

Municipality of the County of Kings

Report to the Planning Advisory Committee

Application to enter into a development agreement to permit a multi-unit residential development in the southeast quadrant of the intersection of J Jordan Road and Summer Street, Canning

(PID 55354385, 55008627 and 55384796) (File 21-21)

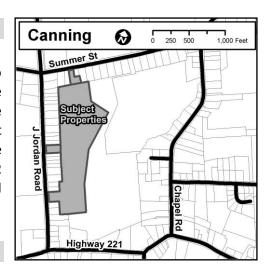
May 10, 2022

Prepared by: Planning Staff

Applicant	Parsons Green Developments		
Land Owner	4325323 Nova Scotia Limited		
Proposal	Six multi-unit dwellings containing up to 70 residential units each and townhouse		
	dwellings containing up to 22 residential units		
Location	Southeast quadrant of J Jordan Road and Summer Street, Canning (PIDs 55354385,		
	55008627 and 55384796)		
Lot Area	22.24 acres		
Designation	Residential		
Zone	Comprehensive Neighbourhood Development (R5) Zone		
	Residential One and Two Unit (R2)		
Surrounding	Low density residential uses, agriculture, institutional and community uses		
Uses			
Neighbour	Staff sent notification letters to 54 property owners within 500 feet of the subject		
Notification	properties.		

1. INTRODUCTION

Noel Taiani of Parsons Green Developments has applied to enter into a development agreement to permit the development of multi-unit dwellings and townhouses. The proposal consists of six multi-unit dwellings (apartment buildings) containing up to 70 units each as well as townhouse dwellings containing up to 22 residential units for a total of 442 residential units. The proposal also includes walking trails and amenity buildings.



2. OPTIONS

In response to the application, the Planning Advisory Committee may:

- A. Recommend that Council approve the development agreement as drafted;
- B. Provide alternative direction, such as requesting further information on a specific topic, or recommending changes to the draft development agreement; and
- C. Recommend that Council refuse the development agreement as drafted.

3. STAFF RECOMMENDATION

Staff recommends that the Planning Advisory Committee forward a positive recommendation by passing the following motion:

The Planning Advisory Committee recommends that Municipal Council give Initial Consideration and hold a Public Hearing regarding entering into a development agreement to permit multi-unit residential uses on a vacant parcel in the southeast quadrant of J Jordan Road and Summer Street (PID 55354385, 55008627 and 55384796), Canning, which is substantively the same (save for minor differences in form) as the draft set out in Appendix C of the report dated May 10, 2022.

4. BACKGROUND

Parsons Green Developments purchased the subject properties in June 2021 for the purposes of developing the proposed development. The properties are vacant and were previously known as Mullen Farms. A low density residential subdivision development was previously proposed in the 1990s but was abandoned prior to development.

5. INFORMATION

5.1 Site Information

The subject properties are located in the southeast quadrant of the intersection of J Jordan Road and Summer Street and have a total lot area of 22.24 acres. The subject properties have three access points: from J Jordan Road and Summer Street. Two accesses are located off J Jordan Road with one access having approximately 110 feet of frontage opposite Glooscap Elementary School and the other having

approximately 165 feet of frontage opposite the Village of Canning offices and Fire Department. The access off Summer Street has approximately 66 feet of frontage. A public road is proposed to connect the access off Summer Street to the northerly access off J Jordan Road.

The subject property is generally flat with a somewhat rolling topography that slopes generally downward toward the southeast. There are two watercourses that traverse the subject properties. The first is in the northeast portion of the property and the second bisects the property toward the southern end of the

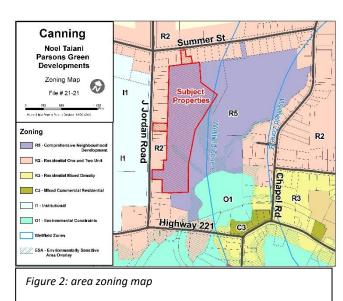


Figure 1: aerial photograph of the subject properties and surrounding area.

property. Both watercourses are seasonal and intermittent in nature. When Staff conducted a site visit in October of 2021, there was no moving water in the southerly watercourse even though there had been a significant rain event (25 mm) two days prior.

The surrounding area is made up primarily of low density residential development consisting of one and two unit dwellings fronting on J Jordan Road and Summer Street. On the west side of J Jordan Road, there are many institutional uses including the Canning Village Commission Offices and Fire Department, Northeast Kings Educational Centre, Glooscap Elementary School, Glooscap District Arena and Apple Tree

Landing Family Education Centre. There is agricultural activity occurring on abutting properties to the east however, where these lands are located within the Growth Centre, they are subject to residential zoning and are not considered agricultural lands that are required to have protection under the Statement of Provincial Interest. The north side of Summer Street is also under agricultural production however, the lands on the north side of Summer Street to a depth of approximately 225 feet are within the Growth Centre boundary and are also within the Residential Designation and have had residential zoning applied, as shown in Figure 2.



5.2 Proposal

The proposal consists of six multi-unit dwellings having up to 70 residential units each. These buildings are proposed to have five storeys and heights not to exceed 60 feet. The development is proposed in two phases. The first phase is located in the southerly portion of the site and consists of a pair of buildings with a connected amenity building proposed to be located south of the watercourse extending through the subject properties. This phase is accessed via a driveway from the southern access off J Jordan Road. Phase 2 is proposed for the northern end of the subject property and consists of two pairs of buildings similar to phase 1 and townhouse dwellings containing up to 22 residential units as well as the development of a public road proposed to extend from the northerly entrance on J Jordan Road and extend northwards to Summer Street. The townhouses are proposed to front on the public road.

Residents in the development will benefit from various amenities. Each pair of apartment buildings is proposed to have a shared amenity building located between the two buildings and connected by interior corridors for indoor access. Amenities included in the amenity buildings could include fitness rooms, meeting rooms, lounges and office spaces for use by residents when booked in advance.

In addition to indoor amenity, a series of interconnected walking trails is proposed to extend from the public road and extending around the rear of the middle pair of buildings and the southerly pair of buildings and ultimately connecting to J Jordan Road via the most southerly driveway.

5.3 Site Visit

A Municipal Planner conducted a site visit on the subject property on October 29, 2021. At this time, Staff met with the applicant, walked the subject property and further discussed the proposal.

5.4 Public Information Meeting

Council's Planning Policy PLAN-09-001 requires a Public Information Meeting (PIM) for all new uses which are to be considered by development agreement. A virtual Public Information Meeting was recorded and posted on the Municipality's website starting on October 19, 2021. Additionally, an Open House was held in the community on April 13, 2022 to enable in person discussions around concerns and questions related to the development. Correspondence received in response to both engagement opportunities are included as Appendix B.

Members of the community corresponded with staff regarding the following matters:

- the adequacy of Village infrastructure
- concerns related to the impact on policing, fire services, schools and garbage pickup
- concerns related to increased crime as a result of increased density
- potential increases in property taxes
- the ability of the housing market to populate the units
- concerns related to the potential to exacerbate existing drainage problems or the creation of new drainage issues
- traffic generation and the ability of the existing road network to accommodate increased traffic flows
- support for the proposal and the increased rental housing particularly housing that will be suitable for older residents
- support for increased economic benefits for the Village, Municipality and local businesses
- concerns related to temporary impacts coming as a result of construction
- concerns related to increased population in Canning
- concerns related to parking
- concerns related to property values
- inquiries related to the affordability of the units
- concerns related to increased population at area schools
- concerns related to potential contamination of the soil due to previous agricultural activity
- inquiries related to the extension of public transit routes to Canning

Staff have addressed the concerns relevant to this application in the following sections of this report.

6. POLICY REVIEW - DEVELOPMENT AGREEMENT

6.1 Land Use By-law

This proposal can be considered by development agreement, as enabled in Section 4.7.4(a) of the LUB which states,

"Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Comprehensive Neighbourhood (R5) Zone.

(a) The development of comprehensive planned neighbourhood developments in accordance with policies 3.1.13 and 3.1.14 of the Municipal Planning Strategy."

6.2 Municipal Planning Strategy

6.2.1 Enabling Policy and Criteria

The Comprehensive Neighbourhood Development (R5) Zone is generally applied to large properties within the Residential Designation in order to ensure that development is planned in a comprehensive manner that considers the impacts on future development on neighbouring vacant parcels and on existing properties.

The Municipal Planning Strategy contains specific direction related to this type of development contained in policies 3.1.13 and 3.1.14. The subject properties include two parcels within the Residential One and Two Unit (R2) Zone. While the policies within this section apply exclusively to properties within the Residential Comprehensive Development (R5) Zone, policy 3.1.14 addresses proposals that include properties in more than one zone:

3.1.14 Council shall consider including lands outside the Comprehensive Neighbourhood Development (R5)

Zone in a development agreement that applies primarily to lands within the Comprehensive Neighbourhood Development (R5) Zone without an amendment to the Land Use By-law to expand the zone. In considering such an addition Council shall be satisfied that:

- (a) the lands abut a Comprehensive Neighbourhood Development (R5) Zone; and
- (b) the lands in the Comprehensive Neighbourhood Development (R5) Zone development agreement demonstrably contributes to protecting natural features, improving transportation linkages or facilitating the development of isolated properties;

The two parcels that are located within the Residential One and Two Unit (R2) Zone abut the larger parcel that is zoned Comprehensive Neighbourhood Development (R5) and provide access to this parcel at the southerly end of J Jordan Road and on Summer Street. It is Staff's opinion that, based on policy 3.1.14, they can be included as part of this development agreement application.

Policy 3.1.13 provides the criteria to be used by Council to assess the appropriateness of the proposed development. Several of the policies relate to the revenue and costs associated with development. Since this type of development is relatively uncommon within the Municipality, Staff have prepared a comparison analysis to assist in Councils assessment since it is often helpful to weigh such considerations against a reasonable alternative.

In this case, Staff have contemplated a hypothetical residential development. Residential development in the Growth Centre of Canning has traditionally consisted of one and two unit dwellings on existing main public roads. There are small pockets of residential development that has occurred on smaller local roads such as Bigelow Street, Seminary Avenue, Pleasant Street, Cavelle Avenue and Cavelle Terrace. The areas where Staff would expect to see larger scale residential subdivision development, such as the subject properties as well as other adjacent parcels in the block formed by J Jordan Road, Summer Street, Chapel Street and Highway 221 have remained largely undeveloped beyond the frontages. A similar pattern is

evident in the block bounded by Cavelle Avenue, Chapel Street and North Avenue. These can be seen in Figures 3 and 4 below.



Figure 3: Land bounded by Summer Street, Chapel Street, Highway 221 and J Jordan Road.



Figure 4: Land bounded by Chapel Street, North Avenue, and Cavelle Avenue

At this time, the frontages of most of the existing public roads in Canning have been developed, necessitating the development of these large infill parcels for the Growth Centre to accommodate additional population growth. Prior to the adoption of the Municipal Planning Strategy in 2019, the subject properties were within the Residential One and Two Unit (R2) Zone, as are the residential properties surrounding the Subject Properties. As mentioned previously, there had been discussions regarding a residential subdivision in the 1990s but was ultimately not pursued.

On this basis, if the subject properties were to be developed based on the Residential One and Two Unit (R2) Zone, Staff would expect approximately 20% of the 22.24 acres of lot area to be occupied by combined infrastructure rights-of-way, resulting in approximately 895 metres of road leaving approximately 17.79 acres for the development of housing. Based on a minimum lot size of 4,000 square feet, a maximum of 193 lots could be created. The Residential One and Two Unit (R2) Zone permits dwellings containing two units resulting in a maximum of 386 residential units. Within the Residential One and Two Unit (R2) Zone, Staff have traditionally seen a mix of one and two unit dwellings. If it is assumed that half the lots would be developed with one unit dwellings and half with two unit dwellings, the total unit count would be 289 units.

This alternative development will be referenced throughout the policy review.

Policies 3.1.13 states,

"Council shall consider only by development agreement proposals for comprehensive planned neighbourhood developments within the Comprehensive Neighbourhood Development (R5) Zone. In evaluating such development agreements, Council shall be satisfied that the proposal:

(a) consists of land uses that are consistent with the intent of the Residential Designation, including but not limited to residential uses, community facilities, recreational facilities and commercial uses intended to serve the neighbourhood;

(b) provides a mix of housing options rather than only one building type;

The proposal includes residential uses in the form of multi-unit dwellings and townhouses, providing a mix of housing types consistent with the intent of the Residential Designation.

(c) has an overall minimum density of four (4) units/acre for developments serviced by central sewer and water and similar density for unserviced developments provided the environment can sustainably support the proposed density;

A total of 442 residential units are proposed and the total area of the subject properties is 22.24 acres resulting in a total density of just under 20 units per acre. The subject properties benefit from central services provided by the Municipality and the Village Water Utility. While this level of density has not been seen in Canning thus far, it is not significantly higher than within an as-of-right development within the Residential One and Two Unit (R2) Zone. In the hypothetical development scenario described above, if all 193 lots were developed with one unit dwellings, a density of 9 units per acre would be expected. At a mix of half one unit dwellings and half two unit dwellings a residential density of 13 units per acre would be expected. A development consisting entirely of two unit dwellings would have a density of 17 units per acre, which is generally consistent with the proposed development.

(d) has a neutral or positive long-term impact on municipal finances, as shown by a fiscal impact analysis, or the community or environmental benefits outweigh the costs;

Consultation occurred with the Manager of Revenue, the Director of Engineering, Public Works, Lands and Parks, the Manager of Engineering, the Manager of Compliance, the Manager of Public Works and the Manager of Planning and Development Services for the Municipality to assess the costs and benefits associated with the proposed development. Through this exercise, estimates of the revenue likely to be generated through property taxes as well as costs to the Municipality associated with the development were prepared. Typically the costs associated with development for a municipality are related to infrastructure, specifically, the expansion of infrastructure.

On the revenue side, a value, based on similar properties in the Municipality, is ascribed to each unit type. This is multiplied by the tax rate to determine the total value of property taxes expected to be generated by the development of the subject properties. Money collected through sewer rates applied on serviced lots was also estimated. Based on this, a total of almost \$550,000 is expected to be generated for the Municipality. A similar analysis was conducted with regard to the taxes generated for the Village of Canning and the analysis estimated a total of just under \$226,000.

The Residential One and Two Unit (R2) development scenario described above would result in higher revenues for the Municipality and the Village. These are based on current comparable prices for these types of units. For this analysis, the assessed value of newly constructed dwellings was used. The Manager of Revenue has indicated that, given the current real estate market, that the value of one and two unit dwellings has risen above what the Municipality has typically seen in recent years. Over the long term, these estimates may prove to be somewhat inflated. Within a development consisting entirely of one unit dwellings would generate approximately \$424,625 for the Municipality and \$153,415 for the Village. A mix of one and two unit dwellings would generate \$660,000 for the Municipality and \$240,820 for the Village. A development made up of two unit dwellings only would generate \$892,960 for the Municipality and \$327,330 for the Village.

Table 1: Property Tax Revenue Generated Based on Unit Type

Government Type	100% One Units	Mix of One and Two 100% Two units		Proposed
		Units		Development
Municipality	\$424,625	\$660,000	\$892,960	\$547,495
Village	\$153,415	\$240,820	\$327,330	\$226,655

Upgrades to both the water and sewer systems in the Village of Canning are required. The necessity to expand the Canning sewage treatment plant was identified in advance of receiving this application and has been included in the capital budget with work expected to be completed during the 2023/24 fiscal year. Phase 1 of this proposal can be accommodated by the existing sewage treatment plant and Staff are confident that the upgrades will be completed in advance of construction of Phase 2 of this proposal.

The Village water system also requires upgrade as many of the water lines within the Village are near the end of their natural life span. Investigations into this matter revealed that these lines are undersized for future development throughout the Village of Canning. Similar to the sanitary sewer system, Phase 1 can be accommodated by the existing water system. The Village Water Utility is in the process of developing a plan for replacing and upgrading existing pipes.

Staff are not aware of other municipal costs that may be generated as a result of this development and are confident that the financial benefit outweighs any costs associated with the proposed development.

(e) includes appropriate phasing to ensure orderly development that minimizes the creation of vacant parcels of land between the existing developed lands and the proposed site;

The proposal includes two phases for development, separated by a watercourse. Since the subject properties are located to the rear of existing development, regardless of which phase is developed first, the existing condition of having large areas of vacant land to the rear of existing development will be maintained.

(f) results in public infrastructure that is efficient to service and maintain;

Public infrastructure includes the provision of road, water and sanitary sewer infrastructure. Phase 1 of the development will be serviced through water and sewer laterals extending from J Jordan Road. Maintenance of these connections are the responsibility of the property owner resulting in no additional maintenance or repair costs for the Municipality or Village utilities.

Phase 2 proposes a public road and water and sewer infrastructure will be included in that right-of-way. The public road is proposed to have an approximate length of 430 metres.

Staff have prepared a comparison of the costs associated with the proposed development and the Residential One and Two Unit (R2) development scenario used previously in this report. Table 2 below provides a summary of the cost of maintaining different types of infrastructure per kilometre. It is assumed that the infrastructure are located within the road right-of-way for efficiency of installation and maintenance.

