the TIS was up to date and acceptable in support of this application. Both business units reconfirmed there were no identified issues. Staff also note that stormwater management is already addressed in the existing development agreement and would be a condition of approval at the permitting stage, should it be deemed that details from the existing stormwater management plan in the agreement must be updated.

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, in addition to the advertisement on the HRM webpage, property owners within the notification area shown on Map 2 will be notified of the hearing by regular mail.

ENVIRONMENTAL IMPLICATIONS

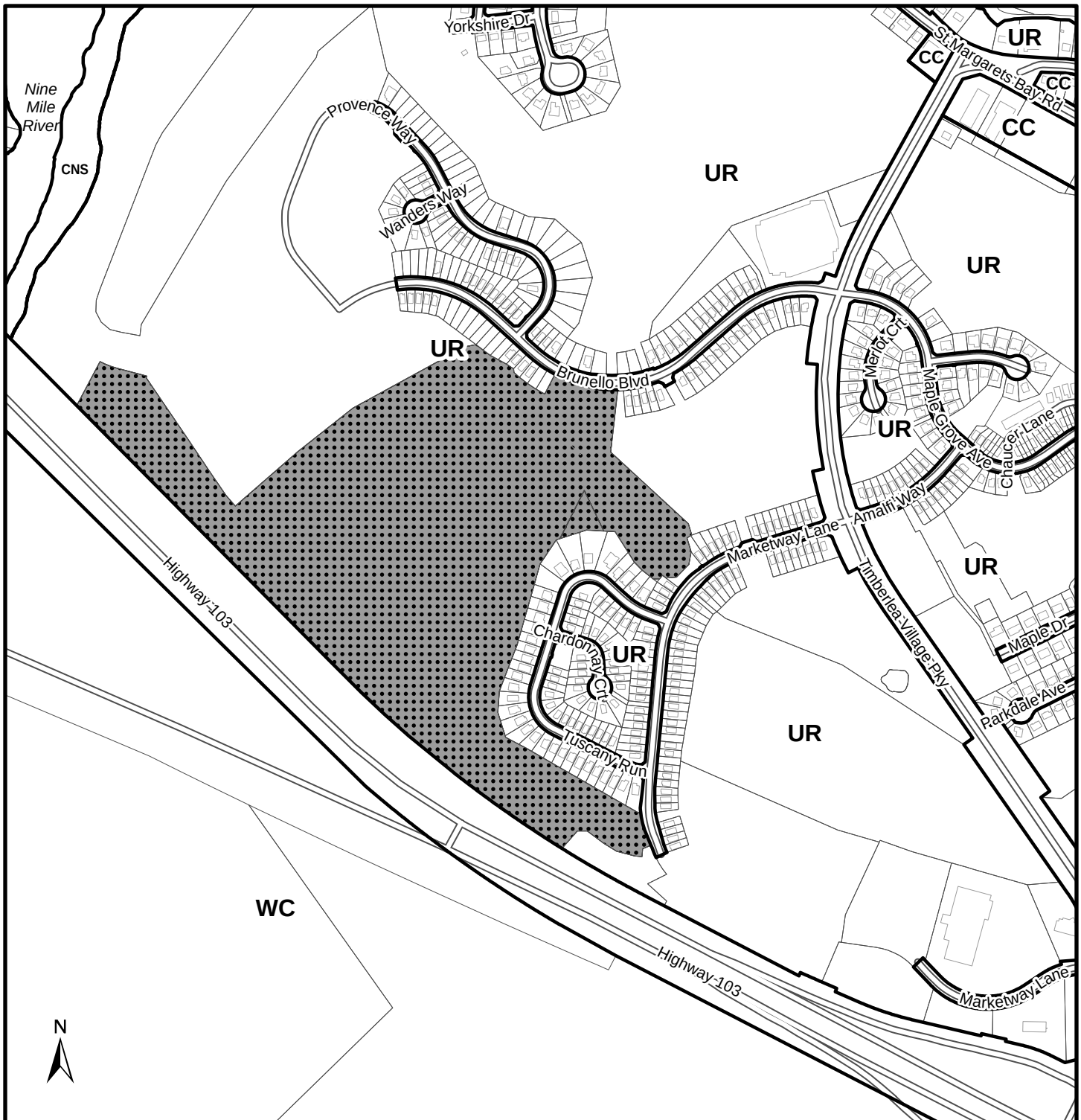
No environmental implications are identified.

ALTERNATIVES

1. Halifax and West Community Council may choose to approve the proposed 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. Regulatory and Appeals Board as per Section 262 of the *HRM Charter*.
2. Halifax and West Community Council may choose to refuse the proposed 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. Regulatory and Appeals 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:	Summary of Survey Responses



