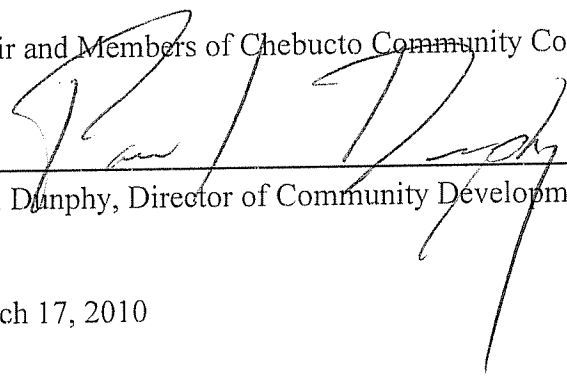




PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Chebucto Community Council
April 12, 2010

TO: Chair and Members of Chebucto Community Council

SUBMITTED BY: 
Paul Dunphy, Director of Community Development

DATE: March 17, 2010

SUBJECT: Case 15840: Discharging Agreement - Shaunslieve Drive, Halifax

ORIGIN

Application by Terrain Group Inc. for Lands of Killam Investments Inc. to discharge the existing development agreement for lands at Shaunslieve Drive and Bedford Highway, Halifax.

RECOMMENDATION

It is recommended that Chebucto Community Council:

1. By resolution, approve the discharging agreement, presented as Attachment A to this report, for lands located at Shaunslieve Drive, Halifax; and
2. Require that the discharging agreement be signed 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

In 1978, the former City of Halifax entered into a development agreement with Shaunslieve Development Corporation Limited to permit a 154 unit apartment building and associated facilities at Shaunslieve Drive, Halifax. The agreement was intended to permit the existing Shaunslieve Apartments to be located on a consolidated lot (Lot R-195) and permit an existing dwelling to be used as an accessory use (day staff facility). Terrain Group Inc. have made application on behalf of the current property owner, Killiam Investments Inc., to discharge the existing development agreement.

Location/Designation/Zoning

The subject property is:

- located on the western side of the Bedford Highway, between Larry Uteck Boulevard and the Princes Lodge subdivision (Maps 1 and 2);
- abutting the Hemlock Ravine Park;
- designated HDR (High Density Residential) under the Bedford Highway Secondary Planning Strategy (BHSPS) of the Halifax Municipal Planning Strategy (MPS) (Map 2); and
- zoned R-3 (General Residential and Low-Rise Apartment) Zone under the Halifax Mainland Land Use By-law (LUB) (Map 1).

DISCUSSION

Bedford Highway Secondary Planning Strategy

Since the development agreement was negotiated in 1978, the Halifax Municipal Planning Strategy has been amended to include the Bedford Highway Secondary Planning Strategy, which was adopted in 1985. The BHSPS designates the subject property as HDR (High Density Residential), which is intended to permit various forms of residential development, including apartment buildings (Attachment B). This intent was carried forward through the application of the R-3 Zone, which is applied to the subject property (Map 1).

The HDR designation is also applied to the abutting property to the north, which is developed with a series of apartment buildings. Properties to the south have been designated HC (Highway Commercial) (Map 2).

Review of the BHSPS

Proposed amendments (Case 01251) to the BHSPS to implement the Land Use Planning Study, Western Shore Bedford Basin have been prepared for Council's consideration. The proposed amendments do not affect the subject property.

Discharging the Agreement

Discharging the development agreement on the property is not in conflict with the MPS. The BHSPS supports high density residential development in this area. By discharging the development agreement, the property will continue to be regulated by the underlying R-3 Zone (Attachment C).

Potential for Further Development

The owner has indicated their intention to construct a second apartment building on the property. Given the site is approximately 7.7 acres in area, and the underlying R-3 Zone permits apartment houses of four storeys or less, discharging the development agreement will enable this to occur. Among other regulations, the R-3 Zone contains provisions related to the regulation of building mass and height, density, amenity space, and driveway access (Attachment C).

As the existing apartment building was constructed prior to the introduction of the R-3 Zone, the structure may not meet all applicable zoning requirements. Where this is the case, the apartment building would become a non-conforming structure in the event the development agreement is discharged. Any alteration to it would have to meet the requirements of the R-3 Zone.

Traffic and Access

With respect to the potential for future development to generate concerns related to traffic and access, staff have the opportunity to request a traffic impact statement prior to approving additional development on the property.

Watercourse

A watercourse exists on the property (Attachment D). The LUB contains provisions regarding watercourse buffers and setbacks, which will continue to apply to the property in the event the development agreement is discharged. These provisions are provided in Attachment C of this report.

