

Crane Hill Road

Letter of Intent

Suburban Plan Review

Prepared for:
Kathleen Fralic
Principal Planner

Prepared by:
KWR Approvals



KWRAPPROVALS INC.

October 26, 2023

Kathleen Fralic
Principal Planner | Community Planning – Suburban Plan
Planning & Development | Halifax Regional Municipality
fralick@halifax.ca

Re: Submission for Crane Hill Road (PID No. 41058439), East Preston Property to have designated RCDD for a mixed-use Development as part of Suburban Plan Review.

Dear Kathleen,

KWRA was retained by the Colley Family (Spencer, William, Angela, Ernesta & Sheldon Colley) to submit a Letter of Intent (LOI) for their land assembly at Crane Hill Road (PID 41058439) in East Preston, HRM, Nova Scotia.

This letter is to ask for your consideration of these lands specifically, to be included in the Suburban Plan Review and its proposed Urban Area Boundary. East Preston is currently outside the municipal servicing boundaries, approximately 1.5km from the edge of municipal water servicing and approximately 5km for sewer servicing. East Preston is a historic African Nova Scotian community, this area is currently seen as rural, however there is a desire from the community to provide a greater spectrum of housing that serves community members throughout various stages of life. This includes affordable homes for young people and new families, transitional and accessible housing for seniors looking to downsize, and an overall wider diversity of housing types, outside of the existing single-family homes in the community. This Letter of Intent was commissioned by the Colley family, who are long-standing and involved members of the East Preston community. The vision is to develop their lands to uplift this area and transform it into a thriving, dynamic, and inclusive community hub. While there is intention from the Regional Plan review to concentrate development on existing serviced areas, this has not included East Preston.

Thank you for your consideration, please do not hesitate to reach out with any questions, comments, or concerns.

Thank you,

[redacted]

Isabelle Choumiline
Development Planner & Environmental Coordinator

CC: Jane Rideout (KWRA Planning & Approvals Coordinator)
Kevin Riles (KWRA President & CEO)
The Colley Family
Heather Murray
Miles Agar (HRM Director of Regional Planning)
David Hendsbee (Councillor, District 2)

Property Background

The subject property (PID 41058439) is 67.2-acres of undeveloped raw land at Crane Hill Road in the community of East Preston. The property has frontage on Crane Hill Road, Glasgow Road, Highway 7, and Upper Governor Street. This property is governed by the North Preston/Lake Major/Lake Loon/Cherry Brook/East Preston Planning Strategy and Land Use By-Law. The LRIS mapping of the property is attached as Appendix A. It is zoned Rural Settlement (RS) under the Land Use By-Law. The Rural Settlement designation permits a variety of different uses, including residential, commercial, community, and resource/agricultural uses.

A complete list of accepted uses for this zone is provided in the Land Use By-Law (Appendix B). The property is outside the urban serviceable boundary; therefore, water and sewer would be required to be extended or developed on-site. The property is zoned Mixed Use (MU) on the generalized future land use map (GFLUM). This indicates that future developments of this land would allow for a mix of rural uses including residential, commercial, resource, and community. The 401 bus route along Highway 7 services this area.



Image: Aerial photography of the property, to the rear of low-density residential housing along Glasgow Road.



Image: The property is across from the Grandview Golf & Country Club

McCallum Environmental undertook a wetlands analysis and environmental assessment of the entire property in order to understand how the land typology may be affected by development. McCallum's initial assessment found four wetlands and two watercourses on the property. A map of the wetlands and watercourses is attached as Appendix C.

No species at risk were found in the wetlands or watercourses. From Data on the Nova Scotia Provincial Landscape viewer, the lands are within Deer habitat, but are not within a Protected Area, Species Management Practice Zone, or Significant Habitat Area. The ecological land classification of the area is tolerant Hardwood Drumlins and Hummocks. Development would not be possible on the western portion of the property due to the presence of a large wetland and a watercourse, however there are development opportunities and a variety of options to be considered for site plan designs on this large parcel that would not interfere with the wetlands on the property.