Map 1 - Generalized Future Land Use

120 Brunello Boulevard
Timberlea

 Subject Properties

Designation

CC	Commercial Core
CNS	Conservation
UR	Urban Residential
WC	Western Common

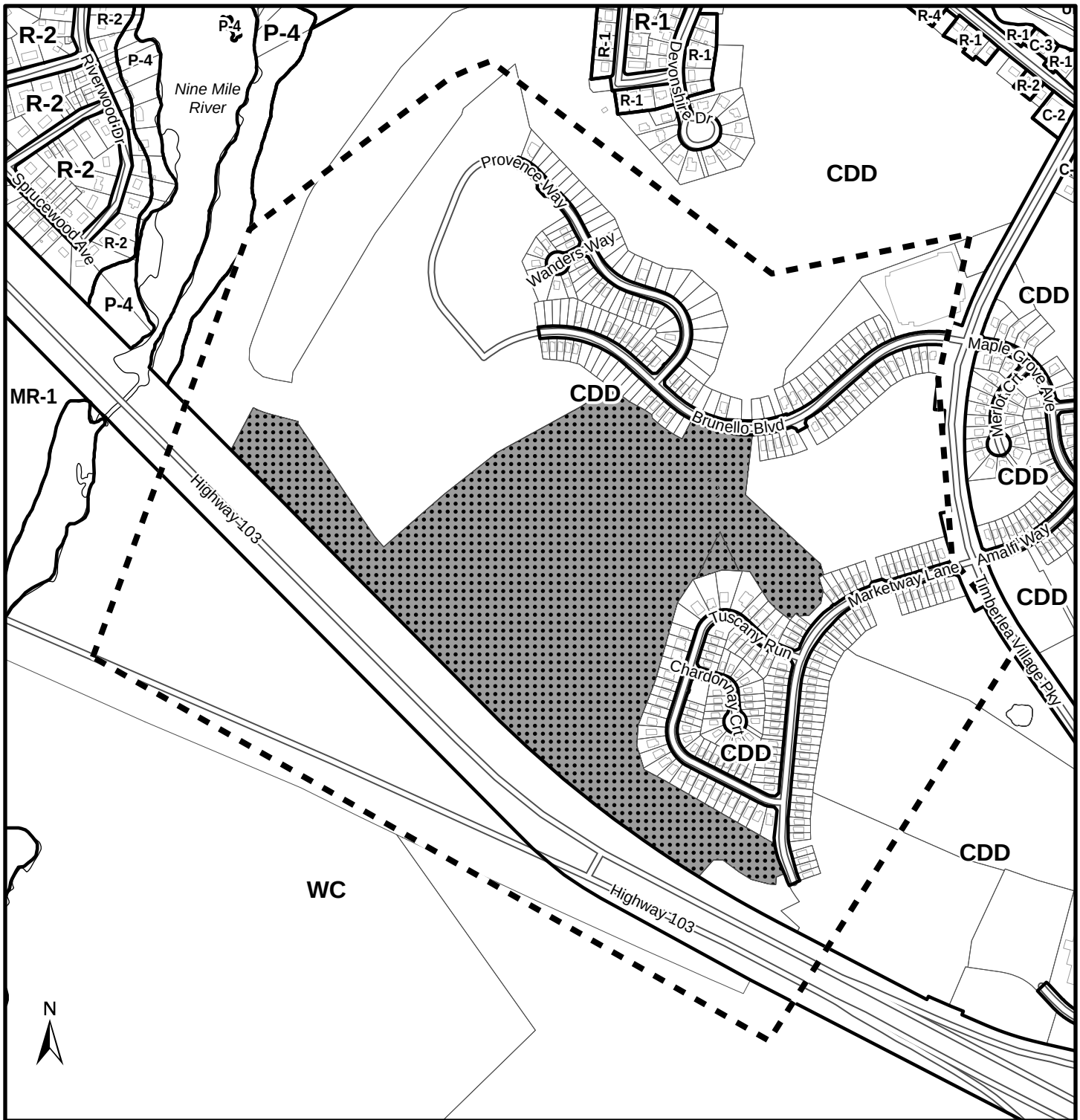
HALIFAX

0 40 80 120 160 200 240 m

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
Plan Area



Map 2 - Zoning and Notification Area

120 Brunello Boulevard
Timberlea

 Subject Properties

 Area of Notification

Timberlea/Lakeside/Beechville
Land Use By-Law

Zone

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

HALIFAX

0 60 120 180 240 m

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 NINETEENTH AMENDING AGREEMENT made this day of **[Insert Month]**, 20**XX**,

BETWEEN:

CANADIAN INTERNATIONAL CAPITAL INCORPORATED

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 located at 120 Brunello Boulevard (PID 41404583) and certain lands located at PID 41499880, within Timberlea which said lands are more particularly described in Schedule A hereto (hereinafter called the "Lands");

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

AND WHEREAS on June 23, 2003 the former Western Region Community Council approved an application to enter into an amending development agreement to allow changes to the road network on the Lands (municipal case 00590), which said Development Agreement was registered at the Land Registration Office in Halifax 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 on March 8, 2004 the former Western Region Community Council approved an application to enter into an amending development agreement to modify the approved road network on the Lands (municipal case 00623), which said Development Agreement was registered at the Land Registration Office in Halifax 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 on March 29, 2004 the former Western Region Community Council 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 case 00536), which said development agreement was registered at the Land Registration Office in Halifax on July 15, 2004 as Document Number 75884560 in Book Number 7797 in Pages 156 to 162 (hereinafter called the "Third Amending Agreement") and which do not apply to the Lands;

AND WHEREAS on June 25, 2007 the former Western Region Community Council on 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 case 01040), which said Development Agreement was registered in the Land Registration Office in Halifax on August 7, 2008 as several document numbers, including Document Number 91321258 (hereinafter called the "Fourth Amending Agreement");

AND WHEREAS on July 26, 2010 the former Western Region Community Council 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 case 01312), which said Development Agreement was registered in the Land Registration Office in Halifax on November 9, 2010 As Document Number 97179270 (hereinafter called the "Fifth Amending Agreement");

AND WHEREAS on September 26, 2011 the former Western Region Community Council 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 case 16934), which said Development Agreement was registered at the Land Registration Office in Halifax on February 17, 2012 as several document numbers, including Document Number 100119461 (hereinafter called the "Sixth Amending Agreement");

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

AND WHEREAS on September 23, 2013 the Halifax and West Community Council approved 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 case 17826), which said Development Agreement was registered at the Land Registration Office in Halifax on January 22, 2014 as Document Number 104497863 (hereinafter called the "Eighth Amending Agreement");

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

AND WHEREAS on October 10, 2017 the Halifax and West Community Council approved 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 case 20141), which said Development Agreement was registered at the Land Registration Office in Halifax on January 5, 2018 as Document Number 111977816 (hereinafter called the "Tenth Amending Agreement");

AND WHEREAS on September 12, 2017 the Halifax and West Community Council approved an application to enter into an amending development agreement to allow one multi-unit building (municipal case 20447) on the Lands, which said Development Agreement was registered at the Land Registration Office in Halifax on January 31, 2018 as Document Number 112095618 (hereinafter called the "Eleventh Amending Agreement") and which do not apply to the Lands;

AND WHEREAS on February 14, 2018 the Halifax and West Community Council approved 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 case 21446), which said Development Agreement was registered at the Land Registration Office in Halifax on February 19, 2019 as Document Number 114043384 (hereinafter called the "Twelfth Amending Agreement") and which do not apply to the Lands;

AND WHEREAS on May 11, 2021 the Halifax and West Community Council approved an application to enter into an amending development agreement to allow for a multi-unit building with three towers on property PID 41404567 (municipal case 22898), which said Development Agreement was registered at the Land Registration Office in Halifax on January 11, 2022 as Document Number 119939883 (hereinafter called the "Thirteenth Amending Agreement") and which do not apply to the Lands;

AND WHEREAS July 19, 2022 the Halifax and West Community Council approved an application to enter into an amending development agreement to move the existing Golf Course Safety Margin and to allow residential development close to the golf course on the Lands (municipal case 23016), which said Development Agreement was registered at the Land Registration Office in Halifax on September 16, 2022 as Document Number 121318506 (hereinafter called the "Fourteenth Amending Agreement") and which do not apply to the Lands;

AND WHEREAS on February 28, 2023, the Halifax and West Community Council approved a request to enter into an amending development agreement to develop a self-storage facility on property PID 41404203 (municipal case 24123), which said Development Agreement was registered at the Halifax County Land Registration Office on June 9, 2023, as Document Number 122571350 (hereinafter called the "Fifteenth Amending Agreement") and which do not apply to the Lands;

AND WHEREAS on August 30, 2023, the Development Officer approved a request for non-substantive amendments to allow for a commercial use (Mayflower Curling Club) on the Lands (PID 41499872) (PLANAPP 2023-00371), which said Development Agreement was registered at the Halifax County Land Registration Office on April 12, 2024 as Document Number 123971674 (hereinafter called the "Sixteenth Amending Agreement"), and which does not apply to the Lands;

