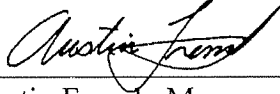




P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Western Region Community Council  
September 26, 2011**

**TO:** Chair and Members of Western Region Community Council

**SUBMITTED BY:**   
Austin French, Manager of Planning Services

**DATE:** September 9, 2011

**SUBJECT:** Case 16934: Non-substantial Amendments to the Existing Development Agreement for Brunello Estates, Timberlea

**ORIGIN**

Application by Genivar

**RECOMMENDATION**

It is recommended that Western Region Community Council:

1. Approve, by resolution, the 6<sup>th</sup> Amending Agreement, as provided in Attachment "A" of this report; and
2. Require that the Development Agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

## **BACKGROUND**

Brunello Estates (formerly known as Westgate) is a proposed residential development which includes a golf course, town center and office campus. The existing development agreement permits a mixed use development including 3,200 dwelling units (2,500 which may be multiple unit residential), an eighteen hole golf course, commercial uses, a Town Center (consisting of commercial, residential, institutional and open space uses), an office campus and public and private open space uses. The original development agreement was approved by the Western Region Community Council on December 18, 2001. Since this time there have been several amendments made to the original agreement. The majority of amendments have mainly included revisions to the road layout but in 2004, an amending agreement was approved to include properties fronting along Trinity Way in the agreement. Due to issues with capacity at the Timberlea Waste Water Treatment Facility (TWWTF), there is a 180 unit limit on development for this project. This limit will remain until upgrading to the TWWTF is completed.

### **Proposal**

The current proposal includes the alteration of the road layout and the size / configuration of HRM parkland and private, community association parkland. The applicant is further proposing minor housekeeping amendments such as correcting inaccurate conversions from metric to imperial measurements. These amendments are considered non-substantial and can be considered by resolution of community council.

### **Location, Designation and Zoning**

- The subject area is in Timberlea, near the Nine Mile River. It is made up of several properties and is approximately 550 acres in size.
- The subject area is zoned CDD (Comprehensive Development District) under the Land Use Bylaw for Timberlea/Lakeside/Beechville and is designated Urban Residential in the Municipal Planning Strategy for Halifax (See Map 1).

## **DISCUSSION**

When the development agreement was first contemplated in 2001, the full extent of the wetlands on the property had not been determined. The purpose of these amendments is to alter the development to avoid wetlands on the property that were discovered after the initial development agreement was adopted.

Part 3.1 of the existing agreement discusses amendments that are considered to be not substantial. The proposed amendments fall within this description and, therefore, can be considered through a resolution of community council and do not require a public hearing. Changes to the road network and parkland are both considered not substantial under Section 3.1.

The proposed changes to the road layout are mainly intended to avoid the existing wetlands. The road hierarchy will generally remain the same. Neighbourhood classifications, although altered in configuration, will remain in the same locations.

The proposed changes to the parkland will result in less parkland, however, the parkland will more closely comply with HRM parkland requirements than that which is shown in the existing agreement. Instead of being scattered throughout the development, the proposed new layout for parks will be located in more central areas and will achieve a greater service area. In some instances, community association lands (private recreation lands) and public recreation lands have been placed adjacent to each other to create larger green spaces.

In some instances, parks will be moved to locations which were to be developed only for multi-unit residential purposes. For multi-unit residential sites, the allowable density and required amenity space is to be calculated based on the total lot area of those sites. As the new location of the parks would result in a reduction to the total lot area of the multi-unit residential sites, provisions have been added to the agreement to enable the parkland to be included in the land area for the density and amenity space calculations. This will ensure the new location of the parkland will not negatively affect the development rights of those sites.

The applicant has also proposed a series of housekeeping amendments, mainly to correct metric to imperial unit conversions that were calculated incorrectly and to include conversions where they had not been provided. These corrections will ensure that there is a consistent approach to how the development agreement is interpreted.

### **BUDGET IMPLICATIONS**

There are no budget implications. The Developer will be responsible for all costs, expenses, liabilities, and obligations imposed under or incurred in order to satisfy the terms of this Agreement. The administration of the agreement can be carried out within the approved budget with existing resources.

### **FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

### **COMMUNITY ENGAGEMENT**

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. As the process requires approval by resolution of council, neither a public information meeting nor a public hearing is required. In keeping with standard practices, information concerning the application has been made available on the HRM website.

**ALTERNATIVES**

1. Council may choose to approve the proposed amending agreement as set out in Attachment A of this report. This is the recommended course of action.
2. Council may choose to approve the proposed amending agreement subject to modifications. This may necessitate further negotiation with the applicant.
3. Council may choose to refuse the proposed amending agreement, and in doing so, must provide reasons based on a conflict with MPS policies. This alternative is not recommended as the proposal is consistent with the MPS.

**ATTACHMENTS**

Map 1                      Location and Notification Area

Attachment A              Proposed 6<sup>th</sup> Amending Agreement Attachment B

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A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.


Report Prepared by :              Jillian MacLellan, Planner 490-4423


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**Map 1 - Location**

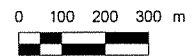
Brunello Estates  
Timberlea

 Area under development agreement

 Area of notification

Timberlea/Lakeside/Beechville  
Plan Area

**HALIFAX**  
REGIONAL MUNICIPALITY  
COMMUNITY DEVELOPMENT  
PLANNING SERVICES



HRM does not guarantee the accuracy  
of any representation on this plan



00536) on the Lands, which said development agreement was registered at the Halifax County Land Registration Office on July 15, 2004 as Document Number 75884560 (hereinafter called the "Third Amending Agreement");

AND WHEREAS the Western Region Community Council of the Municipality approved an application to enter into an amending development agreement (municipal reference number 01040) on the Lands, which said Development Agreement was registered at the Halifax County Land Registration Office on January 22, 2008 as Document Number 91321258 (hereinafter called the "Fourth Amending Agreement");

AND WHEREAS the Western Region Community Council of the Municipality approved an application to enter into an amending development agreement (municipal reference number 01312) on the Lands, which said Development Agreement was registered at the Halifax County Land Registration Office on November 9, 2010 as Document Number 97179270 (hereinafter called the "Fifth Amending Agreement");

AND WHEREAS the Developer has requested further amendments to the Existing Agreement and Amending Agreement to modify the road layout, parkland size and configuration and to complete minor text changes;

AND WHEREAS the Western Region Community Council for the Municipality approved this request at a meeting held on [INSERT-Date], referenced as Municipal Case Number 16934;

THEREFORE in consideration of the benefits accrued to each party from the covenants herein contained, the Parties agree as follows:

1. Section 2.1 of the Existing Agreement as amended is further amended by
  - (a) replacing "Schedule B1: Golf Course Community Plan" with "Schedule B1.A: Golf Course Community Plan";
  - (b) replacing "Schedule B2: Community Concept Plan" with "Schedule B2.A: Community Concept Plan";
  - (c) replacing "Schedule B3: Building Height Areas" with "Schedule B3.A: Building Height Areas";
  - (d) deleting "Schedule C: Recreation Facilities" ;
  - (e) adding "Schedule C1: Public Recreation Facilities";
  - (f) adding "Schedule C2: Private Recreation Facilities";
  - (g) replacing "Schedule D: Road Hierarchy" with "Schedule D1: Road Hierarchy";
  - (h) replacing "Schedule E1: Crossing with Median" with "Schedule E1.B: Crossing with Median";
  - (i) replacing "Schedule E2: Commercial" with "Schedule E2.A: Commercial (Town Centre)";
  - (j) replacing "Schedule E3: Modified Urban Collector" with "Schedule E3.A: Modified Urban Collector";

- (k) replacing “Schedule E4: Modified Urban Local” with “Schedule E4.A: Modified Urban Local”;
- (l) replacing “Schedule F: Sewer Servicing Schematic” with “Schedule F1: Sewer Servicing Schematic”;
- (m) replacing “Schedule G: Water Servicing Schematic” with “Schedule G1: Water Servicing Schematic”;
- (n) replacing “Schedule H1: Conceptual Storm Water Management Plan” with “Schedule H1.1: Conceptual Storm Water Management Plan”; and
- (o) replacing “Schedule I: Major Non Disturbance Areas” with “Schedule I.1: Major Non-Disturbance Areas”.
- (p) deleting “Schedule J Golf Course Community Plan”
- (q) deleting “Schedule K Community Concept Plan”
- (r) deleting “Schedule L Building Height Areas”
- (s) deleting “Schedule M Recreational Facilities”
- (t) deleting “Schedule N Road Hierarchy”
- (u) deleting “Schedule O Sanitary Sewer Servicing Schematic”
- (v) deleting “Schedule P Water Servicing Schematic”
- (w) deleting “Schedule Q Conceptual Storm Water Management Plan
- (x) deleting “Schedule R Non-Site Disturbance Areas

2. The Existing Agreement as amended is further amended by

- (a) replacing all references to “Schedule B1” and “Schedule J” with “Schedule B1.A”;
- (b) replacing all references to “Schedule B2” and “Schedule K” with “Schedule B2.A”;
- (c) replacing all references to “Schedule B3” and “Schedule L” with “Schedule B3.A”;
- (d) replacing all references to “Schedule D” and “Schedule N” with “Schedule D1”;
- (e) replacing all references to “Schedule E1” with “Schedule E1.B”;
- (f) replacing all references to “Schedule E2” with “Schedule E2.A”;
- (g) replacing all references to “Schedule E3” with “Schedule E3.A”;
- (h) replacing all references to “Schedule E4” with “Schedule E4.A”;
- (i) replacing all references to “Schedule F” and “Schedule O” with “Schedule F1”;
- (j) replacing all references to “Schedule G” and “Schedule P” with “Schedule G1”;
- (k) replacing all references to “Schedule H1”, “Schedule H” and “Schedule Q” with “Schedule H1.1”; and
- (l) replacing all references to “Schedule I” and “Schedule R” with “Schedule I.1”.

