

2026-00273 (C311)

September 28, 2021

Leah Perrin
Planning & Development
Halifax Regional Municipality
40 Alderney Drive
Halifax, NS B3J 3A5

Attention: Leah Perrin

Re: Marchand Developments Ltd. – Webber Lake

PID #4123614 19A

As the 10-year review of the Regional Plan is underway, Marchand Developments Ltd. is requesting the following be considered.

1. Lands be included in the Urban Service Area within the Regional Subdivision By-law, including sanitary service, as these properties are currently proposed to develop with onsite water and sewer (see Attachment A – Subject properties)
2. These properties be designated Urban Settlement within the Generalized Future Land Use Map of the Regional Municipal Planning Strategy.

Rationale for Current Requests:

We are pleased to provide the following rationale to support the inclusion of these parcels in the Urban Service Area:

1. The water and urban service boundaries are nearby. Including the lands in the Urban Service Area would enable the development of an urban serviced community, rather than the traditional onsite development currently proposed for this area.
2. This site has the capacity of approximately 300 senior housing units and municipal services would really help to facilitate a more compact/efficient development.
3. There is a shortage of attainable housing in the community. Un-serviced lots consume a large land area, requires an inefficient road and lot layout thereby increasing development costs and final home price.

Once you have had an opportunity to review this request, we would ask that we meet to discuss in more detail and how to move this forward.

Sincerely,



Jeff Marchand
President
Marchand Developments Inc.

Enclosure – Attachment A – Subject properties map.

FILE: C:\Users\Ross\zwicker\Zareski Architecture & Planning\Projects - 2021\Projects\21-080 Marchand Lucasville\4_Plan\1_DWG\1_Site Plan\21-BD-076-SITE_PLAN-102.dwg SHEET: 11x17



LEGEND

- Site Boundary
- Adjacent Property Boundary
- Existing Zoning Boundary
- Wetland

SITE SUMMARY:

- PID: 40123614
- Total Land Area: 18.0 Acres
- Existing Zone: MU-2 (Mixed Use 2) / FP (Floodplain)

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 Provincial Mapping

SCALE:

0 10 20 30 60 90 125m
1 : 2 500

North Arrow

NOTE:
CLADDING TO BE NON-COMBUSTIBLE, NON-VINYL TYPE.

EXTERIOR MATERIALS LEGEND	
1	COMPOSITE METAL PANEL
2	WOOD LIKE METAL PANEL
3	FIBRE CEMENT SIDING
4	ALUMINUM FRAMED GLASS GUARD (1.06m)
5	UNUSED
6	DOUBLE PATIO DOOR (2.15m X 1.82m)
7	CURTAIN WALL SYSTEM
8	PUNCH WINDOW (2.15m X 1.21m)
9	BUILDING CUT LINE



EAST ELEVATION

21-080_Building Elevations

NOTE:
CLADDING TO BE NON-COMBUSTIBLE, NON-VINYL TYPE.

EXTERIOR MATERIALS LEGEND	
1	COMPOSITE METAL PANEL
2	WOOD LIKE METAL PANEL
3	FIBRE CEMENT SIDING
4	ALUMINUM FRAMED GLASS GUARD (1.06m)
5	UNUSED
6	DOUBLE PATIO DOOR (2.15m X 1.82m)
7	CURTAIN WALL SYSTEM
8	PUNCH WINDOW (2.15m X 1.21m)
9	BUILDING CUT LINE



NORTH ELEVATION

EAST ELEVATION

NOTE:
CLADDING TO BE NON-COMBUSTIBLE, NON-VINYL TYPE.

EXTERIOR MATERIALS LEGEND	
1	COMPOSITE METAL PANEL
2	WOOD LIKE METAL PANEL
3	FIBRE CEMENT SIDING
4	ALUMINUM FRAMED GLASS GUARD (1.06m)
5	UNUSED
6	DOUBLE PATIO DOOR (2.15m X 1.82m)
7	CURTAIN WALL SYSTEM
8	PUNCH WINDOW (2.15m X 1.21m)
9	BUILDING CUT LINE

