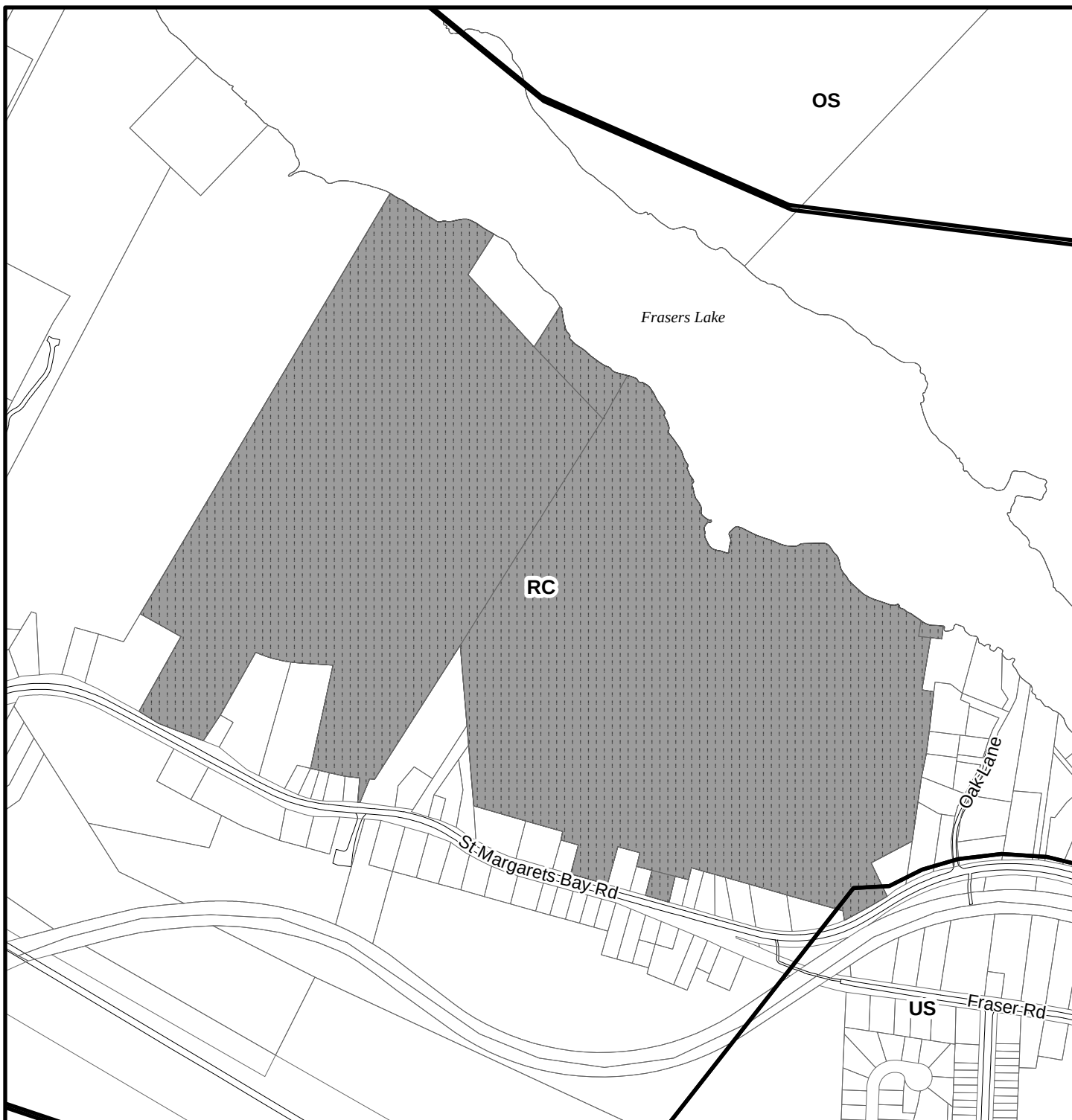




C337 - Fraser Lake, St. Margaret's Bay Rd

Regional Plan



Subject Area



Regional Plan Generalized Future Land Use Designation

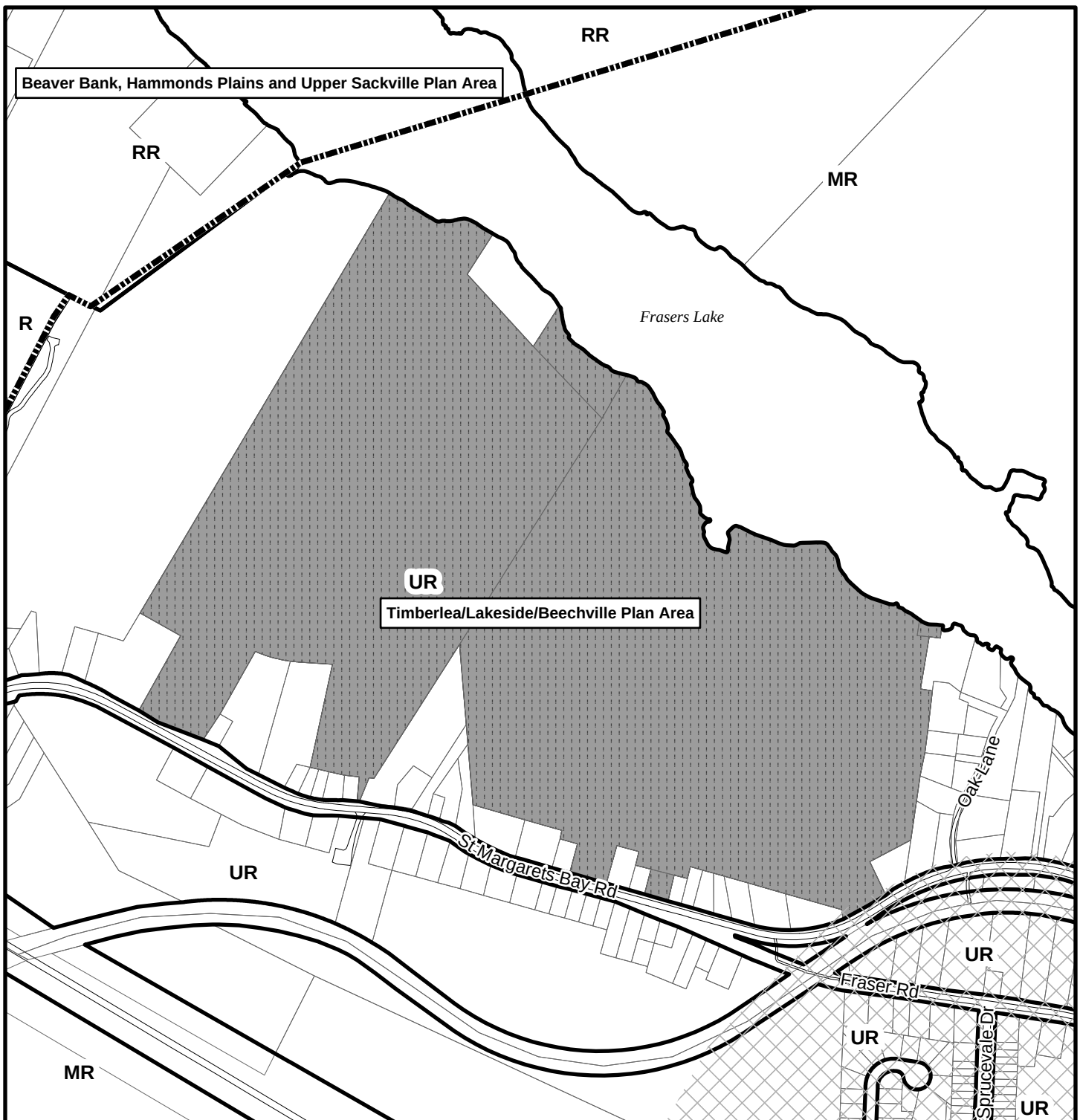


HALIFAX

0 40 80 120 160 200 m

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

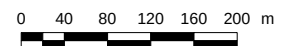
The accuracy of any representation on this plan is not guaranteed.



