

Do Not Move – Or Edit

NOTICE OF A PLANNING APPLICATION SETON RIDGE, BEDFORD HWY., HALIFAX

PLANNING CASES 23746 & 22896

Application by Fathom Studio, on behalf of Seton Ridge Holdings Limited, to amend the Halifax Municipal Planning Strategy and the Development Agreements for lands known as Seton Ridge at Bedford Highway, Seton Road and Lacewood Drive, Halifax

Planning staff invite you to provide feedback and share any comments you may have about planning application Case 23746 which is an application to amend the Halifax Municipal Planning Strategy and the existing development agreement for the Seton Ridge neighbourhood to allow for the elimination of a walkway connection currently required between the Seton Ridge development and Bayview Road, Halifax. Case 23746 is being combined with previous Planning Application Case 22896 as both applications involve amendments to the Seton Ridge development agreements. Further details about this proposal are on the reverse side of this page and at www.halifax.ca/planning (scroll down to Cases 23746 and 22896).

The application is currently in the **public consultation stage**. We are inviting questions and comments on the proposal. Following public consultation, HRM staff will draft the Municipal Planning Strategy and development agreement amendments and write a staff report for review by the HRM Regional Council and Halifax & West Community Council. Should Regional Council and Community Council wish to consider the proposal, a public hearing will be scheduled. If you received this letter, you are on the mail list to be notified about the public hearing. The public hearing is an opportunity for you to share your opinion about the application to Regional Council and Community Council.

All comments and feedback are welcome.
Please provide your feedback by **Monday, November 8, 2021** to Paul Sampson, Planner II
at sampsop@halifax.ca or 902-717-8125

PLANNING CASES 23746/ 22896 – FACT SHEET

Case 23746: Application to amend the Halifax Municipal Planning Strategy (MPS) and the existing development agreement (DA) for the Seton Ridge neighbourhood to allow for the elimination of a walkway connection currently required between the Seton Ridge development and Bayview Road, Halifax. Specifically, the proposal is to amend Map 9Df of the MPS to delete the walkway (see Map 9Df image below). This application was initiated by HRM Regional Council on October 19, 2021. The staff report is available at the following location:

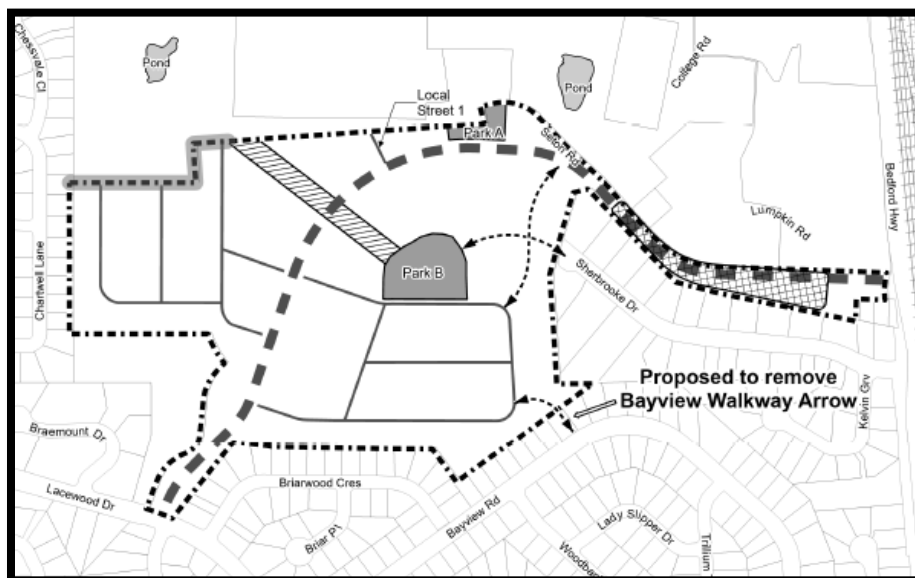
<https://tinyurl.com/myn4y6fs>

Case 22896: The following previously requested amendments to the DA are to be included:

- To apply the HRM Municipal Design Guidelines (Red Book) street standard of 500 metres maximum distance between local street intersections, instead of 200 metres in the existing agreement;
- To allow portions of buildings with underground parking or partly above-ground parking garages to be located within 20 metres of the road right-of-way with conditions;
- Proposed modifications to requirements for landscaped strips along the side yards of residential dwellings;
- Proposed allowance for height exemptions for rooftop mechanical and other building features and clarification of building height calculation with sloping conditions; and
- To add some definitions into the agreement, including existing terminology from the Land Use By-law and new definitions, for clarification purposes.

Case 22896: The following previously requested amendments to the DA have been withdrawn and are **NOT** included:

- To have a stand-alone heat plant for the heated portion of Seton Road;
- To allow the developer to commence clearing, excavation and blasting activities prior to the Developer receiving full design approval;
- To allow up to three multi-unit buildings to be constructed within the Neighbourhood Centre prior to final subdivision approval;
- Active Transportation trail grade – this is proposed to be dealt with through the subdivision review process.



You can find more details about this application and the planning application process at: www.halifax.ca/planning (scroll down to Case **23746 & 22896**)