



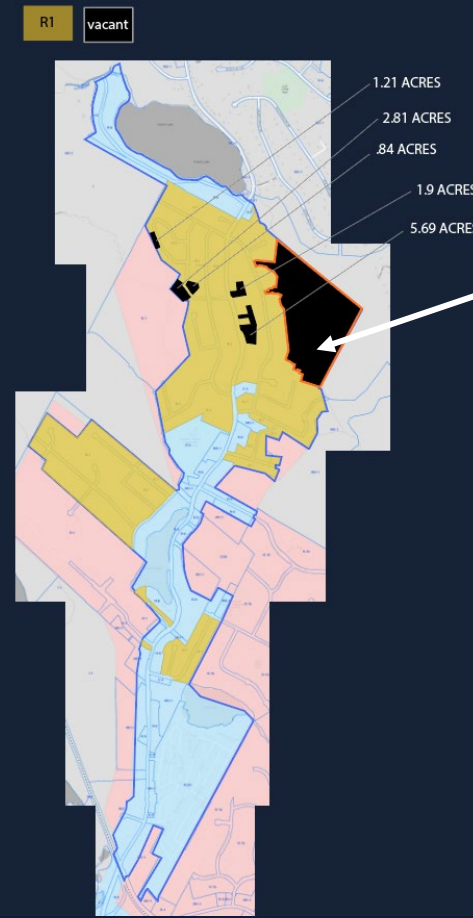
CARRIAGEWOOD ESTATES

Amendment Proposal
Case 24045

Public Information Meeting - August 18th, 2022

Property Location & Zoning Context

2



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DEVELOPMENTS

Introduction

Based on previous public engagement:

- *We have put our previous application to amend the plan area's R-1 Zone on hold (Case 23213), and*
- *We have returned with a revised application to create a new, R1-C (Small Lot Single Unit Dwelling) Zone that would be applied to most of the interior of the site*



Existing Approvals / Regulation:

- Enables up to a 270 unit subdivision on the lands.*
- Subdivision development underway under existing regulations.*

Request:

- Smaller lot widths and area (40' / 4000 sq ft)*
(No increase in the number of lots)

Impact:

- Reduce the length of public roads*
- Enable increased setbacks from the wetland/watercourse*
- No changes proposed outside proposed subdivision*



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BEAVER BANK, NOVA SCOTIA

JULY 2022

NTS

CONCEPT PLAN**LEGEND**

60' Single Home Lots



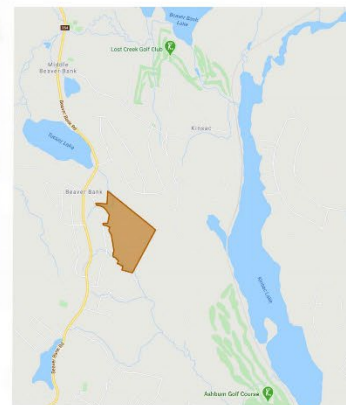
40' Single Home Lots



Open Space



Walkway

Existing/ Planted
Vegetation**KEY PLAN**

NOTE: This conceptual plan is used for illustrative purposes and is intended to convey the concept and vision for the development/buildings. Site details are subject to change.



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60' Single Home Lots



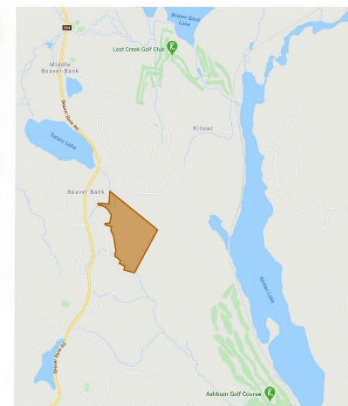
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CONCEPT PLAN**LEGEND**

60' Single Home Lots



40' Single Home Lots



Open Space



Walkway

Existing/ Planted
Vegetation**Wetland &
Open Space****Maintained
R1 Zone****Proposed
R1-C Zone****KEY PLAN**

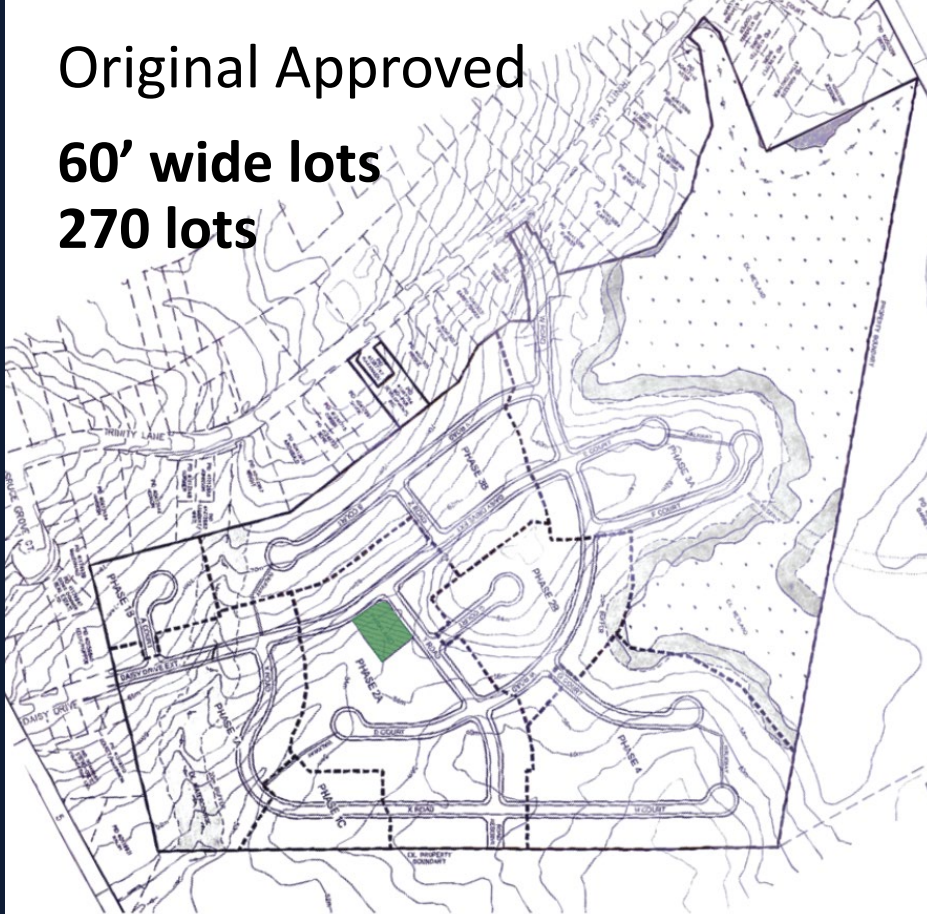
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Original Approved

