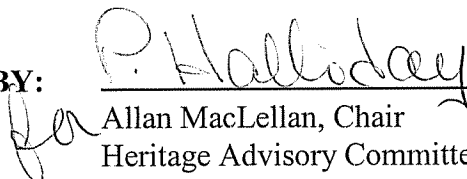


Halifax Regional Council  
July 13, 2004

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

**SUBMITTED BY:**

  
Allan MacLellan, Chair  
Heritage Advisory Committee

**DATE:** July 6, 2004

**SUBJECT:** Case 00376 - Development Agreement, Urban Farm Museum at 62  
Rockingstone Road, Halifax, A Registered Heritage Property

**ORIGIN**

March 24, 2004 meeting of the Heritage Advisory Committee.

**RECOMMENDATION**

The Heritage Advisory Committee **recommends** that Regional Council approve the construction of three new buildings for the Urban Farm Museum at 62 Rockingstone Road, Halifax, pursuant to the substantial alteration provisions of the Heritage Property Act.

## **BACKGROUND**

See attached staff reports March 12, 2004

## **DISCUSSION**

This matter was before the Heritage Advisory Committee on March 12, 2004. A Public Hearing regarding the development agreement was held by Chebucto Community Council on June 7, 2004. Although the Community Council made some amendments to the development agreement before approving it, staff have advised that they do not adversely impact the registered heritage property.

## **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:**

None proposed.

## **ATTACHMENTS**

- 1) Staff report to the HAC dated March 12, 2004.

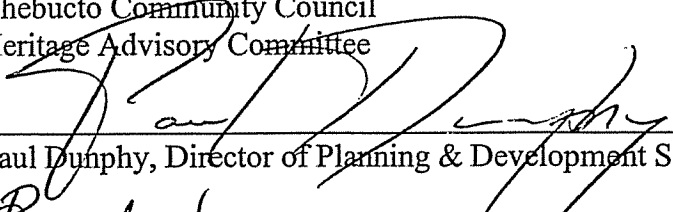
Additional copies of this report, and information on its status, can be obtained by contacting the office of the Municipal Clerk at 490-4210, or Fax 490-4208.

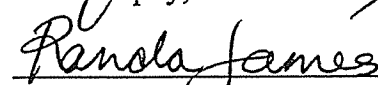
Report Prepared by: Patti Halliday, Legislative Assistant

Report Approved by: Allan MacLellan, Chair, Heritage Advisory Committee

**Heritage Advisory Committee - March 24, 2004  
Chebucto Community Council - April 5, 2004**

**To:** Chebucto Community Council  
Heritage Advisory Committee

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

  
Randa James, Planner II

**Date:** March 12, 2004

**Subject:** Case 00376 - Development agreement for an Urban Farm Museum at  
62 Rockingstone Road, Halifax, a registered heritage property.

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**ORIGIN**

Request by Janet Kidston (on behalf of the Urban Farm Society) for a development agreement to permit an Urban Farm Museum at 62 Rockingstone Road, Halifax, a registered heritage property.

**RECOMMENDATION**

It is recommended that Heritage Advisory Committee:

1. Consider the attached Development Agreement in relation to potential impacts on the registered heritage property of the proposed development and provide a recommendation to Chebucto Community Council to approve the proposed Urban Farm Museum development at 62 Rockingstone Road, Halifax.
2. Subject to a decision on the development agreement application by Chebucto Community Council, and pending the resolution of any appeals in relation to Community Council's decision, recommend that Halifax Regional Council approve the construction of three new buildings for the Urban Farm Museum at 62 Rockingstone Road, Halifax, pursuant to the substantial alteration provisions of the Heritage Property Act.

**RECOMMENDATIONS CONTINUED ON PAGE 2**

It is recommended that Chebucto Community Council:

1. Give Notice of Motion to consider an application by Janet Kidston (on behalf of the Urban Farm Society) for an Urban Farm Museum at 62 Rockingstone Road, Halifax, and to schedule a public hearing for May 3, 2003.
2. Approve the development agreement, presented as Attachment I of this report, to permit an Urban Farm Museum development at 62 Rockingstone Road, Halifax.
3. Require that the 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 by 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**

The following is a brief summary of the application and site history:

- the subject site is owned by Janet Kidston, John Kidston and Gloria Kidston and is known as Kidston Farm, a registered heritage property;
- the site is approximately 4.13 acres in size and contains the original farmhouse (built in c.1826), with the majority of the backlands being undeveloped;
- the property is zoned R-1 (Single Family) and designated LDR (Low Density Residential) under the Halifax Municipal Planning Strategy (see Maps 1 and 2);
- Janet Kidston (on behalf of the Urban Farm Society) made application to develop an Urban Farm Museum that would interpret traditional farming techniques and sell produce raised on the site for fund-raising;
- while the R-1 zone would permit the development of the gardens, it will not permit the sale of produce, the stabling of animals nor signage for the proposed Museum;
- as per Policy 6.8, Section II of the Halifax Municipal Planning Strategy, a development agreement can be considered for the proposed use of this heritage property.

#### **The Proposal**

The applicant is requesting that approval be granted to allow for an Urban Farm Museum to be developed on the backlands of the historic Kidston Farm site located at 62 Rockingstone Road, Halifax. The intention of the Museum is to be of educational benefit to the community being a cultural resource allowing visits from local schools and resulting in proposed community activities such as allotment gardens, an annual plant sale, a seed exchange, a Harvest Fair, a Heritage Tea, a carol sing and hay rides.

The proposal will see gardens developed in a traditional manner, with a small barn, a tool shed/animal shelter/poultry shed and an outhouse erected on site. A limited number and type of animals will be permitted only at certain times on site, and the proposed Museum will sell produce grown on site. Access to, and disabled persons parking for, the Museum will be provided on the

abutting lands owned by HRM (as per agreement with Real Property and Asset Management). Details of the proposal are found in the attached draft development agreement and the associated schedules (see Attachment I).

### **Enabling Policy**

The subject lands are known as the Kidston Farm, a municipally registered heritage property. As such, Policy 6.8, Section II of the Halifax Municipal Planning Strategy provides the criteria for consideration of a development agreement involving a heritage property (refer to Attachment III).

### **Public Information Meeting**

A public information meeting was held on November 6, 2003, to present information and receive input on the proposed development for this site (see Attachment II). In addition, the applicant held meetings within the neighbourhood to describe the proposal. Concerns raised were as follows:

1. Concern was expressed about the proposed livestock and questions arose related to the types of livestock, how many at one time and for what duration of time would they be present.
  - The development agreement (Section 2.5) defines the types of livestock allowed on site, the maximum numbers of livestock allowed on site and the length of time any livestock can stay on site. The number of livestock permitted on site at any given time will be restricted by the size of the barn, corral and grazing area.
2. The residents also expressed concern about the proposed parking area and the possibility of its use after hours for undesirable activities.
  - The development agreement (Section 2.4.2) allows for the future installation of a locking gate which would prevent access to the parking area, except for emergency vehicles, when the Museum is not in operation. The need for a gate will be decided based on complaints received related to the inappropriate use of the parking area within approximately the first year of operation.

### **Public Hearing Notification**

Should Community Council decide to proceed with a public hearing on this application, in addition to published newspaper advertisements accessible to the general public, property owners in the immediate area will be individually notified. The area of notification is shown on Map 1.

### **DISCUSSION**

The following is an evaluation of the proposed development agreement for the subject lands in relation to applicable policies of the Halifax Municipal Planning Strategy (refer to Attachment III):

- Affect on the heritage value of any registered heritage building:  
The proposal will restore (in an interpretative manner) the original use of the lands associated with the historic Kidston Farm while providing a rare educational opportunity.
- Integrity of any heritage property, streetscape or conservation area of which it is part:  
The development agreement will require that any buildings, landscaping and fencing materials be in keeping with the period of the original farmhouse (c.1826).
- Impact on Adjacent Uses:  
The subject site is heavily treed and provides a buffer from the residential homes within the immediate area. Additional buffering in the form of shrub and tree planting is to be provided. Should the adjacent parcels to the north and west of this site be developed then sufficient buffering should be existing on site. All activities proposed for the Museum (such as the sale of produce) will follow prescribed hours of operation. Access to the Museum will be from Rockingstone Road, with a screened area for parking to be located on the abutting lands owned by HRM. All signage will follow the *Signage on Heritage Properties: Six Basic Principles*. While livestock will be permitted on site for interpretation and special events, they will be limited in number, type and the length of their stay.