Buffering from the Hemlock Ravine

The existing development agreement contains a clause regarding the retention of natural vegetation along the northern and western boundaries of the lot where it abuts Hemlock Ravine (Attachment B). Today, only the western portion of the subject property abuts the Hemlock Ravine Park (Maps 1 and 2). In the event the development agreement is discharged, these buffering provisions would be lost, however, the R-3 Zone does contain provisions regarding setbacks from property lines, and in the case of an apartment house of four storeys or less, these provisions are related to proposed height and building mass (i.e., angle controls; see sections 28CE(2) - 28CE(5) of Attachment C).

Municipal Services

Halifax Water has provided comment related to Municipal services and further development on the subject property. In summary, the existing apartment building is serviced with Municipal water and sanitary to the Bedford Highway, and any new building would be serviced from Bedford Highway through new laterals.

Resolution of Council

A public hearing is not required to discharge the development agreement, Council may discharge the development agreement by resolution of Council. Staff are recommending Chebucto Community Council approve the application to discharge the development agreement in question.

Public Information Meeting

No public information meeting was held. Such meetings are not typically held for applications to discharge a development agreement.

BUDGET IMPLICATIONS

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

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

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

ALTERNATIVES

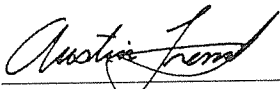
1. Council could choose to enter into a discharging agreement and allow the lands to revert to the existing R-3 Zone. This is the recommended alternative.
2. Council could choose not to discharge the existing development agreement. Therefore, development on the property would be subject to the conditions of the Development Agreement.