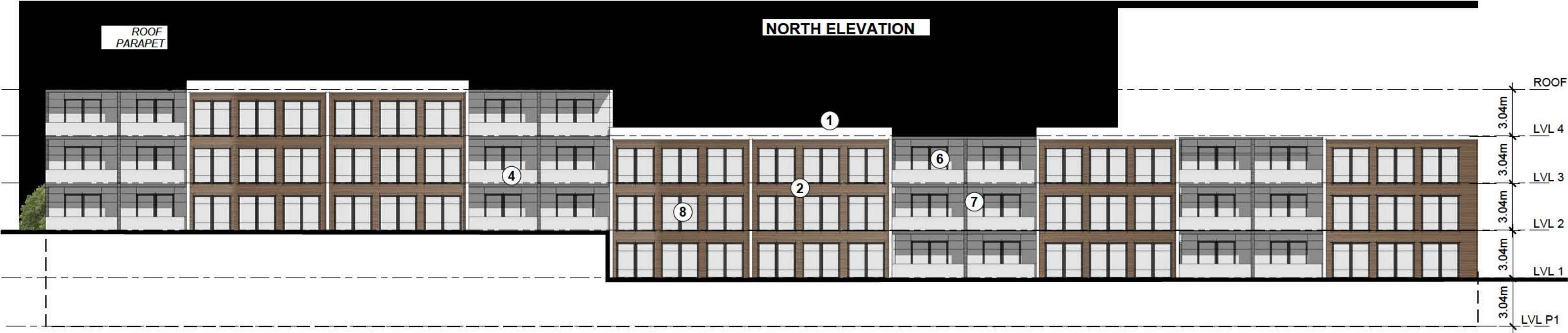
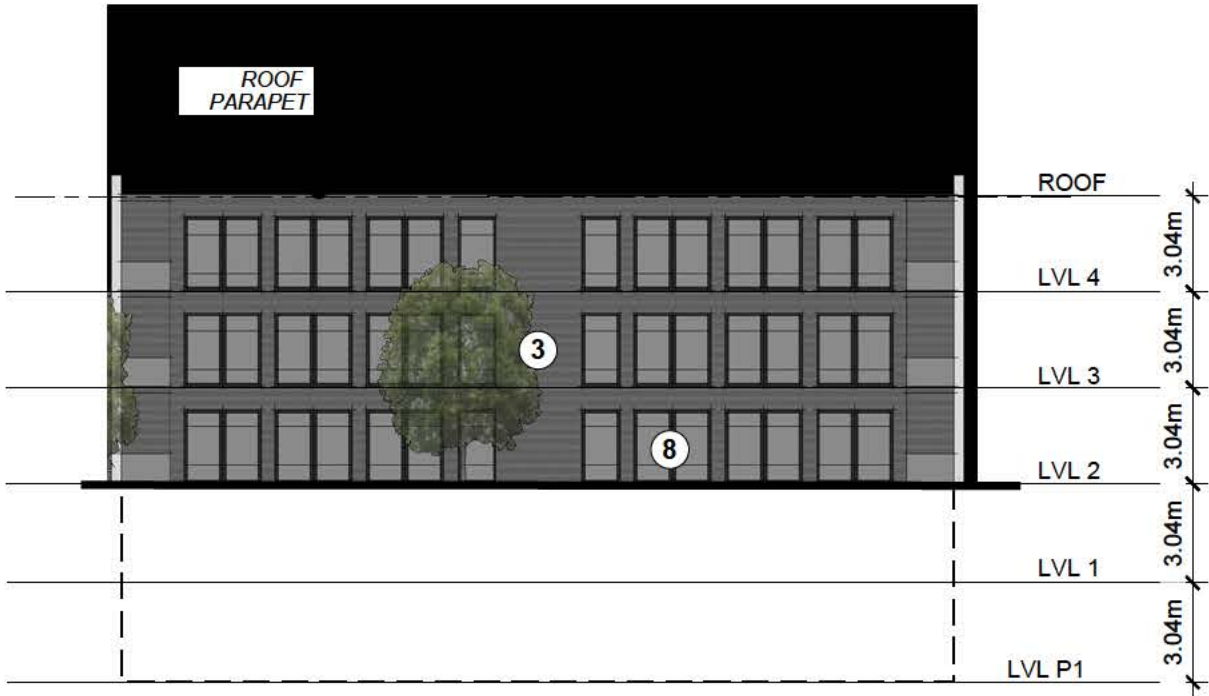


