C988

Stonehedge Development Inc.
PID 0051907280

April 16, 2025

Halifax Regional Planning
5251 Duke Street
Halifax, NS
B3J 351
Attention: Telina Debly

RE: PID 005197280 Service Boundary Change to allow for an "Over 55 Active Lifestyle Community".

Dear HRM Regional Planners.

I am writing this letter as an owner and a designated advocate for Stonehedge Development Inc. Stonehedge Development Inc. has owned PID 005197280 for 10 plus years. We have successfully, with the assistance of HRM constructed 8 homes on Beechcrest Drive along with the now City owned road extension and HRM potable water extension. The water main is oversized, per the instruction of Halifax Water so that additional contemplated housing can be realized.

We wish greatly for the existing barriers to development of this property be changed/altered through re-zoning or re-designation.

Currently, PID 005197280 is designated as Rural, Multi-Use. The development of PID 005197280 has become impacted by HRM "Conservation Design Policies". All attempts to develop sustainable housing on this prime parcel of land within 15 minutes of HRM have failed. Currently, due to Conservation Design Policies, development of this prime 85-acre parcel, PID 005197280 is limited to "22 or 23 single-family homes on 1.5 hectare lots". Due to the low population density and the excessively oversized lots stipulated by Conservation Design Policy and the requirement for roads and water supply to these 22 or 23 homes, development will remain fiscally impossible.

Please see the following pages for our reasoning for requesting for permitting to allow for an "Over 55 Active Lifestyle Community" to be constructed on PID 005197280. A Conceptual Drawing C-CP03 from Design Point Engineering is also attached.

We believe such an "Over 55 Active Lifestyle Community" development is urgently required in the HRM.

Thank you,

[redacted]

Stephen Theriault
Stonehedge Development Inc.

[redacted]

April 16, 2025

Stonehedge Development Inc. is applying to have PID 0051907280 re-evaluated from designated under the HRM Rural Design Plan, Minimum Planning Regulations (Low Population Density) to a designation that would allow development of an Independent Over 55 Active Lifestyle Community comprising of 106 duplex style homes with attached parking garages constructed on 53 individual lots as per drawing no. C-CP03 of the attached lot plan.

HRM does not currently have any of these types of Over-55 Developments in HRM proper and we feel as though PID 0051907280 offers the ideal environment and circumstance whereby the surrounding areas of Waverley, Fall River, Oakfield as well as Halifax, and the Lower Sackville/Bedford areas would benefit greatly from such an Over-55 Active Lifestyle Community.

Advantages of PID0051907280 becoming home to 103 duplex style homes for over 55's:

1. **Housing Crisis Support**
   Utilization of PID 0051907280. The property is perfectly situated for such a development. Informal questioning to residents of the Village of Waverley have proven a great demand for this type of project. An informal survey was undertaken with a small group of residents from the Village of Waverley. The majority of those responding was very positive about being able to stay in their respective community as they age. The prospect of leaving their oversized family home and retiring to a smaller, modern, new, accessible Over-55 development within their community, was overwhelmingly appealing to all who answered. Stonehedge Development Inc. believes the "right" type of development in this location would be very popular with the demands of the aging population of Waverley, Fall River, Lower Sackville/Bedford.

2. **Water Supply**
   City water is available at this location. The Halifax Water, Water Tower is located directly on property that was once part of PID 0051907280.

3. **Water Volume**
   The Water Volume available has sufficient quantities to accommodate a minimum of 100 additional single-family dwellings (more than adequate to allow for 100 plus senior dwellings) that has been factored into this plan. The oversized waterline was installed by Stonehedge Development Inc. at the time of construction of the Beechcrest Road extension.

4. **Subdivision Emergency Exit Road**
   The allowance of the planned Beechcrest Road extension as per Drawing 3** and the small cul-de-sac at the top of the existing Beechcrest Road as part of the Active Lifestyle Community housing project would provide for an additional means of access and emergency egress for Frame Subdivision, the new proposed Active Lifestyle Community and the existing homes on Stonehedge Lane. Thus, providing an alternate emergency route out of these properties in the event of fire or any other catastrophic event which may require evacuation.

5. **New Water Main Service Loop**
   The extension of the existing oversized water main to service the new proposed Senior (Over 55) duplexes would naturally travel underground along the new cul de sac, along the new road to the remainder of the new duplexes and down Stonehedge Lane and, would create a new and much desired by Halifax Water, water service "loop" to aid the village of Waverley in the event of an existing water main break.

6. **Area Population Density**
   The population density at PID005197280, would, by nature of the Over 55 Active Lifestyle Community remain low in perpetuity. With a maximum of 212 full-time community members, (based on 2 persons per duplex "side"

7. **Low Infrastructure Demands**
   Additional demands on existing HRM/Waverley would remain low. Primary/secondary schooling is not required for the Over 55 demographic. Public transportation is not offered nor is it expected in this area. Potable water infrastructure is available and in sufficient quantities. Typically, developments of this type are frequently serviced by 1(one) septic system per duplex building (2 sides). Smaller lots may be possible than many of the lots depicted in Drawing No. C-CP03 due to the decreased need for individual septic systems to service single family dwellings.

8. **Assist HRM's low Residential Housing Pool**
   With current older citizens moving to the new Active Living Community, there could be the possibility of 106 older affordable single-family homes coming available for sale in Waverley, Fall River, Lower Sackville and Bedford. This would add immensely to the residential housing pool in the HRM area meeting the needs of over 200 families. The provision of 106 new Over-55 Duplex's would be a wonderful addition to HRM.

9. **Support of Recreation and Parkland Requirements**
   The remaining lands could be designated and designed as walking paths and hiking trails and recreational areas servicing the Frame Subdivision community, Stonehedge Lane Community, as well as the new Over 55 Active Living Community's. It might also be considered as additional Waverley Recreational space, should it be considered. The land's adjacent to Silvie Lake (the Pond) and Sprigs Lake offer the advantage of lake frontage park land. Additional Community planning might allow for added Community interaction by further utilizing the Electrical Power Corridor also within PID 005197280.

10. **Please refer to Conceptual Drawing C-CP03 (attached).**
    Thank you. Please consider PID 0051907280 for re-evaluation or re-zoning for Phase 5 of the Urban Design.

Regards,

[redacted]

Stephen Theriault

Stonehedge Development Inc.

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PID 005190 7280 Stonehedge Development Waverley



PREPARED FOR	STONE HEDGES DEVELOPMENTS
PREPARED BY	DESIGN POINT ENGINEERING & SURVEYING
PROJECT	CONCEPT PLAN OPTION 3 (Full Public Rd.) WAVERLEY, NOVA SCOTIA
Engineer	E. TEASDALE
Drawn	L. KING
Scale	1:2000
Date	JUNE 19, 2018
Project No.	17-089
Drawing No.	C-CP03
Filename	17-089_CP3.dwg

STONEHEDGE DEV: PID 005 190 7280