

February 24, 2025

Via Email: regionalplan@halifax.ca

Anne Winters
REGIONAL PLANNING TEAM
Halifax, Nova Scotia

Re: Regional Plan Review - Schedule J, Beaver Bank Growth Control Area

Dear Members of the Regional Development Planning Team,

We are the homeowners of 449 Heatherglen Drive, in Beaver Bank, NS since we purchased lands and built in 2008. We are writing to formally request that the Regional Planning Department review our proposal to subdivide our 3.3-acre property, and given the land size, we propose allowing subdivision to create an additional one to three lots – which can be easily achievable by installing a private roadway to facilitate future development. Our family strongly believes that such subdivision would benefit both us and the community, especially given the growing housing challenges facing our city. See Appendix 1

With the existing land zoned MU-1 allows 2 unit dwelling with an auxiliary suite, which is not as easily achievable by non developers. Subdividing the existing house and lands provides the equity of selling the existing house with land placement, to develop and utilize the abundance of remaining under-utilized vacant land, which currently consists of many fallen trees and dead trees throughout.

As you are aware, there is an increasing demand for housing within our city, with many families struggling to find adequate accommodations. This is particularly concerning for us as homeowners who wish to age in place while also creating affordable housing opportunities for our children. By subdividing our land, we can create the necessary space to accommodate future generations without contributing to the strain on an already burdened housing market.

We have reviewed recent subdivisions and developments in neighboring areas, which have allowed similar land to be subdivided for residential purposes, including smaller frontages and private lanes, see Appendix 2. Our proposal is consistent with these precedents and aligns with the broader community goals of providing more diverse housing options in the region. The introduction of a private roadway would allow us to responsibly develop these lots while maintaining the character of the neighborhood and providing sufficient access for

future homeowners. These lands are fully sustainable with drilled well/ septic and can be developed at the homeowners' expense at no additional cost nor infrastructure costs to HRM, and will provide the increased property tax stream for additional lots created, while meeting the housing crisis solutions mandate being recognized.

We were unaware of the previous frontage changes within this area, alleged due to increased traffic on Beaver Bank Road, however since that time within Beaver Bank, many developers have been permitted to develop smaller parcels of lands with residential including larger apartment complexes 326 & 328 Beaver bank Road and the approximate 360 rental units, with another apartment building under construction and others proposed. As a homeowner we request the same consideration to allow us to utilize lands for residential purposes. Regarding traffic, many of the subdivisions within Beaver Bank can easily be connected thru the subdivisions, such as Lost Creek thru Monarch and other areas to provide an added means of alternate route and emergency egress.

We kindly request that you consider our proposal and review it independently, taking into account both the current housing shortage and the potential benefits of such modification to allow subdivision of lands for additional housing development. By approving this request, we would not only be securing a future for our children but also contributing to addressing the housing needs of the broader community.

Thank you for your time and consideration of our request. We are happy to meet with you in person to discuss the specifics of the proposal further and answer any questions you may have, or can be reached via phone or email. We look forward to your favorable response.