SOUTH ELEVATION

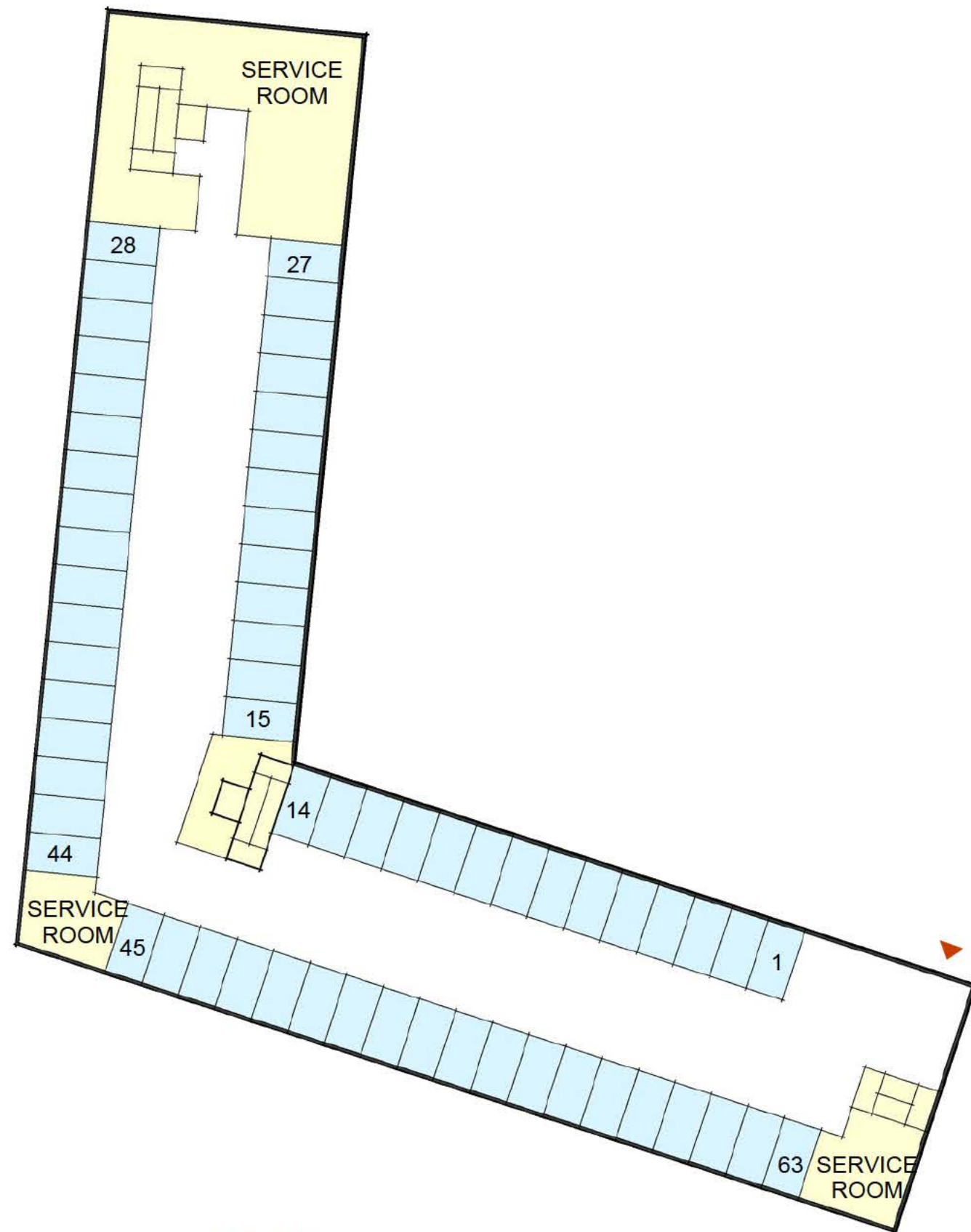
21-080_Building Elevations

NOTE:
CLADDING TO BE NON-COMBUSTIBLE, NON-VINYL TYPE.

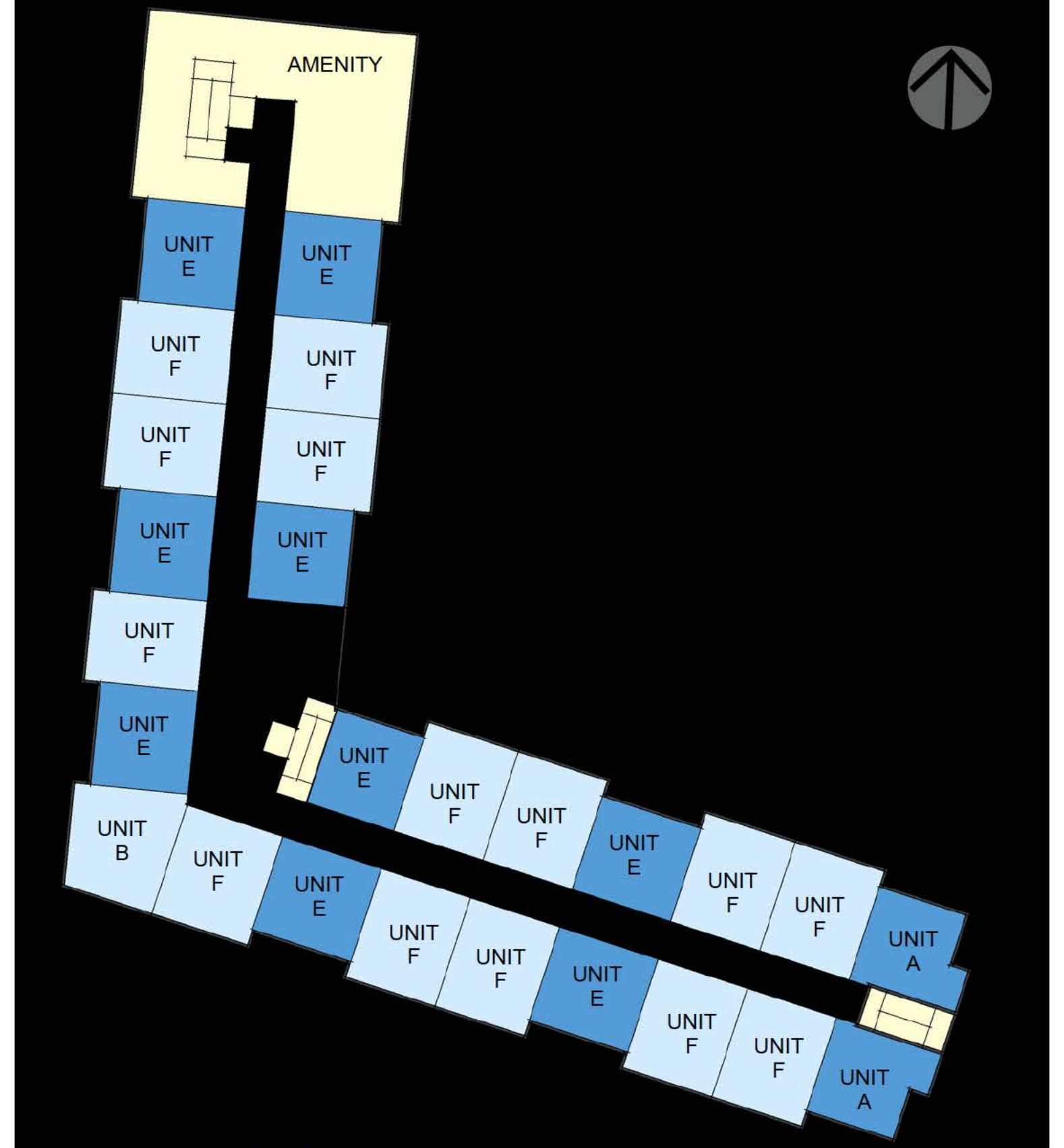
EXTERIOR MATERIALS LEGEND	
1	COMPOSITE METAL PANEL
2	WOOD LIKE METAL PANEL
3	FIBRE CEMENT SIDING
4	ALUMINUM FRAMED GLASS GUARD (1.06m)
5	UNUSED
6	DOUBLE PATIO DOOR (2.15m X 1.82m)
7	CURTAIN WALL SYSTEM
8	PUNCH WINDOW (2.15m X 1.21m)
9	BUILDING CUT LINE



