

2026-00274, (C312)

September 28, 2021

Leah Perrin
Planning & Development
Halifax Regional Municipality
40 Alderney Drive
Halifax, NS B3J 3A5

Re: **Marchand Developments Ltd. – Springfield Lake Area**

Ledgeview Drive	PID #41302837	65A
Ledgeview Drive	PID #41305020	2A
Megan Drive	PID #41047655	14A
Lakeview Ave	PID #41491853	100A
Lakeview Ave	PID #41302829	35.16A
Lakeview Ave	PID #41077603	108.48A

As the 10-year review of the Regional Plan is underway, Marchand Developments Ltd. is requesting the following be considered.

1. Lands be included in the Urban Service Area within the Regional Subdivision By-law, including sanitary service, as these properties are currently proposed to develop with onsite water and sewer (see Attachment A – Subject properties)
2. These properties be designated Urban Settlement within the Generalized Future Land Use Map of the Regional Municipal Planning Strategy.

Rationale for Current Requests:

We are pleased to provide the following rationale to support the inclusion of these parcels in the Urban Service Area:

1. The water and urban service boundaries are nearby. Including the lands in the Urban Service Area would enable the development of an urban serviced community, rather than the traditional onsite development currently proposed for this area.

2. The approved concept plans currently regulating development on these lands enables 150 units on large un-serviced lots. Extending municipal services into this area will enable a more compact/efficient development.
3. There is a shortage of attainable housing in the community. Un-serviced lots consume a large land area, requires an inefficient road and lot layout thereby increasing development costs and final home price.
4. Single family homes are the predominate land use in the area. Urban services would allow smaller lot singles to be considered in future developments. A variety in housing form increases choice and ability to age-in-place.
5. A compact development form allows for more investment in community facilities such as parks, trails and transit upgrades. The currently enabled development form is costly and requires all available land be utilized, leaving minimal opportunity for community facilities. This project links into the proposed Beaver Bank/Mt. Uniacke/Collector Rd Extension program.

Once you have had an opportunity to review this request, we would ask that we meet to discuss in more detail and how to move this forward.

Sincerely,



Jeff Marchand
President
Marchand Developments Inc.

Enclosure – Attachment A – Subject properties map.