



PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

10.7.1

**Halifax Regional Council**  
**June 14, 2005**

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:** Brad Johns  
Councillor Brad Johns, Chair, North West Community Council

Linda Mosher  
for Councillor Linda Mosher, Chair, Chebucto Community Council

**DATE:** June 7, 2005

**SUBJECT:** Case 00738: Amendments to the Bedford South and Wentworth  
Secondary Planning Strategy (SPS)

**ORIGIN**

North West Community Council meeting of May 26, 2005 and the Chebucto Community Council meeting of June 6, 2005.

**RECOMMENDATION**

It is recommended that Regional Council:

1. Give First Reading to consider amendments to the Wentworth and Bedford South Secondary Planning Strategies as provided in Attachment "B" of the report dated April 18, 2005 and Supplemental Report of May 10, 2005 and schedule a joint public hearing with North West and Chebucto Community Councils.

**BACKGROUND**

See attached reports.

**DISCUSSION**

See attached reports.

**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**

See attached reports.

**ATTACHMENTS**

Supplemental Report dated May 10, 2005.  
Report dated April 18, 2005.

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: Chris Newson, Legislative Assistant



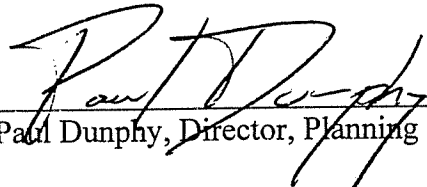
PO Box 1749  
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10.1.1

North West Community Council - May 26, 2005  
Chebucto Community Council - June 6, 2005

**TO:** North West Community Council  
Chebucto Community Council

**SUBMITTED BY:**

  
Paul Dunphy, Director, Planning & Development Services

**DATE:** May 10, 2005

**SUBJECT:** Case 00738 - Amendments to the Bedford South and Wentworth  
Secondary Planning Strategy (SPS)

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### SUPPLEMENTARY REPORT

**ORIGIN:**

1. Staff report dated April 18, 2005
2. North West Planning Advisory Committee report dated May 11, 2005

**RECOMMENDATION:**

It is recommended that Regional Council:

1. Give First Reading to consider amendments to the Wentworth and Bedford South Secondary Planning Strategies as provided in Attachment B of the report dated April 18, 2005 and schedule a joint public hearing with North West and Chebucto Community Councils.
2. Adopt the amendments to the Wentworth and Bedford South Secondary Planning Strategies as provided in Attachment B of the report dated April 18, 2005.

It is recommend that North West and Chebucto Community Councils:

1. Move Notice of Motion to consider amendments to the development agreement for Neighbourhoods "A" and "C" as provided in the revised Attachment C and schedule a joint public hearing with Regional Council.
2. Approve the proposed amendments to the development agreement for Neighbourhood "A" and "C" as provided in the revised Attachment C of this report.
3. Require the amended development agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval of said agreement by Council and any other bodies as necessary, whichever is later, including applicable appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

**DISCUSSION:**

The staff report of April 18, 2005 was discussed at the North West Planning Advisory Committee meeting of May 4, 2005.

The motion approved by NWPAC is as follows:

- recommends adoption of the amendments to the Wentworth and Bedford South Secondary Planning Strategy as provided in Attachment B of the staff report dated April 18, 2005 and approval of the amendments to the development agreement as detailed in Attachment C of the staff report dated April 18, 2005 with an amendment to Clause 2.4.2.1 (d) to include the words **“or the financing for the interchange and roads has been secured and a time frame for implementation agreed upon”**. This amendment has been reflected in the revised Attachment C.

Further, it has been brought to staff's attention that, in order to implement the policy change (Policy RN-3) as recommended in the staff report dated April 18, 2005, Sections 2.4.3.1 (c) and (d) must be amended. Specifically:

- Section 2.4.3.1 (c) should stipulate that a maximum of 35% rather than 25% of the total residential dwellings units, identified in Section 2.4.3.1 (a) may be comprised of a combination of:
  - (a) single unit dwellings with reduced frontages
  - (b) semi-detached or
  - (c) townhouses.
- Additionally, Section 2.4.3.1 (d) should stipulate that a maximum of 25% rather than 20% of the units shall be townhouses or semi-detached.

In order to correct staff's oversight and to ensure that the proposed change to Policy RN-3 is implemented through the development agreement as intended, staff is recommending that Sections 2.4.3.1 (c) and (d) of the development agreement be amended as provided in the revised version of the amending agreement which is provided as Attachment C of this report.

**BUDGET IMPLICATIONS:**

Outlined in staff report dated April 18, 2005

**FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN:**

Outlined in staff report dated April 18, 2005

**ALTERNATIVES:**

Outlined in staff report dated April 18, 2005

**ATTACHMENTS:**

Revised Attachment C: Amending Agreement for Neighbourhoods "A" and "C"  
Report from North West Planning Advisory Committee dated May 11, 2005  
Staff report dated April 18, 2005

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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:           Thea Langille-Hanna, Planner II, Planning and Development Services 869-4262

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Revised ATTACHMENT C - Amending Agreement

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 2005

BETWEEN:

**CLAYTON DEVELOPMENTS LIMITED**  
(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 within Wentworth/Bedford South Master Plan area, and which said Lands are more particularly described in Schedule "A" to this Agreement (hereinafter called the "Lands");

**AND WHEREAS** the Developer have requested the Municipality enter into a development agreement for Neighbourhood "A" and Neighbourhood "C" to permit a mixed use development of consisting of mixed residential uses, park and open space uses, and two commercial areas pursuant to the provisions of the Municipal Government Act and Municipal Planning Strategy and Land Use By-Law for Bedford and Mainland Halifax.

**AND WHEREAS** the North West Community Council and the Chebucto Community Council approved a request to enter into a development agreement for Neighbourhood "A" and Neighbourhood "C" to permit a mixed use development of consisting of mixed residential uses, park and open space uses, and two commercial areas pursuant to the provisions of the Municipal Government Act and Municipal Planning Strategy and Land Use By-Law for Bedford and Mainland Halifax which said development agreement was registered at the Registry of Deeds in Halifax on April 25, 2003 in Book Number 7327 at Pages (138 to 208);

**AND WHEREAS** the Municipality had requested the Developer enter into an amended development agreement for Neighbourhood "A" and Neighbourhood "C" to address several matters such as but not limited to clearing for topographic survey, street trees, primary services

and lot provision with Schedule B pursuant to the provisions of the Municipal Government Act and Municipal Planning Strategy and Land Use By-Law for Bedford and Mainland Halifax which said amended development agreement was registered at the Registry of Deeds in Halifax on November 4, 2004 as Document Number 82156605.

AND WHEREAS the Developer had requested to enter into an amended development agreement for Neighbourhood "A" and "C" to permit a revised road network and revised site disturbance standards pursuant to the provisions of the Municipal Government Act and the Municipal Planning Strategy and Land Use By-Law for the Bedford and Mainland Halifax which said amended development was registered at the Registry of Deeds in Halifax on November 4, 2005 as Document Number 81256639.

AND WHEREAS the North West Community Council and the Chebucto Community Council approved this request at a meeting held on \_\_\_\_\_, 2005 referenced as Municipal Case Number 00738;

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

5. Clause 2.4.1.2 (a) (i) of the Existing Agreement shall be amended by deleting clause 2.4.1.2 (a) (i) and replacing it with:  
  
2.4.1.2 (a)(i) a maximum of 368 residential dwelling units (residential dwelling lots shall include single unit dwellings, single unit dwellings with reduced frontages, semi-detached dwelling units and townhouse dwelling units);
2. Clause 2.4.2.1 of the Existing Agreement shall be amended by adding clause 2.4.2.1 (d):  
  
2.4.2.1 (d) A maximum of 543 units shall be permitted prior to the interchange being completed to Larry Uteck Boulevard off the BiCentennial Highway **or the financing for the interchange and roads has been secured and a time frame for implementation agreed upon.** Completed shall mean the take over of the interchange by the appropriate agencies. For future clarification, no more lots can be created or subdivided which can accommodate more than 543 units.
3. Clause 2.4.3.1 (a) of the Existing Agreement shall be amended by deleting the following number "335" and replace it with "368".
4. Section 2.4.3.1 (c) of the Existing Agreement shall be deleted and replaced with the following:  
  
2.4.3.1 (c) A maximum of 35 (%) percent of the total residential dwelling units, identified in Section 2.4.3.1 (a) may be comprised of a combination of: (a) single unit dwellings with reduced frontages, (b) semi-detached dwellings or (c) townhouses.

5. **Section 2.4.3.1 (d) of the Existing Agreement shall be deleted and replaced with the following:**

**2.4.3.1 (d) Notwithstanding Section 2.4.3.1.(c), a maximum of 25 (%) percent of the units shall be townhouses and semi-detached.**

6. Clause 2.5.2 of the Existing Agreement shall be amended by adding the number "8" between numbers "7" and "10".
7. Schedule A of the Existing Agreement shall be amended by deleting Schedule A and replacing it with the attached Schedule A.
8. Schedule B of the Existing Agreement shall be amended by deleting Schedule B and replacing it with the attached Schedule B.
9. Schedule C-1 of the Existing Agreement shall be amended by deleting Schedule C-1 and replacing it with the attached Schedule C-1.
10. Schedules C-2 and C-2A of the Existing Agreement shall be amended by deleting Schedules C-2 and C-2A and replacing it with the attached Schedule C-2.
11. Add Schedule C-9 as attached Schedule C-9.
12. Add Schedule C-10 as attached Schedule C-10.
13. Schedule D of the Existing Agreement shall be amended by deleting Schedule D and replacing it with the attached Schedule D.
14. Schedule E of the Existing Agreement shall be amended by deleting Schedule E and replacing it with the attached Schedule E.
15. Schedule F of the Existing Agreement shall be amended by deleting Schedule F and replacing it with the attached Schedule F.
16. Schedule G of the Existing Agreement shall be amended by deleting Schedule G and replacing it with the attached Schedule G.
17. Figure D-1 of the Existing Agreement shall be amended by deleting Figure D-1 and replacing it with the attached Figure D-1
18. Schedule I of the Existing Agreement shall be amended by deleting Schedule I and replacing it with the attached Schedule I.
19. Schedule J of the Existing Agreement shall be amended by deleting Schedule J and replacing it with the attached Schedule J.

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per: \_\_\_\_\_  
MUNICIPAL CLERK

North West Community Council  
May 26, 2005

TO: North West Community Council

SUBMITTED BY: *Gail Harnish*  
Ann Merritt, Chair  
North West Planning Advisory Committee

RE: Case 00738 - Amendments to the Bedford South and Wentworth Secondary Planning Strategy (SPS)

DATE: May 11, 2005

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**ORIGIN**

North West Planning Advisory Committee meeting - May 4, 2005

**RECOMMENDATION**

The North West Planning Advisory Committee recommend that North West Community Council:

Recommend that Regional Council:

1. Give First Reading to consider amendments to the Wentworth and Bedford South Secondary Planning Strategies as provided in Attachment B of the staff report dated April 18, 2005, and schedule a joint public hearing with North West and Chebucto Community Councils.
2. Approve the amendments to the Wentworth and Bedford South Secondary Planning Strategies as provided in Attachment B of the staff report dated April 18, 2005.

Recommend that North West Community Council:

1. Move notice of motion to consider amendments to the development agreement for Neighbourhoods "A" and "C" as provided in Attachment C of the staff report dated April 18, 2005, with an amendment to Clause 2.4.2.1(d) to include the words **"or the financing for the interchange and roads has been secured and a timeframe for implementation agreed upon"** and schedule a joint public hearing with Regional Council.
2. Approve the proposed amendments to the development agreement for Neighbourhood "A" and "C" as provided in Attachment C of the staff report dated April 18, 2005, with an amendment to Clause 2.4.2.1(d) to include the words **"or the financing for the interchange and roads has been secured and a timeframe for implementation agreed upon"**.
3. Require the amended development agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval of said agreement by Council and any other bodies as necessary, whichever is later, including applicable appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

**ATTACHMENTS**

Staff report dated April 18, 2005

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.

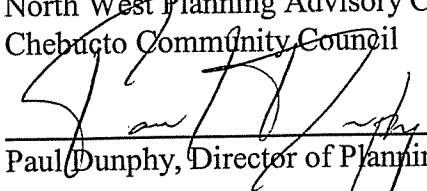
Report prepared by: Gail Harnish, Admin/PAC Coordinator, 490-4937



PO Box 1749  
Halifax, Nova Scotia  
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**North West Planning Advisory Committee - May 4, 2005**  
**Chebucto Community Council - June 6, 2005**

**TO:** North West Planning Advisory Committee  
Chebucto Community Council

**SUBMITTED BY:**   
Paul Dunphy, Director of Planning & Development Services

**DATE:** April 18, 2005

**SUBJECT:** Case 00738 - Amendments to the Bedford South and Wentworth  
Secondary Planning Strategy (SPS).

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**ORIGIN**

- Request by Clayton Developments Limited to amend the Bedford South and Wentworth Secondary Planning Strategy (SPS); and
- Staff report dated January 24, 2005 and a February 1, 2005 agreement by Regional Council to initiate the amendment process.

**RECOMMENDATION**

It is recommended that Regional Council:

1. Give First Reading to consider amendments to the Wentworth and Bedford South Secondary Planning Strategies as provided in Attachment B of this report and schedule a joint public hearing with North West and Chebucto Community Councils.
2. Adopt the amendments to the Wentworth and Bedford South Secondary Planning Strategies as provided in Attachment B of this report.

