

March 23, 2021

Carl Purvis – Planning Applications Program Manager
Planning and Development
Halifax Regional Municipality
PO Box 1749
Halifax, NS, B3J 3A5

Subject: Application for a Substantive Amendment to Development Agreement applying to PID 41431065 – 27 and 65 Dellridge Lane, Bedford

Dear Carl:

On behalf of our client, Rainbow Development Holdings Limited, please accept this application requesting a Substantive Amendment to the existing Development Agreement (DA) applying to the site noted above.

The site, zoned Bedford South Comprehensive Development District (BSCDD) under the Bedford Land Use By-Law (LUB), falls within the General Commercial Centre Designation of the Bedford South Secondary Planning Strategy (SPS), and is subject to a DA between HRM and Clayton Developments Limited signed on June 17, 2009. The DA was approved by North West Community Council on March 26, 2009 as Case 01159. The DA and Subdivision Agreement are included in the attached documents.

Site Context

Figure 1 below indicates the approximate site location within the DA Schedule B (Land Use Plan).

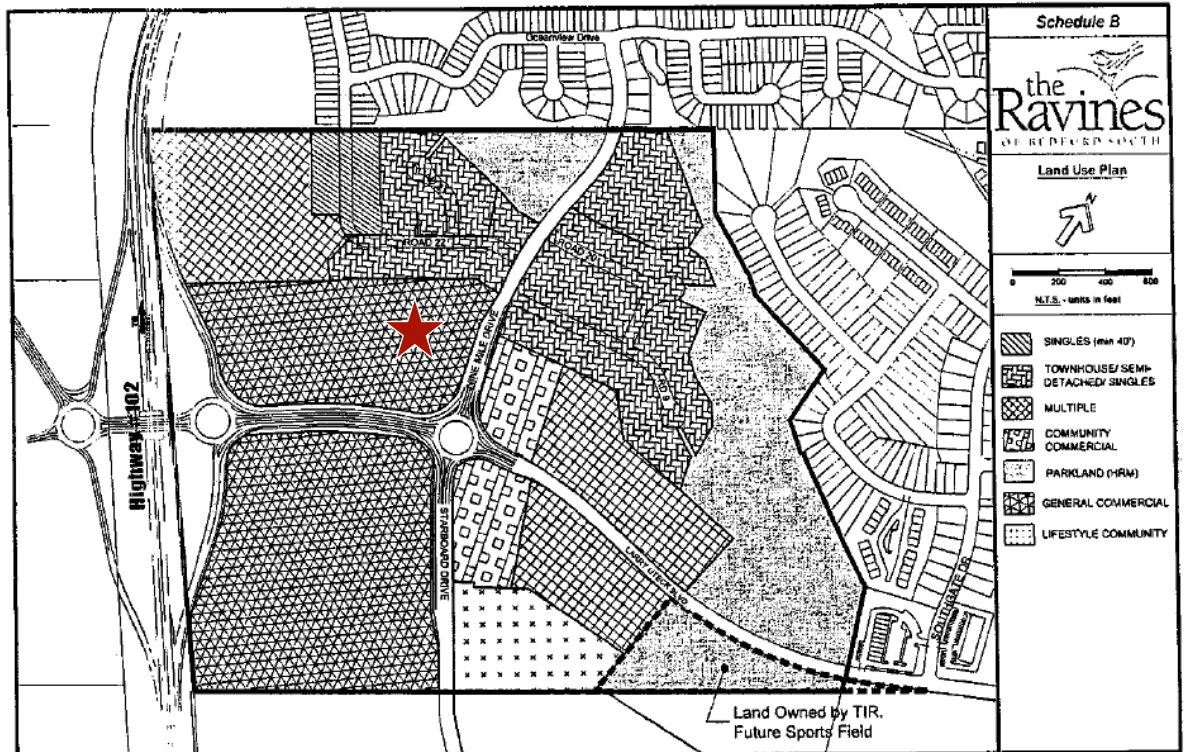


Figure 1: Development Agreement Schedule B (Land Use Plan), with approximate subject site location indicated within the General Commercial area.

FOWLER BAULD & MITCHELL LTD.

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people driven design.

