Existing Development Agreement, near Lovett Lake

Approved by Halifax and West Community Council on June 26, 2014. Case number 18078.

Land Use and Unit Types (Section 3.3)

The permitted land uses are:

- Single unit dwellings
- Two unit dwellings
- Townhouse dwellings
- Limited commercial uses
- Open space

The maximum number of units is 253. This is set under Section 3.3.2.

The unit mix is 50% single unit, 35% two unit, and 15% townhouse. Section 3.3.3 and Section 3.3.4 set out the unit mix.

At least 50% of the single unit homes must be on lots with at least 40 feet of frontage and at least 4,000 square feet of area. Up to 50% of the single unit homes can be on lots with 34 feet of frontage and at least 3,400 square feet of area. Section 3.5.1 sets out standards for lot size and frontage.

Phasing (Section 3.4)

The agreement is to finish the development in two phases. Phase 1 would include parkland, commercial development, and up to 159 units.

Buffers (Section 3.5.8)

All development must provide a 15-foot buffer from registered heritage property. A 15-foot buffer is needed around the Beechville Baptist Church. The buffer is measured from the *property* line and must contain trees and shrubs.

There is a buffer required between the development and Bayers Lake Business Park. This buffer requires a berm, fencing and vegetation.

Archaeology (Section 3.10)

Before construction begins, the developer must check with the province on how to deal with archaeological resources.

Environmental Protection (Part 5)

There are controls for site grading and tree removal. But, these controls are only related to *development*. HRM can limit tree cutting related to new construction. HRM cannot prohibit tree harvesting (forestry).

Commencement of Development (Section 7.3.1)

The development must begin within 4 years of the Agreement being registered. If the developer does not start the development by August 20, 2018, the Agreement expires. Regional Council can extend the agreement, if the developer requests an extension. The developer has until June 2018 to ask for an extension.