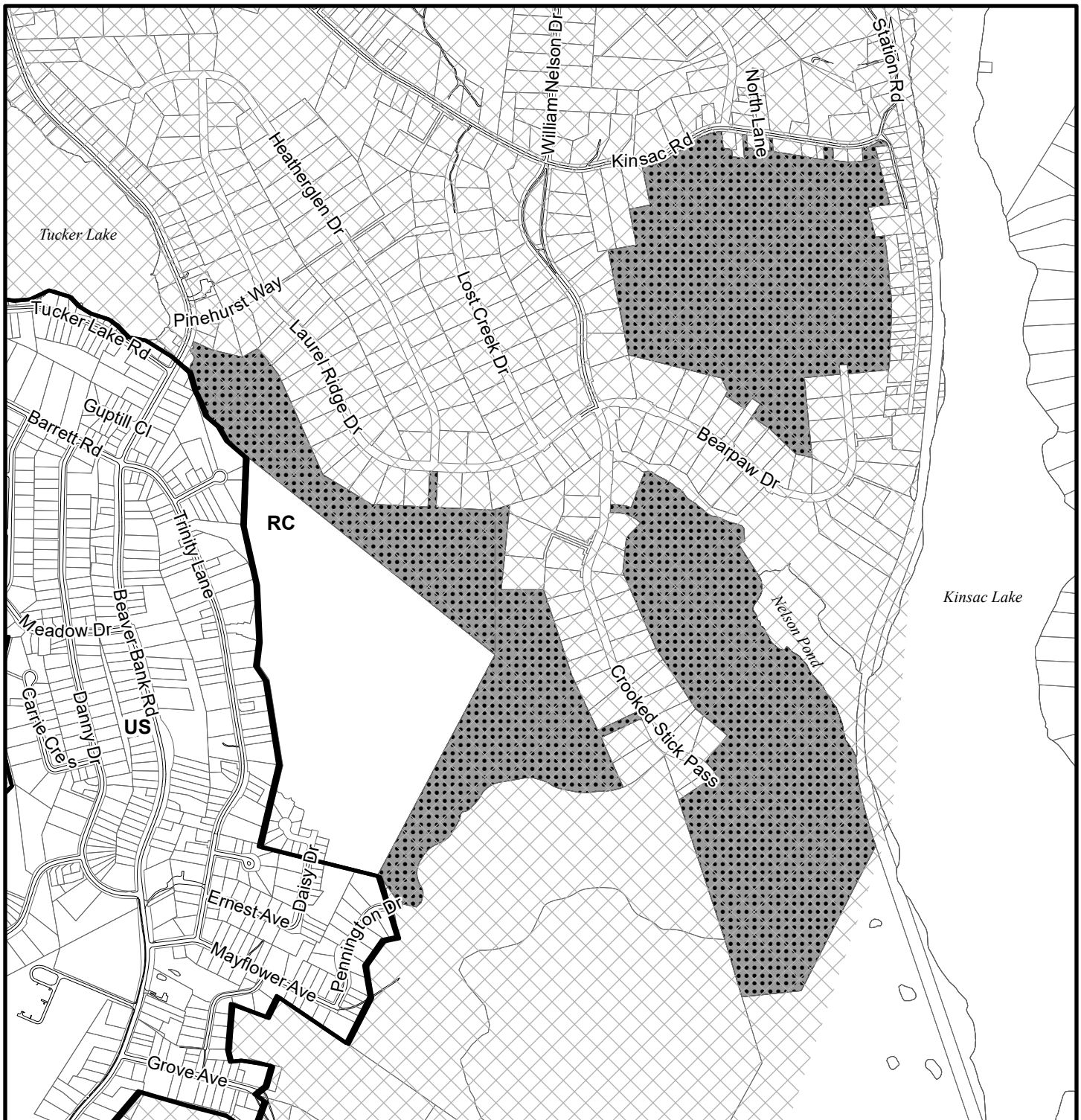




C117 - Lands near Kinsac Lake

Regional Plan

-  Subject Area
-  Regional Plan Generalized Future Land Use Designation
-  Growth Control Area (Schedule J)