Figure 2 below indicates the location of the subject site, with current property lines:

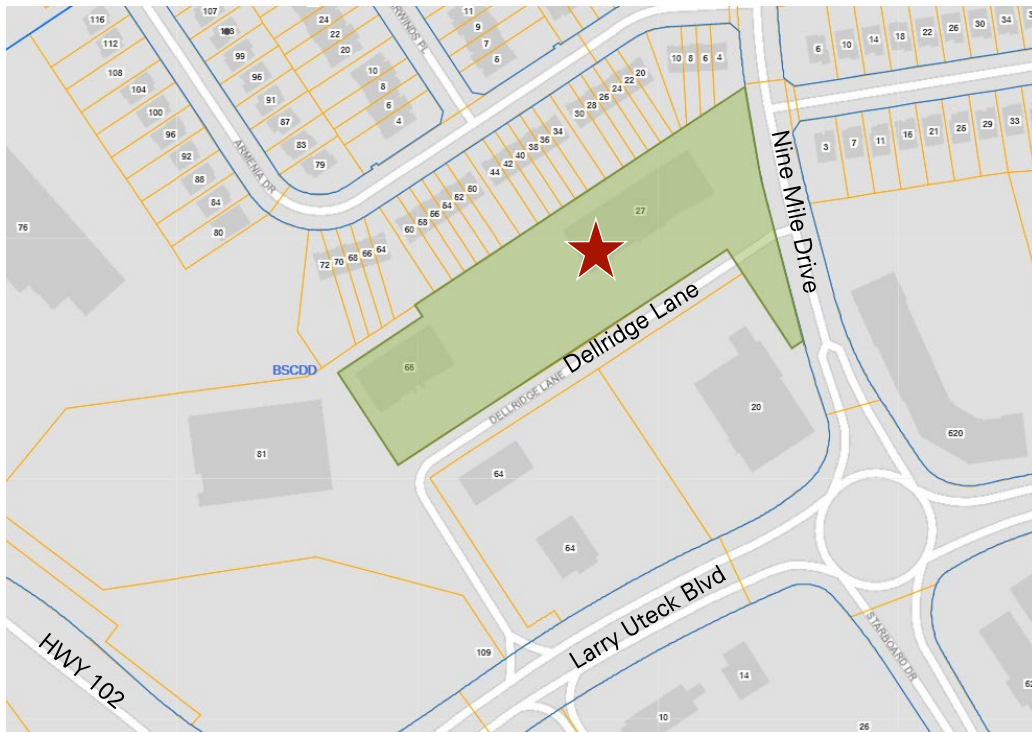


Figure 2: Subject site - PID 41431065, 27 and 65 Dellridge Lane (Source: Explore HRM)

The property contains two (2) commercial strip-centre buildings with a combined total of 33,384 sq ft. of commercial space. The site plan is provided in Figure 3, below.