AND WHEREAS on September 7, 2023, the Development Officer approved a request for non-substantive amendments to allow for a multiple-unit dwelling use on the Lands (PID 41327222) (PLANAPP 2023-00338), which said Development Agreement was registered at the Halifax County Land Registration Office on April 11, 2025 as Document Number 125682568 (hereinafter called the "Seventeenth Amending Agreement"), and which does not apply to the Lands;

AND WHEREAS on January 23, 2025, the Development Officer approved a request for non-substantive amendments to allow for five multi-unit buildings on the Lands (PID 41499872) (PLANAPP 2023-01096), which said Development Agreement was registered at the Halifax County Land Registration Office on February 26, 2025 as Document Number 125469743 (hereinafter called the “Eighteenth Amending Agreement”), and which does not apply to the Lands;

AND WHEREAS the Original Agreement and First Amending Agreement, Second Amending Agreement, Third Amending Agreement, Fourth Amending Agreement, Fifth Amending Agreement, Sixth Amending Agreement, Seventh Amending Agreement, Eighth Amending Agreement, Ninth Amending Agreement, Tenth Amending Agreement, Eleventh Amending Agreement, Twelfth Amending Agreement, Thirteenth Amending Agreement, Fourteenth Amending Agreement, Fifteenth Amending Agreement, Sixteenth Amending Agreement, Seventeenth Amending Agreement, and Eighteenth Amending Agreements together comprise the Existing Agreement (hereinafter called “the Existing Agreement”);

AND WHEREAS the Developer has requested further substantive amendments to the Existing Agreement to allow a Nordic / Wellness Spa to be included in the definition of a Golf Course use on the Lands and alter the boundaries of the golf course 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*, (hereinafter called the “Nineteenth Amending Agreement”);

AND WHEREAS the Halifax and West Community Council approved this request at a meeting held on [date], referenced as PLANAPP 2024-00458;

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 Nineteenth Amending Agreement, all other conditions and provisions of the 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 Nineteenth Amending Agreement, and the Existing Agreement.
 3. Section 2.1 of the Existing Agreement shall be amended by deleting the text shown in strikeout and inserting the text shown in bold, as follows:

~~Schedule B1.D ——— Golf Course Community Plan~~
~~Schedule B2.D ——— Community Concept Plan~~
~~Schedule B3.D ——— Building Height Areas~~
~~Schedule I1.D ——— Major Non-Disturbance Areas~~

Schedule B1.D1 Golf Course Community Plan
Schedule B2.D1 Community Concept Plan
Schedule B3.E Building Height Areas
Schedule I1.E Major Non-Disturbance Areas

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

Schedule B1.D	Golf Course Community Plan
Schedule B2.D	Community Concept Plan
Schedule B3.D	Building Height Areas
Schedule I1.D	Major Non-Disturbance Areas

And inserting the following Schedules:

Schedule B1.D1	Golf Course Community Plan
Schedule B2.D1	Community Concept Plan (attached)
Schedule B3.E	Building Height Areas (attached)
Schedule I1.E	Major Non-Disturbance Areas (attached)

5. The Existing Agreement shall be amended by deleting all text references to Schedule B1.D, Schedule B2.D, Schedule B3.D, and Schedule I1.D, and replacing them with the respective reference to Schedule B1.D1, Schedule B2.D1, Schedule B3.E, and Schedule I1.E.
6. Section 2.2.1 of the Existing Agreement shall be amended by inserting the text shown in bold as follows:

2.2.1 The Municipality acknowledges that the design for the lands, as illustrated in Schedule "B1.D" and Schedule "B2.D" forms the primary intent of both Municipality and the Developer with respect to future development approvals. The use of the Lands permitted by this Agreement are the following:

- (a) A maximum of 3200 dwelling units of which a maximum number of 2500 may be multiple unit dwellings, inclusive of townhouses, reduced frontage single unit dwellings (with a frontage of less than 40 feet (12.19 metres)) and alternate housing types (Sections 2.4.1(c) and 2.4.3);
- (b) An eighteen hole golf course with driving range, **Nordic / wellness spa**, and clubhouse, inclusive of pro-shop, licensed restaurant and lounge, canteen, and ancillary support features such as services buildings and yards, teaching facilities, cart sheds, and equipment storage buildings;
- (ba) For the purposes of subsection (b) above, a Nordic / wellness spa shall be defined as a place where individuals can go to relax, rejuvenate, and take care of their physical, mental, and emotional well-being. Services provided shall include hot and cold pools, saunas, massage treatments, and other similar services;**
- (c) Commercial development;
- (d) A Town Centre consisting of commercial, service, residential, institutional and open space uses;
- (e) An office campus: and
- (f) Public and private open space and recreational lands.

7. Section 2.4.5 of the Existing Agreement shall be further amended by inserting the text shown in bold as follows:

2.4.5 Golf Course

- (a) The golf course, driving range, **Nordic / wellness spa**, and associated lands and facilities shall be designed and constructed as generally illustrated on Schedule B1.D. Alterations to the layout may be considered by the Development Officer provided that such alterations maintain or improve the integrity of the road network, servicing systems, location and integration of land uses and environmental protection.
- (b) Buffers: Buffers shall be provided from existing and future development to minimize the risk of stray golf balls. The Developer shall provide certification from the golf course designer that current accepted guidelines and standards are met in this regard, both at the plan submission stage and upon completion of construction, prior to opening of any portion of the golf course, **Nordic / wellness spa**, and driving range.
- (c) Clubhouse: Shall be setback a minimum of 20 feet (6.1m) from the street. Parking and signage shall be pursuant to the Land Use By-law. Landscaping shall be provided around the perimeter of the parking lot, and on substantive islands within the parking lot. In lieu of landscaping, natural vegetation may be retained.
- (d) Service Buildings and Yards: Shall be screened, using landscaping, fencing, or a combination thereof, from public view and from any adjacent lots, and may not be located closer than 100 feet (30.5m) to any dwelling not on the Lands, existing as of the date of this Agreement.
- (e) The Developer shall engage a Qualified Professional to prepare an Integrated Turf Management Plan to identify responsible management practices for chemical applications during the construction and operation of the Golf Course to minimize adverse effects on receiving watercourses. The Developer hereby agrees to carry out the recommended measures and procedures in conformance with the Integrated Turf Management Plan.
- (f) **The Nordic / wellness spa shall be located on the vacant lands between holes 10 and 18.**
- (g) **As a part of the requirements of subsection (b) above, the Golf Course Designer shall confirm that the following safety measures have been installed on site for the Nordic / wellness spa:**
 - (i) **a rock wall approximately 2.5 metres in height; and**
 - (ii) **a 9.1-metre-high safety net placed on top of the walls along holes 10 and 18.**

The Golf Course Designer may provide certification for alternative safety measures to the measures listed above, if it is still deemed to meet the current accepted guidelines and standards for minimizing the risk of stray golf balls.