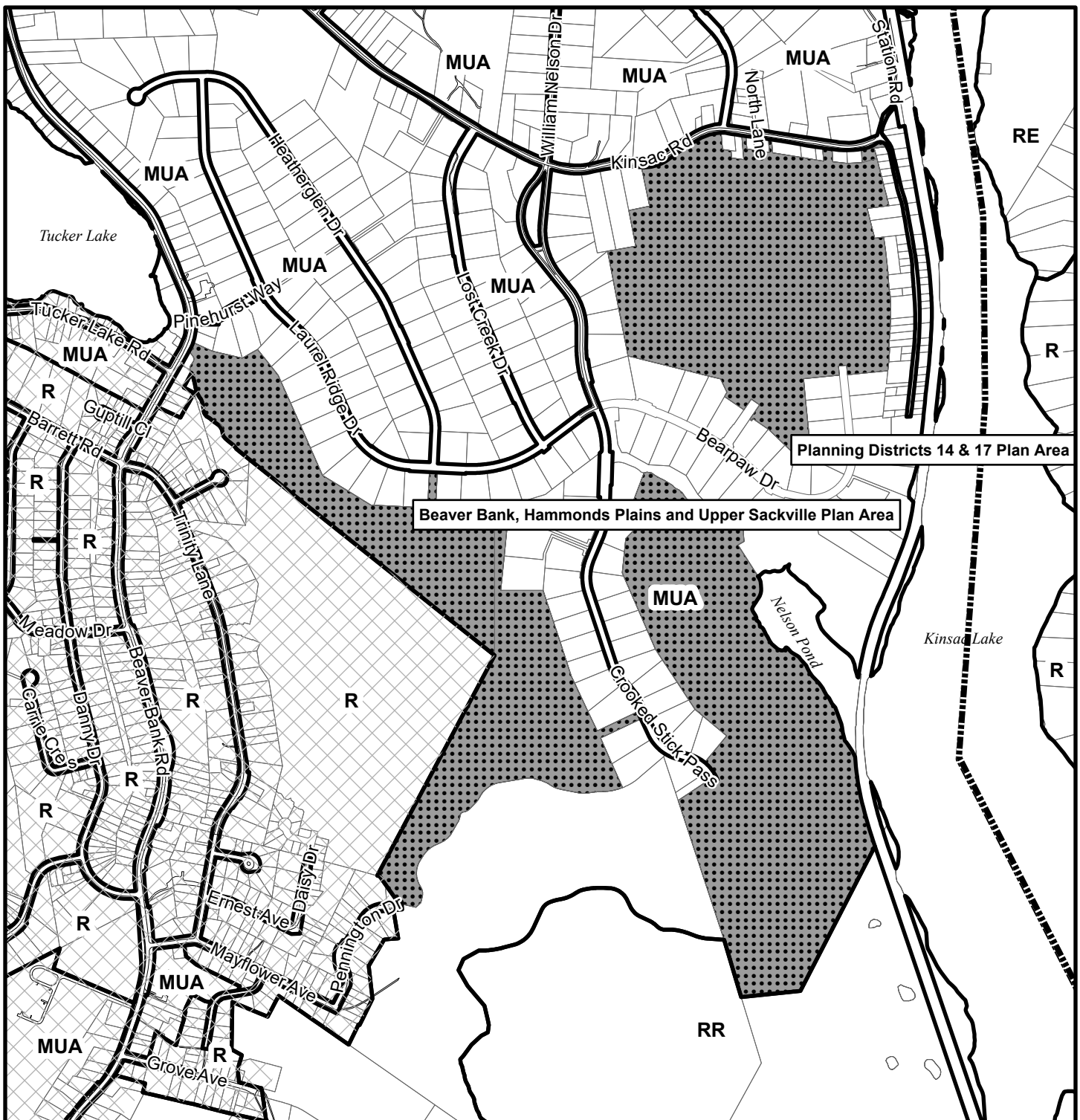


HALIFAX

0 100 200 300 400 500 m

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the Regional Plan.

The accuracy of any representation on this plan is not guaranteed.