Table 2: Cost of Infrastructure Maintenance (per kilometre of road per year)

System Type	Total Maintenance Cost	Total Number of KMs	Cost per KM
Road (based all municipally-owned roads	\$590,000	27 km	\$21,852
in Municipality)			
Water (Canning Water Utility)	\$346,100	20.6 km	\$16,801
Sewer (Canning Sewage Treatment Plant)	\$215, 200	18.7 km	\$11,508
		Total	\$50,161

Based on current expenditures, the cost of maintaining a kilometre of road in the Municipality is approximately \$21,852 per year. The cost associated with maintaining a kilometre of water pipe is \$16,801 per year. The cost of maintaining a kilometre of sanitary sewer pipe is \$11,508 per year. In the hypothetical development scenario, having approximately 895 metres of road infrastructure, the maintenance cost for the road is estimated at \$19,558 per year, for water it is approximately \$15,037 per year and approximately \$10,300 per year for sewer. A total cost for the maintenance of all infrastructure is approximately \$44,895 per year. By comparison, the total cost for the propsed development having a total of 430 metres of road infrastructure is \$21,569.

When we convert this cost to a per unit yearly fee, it is possible to determine the efficiency of the proposed development as compared to the type of development the Municipality might have expected under an as-of-right application.

Based on 193 lots, developed to maximum permitted density of two units per lot, resulting in 386 units the yearly cost for infrastructure maintenance would be \$116.31 per unit per year. With half of the dwellings being two units and the other half being one units the cost would be \$155.35 per unit per year. If the development consisted entirely of one unit dwellings the cost would be \$232.62 per unit per year. With 442 units proposed, this results in a per unit cost of \$48.80 per year. Table 3 below provides a comparison of the different maintenance costs by development type.

The proposed development is significantly more efficient and more cost effective than the hypothetical development

Table 3: Cost comparison for Infrastructure maintenance Based on Number and Type of Units Created

Cost per KM	Cost per Unit	Cost per Unit	Cost per Unit	Cost per Unit
of	100% one units	Mix	100% two units	Proposed
infrastructure	(895 metres)	(895 metres)	(895 metres)	Development
				430 metres
\$50,161	\$232.62	\$155.35	\$116.31	\$48.80

(g) encourages active transportation by providing sufficient sidewalks, pathways and/or trails consistent with the transportation infrastructure policies contained in section 2.3, Infrastructure;

The proposed development provides a walking trail throughout the site, providing connection to J Jordan Road and Summer Street via the proposed new public road which will include a sidewalk along one side. The Village of Canning has been working to develop a sidewalk network with funding being pursued currently for the installation of a sidewalk along Summer Street, in the vicinity of the proposed development. The new sidewalk forming part of the proposed development will contribute to the overall

sidewalk network within the Growth Centre of Canning encouraging continuous safe travel throughout the community.

It should be noted that the clustering of development along a shorter public road, as seen in the proposed development, will result in significantly fewer costs to the Village for the maintenance and repair of the sidewalk when compared to the as-of-right development scenario which could have included up to 895 metres of sidewalk, more than double the proposed development.

(h) minimizes environmental impact by protecting sensitive natural features and incorporating low-impact approaches for managing storm water;

The proposed development utilizes low-impact approaches for the management of stormwater. Two retention ponds are proposed near the east property line to manage additional stormwater flows prior to discharge at a rate that does not exceed current flows from the site. All stormwater on site will be directed to the southerly watercourse. The Municipal Engineer has reviewed the proposed drainage plan and has indicated that it is satisfactory and is a good example of low-impact stormwater management. The proposed development also includes significant contiguous areas of vegetated land which will assist in the infiltration of water. By comparison, a traditional suburban development provides fewer opportunities for natural infiltration of stormwater since vegetated areas are fragmented due to the development of more non-permeable surfaces such as additional road area, driveways, and a larger area occupied by dwellings.

(i) provides a minimum 100-foot-wide vegetated buffer within Comprehensive Neighbourhood Development (R5) Zones adjacent to the Agricultural (A1) Zone. This buffer area must be entirely contained within the development and may be used for park, recreation and service utility purposes, but must not contain buildings for any other use. The width of the buffer area may be reduced where natural or built features, including but not limited to a ravine, watercourse or road create a buffer with the Agricultural (A1) Zone;

This criteria is not applicable to the proposed development since it does not abut the Agricultural (A1) Zone.

(j) notwithstanding the minimum requirements set out in the Subdivision By-law, provides a minimum of ten (10) per cent open space contribution;

The proposed development provides walking trails throughout the subject properties that will be accessible to the general public on a permanent basis. The proposed development is in proximity to two schools and the local arena. The purpose of this policy is to ensure that there is adequate parkland for residents of the proposed development in the community. Based on this consideration and the area context, Staff are satisfied that this criteria has been met through alternate approaches.

(k) utilizes, alternative road, lot, servicing and other infrastructure standards where appropriate;

This criteria is not applicable to this proposal.

(I) provides sufficient vehicle and pedestrian transportation linkages with any adjacent town, village or property through the dedication of land intended for use as a road reserve;

There are no adjacent towns or other villages adjacent to this development. The topography of the site and location of a watercourse and associated ravine along the eastern property line makes connecting adjacent development difficult. The development of other abutting vacant parcels can still occur since these parcels have multiple points of access to public roads.

(m) complements existing and planned development within an adjacent town or village in location, design, and any linkages between town or village and Municipal infrastructure; and

This criteria is not applicable since there are no adjacent towns or villages.

(n) meets the general development agreement criteria set out in section 5.3 Development Agreements and Amending the Land Use By-law;

This will be reviewed in the following section within this report.

6.2.2 Other MPS Policies

With regard to the overarching vision, goals and objectives of the Municipal Planning Strategy, the Vision statement related to the theme of Settlement encourages efficient service and infrastructure delivery as well as a diversity of housing throughout the region. This proposal introduces new forms of housing to the Growth Centre of Canning in a format that is efficient to service from an infrastructure perspective.

With regard to Growth Centres, the objective related to Transportation indicates that the Municipality is seeking to "promote the development of compact, complete communities with accessible active transportation options." The proposed development adds housing diversity, contributing to a complete community that is able to welcome people of all ages and stages in their lives in a community that boasts a vibrant commercial centre in a walkable format.

With regard to the Residential Designation, the objective related to Settlement indicates that the Residential Designation is intended to, "Accommodate a wide range of housing options, including opportunities for mixed uses and increased densities in areas where urban services are efficient to deliver." The proposed development is significantly more efficient to service than existing forms of development within the Growth Centre of Canning, contributing to a better overall efficiency across the community. Moroever, the objective encourages increased densities within these areas. The proposed development proposes a modestly increased density over as-of-right development. Further, the objective related to Healthy Communities indicates that the Residential Designation is intended to, "provide a wide range of housing choices, including affordable housing." This does increase the types of housing options available to residents within Canning.

6.2.3 General Development Agreement Criteria

Municipal Planning Strategy section 5.3.7 contains the criteria to be used when considering all development agreement proposals. These criteria consider the impact of the proposal on the road network, services, development pattern, environment, finances, and wellfields, as well as the proposal's consistency with the intent of the Municipal Planning Strategy.

It is Staff's opinion that the proposal meets the general criteria. Staff have reviewed in that it will not result in any direct costs to the Municipality, raises no concerns in terms of traffic or access, is compatible with the surrounding development pattern, is serviced by a private sanitary septic system, is compatible with adjacent uses, and raises no concerns regarding emergency services.

Policy 5.3.7

Council expects to receive applications to amend the Land Use By-law or enter into a development agreement for development that is not permitted as-of-right in the Land Use By-law. Council has established criteria to ensure the proposal is appropriate and consistent with the intent of this Strategy.

Council shall be satisfied that a proposal to amend the Land Use By-law or to enter into a development agreement:

 a. the proposal is consistent with the intent of this Municipal Planning Strategy, including the Vision Statements, relevant goals, objectives and policies, and any applicable goals, objectives and policies contained within a Secondary Plan

The proposal is in keeping with the intent of the MPS as described previously in this report and contributes to the achievement of the overarching vision and objectives for the Municipality. There is no Secondary Planning Strategy in this area.

- b. that the proposal is not premature or inappropriate due to:
- i. the Municipal or village costs related to the proposal;

A financial analysis has determined that this development will have a net positive impact on Municipal and Village finances.

ii. land use compatibility with surrounding land uses;

The proposal includes building types that are not currently prevalent within Canning however, the proposed layout ensures that potential negative impacts will be minimized and mitigated through the site layout. Staff do not anticipate land use compatibility issues.

iii. the adequacy and proximity of school, recreation and other community facilities;

The Annapolis Valley Regional Centre for Education indicated that there was capacity at both area schools to accommodate new students and would plan accordingly for any anticipated enrollment increases.

The Village Commission Offices and the Glooscap District Arena are nearby on the west side of J Jordan Road, providing recreational and community facilities in addition to the school buildings and yards.

iv. the creation of any excessive traffic hazards or congestion due to road or pedestrian network adequacy within, adjacent to, and leading to the proposal;

The applicant had a traffic study prepared to determine the impacts of the proposed development on the surrounding road network.

The study found that traffic increases would be acceptable but recommended a northbound left turn lane be installed at the intersection of Highway 221 and Highway 358 to ensure continued superior performance.

The traffic study was sent to the provincial Department of Public Works for review and comment. The department indicated that they did not have any concerns and agreed with the traffic engineer that a left turn lane at the intersection of Highway 221 and Highway 358 was warranted.

v. the adequacy of fire protection services and equipment;

The Canning Fire Chief indicated their current equipment would not provide external rescue to floors above the second floor. It was recommended that the Kentville Fire Department be assigned as automatic aid to provide this coverage. The building is required to be sprinklered, providing a measure of protection in addition to local fire departments.

vi. the adequacy of sewer and water services

Staff have identified necessary upgrades in both the water and sewer systems in the community, however, these are necessary in the absence of the proposed development and upgrades are planned in both systems in advance of the construction of Phase 2 of the proposed development.

Both water and sewer systems are adequate to service Phase 1 at this time.

vii. the potential for creating flooding or serious drainage problems either within the area of development or nearby areas;

The applicant has prepared a drainage plan that has been deemed acceptable by the Municipal Engineer. Two stormwater detention ponds are proposed on either side of the southerly watercourse and will ensure that post-development flows do not exceed pre-development flows. In response to public concern related to drainage, there had been question as to whether the watercourse was, in fact, seen to be a watercourse under the *Environment Act*. Under the *Environment Act*, drainage that flows over a property or properties prior to attenuating in a watercourse are required to have drainage easements over the intervening properties. Since the watercourse on the property is deemed to be a watercourse, the applicant is able to have a controlled flow into the stream without the necessity of easements.

viii. negative impacts on identified wellfields or other groundwater supplies for the area;

The proposed development is located outside of the Wellfield Protection Overlays in Canning.

ix. pollution, in the area, including but not limited to, soil erosion and siltation of watercourses; or

The proposed development will not introduce new sources of pollution in the area. Soil erosion and siltation of watercourses is not expected. The applicant will be required to follow the province's regulations related to erosion and sedimentation control.

There had been concerns raised by the public related to the potential contamination of the Subject Properties due to prior agricultural activity. Specifically, members of the public raised concerns related to potential arsenic, lead and DDT contamination. The Department of Agriculture was contacted and they indicated they were not aware of large scale contamination in the area. Further, there have been residences on the lands of the former Mullen Farms since at least the 1990s. The Municipality has not received and is not aware of any complaints related to negative impacts associated with arsenic, lead or DDT contamination.

x. negative impacts on lake water quality or nearby wetlands;

The proposal is not in proximity to any lakes. A small wetland was identified in the northeast portion of the subject properties. The proposed development will maintain appropriate setbacks from this area. The topography of the site would ensure that drainage occurs away from the wetland and, therefore, Staff are satisfied that there will not be any negative impacts on the wetland.

There is a man-made pond on the property abutting to the east but, given the proposed stormwater management plan which includes two detention ponds, staff do not anticipate negative impacts associated with the proposed development.

xi. negative impacts on neighbouring farm operations;

Staff do not anticipate any negative impacts on neighbouring farm operations o as a result of the proposed development.

xii. the suitability of the site regarding grades, soils and geological conditions, location of watercourses, marshes, bogs and swamps, and proximity to utility rights-of-way.

The subject properties do not exhibit features that are incompatible with the proposed development. There are no utility rights-of-way through the subject properties.

7. SUMMARY OF DRAFT DEVELOPMENT AGREEMENT

The draft development agreement has been attached as Appendix E to this report. The main content of the proposed development agreement includes:

- Enables the development of up to 6 multi-unit dwellings containing up to 70 units each as well as townhouse dwellings containing up to 22 residential units and regulates their location on the subject properties
- Enables the development of three amenity buildings and regulates their location
- Regulates the location and development of a new public road
- Regulates the development of Phase 2 in relation to the development of the public road
- Requires the submission of engineering record drawings related to drainage and other infrastructure
- Regulates subdivision

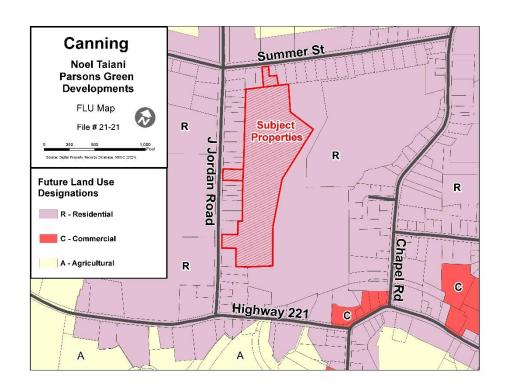
8. CONCLUSION

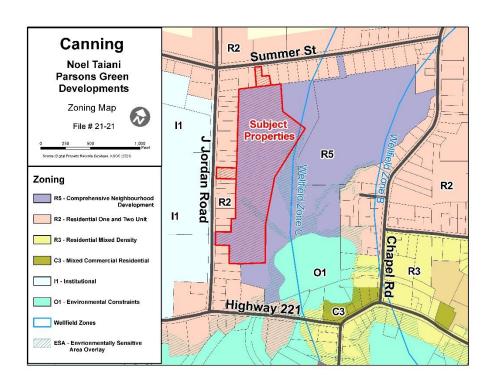
The proposal and the terms of the draft development agreement are in keeping with the intent of Council's Municipal Planning Strategy. The proposed development represents a development that is efficient to service and provides much needed housing in a market with little supply. The proposed development introduces a housing types that are not very prevalent (apartments and townhouses) thereby increasing the diversity of housing options within the Growth Centre of Canning, which contributes to complete communities where people of all ages and demographics can thrive.

9. APPENDICES

Appendix A: MPS and LUB Maps

Appendix B: Comments from the Public Appendix C: Draft Development Agreement





APPENDIX B - Public Comments

Jeremy Banks

From: Jeremy Banks

Sent: Thursday, October 21, 2021 10:39 AM

To: 'Nancy MacLeod'

Subject: RE: Planning Application On Vacant Land In Proximity To The Intersection Of Summer St

and J Jordan Road, Canning

Hello Mrs. MacLeod,

I do appreciate your concerns. Your comments from this and your former email shall be included in our detailed review.

Thank you again for taking the time, and I look forward to sharing more information in the future.

-Jeremy

From: Nancy MacLeod <necmacleod@hotmail.com>

Sent: Tuesday, October 19, 2021 1:37 PM **To:** Jeremy Banks < jbanks@countyofkings.ca>

Subject: Re: Planning Application On Vacant Land In Proximity To The Intersection Of Summer St and J Jordan Road,

Canning

Mr. Banks,

Thank you for your reply.

I must be honest, I do not believe there will be ANY "eyes on the street" happening during this new development. On the contrary, I believe the crime rate will increase in Canning. The minute you get large numbers of people together who do not know each other you get an increase in crime. All you have to do is look at places like Halifax. In Halifax nobody would even leave a snow shovel on their door-step over night because it will be stolen by some anonymous person. Anonymity leads to crime.

I will be keeping an eye on the progress of this development.

Thank you.

Mrs. Nancy MacLeod

From: Jeremy Banks < jbanks@countyofkings.ca>

Sent: October 19, 2021 10:39 AM

To: 'Nancy MacLeod' <necmacleod@hotmail.com> **Cc:** Laura Mosher <lmosher@countyofkings.ca>

Subject: RE: Planning Application On Vacant Land In Proximity To The Intersection Of Summer St and J Jordan Road,

Canning

Hello Ms. MacLeod,

Thanks for your comments! In a general sense, I can answer some of your questions, yet I hope you will continue to follow along with this application to see how those concerns are addressed in more detail. My general answers are below:

1. Have accommodations been made for additional infrastructure (water and sewer)? And other services such as police, fire, garbage and snow removal?

The need for additional accommodations is determined and applied after a detailed staff review, which is informed by your comments, and comments from the public.

2. On the surface of it, this seems to a very dense development for a rural community. Could this dense population lead to increased crime?