Proposal & Planning Rationale

This letter is to indicate the intention for the subject property and possible a larger area of East Preston to become part of the Suburban Plan's Urban Area Boundary. The Colley family has a substantial amount of land that they would like to develop to bring investment and activity to this community, yet the current lack of municipal services significantly limits the development potential of the 67.2-acre Crane Hill Road site. The development envisioned for the subject property would be community oriented and primarily residential, as the need for housing of all forms is present in East Preston. However, recognizing that healthy and complete communities require a mix of supported uses, other commercial, institutional, and parkland designations would be included. East Preston has been considered a rural settlement and as a result, has not had sewer or water infrastructure extended to the community. Without this, the growth of the area is very limited. Given the limited housing options in the community beyond single-family homes, community members seeking other housing types cannot remain in the community.



Map: KWRA GIS Analysis showing the Centre Plan and Suburban Plan Area in relation to the subject property.

It is important to note that East Preston is not considered as a Rural Growth Node by the Draft Regional Plan. As shown through KWRA's GIS analysis the proposed Suburban Plan Area Boundary stops at the Cherrybrook/North Preston/East Preston Planning Area boundary, despite the Suburban Plan Area Boundary extending into various other Community Plan Areas.

The Colley Family property is located in the middle of the Cherrybrook/North Preston/East Preston Planning Area and the subject property is located only 4km away from the current proposed Suburban Plan Boundary. Additional GIS mapping can be found within Appendix D. The community is between the burgeoning Suburban Area and the Lake Echo Rural Growth Node. East Preston has been historically underserved for development and infrastructure improvements and the community has voiced their concern for better bus routes since 2021 (Halifax Examiner, 2021). Only in recent years were sidewalks and road shoulders developed in the community to allow pedestrians safer travel. Extending the Suburban Plan Boundary 4 to 5 kilometres into the Cherrybrook/North Preston/East Preston Planning Area along the Highway 7 to include our client's property and a larger area, could provide the community with the opportunity for mindful development. With this letter of intent, the Colley family is demonstrating that there is community desire invest in the future of East Preston.

Conclusion

The intention of this letter is to ask that the Halifax Regional Municipality consider including the 67.2-acre subject property and surrounding area in the Suburban Plan Review and extending the proposed Urban Area Boundary. The Colley family's Crane Hill Road property has the potential to be developed into a thriving community hub, but without municipal services the development potential is significantly limited.

Appendix A

PROPERTY Online

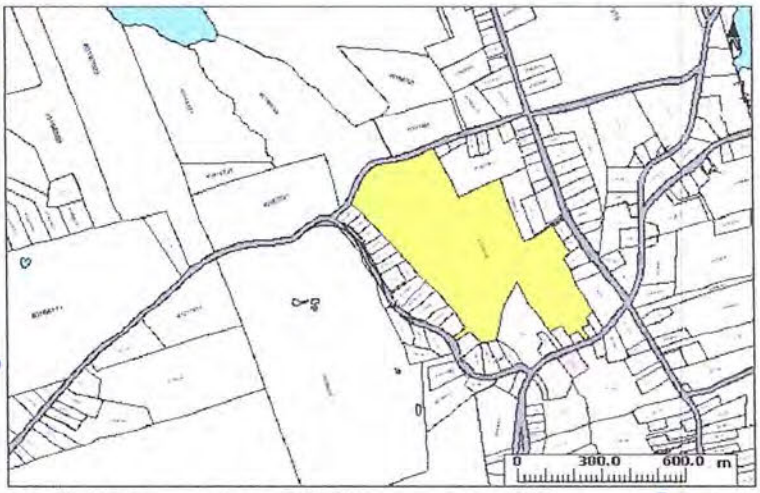
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- Topo
- Monuments
- Place Names
- Refresh Map
- NS Overview
- Locator Map
- Print Map



Lat: 44-42-58N Long: 63-26-03W Scale: 16554 Zoom: 2

PID:	41058439 Details
AAN:	09419527
Value:	$62,700 (2022 RESIDENTIAL TAXABLE) $7,600 (2022 RESOURCE TAXABLE)
Address:	CRANE HILL ROAD PRESTON
County:	HALIFAX COUNTY
Owner:	COLLEY PHILLIP DEVEL INC
LR:	LAND REGISTRATION

1

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

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Center Selection

Properties
LR Parcel Shading
Topo
Monuments
Place Names
Refresh Map

NS Overview
Locator Map
Print Map



Lat: 44-43-08N Long: 63-26-01W Scale: 8277 Zoom: 2

Location: Search

PID: 41058439 Details
AAN: 09419527
Value: $62,700 (2022 RESIDENTIAL TAXABLE)
$7,600 (2022 RESOURCE TAXABLE)
Address: CRANE HILL ROAD
PRESTON