### **CONCLUSION**

Staff concludes that the application to develop the backlands of 62 Rockingstone Road for the Urban Farm Museum will restore the missing farm activity, in an interpretative manner, to the historic Kidston Farm property. While the subject site is located within a residential area, the Museum will be buffered from adjacent uses with existing trees, and the hours of operation of the Museum to the public will be limited. While animals will be permitted on site, their number, type and duration of stay will be limited. Staff find the application meets Policy 6.8, Section II of the Halifax Municipal Planning Strategy (refer to Attachment III) and are recommending the proposal be approved.

### **BUDGET IMPLICATIONS**

None.

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

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

### **ALTERNATIVES**

1. Council may approve the proposed development agreement to permit an Urban Farm Museum development at 62 Rockingstone Road. This is the staff recommendation.

2. Council may refuse to enter into the development agreement, and in doing so, must provide reasons based on conflict with existing Plan Policy. Staff does not recommend this alternative, based on the policy analysis contained in this report.
3. Council may choose to propose modifications to the development agreement. Such modifications may require further negotiations with the Developers. This alternative is not recommended for the reasons described above.

#### ATTACHMENTS

Map 1	Zoning of Subject Site and Notification Area for Public Hearing
Map 2	Designation of Subject Site
Attachment I	Draft Development Agreement with Schedule "A" Legal Description of the Lands Schedule "B" Site Development Plan and Landscaping (0009) Schedule "C" Barn Design - Side and Roof (0005) Schedule "D" Barn Design - Side and Front (0006) Schedule "E" Signage on Heritage Properties: Six Basic Principles
Attachment II	Public Information Meeting Minutes November 6, 2003
Attachment III	Relevant Sections of the Halifax Municipal Planning Strategy

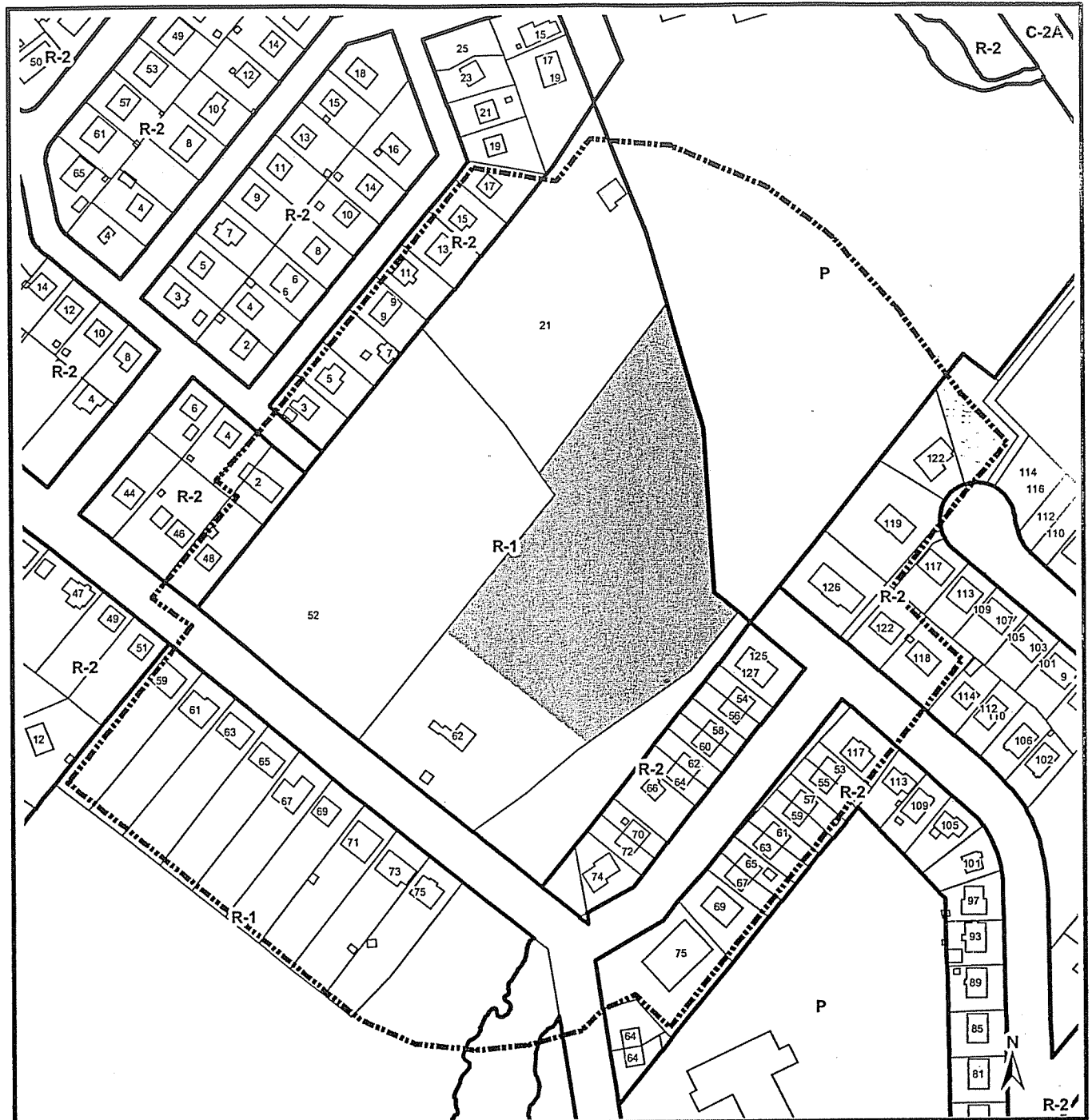
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Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210 (tel) or 490-4208 (fax).

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Report prepared by Randa James, Planner II, Planning Services, ph. 490-4499

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Map 1 - Location and Zoning

62 Rockingstone Road  
Urban Farm Museum  
Halifax

Halifax Mainland  
Land Use By-Law Area



Notification area



Area of proposed  
development agreement

#### Zone

R-1 Single Family Dwelling  
R-2 Two-Family Dwelling  
P Park and Institutional

**HALIFAX**  
REGIONAL MUNICIPALITY  
PLANNING AND  
DEVELOPMENT SERVICES

0 50 m  
Scale bar

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

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





**Attachment I**

**THIS AGREEMENT** made this                      day of                      , 2004,

**BETWEEN:**

**JANET KIDSTON and JOHN KIDSTON and GLORIA KIDSTON**  
(hereinafter called the "Developers")

**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 Developers are the registered owners of certain lands located at 62 Rockingstone Road, Halifax, and which said lands are more particularly described in Schedule "A" to this Agreement (hereinafter called the "Lands");

**AND WHEREAS** the Developers have requested that the Municipality enter into a development agreement to allow an Urban Farm Museum development on the Lands pursuant to the provisions of the Municipal Government Act and the Municipal Planning Strategy and Land Use By-law for Halifax;

**AND WHEREAS** the Chebucto Community Council approved this request at a meeting held on                      , 2004, referenced as Municipal Case Number 00376;

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

**PART 1: GENERAL REQUIREMENTS AND ADMINISTRATION**

- 1.1 The Developers agree that the Lands shall be subdivided, developed and used only in accordance with and subject to the terms and conditions of this Agreement.
- 1.2 Except as otherwise provided for herein, the development and use of the Lands shall comply with the requirements of the Mainland Land Use By-law for Halifax, as may be amended from time to time.

- 1.3 Except as otherwise provided for herein, the subdivision of the Lands shall comply with the requirements of the Subdivision By-law for Halifax, as may be amended from time to time.
- 1.4 Pursuant to Section 1.2 and 1.3, nothing in this Agreement shall exempt or be taken to exempt the Developers, lot owners or any other person from complying with the requirements of any by-law of the Municipality applicable to the Lands (other than the Land Use By-law and Subdivision By-law to the extent varied by this Agreement), or any statute or regulation of the Province of Nova Scotia, and the Developers or lot owners agree to observe and comply with all such laws, by laws and regulations in connection with the development and use of the Lands.
- 1.5 Where the provisions of this Agreement conflict with those of any by-law of the Municipality applicable to the Lands (other than the Land Use By-law and Subdivision By-law to the extent varied by this Agreement) or any provincial or federal statute or regulation, the higher or more stringent requirements shall prevail.
- 1.6 The Developers shall be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this Agreement and all federal, provincial and municipal regulations, by laws or codes applicable to any lands owned by the Developers or lot owners.
- 1.7 The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.

