

December 8, 2025

HALIFAX

# Public Hearing

## PLANAPP 2023-01246

Development Agreement: PID 00381715,  
Prospect Road, Whites Lake  
North West Community Council

# Proposed Development



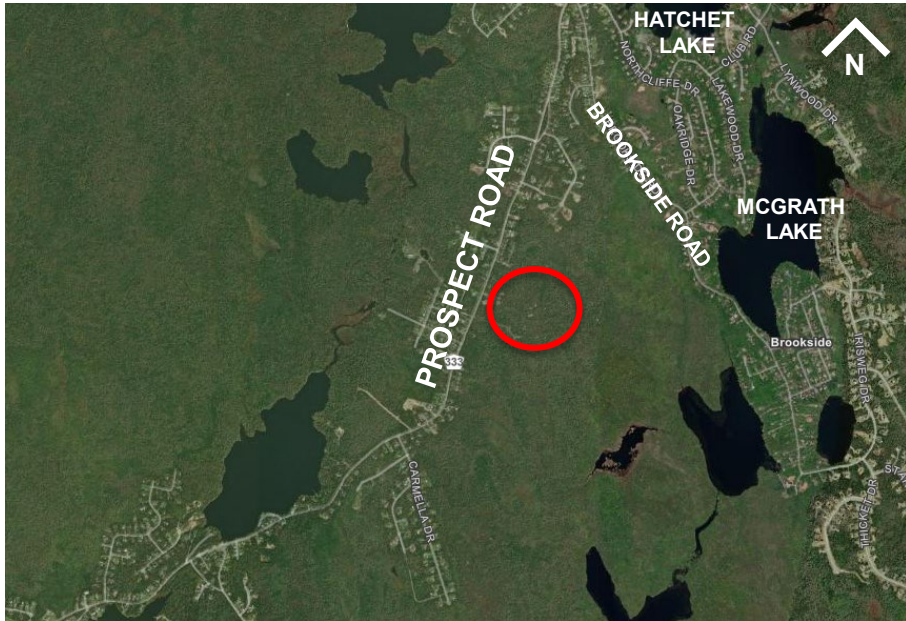
**Applicant:** Property Owner

**Location:** PID 00381715, Prospect Road, Whites Lake

**Proposal:** 12 single-unit dwellings in the form of a Classic Conservation Design Development

**Type of Application:** Development Agreement

# Site Context



**General Site location in Red**



**Site Boundaries in Red**

2





# Site Photos



# Planning Policy Overview

Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

Guide where population growth and the investment of services like transit, piped water and sewer should occur.

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# Planning Policy Overview

Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

Outlines where, how, and which types of development may occur. Some uses may only be allowed after community consultation and Council approval.

# Planning Policy Overview

Regional Plan &  
Subdivision By-law

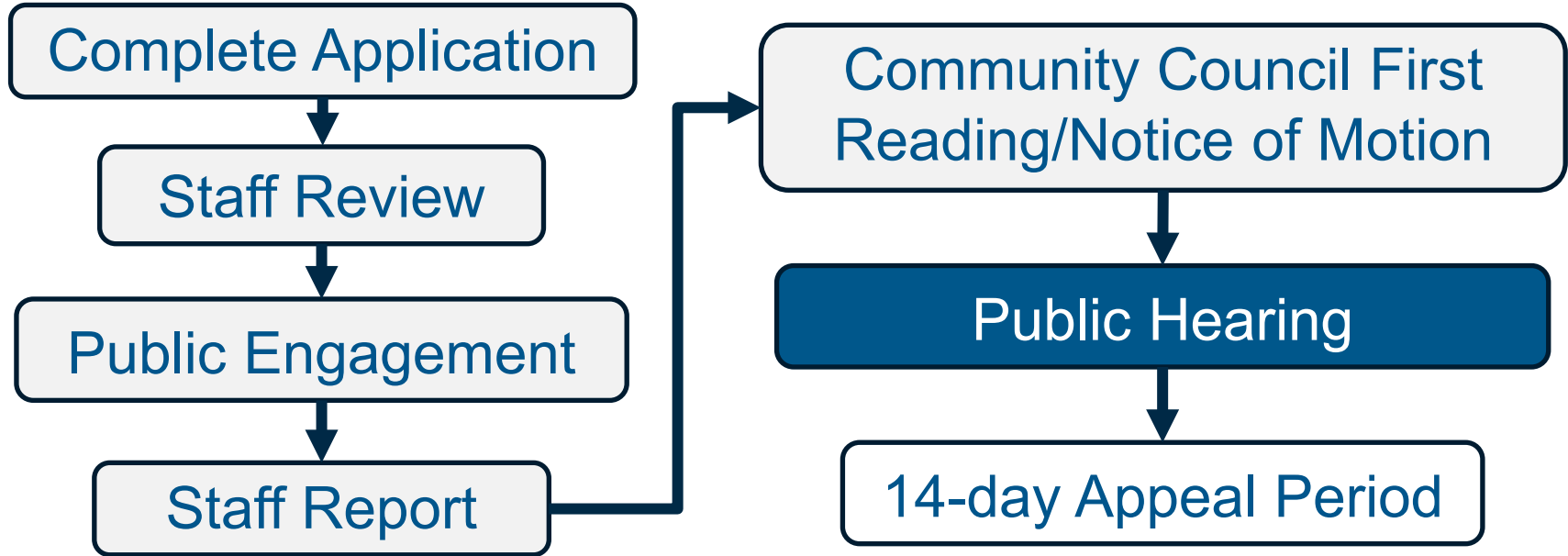
Community Plan

Land Use By-law  
(Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public.

