

NOTICE OF A PLANNING APPLICATION CONSERVATION DESIGN DEVELOPMENT – HEMLOCK DRIVE, TANTALLON

PLANNING CASE 24205

This is an application by Zzap Consulting Inc. for a residential development (Conservation Design) consisting of twenty (20) single unit dwellings on Hemlock Drive in Upper Tantallon.

Planning staff invite you to provide feedback and share any comments you may have about this planning application. Further details about this proposal are on the reverse side of this page and at www.halifax.ca/planning (scroll down to Case 24205).

The application is currently in the **public consultation stage**. We are inviting questions and comments on the proposal. Following public consultation, HRM staff will draft the development agreement and write a staff report for review by the North West Community Council. Should Community Council wish to consider the proposal, a public hearing will be scheduled. If you received this letter, you are on the mail list to be notified about the public hearing. The public hearing is an opportunity for you to share your opinion about the application with North West Community Council.

Things to consider when providing your comments/feedback:

- Are you in support of allowing a residential development in this location?
- Do you have questions about what it means to be a “Conservation Design Development”?
 - Do you have any concerns about the proposal?

All comments and feedback are welcome.

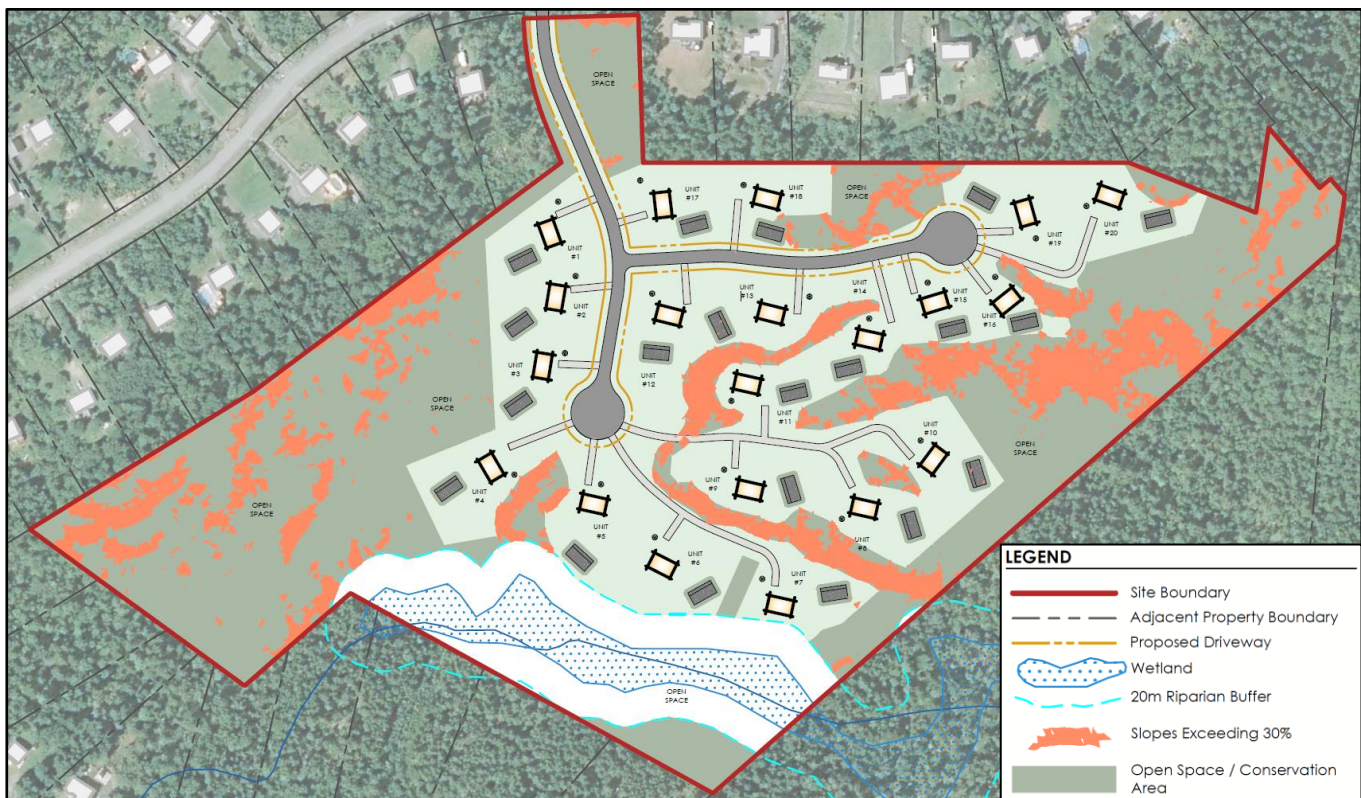
Please provide your feedback by August 2, 2022 to Claire Tusz, Planner II

PLANNING CASE 24205 – FACT SHEET

The applicant wishes to develop this 39-acre parcel of land into a residential development (Conservation Design), as enabled under Policy S-14 and Policy S-17 of the Regional Plan (<https://www.halifax.ca/about-halifax/regional-community-planning/regional-plan>). The purpose of this type of development is to conserve areas that are ecologically sensitive such as riparian buffers, wetlands, steep slopes (exceeding 30%), and floodplains. The major aspects of the proposal are as follows:

- Twenty (20) single unit dwellings
- Single access is from Hemlock Drive
- Serviced with individual on-site well and septic systems
- High Density Classic form of Conservation Design Development (condo-style as opposed to individually subdivided lots)
- Shared common driveway (not a new public street)
- Ecologically sensitive land is conserved as open space

The subject property is designated Mixed Use A (MUA) under the Planning Districts 1 and 3 Municipal Planning Strategy (MPS) and zoned General Residential (R-A1) under the Planning Districts 1 and 3 Land Use By-Law (LUB). This property is located within a Rural Growth Centre, as shown on [Map 13B](#) of the [Regional Plan](#). Pictured below is the concept plan for the development:



You can find more details about this application, including all submitted application documents, and the planning application process at: www.halifax.ca/planning (scroll down to Case 24205)