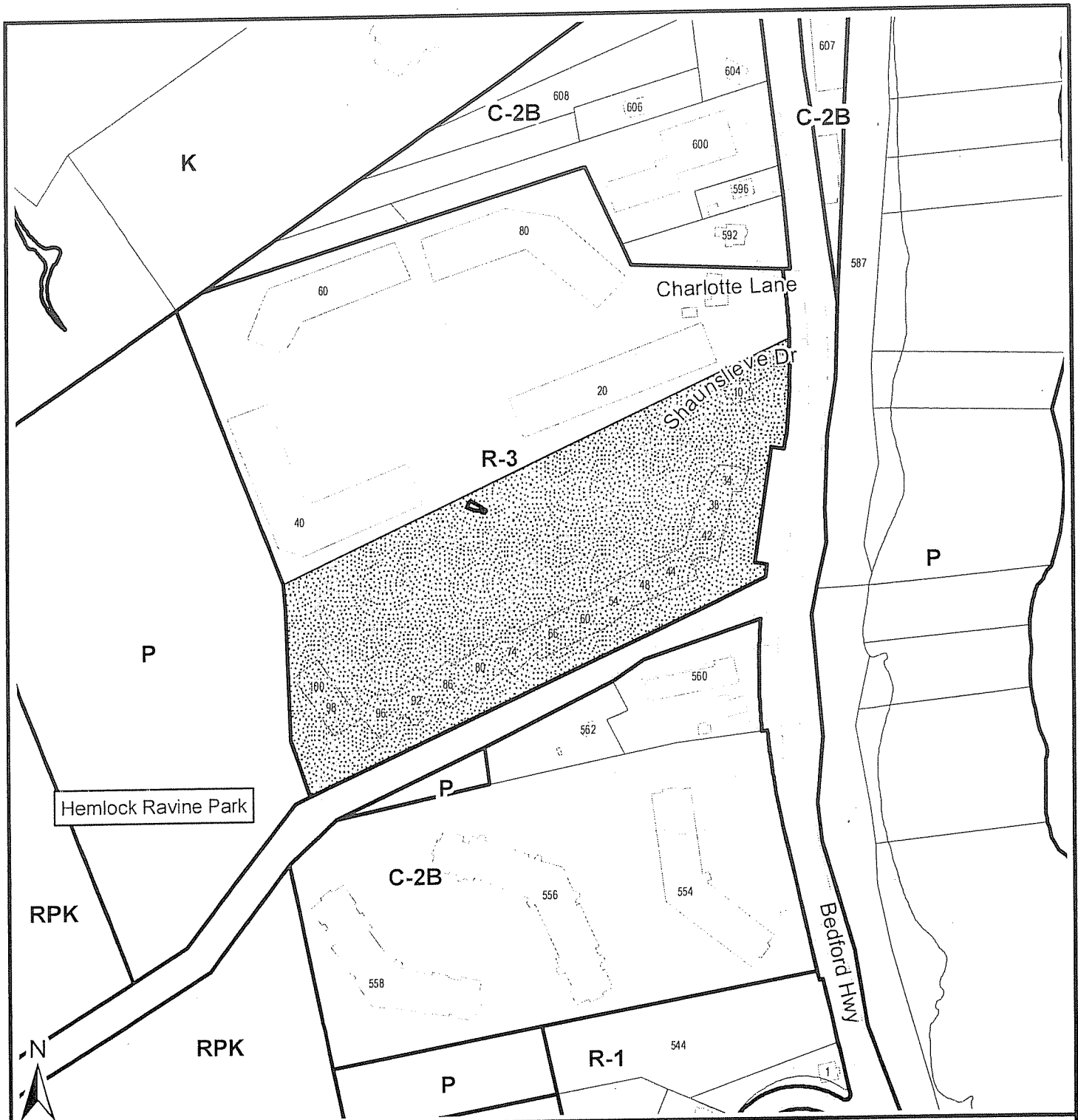
ATTACHMENTS

Map 1	Location and Zoning Map
Map 2	Generalized Future Land Use Map
Attachment A	Proposed Discharging Agreement
Attachment B	Applicable Sections of the BHSPS
Attachment C	Applicable Sections of the Halifax Mainland LUB
Attachment D	Surveyors Location Certificate

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: Miles Agar, Planner I, Planning & Development Services, 490-4495

Report Approved by: 
Austin French, Manager, Planning Services, 490-6717



Map 1 - Location and Zoning

Shaunslieve Drive
Halifax

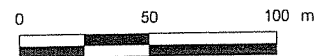
-  Subject area
-  Area of notification

Halifax Mainland
Land Use By-Law Area

Zone

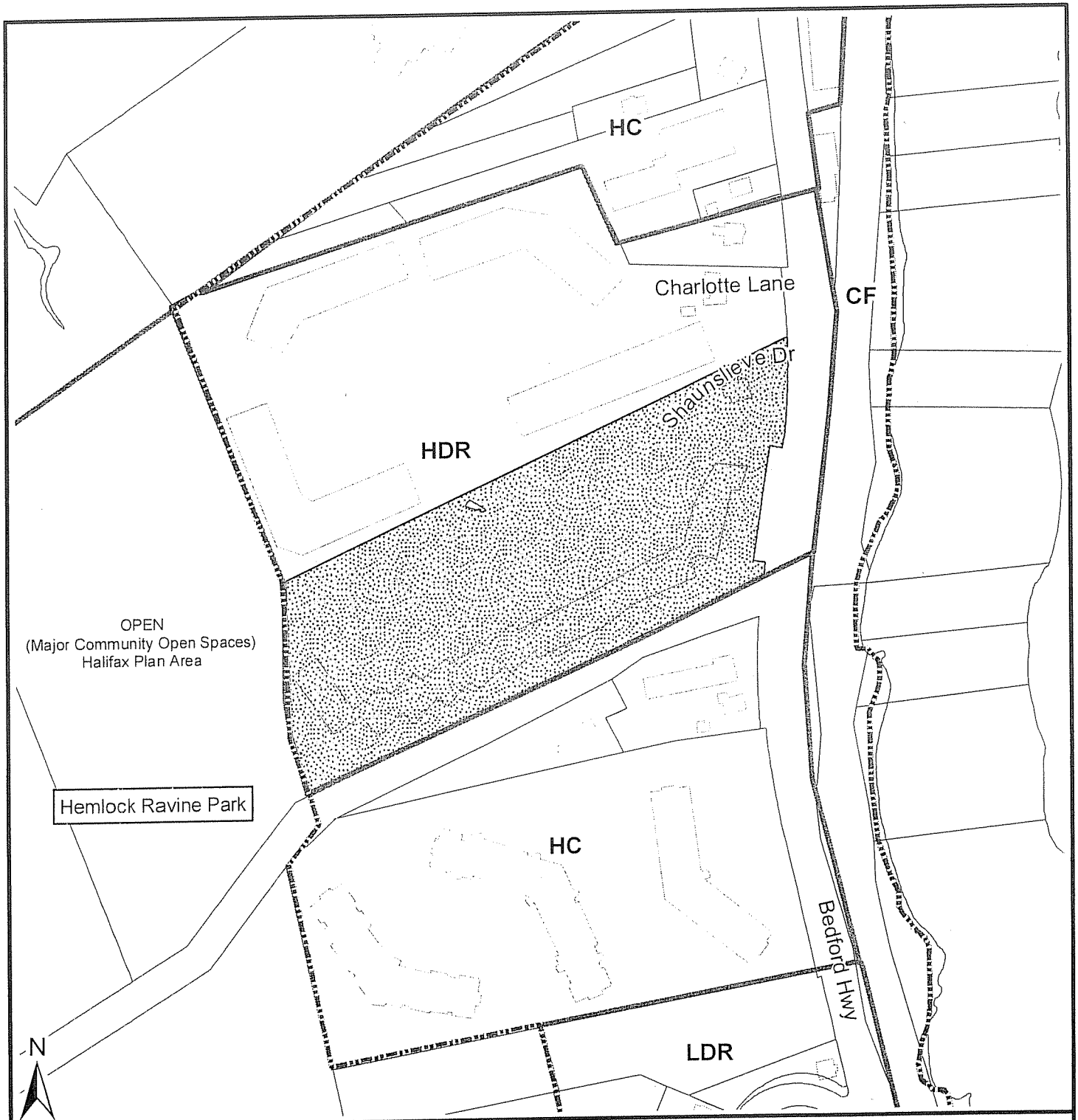
- R-1 Single Family Dwelling
- R-3 Low-Rise Apartment
- C-2B Highway Commercial
- K Schedule K
- P Park and Institutional
- RPK Regional Park