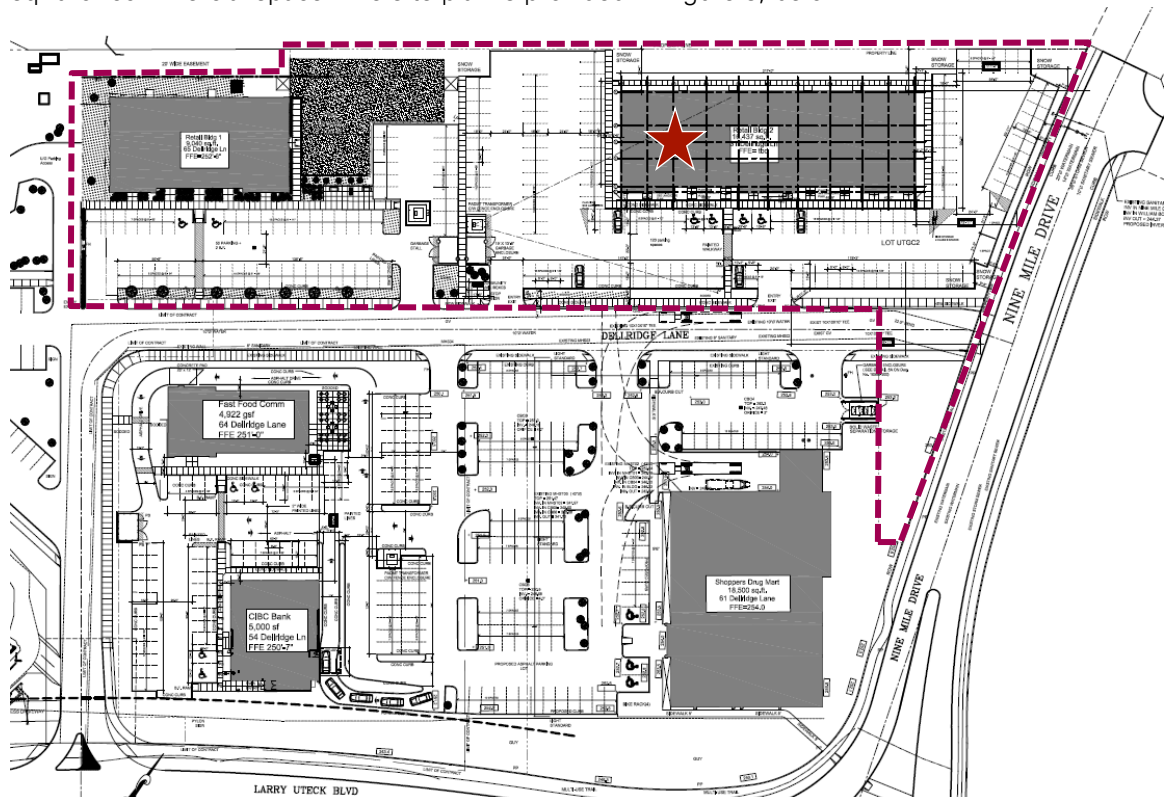


Figure 3: Site plan with property line indicated ((Source: Issued for Construction Drawings, Dated July 23, 2013)

FOWLER BAULD & MITCHELL LTD.

Proposal overview - Indoor Commercial Dog Care Facility

This application is to support a prospective tenant to locate at this site to operate an indoor dog care facility. While this business type was rare when the LUB and DA were originally drafted, market demands for such a service have increased since this time, as evidenced by a number of dog care facilities that have opened in the nearby area.

In the process of the prospective tenant's application for an occupancy permit at 27 Dellridge Lane in January 2020 (Development Permit Application 180068), it was determined by Development Officers that such use qualified as kennel, as defined by the Bedford LUB. Kennel is defined in the LUB as "a building or structure used for the enclosure of more than two (2) dogs which are kept for the purposes of commercial breeding or showing or for commercial boarding with or without veterinary care." Such a use is not listed as permitted in Schedule P of the DA and the permit application was thus rejected.

Whereas the proposed dog care facility does not intend to perform overnight boarding nor include an outdoor enclosure, it mitigates the nuisance traditionally associated with kennels.

In lieu of an appropriate definition within the LUB, this application proposes to amend the text of Schedule P of the DA to include a new permitted use. It is proposed that an *Indoor Commercial Dog Care Facility* use would comprise a building or part of a building for the temporary care of two (2) or more dogs, not inclusive of overnight boarding, and which does not include an outdoor enclosure.

Review of Bedford South Secondary Planning Strategy (SPS)

Permitting such a business will help to support a complete community in Bedford, with commercial uses responding to evolving resident needs. Further, this is an appropriate location for such a use, with the SPS envisioning a range of general and highway-oriented commercial uses at this location, given its transportation connections to both the local residential community and the region. As per Schedule 1, the site is designated as General Commercial. The following policies are pertinent to the current application:

- *Policy GC-1* notes that the General Commercial Designation shall support a wide range of goods, services and facilities, with the exception of adult entertainment uses, automobile sales and leasing or any other business requiring extensive outdoor display areas;
- *Policy GC-2* and *Schedule V* indicate the subject site as within the Larry Uteck interchange node, with densities and land uses and densities allocated with consideration for the road network and impact on water and sewer infrastructure; and
- *Policy MS-2* provides a commercial density maximum of 50 persons per acre for General Commercial, with final determination of densities established by the DA (see below).

Review of Development Agreement (DA) Policies

A thorough review of DA policies has been conducted and the proposed change presents no apparent issues. With regard to Schedule Q (General Commercial Requirements), no issues are apparent given that this application proposes no associated changes in pedestrian access, parking, trees, building appearances, outdoor displays, fencing or outbuildings. With regard to

Schedule T (Bedford South Full Build-out Estimated Density and Population Projections) no issues are apparent, given there is no change in density associated with this application when compared with other General Commercial uses.

Review of Easements and Restrictive Covenants

Easements and Restrictive Covenants have been reviewed and no issues are anticipated with regard to the current application. Copies of Easements and Restrictive Covenants are available upon request.