Respectfully,



Ann-Louise & Peter McKinnon
449 Heatherglenn Drive
Beaver Bank, NS B4G 0A2

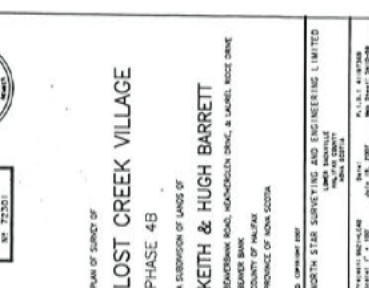


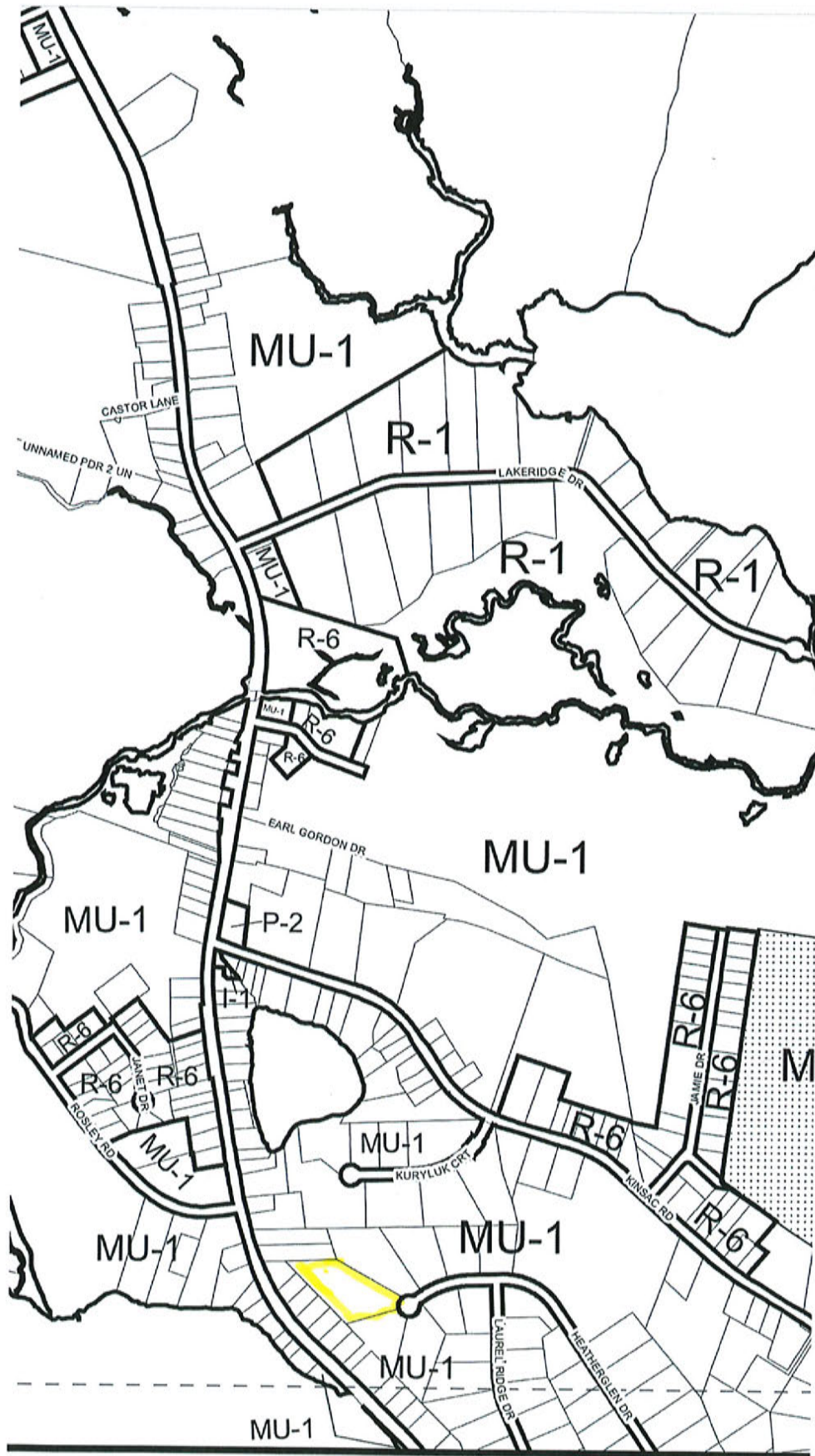
APPENDIX 1

Site Plans, Proposed Subdivision of Lands

449 Heatherglen Drive

Beaver Bank, NS





MUNICIPALITY
SUBDIVISION
FILED FOR
24/07/2007

SUBDIVISION FILE NO.
14014 -
HALIFAX REGIONAL
MUNICIPALITY

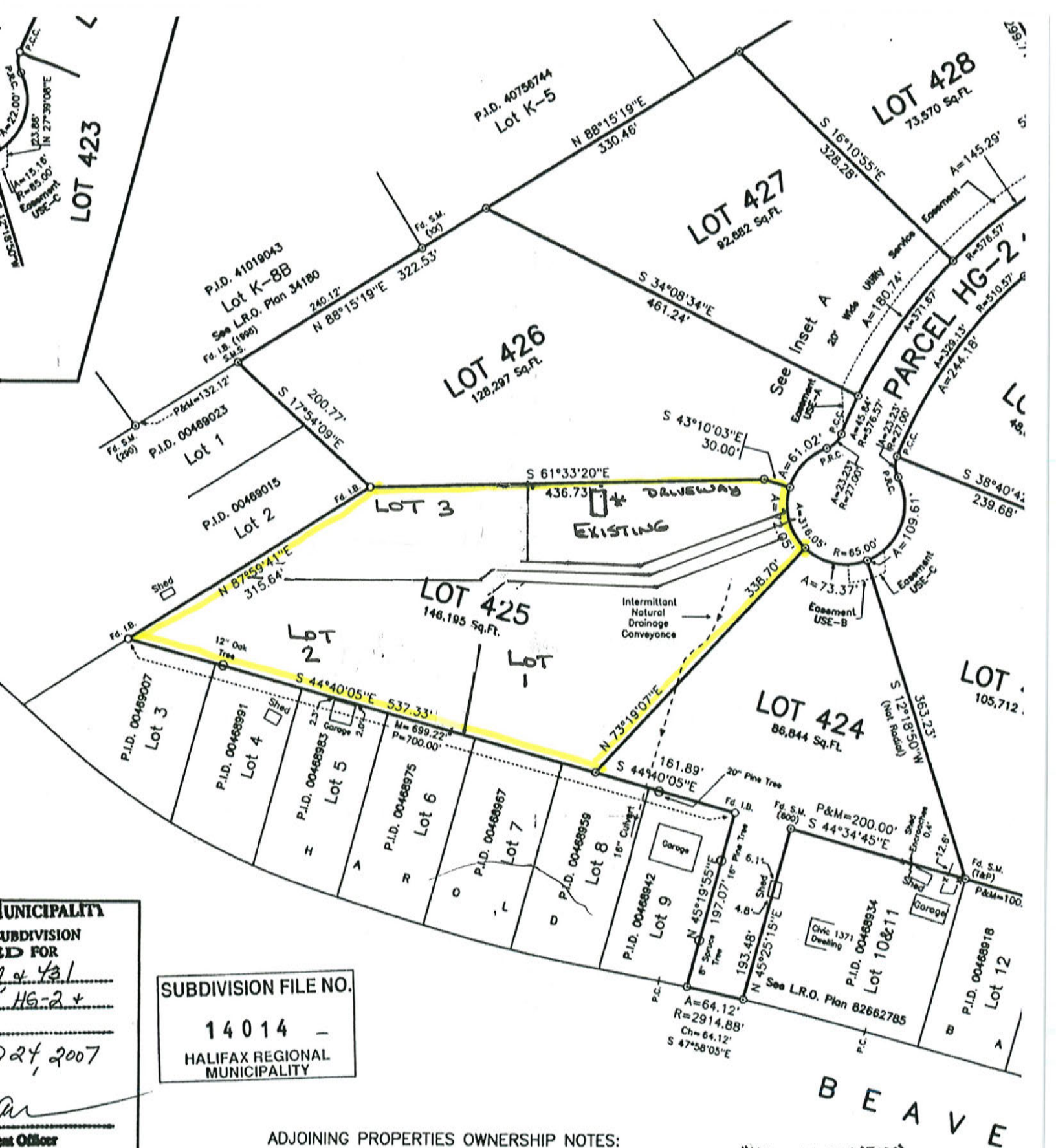
Development
enters for watercourse
development. Buffers
20 metres increasing
depending on slopes.
and may affect the
on this plan. For
watercourse buffer
HRM before applying

PROVINCIAL PERMITS
ation, it is advised that
the NS Environment Act

ADJOINING PROPERTIES OWNERSHIP NOTES:

P.I.D.	Identifier	Owner	Title Document
41019043	Lot K-8B	Bernard & Carol Kuryluk	Book 6680, Page 602
40756744	Lot K-5	David & Ann Buck	Book 5909, Page 395
40756728	Lot K-3	Thomas & Tracy Bishop	Book 5909, Page 410
41205154	Lot 328	Joseph Junior Ingram	Document No. 87978665
41205162	Lot 329	Keith & Hugh Barrett	Book 3923, Page 1238
41205170	Lot 330	Keith & Hugh Barrett	Book 3923, Page 1238
41205188	Lot 331	Keith & Hugh Barrett	Book 3923, Page 1238
41205196	Lot 332	Keith & Hugh Barrett	Book 3923, Page 1238
41205204	Lot 333	Keith & Hugh Barrett	Book 3923, Page 1238
41205212	Lot 334	Keith & Hugh Barrett	Book 3923, Page 1238
41205220	Lot 335	Keith & Hugh Barrett	Book 3923, Page 1238
41111287	Lot 438	Keith & Hugh Barrett	Book 3923, Page 1238