C337 - Fraser Lake, St. Margaret's Bay Rd

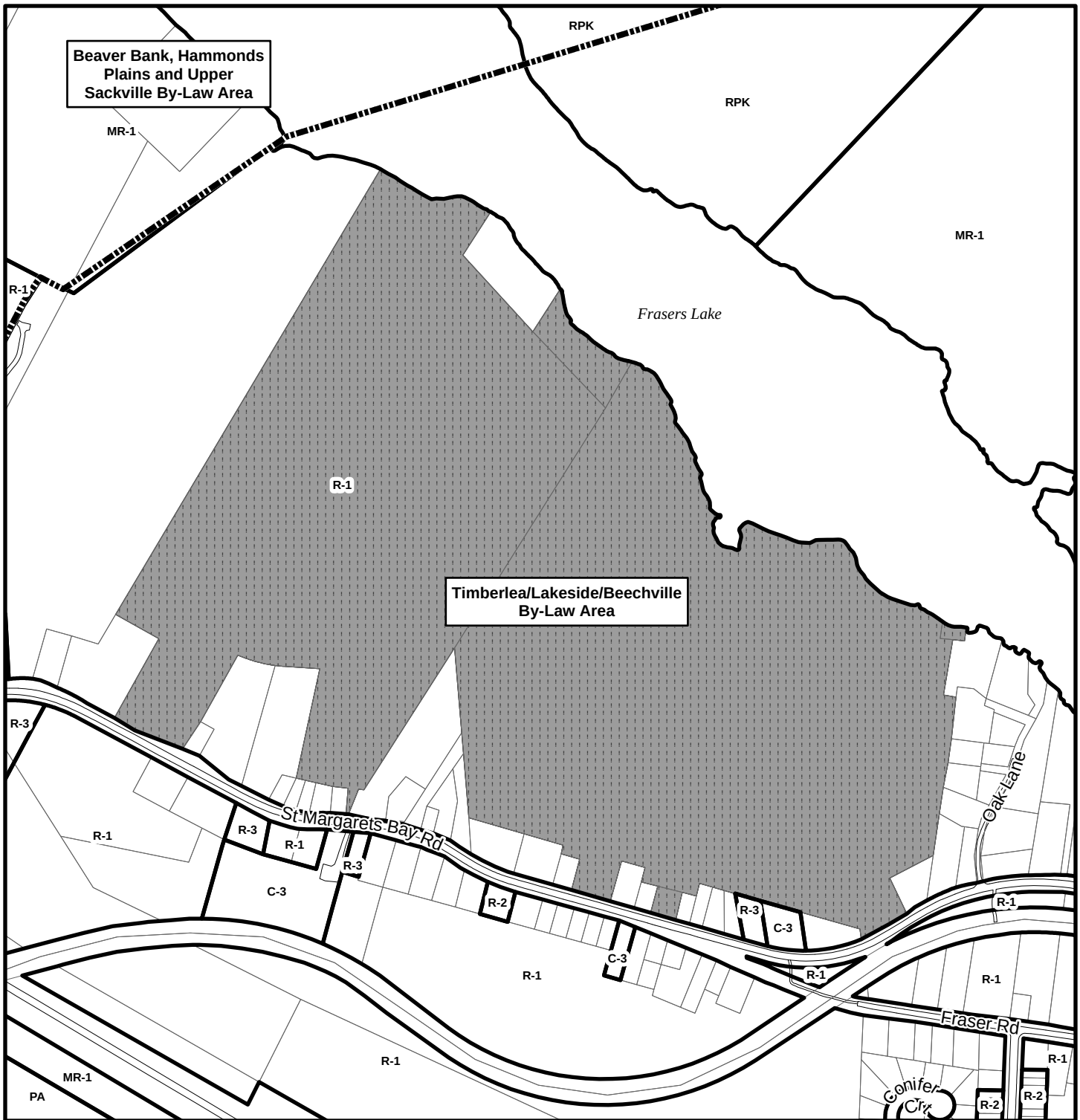
Generalized Future Land Use

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



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

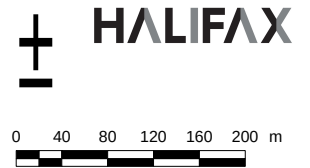
The accuracy of any representation on this plan is not guaranteed.



C337 - Fraser Lake, St. Margaret's Bay Rd

Zoning

-  Subject Area
-  By-law Area
-  Zoning



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.

September 10, 2021

Kate Greene, MCIP LPP
Regional Policy Program Manager
Planning and Development
HALIFAX

Dear Ms. Greene,

Re: Amendment to the Service Boundary - Fraser Lake Lands, - Regional Plan Amendment

Clayton Developments Limited is pleased to submit a submission for the municipality to consider an extension of the serviceable boundary to include lands located at 2832 Saint Margret's Bay Road, Timberlea, specifically the following parcels (see figures 1-5 below):

- PID 40054306, PID 40054363, PID 40261729, PID 40689358, PID 40319550

The land assembly includes approximately 115 acres (46.5ha), generally illustrated in Figure 1. The lands have existing road frontage on Saint Margret's Bay Road and abuts the current service and transit boundaries (Figure 2).