There is not a clear connection between increasing population and increasing frequency of crime in existing literature. It is possible that crime will decrease with added neighbours to keep an "eye on the street". "Eyes on the street" is a phenomenon whereby the feeling, or built design, of "being watched" decreases crime.

Canning is identified in the Municipal Planning Strategy as a Growth Centre and, while the Municipality of the County of Kings is predominantly rural in nature, in order to support and encourage efficient development, the Municipality has identified Growth Centres as the area where most development is expected to be located.

3. Who are the intended residents of this development? Barring commercial development (local jobs) there is no market for this housing, there could be a substantial, permanent vacancy rate with subsequent crime issues.

We do not have a description of the intended residents at this time, yet a housing shortage in Nova Scotia is well documented.

4. Where will the proposed access road(s) on J Jordan Rd be?

The access on J Jordan Road is shown to be on vacant lands located south of 1030 J Jordan Rd and south of 988 J Jordan Rd, as shown in the Public Information Video, at 2:51 minutes in.

5. Will this development lead to an increase in property taxes? And will it lead to a reduction in already strained municipal services?

Property taxes increase as property becomes more valuable. At this time, we do not know what impacts this development will have on property values overall.

As the Village has existing services within Canning, along Summer St and J Jordan Road, this development is not likely to increase the cost of infrastructure or municipal services, yet a full staff review will include consultation with the Village to determine what upgrades, if any, are needed to accommodate this development.

It appears that this development will at least double the population of Canning and I am concerned that our local services (fire, schools etc) cannot handle that increase in population, without significant upgrades.

At this time we haven't completed a full review, so special accommodations and requirements are yet to be applied, nor have we finalized what they are. Your comments and concerns help us identify areas of concern – such as potential impacts to municipal services such as fire, schools, and underground pipes are well understood - so we appreciate the time you've taken to share your thoughts. We will be consulting with other organizations, such as the local fire department and school board for comment on this application.

Thanks again,

Jeremy

From: Nancy MacLeod <necmacleod@hotmail.com>

Sent: Monday, October 18, 2021 3:15 PM

To: lmoser@countyofkings.ca

Cc: Jeremy Banks < jbanks@countyofkings.ca>

Subject: Planning Application On Vacant Land In Proximity To The Intersection Of Summer St and J Jordan Road, Canning

Dear Ms. Moser & Mr. Banks,

As a residential property owner on J Jordan Rd, I have several questions regarding the proposed development in Canning.

- 1. Have accommodations been made for additional infrastructure (water and sewer)? And other services such as police, fire, garbage and snow removal?
- 2. On the surface of it, this seems to a very dense development for a rural community. Could this dense population lead to increased crime?
- 3. Who are the intended residents of this development? Barring commercial development (local jobs) there is no market for this housing, there could be a substantial, permanent vacancy rate with subsequent crime issues.
- 4. Where will the proposed access road(s) on J Jordan Rd be?
- 5. Will this development lead to an increase in property taxes? And will it lead to a reduction in already strained municipal services?

It appears that this development will at least double the population of Canning and I am concerned that our local services (fire, schools etc) cannot handle that increase in population, without significant upgrades.

I look forward to hearing from you soon.

Sincerely,

Nancy MacLeod 994 J Jordan Rd Canning

This message contains confidential information and is intended only for the intended recipient(s). If you are not the named recipient you should not read, distribute or copy this e-mail. Please notify the sender immediately via e-mail if you have received this e-mail by mistake; then, delete this e-mail from your system.

Jeremy Banks

From: Jeremy Banks

Sent: Thursday, October 21, 2021 10:15 AM

To: 'Stephen & Miranda Hume'

Cc: Laura Mosher

Subject: RE: Planning application on vacant land in Canning

Hello Mr & Mrs. Hume,

Thank you for emailing. This is an unusual proposal and we appreciate your reaching out. As we have not completed a detailed staff review, I can only answer in a general sense. Your questions help inform our review, and are included in our reports. See below for my responses.

1) There is a water drainage system that runs from the Glooscap Arena, down the J Jordan, crosses in front of Glooscap Elementary, then runs down along the vacant land beside 1016 J Jordan, where it eventually crosses then comes through the properties of 1016,1014, and 1010 J Jordan. At this point it comes out onto the vacant land and drains to a lake on the other side of the vacant property. Will this water drainage system be kept as it is? Thinking of potential flooding of 1016,1014, and 1010 should it be filled in.

The applicant will be required to submit engineering studies related to drainage and stormwater management to ensure that potential impacts on neighbouring properties are addressed.

2) When we watched the Youtube about this application we noticed on the site development plan there appears to be an apartment building behind the properties of 1016 and 1014 J Jordan. Is there any information about this building? How many stories are there? Approximate distance from property line?

The applicant has proposed that each apartment building have a maximum height of 5 storeys. The exact distance from neighboring property lines is not identified in the site plan, yet will be required as part of a future public engagement event, which we will send invitations for.

3) If land is dug out behind our property to flatten their land, are they responsible to make it safe for us? (ie. no drop off)

Thank you for raising this concern. At this time, we are not aware of any plans for major excavation by the applicant in proximity to the properties fronting on J Jordan Road. We will discuss this with the applicant and, if necessary, address it in the staff report.

4) Will the AVRCE be contacted about the potential impact on NorthEast Kings Education Center and Glooscap Elementary?

As part of staff's review, we will be consulting with the AVRCE.

5) How long(approximately) will a development like this take to get approved? then executed?

Processing the application will likely take between 8 months to a year, although it could take somewhat longer. There are many factors that could increase the length of that timeline. In terms of how the time line for full build out of the proposal, the Municipality does not generally limit the timeline for construction although it would be expected that a development of this size may occur over several years. If you have particular concerns in this regard, please let us know.

Thank again for your comments. Additional information, in the form of a report and draft development agreement, will be available after a detailed staff review presented to our Planning Advisory Committee.

Thank you again,

Jeremy Banks (he/him)

Planner



t: (902) 690-6150

e: jbanks@countyofkings.ca

181 Coldbrook Village Park Drive, Coldbrook, Nova Scotia B4R 1B9
www.countyofkings.ca

From: Stephen & Miranda Hume <teamhume2004@gmail.com>

Sent: Tuesday, October 19, 2021 9:46 AM

To: Jeremy Banks < jbanks@countyofkings.ca>; Laura Mosher < lmosher@countyofkings.ca>

Subject: Planning application on vacant land in Canning

Good Morning Jeremy and Laura,

I am emailing regarding the planning application for the vacant land in proximity to the intersection of Summer street and J Jordan Road in Canning. I have emailed you both, I am not sure who is best to answer a couple questions we have or if they can be answered at this time. Just looking to put our minds at ease, this proposed development is huge and has a large impact on our community.

The questions that we have are:

- 1) There is a water drainage system that runs from the Glooscap Arena, down the J Jordan, crosses in front of Glooscap Elementary, then runs down along the vacant land beside 1016 J Jordan, where it eventually crosses then comes through the properties of 1016,1014, and 1010 J Jordan. At this point it comes out onto the vacant land and drains to a lake on the other side of the vacant property. Will this water drainage system be kept as it is? Thinking of potential flooding of 1016,1014, and 1010 should it be filled in.
- 2) When we watched the Youtube about this application we noticed on the site development plan there appears to be an apartment building behind the properties of 1016 and 1014 J Jordan. Is there any information about this building? How many stories are there? Approximate distance from property line?
- 3) If land is dug out behind our property to flatten their land, are they responsible to make it safe for us? (ie. no drop off)
- 4) Will the AVRCE be contacted about the potential impact on NorthEast Kings Education Center and Glooscap Elementary?

5) How long(approximately) will a development like this take to get approved? then executed?

Thank You, Stephen and Miranda Hume

Jeremy Banks

From: Jeremy Banks

Sent: Thursday, October 21, 2021 10:48 AM

To: 'Michael Gabriel'
Cc: Laura Mosher

Subject: RE: Proposed development on J Jordan Road

Hello Mr. Gabriel,

Thank you for reaching out. At this time we have not completed a detailed review of the application – At this time, we welcome comments from the public to help us focus on areas of concern. As such, I only have general responses for you right now, yet more information will be available in the future in the form of a staff report which includes your comments. Please see my responses below:

Regarding a dramatic increase in the population of Canning: We are also concerned at a dramatic increase in the population of Canning. Part of the reason for this process of engagement, review, and contacting those organizations and people most impacted by this development is to explore how this project may impact the residents who live nearby, and if the proposal does, or does not, align with our Municipal Policies and regulations.

Regarding the potential increase in Traffic: Traffic impacts are a key consideration for all proposed development agreements. We will consult with relevant bodies, such as the road authority, who may require a traffic study from the applicant. If additional actions are required to improve the anticipated flow in the future, they will be identified through this process and implemented if the application is approved.

Thank you again for your excellent comments.

Jeremy Banks (he/him)

Planner



: (902) 690-6150

e: jbanks@countyofkings.ca

181 Coldbrook Village Park Drive, Coldbrook, Nova Scotia B4R 1B9 www.countyofkings.ca

From: Michael Gabriel <mgabriel2865@gmail.com>

Sent: Thursday, October 21, 2021 8:35 AM **To:** Jeremy Banks < jbanks@countyofkings.ca> **Subject:** Proposed development on J Jordan Road

Good morning Jeremy,

I just watched your video regarding the proposed housing development on the MOCK website. It looks very interesting and thoughtful, and thank you for your detailed presentation. One of my chief concerns is the impact of essentially doubling the permanent population of the Village of Canning in a fairly short time (I'm guessing roughly 900 or more new residents) in terms of additional traffic through the village and along Highways 358 and 221.

Although the regional roads are hardly under-used even at the best of times, we've already seen a few previews of the kind of congestion we can expect this year with an influx of tourists to our area. With the increasing popularity of our village and environs, I'm trying to imagine what a repeat of this tourist surge, plus hundreds of additional vehicles that will ensue with the arrival of so many new residents (residents' cars, visitors, service vehicles, etc.), will do given our single-lane roads and highways. Has there been any consideration of this? If so, what can be done to improve the anticipated traffic flow?

Thank you very much for your time and effort and I'd appreciate your thoughts on this matter. Have an excellent day!

Kind regards, Michael Gabriel (902) 691-2932

Jeremy Banks

From: Jeremy Banks

Sent: Thursday, October 21, 2021 10:59 AM

To: 'Deborah Nicholson'
Cc: Laura Mosher

Subject: RE: Parsons Green Development in Canning

Hello Deborah,

Thank you for your comments! They will be included in our detailed staff review.

Jeremy Banks (he/him)

Planner



t: (902) 690-6150

e: jbanks@countyofkings.ca

181 Coldbrook Village Park Drive, Coldbrook, Nova Scotia B4R 1B9
www.countyofkings.ca

From: Deborah Nicholson <mail@deborahnicholson.ca>

Sent: Thursday, October 21, 2021 8:37 AM

To: Jeremy Banks < jbanks@countyofkings.ca>

Subject: Re: Parsons Green Development in Canning

Hello Jeremy,

I just wanted to say I'm all for this development. I've met Noel and he described his early vision for this project. I'm very pleased to see he's followed through on his community-minded vision with his formal submission. As long as that vision for a people-friendly community connection is held true through to completion, this project will add greatly to the village and the surrounding community.

Good quality rental accommodations are needed in Kings. With our aging population, there is an ever increasing need for one level apartment living. People have a very difficult time finding quality rental accommodations in this region and are often forced to move away or live in less than ideal situations.

Imagine the seniors and down-sizers living in overly large houses at a distance from neigbours and amenities because they have no where else to go. This is an opportunity for them to move into the Village of Canning and enjoy easy access to services and the closeness of community.

A project like this can keep and bring people into the community, helping to create a vibrant and healthy place.

Canning will benefit economically and will be able to improve infrastructure, such as road improvements, sidewalks, medical services, and more. Local businesses will benefit and new ones will be possible. I feel Canning is poised and ready to receive this new neighbourhood and the people it will bring.

Please feel free to use my comments as needed.

Deborah Nicholson 2277 North Ave, Canning, NS B0P 1H0 902-691-2931

Kind regards, Deborah

Jeremy Banks

From: Jeremy Banks

Sent: Friday, October 22, 2021 8:39 AM

To: 'James Dominey'
Cc: Laura Mosher

Subject: RE: Canning development

Hello Mr. Dominey,

Thanks for reaching out. Have you seen the video posted to <u>countyofkings.ca/planning</u>? We do not have a more detailed image of the proposed site plan than the one shown in that video, at this time. We plan to share a more detailed site plan at an upcoming engagement event. An invitation will be mailed to residents that own property within 500 feet of the site. You may want to hold your comments until after such an event.

If you would like to share your comments before such an event, please do. If you would like any comments included in our review, we ask that you include your full name and address with your comment.

Thanks again,

-Jeremy

From: James Dominey <james_d_27@hotmail.com>

Sent: Thursday, October 21, 2021 2:03 PM **To:** Jeremy Banks < jbanks@countyofkings.ca>

Subject: Canning development

Hello, my name is James Dominey, I own a property within 500 metres of the planed development in Canning, I do have a few concerns about this project but first I would like a more detailed copy of the site plan, thank you for your time

Get Outlook for Android

Jeremy Banks

From: Jeremy Banks

Sent: 25 October 2021 09:22 **To:** 'debby arbuckle'

Cc: June Granger; Laura Mosher

Subject: RE: Canning Apartment development

Hello Ms. Arbuckle,

At this time, we are in the very early stages of processing this application. Part of our review includes consulting with the appropriate authorities to determine sewer and water capacity as well as any potential impacts on the environment. Comments from the public assist us in identifying these issues, so thank you very much for your feedback.

It is not our practice to maintain a list of contacts, however, you are more than welcome to reach out to myself or Laura Mosher (lmosher@countyofkings.ca) should you have any questions, comments, or would like an update. We post regular updates at various points in the process on our website at www.countyofkings.ca/planning, including a detailed staff report when our review is complete.

Thanks again,

Jeremy Banks (he/him)

Planner



t: (902) 690-6150

e: jbanks@countyofkings.ca

181 Coldbrook Village Park Drive, Coldbrook, Nova Scotia B4R 1B9
www.countyofkings.ca

From: debby arbuckle <arbuckledeb@hotmail.com>

Sent: Monday, October 25, 2021 6:17 AM

To: Jeremy Banks < jbanks@countyofkings.ca>

Cc: June Granger <councillor.granger@countyofkings.ca>

Subject: Canning Apartment development

Hello,

I am emailing with regard to the proposed development of up to six apartment buildings in Canning. I am a resident of Canning. I watched the recent meeting on line outlining the proposal from the developer and the next phases. I am interested to know how this development will fit with the aspirations of our community, it's viability in terms of the village infrastructure (street capacity, water, etc.) and environmental sustainability.

I would like to request that my name be added to the list of contacts when the first public meeting is planned and/or when further information is available.

Thank you,

Debby Arbuckle 902.582.3229

Sent from my Samsung Galaxy Tab®4

Laura Mosher

From: Laura Mosher

Sent: October 26, 2021 9:07 AM

To: 'Mike Gill'
Cc: Jeremy Banks

Subject: RE: Input into File #21-21

Hello Mr. Gill,

Thank you very much for your interest in this proposal and your thoughtful comments on the matter – we will take these into account for future applications.

Your concerns regarding infrastructure and potential need for upgrades are expected – these are matters that we have made note of as well. The public information meeting is the first step in our application process so, while these issues have been identified, we do not have answers as yet. Following this public information meeting, staff will be investigating the matters that we have identified as well as those that the public identify and we address these matters in the staff report that ultimately goes to our Planning Advisory Committee along with a draft development agreement including any required upgrades to infrastructure.

If you have any other questions or concerns, please feel free to get in touch again. Thanks for your comments,

Laura Mosher MCIP LPP (She/Her)

Manager, Planning and Development Services

181 Coldbrook Village Park Drive, Coldbrook B4R 1B9

t: (902) 690-6102 f: (902) 679-0911 www.countyofkings.ca

From: Mike Gill

Sent: October 25, 2021 7:16 PM
To: Jeremy Banks; Laura Mosher
Subject: Input into File #21-21

Dear Mr. Banks and Ms. Mosher,

Thanks for posting the planning application for the apartment complex in Canning. I was able to review the material provided along with the video and wanted to offer a few comments (based on the limited information provided to date):

- I am generally favourable for this type of development (e.g. higher density) given the need to provide more unit stock (even if its higher-end, it has a net benefit impact overall on housing availability);
- Having additional residents in Canning would also be of benefit to the community as a whole (Businesses,
 expanded tax-base) if that additional revenue to the County was made available to improve existing needed
 services (e.g. additional sidewalks to make Canning more accessible for those with disabilities, promoting active
 transport; additional trails, etc.)

• My initial reaction was positive but I did also ask myself whether Canning and the County would be able to smoothly accommodate such a large development (e.g. demand on services – roads, school spaces, parking along Canning main street). With that regard, it would be helpful if the County was able to provide some background context when presenting such planning applications. For example, what is the current population size of Canning? I believe its roughly 800 but I am not certain. If so, then adding 442 units could equate to 800 to 1000 additional residents, effectively doubling the size of the village in a short-time frame.

