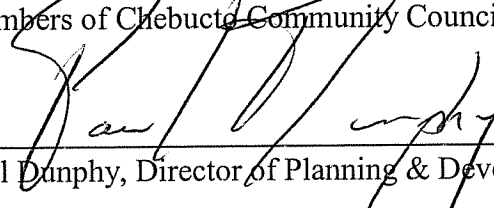


Chebucto Community Council
November 7, 2005

To: Members of Chebucto Community Council

Submitted by: 
Paul Dunphy, Director of Planning & Development Services

Date: October 20, 2005

Subject: Case 00797: Stage II Development Agreement to permit a Funeral Home
at 339 Lacewood Drive

ORIGIN:

Request by Stewart McKelvey Stirling Scales, on behalf of Alderwoods Group Canada Inc., to permit a funeral home at Parcel "C-1", 339 Lacewood Drive, Halifax.

RECOMMENDATION:

It is recommended that Chebucto Community Council:

1. Approve the Stage II development agreement, included as Attachment A of this report, to permit a funeral home at 339 Lacewood Drive, Halifax.
2. Require that the development agreement be signed and delivered within 120 days, or any extension thereof granted by Community Council on request of the applicant, from the date of final approval by Community Council and any other bodies as necessary, whichever is later, otherwise this approval will be void and obligations arising hereunder shall be at an end.

BACKGROUND:

- Parcel "C-1", 339 Lacewood Drive, a vacant parcel, is located at the northwest corner of Lacewood Drive and Stratford Way in Halifax (see Map 1). The site is included in the Stage I Development Agreement for Clayton Park West, Phase II. The Stage I development agreement requires construction of Phase II to be complete by 2013.
- On July 29, 1993, Halifax City Council approved the Stage II Development Agreement for Phase II of Clayton Park West, pursuant to Section 68(6) and 68(8) of Schedule "K" of the Halifax Mainland Land Use Bylaw. The Stage II development agreement required completion by August 19, 1998.
- On March 20, 1996, Halifax City Council approved amendments to the Stage I and Stage II agreements to permit a funeral home on Parcel "C-1".
- On September 14, 1998, the Chebucto Community Council approved a one (1) year extension to the Stage II development agreement.
- On June 14, 1999 Community Council refused a second request for an extension to the development agreement because the applicant could not confirm that the funeral home would be constructed in the two year time frame. The Stage II development agreement expired in 1999.

The Proposal:

- Stewart McKelvey Stirling Scales, on behalf of Alderwoods Group Canada Inc., has applied for Stage II development agreement to construct a funeral home on Parcel C-1, 339 Lacewood Drive (see Attachment A).
- The proposed funeral home will face Lacewood Drive, and will gain access from Lacewood Drive (through a shared driveway with the adjacent lot at 21 Parkland Drive) and Stratford Way.
- The two storey, 1,786 m² funeral home will be finished in a combination of brick and pre-painted metal siding or cement board panel, and will be trimmed with painted cedar.
- Eighty seven parking spaces will be provided on site while additional parking will be available on Stratford Way.
- Extensive landscaping will be provided on the site which will include screening for the adjacent low rise apartment building on Stratford Way.

Zoning and Enabling Policy:

- As stated in the Stage I Development Agreement, the only use permitted on Parcel "C-1", 339 Lacewood Drive, is a funeral home.

DISCUSSION:

- The proposed funeral home meets the requirements set out in the Stage I development agreement. Although the Stage II amendments outlining the development of the site have expired, staff feels that a funeral home is an appropriate use for Parcel "C-1".
- In staff's view, the proposed building is an attractive design with a number of architectural features which enhance its appearance. The building is set back a similar distance to other commercial buildings in the area but does not appear as bulky because of the varied roof line, and use of dormers, carports and bays.
- Eighty-seven (87) parking spaces are shown on the site plan. The Traffic Impact Statement provided by the applicant states that this will accommodate 90% of the funeral usage. Because funeral ceremonies rarely require more than 1.5 hours of use, parking along Stratford Way in mid-morning and mid-afternoon hours (typical times for funeral usage) should not impede traffic flow.
- Clause 2 of the 1996 Stage I amending agreement requires the developer erect and maintain a sign directing all funeral processions leaving the property via Stratford Way to turn right. This is reiterated in Clause 3.5.4 of the proposed development agreement.
- Clause 3.6 of the proposed development agreement describes landscaping and tree and rock outcrop retention for the site. A small ravine on the southeast corner of the site is designated for retaining vegetation and garbage must be removed to allow undergrowth to thrive. Small portions of the rock outcrops will be removed to accommodate the development of the funeral home as illustrated in Schedule "B".
- A fence and trees will be provided along the northwest property boundary to screen the development from the adjacent low rise apartment building. The development agreement contains a requirement for certification of conformance with the approved landscape plan by a landscape architect prior to building occupancy.
- The applicant undertook a Phase I Environmental Site Assessment (ESA) at staff's request. Clause 3.8.4 of the proposed development agreement addresses the ESA's recommendation to test construction debris located in the southwest corner of the site.

Conclusion:

- Staff is satisfied that the proposed Stage II development agreement to permit a funeral home is consistent with the Stage I agreement and subsequent amendments.

- Staff recommends development of a funeral home on Parcel "C-1" and approval of the Stage II development agreement (Attachment A).

BUDGET IMPLICATIONS:

None.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN:

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

ALTERNATIVES:

1. Council may approve the development agreement appended as Attachment A to permit a funeral home at 339 Lacewood Drive, Halifax, as proposed by the applicant. This is the recommended course of action.
2. Council may choose to propose modifications to the development agreement. Such modifications may require further negotiations with the developer. This alternative is not recommended for the reasons described above.
3. The application could be rejected. Council would be required to provide reasons as to why it did not meet the requirements of the Stage I Agreement. For the reasons outlined, staff will not recommend this course of action.

