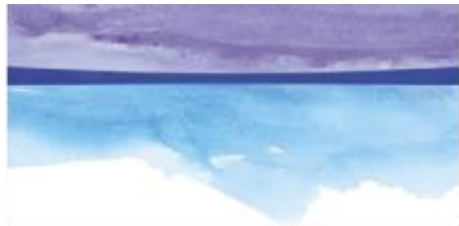


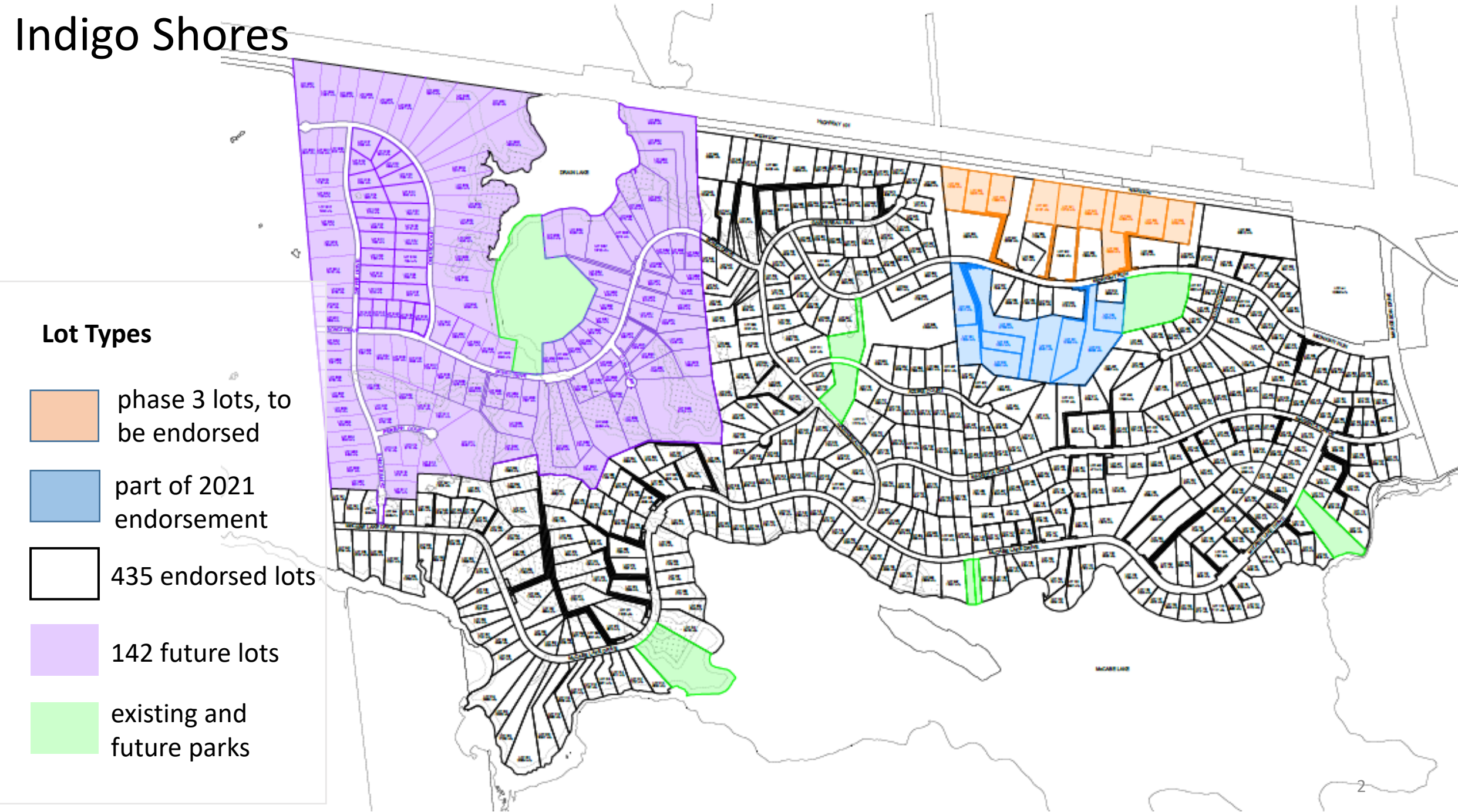
Indigo Shores Growth Control



INDIGO SHORES