(h) A non-disturbance area with a minimum width of 6.0 m shall be maintained at all times between the Nordic/ wellness spa and the adjacent residential uses, as generally shown on Schedule I1.E.

8. Section 2.4.10 of the Existing Agreement shall be further amended by deleting the text shown in strikeout and inserting the text shown in bold as follows:

2.4.10 General

- (i) All loading areas, service areas and garbage receptacles (excepting for individual single unit and townhouse units) shall be effectively screened from public view through use of landscaping, fencing or a combination thereof.
- (ii) Lighting shall be directed to driveways, building entrances and walkways and shall be arranged so as to divert the light away from the adjacent lots and buildings.
- (iii) Building foundation setbacks from both natural and man-made watercourses will be equivalent to the calculated 1 in 100-year floodplain.
- (iv) The Municipality agrees that lots shall not be required to be pinned prior to the construction of municipal services.
- (v) Uncovered steps and stairs shall be permitted within any required yards, decks, verandas, and porches may project into the required front or flankage yard by no more than six feet. Uncovered decks may extend into required side and rear yards no more than one half of the required yard.
- (vi) The Municipality agrees that the variance provisions and procedures made under the Municipal Government Act shall apply to the development of the Lands permitted under this Agreement except that, where the Act references "land use by-law", the words "this Agreement" shall be substituted therefore.
- (vii) Any building permit application for a single unit or townhouse dwelling shall be accompanied by written approval of the proposed site plan and building elevations from Nine Mile River Investments Ltd.
- (viii) **With the exception of the Nordic / wellness spa, 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:

**CANADIAN INTERNATIONAL CAPITAL
INCORPORATED**

Witness

Per: _____

Print Name: _____

Position/Title: _____

Date Signed: _____

=====

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

=====

HALIFAX REGIONAL MUNICIPALITY

Witness

Per: _____
MAYOR

Date Signed: _____

Witness

Per: _____
MUNICIPAL CLERK

Date Signed: _____

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 Andy Fillmore, 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.

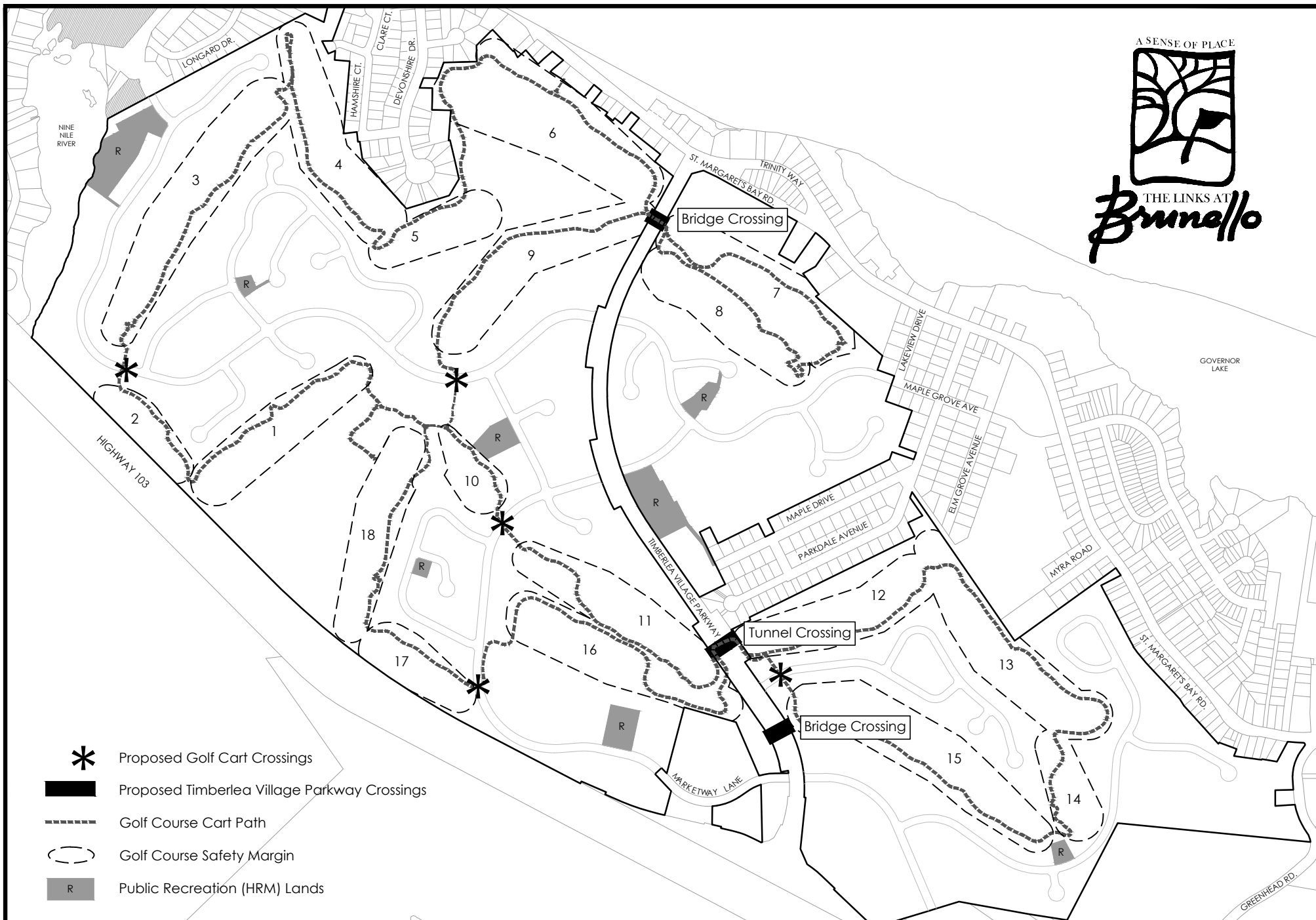
A Commissioner of the Supreme Court
of Nova Scotia