HALIFAX
REGIONAL MUNICIPALITY
COMMUNITY DEVELOPMENT
PLANNING SERVICES



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated



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



Map 2 - Generalized Future Land Use

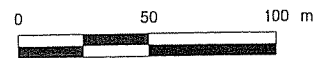
Shaunslieve Drive
Halifax



-  Subject area
-  Secondary plan area boundary
- Halifax Plan Area
- Bedford Highway Secondary Plan Area

Designation - Bedford Highway SPS

- LDR Low Density Residential
- HDR High Density Residential
- HC Highway Commercial
- CF Community Facility



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated

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

Attachment A
Proposed Discharging Agreement

THIS DISCHARGING AGREEMENT made this day of , 2010,

BETWEEN:

KILLAM INVESTMENTS INCORPORATED,
a body corporate, in the Province of Nova Scotia
(hereinafter called the "Developer")

OF THE FIRST PART

- and -

HALIFAX REGIONAL MUNICIPALITY,
a municipal body corporate, in the Province of Nova Scotia
(hereinafter called the "Municipality")

OF THE SECOND PART

WHEREAS the Developer is the registered owner of certain lands located at Shaunslieve Drive, PID 00289504, Halifax, and which said lands are more particularly described in Schedule A hereto (hereinafter called the "Lands");

AND WHEREAS the Municipality entered into a Development Agreement with Shaunslieve Development Corporation Limited to allow for a 154 unit apartment building and associated maintenance and day staff facility which was registered at the Registry of Deeds in Halifax as Document Number 52248 in Book 3274, at Pages 1110 - 1115 (hereinafter called the "Existing Agreement");

AND WHEREAS the Developer has requested that the Existing Agreement be discharged;

AND WHEREAS, pursuant to the procedures and requirements contained in the *Halifax Regional Municipality Charter*, the Chebucto Community Council of the Municipality approved this request by resolution at a meeting held on [INSERT - date], referenced as Municipal Case Number 15840;

WITNESS that it is agreed that the Lands is hereby discharged from the Agreement.

WITNESS that this Agreement, made in triplicate, was properly executed by the respective Parties on this _____ day of _____, A.D., 2010.

SIGNED, SEALED AND DELIVERED) KILLAM INVESTMENTS
in the presence of) INCORPORATED
)
per _____) per: _____
))

per _____) per: _____
))

SEALED, DELIVERED AND)
ATTESTED to by the proper)
signing officers of Halifax Regional)
Municipality duly authorized)
in that behalf in the presence) **HALIFAX REGIONAL MUNICIPALITY**

per _____) per: _____
) MAYOR
))

per _____) per: _____
) MUNICIPAL CLERK
))

Attachment B
Applicable Sections of the BHSPS

BEDFORD HIGHWAY SECONDARY PLANNING STRATEGY

The following objectives and policies were adopted by City Council on March 14, 1985, as a secondary plan in the municipal planning strategy, the City of Halifax Municipal Development Plan, to have the title and effect as stated:

SECTION VIII

BEDFORD HIGHWAY SECONDARY PLANNING STRATEGY

OBJECTIVES AND POLICIES

CONTEXT

The policies of Part II, Section II of the Municipal Development Plan shall apply as appropriate and for greater clarity the objectives and policies of this section shall also apply.

AREA DEFINITION

For the purpose of this municipal planning strategy, the Bedford Highway Area consists of all lands adjacent to the Bedford Highway north of Fairview Overpass to the City Limits bounded on the east by the Bedford Basin and on the west as shown on the area map.