3. The Existing Agreement as amended is further amended by deleting Section 2.1.1

4. Section 2.3.3 of the Existing Agreement as amended is further amended by replacing all references to “Maple Drive” with “Maple Grove Avenue”.

5. Section 2.3.7 of the Existing Agreement as amended is further amended by replacing

“Phase I shall be developed in accordance with Schedules J to S inclusive as attached hereto.”

with,



“The Maple Grove Phase shall be developed in accordance with Schedule S and the applicable portions of all other Schedules of this agreement.”

6. Section 2.4.1 of the Existing Agreement as amended is further amended by
  - (a) replacing all references to “15.2 m” with “15.24 m”;
  - (b) replacing all references to “7.5 m” with “7.62 m”; and
  - (c) replacing all references to “325.2 sq. m.” with “371.61 sq. m.”.
7. Section 2.4.2(iv) of the Existing Agreement as amended is further amended by replacing “10 feet” with “8 feet”.
8. Section 2.4.4(i) of the Existing Agreement as amended is further amended by
  - (a) replacing “111.5 sq. m.” with “92.9 sq.m.”; and
  - (b) adding “or where the site abuts a neighborhood park site as indicated on Schedule C-1” at the end of the sentence “Consideration may be given for a reduction in this figure where underground parking is provided”.
9. Section 2.4.4(vii) of the Existing Agreement as amended is further amended by
  - (a) adding “(9.3 sq. m.)” after “100 square feet”; and
  - (b) adding ““Consideration may be given for a reduction in this figure where the site abuts a neighborhood park site as indicated on Schedule C-1”.” at the end of the paragraph.
10. Section 2.4.5 of the Existing Agreement as amended is further amended by adding “6.1 m” after every reference to “20 feet”.
11. Section 2.4.11 of the Existing Agreement as amended is further amended by replacing “4.6 m” with “3 m”.
12. Section 2.4.12(i) of the Existing Agreement as amended is further amended by
  - (a) adding “(91.4 m)” after “300 feet”; and
  - (b) adding “(30.5)” after “100 feet”.
13. Section 2.4.13 of the Existing Agreement as amended is further amended by replacing “Schedule C” with “Schedule C1”.
14. Section 2.6.1 of the Existing Agreement as amended is further amended by
  - (a) replacing all references to “Schedule C” to “Schedule C1”; and
  - (b) adding the sentence “It is acknowledged that the Town Centre and Community Park Lands as indicated in Schedule C1 are subject to change in area and shape through the non-residential approval process required under 3.1(c) and 3.1(d) of this agreement.
15. Section 2.6.2 of the Existing Agreement as amended is further amended by
  - (a) changing the number of Neighbourhood Parks from “six” to “four”;
  - (b) adding “(929 sq. m.)” after “10,000 sq. ft.;

- (c) adding “(30.5 m)” after “100 ft”
- (d) adding “(9.1 m)” after “30 feet”;
- (e) adding “(464.5 sq. m).” after “5000 sq. ft.”;
- (f) adding “(30.5 m)” after “100 contiguous feet”;
- (g) changing the number of Community Parks from “Four” to “Two”; and
- (h) replacing all references to “Schedule C” to “Schedule C1”.

16. Section 2.6.3 of the Existing Agreement as amended is further amended by replacing “Schedule C” to “Schedule C2”.
17. Section 2.6.5 of the Existing Agreement as amended is further amended by replacing “Schedule C” with “Schedule C-1.
18. Section 2.6.5(i) of the Existing Agreement as amended is further amended by adding “(328 ft)” after “100 m”.
19. Section 2.6.5(ii) of the Existing Agreement as amended is further amended by replacing “Schedule C” to “Schedule C2”.
20. Section 2.6.5(iv) of the Existing Agreement as amended is further amended by replacing “Schedule C” with “Schedule C1”.
21. Section 2.6.12(a) of the Existing Agreement as amended is further amended by replacing the text

“the site preparation, construction and completion of a 5 foot (1.5 m) wide self contained granular trail as generally shown through the Community Park on the Nine Mile river, from the northwest boundary of the park connecting through to the cul de sac on the parks southern boundary or alternative subdivision sidewalk. The travel way shall consist of a compacted gravel base and a crusher dust surface to current specifications of the Parkland Planning and Development Division; except that standard walkway requirements shall apply where the walkway abuts residential lots,”

with

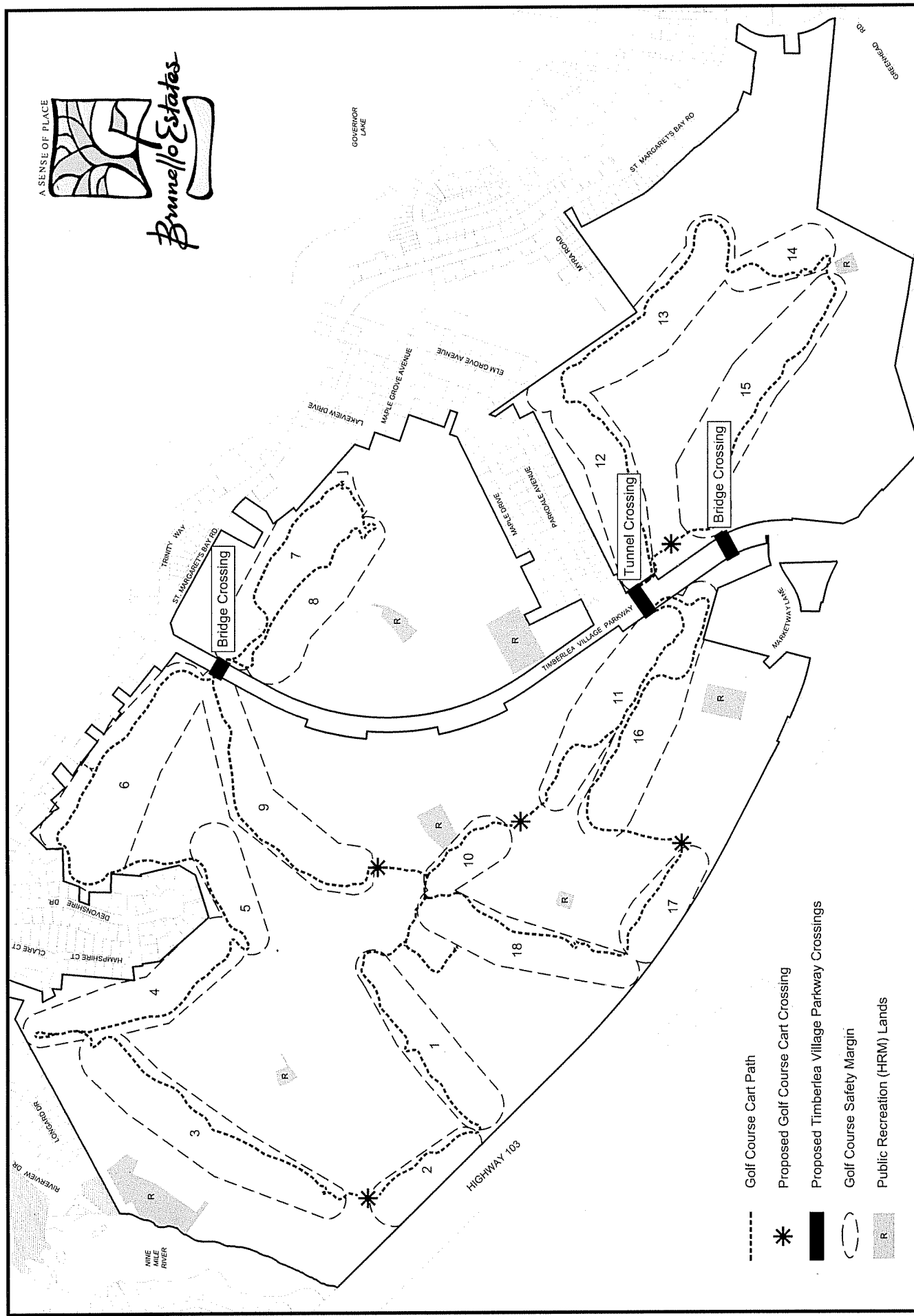
“the site preparation, construction and completion of a 5 foot (1.5 m) wide self contained granular trail as generally shown through the Community Park on the Nine Mile river, from the northwest boundary of the park connecting through to Street J as shown on Schedule D1 or alternative subdivision sidewalk. The travel way shall consist of a compacted gravel base and a crusher dust surface to current specifications of the Parkland Planning and Development Division; except that standard walkway requirements shall apply where the walkway abuts residential lots,”

