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February 20, 2024

**Re: 2712 Prospect Road, (White's Lake) Development Agreement Application PID 30544226**

Ms. Alyson Dobrota LPP, MCIP,  
Planner II Rural Policy & Planning Applications  
Development Services/Planning & Development  
P.O. Box 1749  
Halifax, N.S.  
B3J 3A5

Dear Ms. Dobrota:

I represent 30544226 Nova Scotia Limited, the owners of the above-referenced property. I have been retained to assist in their DA application for a Conservation Design Development. The following is the rationale for supporting this request. Attachment 1 illustrates the bare parcel, without the lots identified.

### Background

The subject property is zoned property RA-3, which allows for single unit dwellings and shared housing with 10 or fewer bedrooms in conjunction with a permitted dwelling unit. This DA will allow for 12 lots to be created, and 12.12 acres as Conservation. There are no buildings presently on this site.

### Policy Support

Policy S-15 and related subsections are shown below. The responses are in bold type:

Subject to Policy S-15B, HRM shall 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 shown on Maps 13A to 13G:

- (a) Lower Density Classic Conservation Design Development to a maximum of 100 dwelling units; or
- (b) Hybrid Conservation Design Development to a maximum of 30 dwelling units.

**This proposal is for 12 lots/dwelling units. Please see attachment 2.**

S-15B A development agreement under Policy 15-A shall only be considered subject to the following location criteria:

(a) On an area of land within the

(i) Rural Commuter Designation;

(ii) Rural Resource Designation;

(iii) Agricultural Designation; or

(iv) Harbour Designation outside the Urban Settlement Area as shown on Schedule B of the Regional Subdivision By-Law; and

(b) On an area of land outside the:

(i) Beaver Bank / Hammonds Plains Growth Control Areas as shown on Schedule J of the Regional Subdivision By-Law, or

(ii) the Rural Area Designation under the Eastern Passage/Cow Bay Plan Area; and

(iii) NEF 30 Contour as shown on Map 3 of the Planning Districts 14 & 17 (Shubenacadie Lakes) Municipal Planning Strategy; and

(c) On an area of land which was in existence as of April 29, 2006, that has a minimum of 20 metres of continuous frontage on a publicly owned and maintained street/road.

**This land is in the Rural Commuter Designation (see attached Map 2) and is outside the areas described above in section (b), subsections i, ii and iii.**

Policy S-17 and related subsections are shown below. The responses are in bold type:

S-17A

For any Conservation Design Development application made pursuant to policies S14A and S-15A, HRM shall consider the following criteria:

Site Development, Connectivity and Open Space Design

(a) Secondary Conservation Areas are incorporated as part of the overall Open Space requirements;

(b) The proposed streets and buildings sites are designed to avoid, where possible, Conservation Areas and Features;

**The proposed streets and buildings do not conflict with the Conservation Area as shown on Attachment 2.**

- (b) Connectivity of natural networks, including trails, is maintained with any open space on adjacent parcels, as generally illustrated by the Important and Essential Corridors shown on Map 5, Green Network Ecology Map, contained in the Halifax Green Network Plan, as amended from time to time;

**There are no trails or natural corridors in any adjacent parcels.**

(d) Where a development pursuant to Policy S-14A is proposed for lands that extend beyond a Rural Growth Centre as illustrated on Maps 13A to 13G, preference shall be given to siting the development within the boundary of the Growth Centre. Parkland Dedication and Additional Considerations

(e) Parkland dedication may be relaxed to a minimum of 5% for the Lower Density and Higher Density Classic Conservation Design Developments; and

(f) Any applicable matter as set out in Policy G-15 of this Plan.

#### Property Location and Zoning

The attached map, titled 2712 Prospect Road Location and Zoning illustrates the context with respect to the adjacent properties and subsequent zoning.

The subject property is located at 2712 Prospect Road in White's Lake. It is zoned RA-3 which allows single family and shared housing and is 31.5 acres in area.

To the north is RB-1, which allows for single family and shared housing.

To the east is a 210-acre parcel of provincial crown land, which is zoned as Protected Area (PA). No residential buildings are permitted in this zone.

To the south and to the west, the properties are zoned RA-3.

#### Property Details

The attachment titled Lavers area and perimeter Whites Lake Attachment 3, illustrates the slopes greater than 30% and bare rock. These are shown in black.

The attachment titled Lavers Hybrid Conservation Lot Configuration PID 00381715 attachment 4 illustrates the lot boundaries and context regarding existing dwelling units. It also The property is 31.5 acres in area.

Parcel E-1 will be part of Unit 1. Lot J-1 will cross E-1 to access the new road as requested by DPW. See Lavers Hybrid Conservation Lot Configuration PID 00381715 attachment 4.

### Summary

Given the existing RA-3 zoning and size of the property, as-of right development could yield more lots than what is proposed. The proposed development is requesting 12 lots, with 12.12 acres as conservation. The proposal is less intensive than the as-of-right and offers more conservation/green area.

### Request

The proposal satisfies the requirements for a Conservation Design Development, is less intense than the as-of-right option, respects the abutting properties and provides ~12.12 acres of conservation land. We respectfully request that HRM planning staff provide a positive recommendation for our proposal.

Should you have any questions or require any additional information, please feel free to contact me at your convenience.

Yours truly,

Stephen Adams

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