It is recommend that North West and Chebucto Community Councils:

1. Give First Reading to consider amendments to the development agreement for Neighbourhoods "A" and "C" as provided in Attachment C of this report and schedule a joint public hearing with Regional Council.
2. Approve the proposed amendments to the development agreement for Neighbourhood "A" and "C" as provided in Attachment C of this report.
3. Require the amended development agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval of said agreement by Council and any other bodies as necessary, whichever is later, including applicable appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

## **BACKGROUND**

### ***Overview:***

Planning residential development on a neighbourhood basis is the central theme to the Wentworth and Bedford South Secondary Planning Strategies (SPS). The Strategies identify six (6) residential neighbourhoods bounded by a community park/open space, and a community collector road and pathway system within an area known as the Wentworth/Bedford South Master Plan Area (*refer to Map 1*).

In December of 2002, North West and Chebucto Community Councils approved a development agreement which permits the first two phases of this Master Plan Area. The first phase consists of Neighbourhoods “A” and “C” which encompass approximately 160 acres (64.75 hectares) within the north-east portion of the Master Plan area. This area is bounded by Millview and Fernleigh Park subdivisions to the north and north-east with Whyatt Road and the lower portion of Oceanview Drive to the north-west.

The development agreement for Neighbourhoods “A” and “C” enables 543 residential dwelling units comprising:

- single unit dwellings
- semi-detached dwellings,
- townhouses; and
- 134 units within two multiple unit dwellings.

The agreement also enables two (2) commercial sites, parkland and open space.

### ***Proposal:***

Clayton Developments Limited has requested an amendment to the Wentworth and Bedford South Secondary Planning Strategies (SPS) to permit the construction of Road 8 as a component of Neighbourhood “A” rather than Neighbourhood “D”. The developer has proposed either townhouses or single unit dwellings with minimum lot frontages of 40 ft (12.2m) within the area of Road 8 (*refer to Map 2*).

In order to enable the proposal by Clayton Developments Limited the following must occur:

#### **SPS Amendments**

- revise Schedule I of the Wentworth and Bedford South Secondary Planning Strategies to relocate the area of Road 8 to Neighbourhood “A”; and
- reword Policy RN-3 to enable up to 25% of housing units to be in the form of townhouses or semi-detached rather than 20%.

#### **Amendments to the Existing Development Agreement for Neighbourhoods A and C**

- revise several Schedules to include the area of Road 8;
- wording to ensure no additional units are permitted to be constructed prior to the interchange; and
- revise Schedule B to include Road 8.

The developer has indicated that in hindsight, Road 8 should have been included in Neighbourhood "A" for the following reasons:

- the area is physically separated from the remainder of Neighbourhood "D" by a well-defined watercourse;
- the subject area directly abuts a recently constructed section of Southgate Drive;
- the developer is not prepared to proceed with development plans for Neighbourhood D;
- the developer would like to undertake any and all grade alterations (i.e blasting) prior to homes being developed in the immediate vicinity (construction and occupied);
- a portion of area is within the storm drainage area for Neighbourhood "A" and should be developed relatively soon in order to maintain a balance between pre and post development flows; and
- the Halifax Regional Water Commission master servicing strategy requires a "loop" water service from Southgate Drive to Oceanview Drive. Providing this loop in the near future will increase water pressure to the Oceanview Drive area and development of the Road 8 area is appropriate at this time.

#### ***Public Meeting and Bedford Waters Advisory Board***

A Public Meeting was chaired by the North West Planning Advisory Committee on March 3, 2005 at Basinview Elementary School, Bedford. Notification of this application and meeting was distributed by standards mail to property owners shown on the Notification Map (*Map 3*) of this report. A public notice was also provided in the Chronicle/Mail Star newspaper on February 19, 2005. The summary of comments and issues from this meeting are provided in Attachment D.

The Bedford Waters Advisory Board reviewed the proposal on April 13, 2005. The Board supported the proposed amendments without any additional comments or recommended revisions. The Board will ratify this recommendation at their meeting on May 11, 2005.

## **DISCUSSION**

### ***Policy Evaluation:***

This application has been reviewed in relation to relevant policies of the Wentworth and Bedford South Secondary Planning Strategies. Staff have identified the relevant policies of the SPS in Attachment A. The following areas have been identified for discussion:

### ***Development of Neighbourhoods Comprehensively:***

The SPS policy requires the Municipality to only consider development agreement applications which encompass an entire Residential Neighbourhood Designation (i.e. A, B, C, D, F or E) (*refer to Policy RN-1 in Attachment A*). The proposal is to develop Road 8 located within Neighbourhood "D". According to plan policy the development of Road 8 can only be considered when all of Neighbourhood "D" is considered comprehensively. As stated previously the developer does not wish to proceed with development plans for Neighbourhood "D" at this time, therefore staff recommends the area of Road 8 be added to Neighbourhoods "A" which have already been considered comprehensively and where a development agreement presently exists.

This relocation is not contrary to plan policies and staff concurs with reasons and rationale provided by the developer as described above.

***Housing Mix:***

Policy RN-3 states "*Neighbourhood "A": ...A maximum of twenty percent of the housing units may be townhouses or semi-detached dwellings.*" (refer to Attachment A) In order to relocate the area of Road 8 into Neighbourhood "A", this policy would have to be amended to enable twenty-five percent of the housing units to be townhouses or semi-detached dwellings to accommodate the development of residential units on Road 8. This policy change does not impact the overall housing mix for the Master Plan. The policy change will simply relocate the housing mix from one Neighbourhood Designation to another.

***Traffic Impact on the Bedford Highway:***

Given the on-going concern of increased traffic along the Bedford Highway, Policy MS-6 restricts the maximum number of residential units which may be permitted prior to the construction of an interchange off the BiCentennial Highway to 1,330 units within the Wentworth/Bedford South Master Plan Area. Allocation of the 1,330 units has been divided between three Sub Areas (by property owner).

The existing development agreement enables 543 residential units prior to the interchange which is 88% of the total units permitted for the relevant Sub Area. To ensure the number of units does not exceed 543 units with the addition of Road 8, staff is recommending an amendment to the development agreement stating "a maximum of 543 units shall be permitted prior to the interchange being constructed and connected to Larry Uteck Boulevard off the BiCentennial Highway."

***Summary and Recommendation:***

The proposed amendments to the Wentworth and Bedford South Secondary Planning Strategies are not contrary to fundamental or baseline policies of this Master Plan area. The proposal maintains the overall housing mix and has no net impact on the existing or future development in the area. Staff supports the amendments provided the number of units is restricted to a maximum of 543 prior to the completion of the interchange off the BiCentennial Highway connecting Larry Uteck Boulevard.

**BUDGET IMPLICATIONS**

Support of this recommendation would have a favourable financial impact for HRM, in that approximately \$60,000 of estimated capital cost contribution (CCC) revenue for the lots in the Road 8 area will be realized one year in advance of the original CCC cash flow plan.

**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

The following alternatives are identified in conjunction with this report for consideration by Regional Council:

1. Regional Council may choose to approve the amendments provided in Attachment B of this report. Staff recommends this alternative for the reasons outlined;
2. Regional Council may choose not to adopt the amendments provided in Attachment B. This is not recommended for reasons discussed above; or
3. Regional Council may choose to either adopt certain amendments but not others outlined in this report or alternatively request that additional amendments not identified in this report be made in which case an additional staff report(s) may be required.

The following alternatives are identified in conjunction with this report for consideration by North West and Chebucto Community Council:

1. Community Council may choose to approve the amendments to the existing development agreement as attached in this report (Attachment C). Staff recommends this alternative for the reasons outlined;
2. Community Council may choose not to approve the amendments to the existing development agreement as attached in this report (Attachment C). This is not recommended for reasons discussed above; or
3. Community Council may choose to either adopt certain amendments but not others outlined in this report or alternatively request amendments in addition to those outlined in which case an additional staff report(s) may be required.

## ATTACHMENTS

Map 1: Neighbourhoods Concept Map

Map 2: Reconfiguration of Neighbourhood "A" and "D"

Map 3: Notification Map

Attachment A: Excerpts of the Bedford South Secondary Planning Strategy

Attachment B: Amendment to Schedule 1 and RN-3 of the Wentworth and Bedford South Secondary Planning Strategies

Attachment C: Amended Development Agreement for Neighbourhoods "A" and "C".

Attachment D: Minutes of the Public Meeting held on March 3, 2005

Attachment E: Motion of Bedford Waters Advisory Board held on April 13, 2005

**ADDITIONAL REPORTS (available upon request)**

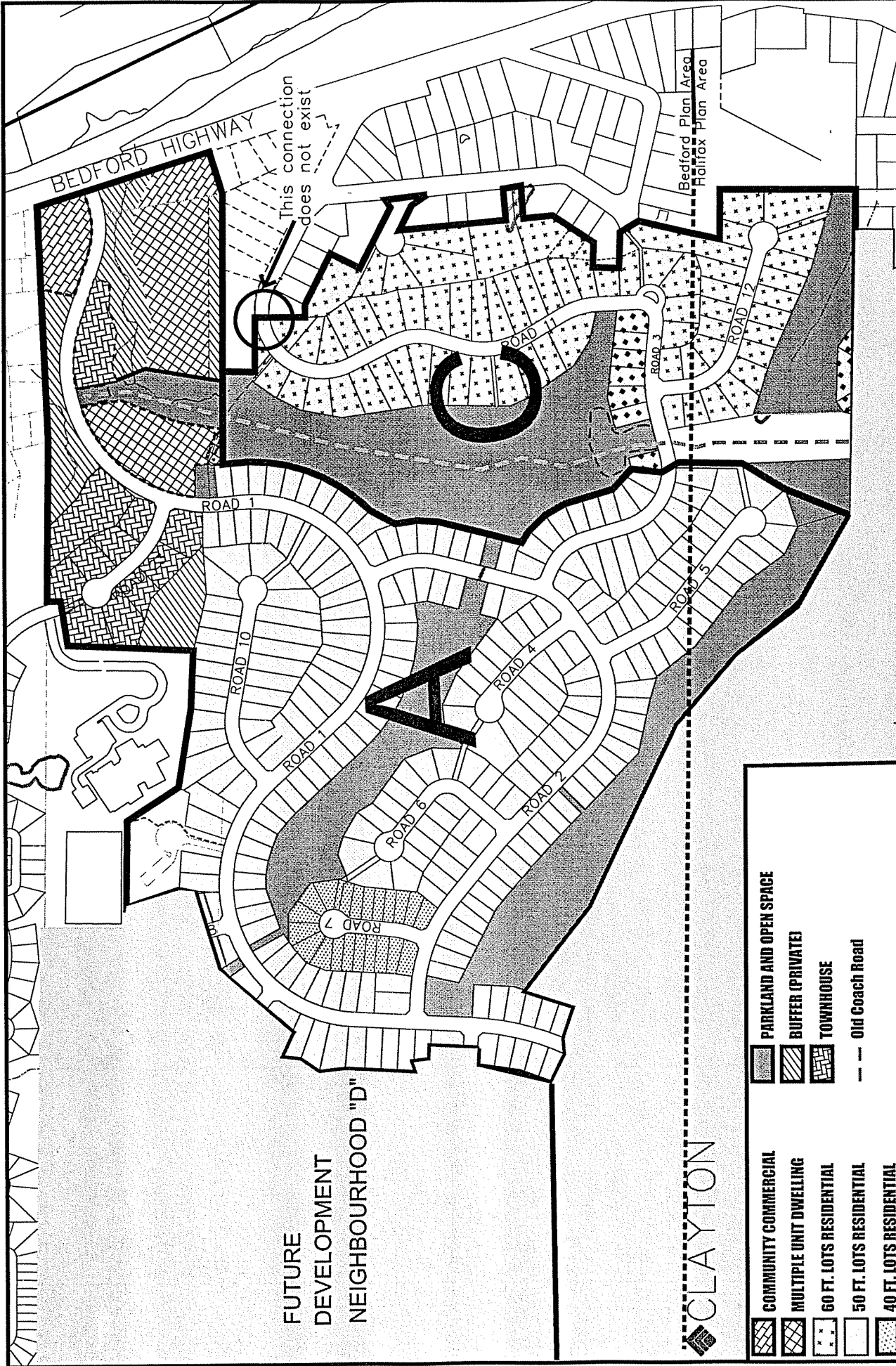
Case 00492 - Neighbourhood A and C of the Bedford South Secondary Planning Strategy, November 14, 2002