22. Deleting Section 2.6.12(b).

- 23. Section 2.6.12(d) of the Existing Agreement as amended is further amended by replacing “Schedule C” to “Schedule C1”.
- 24. Section 2.6.12(f) of the Existing Agreement as amended is further amended by replacing “Schedule C” to “Schedule C2”.
- 25. The Existing Agreement as amended is further amended by adding the following after Section 2.6.14  
  
2.6.15 An easement in favour of HRM will be located across the Community Association Lands adjacent to Nine Mile River Parkland in favour of HRM as indicated on Schedule C-1.
- 26. Section 2.7.8 of the Existing Agreement as amended is further amended by
  - (a) adding “(9.1 meters)” after “30 feet”; and
  - (b) adding “(30.5 meters)” after “100 feet”.

WITNESS that this Amending Agreement, made in triplicate, was properly executed by the respective Parties on this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 201[#].

SIGNED, SEALED AND DELIVERED	)	<b>(INSERT REGISTERED</b>
in the presence of	)	<b>OWNER NAME)</b>
per _____	)	per: _____
	)	
	)	
per _____	)	per: _____
	)	
SEALED, DELIVERED AND	)	
ATTESTED to by the proper	)	
signing officers of Halifax Regional	)	
Municipality duly authorized	)	
in that behalf in the presence	)	<b>HALIFAX REGIONAL MUNICIPALITY</b>
	)	
per _____	)	per: _____
	)	<b>MAYOR</b>
	)	
per _____	)	per: _____
	)	<b>MUNICIPAL CLERK</b>



- Golf Course Cart Path
- \* Proposed Golf Course Cart Crossing
- █ Proposed Timberlea Village Parkway Crossings
- - - - - Golf Course Safety Margin
- Public Recreation (HRM) Lands

SCALE: 1:10,000 METRIC

DATE: 21-JUNE-2011

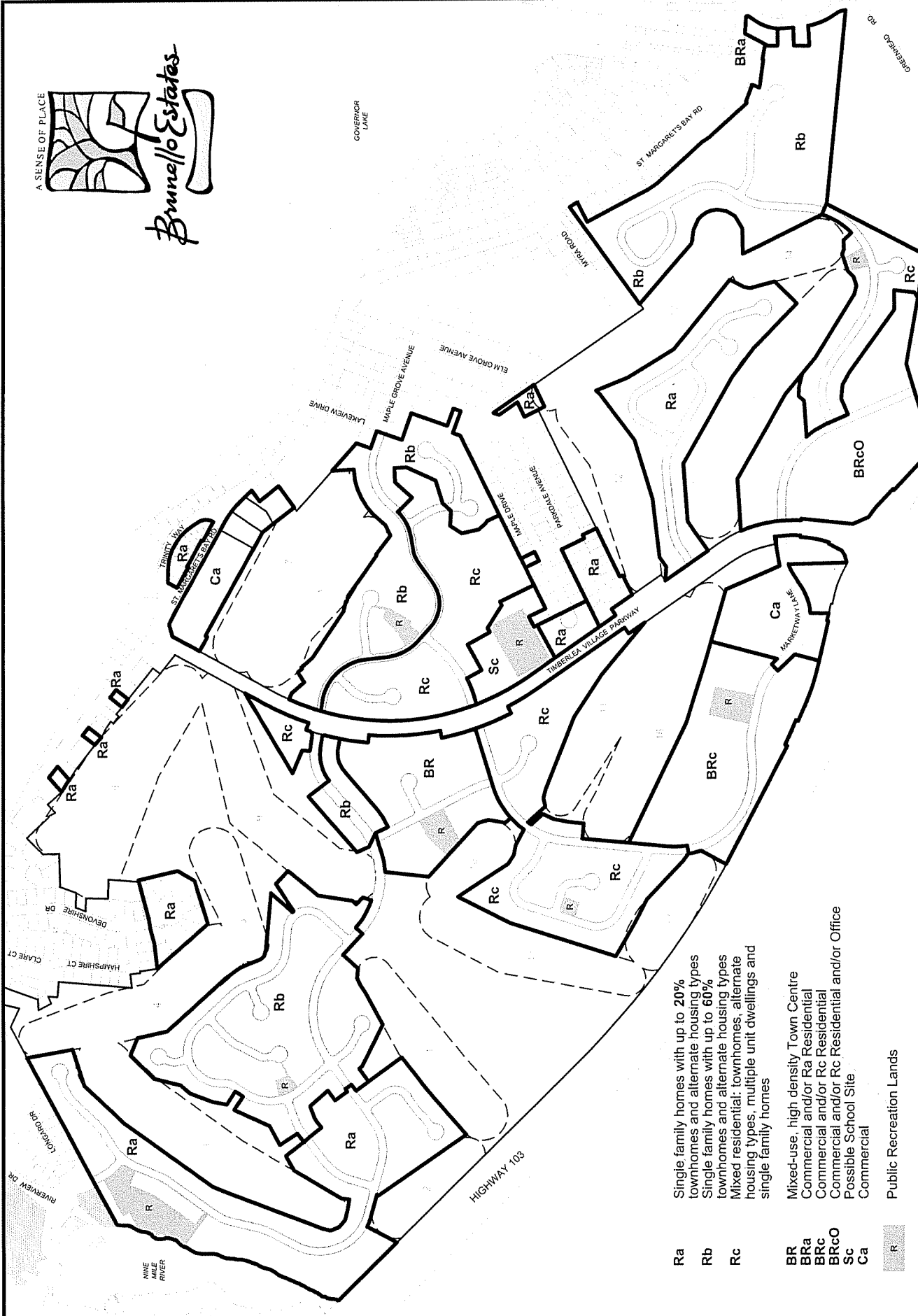
**SCHEDULE B1.A: GOLF COURSE COMMUNITY PLAN**  
 Brunello Estates, Timberlea