* HOUSE LOCATION
APPROXIMATE



PROPERTY Online



Property Online Map

Date: February 12, 2024 13:18:52 PM



PID:	41111154	Owner:	ANN-LOUISE MCKINNON	AAN:	10067200
County:	HALIFAX COUNTY		PETER IAN MCKINNON	Value:	(2024 RESIDENTIAL TAXABLE)
LR Status:	LAND REGISTRATION	Address:	449 HEATHERGLEN DRIVE		
			BEAVER BANK		
			LOT 425		

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.

Property Online Version 1.0

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If you have comments regarding our site please direct them to proactonline@novascotia.ca

Please feel free to [Submit Problems](#) you find with the Property Online web site



Incans Landscape
aterials
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449 Heatherglen

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Beaver R

APPENDIX 2

Neighboring Lands with Private Lanes and Smaller frontages

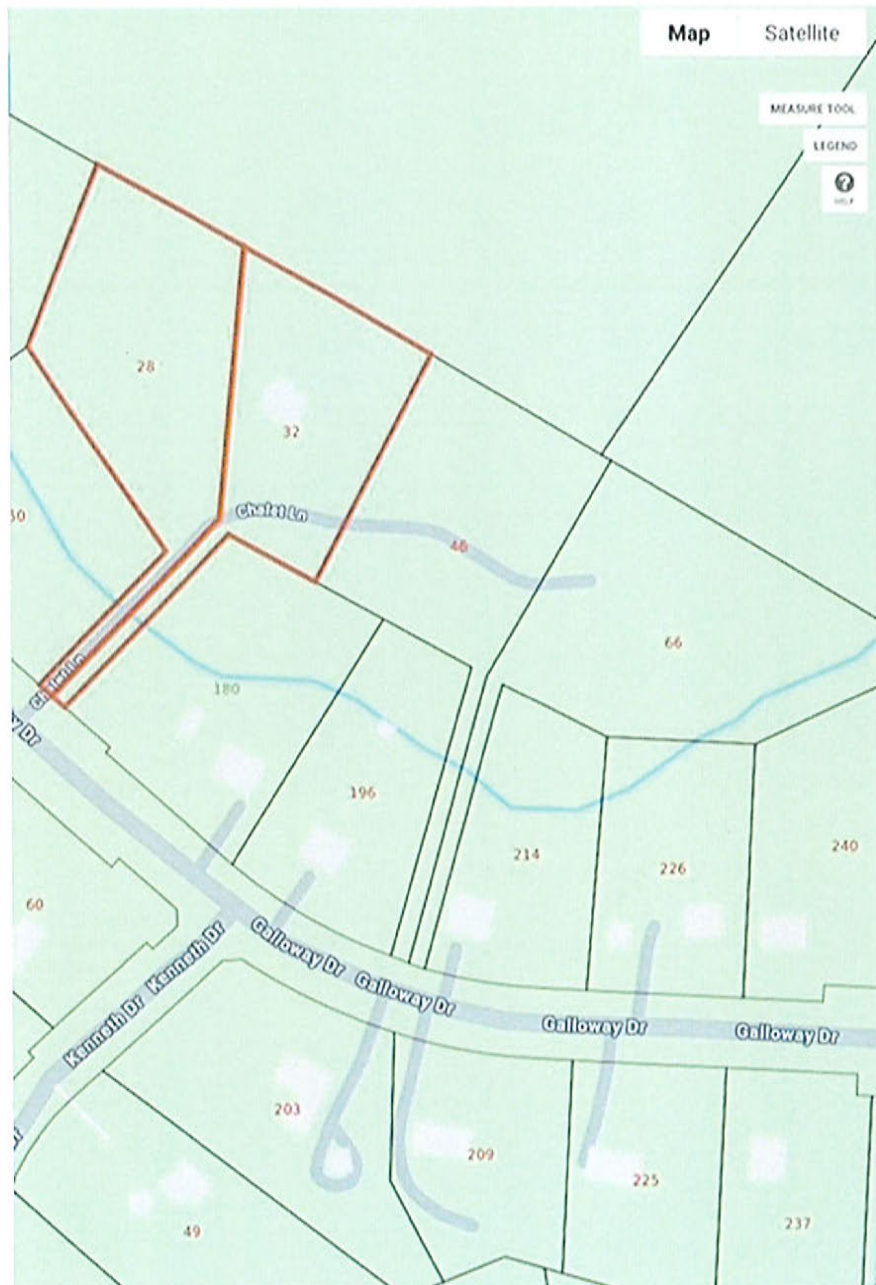
for review & consideration

449 Heatherglen Drive

Beaver Bank, NS

Examples of Private Roadways Allowed in Neighboring Areas within the same area of Beaver Bank, in Monarch, Wingate etc, in close proximity to Lost Creek.

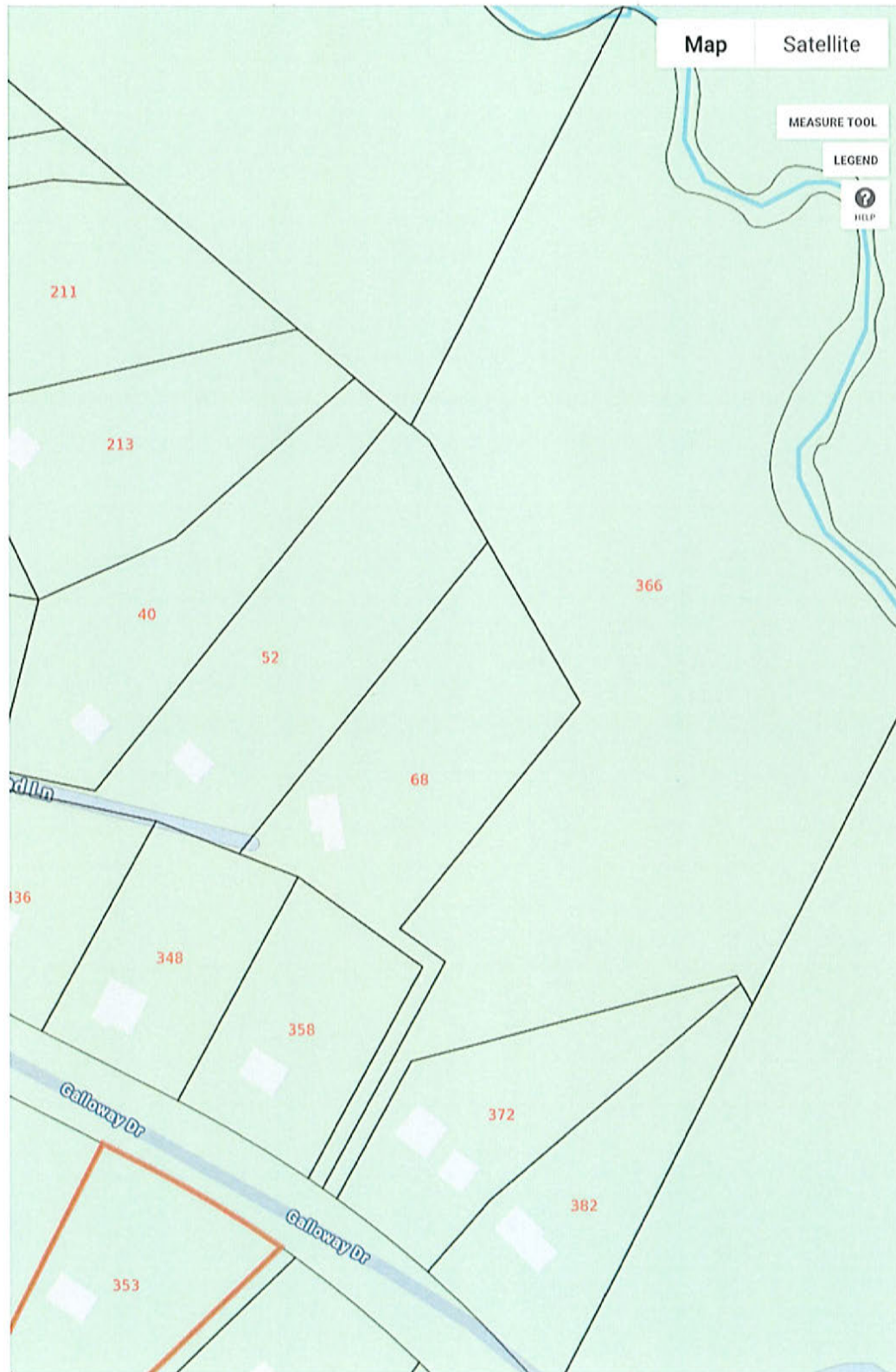
28, 32 Chalet Lane / 46 & 66 Galloway Drive, Beaver Bank, NS