A SENSE OF PLACE



THE LINKS AT
Brunello

GOVERNOR
LAKE



Proposed Golf Cart Crossings



Proposed Timberlea Village Parkway Crossings



Golf Course Cart Path



Golf Course Safety Margin



Public Recreation (HRM) Lands

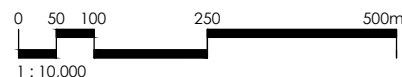
zap

architecture
+ planning

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

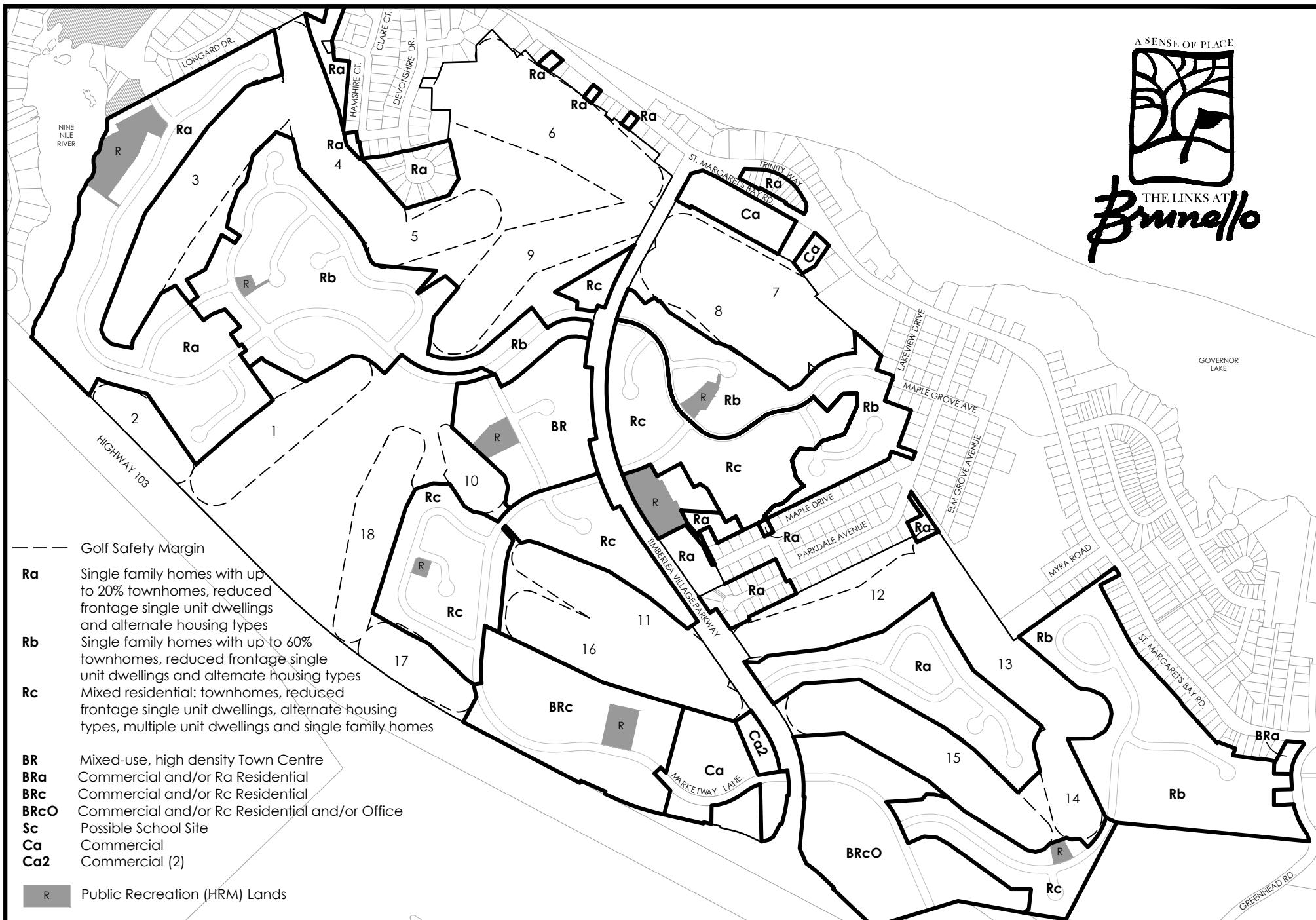
SCHEDULE B1.D1 : GOLF COURSE COMMUNITY PLAN

Links at Brunello, Timberlea, NS



SCALE:
1:10,000 METRIC

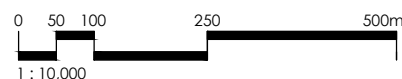
DATE:
21-AUG-2025



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

SCHEDULE B2.D1 : COMMUNITY CONCEPT PLAN

Links at Brunello, Timberlea, NS



SCALE:
1:10,000 METRIC

DATE:
22-MAY-2025

A SENSE OF PLACE



THE LINKS AT
Brunello

GOVERNOR
LAKE



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)



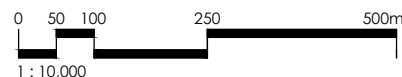
Public Recreation (HRM) Lands

zap

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

SCHEDULE B3.E : BUILDING HEIGHT AREAS

Links at Brunello, Timberlea, NS



SCALE:
1:10,000 METRIC

DATE:
22-MAY-2025



Attachment B – Review of Relevant MPS Policies

Timberlea/ Lakeside/ Beechville Municipal Planning Strategy	
URBAN RESIDENTIAL DESIGNATION <u>Multiple Unit Dwellings</u>	
Policy	Staff Comments
Policy UR-13	
<i>Notwithstanding Policy UR-12, and as provided for by the development agreement provisions of the Planning Act, where any comprehensive development district is proposed to include a general commercial component, the development of the district shall only be considered by Council through a development agreement or agreements which shall specify:</i> <i>(a) that the total development have a minimum of one hundred (100) acres;</i> <i>(b) that the nature, scale and design of any general commercial component are in keeping with the general residential character of the surrounding community and that the component is primarily intended to provide services to the local community;</i> <i>(c) that the commercial portion of the development have direct access to a major collector road as identified subject to the provisions of Policy TR-3; and</i> <i>(d) that the appropriate provisions of Policy UR-12 shall apply.</i>	(a) The total area of land under the development agreement is greater than 100 acres. (b) The location of the Nordic / wellness spa (spa) is proposed on a parcel of land that is approximately 1207 square metres (13,000 square feet), which is similar to the total size of the existing clubhouse and pro shop for the golf course. The alteration of the boundaries of the golf course would add approximately another 1486 square metre (16,000 square feet) to the size of the spa. The spa is in keeping with the typical services provided by a golf course, including recreational and health amenities. The proposed use will contribute to the services already provided to the local community by the existing golf course. Renderings and building/ site design of the spa will need to match the existing design and character of the existing neighbourhood and golf course. (c) The proposed spa use shares the same access as the rest of the Golf Course that is already established on site. (d) All portions of Policy UR-12 were satisfied when the original development agreement for these lands was established. No provisions of UR-12 apply to this proposed amendment to the development agreement for an additional use.
Policy UR-27	
<i>Within the area as shown on Map UR-1, Council may consider permitting a mixed-use</i>	The proposal is to amend the existing development agreement to expand the