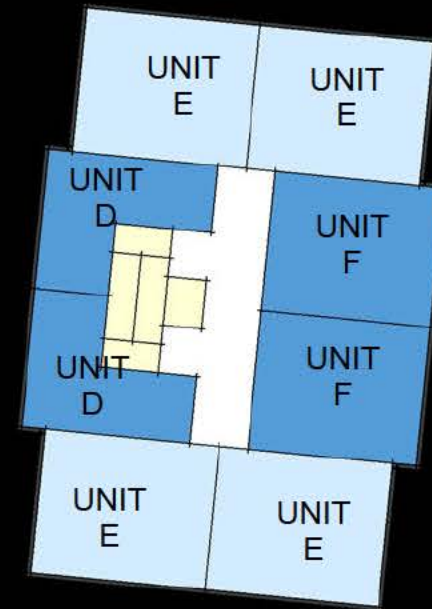
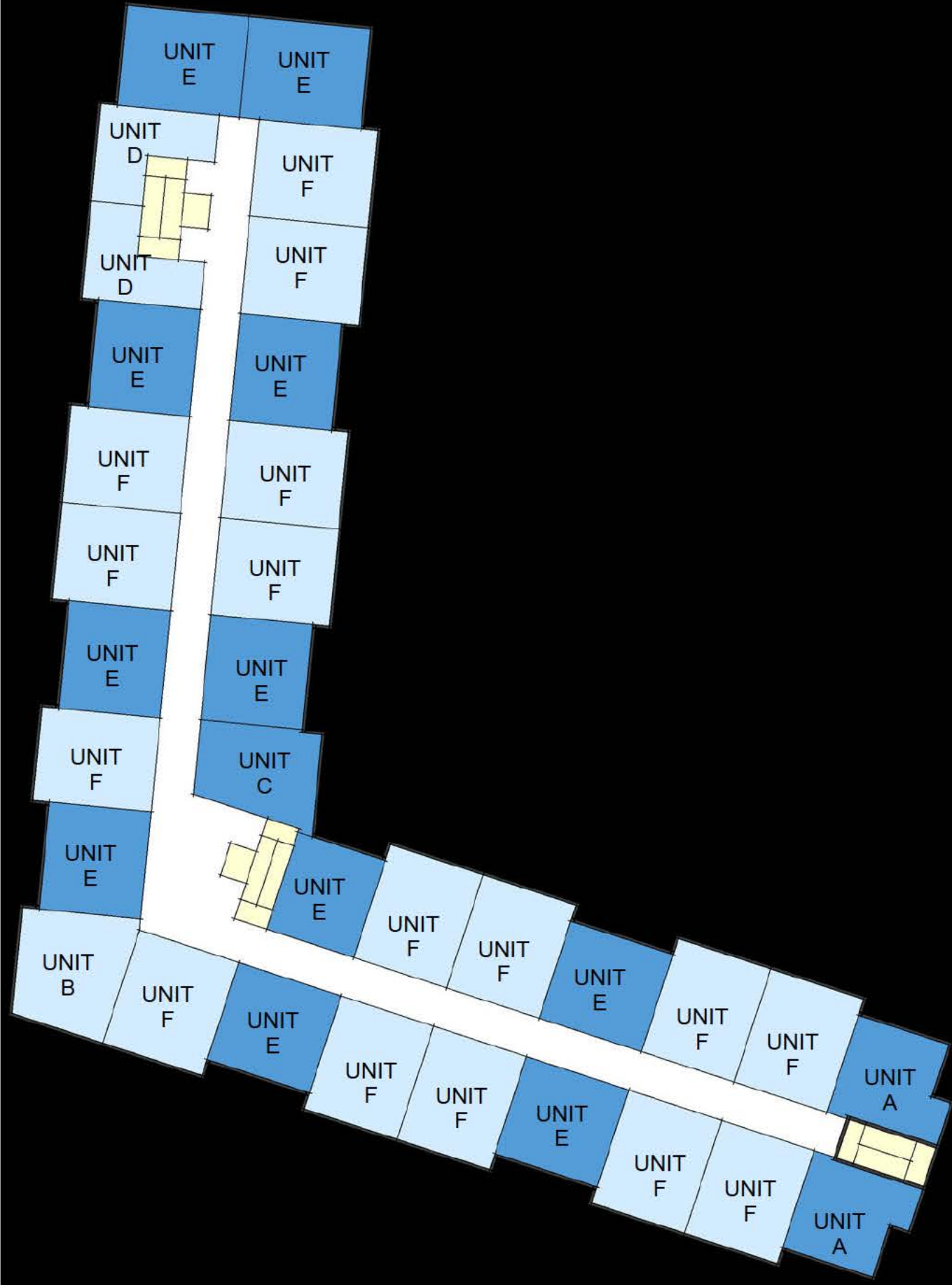
WEST ELEVATION



