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PLANNING & DEVELOPMENT

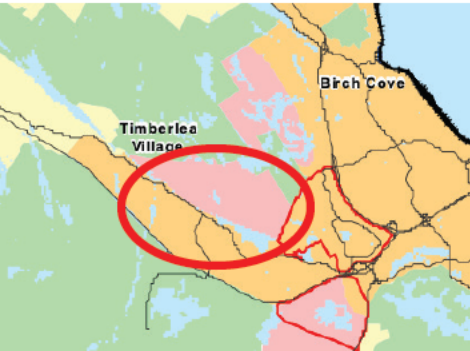
June 12, 2024

Governors Lake Urban Settlement

Dear Kate and Leah,

Thanks for meeting us last month to discuss the Governors Lake Northlands land owned by Parkdale Developments Limited ("Parkdale"). The following PIDS owned by Parkdale are part of the discussion for future master planning.

40143471	00404632	41222472	40027237
40143489	40143521	40026395	40027435
40143422	41222621	40025264	40160640
40381659	41219106	41224882	40160731
40026387	41222480	40026403	
40143513	41224890	40026726	



As you know, the lands are designated as Urban Reserve in the 2014 Regional Plan, and the owner would like to advance discussions of extending the serviceable boundary to cover these properties in the upcoming Regional Plan update. As we understand, extending the serviceable boundary will follow the same designation process as the 2014 Regional Plan (i.e. the land must be designated as urban settlement).

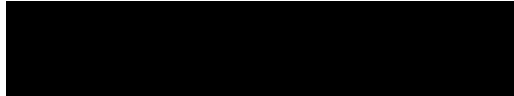
The owners have had several discussions about parkland over the years and in our most recent meeting with staff, there is still considerable interest in potentially adding more land to the Blue Mountain - Birch Cove Lakes Wilderness Area ("Park"). The owners are willing to work with HRM to convey a portion of Parkdale's lands for the Park, however, the Park discussion would need to be navigated at the same time as the development plan for the remaining lands was formalized.

The owners are keen to advance the development plan as soon as possible so we would formally request consideration for inclusion in the Urban Settlement boundary which would allow them to commence the master planning process. If you can provide us with (1) some certainty about your willingness to include these properties in the future serviceable boundary, and (2) some feedback on what studies may be needed to accompany a master plan for the lands, Parkdale would be prepared to commence this process in haste. That would benefit HRM by getting a better understanding of what lands could be included within the Park

boundary. We anticipate that a conceptual master plan might help kick-start formal discussions but we would also like to know whether or not the process would follow a Growth Area planning process (thematic mapping, built form standards, concept plan, massing model, pro forma, mobility study).

If you could provide us with some initial thoughts on how to advance the process it would be appreciated. We remain open and eager to work with HRM to address the municipal parkland and housing goals of the municipality with this large and strategic property which now finds itself in the middle of a growing community.

Sincerely,

A large black rectangular redaction box covering the signature area.

Rob LeBlanc, Director of Planning

A black rectangular redaction box covering the contact information.