



Bedrock Properties
6041 Stairs Street
Halifax, NS
B3K 2E6

May 3, 2017

The purpose of this letter is to provide a background and outline of my intentions for the property known as 850 Main Street (outlined in Case 21168 for the MPS amendment).

My company, 3274606 NS Limited purchase this property on October 21, 2013. The property has 6 commercial and industrial buildings on 7.5 acres of land. It has highway commercial zoning on the front of the property with R1 zoning on the rear 2/3rds of the property. These buildings were constructed for a truss plant that operated for many years. There is a development agreement that applies to the property allowing manufacturing and industrial uses on the entire property. The property has commercial and residential buildings bordering it.

When I purchase the property, it was in poor repair and had a high vacancy rate. There was a workplace death on the property just prior to my purchasing and there were many safety hazards present. These hazards have been resolved. I saw a huge opportunity to add value to the property and improve the look of the property. The location has high visibility with over 40,000 cars going by every day. It is an ideal location for businesses to thrive. We have renovated and put significant effort to providing useful space for businesses and are currently 100% occupied with frequent inquiries from other businesses wanting space. The prior owners were involved in the truss plant and recognized that the industrial/manufacturing uses seems out of place for the area. They had started renting the property and dividing it up so smaller businesses could rent areas in their community. This was done approximately 15 years ago. I continued doing this while observing zoning and bylaw restrictions. I have recently become aware that a tenant who has rented about 800sqft of office for over 10 years does not comply with land use bylaws since he is only renting office space, no warehouse space. HRM is aware of this issue and is allowing it for the time

being. We currently have tenants such as a roofing company, a dollar store, a civil engineering company, a construction company, a car dealer, a foundation company, a junk removal company and a bus company. I feel these tenants service the community much better than a manufacturing plant which the land is zoned for.

My plans for the property are to create a site that promotes business and adds value to the area residents. My goal is to expand the automotive uses for the property to serve the community and the large number of commuters passing daily. These changes will likely involve having space for automotive repair, a detail shop and an automotive glass shop. These improvements could be done using space in our existing buildings. I would also like to use some of our existing space for a self-storage facility with the option of adding self-storage units to the rear of the property.

These changes cannot be made under the existing land use requirements. I hope the city will support my efforts to improve this property by changing the zoning for the entire property to Commercial Zoning and allow future uses such as automotive mechanical repair, automotive glass repair, a detail shop and self-storage facility. I would be happy to surrender the current development agreement that allows manufacturing on the site.

Thank you,

Dave Campbell
Bedrock Properties