Given this, I offer the following considerations:

- Please update the posted planning application with some additional context (e.g. current population of Canning, plans/policy for additional County investments in infrastructure to help accommodate such a development of this size);
- Also, it would be helpful if there was some information on how the County, in general, plans upgrades to
 services to ensure a smooth accommodation of additional residents (e.g. roads, sidewalks, crossings, etc.). I
 suspect you will get a lot of input from people reacting immediately that this is too large and not having any
 information or comfort as to whether the County has stated policy to ensure adequate service upgrades to
 allow for the additional people providing such information might facilitate more informed input from
 residents;
- Finally, related to the above, I am generally in favour of such a development if done carefully with consideration of the overall footprint, impacts on neighboring residents, etc. My main concern is the proposed number of units. If indeed I am correct that this would double or more the size of Canning, then I would certainly appreciate some consideration of a smaller development that is more likely to be easily accommodated.

All the best,

Mike

Mike Gill 2410 North Avenue Canning, NS BOP 1H0

Jeremy Banks

From: Jeremy Banks

Sent:28 October 2021 12:59To:'Kimberly Smith'Cc:Laura Mosher

Subject: RE: File 21-21, Comprehensive Residential Development in Canning

Hello Mr. Smith,

Thank you for your proposal and comments from your emails sent on Oct 26 and 27. Our next step is to conduct a detailed review of the application or comments. Your proposal will be forwarded to the applicant for review, with your authorization, and be included as part of our review of the application.

Walking the land is a great suggestion. As part of every application, Staff do walk the land to better understand the site — we recognize that each site may have unique considerations — such as drainage and access to nature and consider impacts on neighbours. It is not our practice to do a public or a community walk-through of properties that are being considered for development through a planning process. Given the size and complexity of this application, however, we will be conducting additional community engagement in the form of a public meeting. We expect the applicant to be present at that meeting so you will be welcome to share any thoughts or suggestions with the applicant and Municipal Staff at that time.

Thank you for Your suggestion of potential uses for undeveloped land. Please feel free to get in touch should you have any other thoughts, concerns or questions.

Thanks,

Jeremy Banks (he/him)

Planner



t: (902) 690-6150

e: jbanks@countyofkings.ca

181 Coldbrook Village Park Drive, Coldbrook, Nova Scotia B4R 1B9 www.countyofkings.ca

From: Kimberly Smith <ks@creativeaction.ca>

Sent: 27 October 2021 18:01

To: Jeremy Banks < jbanks@countyofkings.ca>

Subject: RE: File 21-21, Comprehensive Residential Development in Canning

Hi Again, Jeremy.

I think it would be wise to have a public walk on the land soon to feel what it really is and talk about the possibilities. There are serious water drainage challenges at the North end of the land and many of the homes along J. Jordan Road were allowed to be built in the 1990s without proper drainage -which is verging on criminal. I hope that does not happen again. There are good opportunities for an integrated nature trail around the perimeter of the property. Also bear in mind there is a large piece of land adjacent to the East that is for sale and very much needs to be considered as Canning continues to grow. I personally hope a company like Gem Healthcare Group buys it and develops Retirement homes and long term care overlooking the pond. That would serve a lot of folks in Northeast Kings. The Alexander Society for Inclusive Arts has posted some general guiding thoughts about what buildings are needed for healthy, mixed income inclusive communities. See https://www.alexandersociety.org

Thanks again for your time and consideration.

Kimberly Smith (He/him)

--

Creative Action Digital Video

Communication Beyond Words Since 1997 P.O. Box 288, 1064 J.Jordan Road, Canning, Nova Scotia, B0P 1H0

Phone: 902-582-3888

Laura Mosher

From: Jeremy Banks

Sent: October 28, 2021 1:26 PM **To:** 'kyvonnepurdy@gmail.com'

Cc: Laura Mosher

Subject: RE: Canning Development

Hello Ms. Purdy,

Thank you for submitting your comments and questions as part of our public engagement process. The Public Information meeting is the first step in this process. We appreciate public comments as they help inform our next step, a detailed review of the proposal. That review will be available in the future on our website at countyofkings.ca/planning, or simply by emailing me again to check on the status, after it has been published on the website.

Currently, I can offer general responses to the questions within your attached pdf, which follow below. As I mentioned, a detailed review has not happened yet.

Questions:

- What is the general range of prices for what size apartments/houses?

The applicant has not indicated what they intend to charge for rent once the development is complete.

- Is the municipality prepared to accommodate the huge increase of traffic in and out of Canning, especially along J. Jordan Rd. with its school busses, farm equipment, day-care users, arena users? With 444 residential units, there could be between 500 and 1000 more vehicles in the village.

Traffic is always a concern when processing applications of this size. As part of our review we will be consulting with the road authority who may require the preparation of a traffic study to understand the potential impacts this will have on the road network.

- Is the Municipality going to provide public transit to and from Canning?

 Public Transit is currently offered in Canning by Kings Point to Point Transit Association (link to website). We cannot comment on whether Kings Transit will be extended to Canning since this is a separate body from the Municipality a
- comment on whether Kings Transit will be extended to Canning since this is a separate body from the Municipality and is responsible for setting routes and schedules.
- What measures will be put into place to accommodate this increase in the population before people actually start moving in?

I'm not sure which measures you are referring to – is there something in particular you had in mind?

- Are the water & sewer systems ready to handle this influx?

We have identified this as an area to explore in our detailed review in order to identify what measures will be needed, if any.

- How will this affect the taxes of the present residents?

While we recognize this as a concern, we are unable to predict what impact this may have on surrounding properties with regard to municipal taxes. It is important to note that many property value increases in Nova Scotia are limited by the Capped Assessment Program (link to more information) which will limit any increases to municipal property taxes for existing owners.

- How will this affect the value of the properties along Summer St. and J. Jordan Rd?

Similar to the response above, we are not able to anticipate what impact this development will have on surrounding properties.

Your questions are poignant and do an excellent job of highlighting areas of concern. I look forward to sharing a detailed staff report you can review at countyofkings.ca/planning.

Thank you again for your detailed comments and questions,

Jeremy Banks (he/him)

Planner



t: (902) 690-6150

e: jbanks@countyofkings.ca

181 Coldbrook Village Park Drive, Coldbrook, Nova Scotia B4R 1B9
www.countyofkings.ca

From: Kathleen Purdy <kyvonnepurdy@gmail.com>

Sent: 27 October 2021 10:41

To: Jeremy Banks < jbanks@countyofkings.ca>

Subject: Re: Canning Development

Hi Jeremy,

I have attached a pdf of my comments and questions regarding this proposed development.

I look forward to answers to my concerns.

Kathleen Purdy. 1064 J.Jordan Rd.

As a community within a community (Canning) this new development needs to be welcoming to people of all abilities, ages and income levels.

There needs to be a buffer between the existing properties along Summer St. and J. Jordan Rd. bordering the development property. This buffer could become a trail accessible for walking, bicycling and wheelchair users. Lined with trees it would provide a pleasant bridge from the houses to the right-of -ways to J.Jordan and Summer St. Throughout the development, keep as many of the older tall trees as possible.

Specifically:

- Apartment buildings capped at 3 stories to better fit in with the existing architecture of the village and reduce the overall density of the development.
- Reserve one apartment building for seniors. Provide underground parking.
- With the single family dwellings, include space for a small garden and clothes lines (energy saving).
- Wheelchair accessible entrances to all buildings, all doors wide enough to accommodate wheelchairs and walkers.
- Common House for shared meals, meetings, music events, classes, etc.* and/or a common room in each apartment building.
- Community garden and garden shed for tool sharing and storage.
- Small commercial spaces available for rent, such as, medical offices, cafe.
- Small park, playground, fire pit.
- Self-sufficient energy production: solar, geo-thermal.
- Paths connecting to the larger village (walking/biking, wheelchair)
- Other parameters: chemical free gardening and plant maintenance.
- * Could be connected to or close to the seniors residence.

Questions:

- What is the general range of prices for what size apartments/houses?
- Is the municipality prepared to accommodate the huge increase of traffic in and out of Canning, especially along J. Jordan Rd. with its school busses, farm

- equipment, day-care users, arena users? With 444 residential units, there could be between 500 and 1000 more vehicles in the village.
- Is the Municipality going to provide public transit to and from Canning?
- What measures will be put into place to accommodate this increase in the population before people actually start moving in?
- Are the water & sewer systems ready to handle this influx?
- How will this affect the taxes of the present residents?
- How will this affect the value of the properties along Summer St. and J. Jordan Rd?

Note to File

DateOctober 28, 2021Type of CorrespondenceTelephone CallFromKimberly Smith

To Laura Mosher

Re: File 21-21 development in Canning

Summary of Conversation

Mr. Smith called to state concerns related to the following:

- Drainage, particularly in the northeast portion of the property
- Affordability of units
- - Staff indicated that this was within the developer's control
- Inquired about a community walk through the site
- Staff indicated that this is not our general practice, but that an in person community consultation event would be held later in November.

Note to File

Date November 9, 2021

Type of Correspondence Phone Call
From Andrew Begley
To Laura Mosher
Re: File 21-21

Summary of Conversation

- Generally in favour of development and more activity within Canning
- Expressed the following concerns:
- Traffic on J Jordan Road, especially since village office moved
- Drainage, especially at the south end of the subject site

From: Laura Mosher

Sent: November 16, 2021 2:43 PM **To:** 'basma_kay@hotmail.com'

Subject: FW: Site plan for proposed development in Canning

Hi Basma,

Thanks for reaching out regarding this development. We are not releasing the site plan at this time since it is preliminary. A copy of the site plan will form part of the development agreement that will be reviewed by Planning Advisory Committee at a later date following Staff's review.

Is there something is particular you are wondering about? If it's easier, please feel free to give me a call at the number below and I'd be happy to discuss with you.

Thanks,

Laura Mosher MCIP LPP (She/Her)

Manager, Planning and Development Services

181 Coldbrook Village Park Drive, Coldbrook B4R 1B9

t: (902) 690-6102 f: (902) 679-0911 www.countyofkings.ca

From: basma kavanagh <basma kay@hotmail.com>

Sent: November 16, 2021 11:14 AM

To: Jeremy Banks < jbanks@countyofkings.ca>

Subject: Site plan for proposed development in Canning

Hello Jeremy,

Could you send me a copy of the site plan for the proposed development in Canning? It is difficult to make out the details on the image you've shared online.

Thank you,

Basma

Basma Kavanagh http://www.basmakavanagh.ca

From: basma kavanagh <basma_kay@hotmail.com>

Sent: November 19, 2021 10:51 AM

To: Laura Mosher

Subject: Re: Site plan for proposed development in Canning

Hi Laura,

Thanks, that information is helpful. I'll be back in touch with some concerns and suggestions.

Basma

Basma Kavanagh http://www.basmakavanagh.ca

From: Laura Mosher < lmosher@countyofkings.ca>

Sent: November 19, 2021 10:35 AM

To: 'basma kavanagh' <basma_kay@hotmail.com>

Subject: RE: Site plan for proposed development in Canning

Hi Basma,

Thanks for your comments.

We require a minimum 50 foot setback from watercourses for any buildings or structures and this will be required for this development. With regard to parking, the requirement under the Land Use By-law for as-of-right developments is 1.5 spaces per unit which the developer will be providing. There are walkways proposed through the site, both along the proposed public road, but around the perimeter of the site to the rear.

The plans are preliminary because, as part of our process, we ask for reports and studies related to transportation (parking, traffic generation etc.) as well as engineering studies related primarily to grading and drainage but also stormwater management. We go out to the public early in the process because the members of the community know their community best and are able to identify relevant issues that we, as Staff, may not be aware of. The meeting is intended to be preliminary in nature. Also, we do not want to present developments at the end of the process because that often sends an (incorrect) message that the development is a 'done deal'. Participation in the process is voluntary, not obligatory, but we like to provide as much opportunity for public input as we can. Once the application is presented to Planning Advisory Committee, these questions that we have to make our recommendations will have been answered.

We do not have a date for the application to go to Planning Advisory Committee yet since we are still in the process of review. We are going to be hosting an open house in the coming weeks, or early in the New Year in Canning which will provide the public an opportunity to ask these types of more detailed questions of staff and the developer. The area Councillor will also be in attendance. We will be placing an advertisement in the Valley Journal Advertiser a week before the meeting, we will be notifying property owners within 500 feet of any lot line for the subject properties. If you received a letter about the virtual Public Information Meeting, then you will receive another about the open house. Lastly, we will be putting information on our website at

www.countyofkings.ca/planning. That is where you can follow the application to find out when it will be reviewed by Planning Advisory Committee, and, ultimately Council.

Should you have any other questions or concerns related to the development, please do not hesitate to reach out. Thanks,

Laura Mosher MCIP LPP (She/Her) Manager, Planning and Development Services

181 Coldbrook Village Park Drive, Coldbrook B4R 1B9 t: (902) 690-6102 f: (902) 679-0911 www.countyofkings.ca

From: basma kavanagh <basma kay@hotmail.com>

Sent: November 19, 2021 10:19 AM

To: Laura Mosher lmosher@countyofkings.ca>

Subject: Re: Site plan for proposed development in Canning

Hi Laura,

I wanted a closer look at the plans for riparian zones around waterways, parking around the buildings, and pedestrian connectivity, and more generally to inform my comments on a project that needs major adjustments to suit the proposed site. Now I'm wondering what other information in the presentation was preliminary, and why you would solicit feedback on a provisional plan, which puts the onus on (unpaid) members of the community to respond not once, but two or more times, and could also be construed as misleading.

Any additional detailed information that you can provide on the proposal, and actual dates for the review process would be appreciated.

Basma

Basma Kavanagh http://www.basmakavanagh.ca

From: Laura Mosher lmosher@countyofkings.ca

Sent: November 16, 2021 2:43 PM

To: 'basma_kay@hotmail.com' < <u>basma_kay@hotmail.com</u>> **Subject:** FW: Site plan for proposed development in Canning

Hi Basma,

Thanks for reaching out regarding this development. We are not releasing the site plan at this time since it is preliminary. A copy of the site plan will form part of the development agreement that will be reviewed by Planning Advisory Committee at a later date following Staff's review.

Is there something is particular you are wondering about? If it's easier, please feel free to give me a call at the number below and I'd be happy to discuss with you.

Thanks,

Laura Mosher MCIP LPP (She/Her) Manager, Planning and Development Services

181 Coldbrook Village Park Drive, Coldbrook B4R 1B9 t: (902) 690-6102 f: (902) 679-0911 www.countyofkings.ca

From: basma kavanagh < basma kay@hotmail.com >

Sent: November 16, 2021 11:14 AM

To: Jeremy Banks < jbanks@countyofkings.ca>

Subject: Site plan for proposed development in Canning

Hello Jeremy,

Could you send me a copy of the site plan for the proposed development in Canning? It is difficult to make out the details on the image you've shared online.

Thank you,

Basma

Basma Kavanagh

http://www.basmakavanagh.ca

COVID-19 Note: Municipal Buildings are re-open for public access, with all health protocols in place. Please visit our website for details <u>www.countyofkings.ca</u> or call our mainline at 902-678-6141. As always, our pledge to you is to provide efficient timely service.

This message contains confidential information and is intended only for the intended recipient(s). If you are not the named recipient you should not read, distribute or copy this e-mail. Please notify the sender immediately via e-mail if you have received this e-mail by mistake; then, delete this e-mail from your system.

From: Laura Mosher

Sent: November 19, 2021 11:40 AM

To: 'eric@ortner.ca'

Subject: RE: Planning Application 21-21

Hello Eric,

Thank you for your comments, we, on staff, have similar questions as you and we are looking into these. Your community is clearly very important to you, so I appreciate you reaching out to us.

Part of the planning process is to ensure that infrastructure such as roads, water and sewer pipes, as well as community services, like schools, are able to accommodate additional growth.

With regard to the roads, they are owned by the provincial Department of Public Works and they are responsible for upgrades and access permits. We have notified them of this development and they will have an opportunity to comment on the application and raise any concerns that they might have with the configuration and impacts associate therewith. The applicant is also in the process of having professional engineers prepare a traffic impact study that will also assess these impacts. This report will be forwarded to the department for review.

Similarly, we have notified the school board of the proposal and they will have an opportunity to comment. The schools are under provincial jurisdiction as well and the Municipality would not (and cannot) limit their ability to expand, if necessary.

With regard to water and sewer pipes, we are in consultation with the Village as well as our own Engineering and Public Works Department to ensure that there is adequate capacity and to identify any upgrades that might be necessary.

You are absolutely correct, there are a lot of questions, but we are still at the beginning of this process and we are looking into them. The application will not move forward until they are answered to our satisfaction.

With regard to the approval authority, the responsibility for land use planning falls to Municipal Council. The Village does not have jurisdiction but, as mentioned above, we are in consultation with them. All of Municipal Council will vote on the application.