ATTACHMENTS

Map 1 - Location and Zoning Map

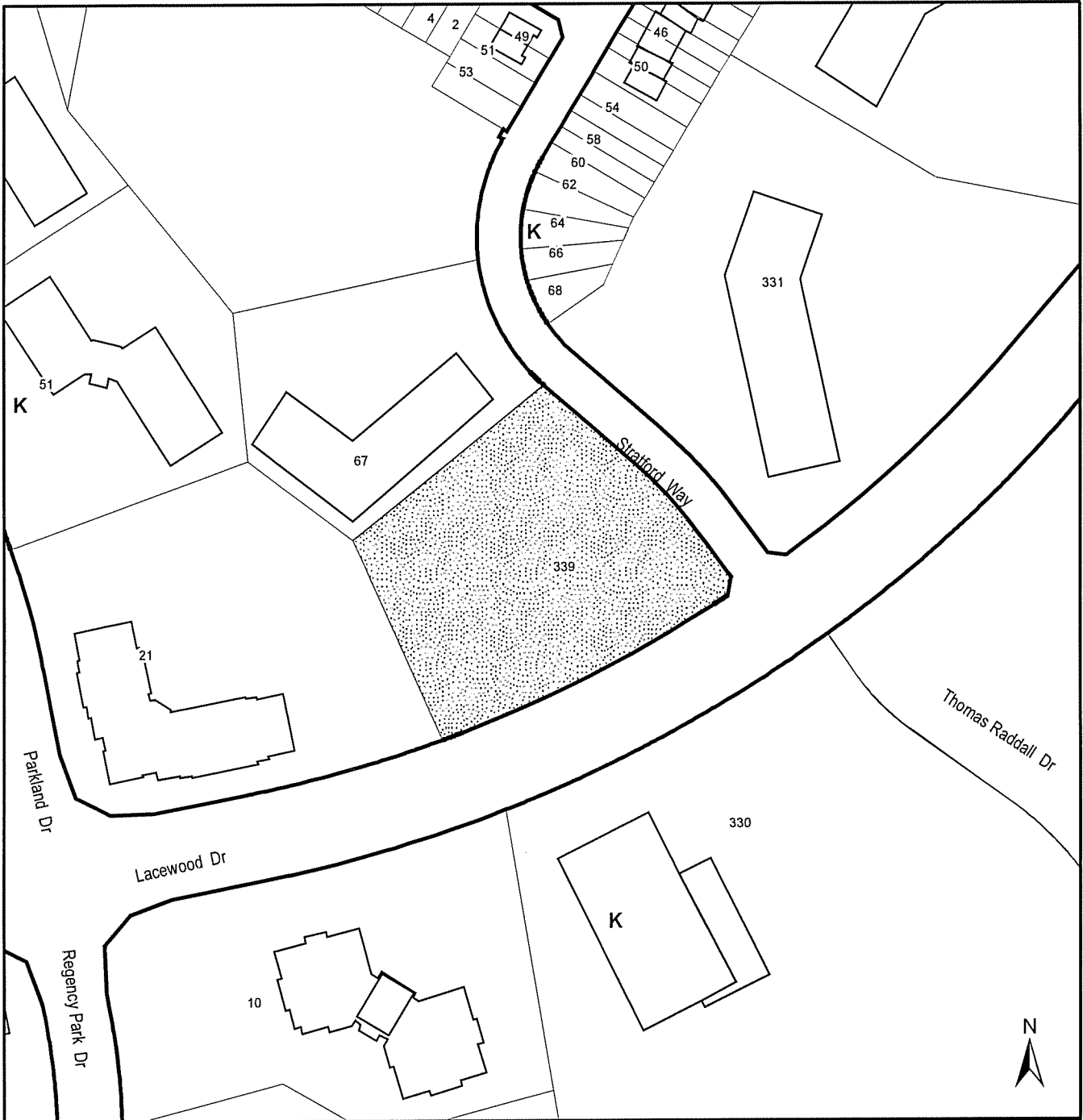
Attachment A - Draft Stage II Development Agreement with the following schedules:

Schedule "A"	Legal Description of the Lands of Alderwoods Group Canada Incorporated, identified as 339 Lacewood Drive, Parcel "C-1"
Schedule "B"	Site Plan (0001)
Schedule "C"	Front (Lacewood Drive) and Lateral (West Face) Elevations
Schedule "D"	Front (Stratford Way) and Rear (North Face) Elevations
Schedule "E"	Funeral Home Rendering (0004)
Schedule "F"	First Floor Layout Plan (0005)
Schedule "G"	Second Floor Layout Plan (0006)
Schedule "H"	Site Services Plan (0007)
Schedule "I"	Sign Specifications and Drawings (0008)

Attachment B - Excerpts from the Stage I Amending Development Agreement


Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Jaime Smith, Planner I, 490-4793



Map 1 - Location and Zoning

339 Lacewood Drive
Halifax

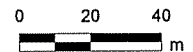
 Subject property

Halifax Mainland
Land Use By-Law Area

Zone

K Schedule K

HALIFAX
REGIONAL MUNICIPALITY
PLANNING AND
DEVELOPMENT SERVICES



This map is an unofficial reproduction of a portion of the Zoning Map for the Halifax Mainland Land Use By-Law area.

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

Attachment A

THIS AGREEMENT made this day of , 2005
BETWEEN:

ALDERWOODS GROUP CANADA INCORPORATED
(hereinafter called the "Developer")

OF THE FIRST PART

- and -

HALIFAX REGIONAL MUNICIPALITY
A body corporate, in the County of Halifax, Province of Nova Scotia
(hereinafter called the "Municipality")

OF THE SECOND PART

WHEREAS the Developer is the registered owner of certain lands located at the corner of Lacewood Drive and Stratford Way, Parcel "C-1", 339 Lacewood Drive, and which said lands are more particularly described in Schedule "A" to this Agreement (herein after called the "Lands");

AND WHEREAS, pursuant to Subsections 68(6) and 68(8) of the Halifax Mainland Land Use Bylaw, the Council of the City of Halifax granted approval of a Stage I Development Agreement pertaining to the preliminary subdivision and development of the Lands which said agreement is recorded at the Registry of Deeds at Halifax in Book No. 4658 at Page 760, and also approved a further amendment to the said agreement on March 29, 1996 in Book No. 5685 at Pages 1-3 (together herein after called the "Existing Agreement").

AND WHEREAS the Developer has requested that the Municipality enter into a Stage II development agreement to allow for the development of a funeral home on the Lands pursuant to the provisions of the Planning Act and the Municipal Planning Strategy and Land Use By-law for Halifax;

AND WHEREAS the Chebucto Community Council approved this request at a meeting held on , referenced as Municipal Case Number 00797;

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

PART 1: DEFINITIONS

1.1 In this Agreement, unless the context otherwise requires:

- (a) "Community Council" means the Chebucto Community Council of the Municipality or any such body legally authorized by the Council to administer this Agreement pursuant to the Municipal Government Act;
- (b) "Development Officer" means the Development Officer for Halifax Regional Municipality.
- (c) "Engineer" means the Development Engineer with the Municipality's Planning and Development Services or any person designated to perform his/her responsibilities pursuant to this Agreement;
- (d) "Land Use By-law" means the Land Use By-law for Mainland Halifax, as amended from time to time;
- (e) "Subdivision By-law" means the applicable Subdivision By-law for Halifax Regional Municipality, as amended from time to time.

PART 2: GENERAL REQUIREMENTS FOR CONFORMITY WITH OTHER BY-LAWS, STATUTES AND REGULATIONS

- 2.1 The Developer agrees that the Lands shall be developed and used only in accordance with and subject to the terms and conditions of this Agreement.
- 2.2 Except as otherwise provided for herein, the development and use of the Lands shall comply with the requirements of the Land Use By-law of Halifax Mainland, as may be amended from time to time.
- 2.3 Pursuant to Section 2.2, nothing in this Agreement shall exempt or be taken to exempt the Developer, lot owner, or any other person from complying with the requirements of any by-law of the Municipality applicable to the Lands (other than the Land Use By-law to the extent varied by this Agreement), or any statute or regulation of the Province of Nova Scotia, and the Developer or lot owner agrees to observe and comply with all such laws, by-laws, and regulations in connection with the development and use of the Lands.
- 2.4 Where the provisions of this Agreement conflict with those of any by-law of the Municipality applicable to the Lands (other than the Land Use By-law to the extent varied by this Agreement) or any provincial or federal statute or regulation, the higher or more stringent requirements shall prevail.