Attachments, Application and Fee Payment

To assist your assessment of this application, the following materials are enclosed:

- Completed application form
- Authorization to proceed from Rainbow Development Holdings Limited
- Property Online Land Registration report for PID 41431065
- Architectural Site Plan (July 2013)
- HRM Agreements (DA for PIDs 40288128 and 40834103 dated June 17, 2009; DA Amendments; and Subdivision Agreement)

Payment for the application fee and advertising deposit in the amount of \$6,500 will be submitted to you by Compass Commercial Realty LP.

Conclusion

Thank you for your review of these materials. Given the nature of the application, we trust the information supplied is sufficient and that your review confirms that this change will be an overall benefit to the local community. We look forward to supporting your assessment should further information be required, and we are committed to a fair and expedient process.

We understand that next steps will include a detailed review of the proposal and a public information meeting, prior to the staff report and consideration at Community Council.

Best Regards,

Original Signed

David Paterson
Planner and Urban Designer

CC:
Paul Hiscock, Director – Portfolio Administration, Compass Commercial Realty LP
Jonathan Hartlen, Manager, Leasing & Brokerage, Compass Commercial Realty LP

18 March 2021

TO: Fowler Bauld & Mitchell Ltd.

Subject: Development Agreement Amendment to Permit Dog Care Facility

To Whom It May Concern:

I, Benjamin Woschek, Vice President Rainbow Development Holding Ltd., hereby authorize Fowler Bauld & Mitchell Ltd. to apply for a development agreement amendment to permit a dog care facility on behalf of Rainbow Development Holding Ltd.

Original Signed

—

Benjamin Woschek
Vice President

Rainbow Development Holding Ltd.
1791 Barrington Street, Suite 1505
Halifax NS B3J 3K9

Email: [REDACTED]
[REDACTED]



Search Provincial Map Bulletin Board Help

Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	41431065	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	3.1 ACRE(S)	Parcel Access	PUBLIC	Manag. Unit	MU0824
Lot	LOT UTGC4-B	Created	Sep 28, 2017 01:38:22PM		
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MUNICIPALITY	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Sep 28, 2017 01:38:22PM		

Location	County	Primary Location	Source
DELLRIDGE LANE BEDFORD	HALIFAX COUNTY	Yes	Assigned by Municipality
27 DELLRIDGE LANE BEDFORD	HALIFAX COUNTY	No	Assigned by Municipality
65 DELLRIDGE LANE BEDFORD	HALIFAX COUNTY	No	Assigned by Municipality

Comments

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
10432944	\$8,996,000 (2021 COMMERCIAL TAXABLE)	160	000	

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[Map View](#)

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non- Res?
RAINBOW DEVELOPMENT HOLDINGS LIMITED	FEE SIMPLE	3 SPECTACLE LAKE DRIVE SUITE 290 C/O COMPASS COMMERCIAL REALTY DARTMOUTH NS CA B3B 1W8	DEED	2014	105535737 View Form View Doc		Aug 01, 2014	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
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No Records Found

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc #	Book/Page/Plan	Registration Date
41352360	SERVIENT TENEMENT PID	ADDITION/REMOVAL OF BENEFIT OR BURDEN	2012	102060168 View Doc		Nov 30, 2012
41358367	SERVIENT TENEMENT PID	ADDITION/REMOVAL OF BENEFIT OR BURDEN	2012	102060168 View Doc		Nov 30, 2012
TOGETHER WITH AN EASEMENT RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	ADDITION/REMOVAL OF BENEFIT OR BURDEN	2012	102060168 View Doc		Nov 30, 2012
TOGETHER WITH AN EASEMENT/RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	AMENDMENT (NOT CONDOMINIUM)	2014	105100813 View Doc		May 22, 2014
41352360	SERVIENT TENEMENT PID	AMENDMENT (NOT CONDOMINIUM)	2014	105100813 View Doc		May 22, 2014
41358367	SERVIENT TENEMENT PID	AMENDMENT (NOT CONDOMINIUM)	2014	105100813 View Doc		May 22, 2014
TOGETHER WITH AN EASEMENT/RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	EASEMENT/RIGHT OF WAY	2014	105192570 View Doc		Jun 06, 2014
41352360	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2014	105192570 View Doc		Jun 06, 2014
TOGETHER WITH AN EASEMENT/RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	AMENDMENT (NOT CONDOMINIUM)	2014	104564738 View Doc		Feb 05, 2014
41352360	SERVIENT TENEMENT PID	AMENDMENT (NOT CONDOMINIUM)	2014	104564738 View Doc		Feb 05, 2014
41358367	SERVIENT TENEMENT PID	AMENDMENT (NOT CONDOMINIUM)	2014	104564738 View Doc		Feb 05, 2014
TOGETHER WITH AN EASEMENT/RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	AMENDMENT (NOT CONDOMINIUM)	2017	111592136 View Doc		Oct 18, 2017