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# Development Agreement





# Planning Overview



Municipal Sewer and/or Water: Unserviced



Zone: RA-3 (Residential A-3)



Designation: RA (Residential A)



Existing Use: Vacant



Enabling Policy: S-15, S-16 & S-17 of the Regional Plan

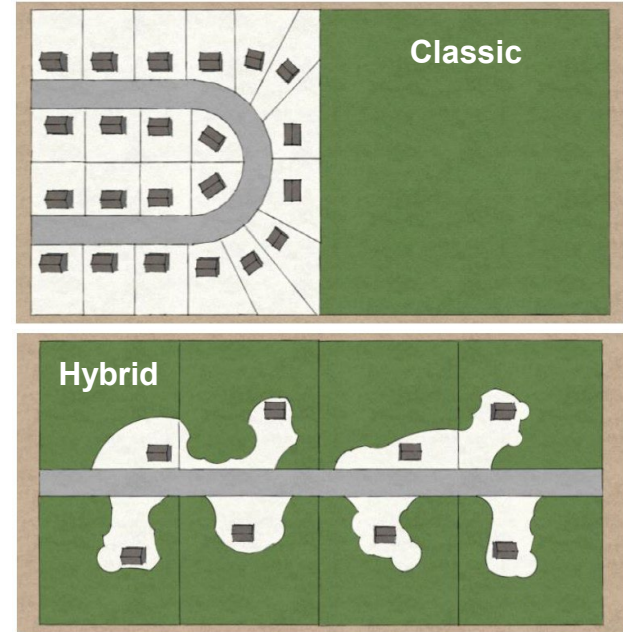
# What is Conservation Design?

## Intent of Conservation Design:

- Allows for larger scale residential development within the rural areas of HRM; and
- Conserves open space in a contiguous form while protecting environmental sensitive features.

## Three Types:

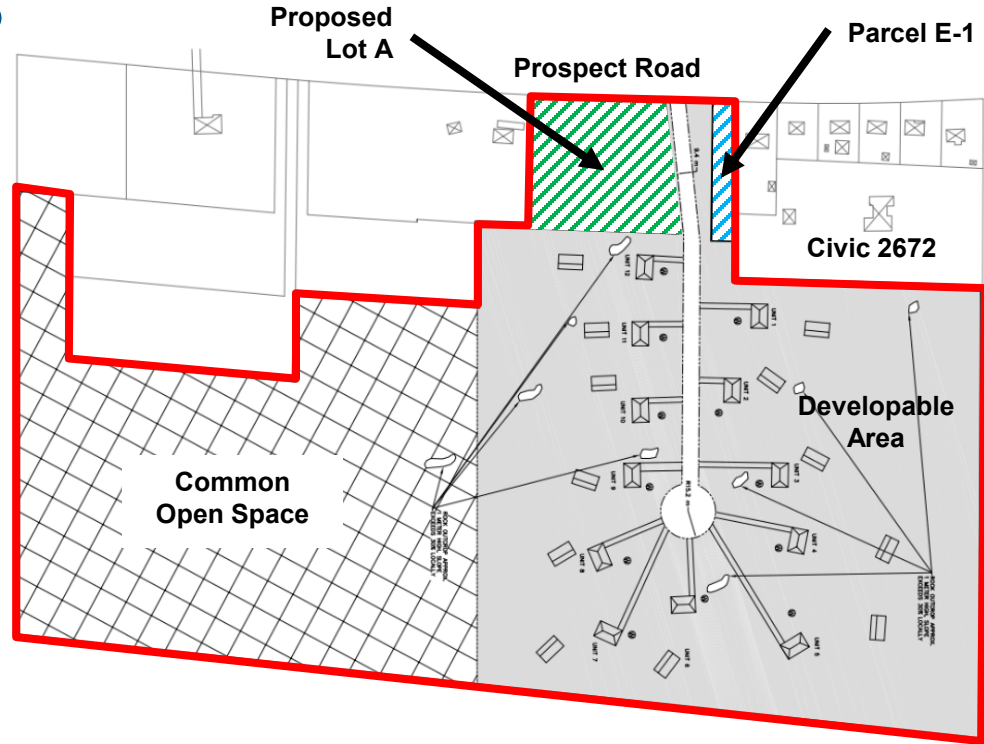
- High Density Classic
- Low Density Classic
- Hybrid