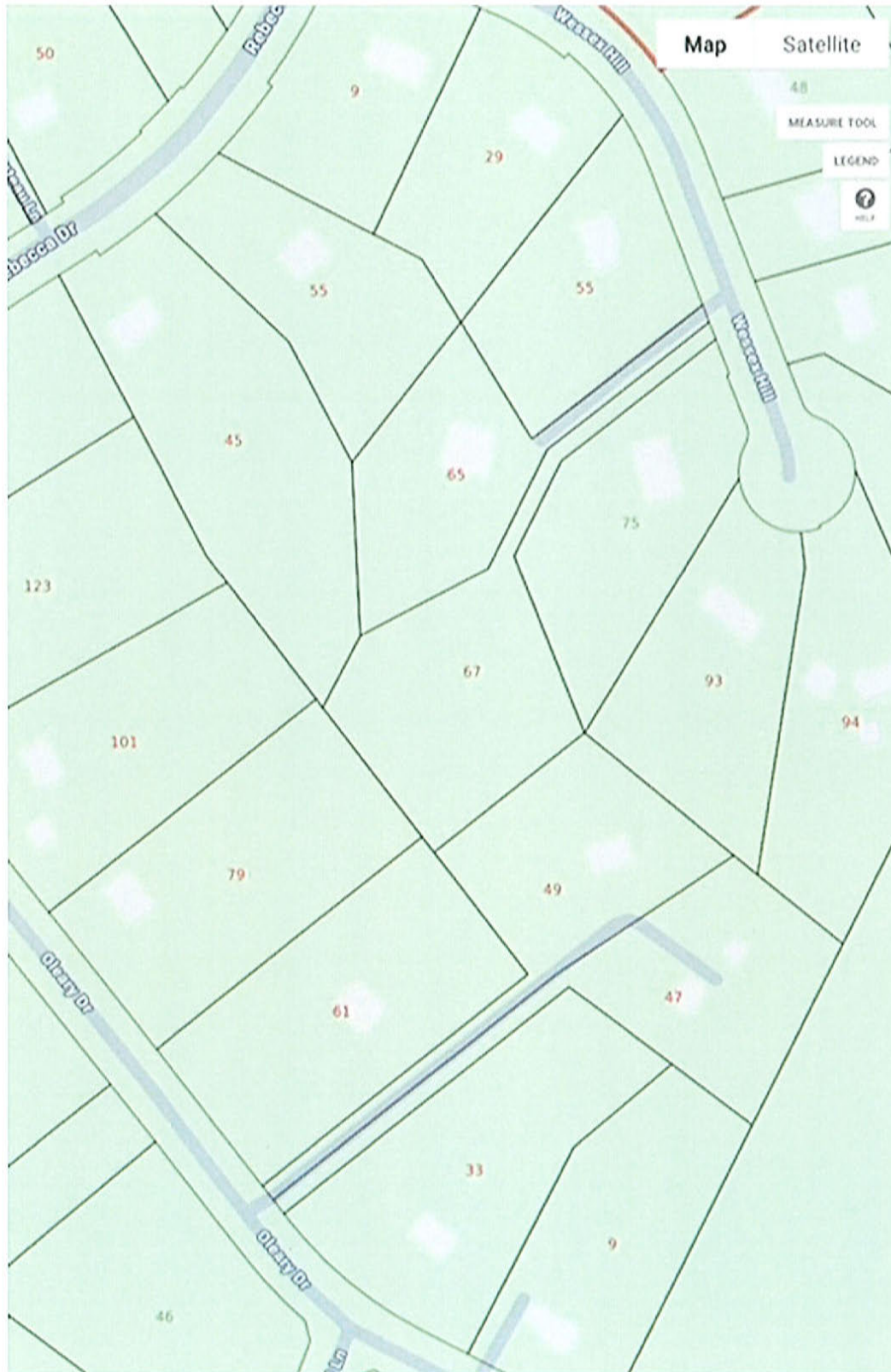
211 & 213 Rebecca Drive / 40, 52 Gingerbread Lane
Beaver Bank, NS