County: HALIFAX COUNTY
Owner: COLLEY PHILLIP DEVEL INC

LR: LAND REGISTRATION

1

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

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Property Search Results

1 Property found 1

PID:	41058439	Owner:	COLLEY PHILLIP DEVEL INC	Civic Address:	CRANE HILL ROAD PRESTON	AAN:	09419527
Type:	STANDARD PARCEL	Mailing Address:	2180 NO. 7 HWY EAST PRESTON NS CA B2Z 1G3			Value:	$62,700 (2022 RESIDENTIAL TAXABLE) $7,600 (2022 RESOURCE TAXABLE)
Status:	ACTIVE			County:	HALIFAX COUNTY		
LR Status:	LAND REGISTRATION			Area:	27.2 HECTARE(S)		

Details Map

1 Property found 1

Ownership and all information in this report pertaining to Non-Land Registration Parcels is believed to be an accurate reflection of registered documents affecting the lot, parcel or area of land to which it relates, however, it is not intended to be relied upon by the reader as advice on the current state of any title to land. A search of the records at the appropriate Registry of Deeds office may be required to determine the current owner(s) of the lot, parcel or area of land under consideration. THIS IS NOT AN OFFICIAL RECORD.

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Appendix B

HALIFAX

LAND USE BY-LAW

NORTH PRESTON / LAKE MAJOR / LAKE LOON / CHERRY BROOK / EAST PRESTON

PART 6: RS (RURAL SETTLEMENT) ZONE

6.1 RS USES PERMITTED

No development permit shall be issued in any RS (Rural Settlement) Zone except for the following:

(a) Residential Uses
Bed and breakfast establishments
Boarding and rooming houses
Business uses in conjunction with permitted dwellings
Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings
Mobile dwellings, skirted
Multi-unit dwellings containing up to four (4) dwelling units
Senior citizen housing
Single unit dwellings
Two unit dwellings

(b) Community Uses
Day care facilities
Government offices and public works
Hospitals and medical clinics
Institutional uses

(c) Commercial Uses
Automotive repair outlets, except within the Lake Major Watershed
Bakeries
Banks and financial institutions
Commercial schools and gyms
Funeral establishments
Offices
Parking lots
Printing establishments
Recycling depots
Restaurants, except drive-in and take-out restaurants
Retail and food stores, including video rental outlets
Service and personal service shops
Service stations, except within the Lake Major Watershed
Veterinary clinics
Welding, plumbing and heating, electrical and other special trade contracting services and shops

(d) Resource Uses
Agricultural uses
Agricultural uses - intensive, except within the Lake Major Watershed or within areas serviced by central water and sewer systems
Agricultural related buildings, including single unit or mobile dwellings used in conjunction with an agricultural use
Nurseries and greenhouses
Retail uses in conjunction with permitted agricultural uses

6.2 RS ZONE REQUIREMENTS: RESIDENTIAL USES

In any RS Zone, where residential uses are permitted, no development permit shall be issued except in conformity with the following requirements:

(a)	Minimum Lot Area:	
	Single unit and mobile dwellings	6,000 square feet (557.4 m^2) where central services are available; 20,000 square feet (1858.1 m^2) where central services are not available
	Two unit dwellings	7,000 square feet (650.3 m^2) or 3,500 square feet (325.2 m^2) per dwelling unit where each dwelling unit is located on a separate lot and where central services are available; 20,000 square feet (1858.1 m^2) where central services are not available
	Multi-unit dwellings, group care, boarding and rooming houses	7,500 square feet (696.8 m^2) where central services are available 30,000 square feet (2787.1 m^2) where central services are not available
	Senior citizen housing	6,000 square feet (557.4 m^2) plus 1,500 square feet (139.4 m^2) per unit in excess of three (3) where central services are available; 20,000 square feet (1858.1 m^2) plus 5,000 square feet (464.5 m^2) per unit in excess of three (3) where central services are not available
	Row/Townhouse dwellings	2,000 square feet (185.8 m^2) per dwelling unit where each dwelling unit is located on a separate lot and where central services are available
(b)	Minimum Frontage:	
	Two unit dwellings	25 feet (7.6 m) or 25 feet (7.6 m) per dwelling unit where each dwelling unit is located on a separate lot
	Row/Townhouse dwellings	20 feet (6.1 m) per dwelling unit where each dwelling unit is located on a separate lot and where central services are available
	All other residential uses	25 feet (7.6 m)
(c)	Minimum Front or Flankage Yard	20 feet (6.1 m)
(d)	Minimum Rear or Side Yard:	
	Multi-unit dwellings, boarding houses and senior citizen housing	15 feet (4.6 m)
	Row/Townhouse dwellings	8 feet (2.4 m), or 0.0 from the side being common with another dwelling unit
	All other residential uses	8 feet (2.4 m), or 0.0 from the side being common with another dwelling unit
(e)	Maximum Lot Coverage:	