McCabe Lake



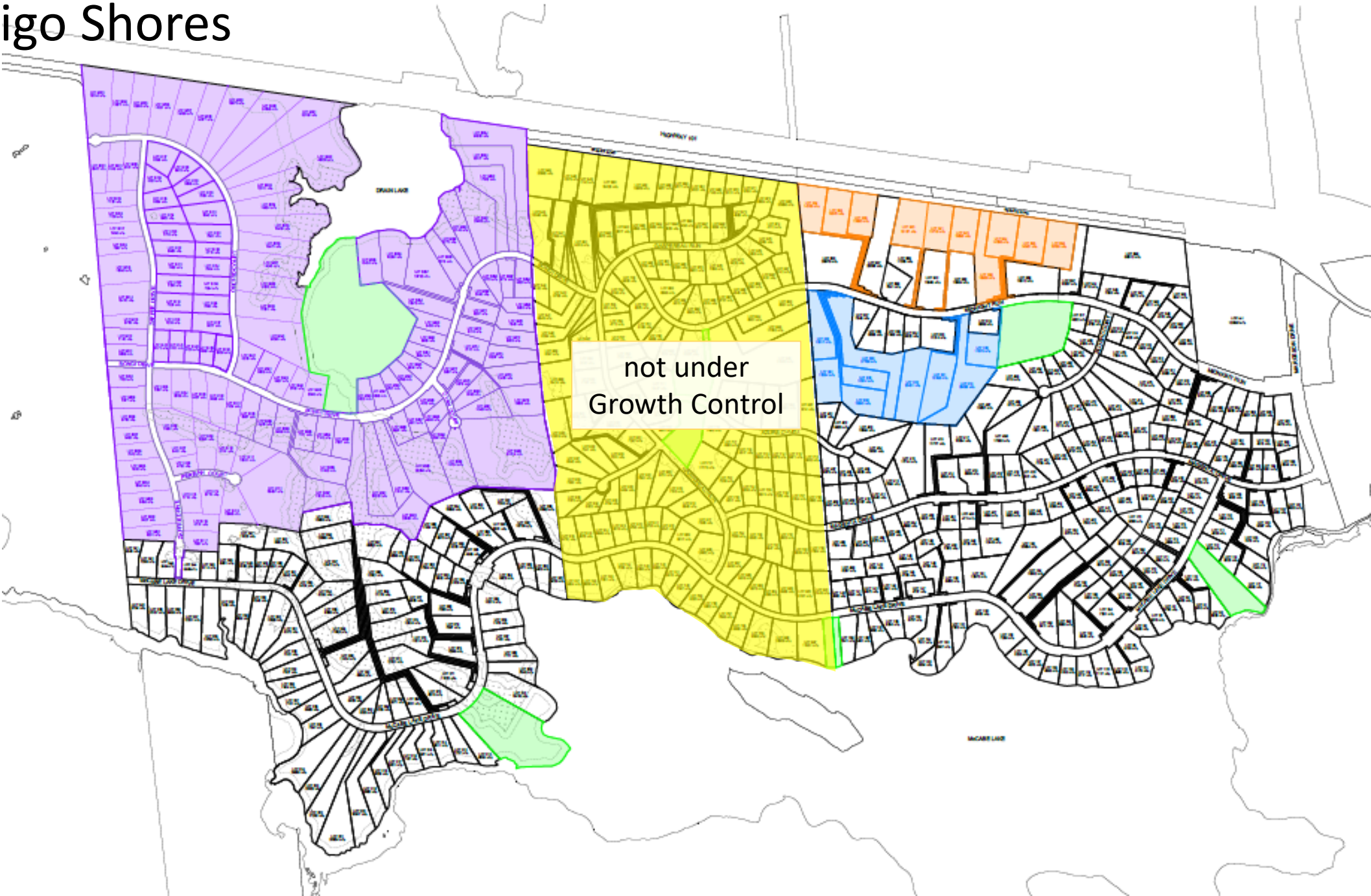
Indigo Shores



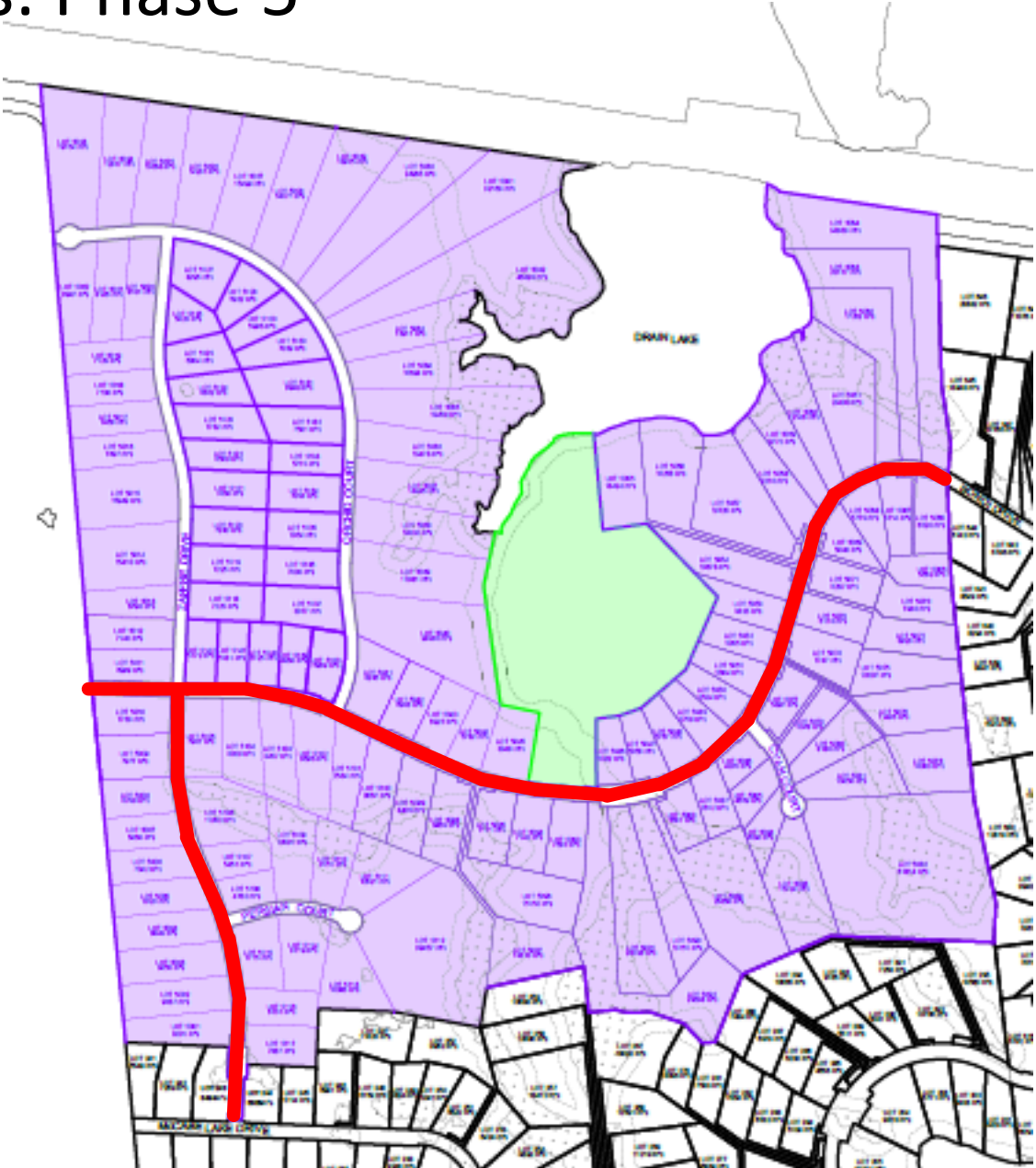
Lot Types

-  phase 3 lots, to be endorsed
-  part of 2021 endorsement
-  435 endorsed lots
-  142 future lots
-  existing and future parks