- 2.5 The Developer shall be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this Agreement and all federal, provincial, and municipal regulations, by-laws, or codes applicable to any lands owned by the Developer or lot owner.
- 2.6 The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.
- 2.7 All terms and conditions of the Stage I Agreement remain in effect.
- 2.8 The Municipality agrees that the provisions, terms, and conditions of this Agreement may be amended by resolution of the Community Council provided that the Community Council is satisfied that any such amendment remains in conformity with the Stage I Agreement.

PART 3: DEVELOPMENT OF THE LANDS

- 3.1 The Developer shall develop and use the Lands in conformance with the site plans, design drawings, renderings, and supporting technical documents, attached as the following Schedules to this Agreement:

Schedule "A"	Legal Description of the Lands of Alderwoods Group Canada Incorporated, identified as 339 Lacewood Drive, Parcel "C-1"
Schedule "B"	Site Plan (0001)
Schedule "C"	Front (South) and West Elevations (0002)
Schedule "D"	Rear (North) and East Elevations (0003)
Schedule "E"	Funeral Home Rendering (0004)
Schedule "F"	First Floor Layout Plan (0005)
Schedule "G"	Second Floor Layout Plan (0006)
Schedule "H"	Site Services Plan (0007)
Schedule "I"	Sign Specifications and Drawings (0008)

- 3.2 The use of the Lands permitted by this Agreement, subject to its terms and as generally illustrated on Schedule "B", are the following:

(a) a funeral home

3.3 Building Architecture

3.3.1 The building shall be constructed as shown on Schedules "C" to "G".

3.3.2 The ground floor shall consist of a maximum of 14, 815 square feet, not including the exterior car port, and the second floor shall consist of a maximum of 4,415 square

feet. Interior spaces shall be occupied as described in Schedule "F" and Schedule "G".

- 3.3.3 The exterior building materials shall consist of a combination of brick, pre-painted metal siding or cement board panel as shown on Schedules "C" and "D".
- 3.3.4 The roof shall be clad in asphalt shingles.
- 3.3.5 The building height shall not exceed 35 feet.
- 3.3.6 The Developer shall be entitled to modify the internal floor plans provided the exterior appearance of the building is not affected and the size of the building is not increased.
- 3.3.7 The Developer shall ensure that all lighting used for the illumination of the funeral home shall be generally located and arranged so as to divert light away from adjacent residential uses.

3.4 Land Use Provisions

- 3.4.1 The funeral home shall not exceed 20 % lot coverage.
- 3.4.2 Access and egress points shall only be permitted as shown on Schedule "B". Prior to obtaining an Occupancy Permit, the Developer shall acquire an easement over the adjacent property (known as 21 Parkland Drive) for use as a driveway.
- 3.4.3 All parking areas, loading zones, driveways and circulation aisles shall be asphalt and the perimeter of all asphalt areas shall be defined by concrete curbs. Driveway aisles shall be a minimum of 18 feet wide. The driveways are to meet the requirements of By-Law S-300.
- 3.4.4 The developer shall provide a minimum of 87 parking spaces at least 9 feet (2.7 m) wide and 20 feet (6 m) long as shown in Schedule "B".

3.5 Signage

- 3.5.1 Two pylon signs shall be located as shown on Schedule "B" and shall be placed perpendicular to the adjacent street.
- 3.5.2 The signs, as a minimum, shall state the name of the funeral home. Any additional wording on the sign shall be at the discretion of the Development Officer.

3.5.3 The sign located on Stratford Way shall direct all funeral processions leaving the property via Stratford Way to turn right.

3.5.4 The signs shall not exceed a maximum height of 16 feet nor a maximum width of 15 feet.

3.6 Landscaping

3.6.1 The Developer shall submit a detailed landscape plan prepared by a Landscape Architect (that is a Full Member and in good standing with APALA) to the Development Officer with the application for Building and Development permits. The landscape plan shall include, as a minimum, planting as identified in this agreement.

3.6.2 Landscaping shall be provided within the site along the Lacewood Drive street frontage consisting of a minimum of five (5) high branching salt tolerant deciduous trees and the size shall be a minimum of 60 mm caliper (2.4 inch diameter).

3.6.3 All traffic islands within the parking area are to be curbed and landscaped with sod or low maintenance ground cover at a minimum. Shade trees would be desirable.

3.6.4 The landscape plan shall include planting details for trees and shrubs.

3.6.5 The Developer shall ensure that all soft landscape areas are to be sodded and the sod is to conform to the Canadian Nursery Sod Growers' Specifications. The Developer shall ensure that all plant material is to conform to the Canadian Nursery Trades Association Metric Guide Specifications and Standards.

3.6.6 The Developer shall remove garbage from the tree retention areas shown on Schedule "B" and remove windblown and dead trees and shrubs with minimal disturbance to the existing understorey plant material and seedlings. A minimum of 10 coniferous seedlings shall be planted within the retention area, and may be transplanted from other areas on the site. The tree retention areas shall not be used for storm water drainage. Tree protection hoarding shall be placed around the tree retention areas prior to the commencement of construction and be retained throughout the period of construction.

3.6.7 The Developer shall retain the rock outcrops and associated existing vegetation as shown on Schedule "B".

3.6.8 The Developer shall construct a six (6) foot high visually opaque fence along the northwest property line from Stratford Way to the western corner of the property. A construction detail or specification shall be provided on the landscape plan.

3.6.9 Prior to issuance of the occupancy permit, certification in the form of a letter by a Landscape Architect who is a member in good standing with APALA shall be provided to indicate that the provisions of section 3.6 have been met.

3.7 Services

3.7.1 All services to be designed and constructed in accordance with the Municipal Service System guidelines. The site services shall include a storm sewer lateral connection to receive building storm drain and a sampling manhole shall be provided on private property for the sanitary lateral. A service easement shall also be provided for any storm/outfall connection to any and all adjacent properties.

3.8 Environmental Protection

3.8.1 The development shall include designated space for storage and collection of source separated recyclables, organics, and refuse. This designated space shall be approved by the Development Officer and Building Inspector in consultation with HRM Solid Waste Resources. Each designated space shall:

- a) be accessible and convenient for tenants and waste haulers;
- b) contain separate bins to accommodate cardboard/paper, other recyclables, organics, and refuse;
- c) be clearly identified by signage and clearly identify the type of materials accepted therein.

3.8.2 Any disturbance to existing off-site infrastructure resulting from the development, including but not limited to streets, sidewalks, new driveway curb cuts and associated paving, curbs and gutters, street trees, landscaped areas and utilities, shall be the responsibility of the Developer, and shall be reinstated to a condition equal or better than existing, removed, replaced or relocated by the Developer as directed by the Development Officer to the discretion of the Engineer.