Thanks again for your comments, we appreciate your turning your mind to this matter. Please do not hesitate to reach out again should you have any other questions or concerns. Thanks,

Laura Mosher MCIP LPP (She/Her)

Manager, Planning and Development Services

181 Coldbrook Village Park Drive, Coldbrook B4R 1B9

t: (902) 690-6102 f: (902) 679-0911

www.countyofkings.ca

From: Eric Ortner <eric@ortner.ca> **Sent:** November 17, 2021 9:08 PM

To: Jeremy Banks < jbanks@countyofkings.ca>

Subject: Planning Application 21-21

Hello Jeremy,

I'm enquiring about the proposed large-scale development being considered in Canning. I, as well as several other locals whom I have been speaking with over the last few weeks have many concerns about this development as it will bring with it additional traffic, pollution, strain on our already crumbling infrastructure, noise, and crime.

Is there any consideration for what will be done to control these issues? Will Hwy 221 or 358 be widened to 4 lanes or will traffic lights be added to accommodate for the 2 to 3 times increase in traffic? Canning is quite the old village. Can the storm drains, sewer, water supply and electrical grid support such a large development all in one shot? Or will the developer be upgrading all these services on their own dime? Has there been any consideration for the farm fields around the development that will surely have environmental impact from the construction process and the additional traffic? Has there been any discussion regarding a significant increase to the population of Glooscap Elementary and NKEC? Will a large addition to these schools be allowed for?

It seems like there are many questions regarding how or if this large-development benefits Canning in any way. Mainly it appears that the only people who will benefit from this project are the developers. I've heard from Lifelong Canning residents claiming they will move out of Canning if this development proceeds. Canning is a sleepy hollow, it's not the place for a development like this. Does Canning need to progress and grow? Absolutely, just not double or triple in size in one development. Somethings this large should happen over many years in increments.

Lastly, who is the council that will vote on this development? Is it all of the King's County district councillors? Or just June Granger? Does the Canning Village Commission have a vote in this?

Thank you very much,

Eric Ortner 782-232-5185 9595 Highway 221 Canning Eric@Ortner.ca

From: Laura Mosher

Sent: November 23, 2021 3:28 PM

To: 'Lindsey Vermeulen'

Subject: RE: Public Engagement for 21-21

Hi Lindsey,

Thanks for your email. We don't yet have a date set for the Open House but we are in discussions with the developer to set that date. We will post it on our website when we have something firmed up.

Thanks for checking in,

Laura Mosher MCIP LPP (She/Her)
Manager, Planning and Development Services

181 Coldbrook Village Park Drive, Coldbrook B4R 1B9

t: (902) 690-6102 f: (902) 679-0911 www.countyofkings.ca

----Original Message-----

From: Lindsey Vermeulen < lindsey@vermeulenfarms.com>

Sent: November 23, 2021 2:43 PM

To: Laura Mosher < lmosher@countyofkings.ca>

Subject: Public Engagement for 21-21

Hi Laura,

I thought I had heard a date at one point for the public engagement for this development 21-21 but I don't see it in the information session. What date is the public engagement session and where will it be held?

Lindsey Vermeulen

Note to File

Date

Type of Correspondence

From To Re:

Summary of Conversation

December 6, 2021

Phone Call Allan Jackson Laura Mosher File 21-21

Indicates that he services the property in terms of stormwater

- He was informed that all stormwater flows must be contained on site
- Concerned that applicants have done work on his lands
- Concerned about the salt coming down off adjacent lands

Does not believe past development proposals were advantageous to the community or environment

Supportive of this development

Expressed an interest in a meeting to review historic documents. Staff indicated that they would meet following a review of the documents in question.

From: Laura Mosher

Sent:December 14, 2021 2:43 PMTo:'kyvonnepurdy@gmail.com'Subject:RE: Canning Development

Thank you for forwarding this, much appreciated.

Following our earlier exchange, I had the same thought regarding missed communications and we are going through our emails to ensure that we have saved all the comments from the public.

Thank you also for your comments regarding public transit. You are correct, the level of service provided by Kings Point to Point is not equivalent to that of Kings Transit.

Thanks.

Laura Mosher MCIP LPP (She/Her)

Manager, Planning and Development Services

181 Coldbrook Village Park Drive, Coldbrook B4R 1B9

t: (902) 690-6102 f: (902) 679-0911 www.countyofkings.ca

From: Kathleen Purdy <kyvonnepurdy@gmail.com>

Sent: December 14, 2021 1:59 PM

To: Laura Mosher < lmosher@countyofkings.ca>

Subject: Re: Canning Development

Hello,

I have attached a pdf of the letter I sent to Jeremy. I see that I sent my letter via email to him on Oct. 27th and he responded on Oct. 28th. I know others who addressed letters to him, so now I wonder if all of those have been lost.

To one of my concerns, that of public transit, Jeremy responded that public transit is provided by Kings Point to Point. This is very misleading Yes, it is available to the public, but you have to book days in advance and the cost is pretty much the same as a taxi. So, nothing comparable to Kings Transit.

Thanks for the additional information.

Kathleen Purdy

On Tue, Dec 14, 2021 at 11:26 AM Laura Mosher < lmosher@countyofkings.ca> wrote:

Hello Ms. Purdy,

I don't see your letter in the file – please resend and I will ensure that it is included.

With regard to the developer's plan, this property is only able to be developed through a development agreement, which tend to be quite prescriptive so the developer is required to have a definite plan in mind. They are permitted to remove vegetation in advance of the plan being approved.

With regard to your concerns related to traffic, the developer has been asked to prepare a traffic impact study which will be reviewed by the provincial Department of Public Works and myself to ensure that the roads are adequate for this proposal. We will also be consulting with the Fire Department to ensure that they are able to provide the required level of service to this site.

Thanks,

Laura Mosher MCIP LPP (She/Her)

Manager, Planning and Development Services

181 Coldbrook Village Park Drive, Coldbrook B4R 1B9

t: (902) 690-6102

f: (902) 679-0911

www.countyofkings.ca

From: Kathleen Purdy < kyvonnepurdy@gmail.com>

Sent: December 14, 2021 11:09 AM

To: Laura Mosher < lmosher@countyofkings.ca>

Subject: Re: Canning Development

Hello Laura,

I sent a letter to Jeremy Banks in early November. I understand that he is no longer there. I hope my letter was noted and filed. If you don't have a copy I can send it to you.

The clearing that is being done on the property gives one the impression that the developer has a definite plan in mind
Two of my main concerns are the increase in the number of vehicles spilling onto J.Jordan Rd. and the fact that the fire department is not equipped to deal with 5-story apartment buildings.
Kathleen
On Mon, Dec 13, 2021 at 4:17 PM Laura Mosher < lmosher@countyofkings.ca > wrote:
Hello Ms. Purdy,
We are hoping to have an open house in the New Year, likely in the latter half of January, but with COVID cases rising, this is not a guarantee. I would urge you, in the meantime, to take a look at the video posted on our website at www.countyofkings.ca/planning and forward any questions or concerns you have to me. This helps us in the planning review because if we know about specific concerns early one, we can investigate with an eye to resolution of any conflicts that may arise.
Thanks,
Laura Mosher MCIP LPP (She/Her)
Manager, Planning and Development Services
181 Coldbrook Village Park Drive, Coldbrook B4R 1B9
t: (902) 690-6102
f: (902) 679-0911

www.countyofkings.ca

From: Kathleen Purdy < kyvonnepurdy@gmail.com > Sent: December 13, 2021 4:12 PM
To: Laura Mosher < lmosher@countyofkings.ca >
Subject: Re: Canning Development
When can we expect to hear of a date for a public meeting?
Kathleen
Katineen
On Mon, Dec 13, 2021 at 3:09 PM Laura Mosher < lmosher@countyofkings.ca > wrote:
Hello Ms. Purdy,
Thank you for getting in touch.
The application is still under review but there are no regulations for the removal of vegetation prior to permits being issued.
Diagra let ma know if you have any other concerns or questions. Thenks
Please let me know if you have any other concerns or questions. Thanks,
Laura Mosher MCIP LPP (She/Her)
Manager, Planning and Development Services
181 Coldbrook Village Park Drive, Coldbrook B4R 1B9
t: (902) 690-6102
f: (902) 679-0911
www.countyofkings.ca

From: Kathleen Purdy < kyvonnepurdy@gmail.com >

Sent: December 13, 2021 2:55 PM

To: Laura Mosher < lmosher@countyofkings.ca>

Subject: Re: Canning Development

Hello,

The process for the proposed Canning Development seems to have taken a jump. There is a large piece of the property being cleared of trees, across from the Canning Fire Hall. How is that possible if a design has not been approved yet?

Was the developer given permission to go ahead?

Kathleen Purdy

1064 J.Jordan Rd.

This message contains confidential information and is intended only for the intended recipient(s). If you are not the named recipient you should not read, distribute or copy this e-mail. Please notify the sender immediately via e-mail if you have received this e-mail by mistake; then, delete this e-mail from your system.

From: Sent: To: Subject:	Laura Mosher December 13, 2021 9:21 AM 'Tim Scott' RE: File #21-21
Hi Tim,	
Thanks for the information. You a or after the application is approve	are correct – they are permitted to remove the trees but whether they do that before d is entirely up to them.
Thanks,	
Laura Mosher MCIP LP Manager, Planning and Deve	
181 Coldbrook Village Park Drive, t: (902) 690-6102 f: (902) 679-0911 www.countyofkings.ca	Coldbrook B4R 1B9
From: Tim Scott <t.scottwhiterock Sent: December 13, 2021 9:16 AM To: Laura Mosher <lmosher@cour Subject: Re: File #21-21</lmosher@cour </t.scottwhiterock 	1
Thank you for getting back to n	ne.
•	ey have been clear cutting the trees. I do realize this is likely allowed, but I o undertake if they don't already have the impression that it's approved.
On Mon, Dec 13, 2021, 8:42 Al	M Laura Mosher < lmosher@countyofkings.ca > wrote:
Hi Tim,	
Thanks for your email.	
www.countyofkings.ca/planning traditionally hold due to COVID-1	neeting at this time and have a video posted for viewing on our website at This is an alternative to our typical Public Information Meetings that we would pandemic protocols. You are more than welcome to submit any concerns you have rward will be included in the staff report being presented to our Planning Advisory il.

You are correct, at this time, the development application has not been ap	oproved. Would you mind providing me with
some information on the nature of the work they have started doing on th	ne property.

Thanks again for reaching out, please do not hesitate to be in touch with me regarding any concerns or questions you may have,

Laura Mosher MCIP LPP (She/Her)

Manager, Planning and Development Services

181 Coldbrook Village Park Drive, Coldbrook B4R 1B9

t: (902) 690-6102

f: (902) 679-0911

www.countyofkings.ca

From: Tim Scott <t.scottwhiterock@gmail.com>

Sent: December 11, 2021 10:05 AM

To: Laura Mosher < lmosher@countyofkings.ca>

Subject: File #21-21

Hi there,

I am writing to voice concerns over the start of work on the "proposed" subdivision in canning (file # 21-21). As far as I know the subdivision has not been approved, as I have not had a chance to voice concerns at a public meeting. However today Dec 11, they started working. This concerns me as this has the appearance of my voice not being heard at a public meeting.

Thank you for your time,

Tim Scott

This message contains confidential information and is intended only for the intended recipient(s). If you are not the named recipient you should not read, distribute or copy this e-mail. Please notify the sender immediately via e-mail if you have received this e-mail by mistake; then, delete this e-mail from your system.

From: Laura Mosher

Sent: December 20, 2021 12:14 PM

To: 'basma kavanagh' Cc: June Granger

Subject: RE: Concerns about proposed development in Canning

Hi Basma,

Thanks for your email.

We do have conversations with Kings Transit from time to time but, they are general in nature, not typically in response to a given development.

Yes, I am the intermediary between the public and the developer and we forward concerns that are raise that may be able to be addressed on a summary basis so that the developer can take into account the concerns of the public in their design.

Any comments submitted to me are part of the public record and are ultimately included in my staff report that goes forward to the Planning Advisory Committee. Should you not want your comments included as part of the public record, please let me know and I will not include them in the report.

Thanks.

Laura Mosher MCIP LPP (She/Her)

Manager, Planning and Development Services

181 Coldbrook Village Park Drive, Coldbrook B4R 1B9

t: (902) 690-6102 f: (902) 679-0911

www.countyofkings.ca

From: basma kavanagh <basma_kay@hotmail.com>

Sent: December 20, 2021 11:10 AM

To: Laura Mosher < lmosher@countyofkings.ca>

Cc: June Granger < councillor.granger@countyofkings.ca>

Subject: Re: Concerns about proposed development in Canning

Hello Laura,

Thank you for your prompt reply. I'm glad to learn that you are also looking into some of the issues we've raised. Thank you, too, for the information about Kings Transit--I understand that they are their own entity, however, I would hope that planning conversations would extend across organizations to ensure safe and sustainable growth in Kings County.

I wonder if you can clarify what you mean by "forwarding" my concerns to the developer. My understanding is that as the intermediary between community and the developer that you would consider community feedback and incorporate it into your recommendations on the application. To be clear, I have not given permission for you to share my personal information or views with the developer.

Thank you,

Basma

Basma Kavanagh http://www.basmakavanagh.ca

From: Laura Mosher < lmosher@countyofkings.ca>

Sent: December 20, 2021 9:38 AM

To: 'basma kavanagh' < basma_kay@hotmail.com>
Co: June Granger < councillor.granger@countyofkings.ca>
Subject: RE: Concerns about proposed development in Canning

Hello Basma,

Thank you very much for your thoughtful comments and suggestions – I will forward them on to the applicant.

We are looking into most of these concerns at this time however, I did want to let you know that Kings Transit is a separate body from the Municipality and, as such, they set their own service levels. While we are not aware of any plans at this time for the extension of transit to Canning, a development of this size and density may very well generate the demand required to make the provision of transit services more feasible to Canning.

Thank you again for your comments and suggestions. I hope you and your family have a wonderful holiday season.

Laura Mosher MCIP LPP (She/Her)

Manager, Planning and Development Services

181 Coldbrook Village Park Drive, Coldbrook B4R 1B9 t: (902) 690-6102

f: (902) 679-0911

www.countyofkings.ca

From: basma kavanagh <basma kay@hotmail.com>

Sent: December 20, 2021 9:08 AM

To: Laura Mosher lmosher@countyofkings.ca

Cc: June Granger < councillor.granger@countyofkings.ca > Subject: Concerns about proposed development in Canning

Dear Laura,

We are writing to express our reservations about the proposed Parsons Green development near the J Jordan Rd. in Canning. As presented, the scale of this development is inappropriate for the community—too large in terms of building size, height, number of units, number of potential residents, and vehicles.

Parsons Green propose to build up to 6 five-storey buildings, yet the tallest buildings in Canning are only 2.5 or 3-storey—these are older, single-family homes and historic commercial buildings on the main street. On Summer St. and J Jordan Rd., adjacent to the site of the proposed development, most homes are single level with basements. Building 5 storey buildings in this neighbourhood is highly inappropriate—one might say anti-community. We suggest that instead building heights be limited to 3 storeys, so that everyone—residents of the new development and existing residents of Canning—can continue to benefit from the sightlines and scale of the village that presumably made it attractive to the developers. We have lived where people look down from apartment buildings into the yards of single-family houses or duplexes: it's not a direction anyone should intentionally go. Thorough planning should prevent issues like that.

Limiting the height of the buildings would help to address our next concern: that the proposed development contains too many units. As proposed, the density of the development is nearly 20 units per acre: much higher than the surrounding area, and unnecessarily high if the goal is simply improving density overall. The population of Canning on the 2016 census was 712. The proposed development includes up to 442 units: that's a minimum of 442 new residents and would increase the village population by more than fifty percent. However, with 442 units (as proposed), this could represent as many as 1768 new residents, tripling the population of the village. The Village of Canning provides services to approximately 3000 people in the area. Can the village infrastructure support an influx of new residents of this size? Our suggestion is that a development of about 144 units (about 1/3) is more appropriate to the site and to the capacity of the village to support more people, vehicles, and traffic.

Related to the issue of potential units is the number of potential cars and parking spots. As presented, the project site plan looks like it was designed half a century ago, with randomly placed buildings and acres of outdoor parking. Decades of similar developments elsewhere have shown that such designs create pedestrian-unfriendly wastelands of wind tunnels and all-day shade. If green space and active transportation are required in new developments, parking spaces around the buildings should be minimized, moved underground (as in Parsons Green's recent Miners Marsh development in Kentville), or, to a small building dedicated to parking, instead of covering valuable green space with asphalt. Additionally, we suggest that the site plan "flip" the location of green space from the east side of the property to the west side where it would create a visual and sound barrier between the new development and the existing properties along J Jordan Rd. Combined with reducing the height of the buildings and the total number of units, this might leave space for additional green space on the east side of the property—that's starting to sound like a project we could support.