<i>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. 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>	uses that are permitted within the definition of a golf course and expand the area that the golf course may take up. The proposed amendment is considered to be a substantive amendment to the existing development agreement and will follow the required steps to undertake a substantive amendment, as listed within the existing agreement.
<i>The provisions of Policy IM-12.</i>	See below.
Policy UR-29	
<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> <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> <i>(b) provision of adequate separation of golf holes from existing and new housing according to current accepted standards;</i> <i>(c) provisions of municipal easements for stormwater drainage from streets and residential properties onto the golf course;</i> <i>(d) conditions for any use of treatment plan effluent in irrigation;</i> <i>(e) regulated public use of designated portions of the course for pond skating and sledding in a manner which does not encourage damage of the golf course;</i> <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</i>	(a) Technical studies were completed for the approval of the original development agreement that examined potential impact of the golf course on adjacent waterbodies. The changes to the golf course under this amendment are minor in nature and situated within the land that are already developed for the golf course. No impacts are expected from the expansion of the golf course use. The existing agreement requires ongoing water monitoring of adjacent waterbodies and watercourse. (b) No new golf holes or housing are being proposed with this amendment. Confirmation will be required at permitting to ensure that proper separation is being maintained for the proposed use from surrounding golf holes. (c) N/A – The existing agreement provides these provisions, and they are not subject to change under this amendment. (d) N/A – The existing agreement provides these provisions, and they are not subject to change under this amendment. (e) Provisions established under the existing agreement allow this and they will not be altered through this amendment.

<i>mechanism is put in place to deal with snow and ice clearing and surface maintenance of any private roads and lanes.</i>	(f) N/A – The existing agreement provides these provisions, and they are not subject to change under this amendment.
IMPLEMENTATION	
Policy IM-12 <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 planning strategy, Council shall have appropriate regard to the following matters:</i>	
<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>	The proposal generally conforms with the intent of the MPS and other by-laws and regulations.
<i>(b) that the proposal is not premature or inappropriate by reason of:</i> <i>(i) the financial capability of the Municipality to absorb any costs relating to the development;</i> <i>(ii) the adequacy of sewer and water services;</i> <i>(iii) the adequacy or proximity of school, recreation and other community facilities;</i> <i>(iv) the adequacy of road networks leading or adjacent to or within the development;</i> <i>(v) the potential for damage to or destruction of designated historic buildings and sites; and</i> <i>(vi) the proposed means of handling storm water and general drainage within the development.</i>	(i) No costs to the Municipality are expected. (ii) No concerns with service adequacy have been identified by Halifax Water. (iii) The available schools and recreation facilities were considered/ identified during the process of approving the original development agreement. (iv) The road network within the boundaries of the development agreement have already been reviewed and deemed to satisfy all requirements for minimum standards and servicing within the area. A TIS has been received and accepted by Development Engineering and Traffic. (v) No historic building or sites have been identified within proximity of this site. (vi) A stormwater plan is required and included within the existing development agreement. Any updates to the stormwater plan required as a result of the proposed change to the golf course use will be required at the permitting stage.
<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> <i>(ii) height, bulk and lot coverage of any proposed building;</i>	(i) The existing agreement sets out requirements and guidelines that must be verified for compliance with respect to the way the golf course is designed for safety and interactions with the surrounding uses within the development agreement area. Confirmation will be required from the

<i>(iii) traffic generation, access to and egress from the site, and parking;</i> <i>(iv) open storage and outdoor display;</i> <i>(v) signs; and</i> <i>(vi) any other relevant matter of planning concern.</i>	applicant that the proposed use will still meet the guidelines for safety and integration into the grounds of the golf course. A Safety Assessment letter has been submitted from the applicant, written and signed by a Golf Course Architect attesting to the measures that will need to be implemented to maintain safety for the proposed spa adjacent to two existing golf holes. Within the proposed lands to be included into the area where the golf course can be established, a 6.0 metre non-disturbance buffer is proposed to ensure separation between the proposed spa and the adjacent residential lots. (ii) Any design requirements for the proposed spa will be included in the amendment package for the existing agreement. (iii) A TIS has been received and accepted by Development Engineering and Traffic. (iv) There is no open storage proposed for the spa use. (v) Signage is regulated by section 2.4.5(c) of the agreement. Signage shall be in accordance with the applicable LUB requirements. (vi) No other matters identified.
<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; and</i>	The site proposed for the spa use has already been developed for the purpose of a golf course. It contains no steep slopes, and no watercourses, potable water supplies, marshes, or bogs have been identified in the area proposed to contain the spa use.
<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</i>	N/A - not a holding zone.

agreement provisions of the MGA and the “Infrastructure Charges” Policies of this MPS.

Halifax Regional Municipal Planning Strategy (Regional Plan)

CHAPTER 3: SETTLEMENT AND HOUSING

3.2 Land Use Designations

3.3 PLANNING AND DESIGN FOR GROWTH CENTRES

Tables 3-1 and 3-2 outline the types of centres intended for the Urban Settlement and Rural Commuter Designations respectively and the associated design characteristics which are to be supported when preparing secondary planning strategies. Table 3-3 lists other Rural Centres which are no longer targeted for growth, but will continue to be recognized for their role in the rural settlement pattern. Directives for preparing a secondary planning strategy for the Regional Centre are found under Chapter 6.

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

Map 1: Settlement and Transportation

This property falls within the Lakeside / Beechville Future Growth Centre identified on Map 1. Table 3-1 of the Regional Plan lists intended future characteristics of Urban Local Growth Centres. Characteristics intended for the Lakeside / Beechville centre which are applicable to this request include:

- Access to AT (Active Transportation) routes

The proposed spa is intended to be situated directly behind the main clubhouse, allowing patrons to easy access from the clubhouse directly into the area of the spa. The location of the clubhouse is directly linked to sidewalks along one of the main roads within the community, allowing individuals to navigate from the spa to other locations within the community and the golf course on foot using the established network of sidewalks and trails.

9.6 PRIORITIES PLANS

Since the adoption of this Plan in 2014, Regional Council has approved several priority plans including the Integrated Mobility Plan, Halifax Green Network Plan, HalifACT, and Halifax’s Inclusive Economic Strategy 2022-2027. The second review of this Plan began in 2020 and is expected to be readopted by Regional Council in 2023. The review will revise the policies of this Plan to ensure they are consistent with the priorities plans as approved. In the interim, this Plan supports the priorities plans which are actively used by staff to guide ongoing work.

