



November 15, 2017

Leah Perrin, Planner II  
Urban Area Planning Policy Applications  
Halifax Regional Municipality

Dear Leah:

**RE: Case #21094 - Clearwater Seafoods Limited Partnership – Application to discharge the development agreement and apply a new zone to the Bedford portion of the Clearwater property at 757 Bedford Highway (PID 40728081).**

On behalf of my Client, Clearwater Seafoods Limited Partnership (Clearwater), please accept this letter as an application to discharge the existing development agreement (and associated amendments) that apply to the affected property. Further, in accordance with Policy C-9 of the Bedford MPS, apply a new zone to the portion of the property that falls in the Bedford Plan Area that would preserve the developer's rights under the existing Clearwater development agreement as per section 14 of the development agreement.

The Clearwater office building and parking lot are located on PID 40728081 and covered by the development agreement. The office building portion of this property falls under the Bedford MPS/LUB and the parking lot portion falls under the Halifax MPS/LUB. The purpose of this request is so that Clearwater can construct a new parking garage on the portion of the property that falls under the Halifax MPS/LUB in accordance with the Halifax C2B zone.

There have been ongoing safety concerns with having the Clearwater employees cross the Bedford Highway to access their secondary parking area. There has already been one Clearwater employee struck by a vehicle while trying to cross the Bedford Highway in this area. It has become imperative that new parking spaces be provided on the same side of the Bedford Highway as the head office building.

It is my understanding that a discharge of the development agreement with the required accompanying LUB amendment to apply a new zone to the Bedford portion of the property will result in the Halifax portion of the property being regulated by the underlying C2B zone. No MPS amendments would be necessary to either Municipal Planning Strategy. I have enclosed a draft new zone for the Bedford Clearwater property for your consideration.

Please do not hesitate to contact me if you require any additional information.

Sincerely:  
Original Signed

Jenifer Tsang, MCIP

tel: 902.478.2541

email: [sunrose@eastlink.ca](mailto:sunrose@eastlink.ca)

## **PART 16A            CLEARWATER SEAFOODS (CS) ZONE**

No development permit shall be issued for a development in a CS Zone except for one or more of the following uses:

- a) The existing Clearwater building (as of November 2017) used for the purpose of retail and wholesale sales of seafood products and associated office and service space
- b) Parking area associated with commercial uses located within 300 feet of the building
- c) Uses permitted in the CCDD Zone may be considered in the CS Zone through an approved Development Agreement if municipal services are available as per Policy C-13.

### **SPECIAL REQUIREMENTS**

- 1. The retail component must remain on the main floor and face the Bedford Highway.
- 2. The second, third and fourth floor shall be used for office space and accessory uses only (washrooms, meeting rooms, lunch room etc.).
- 3. No increase to the building footprint is permitted, but incidental minor expansions to the building are permitted.
- 4. Minor variances to the parking configuration in order to provide additional space for the loading area may be considered
- 5. Outdoor storage in the designated service area shall be screened with a combination of shrubs and a four foot high wooden fence where storage is visible from the sidewalk or Bedford Highway