1. RESIDENTIAL ENVIRONMENTS

- Objective The maintenance of stable residential neighbourhoods in and adjacent to the Bedford Highway Area, providing family and non-family housing accommodation.
- 1.1 The City shall encourage the retention and rehabilitation of existing structurally-sound housing units in order to maintain the stability of residential neighbourhoods.
- 1.2 The City shall ensure that new construction in residential neighbourhoods is compatible with the existing scale and architectural character of the area.
- 1.3 For the purposes of this Bedford Highway Strategy, the City shall define "Residential Environments" as comprising three categories:
- (i) low-density residential;
 - (ii) medium-density residential; and
 - (iii) high-density residential.
- 1.4 Areas shown as low-density on the Generalized Future Land Use Map of this Bedford Highway Strategy shall be areas in which single-detached housing shall be permitted.
- 1.5 Areas shown as medium-density residential on the Generalized Future Land Use Map of this Bedford Highway Strategy shall be areas in which the following forms of residential development shall be permitted:
- (i) low-density residential development;
 - (ii) duplex housing; and
 - (iii) semi-detached housing.

- 1.6 Areas shown as high-density residential on the Generalized Future Land Use Map of this Bedford Highway Strategy shall be areas in which the following forms of residential development shall be permitted:
- (i) low-density residential development;
 - (ii) medium-density residential development;
 - (iii) stacked-attached housing; and
 - (iv) apartment buildings.

Attachment C
Applicable Sections of the Halifax Mainland LUB

- 14QA(1) Watercourse Setbacks and Buffers
- (a) No development permit shall be issued for any development within 20m of the ordinary highwater mark of any watercourse.
 - (b) Where the average positive slopes within the 20m buffer are greater than 20%, the buffer shall be increased by 1 metre for each additional 2% of slope, to a maximum of 60m.
 - (c) Within the required buffer pursuant to clauses (a) and (b), no excavation, infilling, tree, stump and other vegetation removal or any alteration of any kind shall be permitted in relation to a development.
 - (d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m² or a combination of an accessory structure and attached deck not exceeding 20 m², fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure.
 - (e) Notwithstanding clause (a), the required buffer for construction and demolition operations shall be as specified under the applicable CD Zone.
 - (f) Within the buffer required pursuant to clause (e), no excavation, infilling, tree, stump and other vegetation removal or any alteration of any kind shall be permitted in relation to a development.
- 14QA(2) Notwithstanding subsection (1), where an existing residential main building is located within the required buffer, accessory structures, subject to meeting other requirements of this by-law, shall be permitted provided they are located no closer to the watercourse than the existing main building.
- 14QA(3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to the effective date of the Regional Municipal Planning Strategy, is such that no main building could be located on the lot, the buffer distance

shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.

- 14QA(4) Notwithstanding subsection (1), nothing in this by-law shall prohibit the removal of windblown, diseased or dead trees, deemed to be hazardous or unsafe.
- 14QA(5) Notwithstanding subsection (1), the selective removal of vegetation to maintain the overall health of the buffer may be authorized by the Development Officer where a management plan is submitted by a qualified arborist, landscape architect, forester or forestry technician.
- 14QA(6) Every application for a development permit for a building or structure to be erected pursuant to this section, shall be accompanied by plans drawn to an appropriate scale showing the required buffers, existing vegetation limits and contours and other information including professional opinions, as the Development Officer may require, to determine that the proposed building or structure will meet the requirements of this section.
- 14QA(7) Subsection (1) does not apply to lands within the area designated on the Generalized Future Land Use Map in the Regional Municipal Planning Strategy as Harbour. (RC-June 27/06;E-August 26/06)

R-3 ZONE

GENERAL RESIDENTIAL AND LOW-RISE APARTMENT

- 28CA(1) The following uses shall be permitted in any R-3 Zone:
- (a) R-1, R-2, R-2T and R-2AM uses;
 - (b) stacked-attached housing;
 - (c) apartment house of four storeys or less;
 - (ca) **day care facility (RC Mar 3/09; E - Mar 21/09);**
 - (d) uses accessory to any of the foregoing uses.

- 28CA(2) No person shall in any R-3 Zone carry out, or cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).
- 28CA(3) No person shall in any R-3 Zone use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection (1).
- 28CB No person shall in any R-3 Zone, erect, place or display any billboard or sign except those permitted in R-1 Zones.