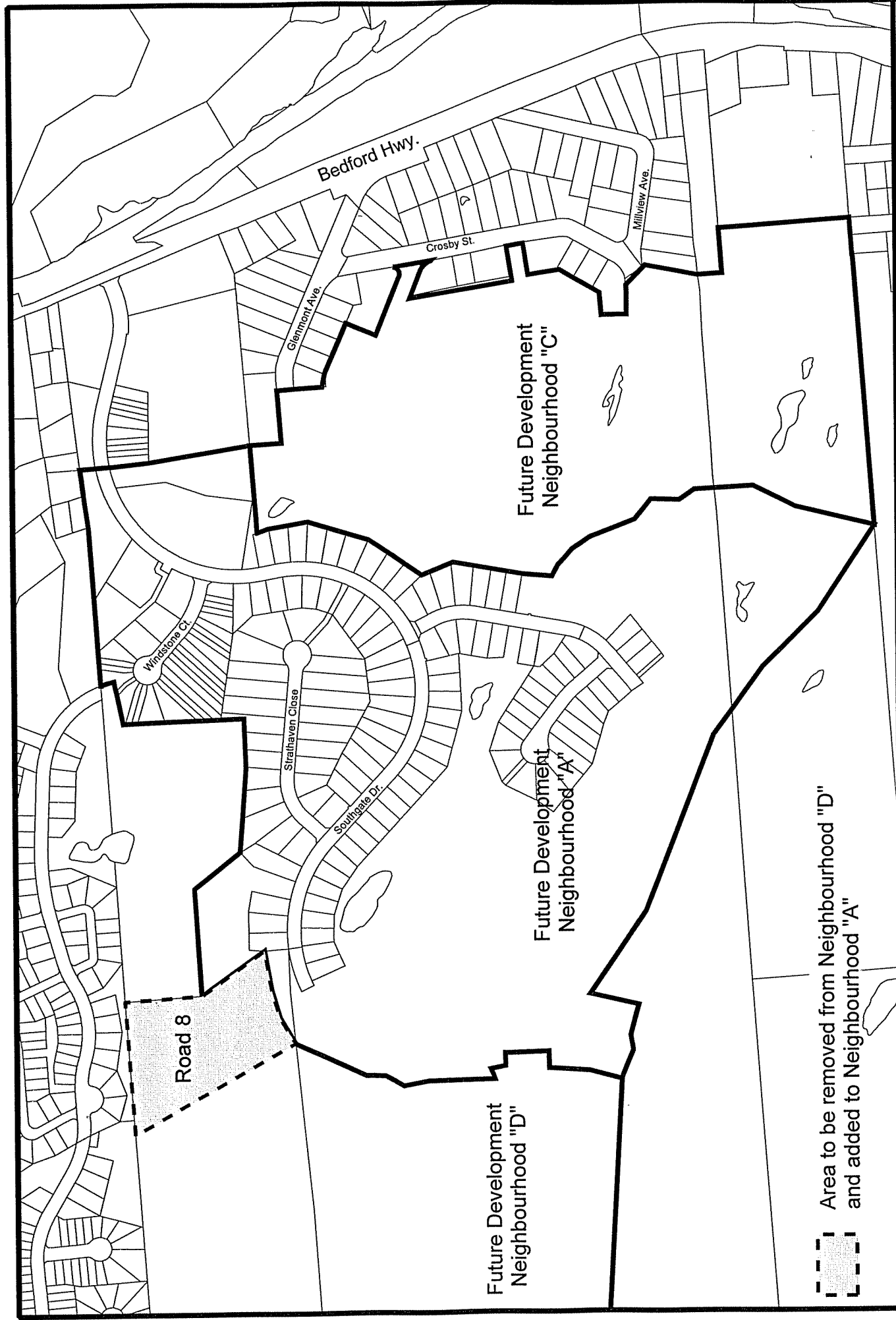
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Report Prepared by:     Thea Langille-Hanna, Planner II, Planning and Development Services 869-4262

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Map 2

Proposed Reconfiguration of Neighbourhoods "A" and "D"



Map 3



Notification Area



**HALIFAX**  
REGIONAL MUNICIPALITY  
Planning Services

## ATTACHMENT A

### Excerpts of the Bedford Municipal Planning Strategy

#### Policy RN-1:

The Municipality shall require that any development agreement application encompass an entire Residential Neighbourhood Designation unless satisfied that a property owner within the designation is not willing to participate. In such instance, a development agreement may be approved for part of the neighborhood provided that a neighbourhood concept plan is prepared for the entire neighbourhood which identifies the significant transportation systems, parkland and open space features and municipal service systems and the Municipality is satisfied that the concept plan conforms with all objectives and policies established under this Secondary Planning Strategy and provides for a fair and reasonable allocation of development rights among property owners. Any subsequent development agreement application within the affected Residential Neighbourhood shall conform with neighbourhood concept plan unless an alternative design is provided which is satisfactory to the Municipality.

#### Policy RN-2:

The following matters shall be considered for all development agreement applications within a Residential Neighbourhood Designation:

- (a) the density of housing units does not exceed six units per acre within neighbourhoods A, C, D or E;
- (b) community facilities such as schools, churches and day care centres and businesses that provide goods and services at a neighbourhood level, such as convenience stores, may be permitted within a residential neighbourhood. Convenience stores shall be encouraged to locate at intersections with a Community Collector Street and at transit stops;
- (c) sidewalks and pathways facilitate safe and convenient pedestrian travel to transit stops on the Community Collector Street System, the Community Trail System and to community services;
- (d) the design of neighbourhood streets facilitate shared use by cyclists and encourage safe vehicular speeds and discourage short-cutting and excessive speeds by automobiles while enabling direct routes for pedestrians and cyclists;
- (e) the allocation of housing and the massing and placement of buildings contributes to a sense of community vitality, energy conservation, surveillance of public spaces and provides an effective integration with established neighbourhoods;
- (f) building locations, site and architectural design, landscaping, and streetscape elements reinforce the themes of neighbourhood identity, pedestrian scale and compatibility with the natural environment;
- (g) natural vegetation, landscaping or screening is employed around parking areas for institutional and multiple unit buildings to provide screening from streets and, for buildings containing forty-eight or more housing units, provision of underground parking or a structure allowing for stacked parking shall be a mandatory component of the on-site parking supply;
- (h) all open space/parkland dedications proposed conform with the objectives and policies adopted for the community parkland/open space under this municipal planning strategy and any administrative guidelines adopted by the Municipality and;
- (i) the proposal conforms with all applicable provisions and requirements adopted under this Secondary Planning Strategy regarding environmental protection, the community transportation system and municipal services.

#### Policy RN-3:

Each residential neighbourhood shall conform with the following provisions:

##### Neighbourhood "A":

Lands located between the minor neighbourhood collector street and the Old Coach Road will be primarily

developed with single-family dwellings of varying lot sizes. Single unit dwellings shall have a minimum lot frontage of forty feet, a minimum side yard of four feet and a minimum separation of twelve feet between buildings. A majority of the single unit dwelling lots shall have a minimum fifty foot lot frontage and 5,000 square feet of lot area. A maximum of twenty percent of the housing units may be townhouses or semi-detached dwellings.

Lands abutting the Neighbourhood Collector Road in the vicinity of the Old Coach Road and the Bedford Highway may be developed with apartment buildings and townhouses, provided that townhouse units have shared driveway access to the Neighbourhood Collector Road. Any apartment building development shall be limited to five storeys above grade and shall maintain a minimum fifty foot non-disturbance area from any existing single unit dwelling lot abutting Glenmount Avenue.

Commercial uses may also be considered on lots which have frontage on the Bedford Highway.

**Neighbourhood B:**

This neighbourhood is intended primarily for apartment building and townhouse developments, although lower density housing units and other developments supported in the Residential Neighbourhood Designation may also be considered. Buildings will not exceed twelve stories above ground level, except that no building shall exceed five stories in height if located within 200 feet of an existing residential lot within Fernleigh Park Subdivision.

**Neighbourhood C:**

Development will be restricted to single-family dwellings with minimum lot frontages of sixty feet. No new development shall be permitted on any lot abutting Crosby Street unless serviced with municipal sewer and water services.

**Neighbourhood D:**

Lands located between the neighbourhood collector and Nine Mile Drive will contain a mixture of single unit, semi-detached and townhouse units with a majority being single unit. No apartment buildings will be permitted and single family dwellings will be required to have a minimum lot frontage of forty feet, a minimum four foot side yard and a minimum twelve foot separation between buildings.

**Neighbourhood E:**

Lands will be developed primarily with lower density residential housing which may include single, semi-detached and townhouse units. Apartment buildings may be considered on lands abutting the Bicentennial Highway provided that a minimum separation distance of 100 feet is maintained between any buildings and the Bicentennial Highway right-of-way. Single unit dwellings shall have a minimum lot frontage of 40 feet, a minimum four foot side yard and a minimum twelve foot separation between buildings.

**Policy MS-6:**

A maximum of 1,330 residential units may be permitted within the master plan area prior to the construction of the proposed interchange. The allocation to each sub area shown on Schedule III shall be as follows:

Sub Area "A":	615 units
Sub Area "B" :	235 units
Sub Area "C" :	480 units

**Policy MS-7:**

No development agreement shall be approved which would permit building permits to be granted for more than 2,000 housing units within the master plan area and the abutting Royale Hemlocks Subdivision unless:

- (a) the interchange has been constructed and connected to Larry Uteck Boulevard or the financing for the interchange and roads has been secured, a time frame for implementation agreed upon; and
- (b) consideration is given to the transportation improvements recommended by the Prince's Lodge/ Bedford South Transportation Study or any other transportation study available to the Municipality. A development agreement application shall not be approved where a traffic study concludes that the level of service for any road within the secondary planning strategy or connecting to the abutting road network does not conform with the performance criteria established under the Municipality's Guidelines for Preparation of Traffic Impact Studies and the applicant shall be required to provide the analysis, prepared by a qualified consultant, needed to make such a determination. Without limiting the generality of the foregoing statement, particular consideration will be given to traffic impacts on the Bedford Highway, Nine Mile Drive and Oceanview Drive.

## **ATTACHMENT B**

### **Case 00738: Amendments to the Wentworth and Bedford South Secondary Planning Strategies Requiring the Approval of Regional Council**






BE IT ENACTED by the Council of the Halifax Regional Municipality that the Secondary Planning Strategies of Wentworth and Bedford South as enacted by the Halifax Regional Municipality on the 9<sup>th</sup> day of July, 2002, and approved by the Minister of Municipal Affairs on the 9<sup>th</sup> day of August, 2002, which includes all amendments thereto which have been approved by the Municipality and are in effect as of the 28<sup>th</sup> day of August , 2002, is hereby further amended as follows:

1. Policy RN-3: Adding the word “- **five** ” before “...percent of the housing units may be townhouses or semi-detached dwellings”.
2. Replace Schedule 1: Community Concept Plan

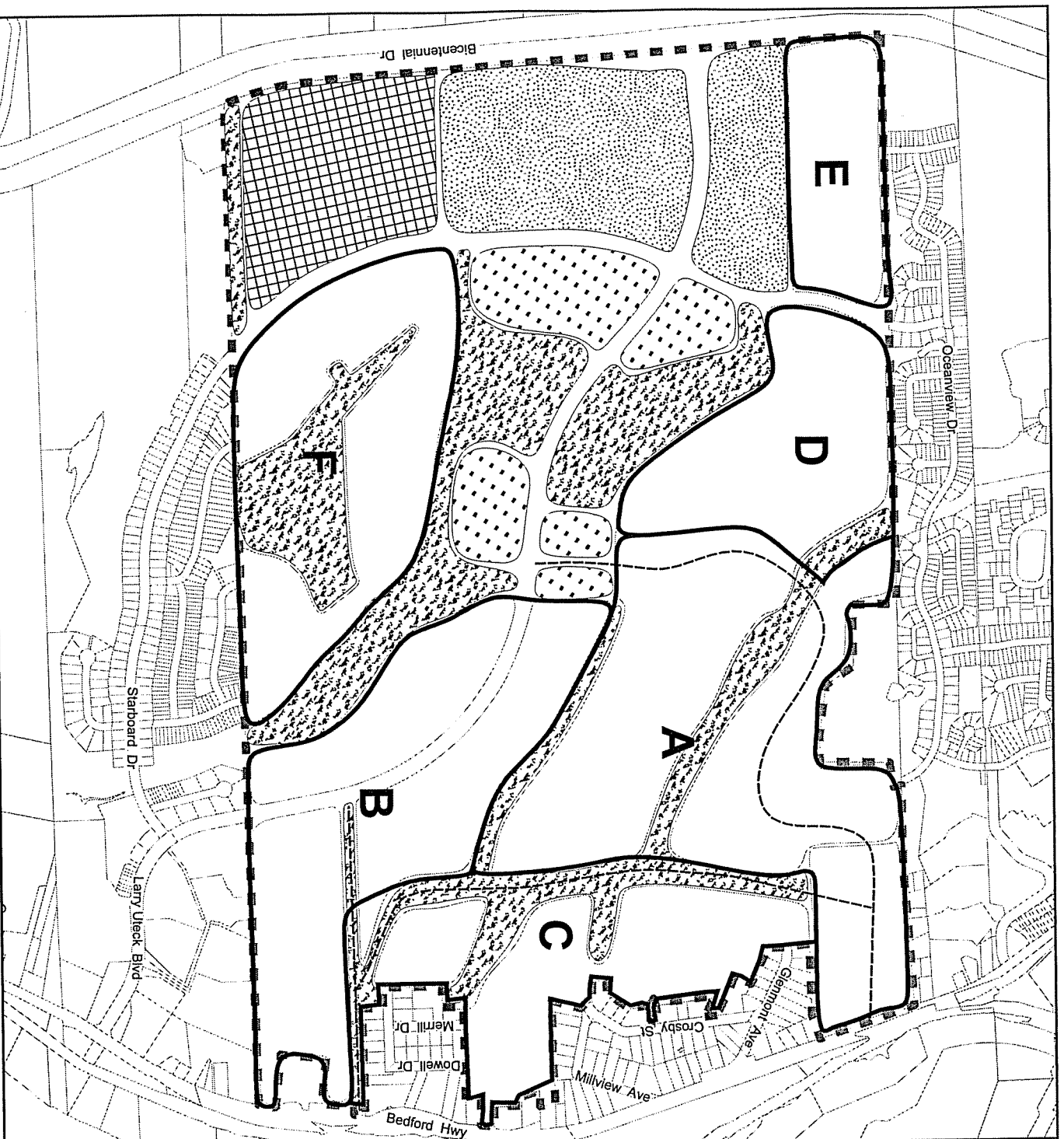
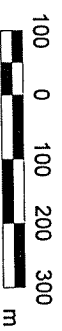
# Schedule 1

## Community Concept Plan Land Use Designation

### Proposed Land Use

-  Residential Neighbourhoods
-  General Commercial
-  Community Commercial / Institutional
-  Mixed Use / Business Campus
-  Park / Open Space (Major Areas)

Note: Neighbourhood Parks to be confirmed by Development Agreement.