3.8.3 Erosion and sediment control measures are to be located on site to the satisfaction of the Engineer prior to issuance of the building permit and these controls are to be maintained throughout construction.

3.8.4 As recommended in the Phase I ESA, the Developer shall test, remove and appropriately store all construction debris encountered in TP4 (as described in the ESA), located on the southwest corner of the property, for environmental impacts (ie. Metals, PAH, and petroleum hydrocarbons).

3.8.5 Construction material wastes shall not be burned, buried or discarded on the Land.

3.9 Maintenance

- 3.9.1 The Developer shall maintain and keep in good repair all portions of the development on the Lands, including but not limited to, the interior and exterior of the building, walkways, parking areas and driveways, and the maintenance of all landscaping including the replacement of damaged or dead plant stock, trimming and litter control, garbage removal and snow removal/salting/sanding of walkways and driveways. All landscaped areas, parking lots, buildings, structures, driveways and parking areas shall be maintained and kept litter free.

3.10 Approvals and Permits

- 3.10.1 The Developer shall be responsible for securing all applicable approvals associated with the servicing systems required to accommodate the development, including sanitary sewer system, water supply system, stormwater sewer and drainage system, and utilities. Such approvals shall be obtained in accordance with all applicable by-laws, standards, policies, and regulations of HRM and other approval agencies, except as provided herein. All costs associated with the supply and installation of all servicing systems and utilities shall be the responsibility of the Developer. All construction is to be in accordance with HRM specifications.
- 3.10.2 No occupancy permit shall be issued for any building constructed on the lands until such time as the landscaping has been completed in accordance with Section 3.7 of this agreement, provided however that where such building has been completed and all other terms of this agreement have been met, an occupancy permit may be issued provided that the developer supplies a security deposit in the amount of 110 percent of the estimated cost to complete the landscaping. The security deposit shall be in the form of a certified cheque or letter of credit issued by a chartered bank to the Development Officer and shall be returned upon submission of the certification required by section 3.7.
- 3.10.3 Should the developer not complete the landscaping within six months of issuance of the occupancy permit or by September 1 of the year in which the occupancy permit was issued, whichever is earlier, the Municipality may use the deposit to complete the landscaping as set out in Section 3.7 of this agreement. The developer shall be responsible for all costs in this regard exceeding the deposit. The security deposit or unused portion of the security deposit shall be returned to the developer upon completion of the work.
- 3.10.4 The Development Officer may approve minor modifications that are substantially in conformance with Sections 3.3, 3.4, 3.5, and 3.6

PART 4: REGISTRATION, EFFECT OF CONVEYANCES AND DISCHARGE

- 4.1 A copy of this Agreement and every amendment and discharge of this Agreement shall be recorded at the office of the Registry of Deeds at Halifax, Nova Scotia, and the Developer shall pay or reimburse the Municipality for the registration cost incurred in recording such documents.
- 4.2 This Agreement shall be binding upon the parties thereto, their heirs, successors, assigns, mortgagees, leasees and all subsequent owners, and shall run with the land which is the subject of this Agreement until this Agreement is discharged by the Council.
- 4.3 Upon the transfer of title to any lot, the owner thereof shall observe and perform the terms and conditions of this Agreement to the extent applicable to the lot.
- 4.4 Notwithstanding Section 5.3 or any transfer of title to a lot, the Developer shall continue to be responsible for the fulfilment of the Developer's covenants under this Agreement.
- 4.5 In the event that construction of the project has not commenced within two (2) years from the date of approval of this Agreement by the Municipality, as indicated herein, the Municipality may, by resolution of Council, either discharge this Agreement whereupon this Agreement shall have no further force or effect, or upon the written request of the Developer, grant an extension to the date of commencement of construction. For the purposes of this section, "commencement of construction" shall mean completion of the footings for the proposed building.
- 4.6 Anytime after the completion of the development, or portions thereof, or after the expiration of four (4) years from the date of approval of this Agreement, Council may review this Agreement, in whole or in part, and may:
- (a) retain the Agreement in its present form;
 - (b) negotiate a new Agreement;
 - (c) discharge this Agreement on the condition that for those portions of the development that are deemed complete by Council, the Developer's rights hereunder are preserved and the Council shall apply appropriate zoning pursuant to the Municipal Planning Strategy and Land Use By-law, as may be amended.