	All residential uses	35 per cent
(f)	Maximum Height of Main Building:	
	All residential uses	35 feet (10.7 m)

6.3 RS ZONE REQUIREMENTS: COMMUNITY USES

In any RS Zone, where community uses are permitted, no development permit shall be issued except in conformity with the requirements of Part 12 as are applicable.

6 4 RS ZONE REQUIREMENTS: COMMERCIAL USES

(a) In any RS Zone, where commercial uses are permitted, no development permit shall be issued except in conformity with the requirements of Part 9 as are applicable.
(b) The gross floor area devoted to all commercial uses located on any lot shall not exceed two thousand (2,000) square feet (185.8 m^2).

6.5 RS ZONE REQUIREMENTS: RESOURCE USES

(a) In any RS Zone, where resource uses are permitted, no development permit shall be issued except in conformity with the requirements of Part 14 as are applicable.
(b) No more than two thousand (2,000) square feet (185.8 m^2) of floor area of all structures on any lot shall be used for a retail use accessory to an agricultural use.

6.6 OTHER REQUIREMENTS: BUSINESS USES

Where business uses are permitted in conjunction with a dwelling within an RS Zone, the following requirements shall apply:

(a) No more than one thousand (1,000) square feet (92.9 m^2) of the combined gross floor area of any dwelling or accessory building shall be devoted to any business use, and in any case, the gross floor area of any business use within a permitted dwelling shall not exceed seven hundred and fifty (750) square feet (69.7 m^2).
(b) No open storage or outdoor display shall be permitted, except where a fence or other visual and physical barrier is erected.
(c) No material or equipment which is obnoxious or creates a nuisance by virtue of noise, vibration, glare, odour or dust shall be used on the lot.
(d) Not more than one (1) business sign shall be permitted and no such sign shall exceed ten (10) square feet (.93 m^2) in area or exceed five (5) feet (1.5 m) in any one dimension, and in the case of a ground sign, five (5) feet (1.5 m) in height.
(e) One off-street parking space, in addition to that required for the dwelling, shall be provided.

6.7 OTHER REQUIREMENTS: SERVICE STATIONS AND VEHICLE HOLDING AREAS

In any RS Zone, where vehicle holding areas and service stations are permitted, no development permit shall be issued except in conformity with Sections 9.6 and 9.7 as are applicable.

HALIFAX

MUNICIPAL PLANNING STRATEGY FOR NORTH PRESTON / LAKE MAJOR LAKE LOON / CHERRY BROOK AND EAST PRESTON

MIXED USE DESIGNATION

The communities of North Preston and East Preston are situated beyond the urbanizing metropolitan area. Consequently, the pattern of land uses within these two communities exhibits semi-rural characteristics. Although the predominant form of land use is the single unit dwelling, many residents of these communities are also engaged in small-scale commercial and resource related activities on their properties. Livestock production, construction contracting, forestry, automotive repair and small-scale service and retail outlets are prevalent throughout these two communities.

The Mixed Use Designation has been applied to the communities of North Preston and East Preston and includes portions of these communities which are located within the Lake Major Watershed. The designation is intended to retain the mixture of residential, community, commercial and resource uses which are traditionally found within rural communities and permits most uses that might occur within residential, commercial, institutional or resource designations. Specific limitations relative to the size and nature of each land use will be established in addition to site specific evaluation of certain development proposals within the Lake Major Watershed.

In order to provide a degree of flexibility, while allowing discretion to be exercised, certain uses such as commercial developments having in excess of 2,000 square feet of floor area, multiple unit dwellings and light industrial developments shall be accommodated through the development agreement provisions of the Planning Act. In addition, the development of new livestock production facilities and auto related industries within the Lake Major Watershed will be subject to more site specific evaluations afforded through the development agreement process.