18 April 2005

HRM Planning and Development Services  
file: F:\Repmaps\Devagree\00738\wentworth\_sched1.pdf

**ATTACHMENT C**

**THIS AGREEMENT** made this \_\_\_\_\_ day of \_\_\_\_\_, 2005

**BETWEEN:**

**CLAYTON DEVELOPMENTS LIMITED**  
(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 within Wentworth/Bedford South Master Plan area, and which said Lands are more particularly described in Schedule "A" to this Agreement (hereinafter called the "Lands");

**AND WHEREAS** the Developer have requested the Municipality enter into a development agreement for Neighbourhood "A" and Neighbourhood "C" to permit a mixed use development of consisting of mixed residential uses, park and open space uses, and two commercial areas pursuant to the provisions of the Municipal Government Act and Municipal Planning Strategy and Land Use By-Law for Bedford and Mainland Halifax.

**AND WHEREAS** the North West Community Council and the Chebucto Community Council approved a request to enter into a development agreement for Neighbourhood "A" and Neighbourhood "C" to permit a mixed use development of consisting of mixed residential uses, park and open space uses, and two commercial areas pursuant to the provisions of the Municipal Government Act and Municipal Planning Strategy and Land Use By-Law for Bedford and Mainland Halifax which said development agreement was registered at the Registry of Deeds in Halifax on April 25, 2003 in Book Number 7327 at Pages (138 to 208);

**AND WHEREAS** the Municipality had requested the Developer enter into an amended development agreement for Neighbourhood "A" and Neighbourhood "C" to address several

matters such as but not limited to clearing for topographic survey, street trees, primary services and lot provision with Schedule B pursuant to the provisions of the Municipal Government Act and Municipal Planning Strategy and Land Use By-Law for Bedford and Mainland Halifax which said amended development agreement was registered at the Registry of Deeds in Halifax on November 4, 2004 as Document Number 82156605.

AND WHEREAS the Developer had requested to enter into an amended development agreement for Neighbourhood "A" and "C" to permit a revised road network and revised site disturbance standards pursuant to the provisions of the Municipal Government Act and the Municipal Planning Strategy and Land Use By-Law for the Bedford and Mainland Halifax which said amended development was registered at the Registry of Deeds in Halifax on November 4, 2005 as Document Number 81256639.

AND WHEREAS the North West Community Council and the Chebucto Community Council approved this request at a meeting held on \_\_\_\_\_, 2005 referenced as Municipal Case Number 00738;

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

1. Clause 2.4.1.2 (a) (i) of the Existing Agreement shall be amended by deleting clause 2.4.1.2 (a) (i) and replacing it with:  
  
2.4.1.2 (a)(i) a maximum of 368 residential dwelling units (residential dwelling lots shall include single unit dwellings, single unit dwellings with reduced frontages, semi-detached dwelling units and townhouse dwelling units);
2. Clause 2.4.2.1 of the Existing Agreement shall be amended by adding clause 2.4.2.1 (d):  
  
2.4.2.1 (d) A maximum of 543 units shall be permitted prior to the interchange being completed to Larry Uteck Boulevard off the BiCentennial Highway. Completed shall mean the take over of the interchange by the appropriate agencies. For future clarification, no more lots can be created or subdivided which can accommodate more than 543 units.
3. Clause 2.4.3.1 (a) of the Existing Agreement shall be amended by deleting the following number "335" and replace it with "368".
4. Clause 2.5.2 of the Existing Agreement shall be amended by adding the number "8" between numbers "7" and "10".

5. Schedule A of the Existing Agreement shall be amended by deleting Schedule A and replacing it with the attached Schedule A.
6. Schedule B of the Existing Agreement shall be amended by deleting Schedule B and replacing it with the attached Schedule B.
7. Schedule C-1 of the Existing Agreement shall be amended by deleting Schedule C-1 and replacing it with the attached Schedule C-1.
8. Schedules C-2 and C-2A of the Existing Agreement shall be amended by deleting Schedules C-2 and C-2A and replacing it with the attached Schedule C-2.
9. Add Schedule C-9 as attached Schedule C-9.
10. Add Schedule C-10 as attached Schedule C-10
11. Schedule D of the Existing Agreement shall be amended by deleting Schedule D and replacing it with the attached Schedule D.
12. Schedule E of the Existing Agreement shall be amended by deleting Schedule E and replacing it with the attached Schedule E.
13. Schedule F of the Existing Agreement shall be amended by deleting Schedule F and replacing it with the attached Schedule F.
14. Schedule G of the Existing Agreement shall be amended by deleting Schedule G and replacing it with the attached Schedule G.
15. Figure D-1 of the Existing Agreement shall be amended by deleting Figure D-1 and replacing it with the attached Figure D-1
16. Schedule I of the Existing Agreement shall be amended by deleting Schedule I and replacing it with the attached Schedule I.
17. Schedule J of the Existing Agreement shall be amended by deleting Schedule J and replacing it with the attached Schedule J.

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  
in the presence of:

per: \_\_\_\_\_

Sealed, Delivered and Attested  
by the proper signing officers of  
Halifax Regional Municipality  
duly authorized on that behalf  
in the presence of

.....

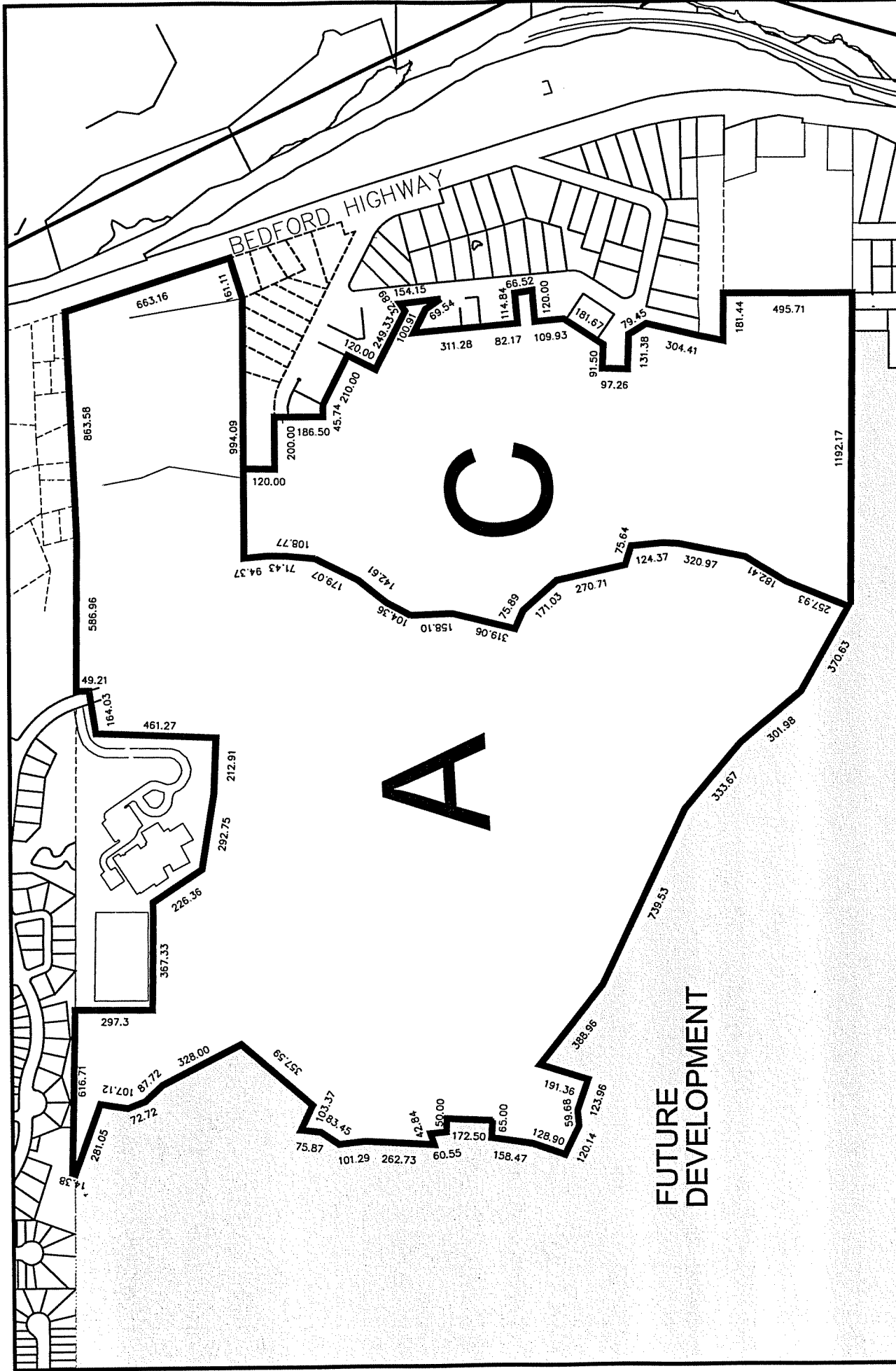
CLAYTON DEVELOPMENTS LIMITED

per: \_\_\_\_\_

HALIFAX REGIONAL MUNICIPALITY

per: \_\_\_\_\_  
MAYOR

per: \_\_\_\_\_  
MUNICIPAL CLERK



**Schedule A  
Neighbourhoods 'A' & 'C'  
Boundary Plan**



**HALIFAX**  
REGIONAL MUNICIPALITY  
PLANNING SERVICES

April 22, 2005

HRM does not guarantee the accuracy of any base map information on this map.

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**SCHEDULE "B"**  
**LOT PROVISIONS**

**Neighbourhood A**

**Single Unit Dwellings**

Location: Roads 1, 2, 3, 4, 5, 6, 10 and 23.

Minimum Lot Area: 5,000 square feet (464.5 sq.m.).

Minimum Lot Frontage: 50 feet (15.2m).

Notwithstanding the foregoing, a minimum lot frontage of 60 feet (18.3m) shall be provided along Road 1.

Notwithstanding the foregoing, for lots with frontage on the outside of a curve, a frontage of 30 feet (9.14m) shall be permitted, provided that a lot width of 50 feet (15.2m) is provided, measured at a distance 20 feet (6.1m) back from the street line at the centre point of the lot frontage.

Minimum Front Yards: 30 feet (9.1m) on Road 1; 20 feet (6.1m) on all other streets as identified on Schedule B2 (measuring from the front property line).

Minimum Flankage Yards: 20 feet (6.1m).

Minimum Side Yards: 8 feet (2.44m), except where an attached garage or accessory building is provided in the side yard in which case the yard may be reduced to 4 feet (1.22m).

Minimum Rear Yards: 20 feet (6.1m)

Maximum Lot Coverage: 35%.

Maximum Building Height: 35 feet (10.7m) wherein the building height shall be determined based on the average elevation of the finished surface of the ground where it meets the exterior of such a building. For the purposes of this agreement, no building shall exceed three storeys in height including the basement.

Required Parking: A minimum of 2 spaces per dwelling unit shall be provided. The driveway width shall not exceed 20 feet (6 m) in width.

Minimum Distance Between Buildings: 12 feet (3.65m) except where an attached garage or accessory building is provided in the side yard in which case the minimum distance between abutting attached garages or accessory buildings may be reduced to 8 feet (2.4 m)

**Neighbourhood A con't**

**Single Unit Dwellings with Reduced Frontages**

Location:	Road 7 and 23, Road 8
Minimum Lot Area:	4,000 square feet (325.2 sq.m.).
Minimum Lot Frontage:	40 feet (12.2m), except that for lots with frontage on the outside of a curve, a frontage of 24 feet (7.32m) shall be permitted, provided that a lot width of 40 feet (12.2m) is provided, measured at a distance 20 feet (6.1m) back from the street line at the centre point of the lot frontage.
Minimum Front Yards:	20 feet (6.09 m).
Minimum Flankage Yards:	20 feet (6.09 m).
Minimum Side Yards:	8 feet (2.44m), except where an attached garage or accessory building is provided in the side yard in which case the yard may be reduced to 4 feet (1.22m).
Minimum Rear Yard:	20 feet (6.1m)
Maximum Lot Coverage:	40%.
Maximum Building Height:	35 feet (10.7m) wherein the building height shall be determined based on the average elevation of the finished surface of the ground where it meets the exterior of such a building. For the purposes of this agreement, no building shall exceed three storeys in height including the basement.
Required Parking:	A minimum of 2 spaces per dwelling unit shall be provided. The driveway width shall not exceed 20 feet (6 m) in width.
Minimum Distance Between Dwellings:	12 feet (3.66m) except where an attached garage or accessory building is provided in the side yard in which case the minimum distance between abutting attached garages or accessory buildings may be reduced to 8 feet (2.4 m)

**Neighbourhood A con't**

**Semi-Detached Dwellings**

Location:	Road 8 and 23
Minimum Lot Area:	5,000 square feet (464.5 sq.m.) or a minimum area of 2,500 square feet (232.25 sq.m.) per unit.
Minimum Lot Frontage:	30 feet (9.1 m). Notwithstanding the foregoing, for lots with frontage on the outside of a curve, a frontage of 12 feet (3.66 m) shall be permitted, provided that a lot width of 18 feet is provided, measured at a distance of 20 feet (6.1 m) back from the street line at the centre point of the lot frontage.
Minimum Front Yards:	25 feet (7.62 m)
Minimum Flankage Yards:	25 feet (7.62 m).
Minimum Side Yards:	8 feet (2.44 m) except where an attached garage or accessory building is provided in the side yard in which case the yard may be reduced to 4 feet (1.22m). Where the side is common with another dwelling unit, the side yard shall be 0.0 feet (0.0 m).
Minimum Rear Yard:	20 feet (6.1m)
Maximum Lot Coverage:	40%.
Maximum Building Height:	35 feet (10.7m) wherein the building height shall be determined based on the average elevation of the finished surface of the ground where it meets the exterior of such a building. For the purposes of this agreement, no building shall exceed three storeys in height including the basement.
Required Parking:	A minimum of 2 spaces per dwelling unit shall be provided. The driveway width shall not exceed 16.4 feet (5 m) in width. Shared parking shall be permitted and encouraged between adjoining units.
Design Criteria:	Refer to Schedule K