PART 5: ENFORCEMENT AND RIGHTS AND REMEDIES ON DEFAULT

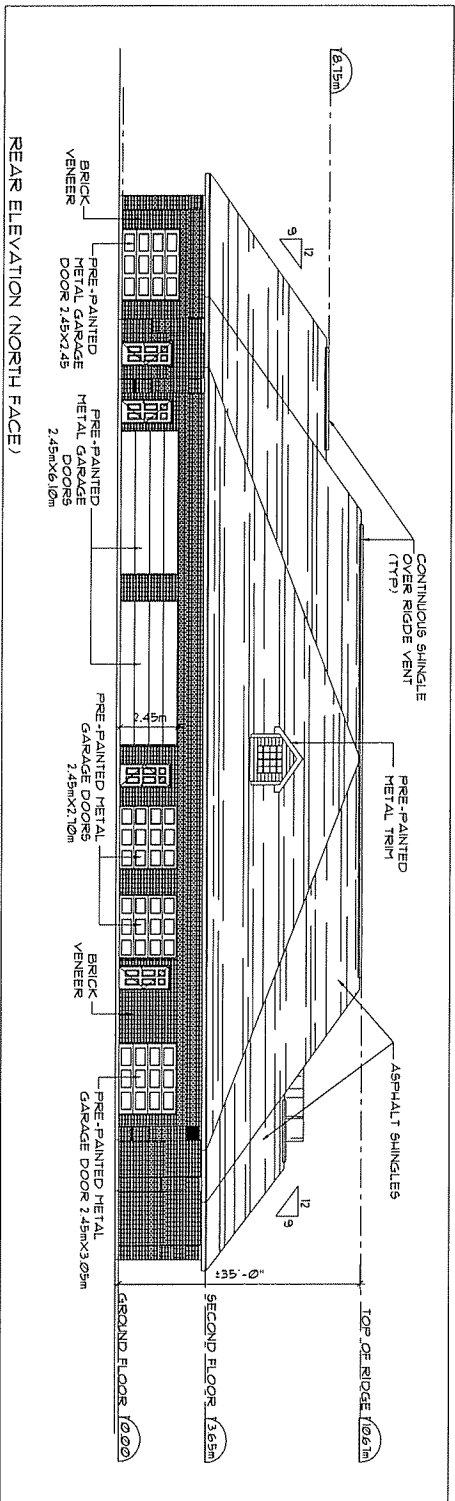
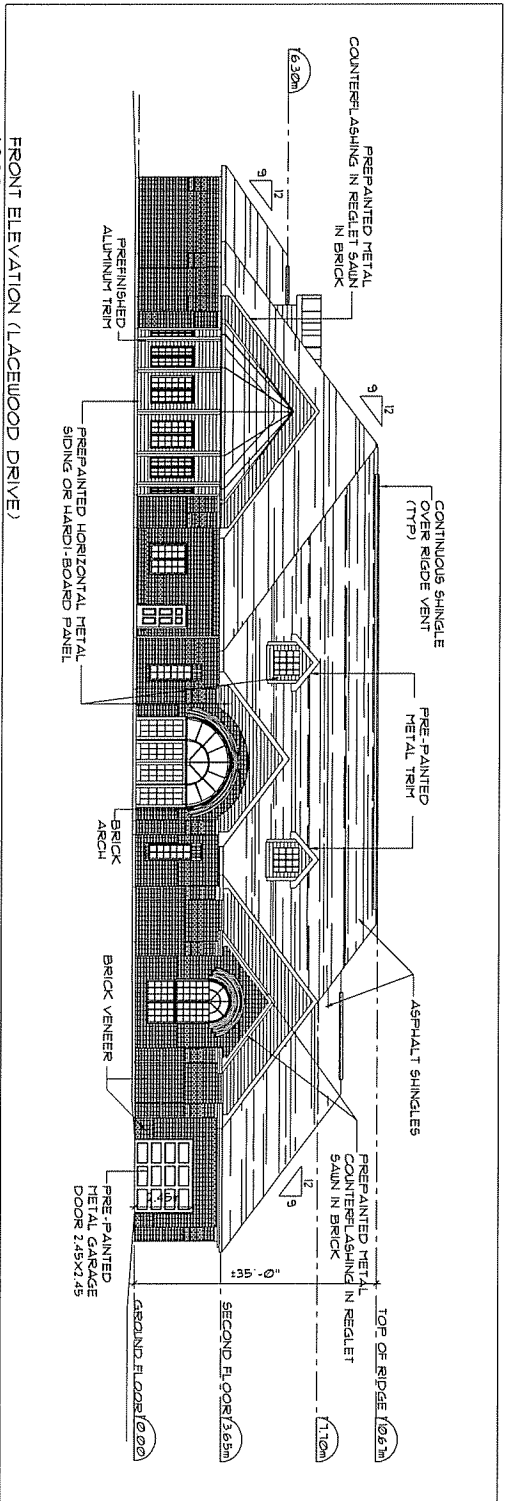
- 5.1 The Developer agrees that any officer appointed by the Municipality to enforce this Agreement shall be granted access onto the Lands during all reasonable hours without obtaining consent of the Developer. The Developer further agrees that, upon receiving written notification from an officer of the Municipality to inspect the interior of any building located on the Lands, the Developer agrees to allow for such an inspection during any reasonable hour within one day of receiving such a request.

5.2 If the Developer fails to observe or perform any covenant or condition of this Agreement after the Municipality has given the Developer thirty (30) days written notice of the failure or default, except that such notice is waived in matters concerning environmental protection and mitigation, then in each such case:

- (a) the Municipality shall be entitled to apply to any court of competent jurisdiction for injunctive relief including an order prohibiting the Developer from continuing such default and the Developer hereby submits to the jurisdiction of such Court and waives any defence based upon the allegation that damages would be an adequate remedy;
- (b) the Municipality may enter onto the Property and perform any of the covenants contained in this Agreement or take such remedial action as is considered necessary to correct a breach of the development agreement, whereupon all reasonable expenses whether arising out of the entry onto the lands or from the performance of the covenants or remedial action, shall be a first lien on Property and be shown on any tax certificate issued under the Assessment Act.
- (c) the Municipality may, by resolution, discharge this Agreement whereupon this Agreement shall have no further force or effect and henceforth the development of the Lands shall conform with the provisions of the Land Use By-law; and/or
- (d) in addition to the above remedies the Municipality reserves the right to pursue any other remediation under the Municipal Government Act or Common Law in order to ensure compliance with this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals on the day and year first above written:

Signed, sealed and delivered)	Alderwoods Group Canada Inc.
in the presence of:)	
)	
per: _____)	per: _____
)	
)	
Sealed, Delivered and Attested)	Halifax Regional Municipality
by the proper signing officers of)	
Halifax Regional Municipality)	
duly authorized on that behalf)	per: _____
in the presence of)	MAYOR
)	
per: _____)	per: _____
)	MUNICIPAL CLERK



BUILDING ELEVATIONS

SCALE: 1: 200

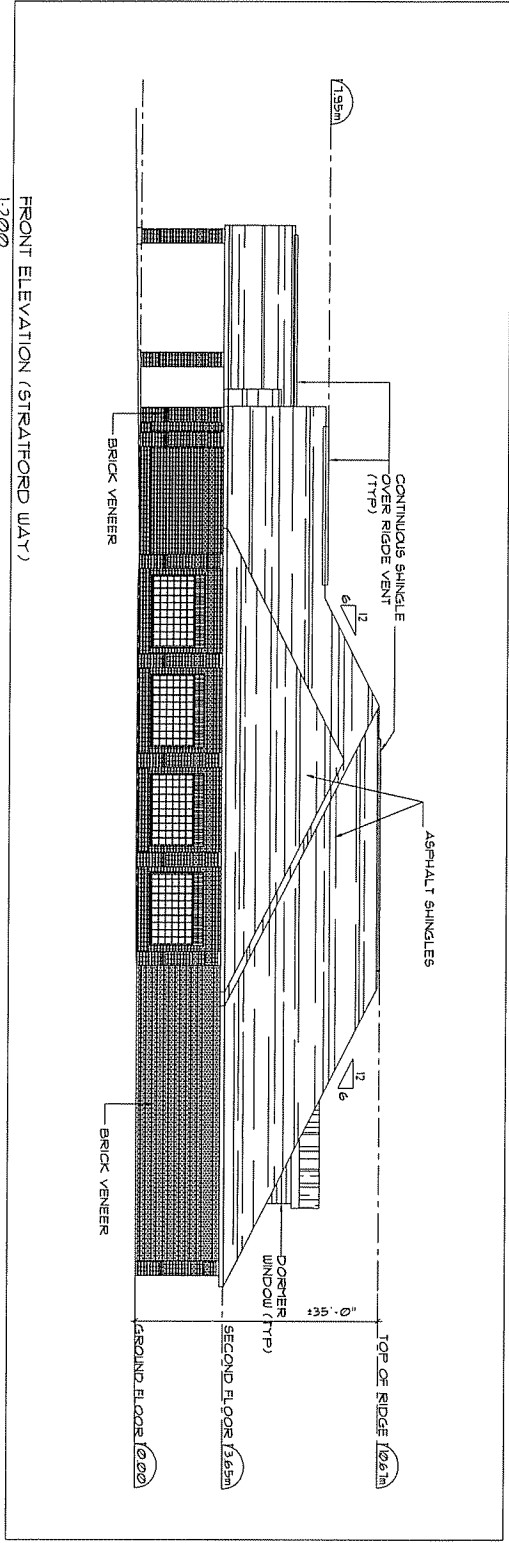
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ARCHITECTS