68 Galloway Drive, Beaver Bank, NS



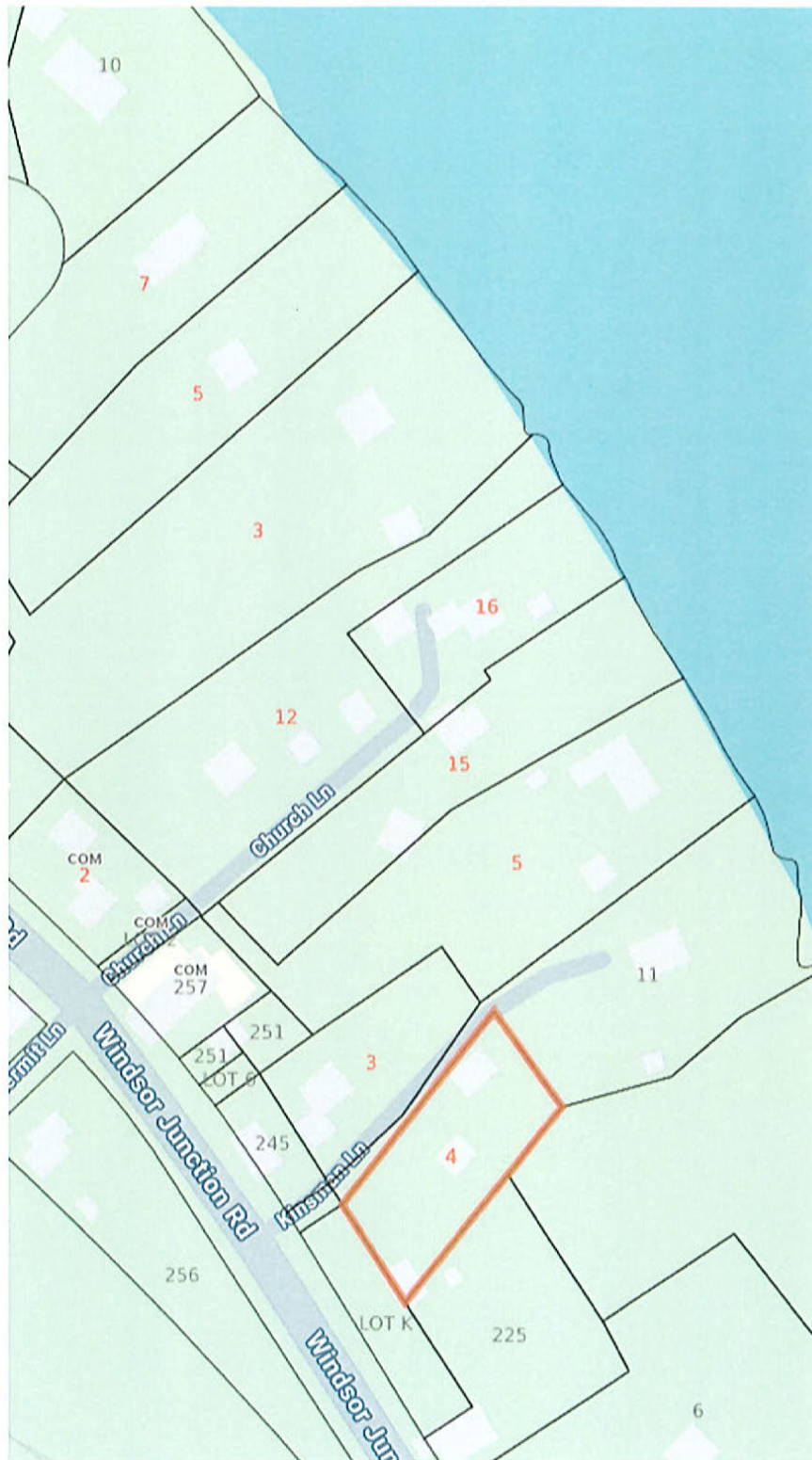
65 & 67 Wessex Hill / 47 & 49 Oleary Drive, Beaver Bank, NS