A SENSE OF PLACE



GOVERNOR LAKE

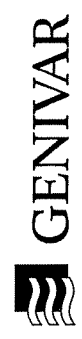


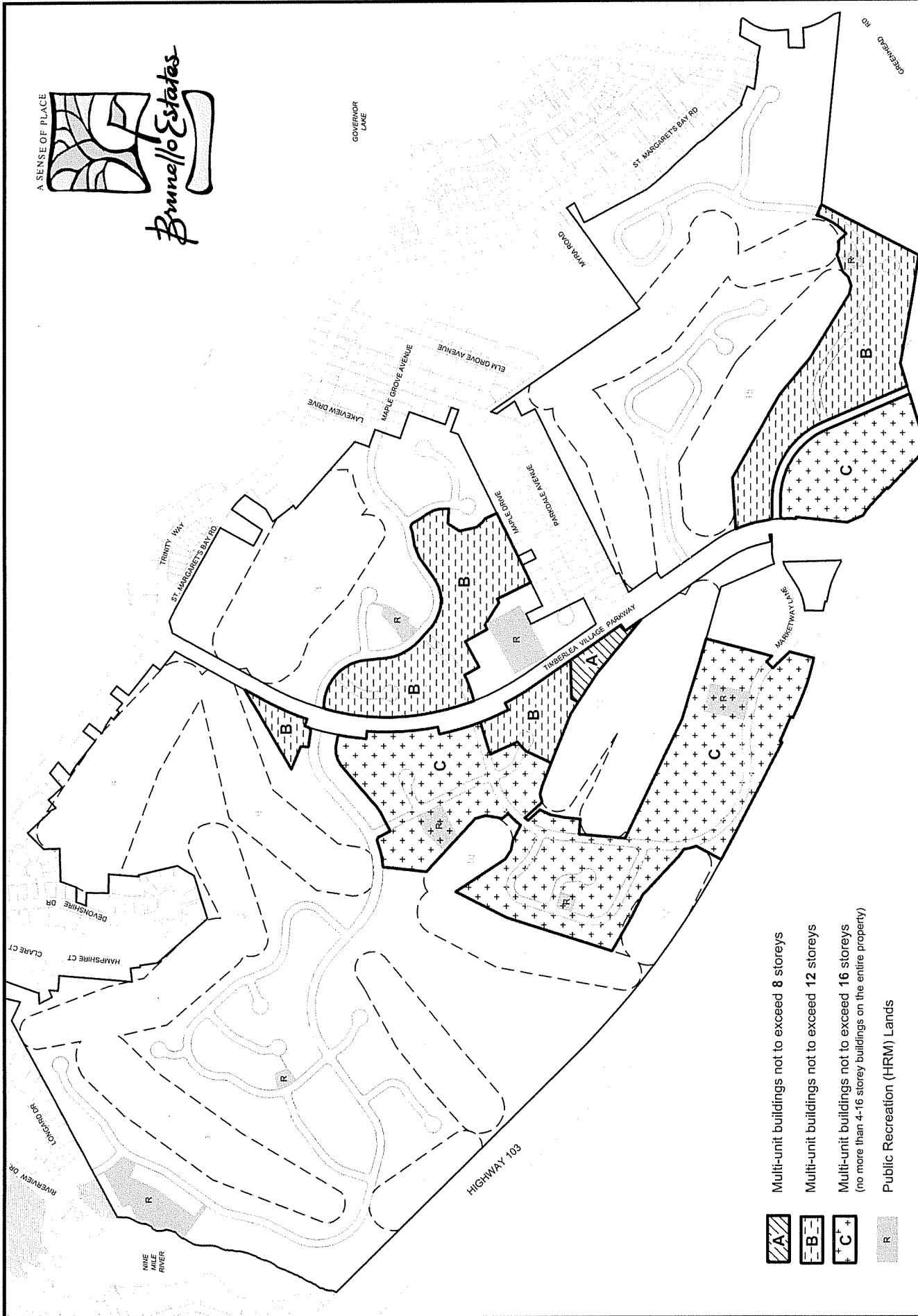
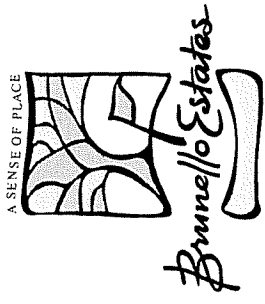
- Ra Single family homes with up to 20% townhomes and alternate housing types
- Rb Single family homes with up to 60% townhomes and alternate housing types
- Rc Mixed residential: townhomes, alternate housing types, multiple unit dwellings and single family homes
- BR Mixed-use, high density Town Centre
- BRa Commercial and/or Ra Residential
- BRc Commercial and/or Rc Residential
- BRco Commercial and/or Rc Residential and/or Office
- Sc Possible School Site
- Ca Commercial
- R Public Recreation Lands

SCALE: 1:10,000 METRIC  
 DATE: 21-JUNE-2011



**SCHEDULE B2.A: COMMUNITY CONCEPT PLAN**  
 Brunello Estates, Timberlea





- Multi-unit buildings not to exceed 8 storeys
- Multi-unit buildings not to exceed 12 storeys
- Multi-unit buildings not to exceed 16 storeys  
(no more than 4-16 storey buildings on the entire property)
- Public Recreation (HRM) Lands

SCALE: 1:10,000 METRIC

DATE: 21-JUNE-2011

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**SCHEDULE B3.A: BUILDING HEIGHT AREAS**  
Brunello Estates, Timberlea

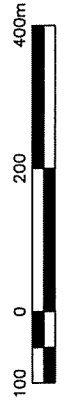
A SENSE OF PLACE



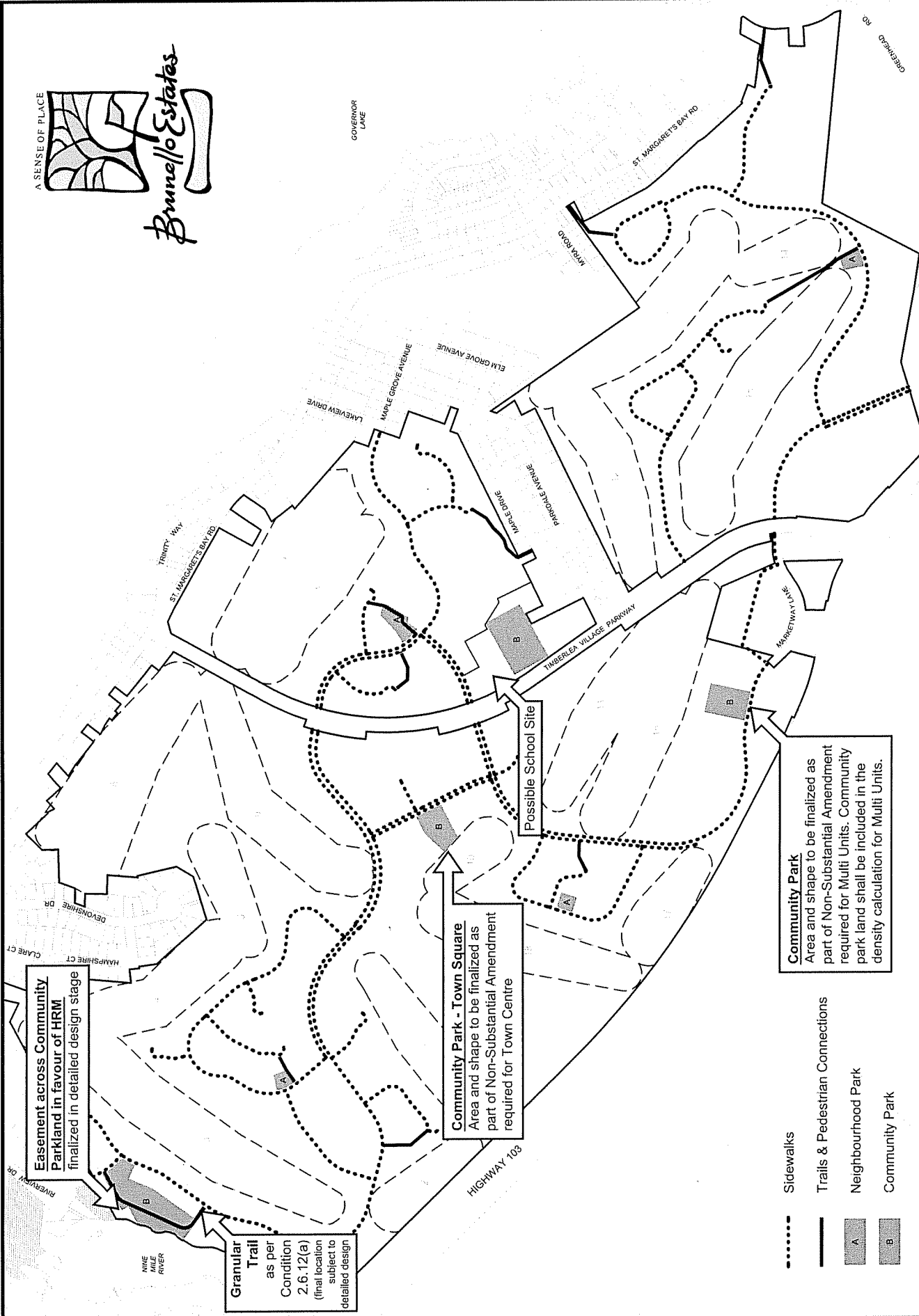
GOVERNOR LAKE

300 000/100000

SCALE: 1:10,000 METRIC  
DATE: 21-JUNE-2011



SCHEDULE C1: PUBLIC RECREATION FACILITIES  
Brunello Estates, Timberlea



Easement across Community Parkland in favour of HRM finalized in detailed design stage

Granular Trail as per Condition 2.6.12(a) (final location subject to detailed design)

Community Park - Town Square Area and shape to be finalized as part of Non-Substantial Amendment required for Town Centre

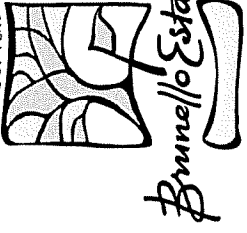
Possible School Site

Community Park Area and shape to be finalized as part of Non-Substantial Amendment required for Multi Units. Community park land shall be included in the density calculation for Multi Units.