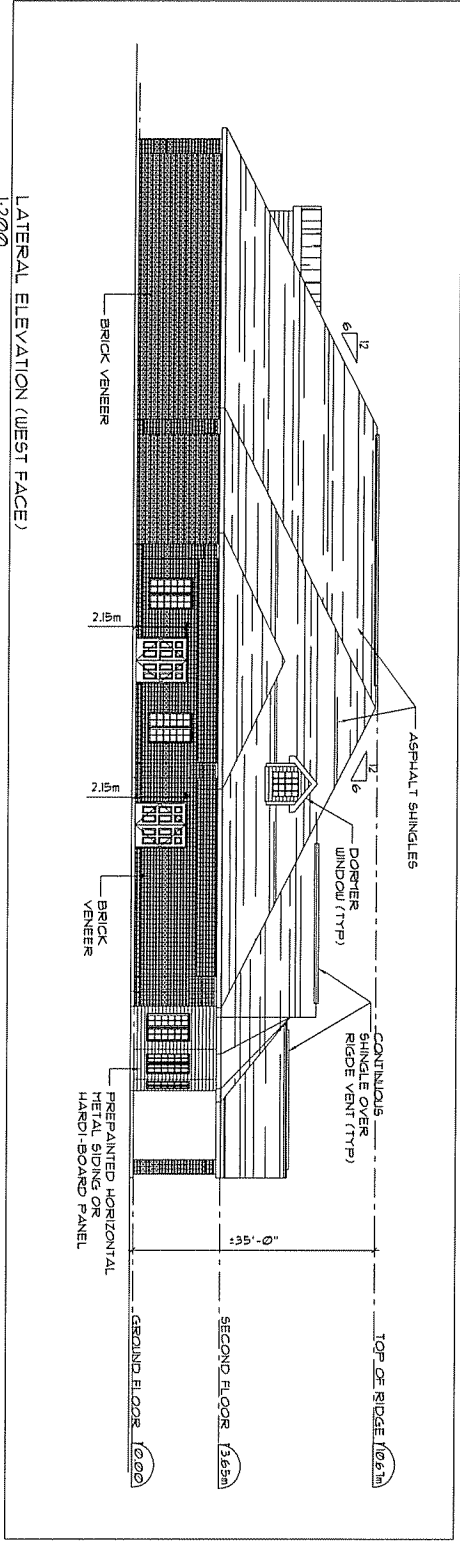
ALDERWOODS GROUP

J.A. SNOW FUNERAL COMPLEX
HALIFAX, NOVA SCOTIA

REVISED SET
DATE: 20.10.2005



FRONT ELEVATION (STRATFORD WAY)
1:200



LATERAL ELEVATION (WEST FACE)
1:200

BUILDING ELEVATIONS
SCALE: 1: 200

ZINNO • ZAPPITELLI
ARCHITECTS

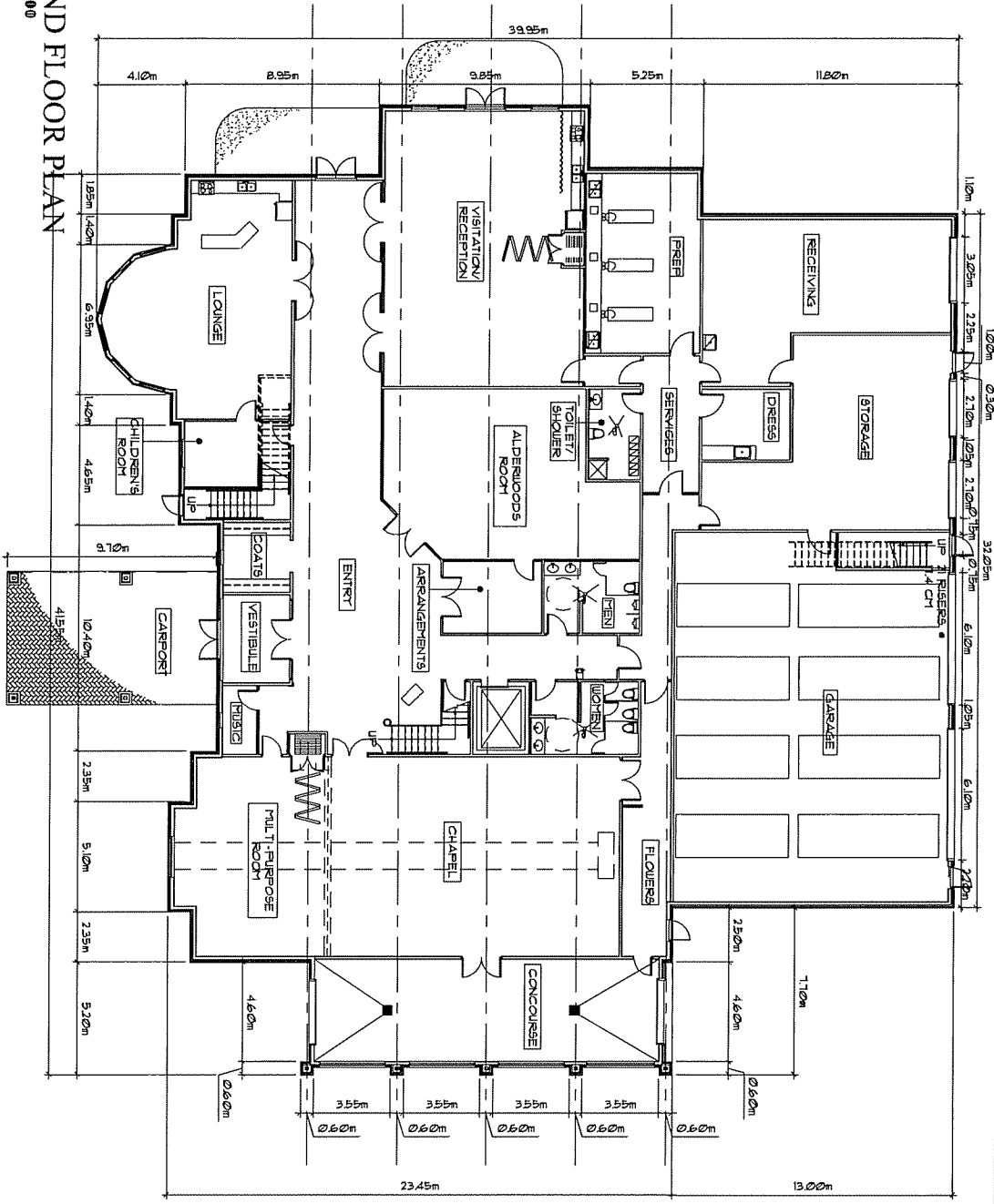
ALDERWOODS
GROUP

J. A. SNOW FUNERAL COMPLEX
HALIFAX, NOVA SCOTIA

REVISED SET
DATE: 20.10.2005



Schedule "E"