## **PART 2: USE OF LANDS AND DEVELOPMENT PROVISIONS**

### **2.1 Use**

The Developers shall construct three buildings on the Lands, which, in the opinion of the Development Officer, are substantially in conformance with Schedules "B" to "D" inclusive (Plans No. 00376-0005, 00376-0006 and 00376-0009 filed in the Halifax Regional Municipality Planning and Development Services Department as Case 00376) and shall not develop or use the lands for any purpose other than an Urban Farm Museum development. The schedules are:

- Schedule "A" Legal Description of the Lands
- Schedule "B" Site Development Plan and Landscaping (00376-0009)
- Schedule "C" Barn Design - Side and Roof (00376-0005)
- Schedule "D" Barn Design - Side and Front (00376-0006)
- Schedule "E" Signage on Heritage Properties: Six Basic Principles

## 2.2 Building Architecture

- 2.2.1 All proposed buildings shall be predominantly clad in wood and be constructed in keeping with materials used in c.1825 - 1860.
- 2.2.2 The proposed barn shall not be more than thirty (30) feet by thirty (30) feet, and not more than twenty (20) feet in height. Its design shall be in keeping with Schedules "C" and "D" and with section 2.2.1. The barn may have an associated contained corral area.
- 2.2.3 The proposed tool shed/animal shelter/poultry shed shall not be more than ten (10) feet by fourteen (14) feet. Its design shall be in keeping with the barn's architecture, with section 2.2.1 and will be reviewed by the Heritage Planner prior to the issuance of a development permit. The tool shed/animal shelter/poultry shed may have an associated contained yard area.
- 2.2.4 The proposed washrooms shall conform with the conditions set out in Sections 2.2.1 and 2.6.
- 2.2.5 Pursuant to Sections 2.2.1 to 2.2.4 inclusive, the Development Officer may approve modifications to the location, size and height of the buildings, as well as the architectural design of the buildings, including facade features and the type of exterior materials, provided such modifications are minor in nature and, in the opinion of the Development Officer and the Heritage Planner, in keeping with the heritage image and further enhance the appearance of the buildings and Lands.

## 2.3 Landscaping

- 2.3.1 The minimum landscaping shall be as set out in Schedule B. The use of the site is for garden development which includes allotments and an area of pasture land, as shown on Schedule B. The intent of the landscaping is to provide a buffer and/or screening between the buildings and adjacent properties as well as for aesthetic enhancement.
- 2.3.2 Landscaping shall be provided and be in keeping with materials used in c.1826 -1860. Fencing shall consist of either rock walls, or wooden fencing. Pathways shall be period designed corduroy roads and wood chip or gravelled foot paths.
- 2.3.3 The existing wooded areas (a wide band of mature trees and brush) bordering the subject site shall be retained, maintained and supplemented over time to act as a natural buffer.

## 2.4 Parking and Access Driveway - HRM Lands

- 2.4.1 The Developers shall be required to enter into a Licence Agreement with HRM's Real Property and Asset Management prior to the issuance of permits for the use of a portion

of HRM owned lands (known as PID # 40431850 ) abutting the subject site. These lands shall provide public access to both the Urban Farm Museum and the existing trail system (located on HRM owned land), and provide a level gravel parking area for a maximum of eight (8) parking spaces each of which shall have a minimum dimension of nine (9) feet wide by twenty (20) feet in a location as shown on Schedule "B". The Developers shall construct the access driveway and parking area to the satisfaction of HRM's Real Property and Asset Management. The agreement will require the Developers to maintain the parking area and access driveway.

- 2.4.2 The proposed parking area shall be screened from the abutting residential uses through the use of plant material and is to include approximately 50% coniferous plant material for year round screening.
- 2.4.3 The Developers may be required to provide a locking gate at the entrance to the parking area should there be numerous complaints received related to the inappropriate use of the parking area outside the hours of operation for the Museum. The gate shall be designed so as to allow access by emergency vehicles as required. The Development Officer, in consultation with the Heritage Planner, shall review the parking area complaints approximately one (1) year after the Agreement is signed and make a determination as to the need for the installation of the locking gate adjacent Rockingstone Road.

## 2.5 Permitted Uses

- 2.5.1 The Developers shall use the lands for an interpretative farm that will include gardens, allotment gardens and pasture areas. The proposed barn shall be used for storage, housing of livestock on a temporary basis and the sale of produce from and products grown on the lands. The proposed tool shed/animal shelter/poultry shed shall be used for tool storage, the shelter of livestock/farm animals and /or a poultry shed.
- 2.5.2 The Developers shall allow public access to the Museum only between the hours of 8 AM and 8 PM seven days a week.
- 2.5.3 The Developers shall be permitted to have livestock/farm animals on site and those animals shall be limited to the following types: horses, milk cows, oxen, sheep, goats, fowl (chickens, turkeys, geese and ducks), and rabbits. Pigs will not be allowed on site.
- 2.5.4 The Developers shall be permitted at any one time to have on their site not more than two (2) horses, and their foals; two (2) milk cows, and their calves; six (6) adult sheep, and their lambs; two (2) oxen; six (6) goats, and their kids; ten (10) chickens, and their chicks; five (5) ducks and their goslings; two (2) turkeys; two (2) geese; and five (5) rabbits. The number of large animals (horses, cows and oxen) at any one time shall be limited to four (4) based on the size of the barn, corral and grazing area.

- 2.5.5 The Developers shall be permitted to have farm animals on site for not more than twelve (12) days per month. Their stay shall be not more than seven (7) consecutive days with the exception of the week in June known as Provincial Museum Week during which the animals may stay up to ten (10) consecutive days. The Developers shall maintain a written record of the type of farm animal, the date and duration of stay for each farm animal.
- 2.5.6 The Developers shall be required to contain all livestock in a secure area during the hours of operation for the Museum. Between the hours of 8 PM and 8 AM, all farm animals must be secured in the barn and corral or tool shed/animal shelter/poultry shed and contained yard.

2.6 Washrooms

- 2.6.1 The Developers shall provide two (2) outhouses which shall be chemical or composting toilet units concealed by a single wooden enclosure to replicate a two seater privy with separate doors. The outhouses shall be easily accessed for servicing. Its design shall in keeping with the barn's architecture, Section 2.2.1 and will be reviewed by the Heritage Planner prior to the issuance of a development permit.
- 2.6.2 The Developers may be required to provide two (2) wheel chair accessible washrooms should the anticipated numbers of visitors to the Museum increase. The Development Officer, in consultation with the Heritage Planner and a Building Official, will review the washroom provisions approximately five (5) years after this Agreement is executed.

2.7 Signage

- 2.7.1 The Developers shall ensure all signage for the Museum meet the *Signage on Heritage Properties: Six Basic Principles* (see Schedule "D"). Approved permits will be required for each sign.

2.8 Maintenance

The Developers shall maintain and keep in good repair all portions of the development on the Lands, including but not limited to, the interior and exterior of the building, fencing, walkways, recreational amenities, parking areas and driveways, and the maintenance of all landscaping including the replacement of damaged or dead plant stock, trimming and litter control, garbage removal and, as required, snow removal/sanding of walkways and driveways.

## 2.9 Occupancy Permit

- 2.9.1 No occupancy permit shall be issued for any building constructed on the lands until such time as the landscaping has been completed in accordance with section 2.3 of this agreement, provided however that where such building has been completed and all other terms of this agreement have been met, an occupancy permit may be issued provided that the developers supply a security deposit in the amount of 110 percent of the estimated cost to complete the landscaping. The security deposit shall be in the form of a certified cheque or letter of credit issued by a chartered bank to the Development Officer.
- 2.9.2 Should the Developers not complete the landscaping within six months of issuance of the occupancy permit or by September 1 of the year in which the occupancy permit was issued, whichever is earlier, the Municipality may use the deposit to complete the landscaping as set out in section 2.3 of this agreement. The Developers shall be responsible for all costs in this regard exceeding the deposit. The security deposit or unused portion of the security deposit shall be returned to the developers upon completion of the work.
- 2.9.3 Pursuant to Section 2.9, no occupancy permit shall be issued for the building on the Lands until all street improvements, municipal servicing systems and utilities have been completed, except that the occupancy permit may, at the discretion of the Municipality, be issued subject to security being provided to the Municipality in the amount of 120 percent of the estimated cost of completion of all outstanding work. The security shall be in favour of the Municipality and may be in the form of a certified cheque or irrevocable letter of credit issued by a chartered bank. The security shall be returned to the Developers only upon completion of all work, as described herein and illustrated on the Schedules, and as approved by the Municipality.

## PART 3: AMENDMENTS

- 3.1 The provisions of this Agreement relating to the following matters are identified as and shall be deemed to be not substantial and may be amended by resolution of Chebucto Community Council:
- (a) a change of the hours of operation detailed in Section 2.5.2 which, in the opinion of Community Council, are minor in nature;
  - (b) changes to the architectural requirements / details as shown on the attached schedules or as detailed in Sections 2.2 and 2.6 which, in the opinion of Community Council, are minor in nature;

- (c) changes to the landscaping measures as shown on Schedule "B" or as detailed in Section 2.3 which, in the opinion of Council, are minor in nature.
  - (d) changes to the location or design of the parking area, to reduce the need for grading and allow it to more readily fit into the landscape, as shown on Schedule "B" which, in the opinion of Council, are minor in nature
- 3.2 Amendments to any matters not identified under Section 3.1 shall be deemed substantial and may only be amended in accordance with the approval requirements of the Municipal Government Act.