38 & 60 Tinder Lane, Beaver Bank, NS

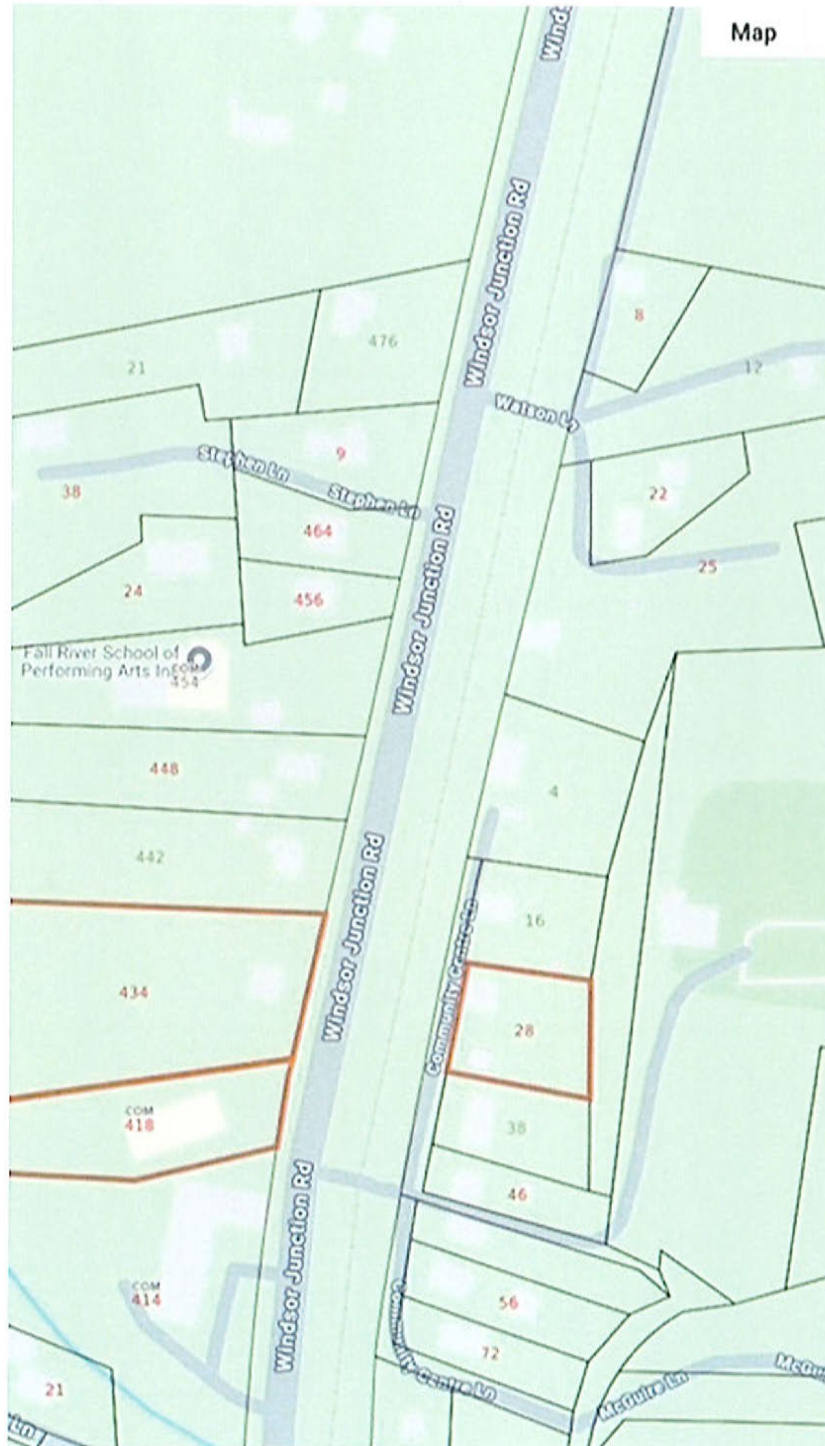


5, 12, 15, 16 Church Lane, Beaver Bank, NS



4, 16, 28, 38, 46, 56, 72 Community Lane

38 Stephen Lane / McGuire Lane, Off Windsor Junction Road



Additional lots created with minimum frontage allowances off Windsor Junction Road,
In close proximity and in the same district (including school district) as Lost Creek Village.

