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Dated: June 5, 2020

Provident Developments Incorporated is hereby requesting the Municipality approve an amendment to the MPS relating to policy WF-22 more specifically a change in use from townhouse to single family .

The change in use to policy WF-22 that Provident is requesting is to allow for R-1 use specific only to lot 4.4C-1 on the Bedford Waterfront. The existing policy allows for townhouse and /or multi unit development on this site known as lot 4.4 all of which has been developed with the exception of this remaining parcel.

The existing policy allows for a multi unit building with a minimum of three units. The lot is irregular in shape and with the setback requirements the building shape is less than desirable and difficult to conform to the adjacent townhouses. The 1.5 parking stalls per unit @ 3 surface parking stalls we feel creates

too much asphalt compromising the finished look we would like to achieve on this critical piece of land which defines the end of this development on lot 4.4. All materials will be consistent with the adjacent townhouses on lot 4.4c-2.

#### Policy WF-22

It shall be the intention of Town Council that the following uses shall be considered as potentially permitted uses in the Waterfront Comprehensive Development District:

- a) townhouse dwellings
- b) multiple unit dwellings
- c) senior resident complexes
- d) neighbourhood convenience store
- e) retail commercial use
- f) commercial entertainment uses
- g) commercial service
- h) food and beverage use

- i) marine related uses
- j) office uses
- k) convention facilities
- l) hotel facilities
- m) institutional SI/SU
- n) parks & recreation uses
- o) cultural uses
- p) any use accessory to the foregoing

Although the original policy did not consider single unit dwellings , that the proposed land use , a single unit dwelling , is compatible with the adjacent townhouse and park. Further the single unit dwelling does not create compatibility issues with the apartment buildings on the waterfront because the single unit dwelling is reasonably separated from the multiple unit dwellings. In relation to traffic generation , the single unit dwelling is expected to generate less traffic , sewer and water useage than the three unit dwelling currently permitted under the existing development agreement.

Provident looks forward in gaining approval to amend the plan and develop the only remaining lands of Phase I on the Bedford Waterfront.

Best regards



John Greenough

Provident Development