#### **PART 4: REGISTRATION, EFFECT OF CONVEYANCES AND DISCHARGE**

- 4.1 A copy of this Agreement and every amendment and discharge of this Agreement shall be recorded at the office of the Registry of Deeds at Halifax, Nova Scotia and the Developers shall pay or reimburse the Municipality for the registration cost incurred in recording such documents.
- 4.2 This Agreement shall be binding upon the parties thereto, their heirs, successors, assigns, mortgagees, lessees and all subsequent owners, and shall run with the land which is the subject of this Agreement until this Agreement is discharged by the Council.
- 4.3 In the event that construction of the project has not commenced within two years from the date of registration of this Agreement at the Registry of Deeds, as indicated herein, the Municipality may, by resolution of Council, either discharge this Agreement whereupon this Agreement shall have no further force or effect, or upon the written request of the Developers, grant an extension to the date of commencement of construction. For the purposes of this section, "commencement of construction" shall mean completion of the footings for the proposed building.
- 4.4 If the Developers fail to complete the development, or after five years from the date of registration of this Agreement at the Registry of Deeds, whichever time period is less, Council may review this Agreement, in whole or in part, and may:
- (a) retain the Agreement in its present form;
  - (b) negotiate a new Agreement;
  - (c) discharge this Agreement.



## PART 5: ENFORCEMENT AND RIGHTS AND REMEDIES ON DEFAULT

- 5.1 The Developers agree that any officer appointed by the Municipality to enforce this Agreement shall be granted access onto the Lands during all reasonable hours without obtaining consent of the Developers. The Developers further agree that, upon receiving written notification from an officer of the Municipality to inspect the interior of any building located on the Lands, the Developers agree to allow for such an inspection during any reasonable hour within one day of receiving such a request.
- 5.2 If the Developers fail to observe or perform any covenant or condition of this Agreement after the Municipality has given the Developers thirty (30) days written notice of the failure or default, then in each such case:
- (a) the Municipality shall be entitled to apply to any court of competent jurisdiction for injunctive relief including an order prohibiting the Developers from continuing such default and the Developers hereby submit to the jurisdiction of such Court and waive any defence based upon the allegation that damages would be an adequate remedy;
  - (b) the Municipality may enter onto the Property and perform any of the covenants contained in this Agreement whereupon all reasonable expenses whether arising out of the entry onto the lands or from the performance of the covenants may be recovered from the Developers by direct suit and such amount shall, until paid, form a charge upon the Property and be shown on any tax certificate issued under the Assessment Act.
  - (c) the Municipality may by resolution discharge this Agreement whereupon this Agreement shall have no further force or effect and henceforth the development of the Lands shall conform with the provisions of the Land Use By-law; and/or
  - (d) in addition to the above remedies the Municipality reserves the right to pursue any other remediation under the Planning Act or Common Law in order to ensure compliance with this Agreement.

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

SIGNED, SEALED AND DELIVERED

)  
) JANET KIDSTON and JOHN  
) KIDSTON and GLORIA  
) KIDSTON

)  
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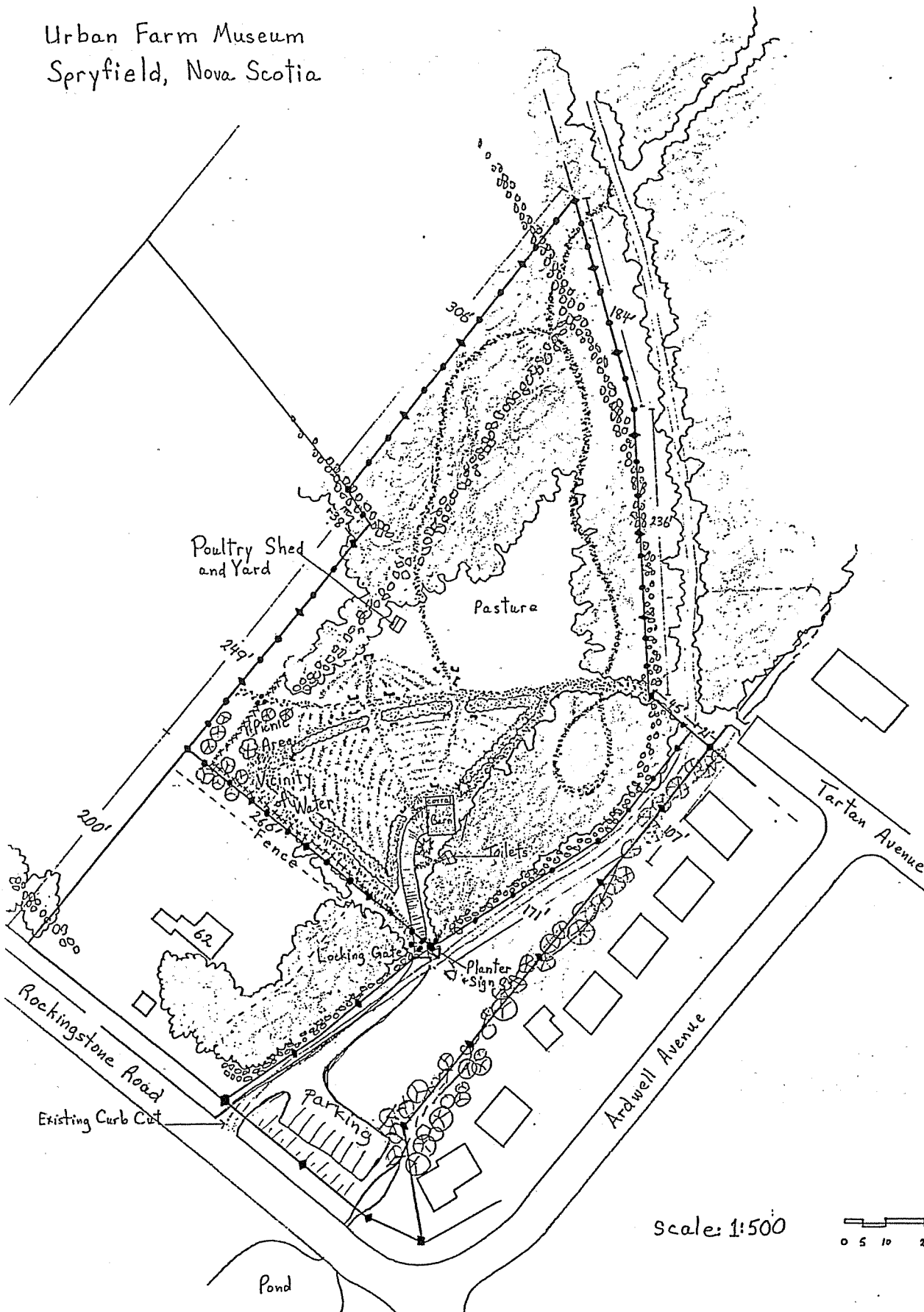
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) HALIFAX REGIONAL  
) MUNICIPALITY

)  
)  
) Per \_\_\_\_\_  
) Mayor

)  
) Per \_\_\_\_\_  
) Municipal Clerk

# Schedule "B"

## Urban Farm Museum Spryfield, Nova Scotia



### LEGEND

- Property Lines ———
- Licensed to ———  
Urban Farm Museum Society
- Proposed Boundary of Farm Museum ———
- Storm Sewer ———
- Rock Walls ———
- Wooded Areas ———
- Foot Bridge ———
- Shrub Buffer ———
- Deer Barrier Gate ———
- Corduroy Road ———
- Seating ———
- Footpath ———
- Boulder Barrier ———