41352360

SERVIENT TENEMENT PID

AMENDMENT (NOT CONDOMINIUM)

2017 **111592136**

Oct 18, 2017

 [View Doc](#)**Burdens on the Registered Interests**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
HALIFAX REGIONAL WATER COMMISSION	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	450 COWIE HILL ROAD POST OFFICE BOX 8388 RPO CSC HALIFAX NS CA B3K 5M1	EASEMENT/RIGHT OF WAY	2011	97891700  View Doc		Mar 07, 2011
NOVA SCOTIA POWER INC.	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	NOTICE OF REGISTRARS CORRECTION OF REGISTRARS ERROR	2011	97795505  View Doc		Feb 18, 2011
SUBJECT TO RESTRICTIVE COVENANTS	COVENANT HOLDER (BURDEN)	UNKNOWN	DEED	2011	97844576  View Form		Feb 25, 2011
NOVA SCOTIA POWER INC.	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	EASEMENT/RIGHT OF WAY	2010	95270121  View Doc		Feb 08, 2010
SDLP BEDFORD SOUTH LIMITED	COVENANT HOLDER (BURDEN)	115 KING STREET STELLARTON NS CA B0K 1S0	POSTPONEMENT AGREEMENT (NOT FOR JUDGMENT)	2011	98853717  View Doc		Aug 05, 2011
41311143	COVENANT HOLDER (BURDEN)	115 KING STREET STELLARTON NS CA B0K 1S0	RELEASE (NOT FOR MORTGAGE)	2011	98817290  View Doc		Jul 29, 2011
NOVA SCOTIA POWER INC.	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	EASEMENT/RIGHT OF WAY	2012	101377712  View Doc		Aug 21, 2012
41352360	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	ADDITION/REMOVAL OF BENEFIT OR BURDEN	2012	102060168  View Doc		Nov 30, 2012
41358367	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	ADDITION/REMOVAL OF BENEFIT OR BURDEN	2012	102060168  View Doc		Nov 30, 2012
HERITAGE GAS LIMITED	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	PARK PLACE 1 238 BROWNLOW AVENUE SUITE 200 DARTMOUTH NS CA B3B 1Y2	EASEMENT/RIGHT OF WAY	2012	102143584  View Doc		Dec 13, 2012
41358367	COVENANT HOLDER (BURDEN)	PARK PLACE 1 238 BROWNLOW AVENUE SUITE 200 DARTMOUTH NS CA B3B 1Y2	ADDITION/REMOVAL OF BENEFIT OR BURDEN	2013	104382834  View Doc		Dec 23, 2013
41358367	COVENANT HOLDER (BURDEN)	PARK PLACE 1 238 BROWNLOW AVENUE SUITE 200 DARTMOUTH NS CA B3B 1Y2	AMENDMENT (NOT CONDOMINIUM)	2014	105100649  View Doc		May 22, 2014
41352360	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID	PARK PLACE 1 238 BROWNLOW AVENUE SUITE 200 DARTMOUTH NS CA B3B 1Y2	AMENDMENT (NOT CONDOMINIUM)	2014	105100813  View Doc		May 22, 2014
41358367	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID	PARK PLACE 1 238 BROWNLOW AVENUE SUITE 200 DARTMOUTH NS CA B3B 1Y2	AMENDMENT (NOT CONDOMINIUM)	2014	105100813  View Doc		May 22, 2014
41358367	COVENANT HOLDER (BURDEN)	PARK PLACE 1 238 BROWNLOW AVENUE SUITE 200 DARTMOUTH NS CA B3B 1Y2	RESTRICTIVE COVENANT	2012	102104859  View Doc		Dec 06, 2012
41352360	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	AMENDMENT (NOT CONDOMINIUM)	2014	104564738  View Doc		Feb 05, 2014
41358367	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	AMENDMENT (NOT CONDOMINIUM)	2014	104564738  View Doc		Feb 05, 2014
41352360	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID		AMENDMENT (NOT CONDOMINIUM)	2017	111592136  View Doc		Oct 18, 2017

Textual Qualifications on Title


Qualifications Text










Tenants in Common not registered pursuant to the Land Registration Act

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
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No Records Found

