



Date: October 20, 2023

Halifax Regional Municipality
Attn: Leah Perrin

Dear Ms. Perrin,

RE: Proposed Amendments to Schedule J of the Regional Subdivision Bylaw

On behalf of our client, Marchand Developments, we submit this formal request to the Halifax Regional Municipality for your consideration regarding specific land parcels listed under Schedule J of the Regional Subdivision Bylaw.

Marchand Developments either owns or has secured purchase options on strategic lands that can play a pivotal role in enhancing community connections, especially considering the recent natural calamities witnessed in the region.

Specifically, we request the following amendments:

1. Removal of parcels 00630152 and 00489195 from Schedule J to facilitate a crucial road connection between Westwood Boulevard and Pockwock Road.
2. Removal of parcels 41065327, 00424580, 00424366, and 40140113 from Schedule J to establish a direct road link between Rochester Drive and McCabe Lake Drive.
3. Rezone the specified parcels to R1-A to facilitate more compact development.

The proposed amendments are in alignment with the broader community's interest, given the increasing urgency for enhanced egress options. As underscored by the recent wildfires, the subdivisions, especially Westwood Hills in Upper Tantallon and the White Hills and Indigo Shores subdivisions, require efficient, multiple exit points to ensure the safety of residents during potential future disasters.

Marchand Developments aligns itself with the spirit of the motions recently passed by the Regional Council, which highlight:

1. The call for a staff report on an emergency exit for Westwood Hills subdivision.
2. The necessity for a comprehensive report on potential funding and costs related to community connector roads in areas constrained by limited emergency exit routes. These areas face augmented risks due to climate change, droughts, and the absence of piped fire hydrants.



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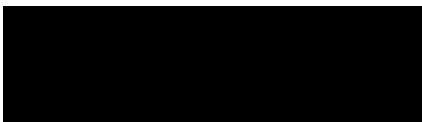
Furthermore, with Regional Council's motion from August endorsing a report on wildland urban interface preparedness strategies, we firmly believe that the lands under the stewardship of Marchand Developments can significantly contribute to the overarching goal of community safety and connectivity.

Considering these factors, we urge you to facilitate the creation of these proposed connector roads. To ensure the viability of these projects and to balance the development expenses, Marchand Developments humbly asks for the removal of the previously mentioned parcels from Schedule J. This will enable subdivision and subsequent development in line with their current land use bylaw requirements.

We have met with members of the community, and the area Councillors, and have had positive feedback on this initiative so far. We look forward to having a continued positive dialogue with the broader community as we move this effort forward. We anticipate a positive and collaborative discourse with the Halifax Regional Municipality on this matter and are available at your earliest convenience for any clarifications or discussions.

Thank you for your attention to this vital community initiative.

Warm regards,



Chris Markides
Senior Planner
ZZap Consulting