Urban Farm  
Museum  
SOCIETY

~ of Spryfield ~  
and  
Kidston Family

Site Plan  
Urban Farm Museum  
~2.8 acres

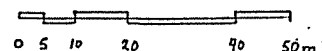
Spryfield, Nova Scotia  
August, 2002

M. J. Williams

00376-0009



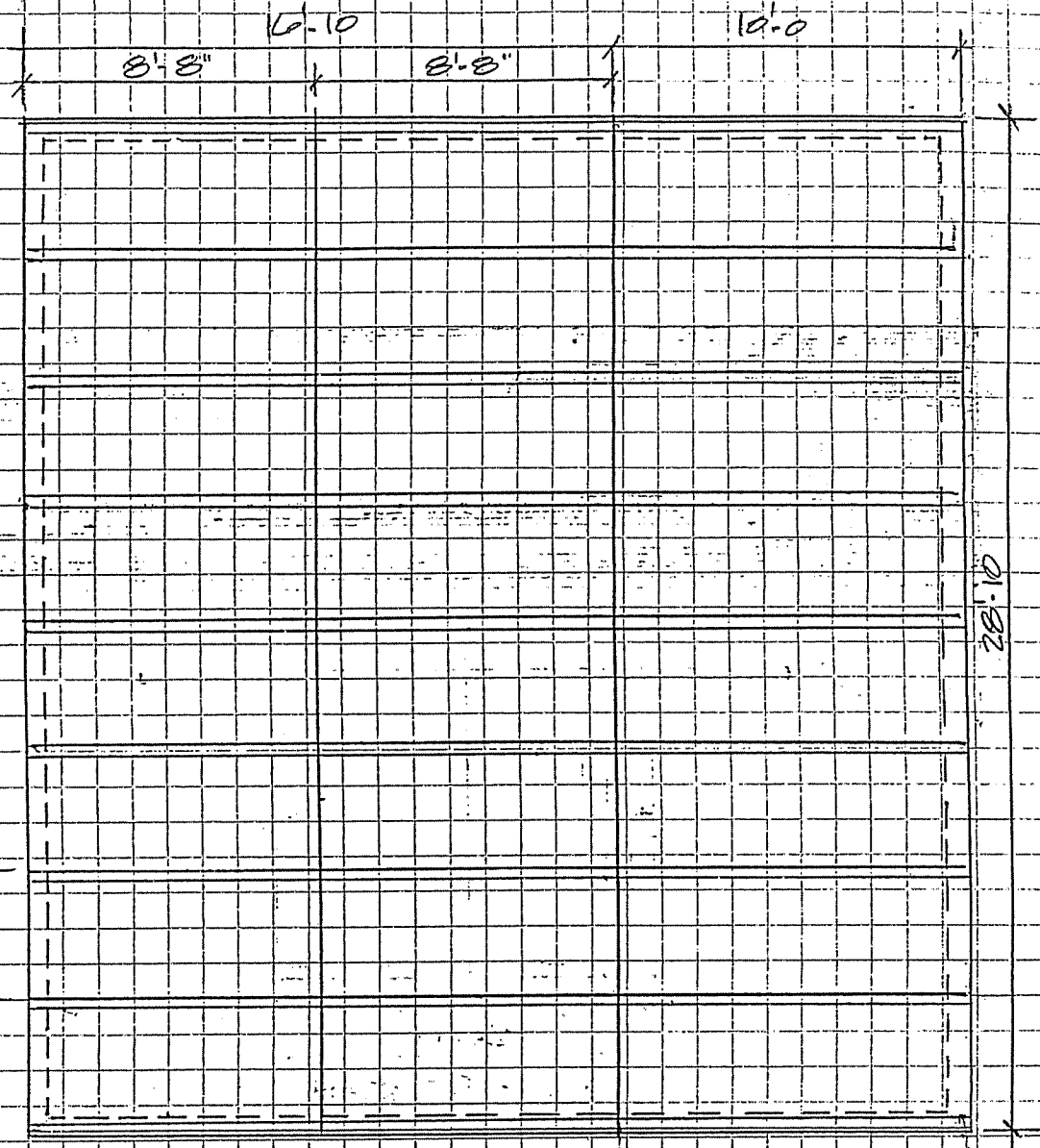
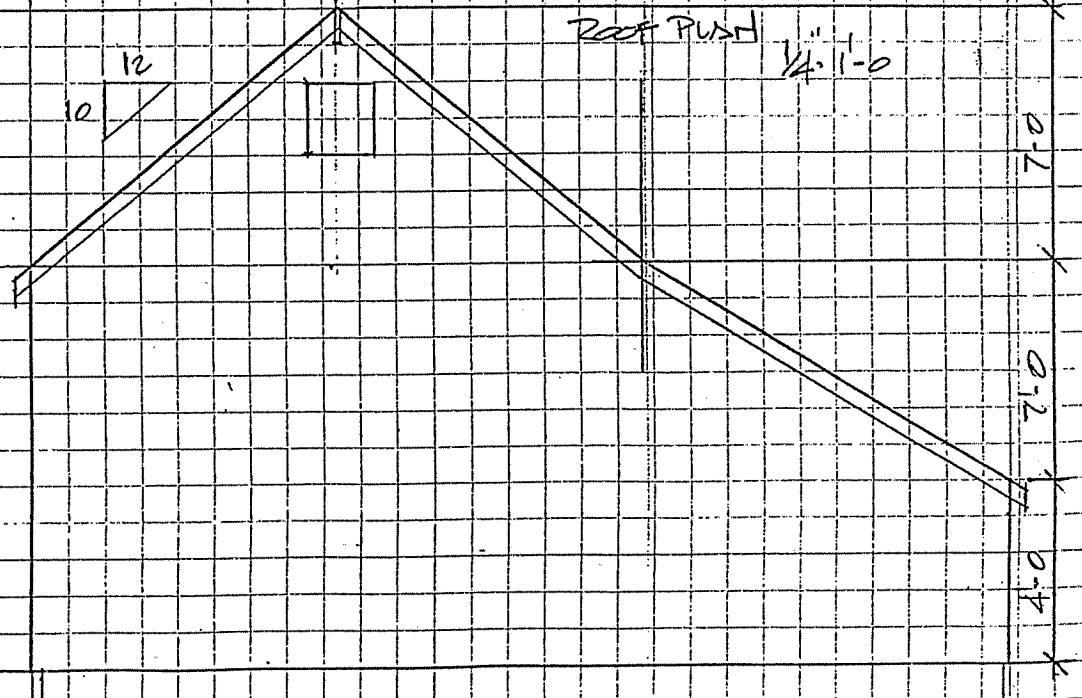
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00376-0005

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3'-7" (17')

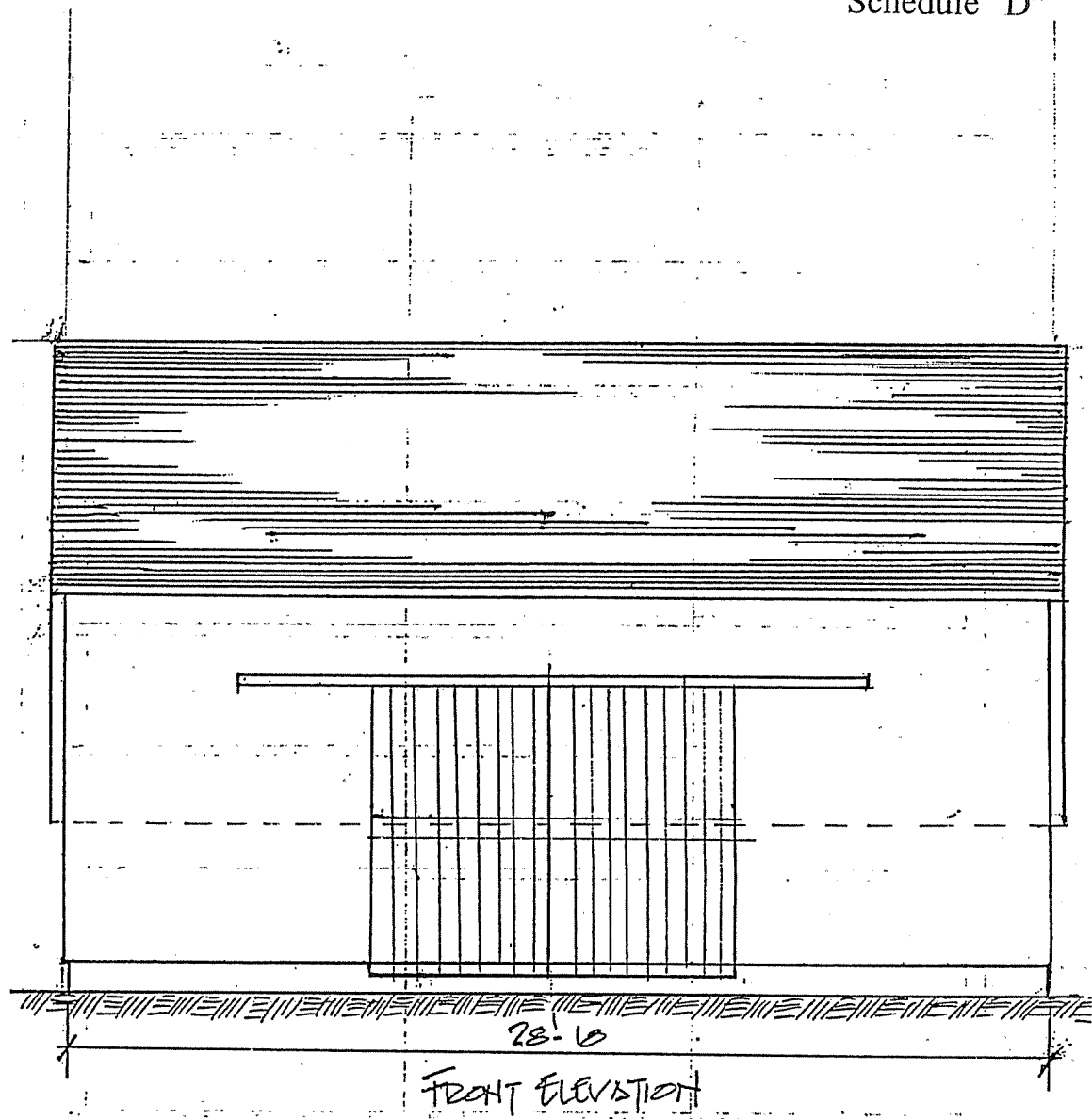


28'-10"