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
CANADIAN IMPERIAL BANK OF COMMERCE	LESSEE	SOUTH TOWER 33 YONGE STREET FLOOR 4TH COMMERCE COURT POSTAL STATION	NOTICE (ALL OTHERS)	2014	104480778  View Doc		Jan 17, 2014

		TORONTO ON CA M2J 1G4				
HALIFAX REGIONAL MUNICIPALITY	PARTY TO AGREEMENT	5201 DUKE STREET HALIFAX NS CA B3J 1N9	AMENDMENT (NOT CONDOMINIUM)	2010	95397072  View Doc	Feb 26, 2010
HALIFAX REGIONAL MUNICIPALITY	PARTY TO AGREEMENT	POST OFFICE BOX 1749 HALIFAX NS CA B3J 3A5	AGREEMENT	2009	93658731  View Doc	Jun 24, 2009
HALIFAX REGIONAL MUNICIPALITY	PARTY TO AGREEMENT	5201 DUKE STREET HALIFAX NS CA B3J 1N9	AGREEMENT RE USE OF LAND	2011	97678776  View Doc	Jan 31, 2011
HALIFAX REGIONAL MUNICIPALITY	PARTY TO AGREEMENT	POST OFFICE BOX 1749 HALIFAX NS CA B3J 3A5	AMENDMENT (NOT CONDOMINIUM)	2012	100938860  View Doc	Jun 20, 2012
SHOPPERS REALTY INC.	LESSEE	243 CONSUMERS ROAD TORONTO ON CA M2J 4W8	NOTICE (ALL OTHERS)	2014	105275037  View Doc	Jun 20, 2014
ROYAL BANK OF CANADA	MORTGAGEE	36 YORK MILLS ROAD FLOOR 4TH COMMERCIAL MORTGAGES TORONTO ON CA M2P 0A4	MORTGAGE	2019	115232820  View Form  View Doc	Oct 04, 2019
ROYAL BANK OF CANADA	ASSIGNEE	36 YORK MILLS ROAD FLOOR 4 COMMERCIAL MORTGAGES TORONTO ON CA M2P 0A4	ASSIGNMENT OF LEASES AND/OR RENTS	2019	115232838  View Form  View Doc	Oct 04, 2019

Parcel Description

Registration County: HALIFAX COUNTY

Street/Place Name: DELLRIDGE LANE / BEDFORD

Title of Plan: PLAN OF SURVEY OF LOTS UTGC3-A, UTGC4-A AND UTGC4-B BEDFORD SOUTH SUBDIVISION, SUBDIVISION AND CONSOLIDATION OF LOT UTGC3, LANDS CONVEYED TO DELLRIDGE DEVELOPMENTS LIMITED AND LOT UTGC4, LANDS CONVEYED TO RAINBOW DEVELOPMENT HOLDINGS LIMITED

Designation of Parcel on Plan: LOT UTGC4-B

Registration Number of Plan: 111464112

Registration Date of Plan: 2017-09-25 10:48:19

First Benefit:

Together with an easement/right of way over PID 41352360 and PID 41358367 as described in the Reciprocal Easement Agreement recorded on November 30 2012, as Document No. 102060168 as amended by Amendment recorded on February 5 2014 as Document No. 10464738 and by Second Amendment recorded on May 22 2014 as Document No. 105100813 and as further amended by a Third Amendment to Reciprocal Easement Agreement recorded at the Land Registration Office on October 18 2017 as Document No. 111592136

Second Benefit:

Together with an easement over PID 41352360 as described in the Easement Agreement recorded at the Land Registration Office in Halifax, Nova Scotia on June 6 2014 as Document No. 105192570

First Burden:

Subject to an easement to Halifax Regional Water Commission recorded at the Land Registration Office at Halifax, Nova Scotia on March 7 2011 as Document No. 97891700 over a portion of Lot UTGC4 identified as Parcel SE-C2; said Parcel SE-C2 as shown and mathematically delineated on Plan No. 99560501

Second Burden:

Subject also to an easement in favour of Nova Scotia Power Inc. registered at the Land Registration Office in Halifax, Nova Scotia as Document No. 97795505

Third Burden:

Subject also to restrictive covenants as set forth in a Deed recorded at the Land Registration Office at Halifax, Nova Scotia on February 25 2011 as Document No. 97844576

Fourth Burden:

Subject to an easement in favour of Nova Scotia Power Inc. over a portion of Lot UTGC4 as recorded in the Land Registration Office at Halifax, Nova Scotia as Document No. 95270121; said easement situated along the western boundary of Nine Mile Drive and the northwestern boundary of Larry Uteck Boulevard as shown on Plan No. 99560501 and a plan attached to Document No. 95270121

Fifth Burden:

Subject to restrictive covenants set forth in the Agreement recorded at the Land Registration Office at Halifax, Nova Scotia on July 29 2011, as Document No. 98817290, in favour of Block UTGC1-R (PID 41311143) owned by SDLP Bedford South Limited (now known as Crombie Bedford South Limited).