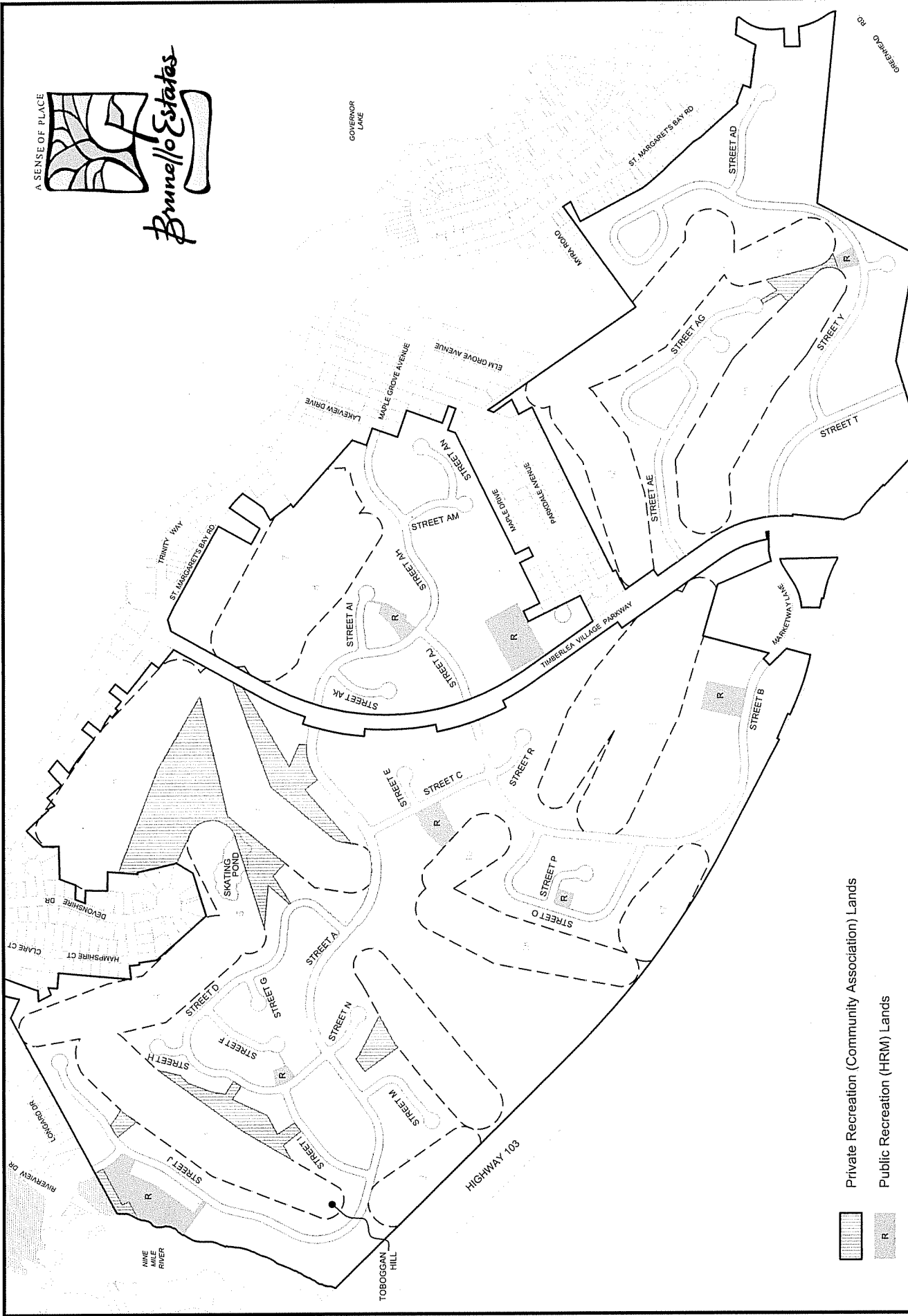
- Sidewalks
- Trails & Pedestrian Connections
- Neighbourhood Park
- Community Park



100 0 200 400m

A SENSE OF PLACE



GOVERNOR LAKE



-  Private Recreation (Community Association) Lands
-  Public Recreation (HRM) Lands

SCALE:

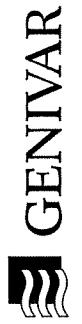
1:10,000 METRIC



DATE: 21-JUNE-2011



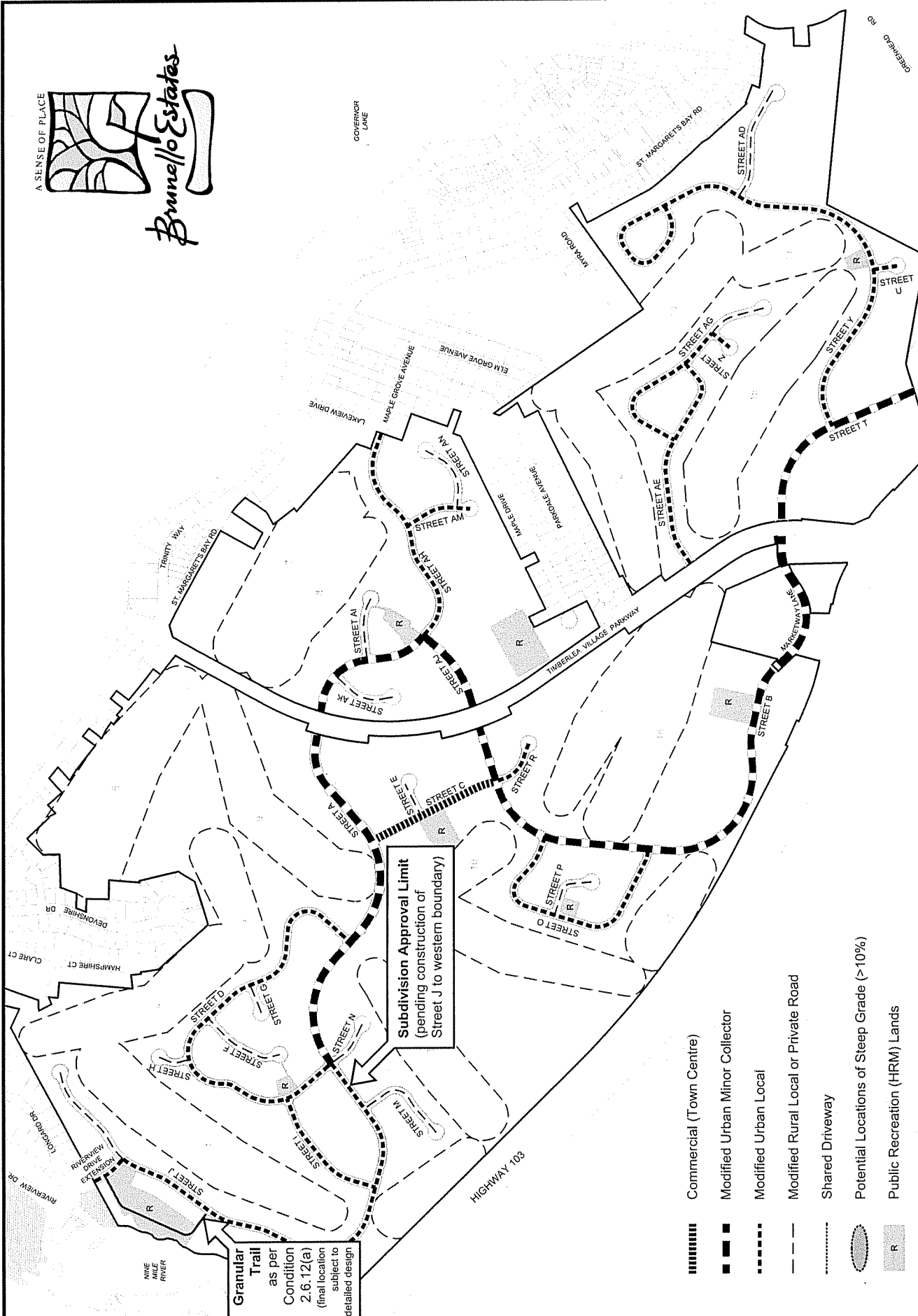
**SCHEDULE C2: PRIVATE RECREATION FACILITIES**  
 Brunello Estates, Timbertea







GOVERNOR LAKE



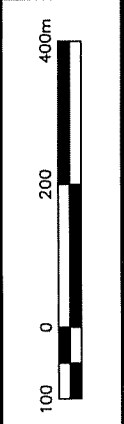
**Granular Trail**  
as per  
Condition  
2.6.12(a)  
(final location  
subject to  
detailed design)

**Subdivision Approval Limit**  
(pending construction of  
Street J to western boundary)

- Commercial (Town Centre)
- Modified Urban Minor Collector
- Modified Urban Local
- Modified Rural Local or Private Road
- Shared Driveway
- Potential Locations of Steep Grade (>10%)
- Public Recreation (HRM) Lands