60' wide lots

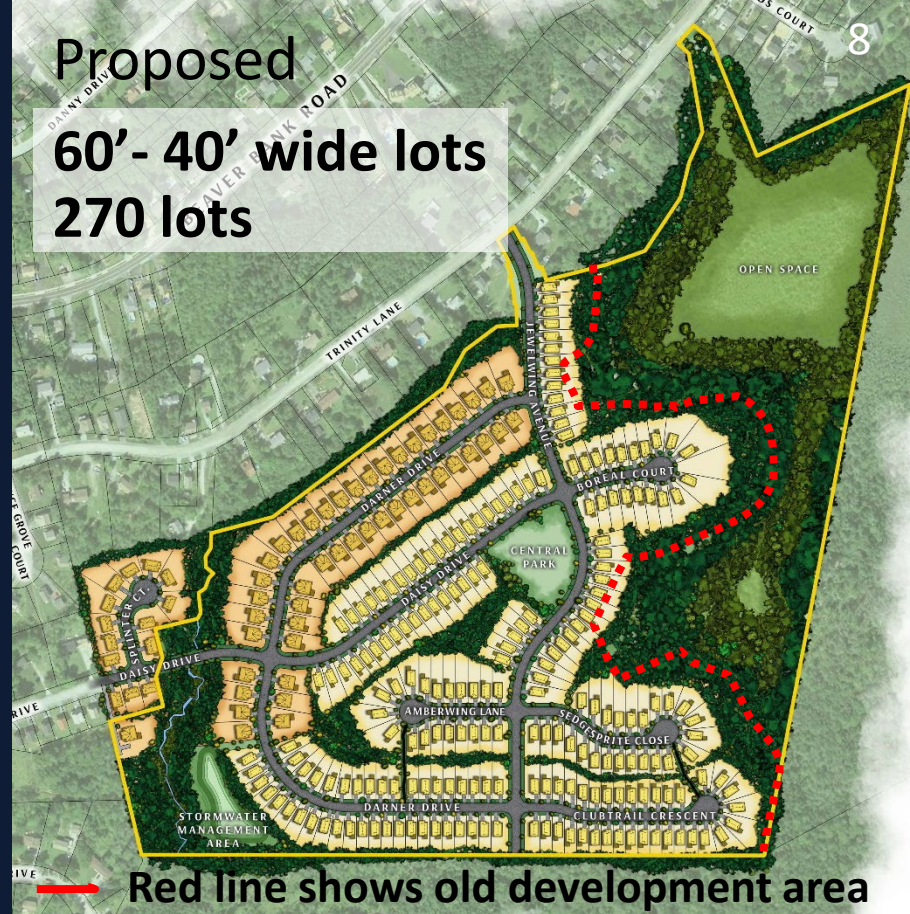
270 lots



Proposed

60'- 40' wide lots

270 lots



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Character of a street of 40' homes vs 60' homes



Street of 40'
wide lots in
Morris Lake
Estates



Streetscape of
60' wide lots in
Beaver Bank
(Guptil Court)



Beaver Bank Neighbourhood Character



West Bedford Homes



Public Engagement Concerns (From the Prior Application)

- Concern about plan-wide impacts
 - Our previous application has been put on hold, and this application is site-specific limiting impacts
- Increased traffic on Beaver Bank Road
 - Very limited additional development is anticipated, equivalent to previously approved development, and not expected to impact traffic performance (see traffic study)



Public Engagement Concerns (From the Prior Application)

- Stress on other infrastructure and services
 - The number of units is within design capacity
 - HRCE has not identified concerns
- Negatively affect character of community
 - The character of the greater community will be maintained
 - Single unit dwelling homes as per surrounding area
 - Same setbacks as existing zones



Closing Comments

- **Outcomes of reducing lot widths on the property:**
 - Right-size regulations to match market need
 - Create more attainable housing products by reducing infrastructure costs
 - Savings on municipal services and road maintenance
 - Lower environmental impact by reducing the developed area /increasing wetland setbacks
 - Substantially completes development of service area





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