



ARCHITECTURE ■ PLANNING ■ INDUSTRIAL DESIGN ■ PROJECT MANAGEMENT

Sept 17, 2018

MEMO: OS1801 Memo 3

**Lots 1-EA-EJK-1 & 1-EA-FR
Old Sackville Road
Sackville, NS**

Re: Case 21859: Rezoning Application

Jamy-Ellen Klenavic, Planner 2
Current Planning / Urban Enabled Applications
Adderley Gate, HRM Offices,
Dartmouth, Nova Scotia

Comm: 902 490-2665 / klenavj@halifax.ca

Further to our current rezoning application for 685 Old Sackville Road, Sackville NS, we are submitting our revisions to site plan C100, a Traffic Statement and a SDMM Site Servicing Plan.

1. The Watercourse area is shown correctly as 30.5M from the Little Sackville River. Since most zoning boundaries are determined along property lines, we have assumed in this case the limits of the P3 Zone are established within the 30.5M watercourse set back. See also the current HRM zoning overlay downloaded from the Explore HRM site.
2. Existing easements within the proposed development are limited to a right of way shown on the revised C-100 site plan located near the Old Sackville Road. Roadways, building separations and proposed building heights are corrected or shown.
3. Further to comments regarding building heights, we have been confirmed a building structure can exceed 50'-0" based on the DC3 Zoning Calculation within the LUB. In our discussions with the Development Officer's office there was no discussion of the DA application for exceeding 50'0" just the ability do so. We shall need to discuss the Development Agreement requirement as defined within the Sackville Drive Strategic plan under Policy 4.1.

Hard copies of 6 prints each have ordered and to be delivered to the front deck.

Yours Sincerely,

RONALD V. SMITH M.R.A.I.C., M NSAA, M NLAA