G-14A <i>In considering development agreements or amendments to development agreements, or any proposed amendments to the Regional Plan, secondary planning strategies, or land use by-laws, in addition to the policies of this Plan, HRM shall consider the objectives, policies and actions of the priorities plans approved by Regional Council since 2014, including:</i> (a) <i>The Integrated Mobility Plan;</i> (b) <i>Halifax Green Network Plan;</i> (c) <i>HalifACT;</i> (d) <i>Halifax's Inclusive Economic Strategy 2022-2027; and</i> (e) <i>any other priority plan approved by Regional Council while this policy is in Effect</i>	(a) N/A – there is no change to the established transit and AT routes/ trails already present on site. (b) An Essential Corridor from Map 6 of the Green Network Plan appears to run through the general area of the Brunello Estates community. The establishment of a spa on a small portion of land behind the existing clubhouse, with holes from the golf course flanking each side of the proposed site is not expected to compromise the integrity of any existing pathways for wildlife to move across the area. (c) A spa is typically designed to integrate into the natural setting of the area. An emphasis of the rationale from the applicant focuses on bringing a natural outdoor experience to their customers. Additionally, potential screening requirements between the spa and the surrounding golf course will likely mean trees and greenspace will be required to be retained on site. (d) N/A (e) N/A
Green Network Plan	
4. GREEN NETWORK OBJECTIVES AND ACTIONS	
4.1 Ecology	
Objective 4.1.3.4 <i>Maintain and enhance the urban forest</i>	The proposed use seeks to integrate into the existing trees on site, using the natural setting as a focal point of the spa's features and attractions.
4.4 Outdoor Recreation	
Objective 4.4.3.1 <i>Recognize the importance of parks for community health and well-being</i>	The proposed use identifies the outdoor space as a key component of the services being provided on site. While a spa is not a traditional park, a core component of a spa is to encourage the improvement of health and well-being through interactions and immersion within a natural setting.
Existing Development Agreement	

2.4.5 Golf Course (a) The golf course, driving range and associated lands and facilities shall be designed and constructed as generally illustrated on Schedule B1.D. Alterations to the layout may be considered by the Development Officer provided that such alterations maintain or improve the integrity of the road network, servicing systems, location and integration of land uses and environmental protection. (b) Buffers: Buffers shall be provided from existing and future development to minimize the risk of stray golf balls. The Developer shall provide certification from the golf course designer that current accepted guidelines and standards are met in this regard, both at the plan submission stage and upon completion of construction, prior to opening of any portion of the golf course and driving range. (c) Clubhouse: Shall be setback a minimum of 20 feet (6.1m) from the street. Parking and signage shall be pursuant to the Land Use By-law. Landscaping shall be provided around the perimeter of the parking lot, and on substantive islands within the parking lot. In lieu of landscaping, natural vegetation may be retained. (d) Service Buildings and Yards: Shall be screened, using landscaping, fencing, or a combination thereof, from public view and from any adjacent lots, and may not be located closer than 100 feet (30.5m) to any dwelling not on the Lands, existing as of the date of this Agreement. (e) The Developer shall engage a Qualified Professional to prepare an <u>Integrated Turf Management Plan</u> to identify responsible management practices for chemical applications during the construction and operation of the Golf Course to minimize adverse effects on receiving watercourses. The Developer hereby agrees to carry out the recommended measures and procedures in conformance with the Integrated Turf Management Plan.	(a) N/A (b) Certification will be required to show the proposed use is meeting all required guidelines and standards at the time of permitting. (c) N/A (d) N/A (e) N/A
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2.4.10 General

(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.

The current location proposed for the Nordic Spa is within the safety margins for golf holes #10 & 18. A Safety Assessment Letter has been provided outlining how the spa can be deemed safe in the currently proposed location. The letter outlines several measures that will be necessary to be deemed safe. The measures outlined in the safety assessment will be required to be implemented before a permit can be issued, to allow the spa to existing within the safety margins.

Attachment C - Summary of Survey Responses

PLANAPP: 2024-00458 - 120 Brunello Boulevard, Timberlea

SURVEY RESPONSE REPORT

01 July 2013 - 25 March 2025

PROJECT NAME:

Planning Applications



SURVEY QUESTIONS

Q1 | Do you think a Nordic Spa/Wellness Spa is an appropriate use to be combined with a golf course? Why or why not?

Anonymous

3/05/2025 06:52 AM

Yes, as it fits the vibes of the golf course well. Paired with Burnellos winter activities, it compliments the area.

Anonymous

3/05/2025 07:42 AM

Yes it will be of interest to golfers and spouses. Shouldn't generate too much noise.

Anonymous

3/05/2025 08:08 AM

Yes, as it will allow further relaxation and recreational activities.

Anonymous

3/05/2025 09:11 PM

Yes

Anonymous

3/06/2025 10:31 AM

Yes, I believe it will be a welcome addition to the golf course

Anonymous

3/06/2025 11:54 AM

Please note that this is an internal accessibility test and responses should be disregarded.

Anonymous

3/06/2025 06:20 PM

Some folks will enjoy it I suspect

Anonymous

3/06/2025 07:52 PM

No. Already an over developed crammed space, with terrible traffic flow.

Anonymous

3/06/2025 10:03 PM

appropriate

Anonymous

3/08/2025 03:52 PM

Yes

Anonymous

3/09/2025 01:57 PM

I think a Nordic spa/wellness spa is appropriately combined with a golf course as it provides an overall wellness center. Additionally it could expand use of the clubhouse in winter seasons.

Anonymous

Yes! As the golf course and associated facilities are meant for the

3/09/2025 04:59 PM

public to unwind and relax, a Nordic Spa/Wellness Spa would also achieve the same goals. Without intending to generalize, it would be a fantastic addition as partners to those who enjoy golfing may want to engage in a different relaxing activity while their partners golf.

Anonymous

3/09/2025 05:08 PM

Yes. An active lifestyle (golf) and wellness go hand in hand.

Anonymous

3/10/2025 09:25 PM

I do not really have an opinion on that

Mandatory Question (14 response(s))

Question type: Essay Question

Q2 | The proposed location for the spa is at 120 Brunello Boulevard, adjacent to the existing clubhouse and in between Holes 10 and 18. Do you feel this is an appropriate location for the spa to be established? Why or why not?

Anonymous

3/05/2025 06:52 AM

Yes, as it is a relatively small footprint

Anonymous

3/05/2025 07:42 AM

Yes

Anonymous

3/05/2025 08:08 AM

I believe the proposed site is a bit small for the plan. I also disagree with the traffic study. IT WILL increase traffic on Brunello Blvd, a street with many families. Your study was flawed as it was based on inadequate study that created did not truly measure the amount of traffic on a day when the golf course was open and operating at capacity.

Anonymous

3/05/2025 09:11 PM

Yes, adjacent to clubhouse and close to existing parking lot

Anonymous

3/06/2025 10:31 AM

Yes, it is a reasonable location.

Anonymous

3/06/2025 11:54 AM

this is an accessibility test

Anonymous

Originally a mountain bike path, the. Adhir parking lot, now a spa...

3/06/2025 06:20 PM

ok. Would like to know who is deconflicting the corporate golf tournaments, weddings, spa clients and pickleball. Inadequate parking for all.

Anonymous

3/06/2025 07:52 PM

No. Shouldn't be allowed in this area at all.