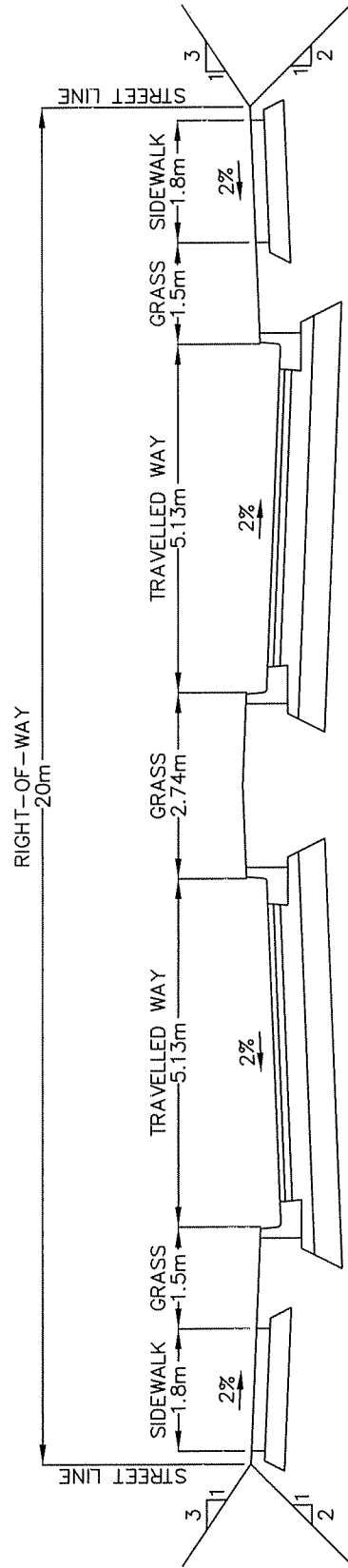
SCALE: 1:10,000 METRIC

DATE: 21-JUNE-2011



**SCHEDULE D1: ROAD HIERARCHY**  
Brunello Estates, Timberlea



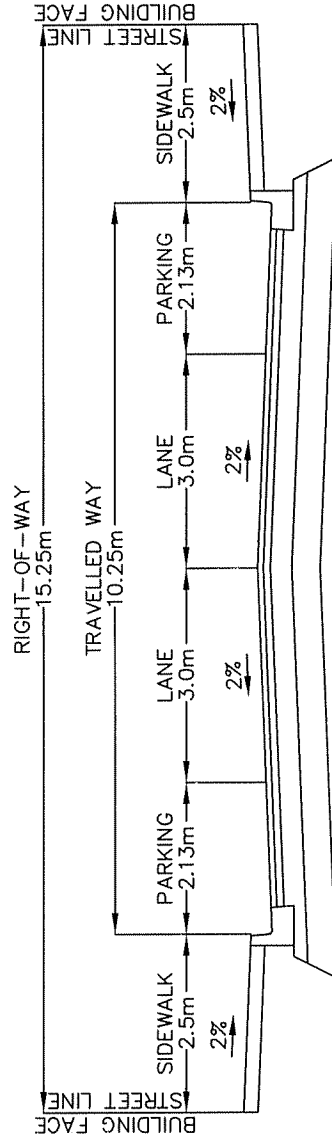
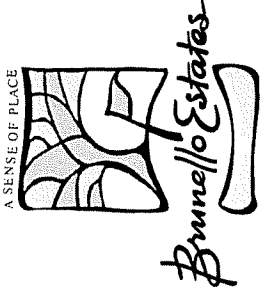


NOTE:  
SIDEWALK LOCATIONS AS PER SCHEDULE C1.



SCHEDULE E1.B: CROSSING WITH MEDIAN  
Brunello Estates, Timberlea

SCALE: N.T.S.  
DATE: 21-JUNE-2011



NOTE:  
SIDEWALK LOCATIONS AS PER SCHEDULE C1.

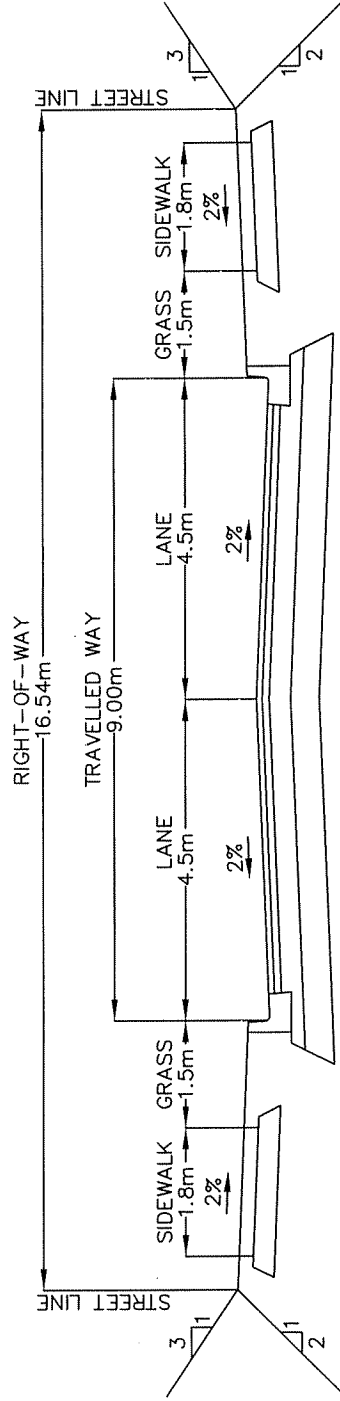
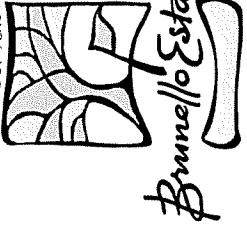


SCHEDULE E2.A: COMMERCIAL (TOWN CENTRE)  
Brunello Estates, Timberlea

SCALE: N.T.S.

DATE: 21-JUNE-2011

A SENSE OF PLACE



- NOTES:
1. SIDEWALK LOCATIONS AS PER SCHEDULE C1.
  2. EXISTING TREES/VEGETATION MAY BE RETAINED IN R.O.W. TO WITHIN 0.6m OF EDGE OF CURB OR SHOULDER.



**GENIVAR**

**SCHEDULE E3.A: MODIFIED URBAN MINOR COLLECTOR**  
Brunello Estates, Timberlea

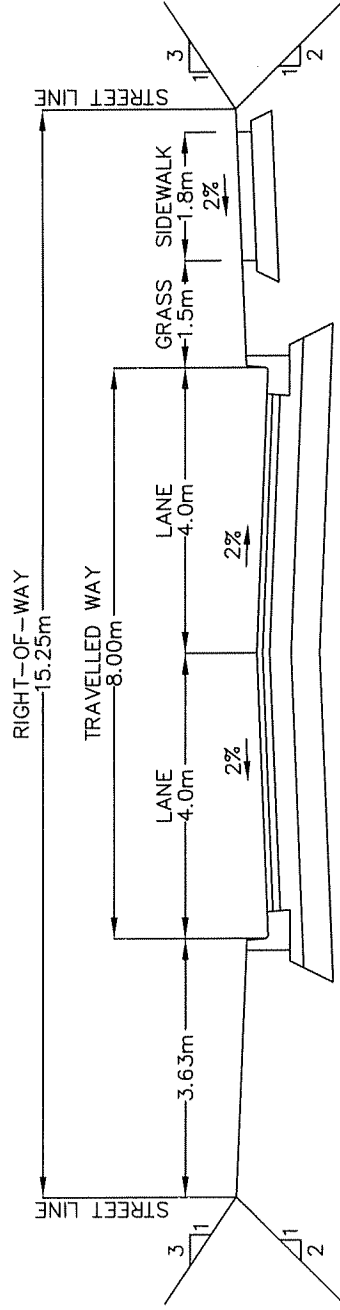
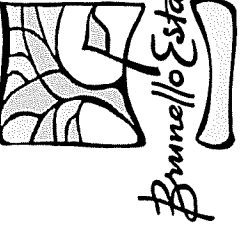
SCALE:

N.T.S.

DATE:

21-JUNE-2011

A SENSE OF PLACE



- NOTES:
1. SIDEWALK LOCATIONS AS PER SCHEDULE C1.
  2. EXISTING TREES/VEGETATION MAY BE RETAINED IN R.O.W. TO WITHIN 0.6m OF EDGE OF CURB OR SHOULDER.