**Neighbourhood A con't**

**Townhouse Dwellings**

Location:	Road 23, Block 1-B, Road 8 and adjacent to Road 23.
Minimum Lot Area:	Minimum lot area per unit shall be 2,000 square feet (185.8 sq.m.) per unit.
Minimum Lot Frontage:	Minimum lot frontage shall be 20 feet (6.1 m). Notwithstanding the foregoing, for lots with frontage on the outside of a curve, a frontage of 12 feet (3.66 m) shall be permitted, provided that a lot width of 18 feet is provided, measured at a distance of 20 feet (6.1 m) back from the street line at the centre point of the lot frontage.
Minimum Front Yards:	25 feet (7.62 m) on Road 23 and 30 feet (9.1 m) on Road 1.
Minimum Flankage Yards:	25 feet (7.62 m).on Road 23 and 30 feet (9.1 m) on Road 1.
Minimum Side Yards:	8 feet (2.44 m) except where an attached garage or accessory building is provided in the side yard in which case the yard may be reduced to 4 feet (1.22m). Where the side is common with another dwelling unit, the side yard shall be 0.0 feet (0.0 m).
Minimum Rear yard:	20 feet (6.1m)
Maximum Lot Coverage	40%.
Maximum Building Height:	35 feet (10.7m) wherein the building height shall be determined based on the average elevation of the finished surface of the ground where it meets the exterior of such a building. For the purposes of this agreement, no building shall exceed three storeys in height including the basement..
Required Parking:	A minimum of 2 spaces per dwelling unit shall be provided. The driveway width shall not exceed 10 feet (3 m) in width. Shared parking shall be permitted and encourage between adjoining units.
Number of Units per Building Block:	Maximum units per building block shall be 6 (six).
Access:	With the exception of Road 23, shared driveway access to Road 1 shall be required as illustrated on the attached Schedules and may be required as illustrated on the attached Schedules for Road 8..
Design Criteria:	Refer to Schedule K

**Neighbourhood A con't**

**Multiple Unit Dwelling: Block 1-A**

Location:	Road 1 as generally shown on the attached Schedules.
Maximum # of Units:	80 units
Minimum Lot Area:	3.6 acres (1.4 hectares)
Maximum Height:	Maximum building height shall not exceed 5 storeys.
Required Parking:	<p>1.25 parking spaces per unit shall be provided underground, plus one visitor space per ten units.</p> <p>Visitor parking may be surface parking which is provided in the front or rear yard provided that the parking area is located no closer than 25 feet (7.6 m) from any lot line, and that the parking area is screened from the ground floor view of any abutting residential dwelling lot.</p>
Landscaping:	<p>All areas of the lot not required for parking, access and amenity space shall be landscaped, retained in natural vegetation, or a combination of the two.</p> <p>Landscaping shall consist of grassed areas, supplemented by flower beds, and extensive plantings of nursery stock shrubs and trees, or otherwise acceptable plantings such as native vegetation. Plantings shall be provided and maintained pursuant to a plan to be provided by a Landscape Architect who is a member in good standing with APALA.</p>
Non-disturbance Area:	<p>A minimum of 50 feet (15.24 m) non-disturbance buffer shall be maintained along the property line adjacent to the residential lots along Glenmount Avenue as illustrated on Schedule B4. Refer to Section 2.7.10 to 2.7.15 for the provisions for non-disturbance buffers/areas.</p>
Amenity Space:	Shall be provided as required by the Bedford Land Use By-law.
Design Criteria:	Refer to Schedule K

**Multiple Unit Dwelling: Block 1-C**

Location:	Road 1 as generally shown on the attached Schedules
Maximum # of Units:	54 units
Minimum Lot Area:	2.5 acres ( hectares)
Maximum Height:	Maximum building height shall not exceed 5 storeys.
Required Parking:	<p>1.25 parking spaces per unit shall be provided underground, plus one visitor space per ten units.</p> <p>Visitor parking may be surface parking which is provided in the front or rear yard provided that the parking area is located no closer than 25 feet (7.62 m) from any lot line, and that the parking area is screened from the ground floor view of any abutting residential dwelling lot.</p> <p>Notwithstanding, 25% of the required parking spaces (excluding visitor parking) for Block 1-C may be provided as surface parking in addition to the required visitor parking.</p>
Landscaping:	<p>All areas of the lot not required for parking, access and amenity space shall be landscaped, retained in natural vegetation, or a combination of the two.</p> <p>Landscaping shall consist of grassed areas, supplemented by flower beds, and extensive plantings of nursery stock shrubs and trees, or otherwise acceptable plantings such as native vegetation. Plantings shall be provided and maintained pursuant to a plan to be provided by a Landscape Architect who is a member in good standing with APALA.</p>
Amenity Space:	Shall be provided as required by the Bedford Land Use By-law.
Design Criteria	Refer to Schedule K

**Commercial**

**Block BH-1**

Location:	Road 1 as generally shown on the attached Schedules
Permitted Uses:	Commercial General Business (CBG) zone in the Bedford Land Use Bylaw (dated 31 August 2002).
Maximum Footprint:	10,000 square feet (929 sq. m)
Minimum Lot Area:	1 acre (0.40 hectares)
Maximum Height:	Three (3) stories above average grade
Landscaping and Signage:	Requirements of the Commercial Mainstreet (CMC) zone in the Bedford Land Use Bylaw (dated 31 August 2002)
Front, side, rear yard frontage, parking other bylaw provisions:	Requirements of the Commercial General Business (CGB) and zone in the Bedford Land Use Bylaw (dated 31 August 2002)
Design Criteria	Refer to Schedule K

**Block BH-2**

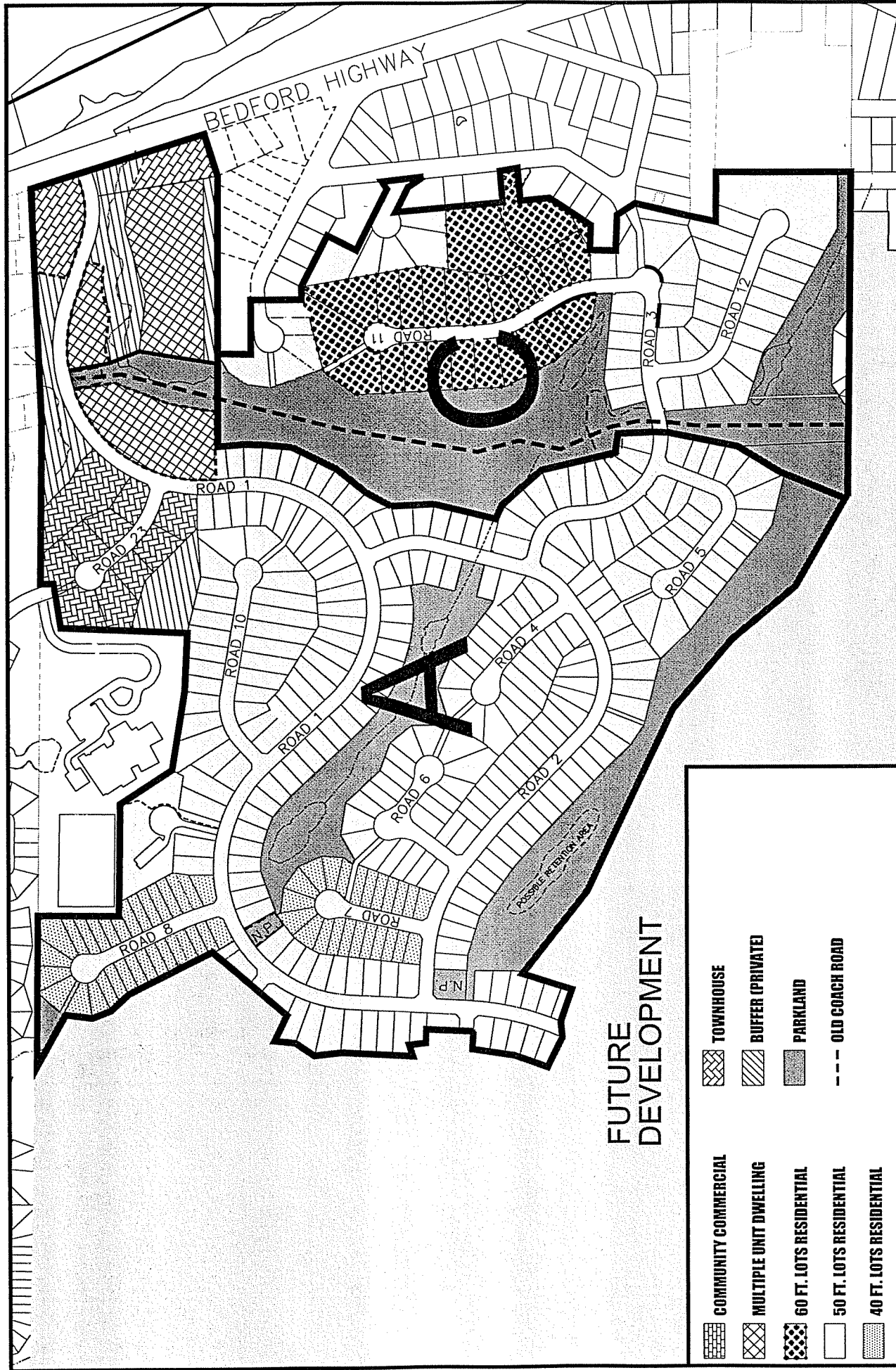
Location:	Road 1 as generally shown on the attached Schedules
Permitted Uses:	Commercial General Business (CBG) zone in the Bedford Land Use Bylaw (dated 31 August 2002).
Maximum Footprint:	10,000 square feet (929 sq. m)
Minimum Lot Area:	1 acre (0.40 hectares)
Maximum Height:	Three (3) stories above average grade
Landscaping and Signage:	Requirements of the Commercial Mainstreet (CMC) zone in the Bedford Land Use Bylaw as amended from time to time.
Front, side, rear yard frontage, parking and other bylaw provisions:	Requirements of the Commercial General Business (CBG) zone in the Bedford Land Use Bylaw as amended from time to time.
Design Criteria	Refer to Schedule K

**Neighbourhood C**

Single Unit Dwellings

Location:	Roads 3, 11, and 12.
Minimum Lot Area:	6,000 square feet (557.4 sq.m.).
Minimum Lot Frontage	60 feet (18.28 m).
Minimum Front Yards:	30 feet (9.1m) (measuring from the front property line).
Minimum Flankage Yards:	20 feet (9.1m) (measuring from the front property line).
Minimum Side Yards:	8 feet (2.44m), except where an attached garage or accessory building is provided in the side yard in which case the yard may be reduced to 4 feet (1.22m).
Minimum Rear Yards:	20 feet (6.1m)
Maximum Lot Coverage	35%.
Maximum Building Height:	35 feet (10.7m) wherein the building height shall be determined based on the average elevation of the finished surface of the ground where it meets the exterior of such a building. For the purposes of this agreement, no building shall exceed three storeys in height including the basement.
Required Parking:	A minimum of 2 spaces per dwelling unit shall be provided. The driveway width shall not exceed 20 feet (6 m) in width.
Minimum Distance Between Buildings	12 feet (3.65m) except where an attached garage or accessory building is provided in the side yard in which case the minimum distance between abutting attached garages or accessory buildings may be reduced to 8 feet (2.4 m)

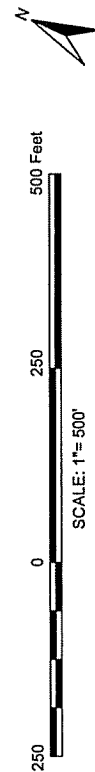




## FUTURE DEVELOPMENT

- |  |                         |  |                  |
|--|-------------------------|--|------------------|
|  | COMMUNITY COMMERCIAL    |  | TOWNHOUSE        |
|  | MULTIPLE UNIT DWELLING  |  | BUFFER (PRIVATE) |
|  | 60 FT. LOTS RESIDENTIAL |  | PARKLAND         |
|  | 50 FT. LOTS RESIDENTIAL |  | OLD COACH ROAD   |
|  | 40 FT. LOTS RESIDENTIAL |  |                  |

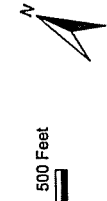
### Schedule C2 Neighbourhoods 'A' & 'C' Concept Plan