C117 - Lands near Kinsac Lake

Generalized Future Land Use

-  Subject Area
-  Plan Area
-  Designation
-  Urban Service Area

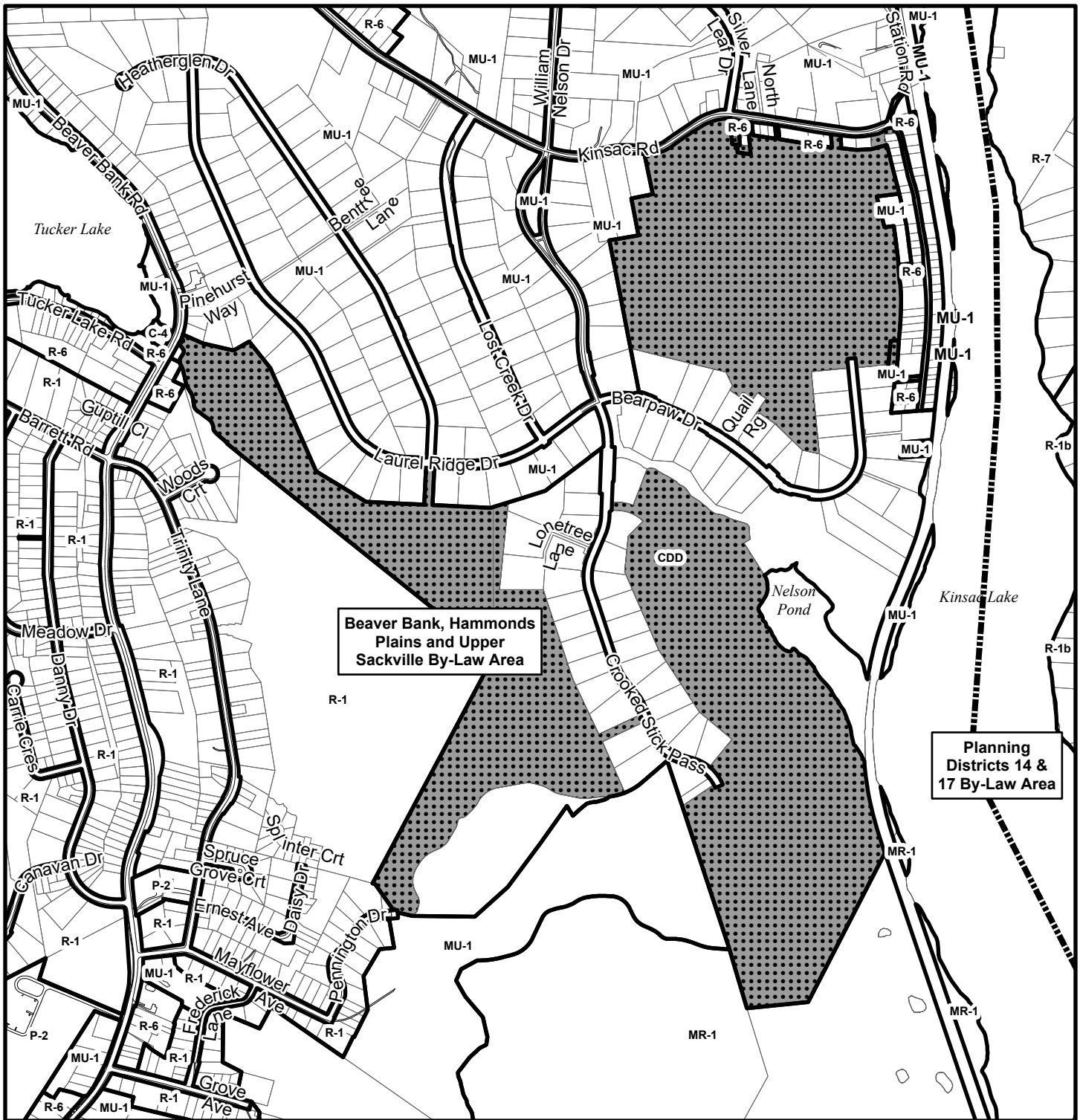


HALIFAX

0 100 200 300 400 500 m

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.