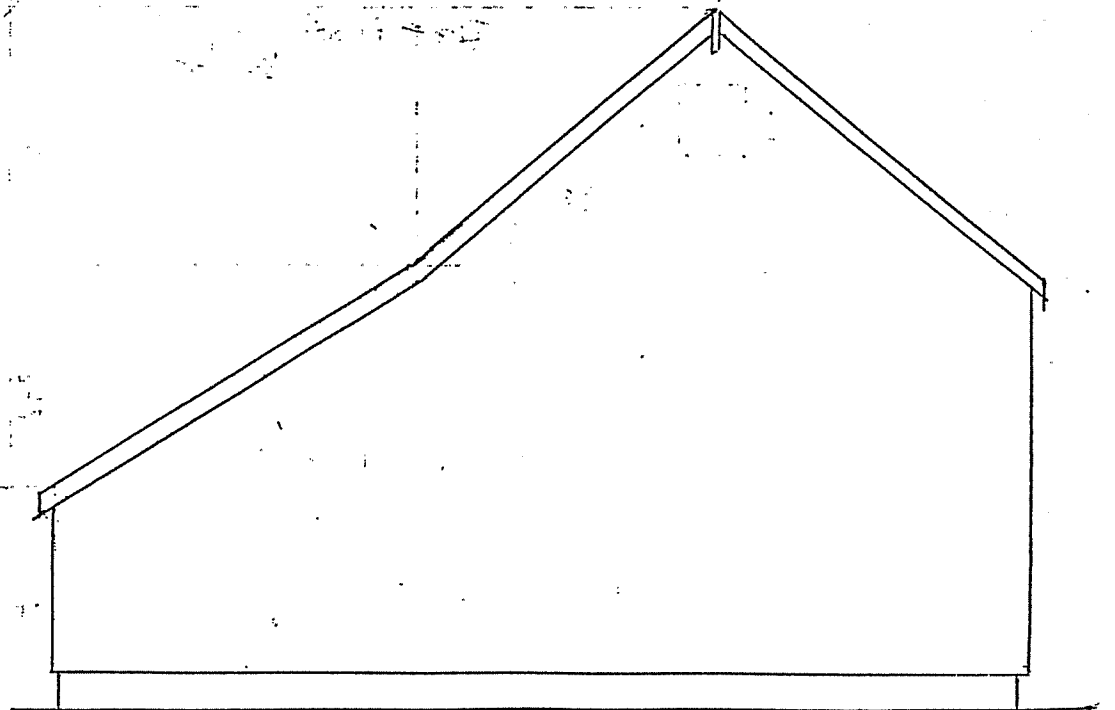
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00376-0006



## SIGNAGE ON HERITAGE PROPERTIES: SIX BASIC PRINCIPLES

### *Introduction*

Signage on registered heritage properties should be in keeping with the style, age and character of the building or streetscape. There is a special opportunity to create signs which make a positive impression for a business, and are appropriate on a historic building. Listed below are the six basic principles which will be utilized by the Heritage Advisory Committee when reviewing signage applications.

Detailed guidelines for residential, commercial and corporate signage and awnings are presently being developed. Applicants are encouraged to review these detailed guidelines before making an application for any specific situations. All applications should include drawings or sketches.

### 1. Design

A good sign enhances the architecture of a building. No sign should conceal or alter architectural elements. Original architectural elements are of prime importance on registered heritage properties and take precedence over the requirements of modern commercial signage. Identification, not advertising, is to be the primary reason for placing signs on heritage buildings. Corporate signage may need to be adapted to become sympathetic to a heritage building. Applicants are encouraged to consult with heritage and design professionals when planning signage.

### 2. Materials and Construction

Historically, appropriate materials in the Halifax Regional Municipality are typically those that were in use in the 19<sup>th</sup> century, such as wood for signs and canvas for awnings.

### 3. Signage

The size of signage should be scaled to the requirements of pedestrian viewers, and logos and lettering should not exceed 18" in height.

### 4. Color

Colour should complement the existing colour of building materials and be suitable for the type of business it identifies. For example, the colour scheme of all signage should incorporate one or more of the colours of original building materials that can be seen on the building facade.

## 5. Installation

The following types of installation are generally appropriate for heritage properties:

- Wall signage fixed flat to the building
- Projecting signage
- Street numbers painted on glass transoms
- Signage painted or etched on display windows
- 

## 6. Lighting

Lighting for signage on heritage buildings should be designed to complement the architectural features of the building. Accordingly, it is recommended that the following design guidelines be adhered to by applicants:

- Choose designs that are period correct
- Select incandescent bulbs
- Try to shield the bulb
- Place the light source directly above flat signs or slightly to the left or right of projecting signs

## **Reference**

There are several excellent publications relating to signage. Please contact the Heritage Property Program staff for further information. Municipal by-laws limit such elements as the maximum size of signs, their placement above the sidewalk, and yearly fees.

Attachment II

Public Information Meeting Minutes  
(Case 00376)  
November 6, 2003

In attendance: Councillor Adams  
Randa James, Planner  
Gail Harnish, Planning & Development Services  
Marjorie Willison, Urban Farm Museum  
Pat MacLean, Urban Farm Museum  
Janet Kidston, Urban Farm Museum

Ms. Randa James called the public information meeting to order at approximately 7:30 p.m. at the Captain William Spry Centre. The purpose of the meeting is to discuss the proposal by the Urban Farm Museum to create a working urban farm museum for 62 Rockingstone Road through the development agreement process.

Ms. James reviewed the development agreement process, using a flow chart, noting we are now at the public information meeting stage. The staff report would go to the Heritage Advisory Committee (HAC) because we are dealing with a heritage property. In order to facilitate re-use of heritage properties, there's a policy within the MPS that allows proposals to come forward using the development agreement mechanism. It is basically a contract with HRM which lays out certain requirements that they will abide by in order to have a use that may or may not be allowed in a particular zone. HAC would make a recommendation which would go to Chebucto Community Council. Community Council would decide whether or not to set a public hearing date.

Ms. James advised that staff has been working on the development agreement and has come a long ways in terms of writing the report, but there were issues which they felt had to be brought to the public and felt it was important to have a public information meeting to make sure everybody in the community understood what was being proposed.

Ms. Marjorie Willison stated the idea for an urban farm museum has been around since the mid 1990s when members of the Mainland South Heritage Society recognized that a lot of the old farmland was disappearing to homes. Spryfield used to be a farming community that supplied food to other parts of Halifax and they were losing all this. A meeting was held and people said let's do something and over the next five years they looked at various possible sites and finally settled on three acres of land bordering the Kidston family. The beauty is that the site is within walking distance of the business district and the Community Centre and is within walking distance of six local schools so it can be a good site for children. They eventually formed a Society which has four aims:



- they want to commemorate the agricultural heritage of Spryfield. There is a real sense among a lot of people that our youngsters are not so proud of Spryfield. Although that is beginning to change, they want to instill a sense of pride in the heritage that they do have. They used to feed other parts of Halifax. They had farms and the name "Spryfield" comes from Captain William Spry who cleared the land and developed Spry Farm.
- facilitate food production in the urban area. Why does that matter? The United Nations Food and Agricultural organization pointed out that the world population is growing faster than our food supply. FAO said one of the things they had to deal with was increasing food shortage through urban agriculture. They see an opportunity for Spryfield to hold its head up high and be proud and take a leadership role in urban agriculture. It can be a learning centre and show other parts of the city how food can be grown in urban settings and help local people who want to garden in their back yard or in a community garden.
- serve as an adjunct teaching venue for schools in natural and social sciences, the arts and family economics. They were pleased with the response from the schools. The site is handy to schools where people can come and see how to grow food and learn a little bit about Spryfield's agricultural heritage.
- strengthen the traditional social fabric of Spryfield. There was a survey undertaken in the Spryfield Mall several years ago. People were asked what they valued more about their neighbourhood and community and one of the top answers was the friendliness of their people. They emphasize that social aspect. The Kidston Farm that used to be many hundreds of acres started off in 1822 when William Kidd purchased land as part of the Captain William Spry Estate. It was the Rockingstone Farm. By the 1930's, he was raising chickens and selling eggs, etc. During the depression some of the crops were left in the field for people to glean.