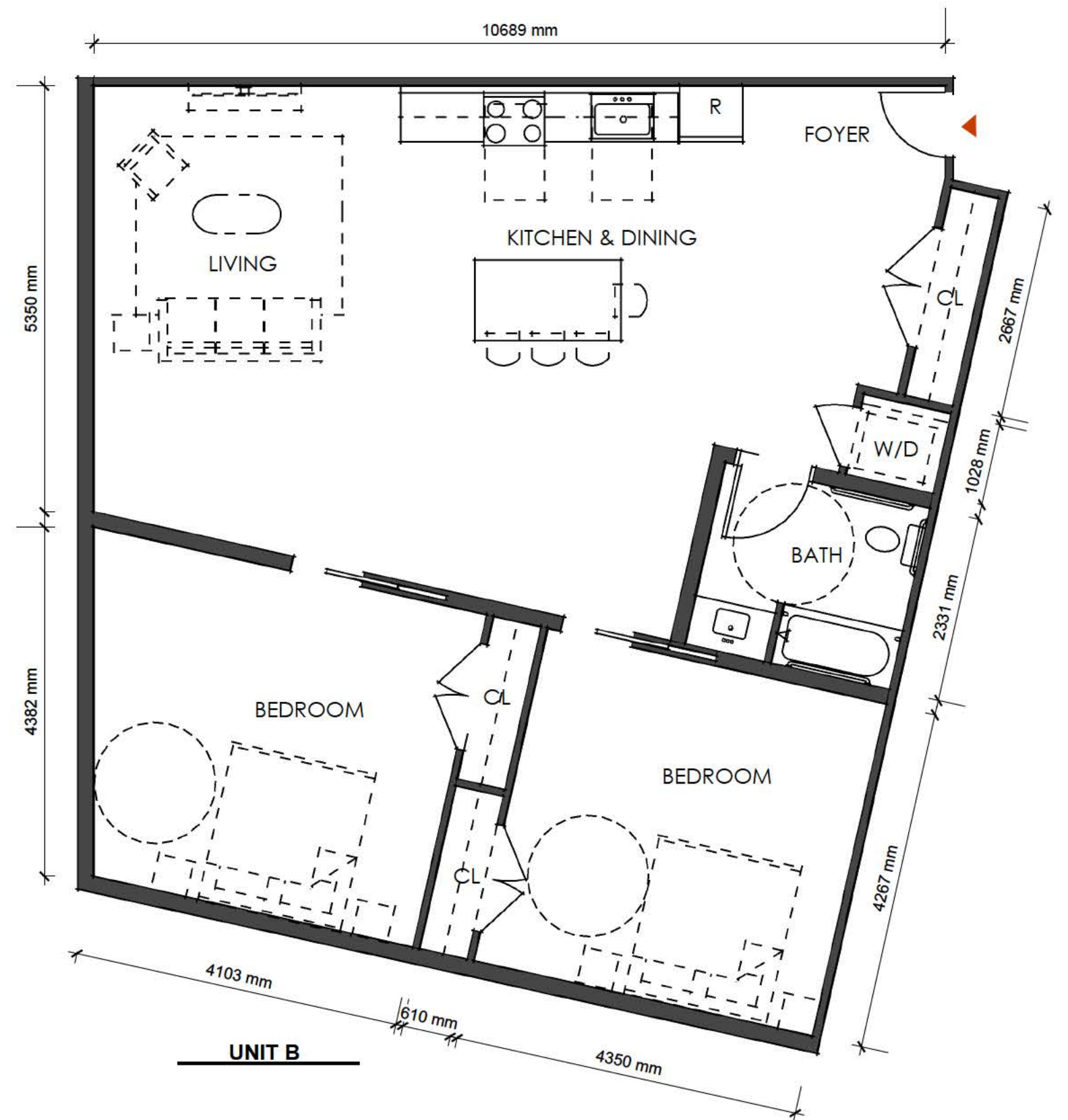
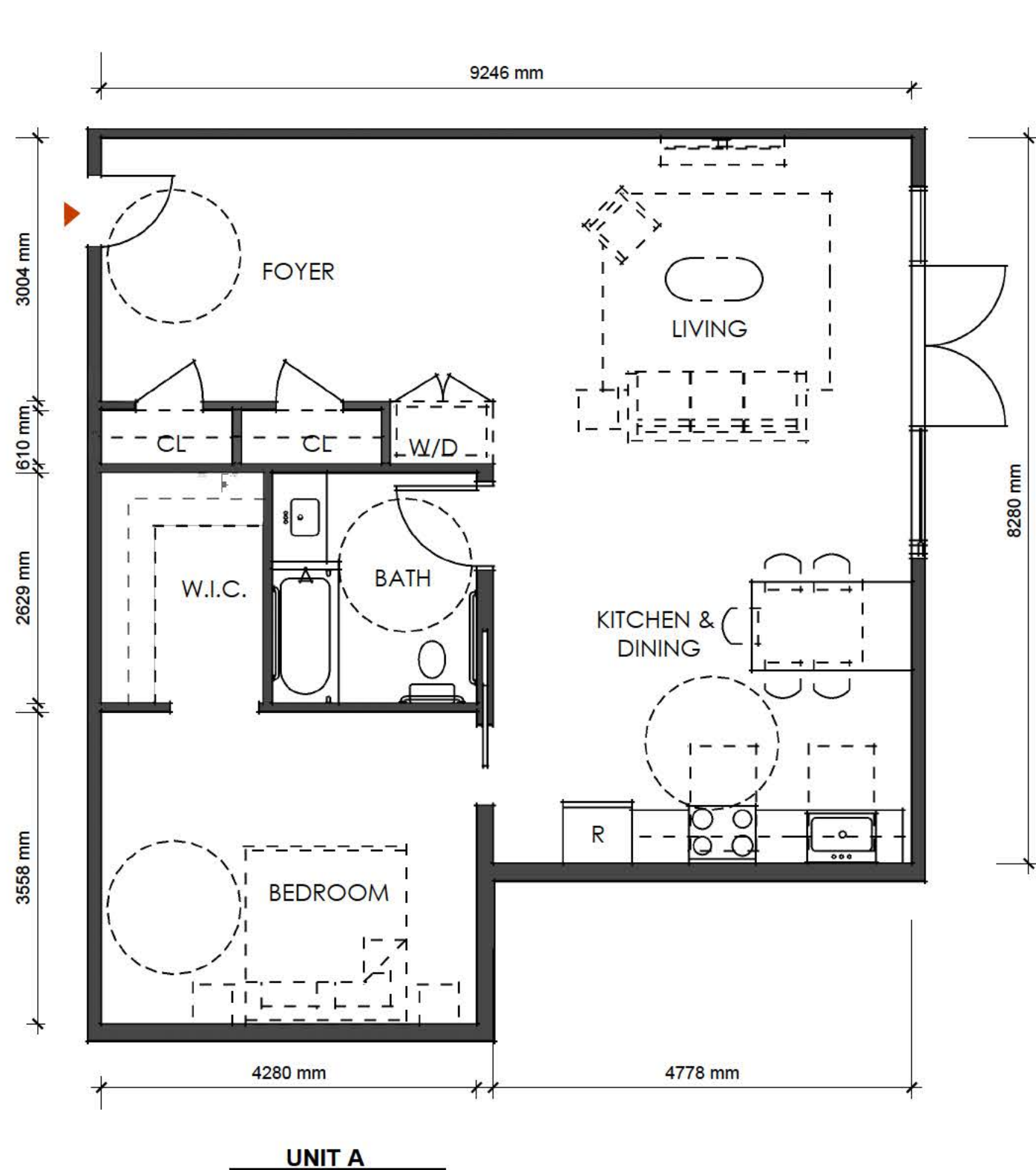
LEVEL P1