We walk, bike, or drive on the J Jordan Rd. daily, and can attest to the fact that there are already parking and congestion issues. These issues are also evident in downtown Canning. On the J

Jordan, the issues stem from the heavy traffic at the schools, sports fields, the village office, and the arena. When the village office reminds football people not to park at the community hall, J Jordan Rd. is often lined with cars on both sides: it's dangerous and not sustainable. It's also a situation that shouldn't be exacerbated by the addition of hundreds of vehicles on that block—the same block where the fire station is situated, and where children from the early childhood centre, the elementary school, and the high school walk every day.

There are several possibilities that should be considered together, to avoid these potential problems:

- 1) fewer units
- 2) a bus route from Canning that connects with the King's Transit routes (so people could be car free in Canning, or drive less), to prevent parking and congestion issues
- 3) the developers should negotiate a right-of-way across the two properties that separate the proposed site from Marco Dr., creating an additional exit from the development (on the east side) onto a street (Chapel Dr.) that doesn't have as much traffic.

We trust that you will take our concerns seriously, as residents of both the neighbourhood and the village that will be impacted by this development. We are not opposed to a well-thought out, greener, smaller version (about 1/3 scale) of the proposed development. However, as currently proposed, this development is problematic and does not conform to your MPS policies: it is *not* well integrated with surrounding lands (3.1.11), it does not complement existing developments (3.1.13 m), and from our daily experience of the J Jordan Rd., it will create traffic congestion or hazards, counter to MPS policy (5.3.7).

We would welcome the opportunity to discuss this further.

Keith Williams and Basma Kavanagh 1207 J Jordan Rd. (902) 582-7551

Basma Kavanagh

http://www.basmakavanagh.ca

This message contains confidential information and is intended only for the intended recipient(s). If you are not the named recipient you should not read, distribute or copy this e-mail. Please notify the sender immediately via e-mail if you have received this e-mail by mistake; then, delete this e-mail from your system.

houdinidesign ARCHITECTS

Lisa Tondino
3325 Highway 358
Canning NS B0P IH0
902.452.3875
houdinidesign@gmail.com

December 23, 2021

Jeremy Banks
Planning Dept.
Municipality of Kings County
87 Cornwallis Street
Kentville NS B4N 2E5
902.678.6141
jbanks@countyofkings.ca

RE: PROPOSED DEVELOPMENT FOR NOEL TAIANI / J.JORDAN & SUMMER STREET, CANNING, COUNTY OF KINGS

Dear Jeremy Banks,

Please regard this letter as my expression of disappointment with the proposed development for J. Jordan and Summer Streets in Canning for the reasons described below.

Scale

Having reviewed the public information meeting about the proposed development, I find that the initial site plan does not show any sensitivity to the existing landscape. A five-storey mid-rise building will disrupt the area's visual scale and, in effect, it will look and feel like a high-rise in our community. The developer is proposing a type of development that is designed for city scale. By contrast, Canning's nearby housing stock is 1.5 storeys in building height, and Main Street is two to three storeys in building height. In short, the scale of the proposed development is completely incongruous with the existing buildings in Canning.

Net-Zero

We do not believe this development is in keeping with the County's Kings 2050 Vision. Given climate change, all new developments should be net-zero and this would be in the spirit of the County's official plan. It is very important to our future that all new development contributes to decreasing greenhouse gases, promoting energy efficiency and mitigating water use and light pollution.

Transportation & Accessibility



Image I Sustainable Community in Holland-Zuiderloo — Axonometric

This low-rise community development under construction in the Netherlands gives the viewer a sense of appropriately scaled development and it demonstrates a sense of order, an appreciation of neighbourhood and the potential for bus routes and shops. It meets the cultural, social and architectural needs of a community.



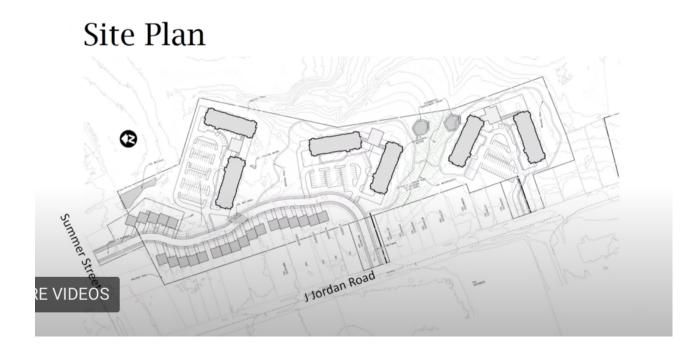
Image 2 Example of Scale to Street, Local Materials and Careful Attention to Detail

Has the J. Jordan / Summer Street developer anticipated requiring grocery stores and transportation? What is their vision for ensuring the development is accessible? Will this project be Rick Hansen Certified? Knowing that the community will need to be informed on which accessibility standards this project is meeting, how many accessible units will there be and what quantity of accessible parking?



Image 3 Example of Scale to Street, Order and Repetition appropriate to the street

Note: Designs and materials would need to be adjusted to suit the architectural style of the Annapolis Valley.



Site Plan

Buildings in the proposed development are randomly placed on the site with large areas of parking in front of the buildings, creating isolation within the community rather than cohesion. In this scenario, parking areas become windy wastelands where people cannot cross, and they become dangerous for people with disabilities.

The community should not be persuaded by a layout/plan circa 1960s. The emphasis on individual

parking, mid-rises and cul de sacs has proven to be a poor way to plan communities. Jane Jacobs worked tirelessly to protect communities from just this type of plan because it has demonstrably eroded the culture, social and architectural qualities in our beautiful places. This development is based on a very old approach to planning communities. These types of developments are one-offs and often look out of scale to the community. This is akin to Fenwick Towers, a much taller building which continues to be an eyesore in Halifax.

As proposed, these buildings will create wind tunnels. The big spaces between the tall buildings will not be nice places to spend time in, as vast open spaces will be shaded by the buildings. And if community people will not use these spaces, that would not be good planning.

We request that the developer clarify: What do they offer the community? What does their plan give the local people who have to participate in it everyday? Has there been thought given to developing this area as a neighbourhood and including further plans for shops, stores and cafés? As it stands, this type of development is homogenous and does nothing to promote our local culture and architecture; it could be in any big city anywhere in Canada.

Landscape, Beauty and Place

This proposed development ruins the beautiful landscape we have been gifted in the Annapolis Valley. As our visitors and new residents come to the Valley to experience nature, unique architectural character and the environment, it will discourage tourism in our communities. It does not respond to the scale and country lifestyle we have.

When you consider the Valley, its rolling hills and farmland, the tallest structures are the church spires and barns. These architectural structures create a sense of scale and intrinsically set a maximum height for development. Countless examples exist in small European towns whereby a high-density does not occlude the sense of place with over-scaled high rises.

Our building forms are gable roofs with two storeys, forms that reflect traditional methods of building. A new developer in the community should not be permitted to upset the existing patterns, to get away with a complete disregard for history, with no set limitations in place to control inappropriate forms from being built.

Building form is critical. Without a precedent for highrise typology in our community, it is city dwellers who live in apartments that are very separate from nature. Here in the Valley, where there are no city amenities, a development like the proposed is without context. The proposed buildings are islands with no connection to the landscape and nature. It is a real capitalist expression with this design: that the occupants will own a view of the Valley. In reality the dominant result for residents will be separation from other people in their community.

The Annapolis Valley is a destination for homeowners not because they want to relocate to a community where highrises scatter the landscape, but because they want to enjoy country life. To accept anything less by any developer that wants to build in our community is doing a disservice to

those greater values.

We have been fortunate given our slow growth in the Valley that there has not been a population explosion with poorly planned, badly built and unsustainable developments, as has unfortunately happened in so many communities elsewhere in Canada, leaving those municipalities with the responsibility of demolishing structures that didn't work.

We need to take the lessons learned from other communities, such as Lunenburg, a strong local example of a community that fought to maintain its heritage, scale and architecture. Can the County of Kings look to Lunenburg County for guidance with our municipal planning?

Mixed Use

A high number of the units in vibrant developments are affordable for people on low incomes. While a whole development should be neither high nor low income, it has been demonstrated that communities flourish when there is a range of people living together from different backgrounds, incomes and experiences. Are these buildings going to include people with mixed incomes and histories?

I will follow the next steps with this proposal with great interest and am interested in discussing any of the above topics with the planning department, community or developer.

Sincerely,

Lisa Tondino Principal Architect

From: Laura Mosher

Sent: January 4, 2022 11:23 AM
To: 'necmacleod@hotmail.com'

Cc: 'Ruth'

Subject: FW: Planned Expansion Between J Jordan Rd & Summer St, Canning

Hello Nancy,

Thank you for your email and your concerns regarding this application.

We are still processing this application. The processing of the application consists of us reviewing the application on the basis of our policies which include considerations related to public infrastructure such as roads, fire service, water and sewer services. Telephone, cable and internet are privately provided infrastructure and it would be up to the companies to provide these services to future residents. We have also required the applicant to submit drainage plans and studies to ensure that all stormwater and drainage flows are consistent with or lesser than current flows. That is to say, that that proposed development will not make any current conditions worse.

With regard to the work being done on site in advance of the approval of the application. The owner of the property is able to prepare the site for development including removing vegetation, excavation and other activities that do not require development or building permits.

The Village has been informed of this application and is able to submit any concerns or comments that they have to the Municipality for consideration. Similarly, any correspondence, including this email, received from the public will be included for consideration by the Planning Advisory Committee.

Please do not hesitate to reach out again if you have any other questions or concerns. Thanks,

Laura Mosher MCIP LPP (She/Her)

Manager, Planning and Development Services

181 Coldbrook Village Park Drive, Coldbrook B4R 1B9

t: (902) 690-6102 f: (902) 679-0911 www.countyofkings.ca

From: Nancy MacLeod < necmacleod@hotmail.com >

Sent: December 11, 2021 10:32 AM

To: Jeremy Banks < jbanks@countyofkings.ca>

Cc: Village of Canning <village.canning@xcountry.tv>

Subject: Planned Expansion Between J Jordan Rd & Summer St, Canning

Mr. Banks,

At about 9:15 this morning I saw and backhoe being maneuvered on to the lot next door to 988 J Jordan Rd. It appears there will be some digging done in the near future. Why? The last we Canning residents heard was that the proposed development was only in the planning stages, but today I saw large equipment getting

ready to dig. Are you aware of this? Also, are you aware that there is already a flooding problem on J. Jordan Rd and the proposed development will only make that worse?

It seems to me that the starting to dig in December is not really the best idea for anybody. If we get any amount of snow that machine may be covered for months.

There is still no additional infrastructure in place for these additional units, nor has there been any discussion about them. We are talking about things like postal delivery, fire services, water services, telephone, cable and internet (just to name a few). What has been done with that regard, or is everything going to be left to the last minute?

I fear this development will be shoved into Canning without any regard to its current residents & without any input from the Village Council.

I look forward to hearing from you soon.

Nancy MacLeod Canning

From: Laura Mosher

Sent: April 19, 2022 3:01 PM
To: 'Nancy MacLeod'
Cc: June Granger

Subject: FW: Open House - April 13th - Canning

Hello Nancy,

I'm sorry that you did not find the Open House to be useful. Any suggestions you might have for future consultations for other planning applications would be appreciated if you wish to share. That being said, I will do my best to answer your questions.

With regard to crime, the RCMP provides, and will continue to provide, coverage to Canning and will be able to address any trespass or theft that may occur as a result of this development. There is no indication that development at this density, in and of itself, will contribute to increased criminal activity.

With regard to water and sewer capacity, these are matters we are looking into. At this time, we have no cause for concern regarding the capacity of either system. The applicant is responsible for snow removal and with ample green space on the property, we do not have concerns regarding the storage of snow. Similarly, the applicant is required to ensure that garbage is contained and that appropriate pickup is arranged.

With regard to schools, we have consulted with the school board and they did not have concerns. Daycare services are typically provided by private entities based on market drivers and are not generally a matter that is considered as part of planning applications.

We have consulted with the Canning Fire Department and they have indicated that, between themselves, and mutual aid from other departments, that there is capacity to provide service to this proposed development.

With regard to the rents and the target market for the proposed apartments and townhomes, this is not a consideration under our municipal policies. While we recognize that there is a housing crisis, this is being experienced by people at all income levels, except for the very wealthy, and therefore, the provision of housing at all but the highest end, will assist in alleviating some of the pain experienced as a result of the housing crisis.

We do not have a way to predict whether taxes will go up as a result of this development. Municipal taxes are calculated based on the value of the property multiplied by the tax rate set by Municipal Council. The tax rate is set at budget time and not in response to development applications or other circumstances outside of budget consideration. The value of your property is determined by Property Valuation Services (https://www.pvsc.ca/en/home/default.aspx). They can provide additional information about what all goes into the determination of your home's value. We are preparing a financial analysis for this proposal to determine whether the financial benefits (based on taxes generated by this development) exceed the costs (if any) to the Municipality as a result of this proposal which can be reviewed as part of the staff report when it is available for public review.

Please let me know if you have any additional questions. Thanks,

Laura Mosher MCIP LPP (She/Her)

Manager, Planning and Development Services

181 Coldbrook Village Park Drive, Coldbrook B4R 1B9

t: (902) 690-6102 f: (902) 679-0911

www.countyofkings.ca

From: June Granger < councillor.granger@countyofkings.ca>

Sent: April 16, 2022 12:29 PM

To: 'Nancy MacLeod' <necmacleod@hotmail.com>
Cc: Laura Mosher <lmosher@countyofkings.ca>
Subject: RE: Open House - April 13th - Canning

Hello Nancy MacLeod,

Thank you for your comments & concerns.

The Open House was a chance for the Developer to show you his plans. The Developer does not *have* to have an Open House, but opted to with the thought that it might be a good way people could visualize their project, rather than speculate.

No decisions have been made at this time. This application is with the Planning Dept. at the Municipality. I have c.c.'d Laura Mosher, Manager, Planning & Development Services, who was at the Open House & available for questions. She may be able to address some of your concerns much better than I. Regards,

June Granger

Councillor, District 1 t: (902) 582-7083 councillor.granger@countyofkings.ca www.countyofkings.ca

From: Nancy MacLeod [mailto:necmacleod@hotmail.com]

Sent: April 14, 2022 11:30 AM

To: June Granger < councillor.granger@countyofkings.ca>

Subject: Open House - April 13th - Canning

Ms. Granger,

I was at the open house last night in Canning and it was a waste of time. The developer does not want to hear about anybody's concerns regarding this development. I was speaking with one of the developers and when he got tired of listening to me he simply walked away.

I am now appealing to you to look very seriously into this matter. There are several issues which should be dealt with before the ground is broken. I have already mentioned many of these issues to the Municipality and all I am getting is "buck passing". I will relate in this e-mail several of the issues I am still looking for answers to

- 1. What about crime? If you put that many people together tightly packed there is bound to be crime. To add to that, what about trespassing and theft from the properties near this new development?
- 2. Facilities such as water, sewer, snow removal, garbage pick-up, school and daycare space? Our schools are filled to capacity now, where are the children from this development going to go to school? Will they be bussed to NKEC and Glooscap or will they walk?
- 3. What about flooding into the existing properties?
- 4. What about police and fire services? Things are stretched pretty thin now.
- 5. Will these be "luxury" apartments? If so, that defeats the purpose of the development, this is supposed to be help ease the housing crisis, luxury apartments will not ease a housing crisis.
- 6. Will our municipal taxes go up?
- 7. Who is the target market for these apartments and townhouses? Young professionals? Retirees? People moving from Central Canada to retire?

I am still looking for answers to these and many other questions. I have been in contact with our MLA, John Lohr (the Minister of Housing) and he "passed the buck" back to the Municipality. I met several people at the open house last night and the only people who thought this was a good idea was the developer, nobody who lives in Canning wants this highly dense housing development.

I am asking you to please help me get some answers to these questions.

Thank you.

Nancy MacLeod

This message contains confidential information and is intended only for the intended recipient(s). If you are not the named recipient you should not read, distribute or copy this e-mail. Please notify the sender immediately via e-mail if you have received this e-mail by mistake; then, delete this e-mail from your system.

From: Laura Mosher

Sent:April 20, 2022 2:29 PMTo:'kyvonnepurdy@gmail.com'Subject:RE: Canning development

Hi Kathleen,

The traffic study was completed in late October of 2021. The traffic study is shared with the provincial department of Public Works but is not circulated otherwise. The study found that the intersection of J Jordan Road and Highway 221 as well as the intersection of Highway 221 and Highway 358 are both operating well pre-development. At full build-out it was recommended that a northbound left turn lane be added to the intersection of Highway 221 and Highway 358. The study also recommended a crosswalk to be installed on J Jordan Road at the northerly access to the subject site (across from the elementary school) to enable students to safely cross and access the school.

The province reviewed the report and agreed with the suggestion of a left turn lane but indicated this would be a future consideration. They disagreed with the traffic engineer and suggested that a crosswalk at the southerly entrance on J Jordan Road would be safer and more appropriate. Please be aware that, since the Municipality is not the road authority, we have no ability to require any of these upgrades as part of the approval of the development.

Thank you also for the comments related to site contamination – we will look into this with provincial counterparts.