Indigo Shores



Future Lots: Phase 5



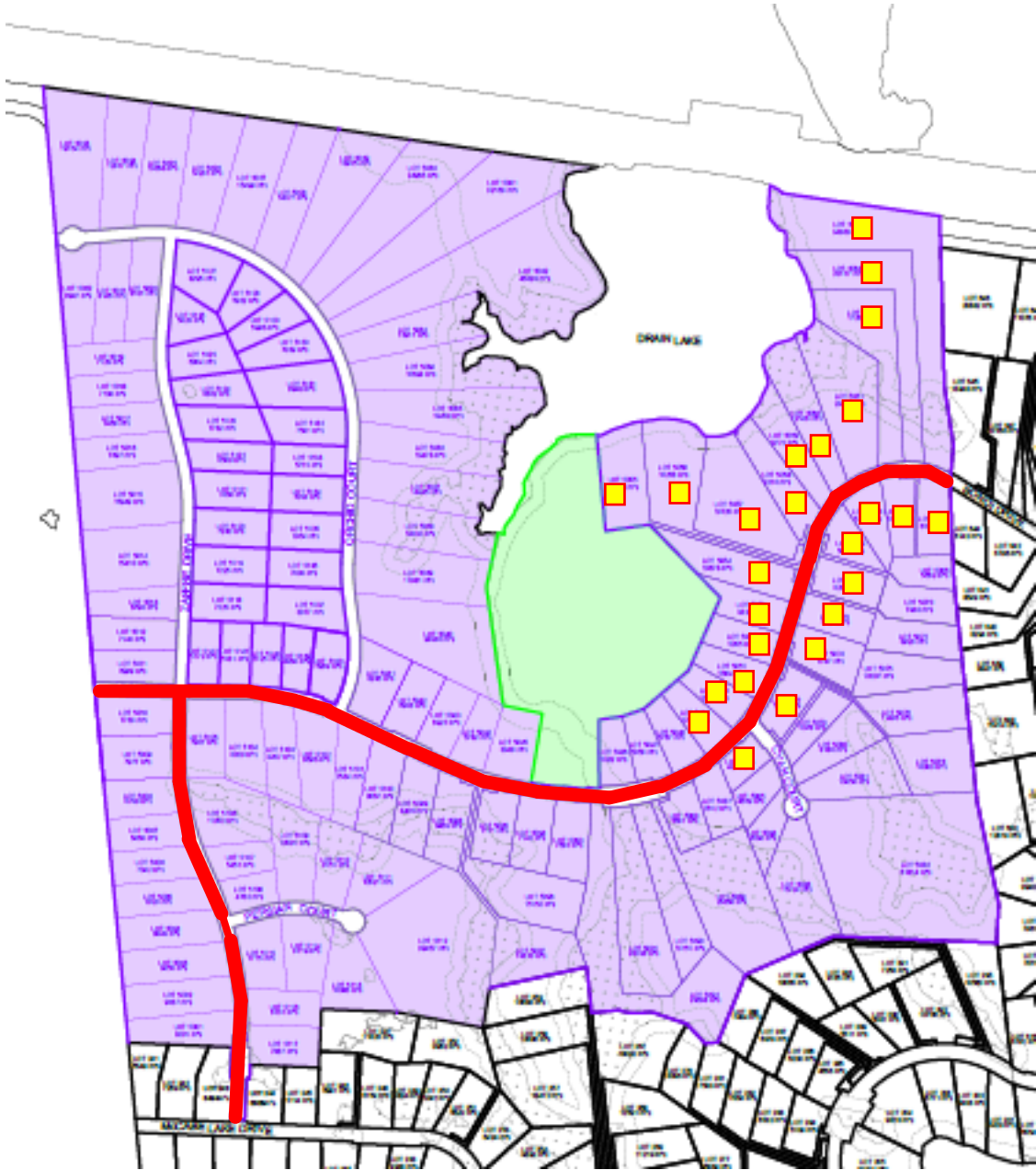
Phase 5 of Indigo Shores

-  approved roads (2.31 km)
-  142 future lots
-  future park

Future Lots: Phase 5

Phase 5 of Indigo Shores

-  2022 potential lot endorsement
-  approved roads (2.31 km)
-  142 future lots
-  future park



Benefits of Removing Growth Control

- Less disruptions over the long term with condensed construction schedule
- Getting away from logistical nightmare of multiple applications
- Reduced development costs
- HRM would get full tax benefit to support road infrastructure
- Reduction in thefts, illegal dumping and drag racing
- Increased demand for commercial uses at Margeson
- Will provide badly needed housing inventory

Seems like ages ago...

