

**HALIFAX**

**North West  
Community Council**

**Case 20832:**

**Development Agreement Amendment  
West Bedford SubArea 2**

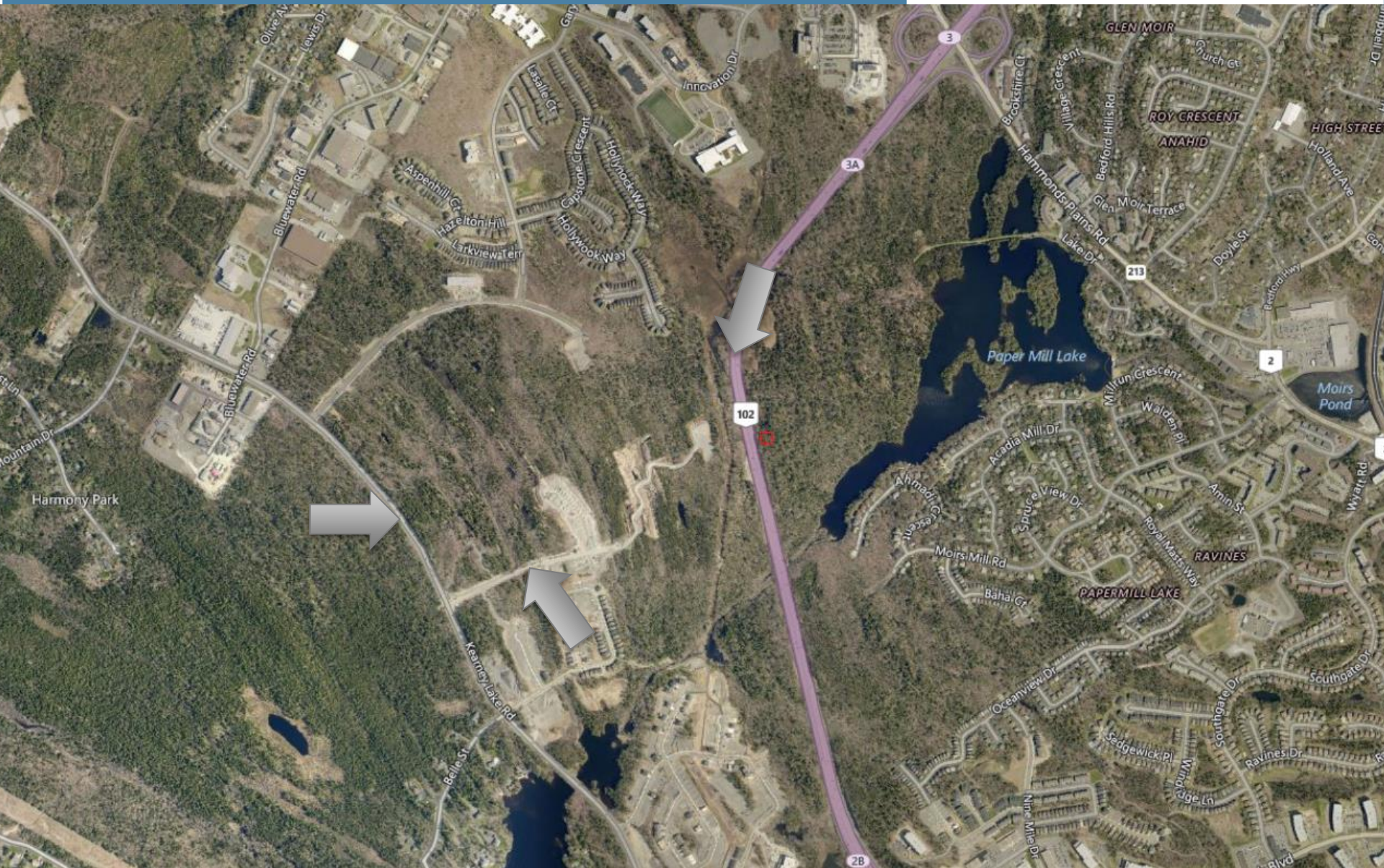
June 20, 2017

# Case 20832

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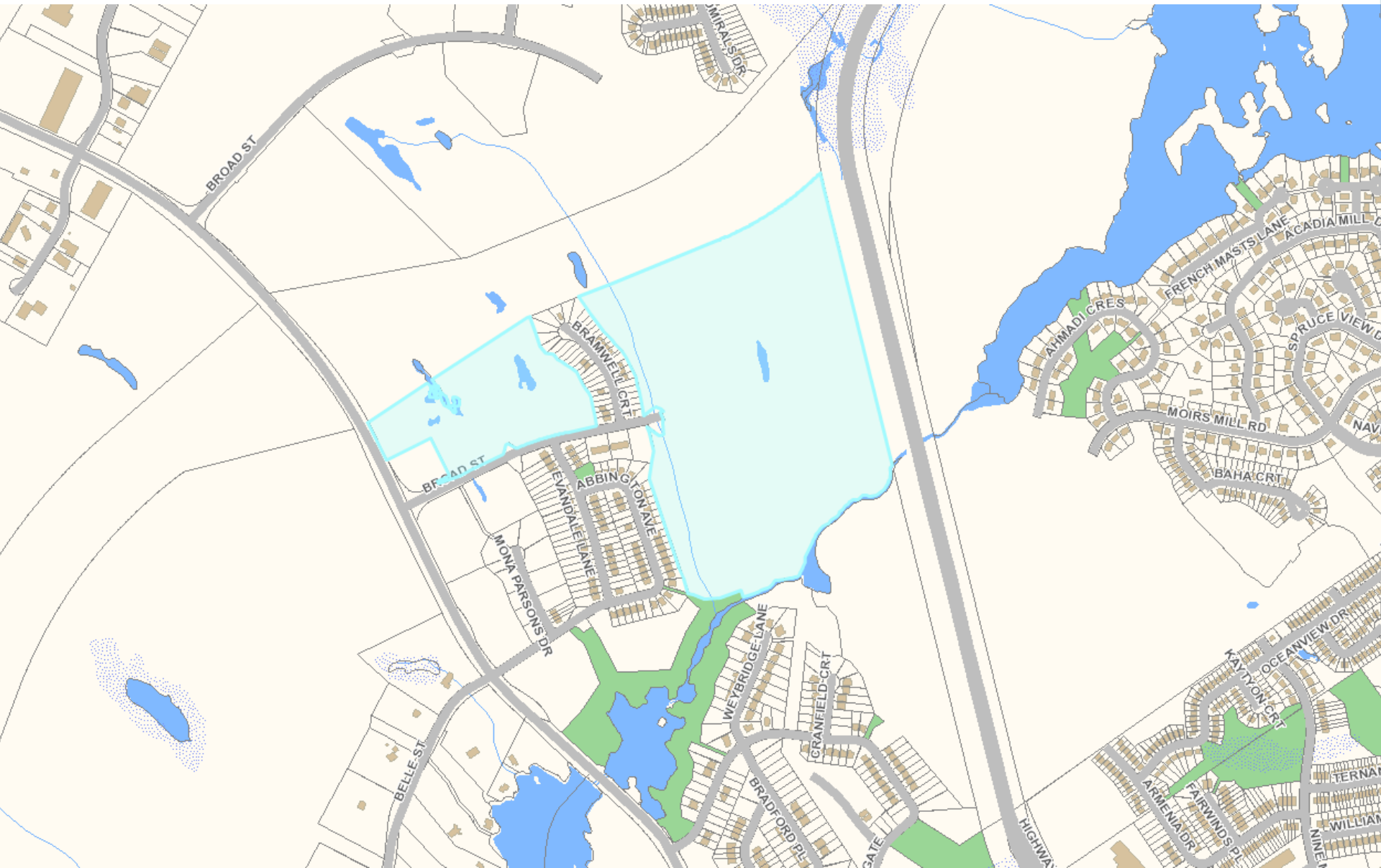
- An application by West Bedford Holdings Limited to make a non-substantive amendment to the Sub-area 2 Bedford West Development Agreement involving changes to the road layout and relocating single unit dwellings, townhouses and multiple unit dwellings, all within allowable densities.