Thanks,

Laura Mosher MCIP LPP (She/Her)

Manager, Planning and Development Services

181 Coldbrook Village Park Drive, Coldbrook B4R 1B9

t: (902) 690-6102 f: (902) 679-0911 www.countyofkings.ca

From: Kathleen Purdy <kyvonnepurdy@gmail.com>

Sent: April 20, 2022 10:13 AM

To: Laura Mosher < lmosher@countyofkings.ca>

Subject: Re: Canning development

Hi Laura,

RE the traffic study, could you please share when and where one was carried out in Canning? Who has access to that study? Or, at least, to the results of the study?

Re the environmental assessment, the property in question may have been apple orchards in the past and if so, there could be lead/arsenic in the soil due to the use of DDT. I know there are areas close by where that is the case.

Kathleen

On Wed, Apr 20, 2022 at 9:50 AM Laura Mosher lmosher@countyofkings.ca wrote:

Hi Kathleen,

It is not our practice to share a traffic study with members of the public. We have forwarded the report to the provincial Department of Public Works since they are the road authority for review and approval.

In terms of an environmental study, is there a particular concern that you have in that regard?

Thanks,

Laura Mosher MCIP LPP (She/Her)

Manager, Planning and Development Services

181 Coldbrook Village Park Drive, Coldbrook B4R 1B9

t: (902) 690-6102

f: (902) 679-0911

www.countyofkings.ca

From: Kathleen Purdy < kyvonnepurdy@gmail.com>

Sent: April 20, 2022 8:13 AM

To: Laura Mosher lmosher@countyofkings.ca

Subject: Re: Canning development

Hello Laura,

I have a few questions following the Development Open House last week.

First, has there been a traffic study to determine the effect this new development will have on traffic flow within Canning? If so, could I have a copy of the report? Also, I would like a report of any environmental study on the property in question.

Thanks,

Kathleen Purdy

This message contains confidential information and is intended only for the intended recipient(s). If you are not the named recipient you should not read, distribute or copy this email. Please notify the sender immediately via e-mail if you have received this e-mail by mistake; then, delete this e-mail from your system.

This message contains confidential information and is intended only for the intended recipient(s). If you are not the named recipient you should not read, distribute or copy this email. Please notify the sender immediately via e-mail if you have received this e-mail by mistake; then, delete this e-mail from your system.

This message contains confidential information and is intended only for the intended recipient(s). If you are not the named recipient you should not read, distribute or copy this e-mail. Please notify the sender immediately via e-mail if you have received this e-mail by mistake; then, delete this e-mail from your system.

MUNICIPALITY of the COUNTY of KINGS

PUBLIC OPEN HOUSE COMMENT FORM (File 21-09)

Name: Jill Barkhouse	
Civic Address: 234 Aboiteau Rd, Canning	
Phone Number/Email Address: <u>902-670 9475</u> (phone number and email address will be used only for follow up if necessary)	·····

Comments:

Curious about what focus has been in place re! mixed space, ie: increased retail, services, housing needs (ie: low income)-as part of this development.

How has it considered current community capacity e demographics?

-Will it generating local employment opportunities?

PUBLIC OPEN HOUSE COMMENT FORM (File 21-09)

lame:	olly Santor	rd.
ivic Address	: 988 J J	Jordan Rd.
	er/Email Address: <u>90</u> per and email address wi	will be used only for follow up if necessary)
processing the second		

As an adjacent property owner to this development, my main concerns are:

- Retaining some sort of privacy to mine and other adjacent properties, this could be done with treed areas along property lines or landscaping
- The traffic and speed on J Jordan Rd is already very high, addition of this many dwellings will likely significantly increase it. Please consider this and how it effects the community when considering the development. Speed limit on J Jordan is currently 60km, please consider changing it to 50km.
- Pedestrian safety. Living on the non-sidewalk side of the road, I can say it is traitorous to cross J Jordan Rd. With the addition of a new development and many more people, please consider adding a crosswalk, or improving or moving the crosswalk or sidewalk that is existing to improve safety. This road has many young people present with a school, daycare, arena, fire station, and football, soccer, and baseball fields.
- 5 story apartment buildings are very high, and there is nothing close to this height anywhere in or near Canning. This is concerning as it doesn't seem fitting to the community.
- Canning is a very family oriented community, I'm surprised that there are only 1 and 2 unit dwellings proposed in the apartment buildings, as this will not provide housing options for young families.

PUBLIC OPEN HOUSE COMMENT FORM (File 21-09)

Name: John Robinson
Civic Address: 1066 Jordan Rd
Phone Number/Email Address: 10001050000005500000000000000000000000
(phone number and email address will be used only for follow up if necessary)

Comments:

(an existing Fresh water and sewer lines hand le this?

A 5 strong trulding, what about a ladder truck for the fire department?

Water run off?

PUBLIC OPEN HOUSE COMMENT FORM (File 21-09)

Name: Claire leddy			
Civic Address: 234 Carning Aboitean Rd			
Phone Number/Email Address: Keddy (wahotman), com			
(phone number and email address will be used only for follow up if necessary)			

- Need affordable housing options. - focus on slow, sustainable growth - bolid, clear plan for infrastructure in (parking, traffic control, Village! schools & ammenties, shapping, sewer, water, taxes, meter.)



PUBLIC OPEN HOUSE COMMENT FORM (File 21-09)

Name: DAWN TIGGINS
Civic Address: 1143 CHAPEL RD.
Phone Number/Email Address: 902 - 298 - 0199 (phone number and email address will be used only for follow up if necessary)
Comments: Progressive vision would be good to see. - living roof - shared community gardens - zero net buildings that could chiminate or reduce ned for village infrastructure - retail space to reduce traffic on Hain St. - "eco" paving for parking - more permeable to rain, less teat capture

PUBLIC OPEN HOUSE COMMENT FORM (File 21-09)

Name: Many Lee Heathey
Civic Address: 9820 Mari
Phone Number/Email Address: <u>Nancy. roscoe</u> <u>Q y Country.</u> two (phone number and email address will be used only for follow up if necessary)
Comments:
I hope there wiel be an open presentation to have all concerns. addressed.
presentation to have all concerns.
addressed.

PUBLIC OPEN HOUSE COMMENT FORM (File 21-09)

Name: _	BASMA	KAVANA64	2 KEITN	WILLIAMS	
Civic Address: 1207 J. JORDAN 20.					
Phone Number/Email Address: basma km @ hotmail . () (phone number and email address will be used only for follow up if necessary)					

Comments:

WHERE TO START? I HOVE NIZITION TO THE CONNEY
ALDEDDY ABOUT THIS TOTALLY INAPPROPRIATE DEVELOPMENT.

IT'S TOO TALL. TOO BIG, POURLY PLANNED, PAIRLY PLACED.

IT MAKES NO SENSE AT ALL TO BUILD SUMETHING LIKE
THIS HERE. TOWN HOUSE, SURE. 3-STUREY BUILDINGS, YES,

FIVE-STORY? NO. TRIPLING THE POPULATION of THE VILLABLE?

NO. OUTDOOR PARKINGS—IS THIS 1360? PERSIAPS THE

SENSE THAT THE OPINIONS, NEEDS, & RIGHTS OF THE PEOPLE

WHO ALREDDY LIVE IN CONNING SUPPORT LICAL BUSINGSSES

RPAY TOXES FOR INFRASTRUCTURY 2 SOCHOOLS, ETC. WON'T

MATTER AT ALL., BECAUSE HERE COMES "PROGRESS" & "GRANTH"

AND IT DUESN'T MATTER IF THEY ARE THE WRONG SIZE, DE KIND OF GRUNTA FOR RURAL NOWA SCOTIA. THE COUNTY SHOULD SHOULD VALUE ITS RESIDENTS OVER THE WHIMS OF A DEVELOPEN WHO LIVES ELSENHERE WITH ONLY FINANCIAL INTERST IN THIS PLACE.

PUBLIC OPEN HOUSE COMMENT FORM (File 21-09)

Name: _

Civic Address: dd // North Ave Carry
Phone Number/Email Address: $902 - 691 - 2931$ (phone number and email address will be used only for follow up if necessary)
Comments:
- flow about solar power?
- Green Bottops?
- Grey water processing
- Love the walk trails # dag park
- Comminty serders
- Development/access to the pords

PUBLIC OPEN HOUSE COMMENT FORM (File 21-09)

Name:	Kathle	er Her	dy			
Civic Add	ress:					
Phone Nu (phone no	ımber/Email <i>i</i> umber and er	Address: <u>K</u> <u>JV</u> nail address will	be used only for	followup if necess	comsary)	
Comme	nts:	menteel	cesse	ss ment		
Je H	affice	nenteel assessn	nent			

APPENDIX C - Draft Development Agreement

THIS DEVELOPMENT AGREEMENT made between:

4325323 Nova Scotia Limited, of Halifax, Nova Scotia, hereinafter called the "Property Owner",

of the First Part

and

MUNICIPALITY OF THE COUNTY OF KINGS, a body corporate pursuant to the Municipal Government Act, S.N.S., 1998, Chapter 18, as amended, having its chief place of business at Coldbrook, Kings County, Nova Scotia, hereinafter called the "Municipality",

of the Second Part

WHEREAS the Property Owner is the owner of certain lands and premises (hereinafter called the "Property") which lands are more particularly described in Schedule A attached hereto and which are known as Property Identification (PID) Number PID 55354385, 55384796 and 55008627; and

WHEREAS the Property Owner wishes to use the Property for comprehensive neighbourhood development; and

WHEREAS the Property is situated within an area designated Residential on the Future Land Use Map of the Municipal Planning Strategy, and zoned Comprehensive Neighbourhood Development (R5) and Residential One and Two Unit (R2) on the Zoning Map of the Land Use By-law;

WHEREAS policy 3.1.13 and 3.1.14 of the Municipal Planning Strategy and section 4.7.4 of the Land Use By-law provide that the proposed use may be developed only if authorized by development agreement; and

WHEREAS the Property Owner has requested that the Municipality of the County of Kings enter into this development agreement pursuant to Section 225 of the Municipal Government Act so that the Property Owner may develop and use the Property in the manner specified; and

WHEREAS the Municipality by resolution of Municipal Council approved this Development Agreement;

Now this Agreement witnesses that in consideration of covenants and agreements contained herein, the parties agree as follows:

PART 1 AGREEMENT CONTEXT

1.1 Schedules

The following attached schedules shall form part of this Agreement:

Schedule A Property Description

Schedule B Phasing Plan

Schedule C Site Plan

Schedule D Subdivision Sketch

1.2 Municipal Planning Strategy and Land Use By-law

(a) *Municipal Planning Strategy* means By-law 105 of the Municipality, approved on March 5, 2020, as amended, or successor by-laws.

- (b) Land Use By-law means By-law 106 of the Municipality, approved on March 5, 2020, as amended, or successor by-laws.
- (c) Subdivision By-law means By-law 60 of the Municipality, approved September 5, 1995, as amended, or successor by-laws.

1.3 Definitions

Unless otherwise defined in this Agreement, all words used herein shall have the same meaning as defined in the Land Use By-law unless the context clearly indicates otherwise. Words not defined in the Land Use By-law but defined herein are:

(a) Development Officer means the Development Officer appointed by the Council of the Municipality.

PART 2 DEVELOPMENT REQUIREMENTS

2.1 Permitted Uses and Requirements

That the Parties agree that the following uses shall be developed on the Property in the following phases and subject to the following requirements:

- (a) Phase 1 as shown on Schedule B Phasing Plan consisting of the following:
 - Two multi-unit dwellings and a connected amenity area building within the area identified as 'Phase 1 Apartment Development Envelope' as shown on Schedule C – Site Plan.
- (b) Phase 2 as shown on Schedule B Phasing Plan consisting of the following and subject to the approval of a tentative plan of subdivision for the Future Public Road and associated infrastructure as generally shown on Schedule B Phasing Plan:

- Two multi-unit dwellings and a connected amenity building within each of the areas identified as 'Phase 2 Apartment Development Envelope' as shown on Schedule C – Site Plan; and
- ii) Townhouse dwellings containing up to 22 residential units total within the areas identified as Townhouses on Schedule C Site Plan and subject to the requirements of the Residential Multi-unit (R4) Zone..
- (c) Multi-unit dwellings shall be subject to the following requirements:
 - i) A maximum of 70 residential units shall be permitted per dwelling;
 - ii) A maximum height of 60 feet or five storeys shall be permitted; and
 - iii) A minimum front setback of 16 feet from the future public road.
- (d) Accessory buildings and uses shall be permitted and shall be subject to the zone requirements of the Residential Multi-unit (R4) Zone. Accessory buildings and uses are not required to be located within a Development Envelope.

2.2 Site Plan

All uses enabled by this Agreement on the Property shall be developed in general conformance with Schedule C - Site Plan;

2.3 Parking

- (a) Parking shall be provided at a rate of 1.4 spaces per residential unit for multi-unit dwellings and shall be located on the same lot as the associated use.
- (b) Parking areas associated with multi-unit dwellings shall be subject to section 14.5.1 of the Land Use By-law.
- (c) Parking shall be provided at a rate of 1 parking space per residential unit for townhouses.

2.4 Appearance of Property

The Property Owner shall at all times maintain all structures and services on the Property in good repair and a useable state and maintain the Property in a neat and presentable condition.

2.5 Solid Waste Storage

Solid waste associated with the multi-unit dwellings shall be contained within an enclosed area until it is transported to the area designated for pick up.

2.6 Drainage Plan

A drainage plan, satisfactory to the Municipal Engineer shall be submitted at the time of permitting for Phase 1 and as part of the subdivision approval for the Future Public Road.

2.7.1 Subdivision

- (a) Subdivision approval for the development of the Future Public Road shall be subject to the following additional requirements:
 - The tentative plan of subdivision shall include the consolidation of PID 55008627 with PID 55354385;
 - ii) Notwithstanding the requirements under the Subdivision Bylaw, a ten percent contribution consisting of either land, money or a combination thereof shall be submitted before endorsement of approval on the final plan of subdivision for the purposes of public open space;
 - ii) A sidewalk having a width no less than five feet and subject to the requirements of the Municipal Specifications contained within the Subdivision Bylaw shall be provided on one side of the public road shown on Schedule C Site plan; and
 - iii) A combination of easements and/or land dedication to the benefit of the Municipality shall be required upon approval of the final plan of subdivision to access the stormwater management ponds shown on Schedule C Site Plan for the purposes of maintenance and repair.
- (b) Additional subdivision may occur as generally shown on Schedule D Subdivision Sketch.
- (c) Subdivision of individual residential units within townhouse dwellings shall occur in accordance with the requirements for townhouses in the Residential Multi-unit (R4) Zone.
- (d) Engineering record drawings shall be submitted to the Municipal Engineer within 30 days of completion of any work related to the implementation of a drainage plan.

2.8 Erosion and Sedimentation Control

During any site preparation, construction activities or demolition activities of a structure or parking area, all exposed soil shall be stabilized immediately and all silt and sediment shall be contained within the site as required by the Municipal Specifications and according to the practices outlined in the Department of Environment *Erosion and Sedimentation Control Handbook for Construction*, or any successor documents, so as to effectively control erosion of the soil.

2.9 Lighting

The Property Owner shall ensure that any lights used for illumination of the Property or signs shall be arranged so as to divert light away from streets and neighbouring properties.

2.10 Servicing

The Property Owner shall be responsible for providing adequate water services and wastewater disposal services to the standards of the authority having jurisdiction and at the Property Owner's expense.

PART 3 CHANGES AND DISCHARGE

- Any matters in this Agreement which are not specified in Subsection 3.2 below are not substantive matters and may be changed by Council without a public hearing.
- **3.2** The following matters are substantive matters
 - (a) the uses permitted on the Property as listed in Section 2.1 of this Agreement;
 - (b) development that would result in any change to Schedule C Site Plan for uses specifically enabled by this Agreement.
- **3.3** Upon conveyance of land by the Property Owner to either:
 - (a) the road authority for the purpose of creating or expanding a public street over the Property; or
 - (b) the Municipality for the purpose of creating or expanding open space within the Property;

registration of the deed reflecting the conveyance shall be conclusive evidence that that this Agreement shall be discharged as it relates to the public street or open space, as the case may be, as of the date of registration with the Land Registry Office but this Agreement shall remain in full force and effect for all remaining portions of the Property.

- 3.4 Notwithstanding the foregoing, discharge of this Agreement is not a substantive matter and this Agreement may be discharged by Council at the request of the Property Owner without a public hearing.
- 3.5 Council may discharge this Agreement thirty (30) days after a Notice of Intent to Discharge has been given. Notwithstanding any other provision of this Agreement, the discharge of this Agreement is not a substantive matter and this Agreement may be discharged by Council without a Public Hearing.

PART 4 IMPLEMENTATION

4.1 Commencement of Operation

No construction or use may be commenced on the Property until the Municipality has issued any Development Permits, Building Permits and/or Occupancy Permits that may be required.

4.2 Drawings to be Provided

When an engineered design is required for any portion of a development, record drawings shall be provided to the Development Officer within ten days of completion of the work which requires the engineered design.