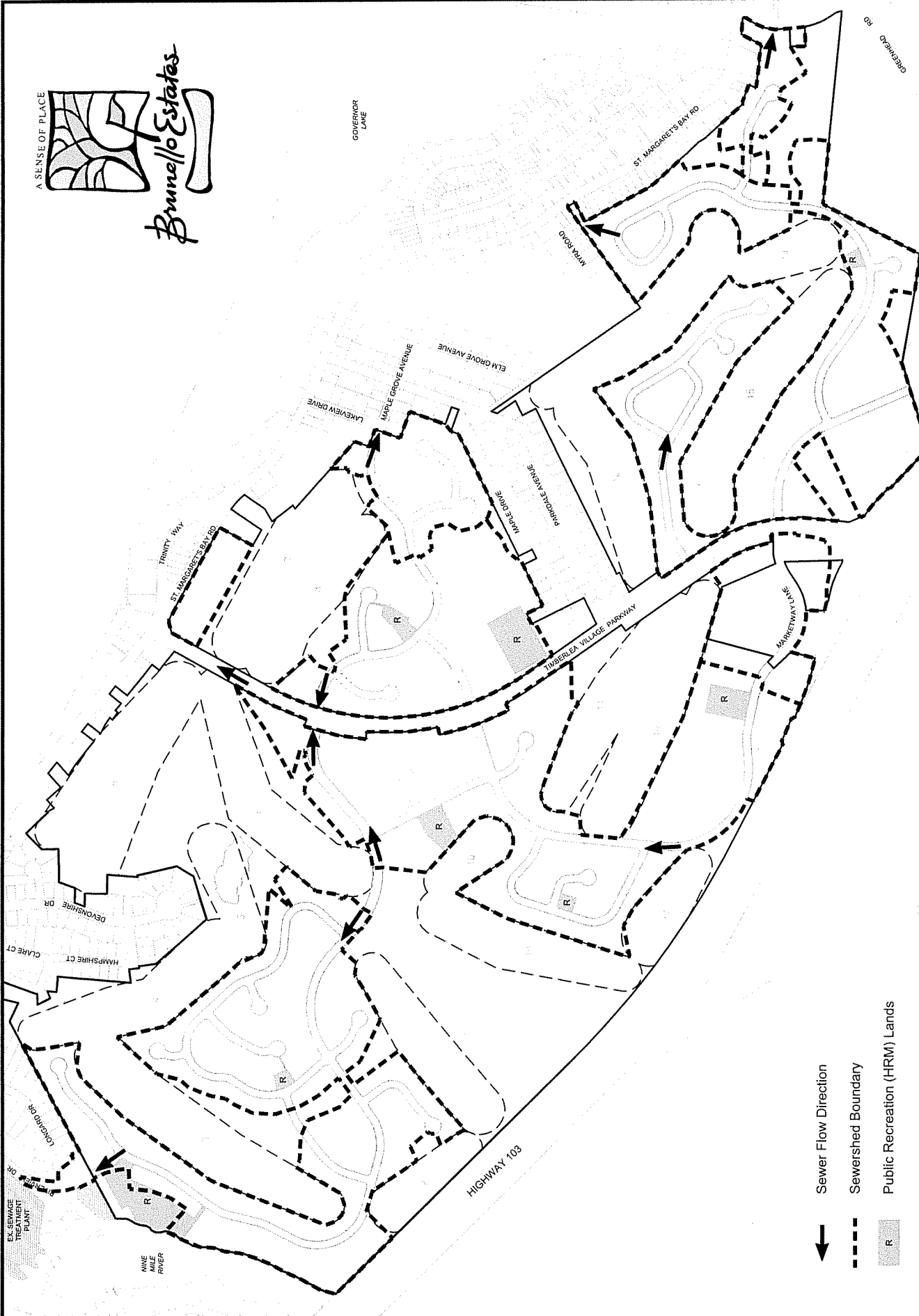
SCHEDULE E4.A: MODIFIED URBAN LOCAL  
Brunello Estates, Timberlea

SCALE:

N.T.S.

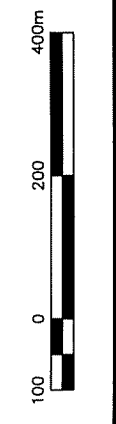
DATE:

21-JUNE-2011



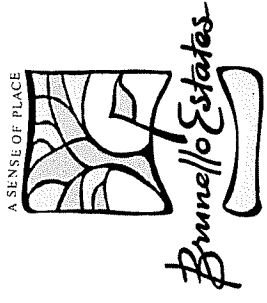
- Sewer Flow Direction
- Watershed Boundary
- Public Recreation (HRM) Lands