**HALIFAX**  
REGIONAL MUNICIPALITY  
PLANNING SERVICES



Schedule C9  
Concept Townhouse  
Site Plan - Street 8

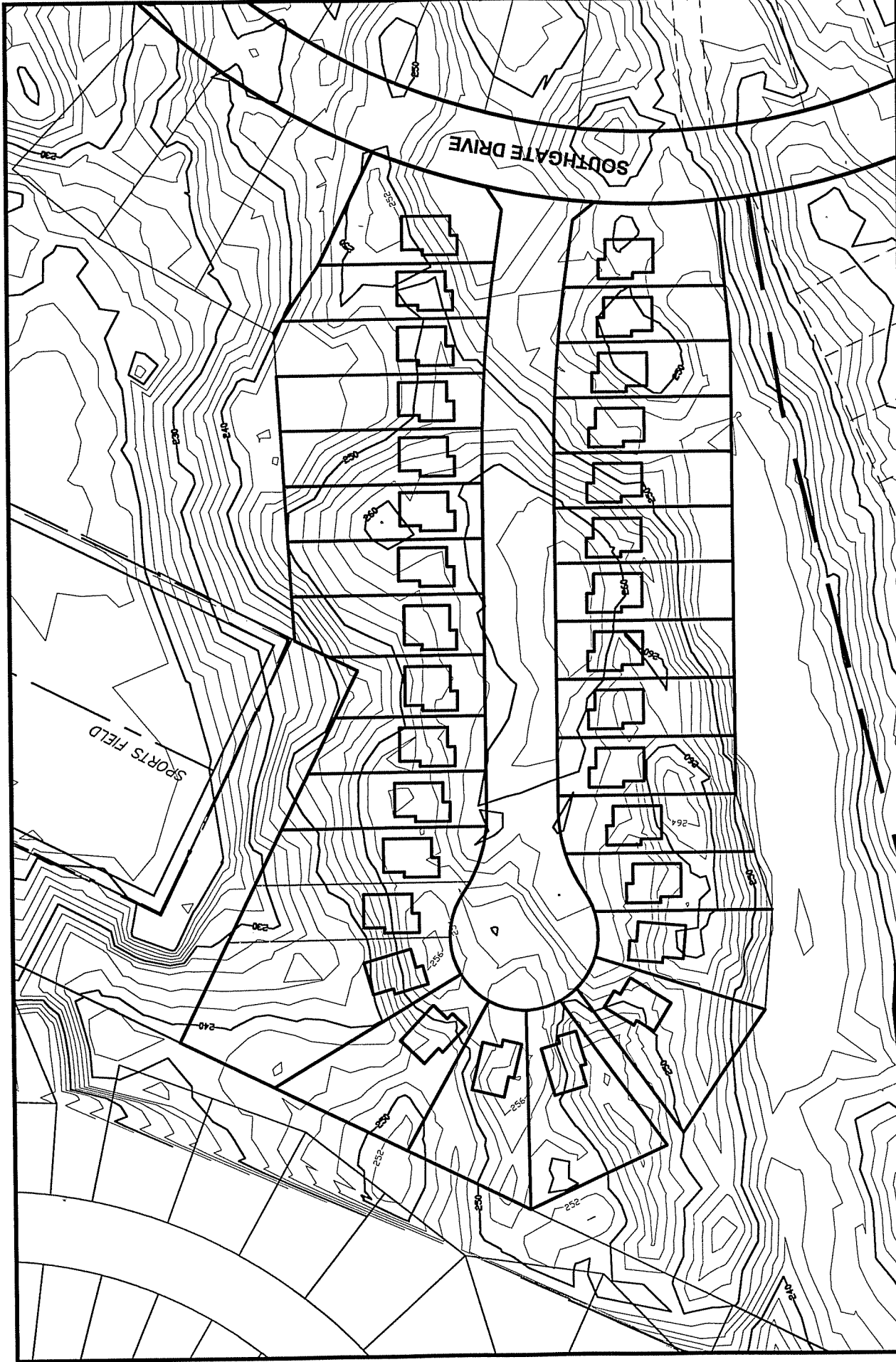


**HALIFAX**  
REGIONAL MUNICIPALITY  
PLANNING SERVICES

April 22, 2005

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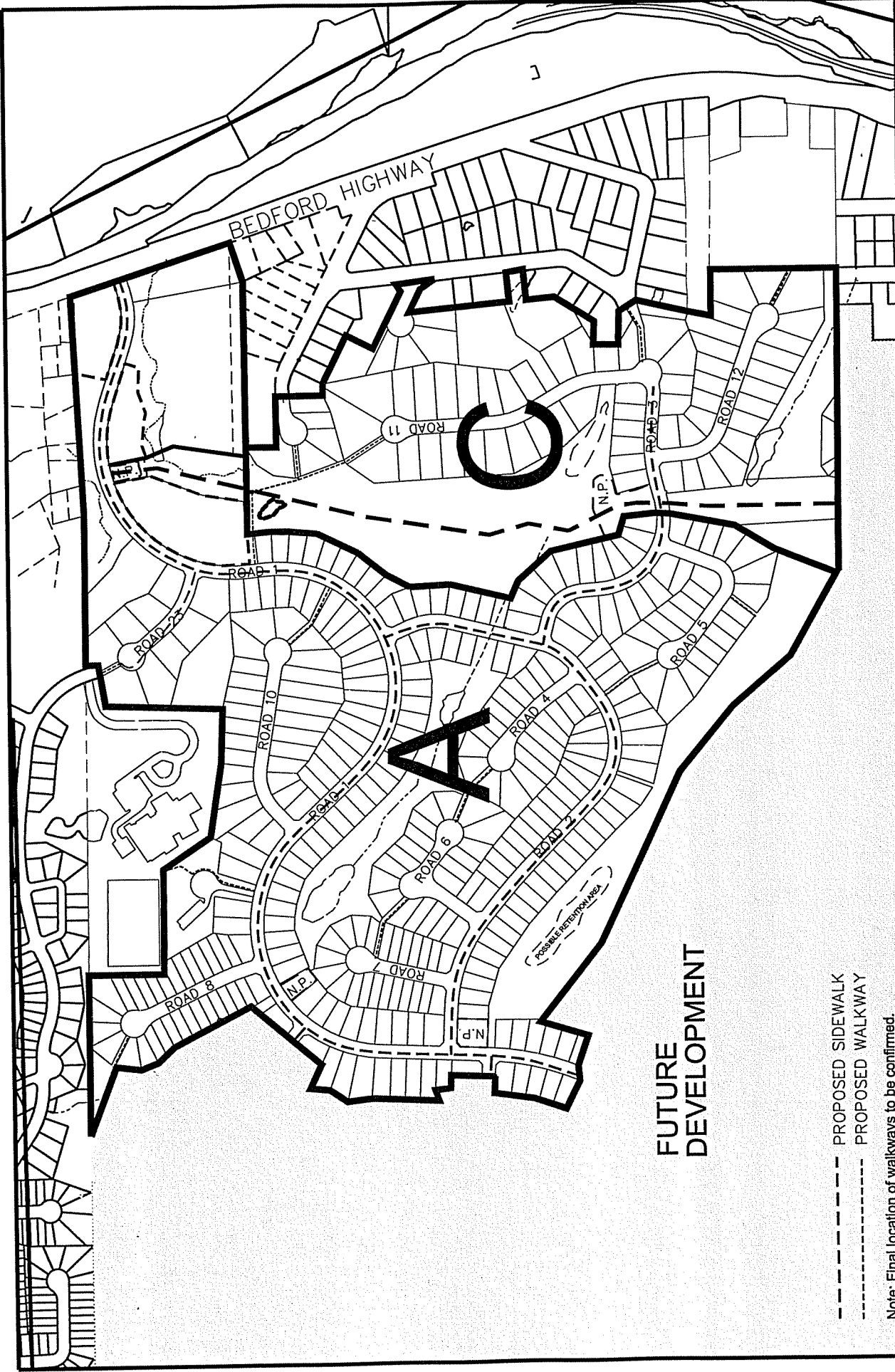
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**HAULIFAX**  
REGIONAL MUNICIPALITY  
PLANNING SERVICES



**Schedule C10**  
**Concept Single Residential Detached**  
**Site Plan - Street 8 with reduced frontage (40ft.)**

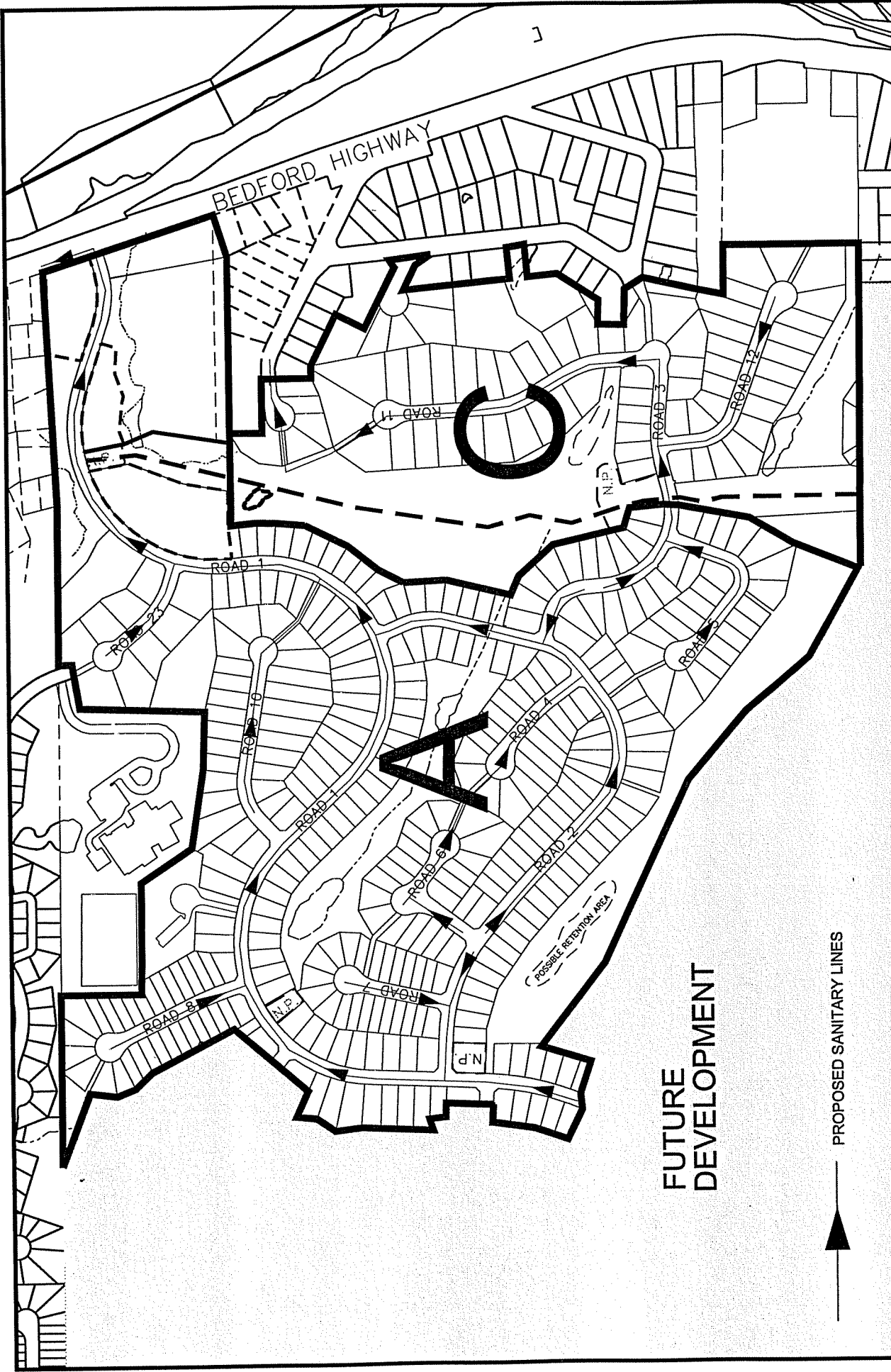


**Schedule D**  
**Sidewalk and Walkway**  
**Plan**

Note: Final location of walkways to be confirmed.

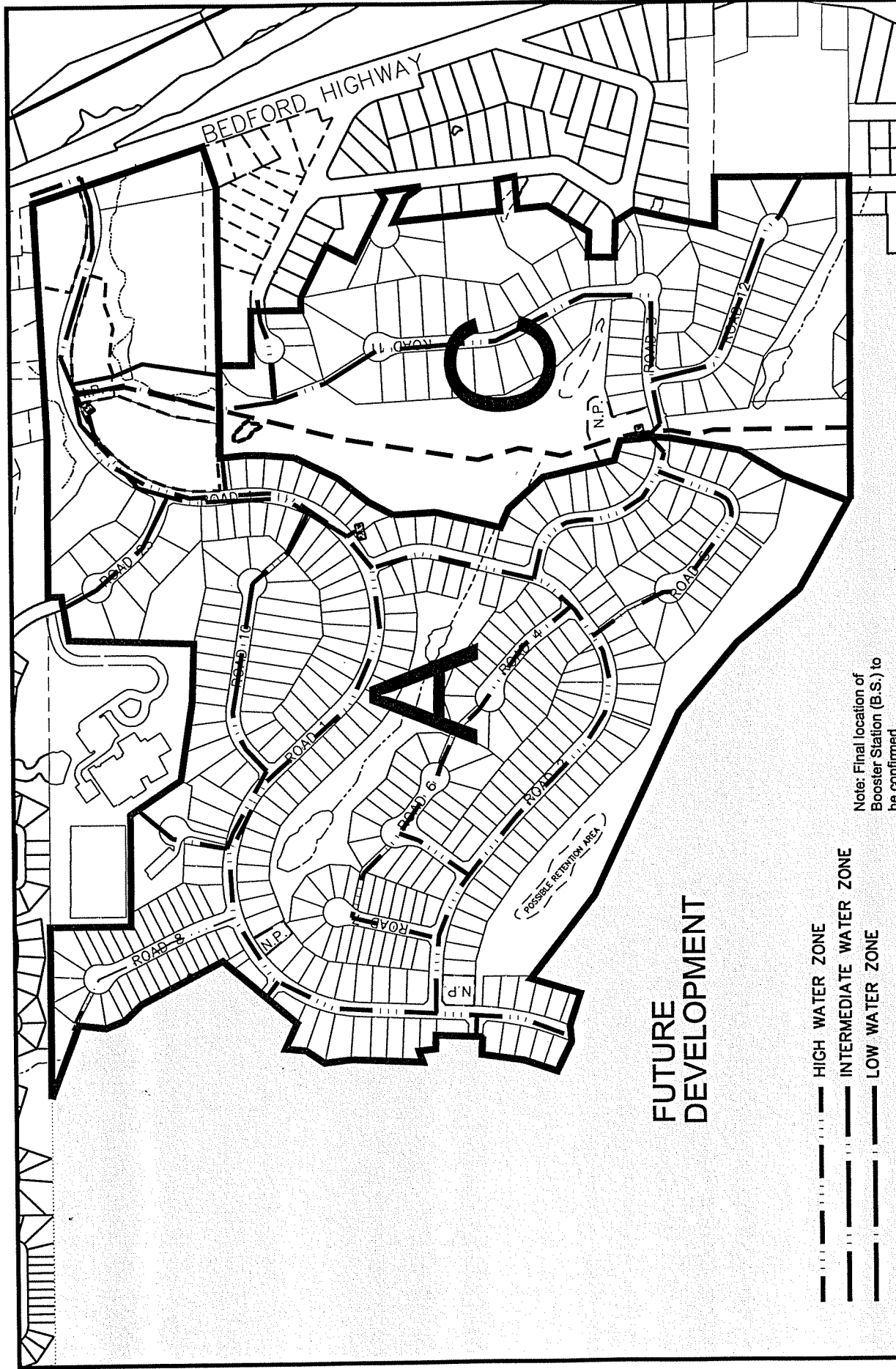
April 22, 2005

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# Schedule E Sanitary Servicing Schematic