It is recognized that, within the Mixed Use Designation, there may be areas which may desire or benefit from a rezoning to a more restrictive residential zone. The designation, therefore, provides for rezoning to a more restrictive residential zone in order to reflect a transition from a mixed land use pattern to a predominantly residential environment.

MU-1 It shall be the intention of Council to establish a Mixed Use Designation, as shown on Map 1 - Generalized Future Land Use. Within this designation, those uses which are traditionally found in rural communities and which may be accepted into the Plan Area without adversely affecting the character and attractiveness of this environment will be permitted.

MU-2 Within the Mixed Use Designation, it shall be the intention of Council to establish a rural settlement zone which permits single and two unit dwellings, multiple unit dwellings containing up to four (4) units, mobile homes skirted and on individual lots, residential care facilities and institutional uses. The zone shall also permit limited home business activities, as well as general commercial activities of up to two thousand (2,000) square feet of floor area, except for auto service outlets within the Lake Major Watershed, and shall permit resource related activities except new or expanded facilities associated with existing intensive resource uses. In addition, the zone shall establish controls on open storage, outdoor display, parking and signage in order to address compatibility concerns with surrounding development.

The Department of Housing subdivision in North Preston, the Preston and Area Housing Fund subdivision in East Preston, and an area along Bell Street, between Highway No. 107 and Highway

There is a need for a detailed level of Planning to be carried out for the land assembly lands located between the communities of North Preston and East Preston. A majority of the land assembly lands is comprised of Crown land and land owned by the City of Dartmouth. These lands were assembled Partly in order to provide Protection to water quality within the Lake Major Watershed and Partly in order to provide direction for future community growth outside the boundary of the watershed. A large tract of land which is located west of Eagle Lake and the Loch Lorien subdivision is currently under loan term lease to WADE.

In November of 1982, a detailed land use plan was prepared by Porter-Dillon and Associates Ltd. in order to assist in the implementation of the land assembly program. The recommendations of the detailed plan were never invoked, however, primarily because no decision was reached relative to the final disposition of the assembled lands to the community development corporation for eventual private ownership by residents.

In order to provide support to the land assembly program, while providing a developmental framework within which this program may be implemented, comprehensive development districts will enable detailed secondary planning to be carried out and provide flexibility such that the assembled lands may be developed for community-based residential, recreational, resource and industrial activities.

Priority should be given to resolving the issue of private ownership of public lands, particularly those lands which are located outside the watershed boundary. Consideration should also be given to conveying part of the lands which are located along the west side of Upper Governor Street within the watershed boundary for use as private building lots, subject to appropriate measures for protecting water quality in Long Lake.

RE-12 It shall be the intention of Council to support the implementation of the land assembly project between the communities of North Preston and East Preston by establishing comprehensive development districts which permit low density residential development and the development of local industrial, commercial, recreational, community facility and resource uses. In considering amendments to the land use by-law to establish a comprehensive development district zone, Council shall have regard to the following:

(a) that the development includes a minimum area of three (3) acres and is capable of being serviced by on-site sewage disposal systems;
(b) that provision is made to co-ordinate the development in relation to the existing transportation network, existing and future land uses, and an overall land use plan;
(c) that provision is made for storm drainage and methods to protect the Eagle Lake and Lake Major Watershed water systems based on reports from the appropriate Provincial, Federal and Municipal government authorities;
(d) that, where resource and industrial uses are to be developed, the provisions of Policies MU-10 and MU-12 shall apply respectively;
(e) that the development is consistent with the general policies of this strategy and furthers its intent; and
(f) the provisions of Policy IM-9.

RE-13 Pursuant to Policy RE-12, and as provided for by the Planning Act, the development of any district shall only be considered by Council through a development agreement or agreements which shall specify:

(a) the types of land uses to be included in the development;
(b) the general phasing of the development;
(c) the distribution and function of proposed public lands;
(d) any specific land use elements which characterize the development;
(e) any other matter relating to the development's impact upon surrounding uses or upon the general community, as contained in Policy IM-9.

RE-14 It shall be the intention of Council that any agreement made pursuant to Policies RE-12 and RE-13 may be discharged upon completion of the development or upon completion of particular phases of the development. Upon discharging part or all of any agreement, Council shall zone the lands to reflect the intent of the agreement.

(a) amendments within a designation to provide for the development of uses which are uses permitted within the abutting designation; or

(b) amendments within a designation to provide for the development of uses which are uses permitted by the zone on the abutting property within the abutting designation.