We believe the lands are a suitable extension for serviced growth based on the following rationale:

- Abuts existing serviceable boundary;
- Proximate to existing transit boundary and partially included within the local transit area rate
- Located entirely within the urban residential designation under the local secondary plan
- Urban residential designation identifies this area as a priority residential growth area
- Logical and contiguous extension of serviced existing development
- Last undeveloped land assembly on Saint Margret's Bay Road corridor. Lands are bounded by existing communities of Glengarry Estates, Greenwood Heights and Brunello Estates to the southeast, and unserviced development (Eider Dr and Goldeneye Drive) to the northwest.
- The development is situated between to functional Highway 103 interchanges (Exit's 3 and 4). We anticipate no additional transportation improvements will be required as a result of this project.
- Based on topography and existing community form, we are proposing a primarily ground-based product, at a modest density of six units per acre (690 units).
- Our objective is to create attainable housing at moderate pricing.

Please consider this request under the current Regional Plan review process. We look forward to working with you on this file.

Your truly,

Original Signed

Kevin Neatt
Vice President, Planning and Development
Clayton Developments Limited



Figure 1 - Fraser Lake Lands -Location Plan

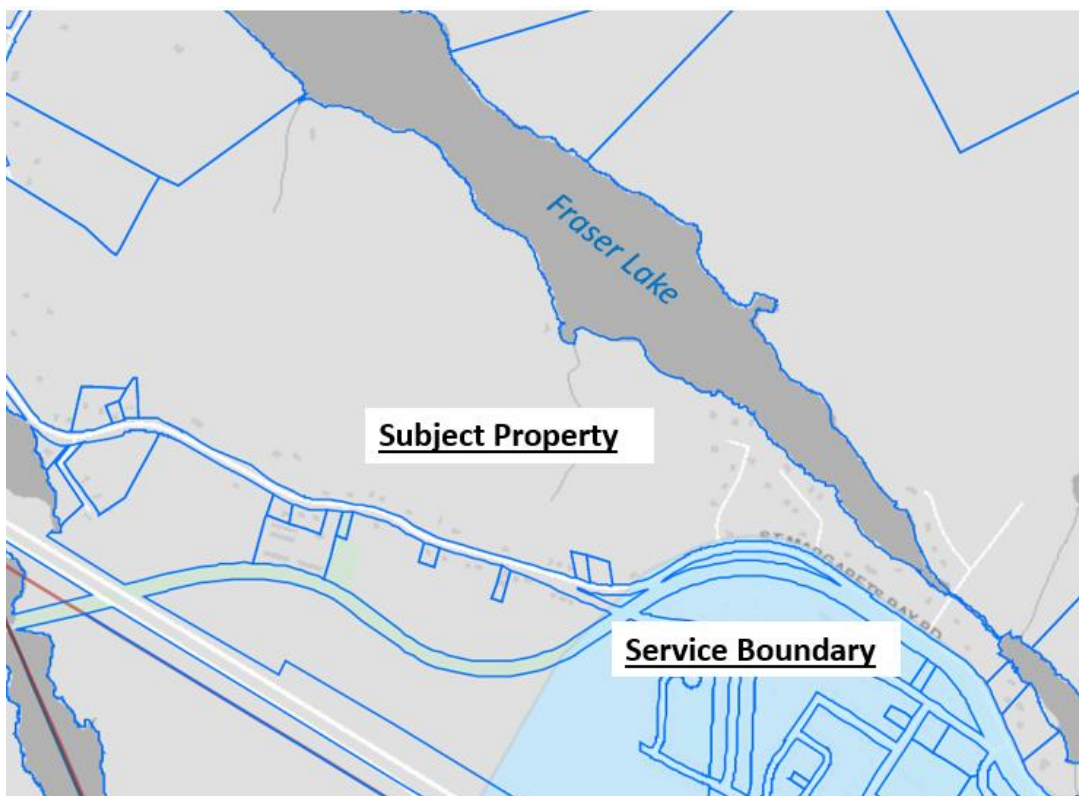


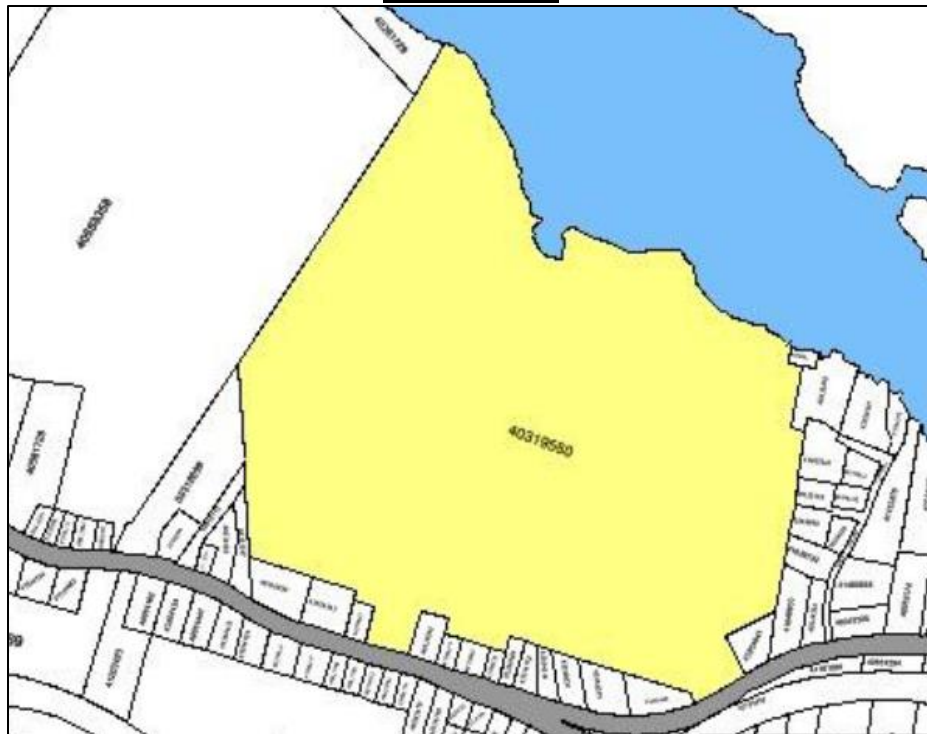
Figure 2 - Fraser Lake Lands – Existing Service Boundary

Land Parcel's

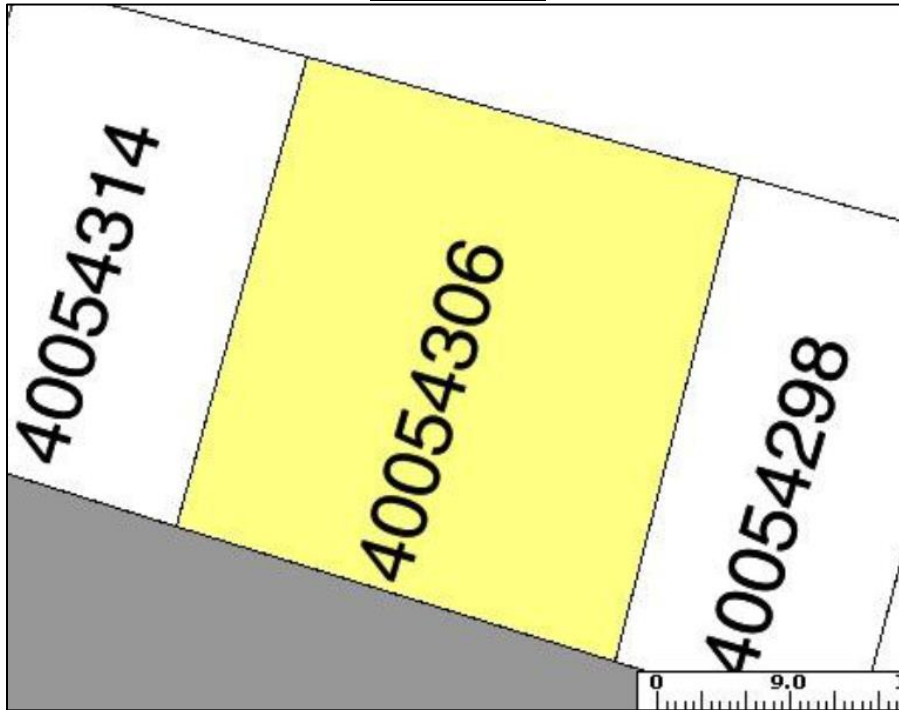
PID 40689358



PID 40319550



PID 40054306



PID 40054363



PID 40261729