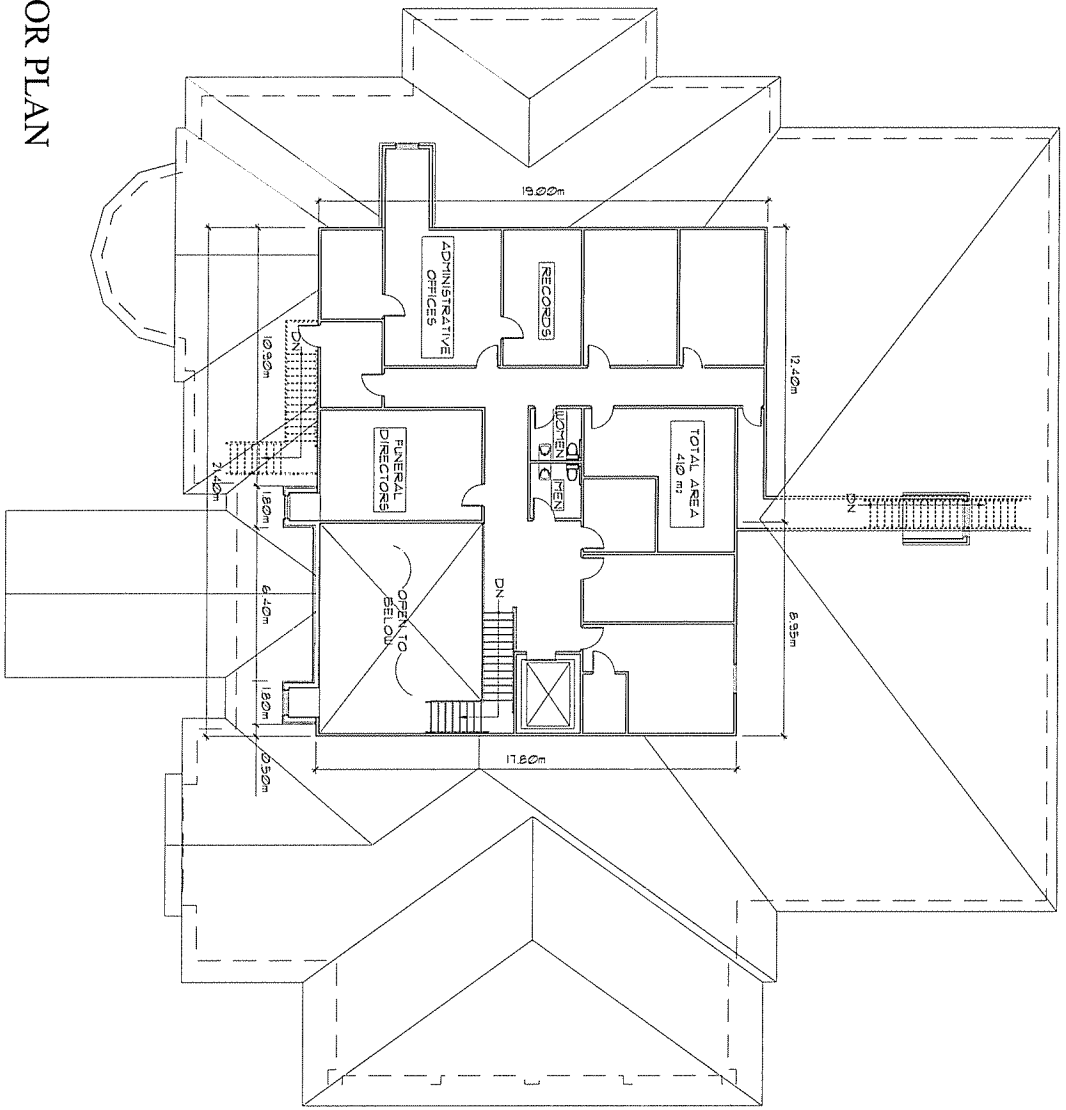
GROUND FLOOR PLAN
SCALE: 1: 200

ZINNO • ZAPPITELLI
ARCHITECTS

ALDERWOODS
Funeral Home

J.A. SNOW FUNERAL COMPLEX
HALIFAX, NOVA SCOTIA

REVISED SET
DATE: 20.10.2005



SECOND FLOOR PLAN
SCALE: 1: 200

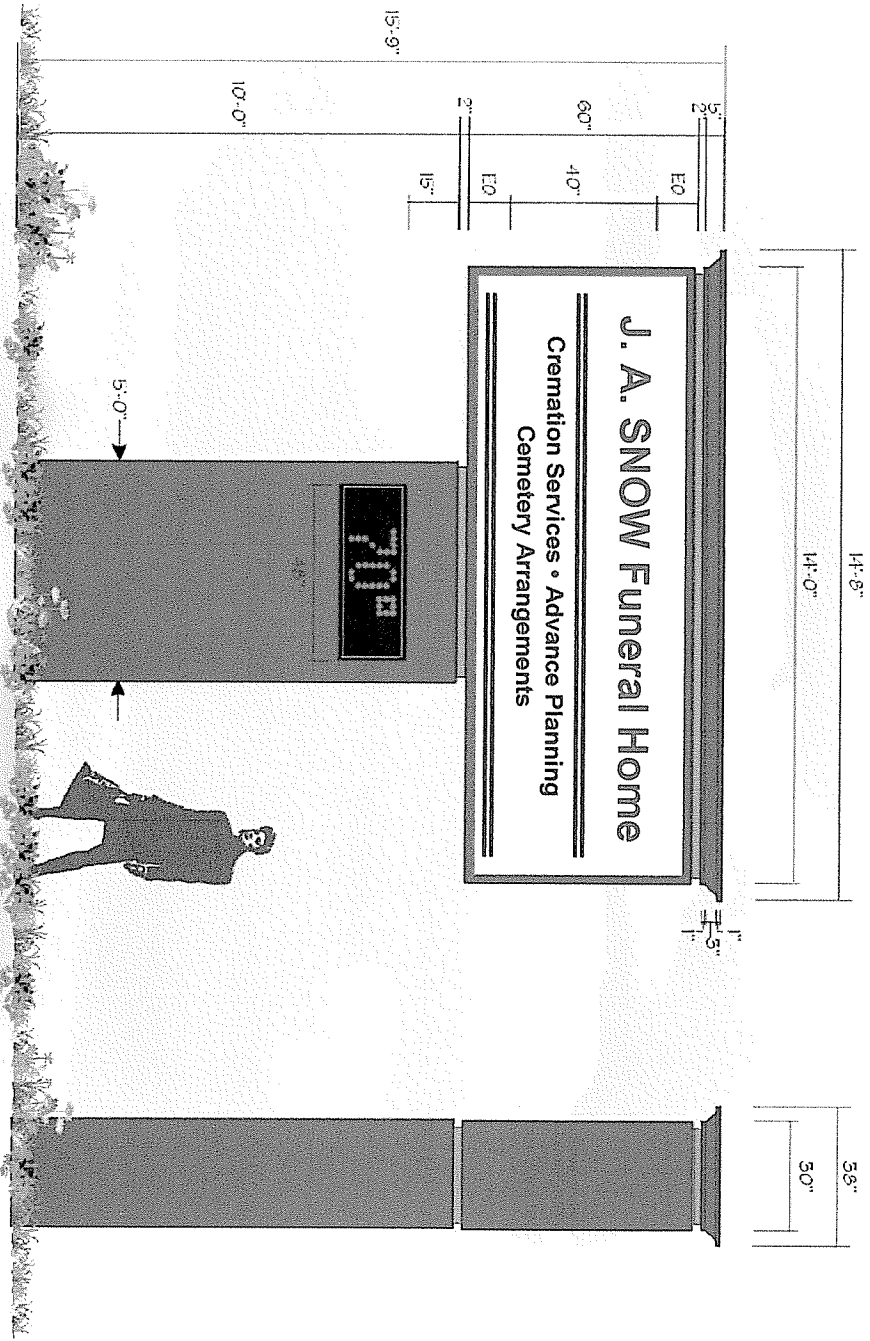
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ARCHITECTS