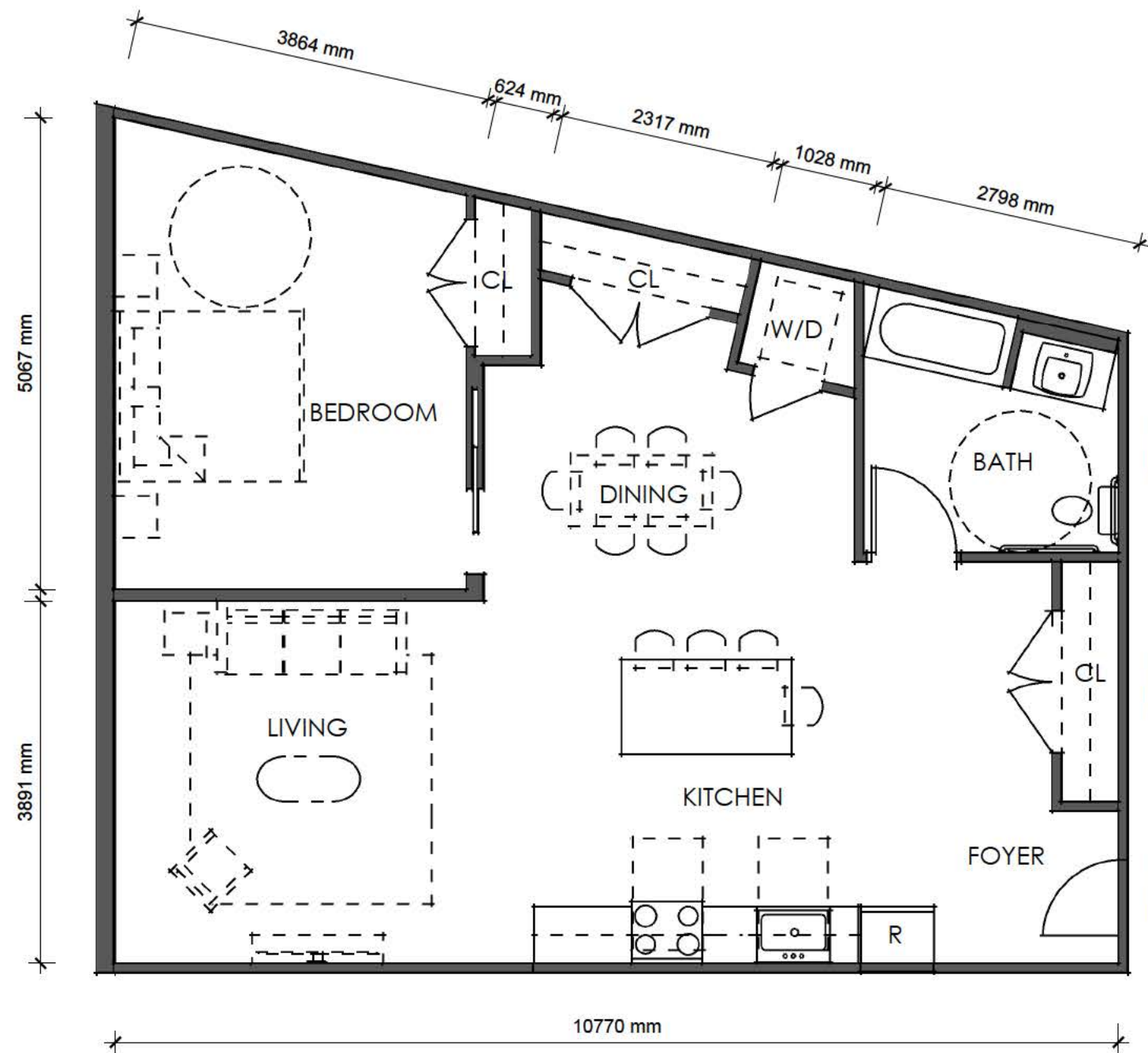


LEVEL 1

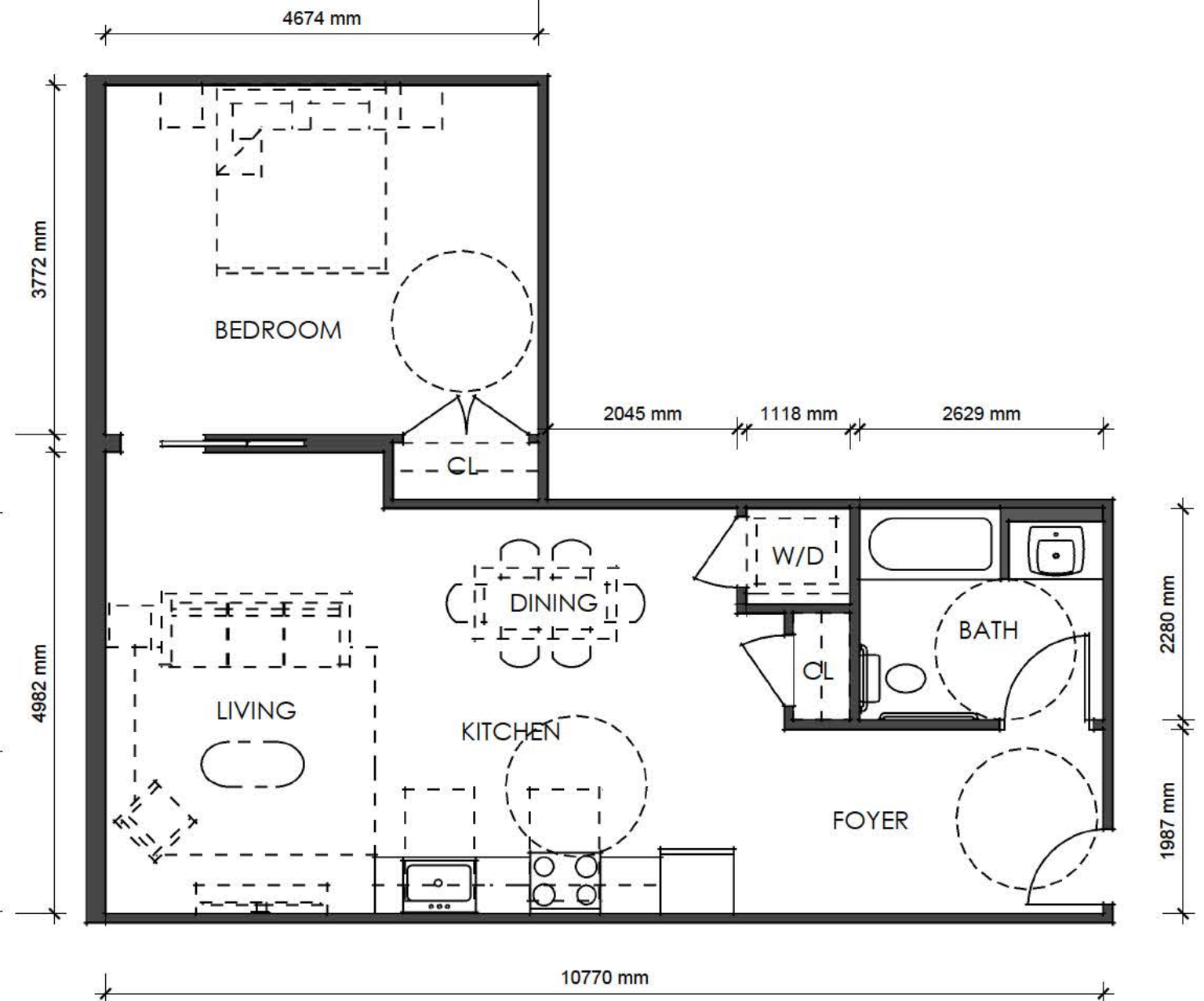


