

4326971 Nova Scotia Limited 100- 200 Acadie Ave. Dieppe N.B. E1A 6S1

January 13, 2025

Maggie Holm
Principal Planner- Urban Enabled Applications
Planning and Development
Halifax Regional Municipality
P.O. Box 1749
Halifax, N.S.
B3J 3A5

VIA EMAIL

Dear Ms. Holm

Re: Non-substantive amendments to an existing development – Loonview Lane, Westphal to extend the construction commencement and completion dates.

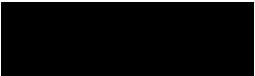
This letter is an application to seek a non-substantive amendment to an existing development agreement over our lands at Loonview Lane (PID 41332503) and 613 Highway 7, Westphal (PID 00619627). The Second Amending Development Agreement for these lands was approved by Harbour East Marine Drive Community Council as case 23052 on 27 March, 2023 and was registered with the land Registry office on **25 May 2023** as document # 122492243. This development agreement permits the construction of two 300-unit buildings with associated underground parking spaces; an existing 4-unit townhouse structure is retained. The economic conditions including softening of the rental market have caused a delay in the project however our commitment is unwavering and we expect to start this year.

Section 6.1. of the development agreement details the matters which are considered non-substantive amendments of which two are relevant to this application: Section 6.1.(a) *“the granting of an extension to the date of Commencement of Construction as identified in Section 7.3 of this Agreement”* and Section 6.1.(b) *“the granting of an extension to the length of time for the Completion of the Development as identified in Section 7.5 of this Agreement”*.

We understand that non-substantive amendments are now required and are subject to the provision of the subsequently approved Regional MPS and LUB. We are therefore requesting an extension to the date of construction commencement of 2 years and, the date of construction completion of 5 years for this development agreement.

Thank you for considering this application for non-substantive amendments to the development agreement for the above-noted properties. Please feel free to contact me if you require additional information or clarification.

Yours Truly


Harold Daley, President
4326971 Nova Scotia Limited