C117 - Lands near Kinsac Lake

Zoning

-  Subject Area
-  By-law Area
-  Zoning



HALIFAX

0 90 180 270 360 450 m

This map is an unofficial reproduction of a portion of the Zoning for the by-law area indicated.

The accuracy of any representation on this plan is not guaranteed.

C117

June 2021

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

Re: Lands of Lost Creek Village Inc. – Lost Creek, Beaver Bank:

Applicant Marchand Developments Ltd.

- 1. PID #41340258 42.5 acres**
- 2. PID #40871626 40.0 acres**
- 3. PID #40121089 101.3 acres**
- 4. PID #41381963 91.4 acres**
- 5. PID #40121931 0.4 acres**

As the 10-year review of the Regional Plan is underway, Lost Creek Village Inc. and Marchand Developments Ltd. are 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 Development Agreement currently regulating development on these lands enables 100 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.

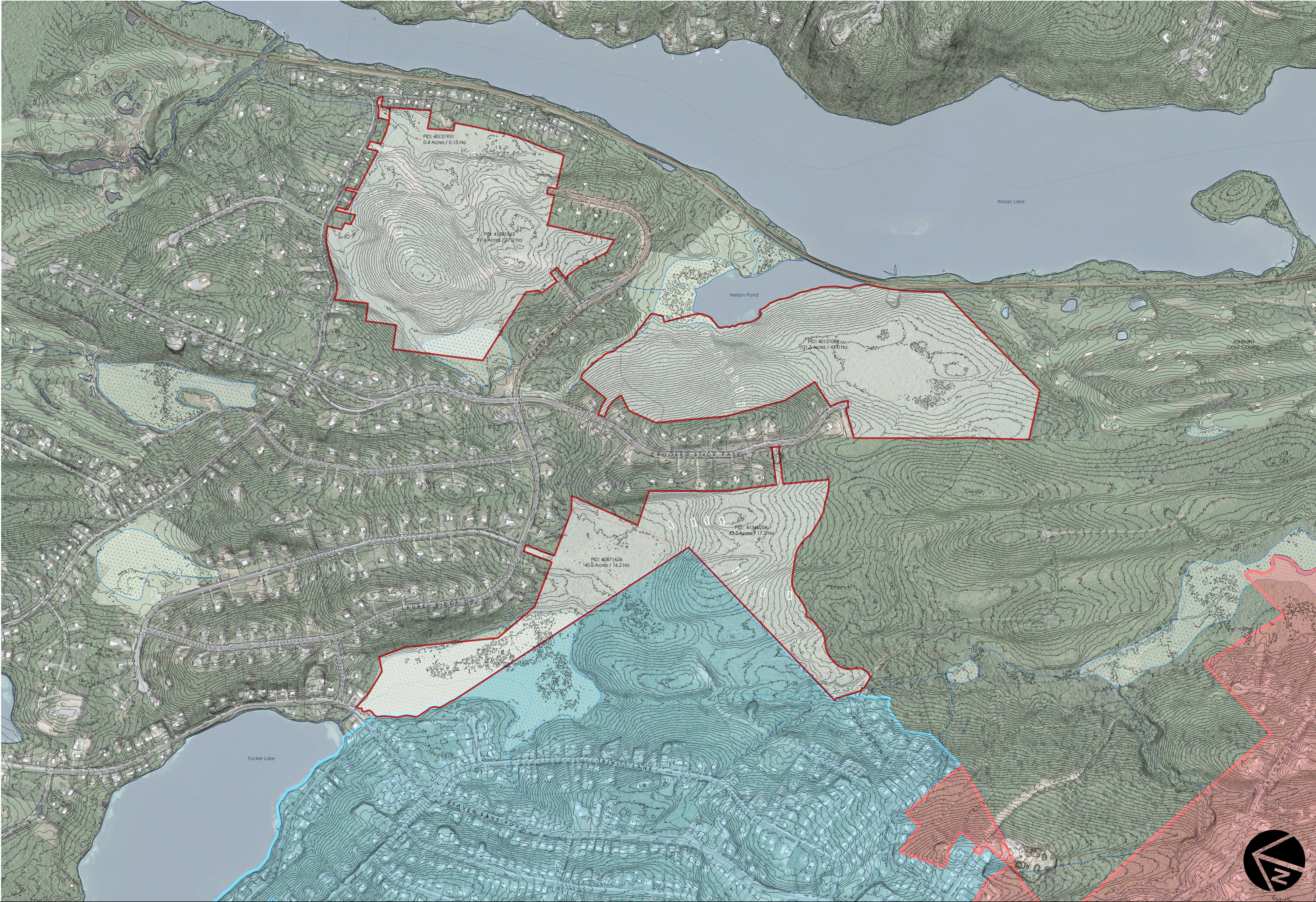
Once you have had an opportunity to review this request, we would ask that we meet to discuss in more detail and how to move this forward.