IM-6 It is not intended that all land shall be prezoned for specific uses. Rather, in order to give Council a greater degree of control, the strategy provides that certain land uses shall be considered only as amendments to the land use by-law or, in certain instances, by development agreements, as provided for in the Planning Act. Such amendments and agreements shall be considered only if they meet the policies found within this planning strategy.

IM-7 The following uses shall only be considered by amendment to the land use by-law.

(a) Within the Mixed Use Designation:
  (i) more restrictive residential uses according to Policy MU-3;
  (ii) general commercial uses according to Policy MU-5.

(b) Within the Residential Designation:
  (i) local convenience uses according to Policy RES-4.

(c) Within the Resource Designation:
  (i) residential uses according to Policy RE-8;
  (ii) comprehensive development districts according to Policy RE-12.

IM-8 The following uses shall only be considered subject to the entering into of a development agreement, according to the provisions of the Planning Act.

(a) Within the Mixed Use Designation:
  (i) multiple unit dwellings containing more than four (4) dwelling units according to Policy MU-4;
  (ii) general commercial activities in excess of five thousand (5,000) square feet, according to Policy MU-6;
  (iii) general commercial uses in excess of two thousand (2,000) square feet of floor area according to Policy MU-7;
  (iv) new or expanded facilities related to service stations, car washes and auto repair outlets within the Lake Major Watershed, according to Policy MU-8;
  (v) commercial recreation uses, according to Policy MU-9;
  (vi) new or expanded facilities related to intensive resource uses, according to Policy MU-10;
  (vi) light manufacturing, service and resource industries according to Policy MU-12,
  (vii) expansion of an existing salvage yard in North Preston, according to Policy MU-15,
  (viii) expansion of an existing salvage yard in East Preston, according to Policy MU-16.

(b) Within the Residential Designation:
  (i) multiple unit dwellings containing more than four (4) units according to Policy RES-3,

Appendix C



Prepared For:

Colley Phillip Devel Inc.

22-702 Crane Hill Wetland and Watercourse Delineation Results

PID 41058439

East Preston, NS

Wetland or Watercourse Continues Beyond Study Area

Approximate Boundary of PID 41058439

Field Delineated Watercourse

Field Delineated Wetland



Coordinate System: NAD 1983 CSRS UTM Zone 20N
Projection: Transverse Mercator
Datum: North American 1983 CSRS
Units: Meter

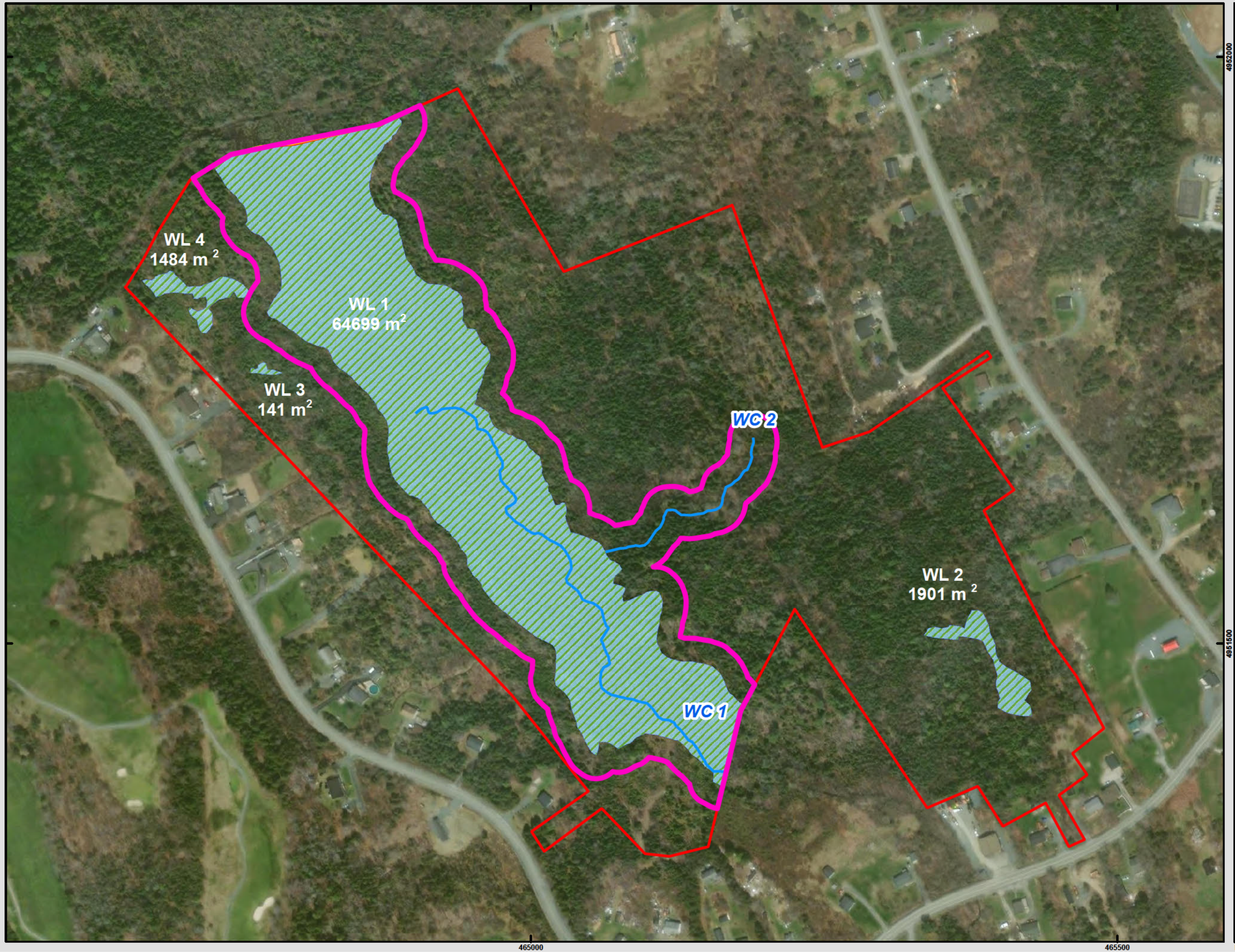
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1:3,000 Scale when printed @ 11" x 17"