LEVEL 4

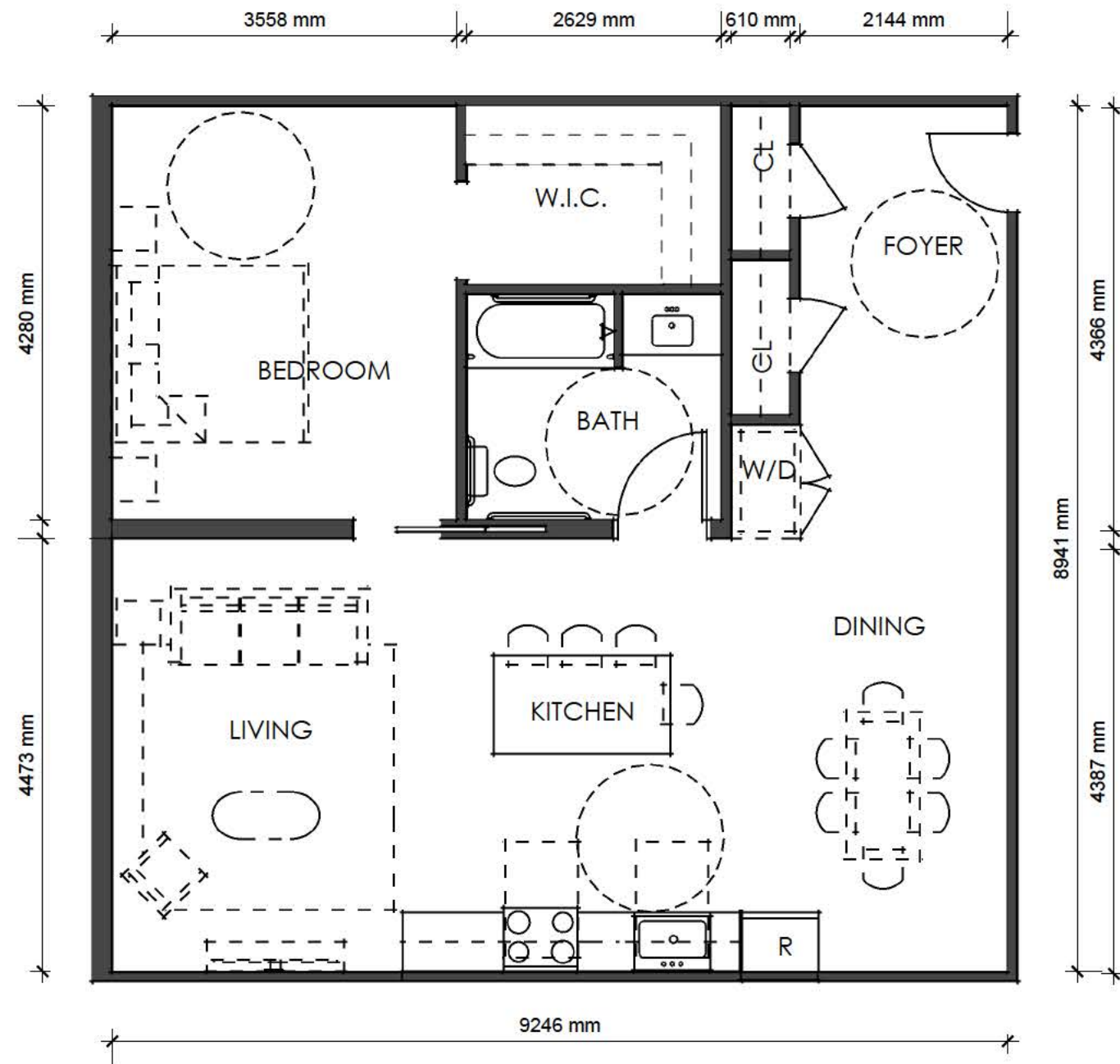




