

Re: Planning for an Active Lifestyle Community

Properties owned by Greg Dowe – Provincial Properties

- PID 00425512 – 28 Acres
- PID 00422535 – 43 Acres
- PID 00423509 – 11 Acres (currently owned by Armco)

This project is in the planning stages to create a 50+ / Seniors development on the corner of **Hammonds Plains Road and Lucasville Road**.

Phase 1 of the plan is for a portion of PID 00425512 is an as of right plan with seven lots with one apartment building on each

- Creating seniors apartment units (approximately 336 Total Units)
- Divide off 7 individual Lots each with an apartment building on it
- Two of the buildings / lots will access off of Hammonds Plains Road
- 5 of the buildings / lots will access off of Lucasville Road

The plan is to access Municipal water for these units.

We will also be creating an onsite communal Waste Water System.

Phase 2 and Phase 3 – are planned to be Duplex Units and Single Family on

- Remaining part of PID 00425512 – for the Duplexes (48 units)
- The Single Family Homes on PID 00422512 and planned to purchase PID 00423509 for additional single family (total single family 120)

Our Request for the Plan Review

- The serviceable boundary be adjusted to include all three parcels of land – as you will see the **as of right** apartments Phase 1 can currently be serviced.
- The plan will be to use Municipal Water and Communal Wastewater System for Phase 2 and 3

We will provide you with the draft site plans as they are currently being worked on.

We would be pleased to meet with you if it would help at this stage and explain further our plans. If there is additional information you would like at this time please let us know.

- Site Planners – Rob LeBlanc – Fathom Studios
- Design Point Engineering – Evan Teasdale

Ged Stonehouse
(project facilitator)

COUNTRY MEADOWS at HAMMONDS PLAINS