4.3 Expiry Date

(a) The Property Owner shall sign this Agreement within 60 days from the date the appeal period lapses or all appeals have been abandoned or disposed of or the development agreement has been affirmed by the Nova Scotia Utility and Review Board or the unexecuted Agreement shall be null and void;

PART 5 COMPLIANCE

5.1 Compliance With Other By-laws and Regulations

- (a) Nothing in this Agreement shall exempt the Property Owner from complying with Federal, Provincial and Municipal laws, by-laws and regulations in force or from obtaining any Federal, Provincial, or Municipal license, permission, permit, authority or approval required thereunder.
- (b) Where the provisions of this Agreement conflict with those of any by-law of the Municipality applicable to the Property (other than the Land Use By-law to the extent varied by this Agreement) or any statute or regulation, the higher or more stringent requirements shall prevail.

5.2 Municipal Responsibility

The Municipality does not make any representations to the Property Owner about the suitability of the Property for the development proposed by this Agreement. The Property owner assumes all risks and must ensure that any proposed development complies with this Agreement and all other laws pertaining to the development.

5.3 Warranties by Property Owner

The Property Owner warrants as follows:

- (a) The Property Owner has good title in fee simple to the Lands or good beneficial title subject to a normal financing encumbrance, or is the sole holder of a Registered Interest in the Lands. No other entity has an interest in the Lands which would require their signature on this Development Agreement to validly bind the Lands or the Property Owner has obtained the approval of every other entity which has an interest in the Lands whose authorization is required for the Property Owner to sign the Development Agreement to validly bind the Lands.
- (b) The Property Owner has taken all steps necessary to, and it has full authority to, enter this Development Agreement.

5.4 Onus For Compliance On Property Owner

Any failure of the Municipality to insist upon a strict performance of any requirements or conditions contained in this Agreement shall not be deemed a waiver of any rights or remedies that the Municipality may have and shall not be deemed a waiver of any subsequent breach or default in the conditions or requirements contained in this Agreement.

5.5 Breach of Terms or Conditions

Upon breach of any term or condition of this Agreement, the Municipality may notify the Property Owner in writing. In the event that the Property Owner has not cured any such breach or entered into arrangements with the Municipality related to such breach to the Municipality's satisfaction, acting reasonably, within six (6) months of such notice then the Municipality may rely upon the remedies contained in Section 264 of the *Municipal Government Act* and may enter the land and perform any of the terms contained in the Development Agreement, or take such remedial action as is considered necessary to correct a breach of the Agreement, including the removal or destruction of anything that contravenes the terms of the Agreement and including decommissioning the site. It is agreed that all reasonable expenses, whether arising out of the

entry on the land or from the performance of the terms, are a first lien on the land that is the subject of the Development Agreement.

5.6 Development Agreement Bound to Land

This Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, and shall run with the land which is the subject of this Agreement until such time as it is discharged by the Municipality in accordance with Section 229 of the Municipal Government Act.

5.7 Assignment of Agreement

The Property Owner may, at any time and from time to time, transfer or assign this Agreement and its rights hereunder and may delegate its obligations hereunder to an assign, successor, heir, or purchaser of the land bound by this Agreement.

5.8 Costs

The Property Owner is responsible for all costs associated with recording this Agreement in the Registry of Deeds or Land Registration Office, as applicable, and all costs of advertising for and recording of any amendments.

5.9 Full Agreement

This Agreement constitutes the entire agreement and contract entered into by the Municipality and the Property Owner. No other agreement or representation, oral or written, shall be binding.

5.10 Severability of Provisions

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.

5.11 Interpretation

- (a) Where the context requires, the singular shall include the plural, and the use of words in one gender shall include the masculine, feminine and neutral genders as circumstances warrant;
- (b) Where the written text of this Agreement conflicts with information provided in the Schedules attached to this Agreement, the written text of this Agreement shall prevail.
- (c) References to particular sections of statutes and bylaws shall be deemed to be references to any successor legislation and bylaws even if the content has been amended, unless the context otherwise requires.

5.12 Breach of Terms or Conditions

Upon the breach by the Property Owner of the terms or conditions of this Agreement, the Municipality may undertake any remedies permitted by the Municipal Government Act.

THIS AGREEMENT shall ensure to the benefit of and be binding upon the parties hereto, their respective agents, successors and assigns.

IN WITNESS WHEREOF this Agreement was properly executed by the respective parties hereto and is effective as of the day and year first above written.

SIGNED, SEALED AND ATTESTED to be the proper designing officers of the Municipality of the County of Kings, duly authorized in that behalf, in the presence of:	MUNICIPALITY OF THE COUNTY OF KINGS
Witness	Peter Muttart, Mayor Date
Witness	Janny Postema, Municipal Clerk Date
SIGNED, SEALED AND DELIVERED In the presence of:	4325323 Nova Scotia Limited
Witness	Noel Taiani, Director
	Date

Schedule A – Property Description

PID 55354385

ALL that certain lot, piece or parcel of land situate, lying and being on the East side of J. Jordan Road in the Village of Canning in the County of Kings and Province of Nova Scotia, more particularly bounded and described as follows:

BEGINNING at a survey marker found on the east bound limit of J. Jordan Road marking the northwest corner of Lot 1 as depicted on the Plan of Subdivision filed in the Kings County Registry of Deeds under Plan No. P-10,460, as hereinafter referred to;

THENCE North 18 degrees 36 minutes 56 seconds West a distance of 149.61 feet following the east bound limit of J. Jordan Road to a survey marker found;

THENCE continuing along a curvature in the east bound of J. Jordan Road an arc distance of 203.76 feet to a survey marker found, being a chord distance of 203.76 feet on chord bearing North 18 degrees 59 minutes 11 seconds West from the last mentioned survey marker;

THENCE continuing along the east bound limit of J. Jordan Road North 19 degrees 22 minutes 11 seconds West a distance of 246.54 feet to a survey marker found at the southwest corner of Lot M-2;

THENCE North 71 degrees 18 minutes 02 seconds East a distance of 199.19 feet following the south bound of Lot M-2 to a survey marker found at the southeast corner of Lot M-2;

THENCE North 19 degrees 01 minutes 22 seconds West a distance of 100.57 feet following the east bound of Lot M-2 to a survey marker found at the southeast corner of Lot M-1;

THENCE North 19 degrees 03 minutes 17 seconds West a distance of 100.22 feet following the east bound of Lot M-1 to a survey marker found at the southeast corner of Lot 26;

THENCE North 18 degrees 28 minutes 15 seconds West a distance of 100.03 feet following the east bound of Lot 26 to a survey marker found at the southeast corner of Lot 25;

THENCE North 18 degrees 19 minutes 29 seconds West a distance of 99.99 feet following the east bound of Lot 25 to a survey marker found at the northeast corner of Lot 25;

THENCE South 71 degrees 06 minutes 02 seconds West a distance of 202.09 feet following the north bound of Lot 25 to a survey marker found on the aforesaid east bound limit of J. Jordan Road and marking the northwest corner of Lot 25;

THENCE North 18 degrees 30 minutes 52 seconds West a distance of 178.10 feet following the east bound limit of J. Jordan Road to a survey marker found at the southwest corner of Lot 23B;

THENCE North 71 degrees 51 minutes 37 seconds East a distance of 202.43 feet following the south bound of Lot 23B to a survey marker found at the southeast corner of Lot 23B;

THENCE North 18 degrees 21 minutes 51 seconds West a total distance of 730.29 feet following the east bounds of Lots 23B, 23A, 22, 21, 20, 19, 18, and 17 to a survey marker found at the southeast corner of Lot 16, lands of George and Cheryl Melvin;

THENCE North 63 degrees 08 minutes 35 seconds East a distance of 97.78 feet following the south bound of Lot 14 (lands of George and Nancy Redden) to a survey marker found at the southeast corner of Lot 14;

THENCE North 63 degrees 11 minutes 39 seconds East a distance of 82.00 feet following the south bound of Lot T.H.-1 to a survey marker found at the southeast corner of Lot T.H.-1;

THENCE North 63 degrees 11 minutes 39 seconds East a distance of 66.05 feet following the south bound of Lot T.H.-2 to a survey marker found at the southeast corner of Lot T.H.-2;

THENCE North 63 degrees 11 minutes 39 seconds East a distance of 82.82 feet following the south bound of Lot T.H.-3 to a survey marker found at the southeast corner of Lot T.H.-3;

THENCE North 63 degrees 10 minutes 54 seconds East a distance of 100.03 feet following the south bound of Lot 12 (lands of Paul Graves) to a survey marker found at the southeast corner of Lot 12 also marking the southwest corner of Lot 11;

THENCE South 23 degrees 52 minutes 10 seconds East a distance of 277.13 feet following the west bound of lands retained by Clifford and Cynthia Meek to a survey marker placed;

THENCE South 73 degrees 05 minutes 56 seconds East a distance of 284.38 feet following the southwest bound of lands retained by Clifford and Cynthia Meek to a survey marker placed;

THENCE South 12 degrees 02 minutes 23 seconds West a distance of 580.78 feet following the west bound of lands retained by Clifford and Cynthia Meek to a survey marker placed;

THENCE South 09 degrees 04 minutes 34 seconds East a distance of 482.26 feet following the west bound of lands retained by Clifford and Cynthia Meek to a survey marker placed;

THENCE South 19 degrees 47 minutes 50 seconds East a distance of 387.73 feet following the west bound of lands retained by Clifford and Cynthia Meek to a survey marker placed;

THENCE South 67 degrees 38 minutes 10 seconds West a distance of 253.78 feet following the north bound of lands retained by Clifford and Cynthia Meek to a survey marker placed;

THENCE South 22 degrees 50 minutes 12 seconds East a distance of 162.05 feet following the west bound of lands retained by Clifford and Cynthia Meek to a survey marker found;

THENCE South 71 degrees 56 minutes 02 seconds West a distance of 70.11 feet following the north bound of lands formerly of Central Guaranty Trust Company to a survey marker found;

THENCE continuing South 71 degrees 56 minutes 02 seconds West a distance of 26.31 feet following the north bound of lands formerly of Central Guaranty Trust Company to a survey marker found;

THENCE South 75 degrees 49 minutes 58 seconds West a distance of 173.65 feet following the north bound of lands formerly of Central Guaranty Trust Company, and the north bound of Lot 1, to the place of beginning.

CONTAINING an area of 21.24 acres (925,150 square feet).

BEING AND INTENDED TO BE Lot C.L.M.-2 as depicted on a Plan of Subdivision and Consolidation of lands of Clifford L. Meek and Cynthia A. Meek prepared by Hiltz & Seamone Company Limited Drawing No. 96-

90 dated September 13, 1996, signed by D. A. Seamone, N.S.L.S. No. 265, and consolidating Lot C.L.M.-1 with remaining portion of Parcel R-1 to form approved consolidated Lot C.L.M.-2, and Remainder Lands of Meek, and bearing the final approval stamp of the Development Officer for the Municipality of the County of Kings dated September 25, 1996, under Municipal Registration Number 960207, and the said approved Plan of Subdivision having been filed in the Kings County Registry of Deeds under Plan No. P-10,460.

EXCEPTIONS:

EXCEPTING THEREOUT AND THEREFROM the following lots:

```
Lot 26 conveyed in Book 1092 at Page 740 - Plan P-10,576 - Filed: January 21, 1997 Lot 22 conveyed in Book 1095 at Page 739 - Plan P-10,576 - Filed: January 21, 1997 Lot 27 conveyed in Book 1097 at Page 130 - Plan P-10,576 - Filed: January 21, 1997 Lot 25 conveyed in Book 1099 at Page 72 - Plan P-10,598 - Filed: February 21, 1997 Lot 23 conveyed in Book 1099 at Page 205 - Plan P-10,576 - Filed: January 21, 1997 Lot 57 conveyed in Book 1099 at Page 244 - Plan P-10,598 - Filed: February 21, 1997 Lot 28 conveyed in Book 1130 at Page 737 - Plan P-10,598 - Filed: February 21, 1997 Lot 58 conveyed in Book 1238 at Page 753 - Plan P-11,341 - Filed: July 12, 1999
```

BENEFIT:

TOGETHER WITH a utility easement for purposes of the installation, maintenance and repair of water and/or sewer utility lines running in a general north south direction leading from the north bound of Borden Street (Highway 221) along and beneath the existing farm driveway leading past the east side of the barn complex on the remaining lands of Meek, the centre line of which is approximately 20 feet more or less from the east side of the farm complex buildings, and continuing northerly beneath the farm driveway to the south bound of the above noted Lot C.L.M.-2 (being the boundary thereof having a distance of 253.78 feet on bearing South 67 degrees 38 minutes 10 seconds West from east to west), said easement or right-of-way for purposes of the laying, construction, maintenance and repair of water and/or sewer utility lines leading northerly from the Village of Canning municipal sewer and water services along Borden Street (Highway 221), and in favour of the above noted described Lot C.L.M.-2, with the right at all times for the Grantee, Traditional Home Centres Incorporated, its successors, assigns, workers, servants and agents, to enter upon the said remaining lands of Clifford and Cynthia Meek lying between the south bound of Lot C.L.M.-2 and the north bound limit of Borden Street (Highway 221), provided however that any and all excavation work carried out on the said remaining lands of Meek shall be conducted in a proper, prompt and responsible manner, and all excavation work shall be covered over and the surface of the ground returned as close as reasonably possible to its original state upon any excavation work being carried out for the laying or construction of said line or lines and the repair and maintenance thereof. This grant of easement or right-of-way is not intended for normal pedestrian or vehicular access or ingress or egress to and from Lot C.L.M.-2 from Borden Street (Highway 221), and is only intended to grant vehicular traffic necessary to construct or maintain sewer or water lines. The Grantee, Traditional Home Centres Incorporated and its successors and assigns shall be solely responsible for all costs of construction and laying of any water or sewer lines pursuant to the terms of this easement, and any and all maintenance and repair costs associated therewith.

PID 55008627

ALL that certain lot, piece or parcel of land situate, lying and being at Canning, Kings County, Nova Scotia more particularly bounded and described as follows:

COMMENCING at a survey marker found in the northeast corner of Lot T.H.-1 and the southern boundary of Summer Street;

THENCE North 63 degrees 13 minutes 03 seconds East, 66.05 feet to a survey marker found marking the northwest corner of Lot T.H-3;

THENCE South 24 degrees 30 minutes 46 seconds East along the western boundary of Lot T.H.-3, 100.00 feet to a survey marker placed marking the southwest corner of Lot T.H.-3;

THENCE North 63 degrees 08 minutes 34 seconds East along the southern boundary of Lot T.H.-3, 72.97 feet to a survey marker placed on the western boundary of Lot 12;

THENCE South 30 degrees 09 minutes 33 seconds East, 100.12 feet to a survey marker found on the northern boundary of Lot C.L.M.-2;

THENCE South 63 degrees 11 minutes 39 seconds West along the northern boundary of Lot C.L.M.-2, 148.87 feet to a survey marker found marking the southeast corner of Lot T.H.-1;

THENCE North 24 degrees 30 minutes 47 seconds West along the eastern boundary of Lot T.H.-1, 199.99 feet to the point of commencement.

BEING AND INTENDED TO BE Lot T.H.-2 as shown on a plan of survey prepared by Hiltz & Seamone Co., Ltd., dated November 18, 1996 under drawing number 96-109. The said plan having received final approval by the Municipality of the County of Kings on December 6, 1996 under no. 960254 and is filed at the Kings County Registry of Deeds at Kentville, Nova Scotia as P-10535.

PID 55384796

ALL that parcel of land on the east road limit of J. Jordan Road, Canning, Kings County, Nova Scotia the boundaries of which are described as follows:

BEGINNING at a survey marker placed in the southwest corner of Lot 57 in the east road limit of J. Jordan Road;

THENCE North 71 degrees 51 minutes 37 seconds East by the south bound of Lot 57, 202.31 feet to a survey marker placed in the west bound of Lot C.L.M.-2, lands of Traditional Home Centres Limited;

THENCE South 18 degrees 24 minutes 08 seconds East by the west bound of Lot C.L.M.-2, 110.42 feet to a survey marker found in the northeast corner of Lot 25;

THENCE South 71 degrees 06 minutes 02 seconds West by the south bound of Lot 58, 202.09 feet to a survey marker found in the east road limit of J. Jordan Road;

THENCE North 18 degrees 30 minutes 52 seconds West by the east road limit of the J. Jordan Road, 113.10 feet to the place of beginning.

BEING AND INTENDED TO BE lot 58 as shown in a plan of subdivision prepared by Hiltz & Seamone Company Limited dated November 18, 1996. Lot 58 was approved by the Municipality of the County of Kings on July 12, 1999 under its approval number 990097 and filed in the Registry of Deeds for Kings County, Nova Scotia on July 12, 1999 as Plan P-11341.

Schedule B - Phasing Plan SUMMER STREET BAINS ROAD PHASE 2 J. JORDAN ROAD PID 55008650 PHASE 1 DESIGNPOINT engineering · surveying · solutions THE WILLOW DISTRICT PHASE DIAGRAM - Awing No.