SCALE: 1:10,000 METRIC  
DATE: 21-JUNE-2011

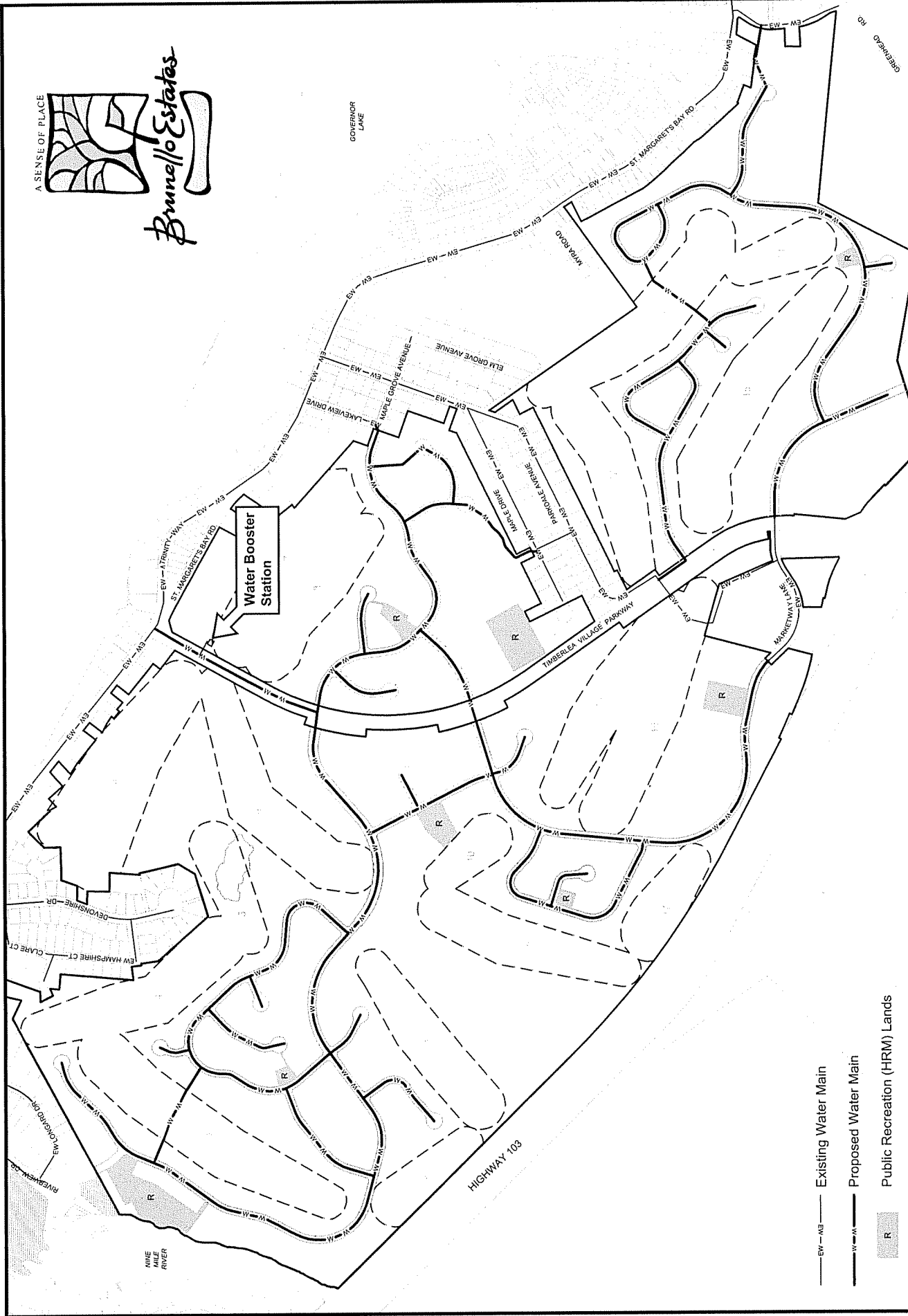


**SCHEDULE F1: SEWER SERVICING SCHEMATIC**  
Brunello Estates, Timberlea



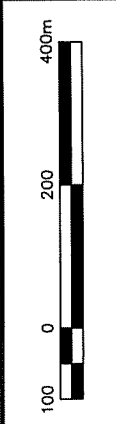


GOVERNOR LAKE



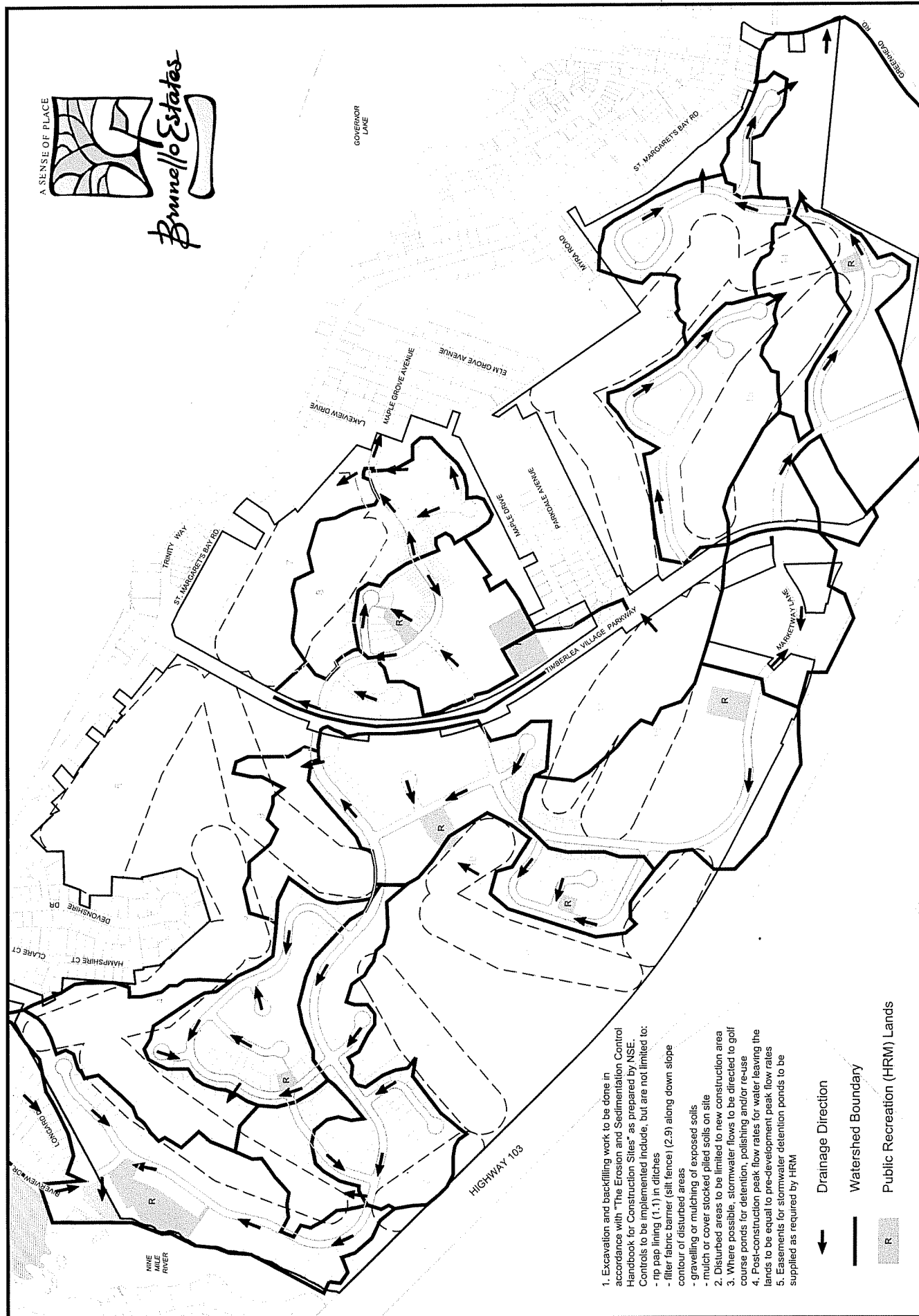
- EW - M3 — Existing Water Main
- W - M — Proposed Water Main
- R Public Recreation (HRM) Lands

SCALE: 1:10,000 METRIC  
DATE: 21-JUNE-2011



**SCHEDULE G1: WATER SERVICING SCHEMATIC**  
Brunello Estates, Timberlea



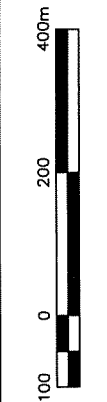


1. Excavation and backfilling work to be done in accordance with "The Erosion and Sedimentation Control Handbook for Construction Sites" as prepared by NSE. Controls to be implemented include, but are not limited to:
  - rip rap lining (1:1) in ditches
  - filter fabric barrier (silt fence) (2:9) along down slope contour of disturbed areas
  - graveling or mulching of exposed soils
  - mulch or cover stockpiled soils on site
2. Disturbed areas to be limited to new construction area
3. Where possible, stormwater flows to be directed to golf course ponds for detention, polishing and/or re-use
4. Post-construction peak flow rates for water leaving the lands to be equal to pre-development peak flow rates
5. Easements for stormwater detention ponds to be supplied as required by HRM

- ← Drainage Direction
- Watershed Boundary
- R Public Recreation (HRM) Lands

**SCHEDULE H1.1: CONCEPTUAL  
STORMWATER MANAGEMENT PLAN**  
Brunello Estates, Timberlea

SCALE: 1:10,000 METRIC  
DATE: 21-JUNE-2011





A SENSE OF PLACE



*Brunello Estates*

GOVERNOR  
LAKE

ST MARGARET'S BAY RD

OF  
GRAPHICS

SCALE:

1:10,000 METRIC

DATE:

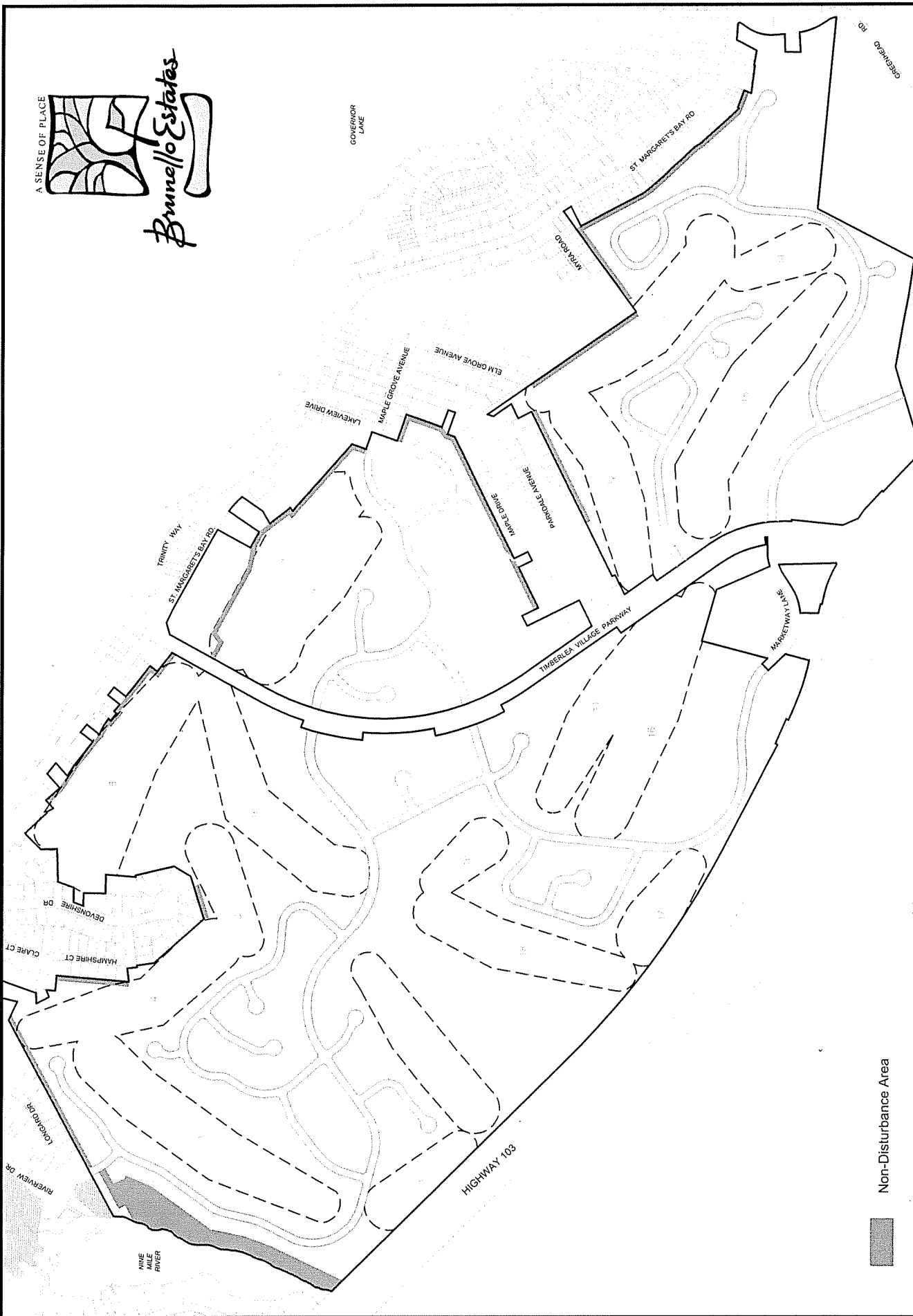
21-JUNE-2011



SCHEDULE I.1: MAJOR NON-DISTURBANCE AREAS  
Brunello Estates, Timberlea



Non-Disturbance Area



HIGHWAY 103

NINE  
MILE  
LAKE  
RIVER

MARKETWAY  
LAKE

TIMBERLEA VILLAGE PARKWAY

LAKE E DRIVE

ELM GROVE AVENUE

MAPLE GROVE AVENUE

LAKEVIEW DRIVE

TRINITY WAY

ST MARGARET'S BAY RD

DEVONSHIRE DR

HAMPSHIRE CT

CLARE CT

LONGFORD DR

RIVERVIEW DR