ALDERWOODS
GROUP

J.A. SNOW FUNERAL COMPLEX
HALIFAX, NOVA SCOTIA

REVISED SET
DATE: 20.10.2005

Schedule "I-I"



SIGN TYPE 1.0 - MAIN IDENTIFICATION SIGN
SCALE 1/4" = 1'-0"

SPECIFICATIONS

SIGN TYPE: 1.0
QUANTITY: 1
SIZE: 60"H x 14'-0"W
DOUBLE FACE / INTERNALLY ILLUMINATED
PANEL SERIES: 307D FABRICATED ALUM. CABINET
CABINET MATERIAL: 12S" ALUMINUM
CABINET COLOR: PMS 2728 BLUE
PANEL MATERIAL: WHITE FLEX MATERIAL
PANEL COLOR: WHITE

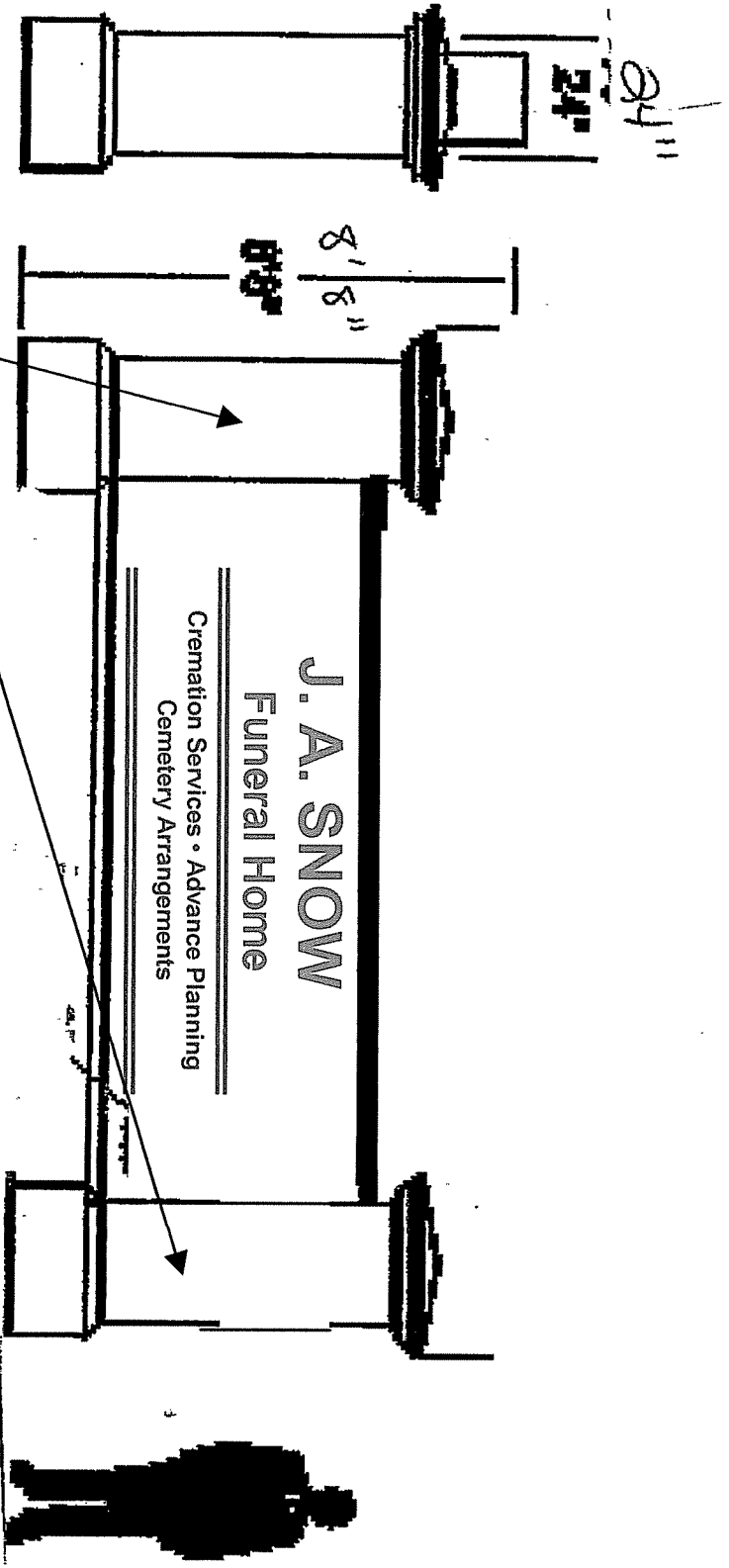
GRAPHIC APPLICATION: DIGITALLY PRINTED GRAPHICS
LETTER STYLE: PER CUSTOMER ARTWORK
LETTER SIZE: PROPORTIONAL TO 40TH LOGO
LETTER COLOR: PMS 2728 FOR TOP TWO LINES and PMS 262 FOR BOTTOM LINE & RULE LINES
SKIRT PANEL MATERIAL: 090" ALUMINUM
SKIRT COLOR: PMS 2728 BLUE
REVEAL COLOR: PMS COOL GRAY #9

DECORATIVE TOP COLOR: PMS 2728 BLUE
INSTALLATION: CONCRETE FOOTING

NOTES:
 * (2) "DAKTRONICS" LED TIME/TEMP CABINETS REQUIRED. GRAPHICS TO BE 15"H & RED. CABINET SIZE 18"H x 48"W

SIDE VIEW

Schedule "I-II"



Columns to be brick to match brick used on building.

Sign to be lit by spot lights at ground level.

Attachment B

Excerpts from the Stage I Amending Development Agreement

1. The land use within the development shall be generally as shown on Plan P/200/15810. Except a funeral home as shown on Plan 200/20792 shall be permitted on the lot known as Parcel "C-1", located at the northwest corner of Stratford Way and Lacewood Drive.
2. The Developer shall erect and maintain a sign directing all funeral processions leaving the property via Stratford Way to turn right.