

From: [Connor Wallace](#)
To: [Regional, Plan](#); [Greene, Kate](#); [Perrin, Leah](#)
Cc: [Harper, Jessica](#); [Holm, Maggie](#)
Subject: [External Email] FW: [External] - RE: Meeting Request - Pre DA application - PID 00642462 North Preston
Date: Tuesday, October 8, 2024 9:08:32 AM
Attachments: [image001.png](#)
[image003.png](#)
[service boundary .png](#)
[24-073-SITE PLAN-111 OP1.pdf](#)

Hi Kate, Leah and Team,

I am reaching out on behalf of our client and landowner of PID: 00642462 in community of North Preston, who are also local residents of the North Preston Community.

We had recently reached out to Maggie and Jess to schedule a pre application meeting with you and your team as they are considering development of the lands through a DA process. See attached preliminary concept plan.

We understand the lands are designated MU Mixed Use within the North Preston / Lake Major / Lake Loon / Cherry Brook / East Preston Plan Area.

In that initial meeting, they flagged and have now confirmed only the portion of the site within the service boundary can be services – despite services being available within the public right-of-way frontage (North Preston Road). Explore HRM snapshot attached.

As such, **we are formally requesting the service boundary be extended to this entire PID** to facilitate development in accordance with applicable MPS DA policies for MU designated properties.

Note, our concept is intended to adhere to all engineering comments below.

We ask that you confirm receipt of this request and advise how it will be considered/processed.

Please let us know if you have any questions or clarifications.

Thank you,
Connor



architecture + planning

Connor Wallace (he/him) | MCIP, LPP

Principal

 zzap.ca

FILE: C:\Users\19022\zwicker\Architecture & Planning\Projects - 2024\Projects\24-073 North Preston Feasibility\4_Planning\1-DWG\24-073 SITE PLAN-111.dwg SHEET: 1x17



LEGEND

- Property Boundary
- Adjacent Property Boundary
- Proposed Retaining Wall

DEVELOPMENT STATISTICS:

- Total Residential Units: 100
- Total At-Grade Parking Stalls (Including Driveways): 122

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 10 20 40 75m

1 : 1,500



ZZap

architecture
+ planning

1 Canal St, Dartmouth
NS B2Y 2W1 | zzap.ca

CLIENT

[Redacted]

PROJECT

NORTH PRESTON FEASIBILITY
North Preston, Nova Scotia

DRAWING

**PRELIMINARY
SITE PLAN**

PROJECT NO. **24-073**

DRAWN BY: KMS

DATE: AUGUST 8, 2024

DRAWING NUMBER

111

-63.46644740 Degrees