Sincerely,

A large black rectangular redaction box covering the signature of Jeff Marchand.

Jeff Marchand
President
Marchand Developments Inc.

Enclosure – Attachment A – Subject properties map.



- LEGEND**
- Site Boundary
 - Internal Property Boundary
 - Adjacent Property Boundary
 - Wetland / Watercourse (Mapping)
 - Service Requirements - Water
 - Service Requirements - Urban

- SITE SUMMARY:**
- Total Land Area: 275.6 Acres / 111.55 Ha
 - Existing Zones: CCD / R-6

- NOTES:**
- Subject to survey. Property lines and topographic features are approximate only.
 - Site subject to by-law review and regulations.

- SOURCES:**
- Property lines and topographic features are from Provincial Mapping

SCALE:

0 50 100 200 400m

1:5,000

CLIENT	PROJECT	DRAWING
MARCHAND DEVELOPMENTS	LOST CREEK DEVELOPMENT Beaver Bank, Nova Scotia	ATTACHMENT A - SUBJECT PROPERTIES

PROJECT NO. 21-112	DRAWING NUMBER
DRAWN BY: KW	100
ISSUED FOR REVIEW	
DATE: JUNE 29, 2021	



architecture + planning
1 Canal St, Dartmouth NS B2Y 2W1
www.zzap.ca

Lean Perrin
Regional Plan Review
Planning & Development
Halifax Regional Municipality
Halifax, NS B3J 3A5

Re: Inclusion of PID 00501809 in Regional Plan Request #C117 – Lands Near Kinsac Lake.

Leah,

ZZap is pleased to submit this letter on behalf of our client, Marchand Developments. A submission was previously made to HRM in 2021 (Request #C117). We thank HRM for considering this proposal as part of Phase 5 of the Regional Plan 10-year review. In addition to the PIDs submitted in the original request our client is asking that the following be considered:

1. That an additional 85 Acre (34.4 hectare) PID 00501809 be included in the application request.

Planning Background

Request #C117 included PIDs 41340258, 40871626, 40121089, 41381963, and 4012193. The request was to include these lands in the Urban Settlement Designation and Urban Service Area Boundary to enable subdivision with central servicing. This redesignation would allow for a development that includes 275 residential units on the 111-hectare (275 acre) site. At the time of the original submission HRM's recommended approach was to review the request as part of Phase 5 of the Regional Plan Update. Phase 5 of the Regional Plan review is anticipated to commence in 2024.

Recent development applications approved in the area include Clayton Development's Carriagewood Estates 270 lot subdivision. This development proposal sought an amendment to the Land Use Bylaw to allow for 4000 ft² lots with a 40 ft frontage (reduced from 6000 ft² and 60 ft frontage).

Discussion

Our client would like to amend the original request to include PID 00501809. This 85 Acre parcel abuts PIDs 41340258 and 40121089, two of the PIDs included in the original 2021 request. We believe the addition of this PID is warranted to avoid orphaning this parcel and potentially precluding future development.



architecture + planning
1 Canal St, Dartmouth NS B2Y 2W1
www.zzap.ca

Closing

We would like to thank you for the continued time and effort towards the RP+10 review. 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,

ORIGINAL SIGNED

Chris Markides, MCIP, LPP
Senior Planner
ZZap Consulting Inc.