Anonymous

3/06/2025 10:03 PM

no...this area is below a major storm water excess drain and regularly floods in heavy rains...2 years ago the path running through the area totally washed out after a heavy rain

Anonymous

3/08/2025 03:52 PM

No, too close to 18 green. People who bought building lots between 10 and 18 green should not be affected as this was not in the plan when lots were purchased

Anonymous

3/09/2025 01:57 PM

Although access to the clubhouse would be ideal for easy access, I worry it may not be a large enough space to adequately space out parts of the Nordic spa. Additionally, being that close to the traffic of golfers, the parking lot, and the restaurant patio would take away from the tranquility and quietness one would expect from a Nordic spa.

Anonymous

3/09/2025 04:59 PM

Yes, I believe it is an appropriate location. It would be an accessible and engaging spot for the facility.

Anonymous

3/09/2025 05:08 PM

Yes, as long as there is a parking area near the spa.

Anonymous

3/10/2025 09:25 PM

Sure. There's already enough room for parking and they probably don't have to cut down a lot of trees .

Mandatory Question (14 response(s))

Question type: Essay Question

Q3 | Do you think there is a more appropriate location for the spa to be established, within the area of the golf course?

Anonymous

3/05/2025 06:52 AM

In the woods more but difficult to do and access

Anonymous 3/05/2025 08:08 AM	Yes, off of Marketway somewhere by holes 11 / 16. Closer to the Sobey's development that WILL have traffic lights.
Anonymous 3/05/2025 09:11 PM	No
Anonymous 3/06/2025 10:31 AM	Where the current tennis courts are may be an option. It looks cramped.
Anonymous 3/06/2025 11:54 AM	this is an accessibility test
Anonymous 3/06/2025 06:20 PM	Seems like it's already been decided, but a less busy location (noise from the driving range and weddings will likely take away from the desired relaxing atmosphere like the Chester facility.
Anonymous 3/06/2025 07:52 PM	No.
Anonymous 3/06/2025 10:03 PM	somewhere else
Anonymous 3/08/2025 03:52 PM	yes, adjacent to the tennis courts left of #10
Anonymous 3/09/2025 01:57 PM	I think down by the nine mile river would provide a more tranquil experience if possible. Otherwise there appears to be a large green space near hole 6 which may be sufficient.
Anonymous 3/09/2025 04:59 PM	None that I can think of.
Anonymous 3/09/2025 05:08 PM	No

Optional question (12 response(s), 2 skipped)

Question type: Essay Question

Q4 | Do you have any concerns or general comments about this application that have not been addressed in the previous questions?

Anonymous

3/05/2025 06:52 AM

Needs to be a 4 way stop at each intersection on the Timberlea Village Parkway. Sidewalks should be installed as well, as the foot traffic will increase. If not 4 way stop created speed should be decreased to 50 kmh to assist for cars trying to enter TVP

Anonymous

3/05/2025 07:42 AM

There is no safe walking trail that can be used in the daytime from the neighbourhoods to the clubhouse or spa. This generates even more traffic and is frustrating for residents who want to access golf, the restaurant and now the spa. The spa should have a walking trail off Tuscany run. Right now there is a small unmaintained footpath there that looks like it will be eliminated ? If there is to be even more construction the developer should take into account the residents. Also, people will 100% drive off the 103 and turn down Marketway lane. It is already a dangerous intersection, the lack of light there is very short-sighted.

Anonymous

3/05/2025 08:08 AM

A traffic study conducted on Easter Sunday for Brunello Blvd was completely inadequate, creating a false sense of "traffic." The golf course wasn't even open and traffic on a Sunday is not at all representative of the reality.

Anonymous

3/05/2025 09:11 PM

Yes, maximum speed on Brunello Boulevard should be lowered to 30 km/h. Also there is no walkway between Brunello Boulevard and St. Margaret's bay road for people that use public transit to visit the Nordic Spa.

Anonymous

3/06/2025 10:31 AM

I have significant concerns regarding the traffic and parking. In the traffic impact statement, the data used is from 2021, which is now 4 years old. As I understand, it was completed on an Easter Sunday which does not represent typical traffic, particularly in the afternoons when schools are out and families return home from work. The current Brunello map is inaccurate where new condo developments have also been proposed. There is no mention of the new elementary school site off the Parkway. The data used in the traffic impact statement is no longer a valid measure of current traffic conditions and does not take into account important changes to the Brunello development. A new traffic study is needed. Regarding the parking, I have concerns that there will be substantial parking overflow onto the surrounding residential streets. It is estimated that the number of patrons will be approximately 45 per hour. The traffic study assumes 2 occupants per vehicle. This means at least an additional 22 parked cars. With the estimated length of stay approximately 4 hours, this

means 88 vehicles will need to be parked. The current Brunello parking lot is not sufficient to support this level of additional traffic. The traffic impact statement does not include considerations about parking, which is a requirement according to the Halifax Guidelines for the Preparation of Transportation Impact Studies, 8th Revision, section 7.0. I am supportive of this development of the golf course, however, there are fundamental concerns that need to be studied and addressed.

Anonymous

3/06/2025 11:54 AM

this is an accessibility test

Anonymous

3/06/2025 06:20 PM

Don't understand why all Traffic studies for phases of Brunello development are written in isolation. the cumulative traffic (added apartments and resident + golf course patrons + current homeowners + schoolbuses) are not being included.

Anonymous

3/06/2025 07:52 PM

Marketway lane and Brunello blvd are already so poorly planned for calming of traffic and appropriate traffic flow.

Anonymous

3/06/2025 10:03 PM

the traffic impact statement is using grossly outdated baseline traffic counts from 2021 in violation of your own guidelines....and then adding estimates of traffic from other phases...instead of yearly monitoring an updated traffic count should be done after the golf course is actually open to properly assess whether traffic lights / speed bumps will be needed on Brunello blvd ...plus its says lights will be added at south entrance to market way but doesn't say when...please do a proper traffic count

Anonymous

3/08/2025 03:52 PM

No

Anonymous

3/09/2025 01:57 PM

Parking would be my biggest concern. Brunello Blvd already gets congested with street parking during golf season. The street is too narrow to accommodate more vehicles parking on it. If they add additional visitors, I don't think their current parking lot could accommodate extra vehicles. Especially if there are special events like weddings being hosted.

Anonymous

3/09/2025 04:59 PM

No concerns! As a resident of the Timberlea area, I am very excited about the prospect of a spa being added to our community. Thank you!

Anonymous

3/09/2025 05:08 PM

No

Anonymous

3/10/2025 09:25 PM

I am worried about even more traffic, without measures in place to reduce speed. I think 50 km/h is too high a speed limit as it is on Brunello Blvd. and already lots of cars are going well above that speed limit down our street on their way to the golf course. Plus, there needs to be a way to safely WALK from, say, the bus stop on St. Margaret Bay's Road to the golf course (and possibly even on to the Sobeys) via a sidewalk.

Optional question (14 response(s), 0 skipped)

Question type: Essay Question