Ms. Willison advised they have a license agreement with the Kidston Family to operate an urban farm museum. The plan is to clear some of that three acres to grow vegetables but leave a good buffer of trees around so that neighbours who live on nearby streets have that buffer of trees between us and them. Summer staff would grow vegetables but if somebody in the neighbourhood wanted an allotment to grow vegetables they could join the Society and have a piece of land to grow vegetables for the summer.

Mr. Willison indicated they have been doing a lot of activities, some of which happen on the farm site and some off site, but as time goes by they would like to do them at the farm museum. Activities happening include:

- a seed exchange in March where gardeners and people come together and trade seeds and plant cuttings. Part of their education process is to teach people how to save seeds.

- an annual plant sale in May where they encourage people to bring their plants in and trade and barter.
- in June, during Museum Week last year, they had a heritage walk and took people to see the field and also to Rockingstone Street by Kidston Lake to learn about the history. During that week they also like to bring in animals to visit for a few days so that children would have a chance to see farm animals.
- in September, there is the harvest fair which is a chance to gather up the harvest and sell it. The first year the only crop they could grow was potatoes. Last year they had quite a bit more variety. Gradually they see a bigger and better community event to bring people in and celebrate the harvest.
- they plan to have a heritage tea in July to celebrate the way things used to be. People used to come together for teas and they want to start that tradition up again.
- the Community Carol Sing at the mall in November.
- other opportunities at the farm such as a hay ride around the farm so that children can get a feel for what it used to be like.
- along with Museum Week in June are things like the Eye Spy contest in school.

Ms. Willison stated they have lots of ideas and this could grow. For instance, at the Harvest Fair or maybe during Museum Week one of the activities they could have is an outdoor barn dance to teach the old ways of dancing. Anybody who was in the field would see it is a field but they are proposing to put a barn in.

Ms. Willison said they see the urban farm museum being about activities - not artifacts. They are not planning on collecting old field implements and putting them in the barn. They thought they could have a visual museum by way of pictures of artifacts that people have hidden away in their basements and attics and once in awhile invite people who have old kitchen implements to come and have a temporary display. The plan is not to have a permanent display of artifacts. They are about living history and doing things.

The meeting was opened to public participation.

An individual commented she sent an email yesterday afternoon because she was concerned about having livestock in the area.

Ms. James advised there is an intention to bring farm animals at certain spring events for short-term stays.

The individual commented she saw a poultry shed on the plan.

Ms. Willison responded they would like to do egg production sometime.

The individual stated this is a residential area and not farmland. Her main concern was with the environment, and has seen damage to the environment as a result of livestock.

It was questioned what they meant by livestock. It was responded any live animals, such as chickens and cows. Anything usually considered as livestock on a farm.

The individual expressed concern with the residue and manure and things that build up which has caused harm to the water systems and the land around it in many areas in Canada and North America. This has made many people sick and concerned her immensely.

Ms. Willison concurred she was quite right to be concerned. She indicated there would be a cement pit connected with the barn which is where all the waste would go.

The individual stated she did not want a farm in her residential area. If people want farms, they go to areas designated for farms where they would not affect people's environment. Many people who have gotten sick have never recovered and the water system never recovers. She indicated she lived right across the street from the site.

Mr. Betty Perks, 63 Rockingstone Road, referenced a farm in the Harrietsfield area which has destroyed a lake in the area and all the land around it and people were physically sick.

Ms. Willison indicated those people were probably on wells.

The individual countered that regardless, there is a lake and the land itself. It gets into the earth. She reiterated this is a residential area and not a farm area.

Mr. Willison responded they are not proposing to have animals from January 1<sup>st</sup> to December 31<sup>st</sup>. In their proposal to the City they said they would like to have events with animals several times a year. For example, during Museum Week.

It was questioned what the longest stay would be.

Ms. Willison responded from the beginning of the second week in June to the end of the second week in June, for example, as opposed to a weekend.

It was commented they could decide to bring animals in for a month at a time.

Ms. Willison responded no, because in the development agreement they have proposed to the City that they have animals come stay from time to time, for example, during Museum Week, the Harvest Fair in September, and possibly sometime in the spring if they want to bring in oxen to clear the land.

The individual commented they lived there all their life - seventy years or more, so they knew what took place in this area. She referenced what happened in Walkerton.

An individual stated they are not going to have much livestock and they are going to have to abide by rules. What they are requesting is maybe a cat, several little goats that would come for the children during Museum Week, some oxen and a horse during Harvest Fair. The neighbours would not even be aware of them. There would not be a noise factor and they would not create any odor.

An individual stated they were not concerned about a weekend visit. She was concerned with it becoming an issue where all of a sudden there is a farm and livestock for a long period of time.

Ms. James noted that the development agreement they are entering into will specify what they are allowed to do. The agreement will indicate a maximum number of animals, the types of animals, and the duration the animals can stay on the land. She quoted from the letter of request to give members of the public an idea of the types of animals they are looking at having:

“We envisage animal visits at least four times a year:

- one week in June during provincial Museum Week
- Harvest Fair weekend, starting the second Saturday of September
- October at Thanksgiving or Halloween, for horses or oxen to pull wagons
- the date of the annual Santa Clause parade in Spryfield, which is usually held the last Sunday in November, or horses or oxen to pull wagons.”

Ms. James further quoted from the letter to indicate the types of animals they suggested may be visiting:

“These animal visits would not exceed the following maxima: up to two milk cows, and their calves; up to two horses, and their foals; up to six adult sheep, and their lambs; up to two oxen; up to six goats, and their kids; up to 10 chickens; up to 5 ducks; and up to 5 rabbits. The number of large animals at any one time is severely limited on a practical basis by the size of the barn, corral and grazing area.” They are asking to have those animals at those specific times.

Ms. Willison stated there would be no pigs. They are being very specific about the requirements which will be written into the agreement.

Ms. Mary Smith, 355 East Pennent Road, indicated she wished to remind people that there have been horses in the heart of Halifax for over twenty years in a residential and business district area. As

well, in Cole Harbour there is a heritage farm which has animals year round. This is not something unusual. She felt they owe it to the children to expose them to farm animals and farm life. She has read that children raised on farms have less allergies, etc., than City children. She stated she supported the proposal.

Ms. Anne Walton, 60 Ardwell Avenue, stated she was severely asthmatic and in the spring would have a hard time with the animals being there.

An individual commented they could not say there would be no smell, particularly in the heat and when the wind is blowing.

An individual commented she was allergic to a lot of animals but found she was okay as long as she stayed out of the chicken house. She was from PEI which is all farmland.

Mr. Don Auby, 13 Heather Street, questioned whether it was the intention for school children to have an active part in the urban farm.

Ms. Willison responded absolutely. One of their main thrusts at the farm is to involve school children as much as possible, whether that is children coming just to have a look at the fields and coming over for a picnic or going from planting to harvest. She referenced a project being undertaken relative to ecopacks. They asked them to do one on their fields so that people and their children and classrooms could go to the library and learn about natural history and do various activities that would help them with school work and teach them about natural history. Early settlers used a lot of plants.

Mr. Neil Williams, 54 Ardwell Avenue, indicated there is a path with a gate and questioned whether that would remain to keep people from going into the parking lot.

Ms. Willison advised they have a lock and gate at the bottom. She questioned whether they were suggesting they should keep the gate at the top.

Mr. Williams responded yes, otherwise kids will hang out and disturb the residents in the area.

Ms. Willison advised it is not on the plan but they will consider it.

It was countered that the plan is to move another gate down further and questioned whether it is still blocked off.

Ms. Willison responded it is at the moment but they heard a comment where they would like to keep a gate there. She referenced an area where there are large rocks which would prevent access.

An individual indicated they recently saw survey pins at the gate.

Ms. Willison responded in the development agreement the plan is that they would eventually lease the land between the farm and the stream from the City.

The individual commented they noticed they had stakes driven in there and it was quite evident that it was surveyed.

An individual indicated they understood there was legislation passed last year which prevented development within 200' of water.

Ms. James responded she did not believe that is applicable in an urban area. That would mean there would be a lot of development that could not occur in HRM.

An individual commented that all the houses on Ardwell Avenue should not be there if that was the case.

Ms. Martha Leary, 21 Redwood Avenue, asked for clarification on the map in terms of the property being developed.

Ms. Willison pointed out on the map the strip of land which is part of McIntosh Park which is HRM property. The City is suggesting they lease that piece of land in order to provide an area for parking.

Ms. Leary questioned how wide the strip of land was.