Drawn By: B. Thomas Date: 2022-10-03

McCallum Environmental Ltd.

Document Name: 221003_FieldResults_BT



Prepared For:

Colley Phillip Devel Inc.

22-702 Crane Hill Wetland and Watercourse Delineation Results

PID 41058439

East Preston, NS

- 20 HRM Buffer
- Wetland or Watercourse Continues Beyond Study Area
- Approximate Boundary of PID 41058439
- Field Delineated Watercourse
- Field Delineated Wetland



Coordinate System: NAD 1983 CSRS UTM Zone 20N
Projection: Transverse Mercator
Datum: North American 1983 CSRS
Units: Meter

0 25 50 100 m

1:3,000 Scale when printed @ 11" x 17"

Drawn By: B. Thomas

Date: 2023-02-27

McCallum Environmental Ltd.

Document Name: 221003_FieldResults_BT

Appendix D


Fall River
Waverley
Lower Sackville
Bedford
Timberlea
Dartmouth
Halifax
Eastern Passage
Herring Cove
Suburban Plan Area
Regional Centre Plan Area
Colley Family Property
Cherrybrook/North Preston/
East Preston Planning Area
Scale 1:140,000
0 1.25 2.5 5 Kilometers
KWR Approvals Inc.
Maxar


Proposed Suburban Plan Area
Regional Centre Plan Area
Colley Family Property
Cherrybrook/North Preston/
East Preston Planning Area
Waverley
Lower Sackville
Bedford
Dartmouth
Halifax
Canadian National
Spruce Island
Crosby Island
Scale 1:75,000
0 1.25 2.5 5 Kilometers
KWR Approvals Inc.
Fall River
Waverley
Lower Sackville
Bedford
Dartmouth
Halifax
Eastern Pas
Brookside
Herring Cove
Earthstar Geographics



KWR Approvals Inc.


MONTAGUE RD
LAKE LOON RD
CHERRY BROOK
LAKEHILL DR
MONTAGUE RD
MACLAUGHLIN RD
RILEY RD
Humber Park
Sunset Acres
HILLSBORO DR
107
7
107
107
Proposed Suburban Plan Boundary
Cherrybrook/North Preston/ East Preston
Fall River
Waverley
Lower Sackville
Bedford
Dartmouth
Halifax
Eastern Pas
Brookside
Herring Cove
Prospect Bay
101
103
102
Earthstar Geographics
Source: Esri, Maxar, Ear
Scale 1:10,000
0 125 250 500 Meters
KWR Approvals Inc.