# Location

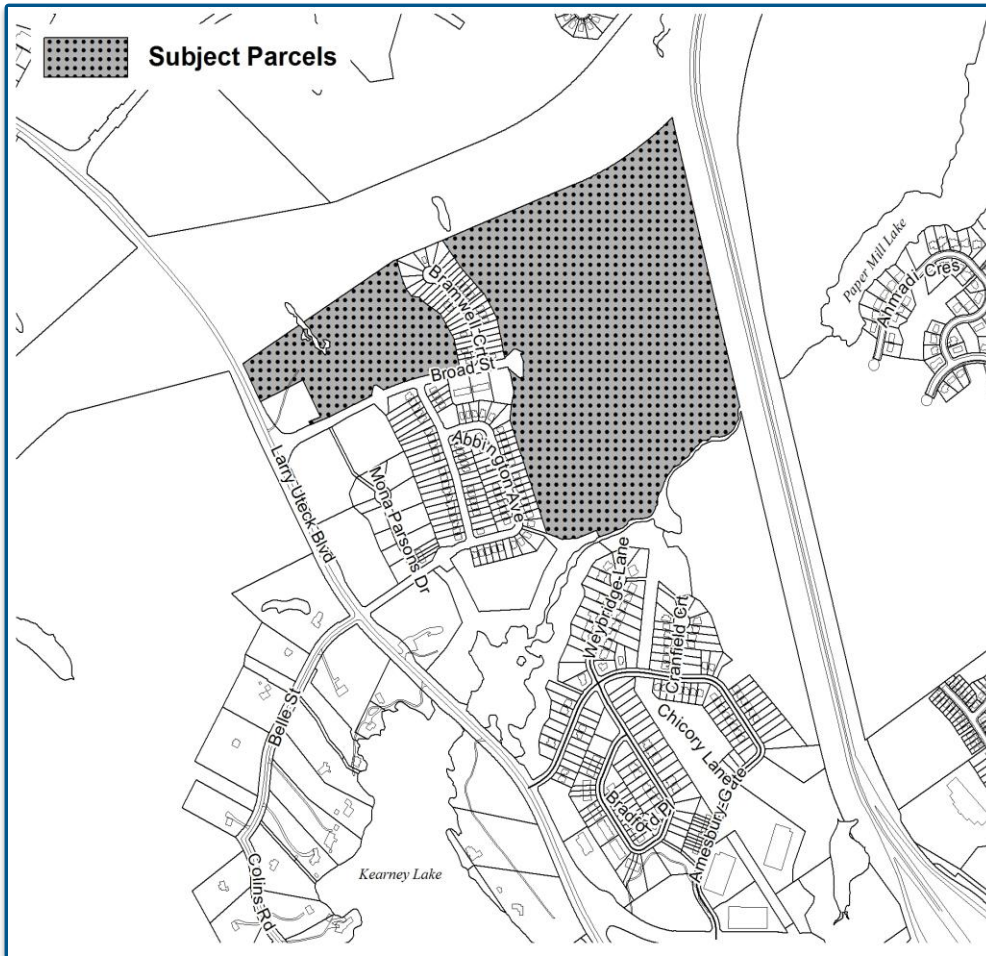


# Location

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# Planning Context



- Bedford Plan Area
- Bedford West Secondary Plan Area
- Zoned
  - BWCDD
    - Bedford West Comprehensive Development District
- Designated
  - BWSPS
    - Bedford West Secondary Planning Strategy

Case 20832: North West Community Council

June 20, 2017

**HALIFAX**

# Request

- Relocate multi-unit residential buildings (private driveway)
- Relocate single unit dwellings (public road)
- Relocate townhouse/semi-detached (Street 2-8)
- Density not proposed to increase



Trail

Larry Uteck Blvd.








Belle St.

Abbingtion Ave.