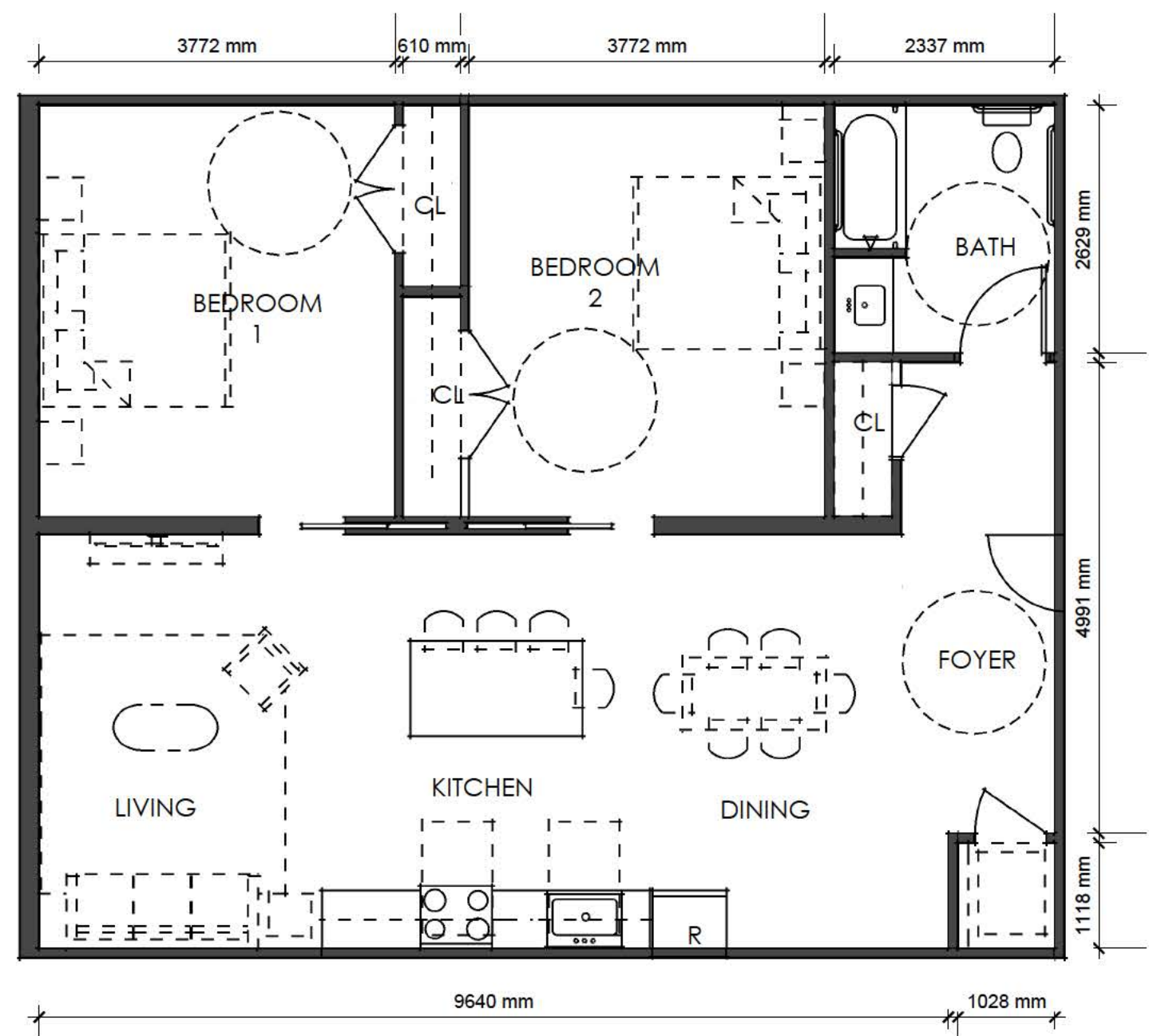
UNIT C



UNIT D



UNIT E



UNIT F