R-1, R-2, R-2T AND R-2AM USES IN R-3 ZONE

- 28CC(1) Buildings erected, altered or used for R-1, R-2, R-2T or R-2AM uses in an R-3 Zone shall comply with the requirements of their respective zones, **with the exception of stacked attached housing.**

STACKED ATTACHED HOUSING

- 28CD Buildings erected, altered or used for stacked attached housing in an R-3 Zone, shall comply with the following requirements:
- 28CD(1) The minimum distance between the rear lot line and every building shall be at least 20 feet.
- 28CD(2) The maximum lot coverage shall be 50 percent.
- 28CD(3) The maximum height shall be 50 feet.
- 28CD(4) Each dwelling unit shall have a minimum of 175 square feet of exterior open space accessible directly from the unit.
- 28CD(5) One separately accessible parking space at least 9 feet by 20 feet shall be provided for each stacked-attached unit, exclusive of the area of the front yard and entrance or driveway leading to such building.
- 28CD(6) The lot frontage shall be 60 feet.
- 28CD(7) The minimum lot area shall be 6,000 square feet.
- 28CD(8) The minimum side yard shall be 15'.

FOUR STOREY APARTMENTS

28CE Apartment buildings of four(4) storeys or less and not exceeding 50 feet in height shall be permitted in an R-3 Zone provided the following requirements are complied with:

MINIMUM LOT AREA

28CE(1) The minimum lot area upon which such building is located shall be 6,000 square feet with a minimum continuous street frontage of at least 60 feet on one street;

DISTANCE FROM LOT LINES - 80° ANGLE

- 28CE(2)
- (a) The distance from any part of such building and any official street line or lines abutting upon such lot shall be no less than 20 feet measured at right angles to any such official street line or lines; provided, however, that such distance may be reduced to not less than 10 feet measured at right angles to any such official street line or lines if that part of the building which is less than 20 feet from any such official street line or lines is entirely contained within the arms of an 80 degree horizontal angle as determined in subsection (3) of this section;
 - (b) The distance from any part of such building and any lot line of such lot other than an official street line shall be not less than 10 feet measured at right angles to such a lot line;
 - (c) All windows and doors serving habitable rooms in such building shall be located not less than 10 feet from any lot line of such lot measured at right angles to such lot line;

SIZE OF BUILDING - 60° ANGLE

- 28CE(3)
- (a) Subject to the provisions of subsection (2), such building or any part thereof shall not project beyond the angular planes determined by constructing such angular planes over such lot:
 - (i) From each lot line at natural or finished ground level, whichever is the lower, at a vertical angle of 60 degrees above the horizontal and measured perpendicular to such lot line or, in the case of a curved lot line, perpendicular to the tangents of all points of such lot lines; provided, however, that where the natural ground at the lot line is

more than 5 feet above the finished ground level established at any point on the wall opposite the lot line and where the horizontal distance to the face of any part of such wall or its vertical projection is less than 50 feet, the angular planes shall be constructed over the lot from all points on the intersections of the vertical projection of the lot line and the horizontal projection of the finished ground level; or

- (ii) In the case where a lot line of such lot coincides with an official street line, from the center line of such street or from any intervening line parallel to such center line provided, however, that:
 - (A) the distance from the line on which the plane is constructed and the lot line does not exceed 30 feet; and
 - (B) the vertical angle of 60 degrees is constructed perpendicular to the line on which the plane is constructed or, in the case of a curved line, perpendicular to the tangents of all points of the curved line.

(b) Notwithstanding the provisions of clause (a) of subsection (3) and subject to the provisions of subsection (2), any part of such building may project beyond any prescribed 60 degree angular plane if:

- (i) The projection through the plane subtends a horizontal angle not exceeding 80 degrees formed by lines drawn from a point on the line on which the 60 degree angular plane constructed opposite to the center of the projection; and
- (ii) The extremities of the projection are enclosed by the arms of such 80 degree horizontal angle.

DISTANCE BETWEEN EXTERNAL WALLS - 85° ANGLE

28CE(4) (a) For the purposes of this subsection:

- (i) "Base line" means, in the case of a wall rising from the ground, the natural or finished level of the ground adjoining the base of the wall, whichever is lower, and in all other cases means the lowest line of the wall above the natural or finished level of the ground, whichever is lower;

- (ii) A wall supported by construction above posts, pillars, or other open construction shall be deemed to rise from the ground, and the base line of the wall shall be deemed to be the line on which the projection downward of the face of the wall meets the natural or finished level of the ground, whichever is lower;
- (iii) Where external walls are not parallel to each other but the angle of divergence does not exceed 85 degrees, such walls shall be deemed to face each other.