Ms. Willison responded it is probably 60' or close to it from the property line, here to here, (pointed out on map) but down here it narrows to a bit of a path.

It was questioned how many cars the parking lot would accommodate, to which it was responded eight cars.

It was questioned whether the parking lot would be paved.

Ms. Willison responded no. They are trying to be as light on the land as possible. They do not want an asphalt road into the field. A gravel base would make sense but not asphalt. They do not anticipate huge numbers of visitors in the winter.

It was questioned whether for the expense of putting in parking for eight cars, vehicles could park on the street.

Ms. Willison responded it was not their idea; it was the City's. Their original proposal was to use the parking in the back parking lot of the community centre. In discussions with the City, they said they wanted them to have onsite parking. Also, landowners do not want parking just off

Rockingstone Road in front of Kidstone House and they do not want parking in the field. The City then said they would lease them this land because they wanted them to have parking.

An individual stated they do not want parking there.

It was indicated the parking would be for people with disabilities who could not park at the Spry Centre and walk up that hill. The same with young families with a stroller. This makes a lot of sense. Then you would not have people parking in front of private homes.

Ms. Willison asked for further expansion on the concerns about the parking area.

An individual stated they do not want cars there. People can park on the street. He suggesting making parking available at certain times of the day.

An individual indicated the area proposed for parking is parkland.

It was indicated that cars would not be there all that often.

An individual expressed concern that it would be a hangout for kids.

It was indicated that the gates would not be opened for them to get in. They have a key to lock the gate. The only thing they could do is put up a fence.

An individual said they understood the lower entrance had to be developed for emergency vehicles.

Ms. Willison responded they were told this entrance to the field (pointed out on map) should be developed so that there is easy access from Rockingstone Road for emergency vehicles to get onto the field.

An individual expressed concern that kids would be in there setting fires.

It was responded that as this land gets developed more and more for growing vegetables, the people will not be setting fires in the field.

An individual stated there are at least fifteen kids there everyday in the cleared out portion of the trees at the one opening - every morning, at noontime, and after school. If they have their windows open at night, all they hear is kids.

It was indicated that the kids hang out there in that little area because the school cannot see them.

It was indicated that people should be calling the police if kids are there smoking dope.

Ms. James noted there are avenues which should be explored with the police. If people call and complain on a regular basis, the police will start patrolling the area regularly. If the kids know that, they will stop hanging out there. The citizens have to take that step and call regularly so that the police know it is a problem in the community.

An individual commented that he went to Dal and was doing research. He thought the idea of getting schools involved will help them control the kids because they will get interested in their past. If they are actively contributing to the garden and putting work into it, they are not going to wreck what they created.

An individual stated they were familiar with the ATV activity and the kids. It is not as bad as it was in the past but it is still on City property. It has nothing to do with the farm museum. He liked the idea of that farm and was surprised it was up there two years and the gardens were not wrecked yet. Maybe if there were more activities there and it was relatively controlled, it may reduce the amount of kids hanging around. If there is activity there, then the kids who are smoking and drinking will not congregate there. He has spoken with Councillor Adams about different by-law things, mostly unsightly premises. He knew these people would control this use quite well but what happens in four or five years time if something goes downhill. Things change to the agreement.

It was pointed out there would have to be a public hearing held in order to make a change.

An individual commented that if there is an expansion of the operation, it is up to the abutting property owner to make the complaint.

It was questioned whether the zoning of the property would change from R-1 to Institutional, to which Ms. James responded no.

Ms. Willison advised it is a ten year license but if they are doing something they should not be doing, based on the license they have with the Kidston family, they can send them out of there.

Ms. Pat MacLean, President of Urban Farm Museum, stated one of their main goals is to bring the kids into this arrangement. They have talked about setting up a junior field farm group. They had a farm for two years and they have not had any destruction in the field. The kids may be bad in one sense but she could not believe they are all bad so they are hoping that if they get the idea into the schools and get them involved with something that is their heritage, they may not go over there. She has been in the field many times and has yet to see a kid smoking or drinking. They know they must do it, but they do not do it while they are there. All they can do is get the program into the school so that children take pride in it. They have not had that destruction yet.

It was questioned what they proposed to use for toilets - johnny on the spots which can be knocked over, or something more permanent.



Ms. Willison advised they are proposing a composting toilet but with an old fashioned outhouse facade. It would be firmly anchored. They have not yet received a formal response from the City.

It was commented that people might have a problem with smells.

Ms. Willison advised they have been asking people to-date to use the facilities at the Spry Centre which seems to be working. They checked with the Department of Environment and Health and the Provincial regulations are that you need one toilet for the first 100 visitors. For the first 300 visitors they would need two toilets. The most people they had turn up for an event was 90 people, so they are well within the guidelines.

Ms. Willison commented the main concerns appeared to be around animals and not sneaking in more animals than was allowed. She said that would not happen as long as she was involved and that she spoke for everybody on the Board of Directors.

It was questioned how they would keep the animals in one area.

Ms. Willison advised they would like to build a barn or a shed. They would have movable folds which they would have to lock away at night. The poultry would be in a shed or a yard associated with a shed.

It was questioned how many poultry they would have, to which it was responded ten chickens.

It was commented that hen shit has the worst smell.

An individual stated she thought the proposal sounds wonderful and sounds like something Spryfield needs. She agreed with the gentleman from Dal that the program they are proposing for teenagers might bring a new alternative activity to the area.

Ms. Willison indicated they would have no more animals there than was permitted in the development agreement and for the periods described in the development agreement. The City expressed concern about making sure they are secure. She heard it said the people do not want a parking area in McIntosh Park and perhaps they could work something else out. There were also concerns about the kids hanging out there. The kids were there before the farm but they are hoping the programs and activities would help keep a lid on it. There was also concern that animals would exacerbate an individual's asthma.

An individual stated she has lived here for a long time and these are not bad kids. Some of them have gotten into drugs. There is nothing for them to do or nowhere for them to hang out.

Ms. Willison questioned whether she foresaw the farm museum as being any help in this regard.

The individual responded possibly. Perhaps somebody could approach the group that hangs out to do a project.

An individual stated he had two kids and greatly supported the proposal. He would like his kids to be involved in that sort of thing.

An individual indicated there was a group of slow learners from JL Isley last year who had a garden plot and these kids came in and tilled the soil and picked every rock out of the soil and put it in neat little piles, and they planted the seeds. These kids had never seen a seed grow before and were amazed when the carrots came up. This group is doing something worthwhile for these particular kids that are slow learners.

Ms. Willison noted these same kids were involved in the Harvest Fair and helped serve drinks and cookies.

An individual commented most of the concern has to do with things changing. Technically the only people being affected are those who are bordering the site. She did not think people had a problem with the farm and kids helping - it is the change. When you buy a home, you think this is the way it will be and then they find out they will have a parking lot. She thought it was educationally great for the kids.

An individual stated the site has to be accessible to the disabled people as well.

An individual suggested an alternative site for the parking. Ms. Willison advised that the land in question was private property. She pointed out on the map the area for which they had a license.

It was questioned whether the parking could be put over by the barn. It was responded no because it is in the field.

Ms. Willison noted the City said they have to have onsite parking if they have events.

Another individual noted there is parking on that side of the street now.

Ms. James pointed out that onstreet parking is meant for everyone and not specifically for events. It may not accommodate the cars for an event.

Ms. Willison advised that for large events they check with the Community Centre to make sure they do not have large events going on at the same time and they have an agreement with them to permit parking in the back parking lot.

Ms. James indicated that the main reason for the parking lot is for handicapped people or for people with carriages that can't make the trip up the hill. Most people will use the facility because they want to experience the outdoors and be involved. Walking from here to the trail is probably part of this event as well. In most cases, people will not have a problem parking at the community centre and walking up the hill. The parking lot is to help people physically not capable of making that trek and for people with small children.

It was questioned how a stroller could be maneuvered on the farm.

Ms. Willison responded there are plans for paths so that people can get around. They do not anticipate huge numbers of people in wheelchairs but they have to be accessible.

An individual stated the only people that have concerns about the parking lot are the people that live on Ardwell Avenue including himself. He did not see it as a big concern. He could not see why cars could not park on Rockingstone Road.

It was questioned who determined the need for eight parking spaces. Ms. Willison responded the City.

Reference was made to the ballfield which has very limited onsite parking and where people have to park on the side of the road. They did not think the farm should be treated any differently.

An individual indicated they understood the Parks Department felt it would be appropriate to have parking closer to the facility to accommodate the physically disabled.

Ms. James advised they have standards that they apply generally so they probably were not looking at the specifics of this proposal. That is something they can look at.

Ms. MacLean read into the record a letter received from the gardener they had employed for the past summer.

The meeting adjourned at approximately 8:50 p.m.