Sixth Burden:

Subject to an easement in favour of Nova Scotia Power Incorporated recorded at the Land Registration Office at Halifax, Nova Scotia, on August 21 2012 as Document No. 101377712

Seventh Burden:

Subject to an easement/right of way in favour of PID 41352360 and 41358367 as described in the Reciprocal Easement Agreement recorded on November 30 2012 as Document No. 102060168 as amended by Amendment recorded on February 5 2014 as Document No. 104564738 and by Second Amendment recorded on May 22 2014 as Document No. 105100813 and as further amended by a Third Amendment to Reciprocal Easement Agreement recorded at the Land Registration Office on October 18 2017 as Document No. 111592136

Eighth Burden:

Subject to restrictive covenants in favour of PID 41358367 as described in the Grant of Restrictive Covenants Agreement recorded at the Land Registration Office at Halifax, Nova Scotia on December 6 2012 as Document 102104859 as amended by the Amendment to Grant of Restrictive Covenants Agreement recorded at the Land Registration Office at Halifax, Nova Scotia on December 23 2013 as Document No. 104382834 and Second Amendment recorded on May 22 2014 as Document No. 105100649

Ninth Burden:

Subject to an easement in favour of Heritage Gas Limited, registered at the Land Registration Office at Halifax, Nova Scotia on December 13 2012 as Document No. 102143584

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act

Registration District: HALIFAX COUNTY

Registration Year: 2017
 Plan or Document Number: 111464112

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	115031420 View Doc	2019	CHANGE OF ADDRESS RE LR PARCEL		LAND REGISTRATION	Aug 29, 2019

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	111464112 View Plan	2017	SUBDIVISION & AMALGAMATIONS	PLAN OF SURVEY OF LOTS UTGC3-A, UTGC4-A AND UTGC4-B BEDFORD SOUTH SUBDIVISION, SUBDIVISION AND CONSOLIDATION OF LOT UTGC3, LANDS CONVEYED TO DELLRIDGE DEVELOPMENTS LIMITED AND LOT UTGC4, LANDS CONVEYED TO RAINBOW DEVELOPMENT HOLDINGS LIMITED		Sep 25, 2017

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
No AFR Bundles Found					

Parcel Relationships

Related PID	Type of Relationship
41358359	PARENT PARCEL NUMBER

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This parcel IS REGISTERED PURSUANT TO THE *Land Registration Act*. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [*Land Registration Act* subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [*Land Registration Act* subsection 21(1)].

[Boundary/Area Problem](#)
[General Problem](#)
[Municipal Tax Query](#)

