

June 6, 2022

**Planning Applications
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Planning & Development
Alderney Gate Office
PO Box 1749
Halifax, NS B3J 3A5**

Attention: Megan Maund LPP, MCIP, Planner II

**Re: Request substantive amendment to the development agreement
(September 21, 2007) on our property at
97 Dartmouth Rd, Bedford, NS**

We are writing to request that changes be made to the development agreement (referenced as Municipal Case Number 00949) on our property at 97 Dartmouth Road, Bedford, NS. Several years later we applied for an extension of time . Our goal was to build our retirement home at a later date. I am attaching copies of both documents for your perusal.

At that time we were both working and in fairly good health and our focus was on receiving approval of the development agreement. In hindsight, perhaps we should have been looking ahead fifteen years and focusing on a one level home with other amenities suitable to retirement age and a decline in health.

The development agreement currently permits a total building footprint of 1189 square feet. Initially we envisioned a two level home on a slab. We did not consider a basement for medical reasons. We prepared the first plan taking into consideration the necessary changes that would be required for Philip and included the Master on the first level. Two additional bedrooms on the

second floor. Around that time we sold our home in Nottingham which was a three level home as it was very large for just the two of us, my daughter had moved out and it was becoming more difficult for Philip to navigate the stairs. We had looked at modifying the home to be more suitable but in the end finally decided to build a home which would address all these issues for us as well as provide a level big backyard as we both love to be outdoors.

We then decided to eliminate the second floor (and the stairs) and intended to submit a one level plan and later on add a second bedroom/bath. The builder recommended that we add the bedroom and bathroom now and submit the plan for approval. I then contacted Mr. Outhit for assistance as a lot had changed and I wanted to make sure this was all doable given that we had a development agreement. Mr. Outhit was very helpful and put me in contact with Meaghan Maund as well. Many phone calls and emails later, we now have a one level plan which has a second bedroom and bathroom on a one level home. We also bumped out the dimensions of the rooms so that we would have the space to navigate comfortably within the house. A copy of the one level house plan is attached for your records.

For all of these reasons we are now requesting that you consider and approve the substantive amendment to increase our footprint from 1189 square feet to 2300 square feet so that we may proceed with building our retirement home. We decided to delay the addition of a garage which we would like to have at the left side of the property to the back but we would like to include a reasonable square footage to the total building footprint or use broad wording to allow for the addition later on. My understanding is that now development agreements are less restrictive in nature and allow for additional

changes without having to amend the development agreement and run through the lengthy approval process and also incur a second fee in doing so. As such, I would request that (if possible) this amendment be made as broad as possible in keeping with development agreements that are currently being made so that if any further changes are required in future we do not have to repeat this approval process in the future. In the same spirit, a second fee would not be required and as such, request respectfully that a waiver/reduction of this fee be granted as well.

The builder is on hold for now pending approval of the amendment as is the banker. My understanding is that this process may take up to approximately 9 months to approve. Since the original plan was approved and the amended plan is a one level plan versus a two storey plan which takes into account changes necessitated to be made in keeping with our age and medical history, I would ask the committee to use any discretion granted to it to expedite the approval process. The lot itself is huge and will easily lend itself to a bigger footprint. The surrounding area has changed dramatically over the last 15 years. At that time most of the homes were older homes and very small. Mostly occupied by retirees. The community today is a mix of small, medium and larger homes. Ridgevale is below us and Eaglewood above us. A retirement community across from us. There are now businesses in the area as well. Many homes have either been gutted and rebuilt, renovated and there are quite a few new builds as well. The community today is very diverse and and quite different from 15 years ago. As such, the changes we are requesting in the amendment are in keeping with changes in the community and with Policies R-27 and Z-3 of the Bedford Municipal Planning Strategy. Finally, there is an easement in the current development agreement which allows us to share the

driveway for 91 Dartmouth Road to access 97 Dartmouth Road. We are looking into the possibility of a separate driveway for 91 Dartmouth Road and are hoping to hear back shortly. Once we have made the decision we will contact you so that your files may be documented as well.

In closing I would like to thank all of you for your help and patience and for helping us to understand your requirements and complete the required documentation. Please feel free to contact us if you require any more information. We may be reached [REDACTED] [REDACTED] We look forward to hearing from you.

Regards,

Philip Kahil

Christine Dib-Kahil