# Proposal Details

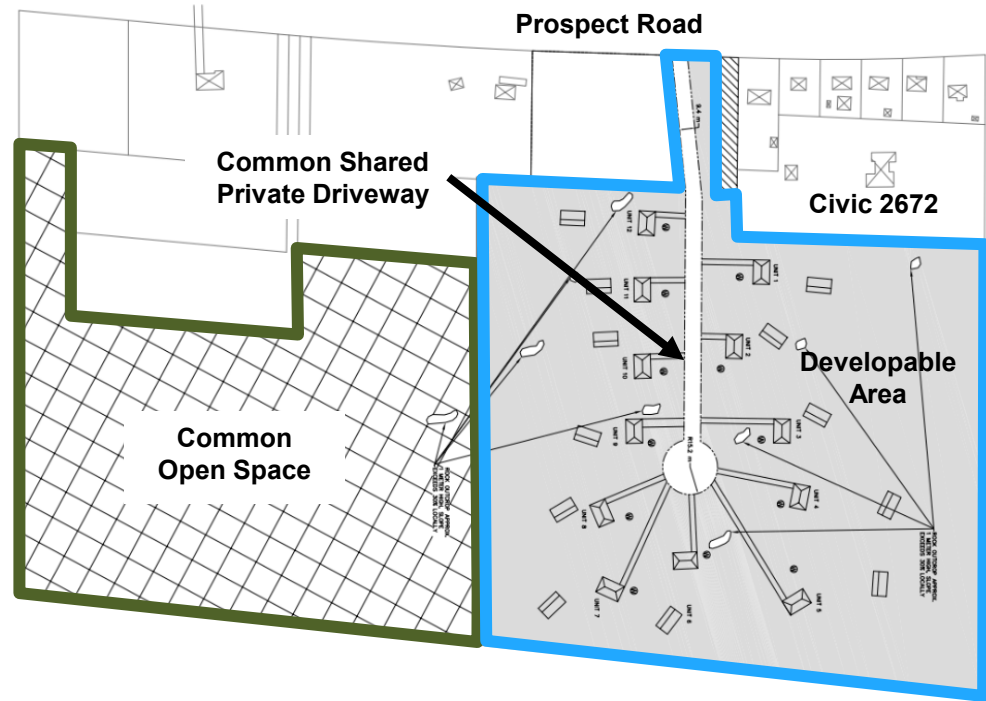
## Subdivision Proposal:

- Pending NWCC Approval
  - Creation of Lot A
  - Lot Boundary Adjustment with Civic 2672
  - Recommendation for a longer signing period



# Proposal Details

- 12 Single Unit Dwellings
- Retention of 40% as Common Open Space
- Access via a new Common Shared Private Driveway from Prospect Road
- On-Site Services



# Policy Consideration

## Halifax Regional Municipal Planning Strategy

### **Enabling Policy S-15A:**

This policy enables Council to consider the following types of Conservation Design Development by development agreement where more than two thirds of the area of land is outside the boundaries of a Rural Growth Centre:

- Low Density Classic Conservation Design Development (Maximum 100 units); and
- Hybrid Conservation Design Development (Maximum 30 units)

### **Enabling Policy S-15B:**

This policy indicates that a development agreement under S-15A shall only be considered subject to specific location criteria:

- Dependent on the Regional Plan designation; and on an area of land with 20 meters of frontage on a publicly owned/maintained street in existence as of April 29, 2006



# Policy Consideration

## Halifax Regional Municipal Planning Strategy

### Enabling Policy S-16A & S-17A:

This policy indicates the studies and requirements for any Conservation Design Development application. This includes:

- Submission of a Hydrogeological Assessment;
- Identification of Primary and Secondary Conservation Areas or Features and development is to avoid these areas where possible; and
- A maximum of 20 units shall be permitted off a single Common Shared Private Driveway.

Council shall consider the following in rendering their decision on a development agreement:

- Table 3-4 and Implementation Policy G-15 of the Regional Plan

# Public Engagement Feedback

Notifications Mailed



134

Individual Calls/Emails



11

Webpage Views



396

Level of engagement completed was consultation achieved through a mail out notification, HRM website and signage.

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# Elements of Development Agreement

- Maximum of 12 Single Unit Dwellings;
- All dwellings shall be located within the Developable Area;
- Retention of 40% of the Lands as Common Open Space;
- Serviced with either shared or individual on-site septic and wells; and
- Access is from Prospect Road via a new common shared private driveway (design standards included).

# Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which can be made without a formal Public Hearing. The Development Officer or Community Council could authorize this change by resolution. These include:

- Extension to the date of commencement of construction; and
- Extension to the length of time for the completion of the development.

# Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies.

Staff recommend:

That North West Community Council approve the proposed development agreement as outlined in the staff report.



# Thank You

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