DISTANCE BETWEEN EXTERNAL WALLS - 65° ANGLE

- (b) The provisions of this subsection (4) shall only apply if any part of such building is erected with the arms of horizontal angles of 65 degrees constructed outwards at the natural level of the ground, from the nearest extremities of external walls that face each other; provided, however, that where the two extremities of one such wall are, respectively equidistant from the opposite extremities of the other wall or where the two extremities of one wall are equidistant from the nearest extremity of the other wall, the 65 degree horizontal angle may be constructed from either pair of equidistant extremities;

MINIMUM 50 FOOT SEPARATION BETWEEN WALLS - 40° ANGLE

- (c) The distance between any external walls of such building that face each other shall be not less than 50 feet, and any part of such building shall not project beyond any of the angular planes outwards from the base line of each such external facing wall of each part of such building at a vertical angle of 40 degrees above the horizontal and measured perpendicular to such base line or, in the case of a curbed base line, perpendicular to the tangents of all points of such curved base line;

EXTERIOR FACING WALLS - NO WINDOWS - NO HABITABLE ROOMS

- (d) Where two external walls of such building face each other and neither wall contains any door or window serving a habitable room, the provisions of clause (c) of this subsection shall not apply but the distance between such walls shall not be less than six feet.

BALCONIES, CORNICES, EAVES, AND CANOPIES

- 28CE(5) (a) Notwithstanding the provisions of Subsections (3) and (4) of this section, separate individual balconies, which are open on three sides, cornices, eaves and canopies, may project through the angular planes as determined in such subsections; provided, however, that any part of such balcony, cornices or eaves, shall be not less than 10 feet from any lot line of such lot;
- (b) Notwithstanding clause (a); of subsection (5), canopies may project to within 5 ft. of the street line.
- 28CF A lot on which there is a building used as a boarding house, lodging or rooming house, or apartment house shall comply with the following requirements:

DENSITY

- 28CF(1) The population density of such building on the lot shall not exceed 75 persons per acre.

OPEN SPACE

- 28CF(2) Open space on such lot shall be provided as follows:
- (a) 150 sq.ft. for each bachelor unit
275 sq.ft. for each one-bedroom unit
575 sq.ft. for each two-bedroom unit
950 sq.ft. for each three-bedroom unit
1,325 sq.ft. for each unit containing four or more bedrooms
- (b) At least 80 percent of the open space required in clause (a) shall be landscaped open space, and the roof or any portion therefor of any part of such building that has no residential accommodation included below such roof or portion thereof may be calculated as landscaped open space, provided that:
- (i) no part of such roof is more than 5 feet above the ground level of at least one lot line of such lot; and
- (ii) such roof or portion thereof is capable of being used as landscaped open space.

- (c) Section 28CF shall be applied to the combined occupancy of all the buildings on the lot.

28CG (Deleted)

DRIVEWAY ACCESS

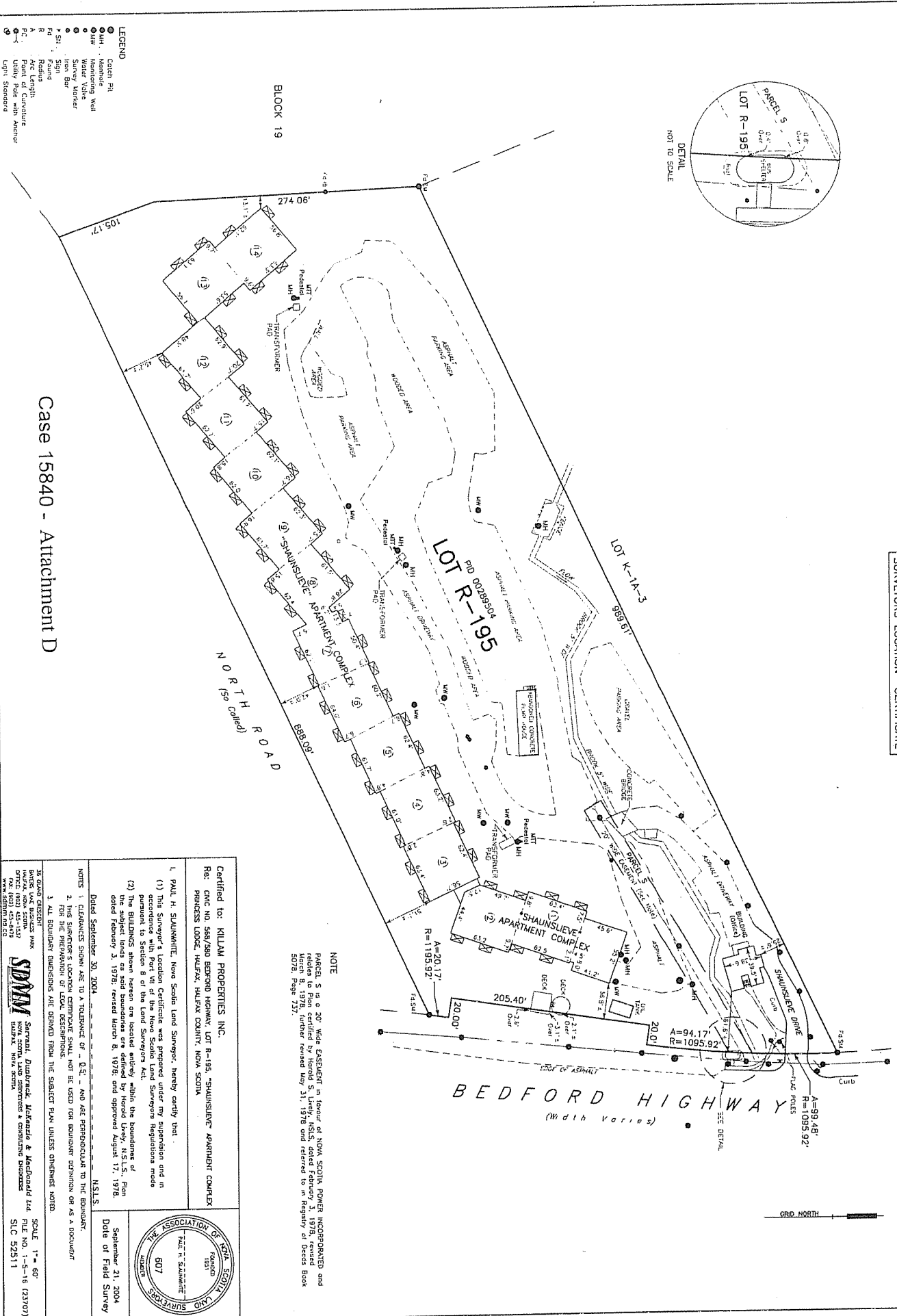
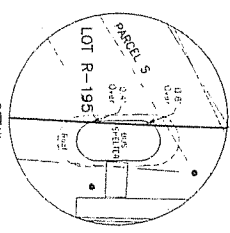
28CH(1) In the "**Bedford Highway Area**" one vehicle access point shall be permitted to the Highway from each lot with 100 feet of frontage or less and two vehicle access points shall be permitted for each lot with frontage greater than 100 feet.