**HALIFAX**  
REGIONAL MUNICIPALITY  
PLANNING SERVICES

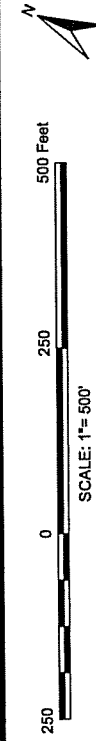


Schedule F  
Water Servicing  
Schematic

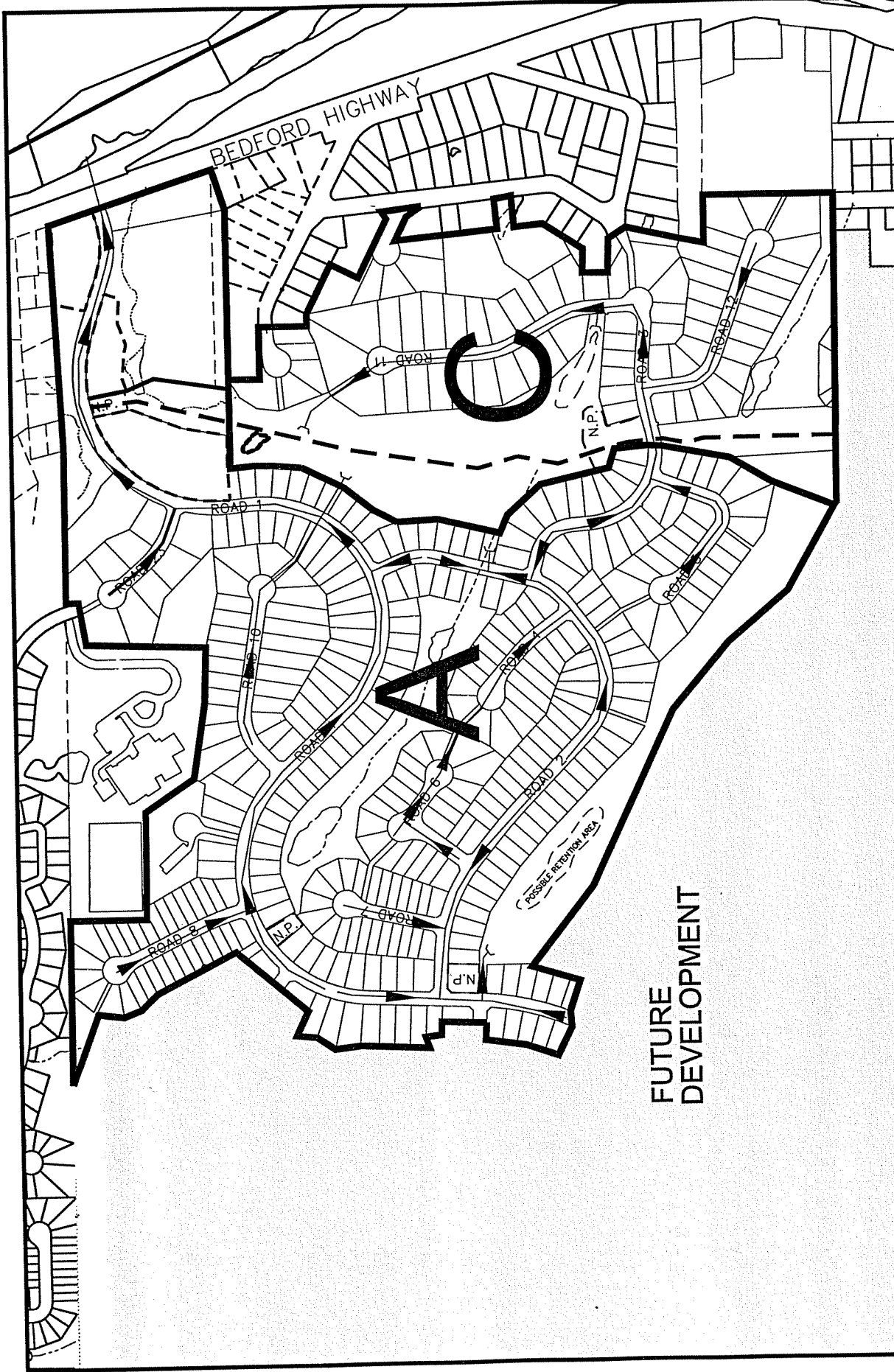
April 22, 2005

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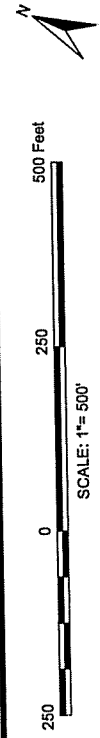


**HALIFAX**  
REGIONAL MUNICIPALITY  
PLANNING SERVICES



FUTURE  
DEVELOPMENT

Schedule G  
Storm Water Servicing  
Schematic



**HALIFAX**  
REGIONAL MUNICIPALITY  
PLANNING SERVICES

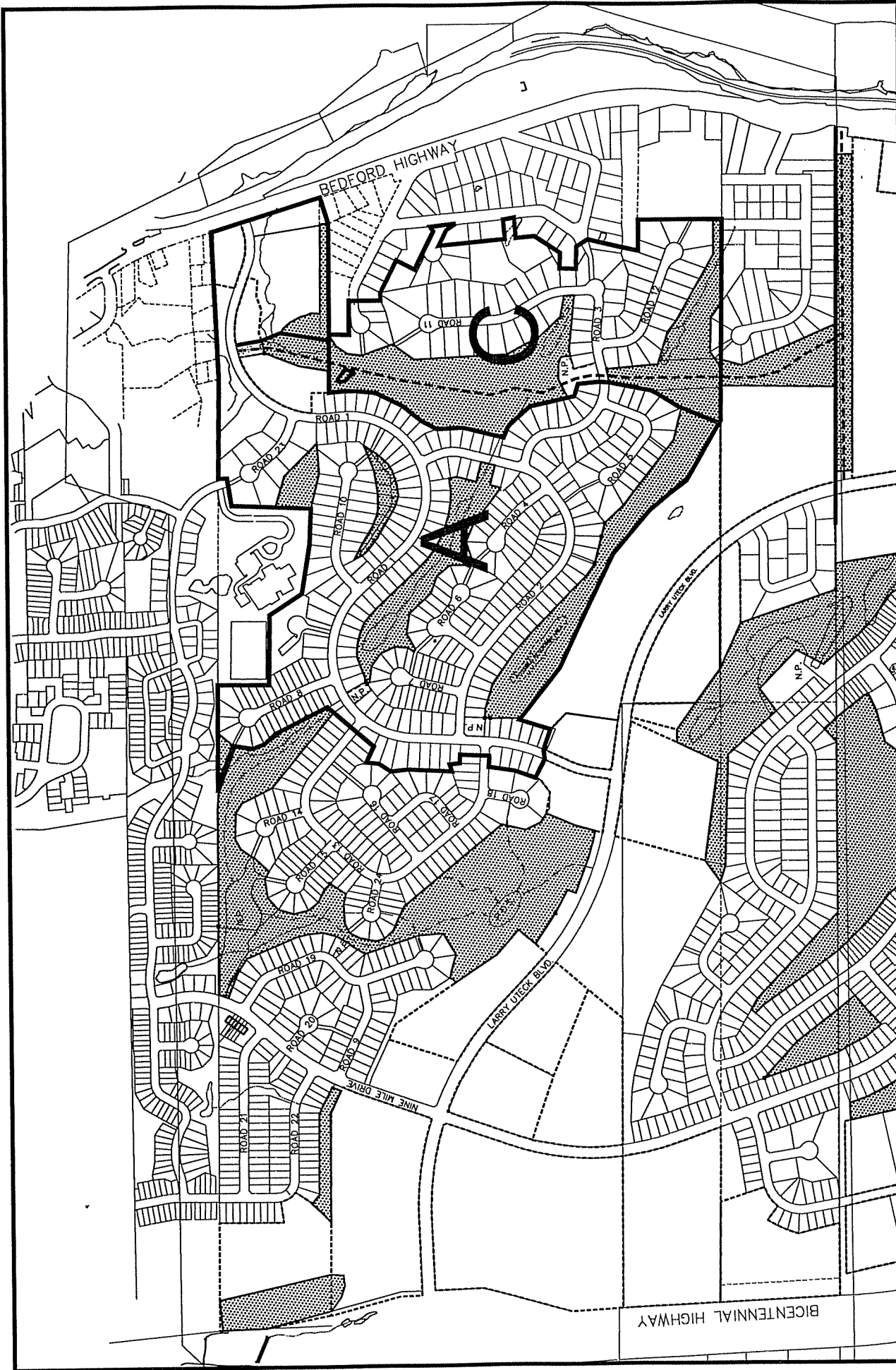
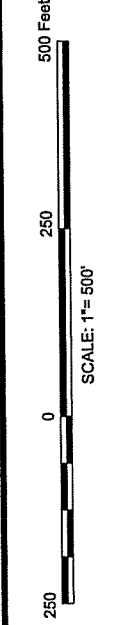
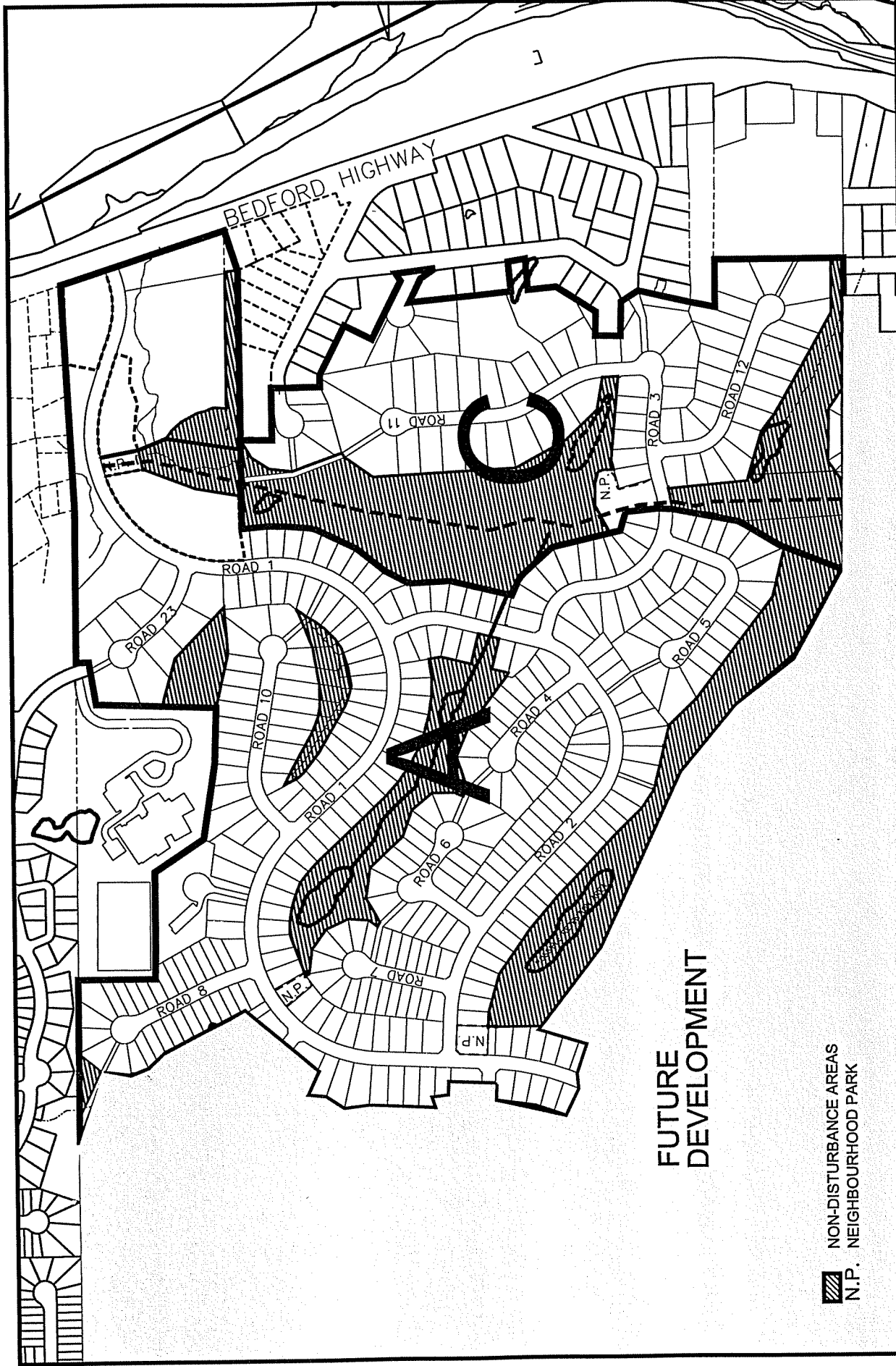


