

2026-00298 (C299)

July 28, 2021

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

Re: APPLICANT - Marchand Developments Ltd. – Barrett Lake, Beaver Bank

1)	PID #00500967	64 A	Barrett Lake
2)	PID #41495383	2.84A	Lot 2
3)	PID #41495391	2.53A	Lot 3
4)	PID #41495409	2.57A	Lot 4
5)	PID #41317918	6.50A	Lot 211A
6)	PID #41317991	1.87A	Lot 218A
7)	PID #41318007	1.96A	Lot 219A
8)	PID #41317983	2.17A	Lot 217
9)	PID #41317967	1.69A	Lot 216
10)	PID #41495375	1.7 A	Lot 212A

As the 10-year review of the Regional Plan is underway, and 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. These currently are in the water serviced zoning only. We are requesting full servicing with water, sewer and storm servicing now prior to buildout in an un-serviced form of servicing.
2. These properties be designated Urban Settlement within the Generalized Future Land Use Map of the Regional Municipal Planning Strategy. Removal of Temporary Holding Zone status on all of these lands.

Rationale for Current Requests:

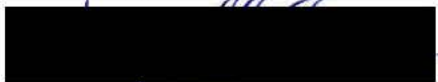
We are pleased to provide the following rationale to support the inclusion of these parcels in the Urban Service Area:

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. The approved Subdivision plans currently regulating development on these lands enables 10 units on large un-serviced lots. Extending municipal services into this area will enable a more compact/efficient development for potentially 200 new homes.
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.
4. Single family homes are the predominate land use in the area. Urban services would allow smaller lot singles to be considered in future developments. A variety in housing form increases choice and ability to age-in-place.
5. A compact development form allows for more investment in community facilities such as parks, trails and transit upgrades. The currently enabled development form is costly and requires all available land be utilized, leaving minimal opportunity for community facilities.

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,

A black rectangular redaction box covering the signature of Kevin Marchand.

Kevin Marchand
Marchand Developments Ltd.

Enclosure – Attachment A – Subject properties map.