Kearney Lake



Highway #102  
To Halifax

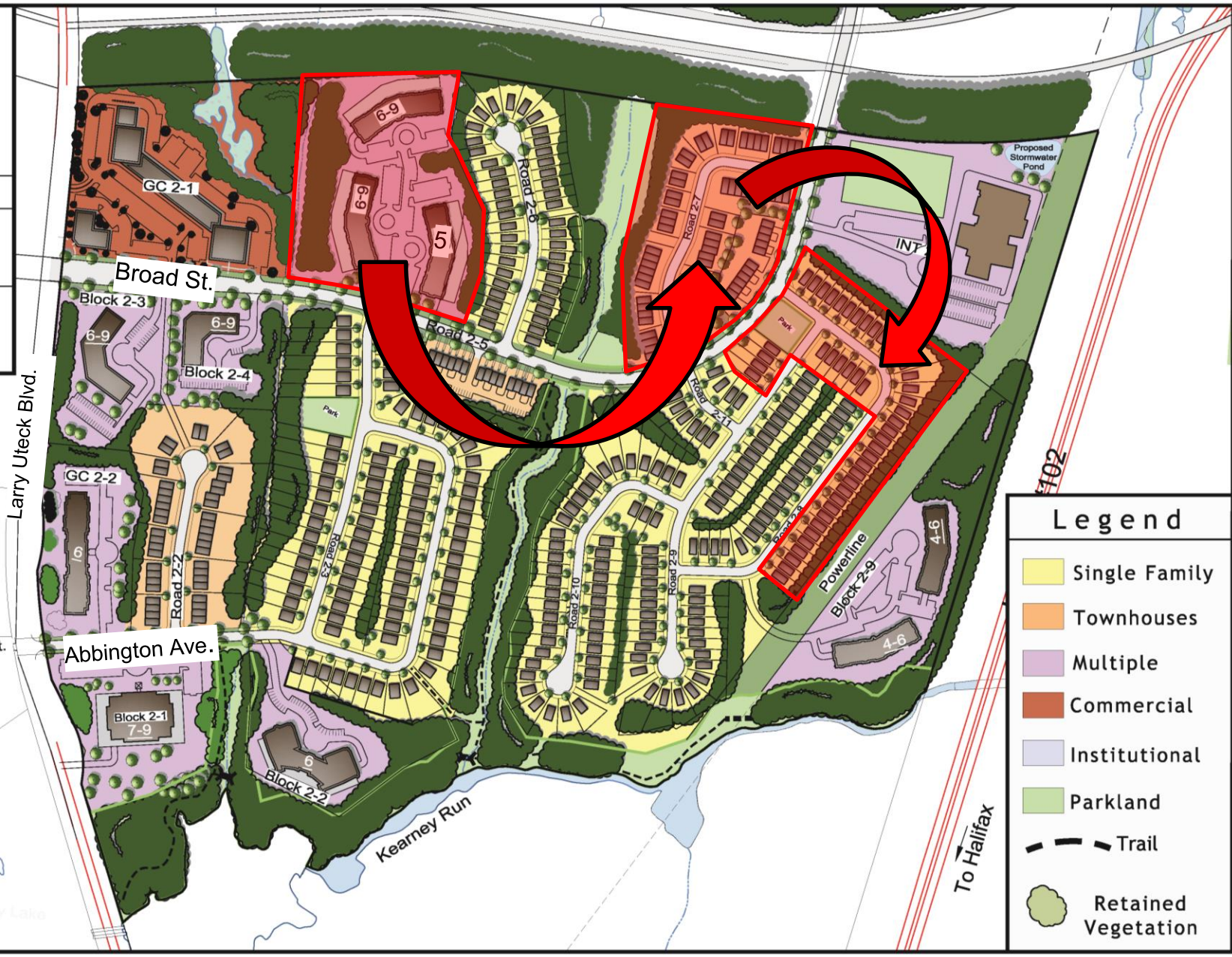
Legend	
	Single Family
	Townhouses
	Multiple
	Senior's Facility
	Commercial
	Institutional
	Parkland



Sub Area 2

### Conceptual Plan

January 2014



Legend	
	Single Family
	Townhouses
	Multiple
	Commercial
	Institutional
	Parkland
	Trail
	Retained Vegetation

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To Halifax





Sub Area 2  
 Conceptual Plan  
 January 2014



Legend	
	Single Family
	Townhouses
	Multiple
	Commercial
	Institutional
	Parkland
	Trail
	Retained Vegetation

Sub Area 2

Schedule B-1

April 2017



Legend

- Single Family
- Townhouses
- Multiple
- Commercial
- Institutional
- Parkland
- Trail

# Non-substantive Amendment

6.2(c) of the Existing Development Agreement:

- Amendment to the schedules of the agreement is non-substantive, provided that Council is satisfied that the amendments are minor and conform with the intent and all applicable policies of the Secondary Planning Strategy.

# Applicable Policy

- Bedford West Secondary Plan Area- 2002
  - Environmental Protection
  - Municipal Services
  - Transportation Infrastructure
  - Mix of uses (Residential Neighbourhoods, Community Commercial, Parks and Open Space)

For detailed information on full policy, please email  
*macinte@halifax.ca*

# Recommendation

It is recommended that North West Community Council:

1. Approve, by resolution, the proposed amending development agreement which shall be substantially of the same form as contained in Attachment B of this report; and
2. Require the agreement be signed by the affected property owners within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.