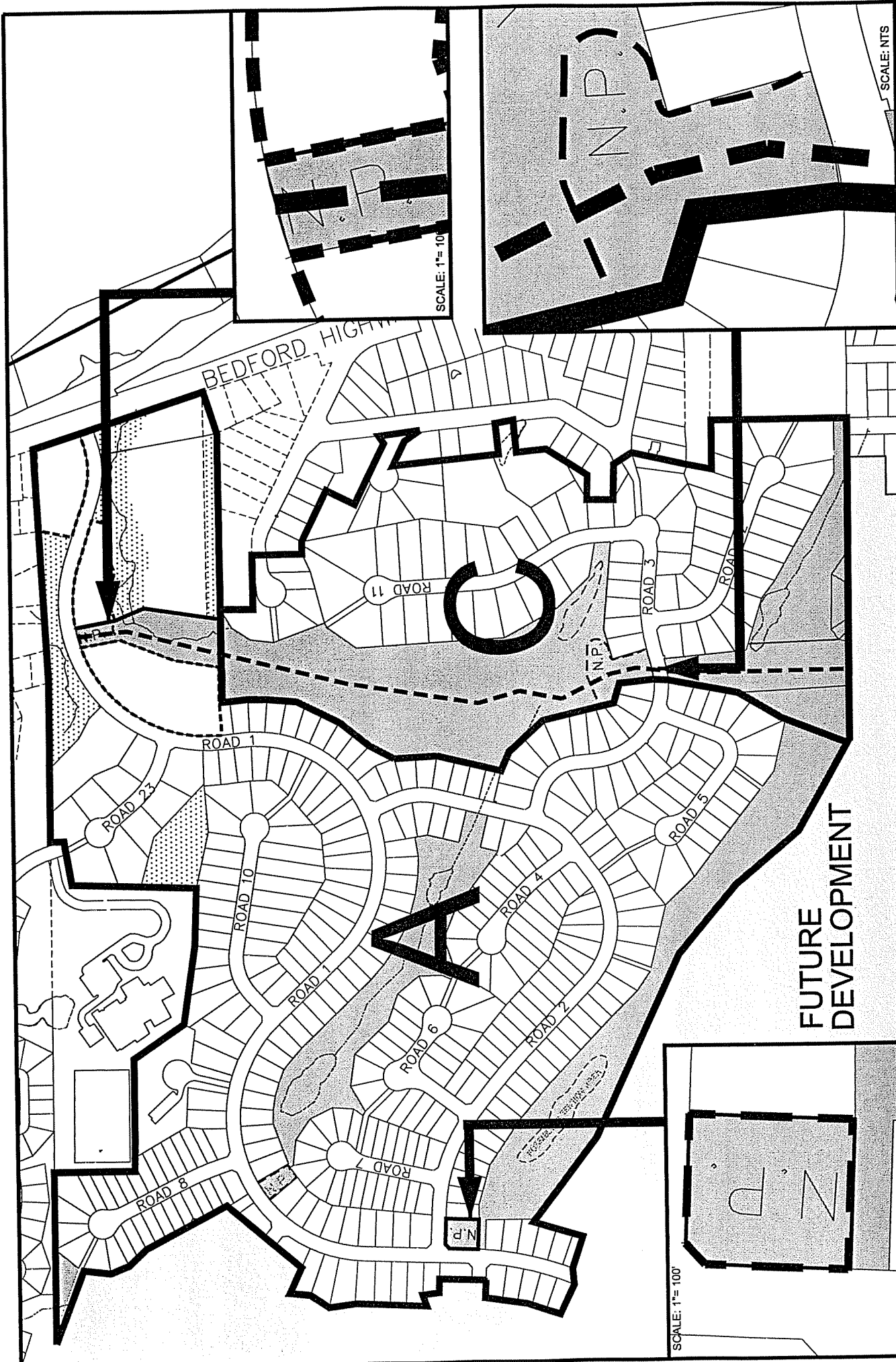
Figure D-1

P.O.S. PUBLIC OPEN SPACE  
D.P. DETENTION POND  
N.P. NEIGHBOURHOOD PARK

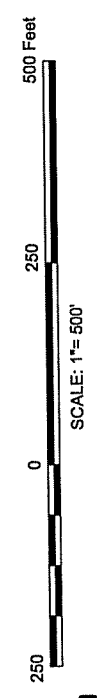


**Schedule I**  
**Non-Disturbance Areas**

NON-DISTURBANCE AREAS  
N.P. NEIGHBOURHOOD PARK



**HALIFAX**  
REGIONAL MUNICIPALITY  
PLANNING SERVICES



**PARKLAND**  
**BUFFER (PRIVATE)**

**Schedule J**  
**Parkland and Open**  
**Space**

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April 26, 2005

**ATTACHMENT D**

**NORTH WEST PLANNING ADVISORY COMMITTEE  
PUBLIC MEETING**

March 3, 2005

PRESENT:	Ms. Ann Merritt, Chair Ms. Gloria Lowther Mr. George Murphy Deputy Mayor Len Goucher Mr. Warren Hutt Mr. John Carnaghan Mr. Rob Batherson (7:20 p.m.)
REGRETS:	Mr. Walter Regan Councillor Brad Johns Ms. Barb Grant
STAFF AND OTHERS:	Ms. Thea Langille-Hanna, Planner II Ms. Gail Harnish, Admin./PAC Coordinator Ms. Sheilagh Edmonds, Legislative Assistant Councillor Debbie Hum

## 1. Call to Order/Opening Comments

The Chair called the meeting to order at 7:00 p.m. in the Cafeteria of Basinview Community School, Bedford, NS.

The Chair welcomed all those in attendance and explained the procedure for this evening's meeting.

## 2. Public Participation: Case 00738 - Amendments to the Bedford South and Wentworth Secondary Planning Strategy to consider the reconfiguration of Neighbourhoods "A" and "D".

### Staff Presentation

- A staff report dated January 24, 2005 prepared for the February 1, 2005 meeting of Halifax Regional Council was submitted.

Ms. Thea Langille-Hanna reviewed the request by Clayton Developments Limited to amend the Bedford South and Wentworth Secondary Planning Strategy as contained in the submitted report.

In her presentation, Ms. Langille-Hanna began with an overview on the background of this development, noting that the first phase was initially approved by North West and Chebucto Community Councils in December 2002. She explained that the first phase involved the development of Neighbourhoods 'A' and 'C' which enables 543 residential dwelling units comprising single unit dwellings, semi-detached dwellings, townhouses; and 134 units within two multiple unit dwellings. She added that the developer has requested an amendment to the Bedford South and Wentworth Secondary Planning Strategies to permit the construction for either townhouses or single unit dwellings with minimum lot frontages of 40 ft. within the area of Road 8. Ms. Langille-Hanna advised that the developer wants to include Road 8 in Neighbourhood 'A' instead of Neighbourhood 'D' and the purpose of this evening's meeting is to get feedback on including Road 8 into Neighbourhood A.

### Presentation by Developer

Mr. Mike Hanusiak, Sr. Vice President, Clayton Developments Limited addressed the Committee and members of the public and introduced Mr. Andrew Conners, Director of Operations, Clayton Developments Limited. Mr. Hanusiak pointed out that their application would not change the spirit of the Agreement. He added that, essentially, their request is being driven by the necessity of preventative maintenance work and blasting.

Mr. Hanusiak, using a map which noted Neighbourhoods 'D', 'A' and 'C' of the development, advised they are not permitted to proceed with developing 'D' because they are confined to a certain number of pre-interchange units—approximately 543 units before the interchange (BiCentennial Highway) is connected. Mr. Hanusiak referred to Street 8 on the map and advised that in hindsight, it makes more sense to have Street 8 included in Neighbourhood 'A' primarily for geographic reasons—a ridge and watercourse separate it from Neighbourhood D.

Mr. Hanusiak added that Jacques Whitford recommended that prior to any additional houses being constructed in that area, this should be dealt with otherwise they may have blasting issues down the road. He advised that Clayton Developments will construct the street with either townhouse or single unit dwellings with minimum lot frontages of 40 feet. In conclusion, Mr. Hanusiak emphasized that Clayton Developments is not asking for the addition of any more units, noting that anything added to Neighbourhood 'D', would see the same amount removed from Neighbourhood 'A'.

Mr. Hanusiak responded to questions from the Committee.

Questions/Comments from the Public

Doug MacLean

Mr. MacLean questioned Mr. Hanusiak if the plan for Street 8 had been prepared.

In response Mr. Hanusiak advised that they were within a couple of weeks of having a decision. He added that their preference is for 40 ft. single family dwellings. Mr. Hanusiak advised that when time approaches for the public hearing, he will file with the Municipality a plan of the homes Mr. Andrew Connors designed and Clayton has built in their Summerfield project in Portland Hills. He explained these homes are a single storey to a story and a half with a loft, and they are condominiums.

Donna Bowdridge

Ms. Bowdridge asked questions regarding the approval process and the role of the Planning Advisory Committee in this application, to which the Chair responded.

Ms. Bowdridge questioned whether this amendment would increase the number of units. Mr. Hanusiak advised that under this scenario they will not exceed what was previously approved.

Bob Kerr

Mr. Kerr recommended that, in future, whoever is co-ordinating meetings such as this, should ensure that the topic under consideration and the process involved is well-outlined to members of the public.

Don Lowther

Mr. Lowther spoke in support of the proposal.

Ellis O'Neil

Mr. O'Neil questioned if there would be additional green space at the north end of the property.

In response, Mr. Hanusiak advised that the developer is required to provide nondisturbance zones throughout the development, and he pointed out that they are already in excess of community open space requirements. Mr. Hanusiak reviewed additional open space areas in the development.

Doug MacLean

Mr. MacLean questioned how far behind the units on Road 8 would the developer be cutting the trees.

Mr. Hanusiak advised that there would be at least a 20 ft. nondisturbance zone, adding that this was already in the Agreement.

Ruth Melasher

Ms. Melasher indicated that she was a new resident to the area and questioned if, in Area C, the green space is Old Coach Road, to which the Chair confirmed.

Donna Bowdridge

Mr. Hanusiak responded to further questions from Ms. Bowdridge pertaining to park land and open space areas.

Bob Kerr

Mr. Kerr commended the developer on the proposal presented this evening, adding that it is forward-thinking and that it will get any blasting over with sooner than later, which will disturb as few homes as possible.

In response to a question from a gentleman concerning underground wiring, Mr. Hanusiak advised that if the decision is made to proceed with condominium townhouses, the secondary services, i.e. from pole to house, would be underground.

Further to this, on a point of information, Deputy Mayor Goucher noted that the Homebuilders Association is working with HRM on the issue of underground wiring. He pointed out that the servicing costs are extreme and Nova Scotia Power standards are strict. Deputy Mayor Goucher added that, during the hurricane, most of the power problems people experience resulted from poles being ripped from homes. The reconnection and inspection took considerable time.

### **3. Closing Comments**

In her closing remarks, the Chair advised that Clayton Developments Limited has shown sensitivity in its handling of this development, and noted that they are protecting the natural features as much as possible.

In conclusion, Ms. Langille-Hanna advised that it appears from tonight's meeting there is little opposition to the proposal. She added that this was the first step in the process; and the next steps involve: staff preparing a report to forward to the North West Planning Advisory Committee for comment; the matter would then be forwarded to North West Community Council and then Regional Council. She advised that she would provide a contact number for anyone who wished to contact her if they have further questions or concerns. Additionally, they will be notified of any upcoming public meetings such as this.

### **4. Adjourn**

On behalf of the Planning Advisory Committee the Chair thanked everyone for attending. The meeting adjourned at 7:50 p.m.

Sheilagh Edmonds  
Legislative Assistant

**Attachment E: Motion of Bedford  
Waters Advisory Board held on  
April 13, 2005**



**BEDFORD WATERSHED ADVISORY BOARD  
Extract of Minutes  
Wednesday, April 13, 2005**

**7.2.2 Case 00738 - Request by Clayton Developments Limited to amend the  
Bedford South and Wentworth Secondary Planning Strategy**

- A copy of the staff report dated April 1, 2005 was circulated to the Board.

Ms. Thea Langille-Hanna gave an overview of the proposal as indicated in the memorandum to the committee.

Clayton Developments is seeking input in regards to an amendment to relocate Road 8 from Neighborhood "D" to Neighborhood "A." To accomplish this the boundaries would have to change. They are also looking at the construction of townhouses or single unit dwellings in that area. The amendment does not affect the Master Stormwater Management Plan or the overall concept of the plan.

Deputy Mayor Goucher commented that the main reason for this change is to protect the looped water system. The line has to come off Oceanview and come up road 8 which requires blasting. To create protection for the looped system, it is better to do it now when there is nothing there as opposed to when the homes are in place, it also provides the added safety to the looped system.

The Chair stated that there was a Public Information Meeting two weeks ago, there is no threat to the Stormwater Management System, the change makes it easier to put the water line in and eliminates potential damage to foundations and dwellings after the fact.

Mr. Earl Richardson, Clayton Developments advised it should have been included in Neighborhood "A." Once finished "A & C" they will be going up the highway and bringing the water line down the top of the hill, which will feed into Ocean view. The amendment will eliminate the booster systems and eliminate damage to homes.

Mr. Kevin Dean asked that as a result of this amendment is there any policies we should add to the Bedford West Planning Strategy. Ms. Thea Langille - Hanna suggested maybe a policy on boundary changes that don't affect strategy, so that there is the ability to move lines.

**MOVED by Mr. Lem Murphy, seconded by Ms. Elaine Looney that the BWAB approve the proposed change to relocate Road 8 to Neighborhood "A" MOTION PUT AND PASSED UNANIMOUSLY.**