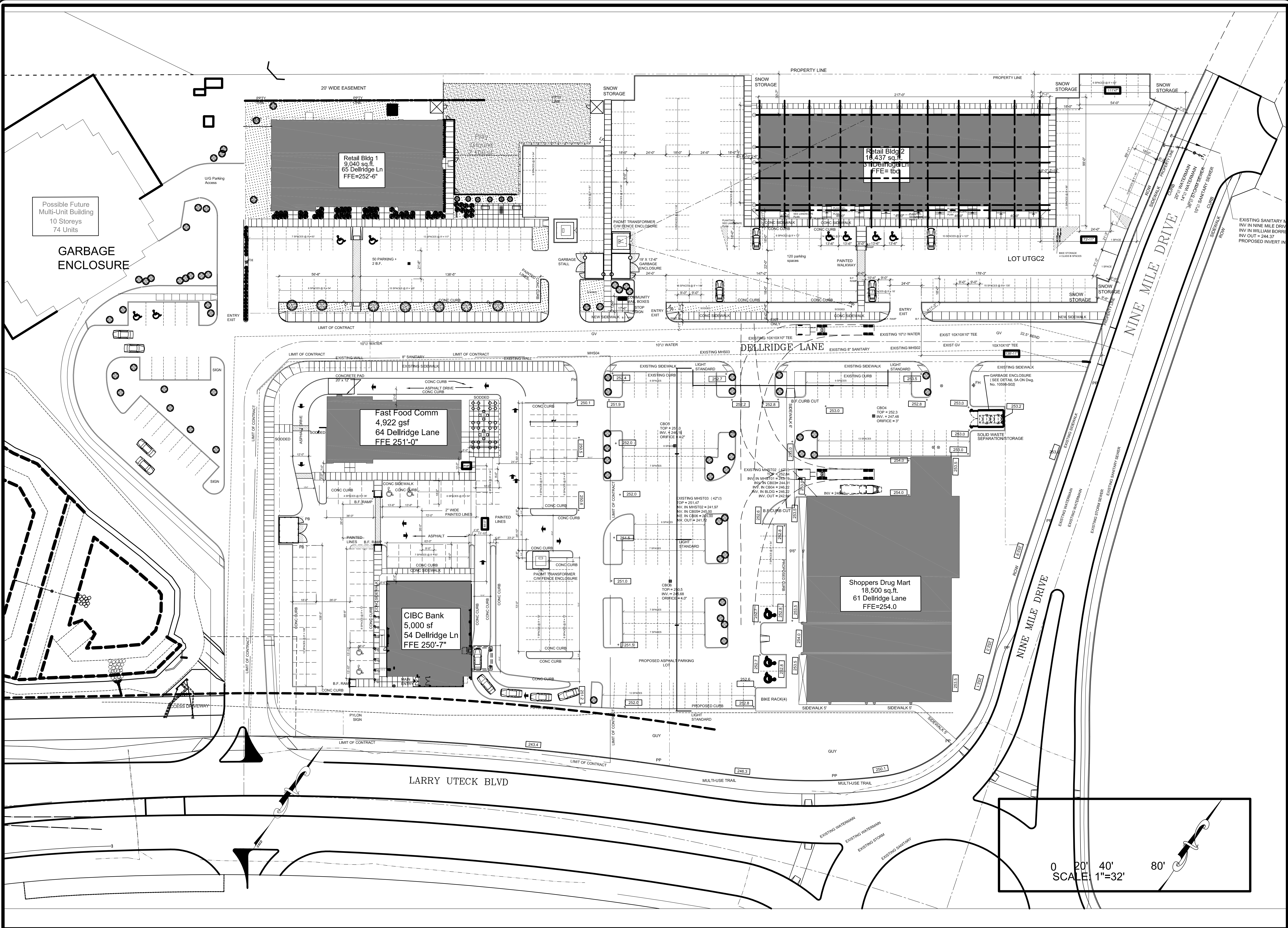
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Compression: Off



Possible Future
Multi-Unit Building
10 Storeys
74 Units

GARBAGE
ENCLOSURE

Retail Bldg 1
9,040 sq.ft.
65 Dellridge Ln
FFE=252'-6"

Retail Bldg 2
16,437 sq.ft.
51 Dellridge Ln
FFE=160'

Fast Food Comm
4,922 gsf
64 Dellridge Lane
FFE 251'-0"

CIBC Bank
5,000 sf
54 Dellridge Ln
FFE 250'-7"

Shoppers Drug Mart
18,500 sq.ft.
61 Dellridge Lane
FFE=254.0

JDA MACKENZIE
ARCHITECTS

SEAPORT STUDIO 120-1061 Marginal Rd. Halifax, NS B3H 4P7
902.423.3055 info@jdamackenzie.ca

LUB
LIMITED
PARTNERSHIP

- VERIFY ALL GRADE LINES AND MEASUREMENTS ON THE JOB SITE.
- READ THIS DRAWING IN CONJUNCTION WITH ALL CONTRACT DRAWINGS AND SPECIFICATIONS.

1	ISSUED FOR CONSTRUCTION	07.23.13
D	REVISED SITE PLAN	06.25.13
C	REVISED SITE PLANNING	06.20.13
A	PRELIMINARY DESIGN	03.05.13
Revision No.	Description	Date (mm-dd-yy)

SEAL

DRAWING CHECKED BY: CHECKED_BY

DRAWING APPROVED BY: APPROVED_BY

CLIENT
LUB
LIMITED
PARTNERSHIP

PROJECT
PROPOSED
NEW RETAIL
BUILDING

DRAWING
SITE
PLAN-
SCHEMATIC

DRAWN BY: F.L.M.	PROJECT No. PROJECT_NO.
SCALE NOT_TO_SCALE	DRAWING NO. A-001
DATE	

BAR SCALE

0 20' 40' 80'
SCALE 1"=32'