- Halifax's 'dark horse' bid for new Amazon headquarters sparks soul searching (Brett Bundale, The Canadian Pres, Sept.28, 2017)
- Halifax's Amazon dreams died this morning but it's not all bad news (CBC News, Jan.18, 2018)

Fastest Growing CMAs

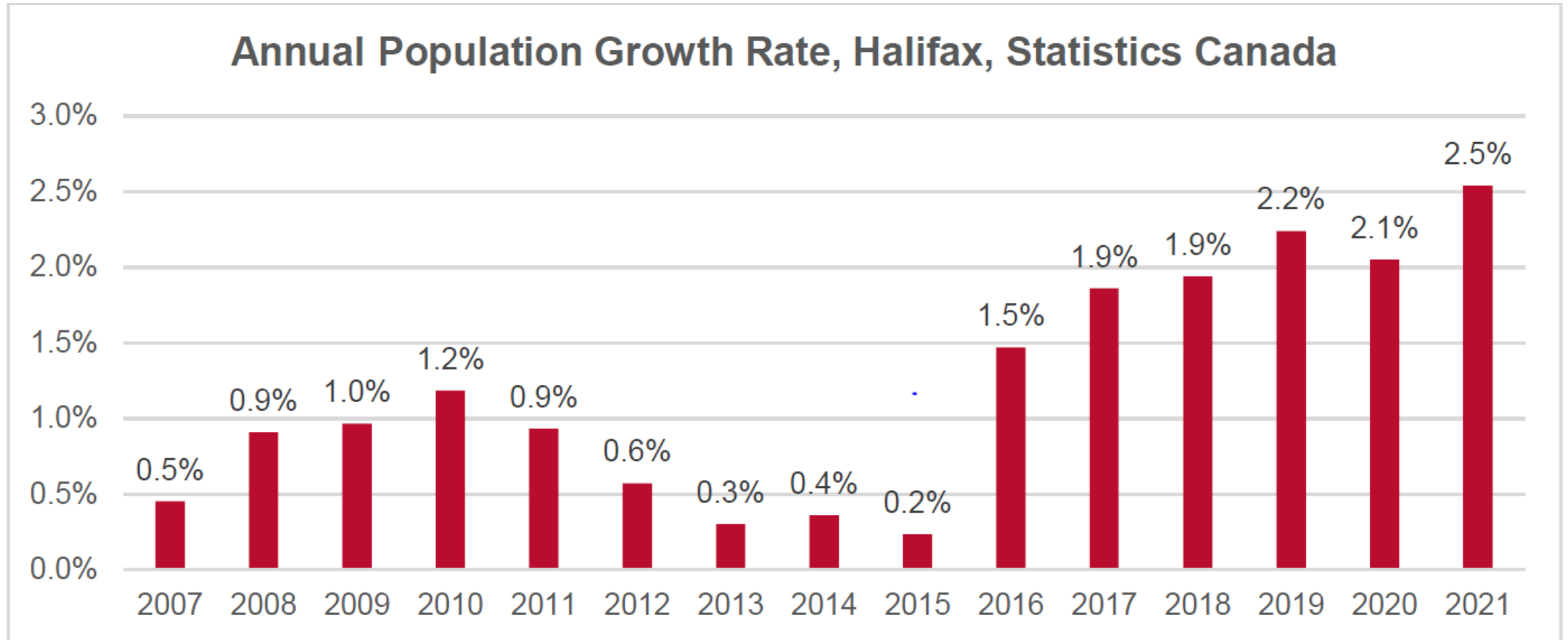
1. Kelowna (+2.6%)

2. Oshawa (+2.3%)

3. Halifax (+2.0%)

Source: Statistics Canada, Annual Demographics Estimates: Subprovincial Areas, July 1, 2021

Regional Plan Population Growth



Source: 2021 Regional Plan Review – Themes and Directions report

Regional Plan Population Projections 2050

Population Scenario	Approximate Projected Annual Population Increase*	Approximate Projected Annual Household Increase*	Approximate Total Population as of 2050
Low	5,300	2,500	537,774
Moderate	9,800	4,300	714,533
High	14,600	6,400	943,014
High High	21,100	8,700	1,102,525

**These values represent the average annual growth projected in each population scenario for the years 2022-2026; they are not meant to be predictive but to help demonstrate order of magnitude of change.*

Source: 2021 Regional Plan Review – Themes and Directions report

Rapid Price Appreciation in HRM

- Median price of a single unit dwelling was **\$543,000** in Q4 2021
- Represents a **15.4%** increase, year over year

Source: Royal LePage

Expected Armco Lot Endorsement 2022-2024

Subdivision	2022	2023	2024
Indigo Shores	25	25	25
Lovett Lake	156	192	0
Berry Hills Ph.8	0	167	0
Green Acres	0	?	?



Thank You