28CH(2) For the purpose of Subsection (1) the vehicle access point shall not exceed 35 feet in width and shall be defined by curbing, planting, or a similar device that will not obstruct the view of traffic.

UNIT MIX - MAINLAND SOUTH

28CI An apartment house which is located in the "**Mainland South Area**", shall be required to provide one two-bedroom unit for every three bachelor and/or one bedroom units.

SURVEYORS LOCATION CERTIFICATE



Case 15840 - Attachment D

- LEGEND**
- Catch Pit
 - Manhole
 - Metering Well
 - Water Valve
 - Sewer Manhole
 - Sign
 - Foundation
 - Foundation
 - Point of Curvature
 - Utility Pole with Armour
 - Light Standard

NOTE

PARCEL 5 is a 20' Wide EASEMENT in favour of NOLA SCOTIA POWER INCORPORATED and relates to Plan certified by Harold S. Lively, NSLS, dated February 3, 1978, revised March 8, 1978, further revised May 31, 1978 and referred to in Registry of Deeds Book 5078, Page 737.

1. PAUL H. SHAWWHITE, Nova Scotia Land Surveyor, hereby certifies that:

(1) This Surveyor's Location Certificate was prepared under my supervision and in accordance with the provisions of the Land Surveyors Act, Surveyors regulations made thereunder and the Surveyors Act, Surveyors regulations made thereunder.

(2) The buildings shown herein are located entirely within the boundaries of the subject lands as said boundaries are defined by Harold Lively, NSLS, Plan dated February 3, 1978, revised March 8, 1978, and approved August 17, 1978.

NSLS

Dated September 30, 2004

NOTES

1. DIMENSIONS SHOWN ARE TO A TOLERANCE OF ± 0.2' AND ARE PERPENDICULAR TO THE BOUNDARY.

2. THIS SURVEYOR'S LOCATION CERTIFICATE SHALL NOT BE USED FOR BOUNDARY DEFINITION OR AS A DOCUMENT FOR THE PREPARATION OF LEAD DESCRIPTIONS.

3. ALL BOUNDARY DIMENSIONS ARE DERIVED FROM THE SUBJECT PLAN UNLESS OTHERWISE NOTED.

35 DUNDAS STREET WEST
HALIFAX, NOVA SCOTIA
OFFICE (902) 425-1212
WWW.DSHWM.NS.CA

SHAWWHITE Surveyors, Drafters, Architects & Mechanical Ltd.
 1000 SHEPPARD AVENUE EAST
 SUITE 1000
 SCARBOROUGH, ONTARIO M1S 1W7
 (416) 291-1111
 WWW.DSHWM.NS.CA

SCALE: 1" = 60'
 FILE NO. 1-5-16 (23707)
 SIC 52511

