



brighter  
community  
PLANNING & CONSULTING

# Public Hearing Presentation

July 28, 2020

Rezoning Application: Case #22640

1686 and 1688 Prospect Bay Road

# Background

**Applicant:** Chris MacDonald

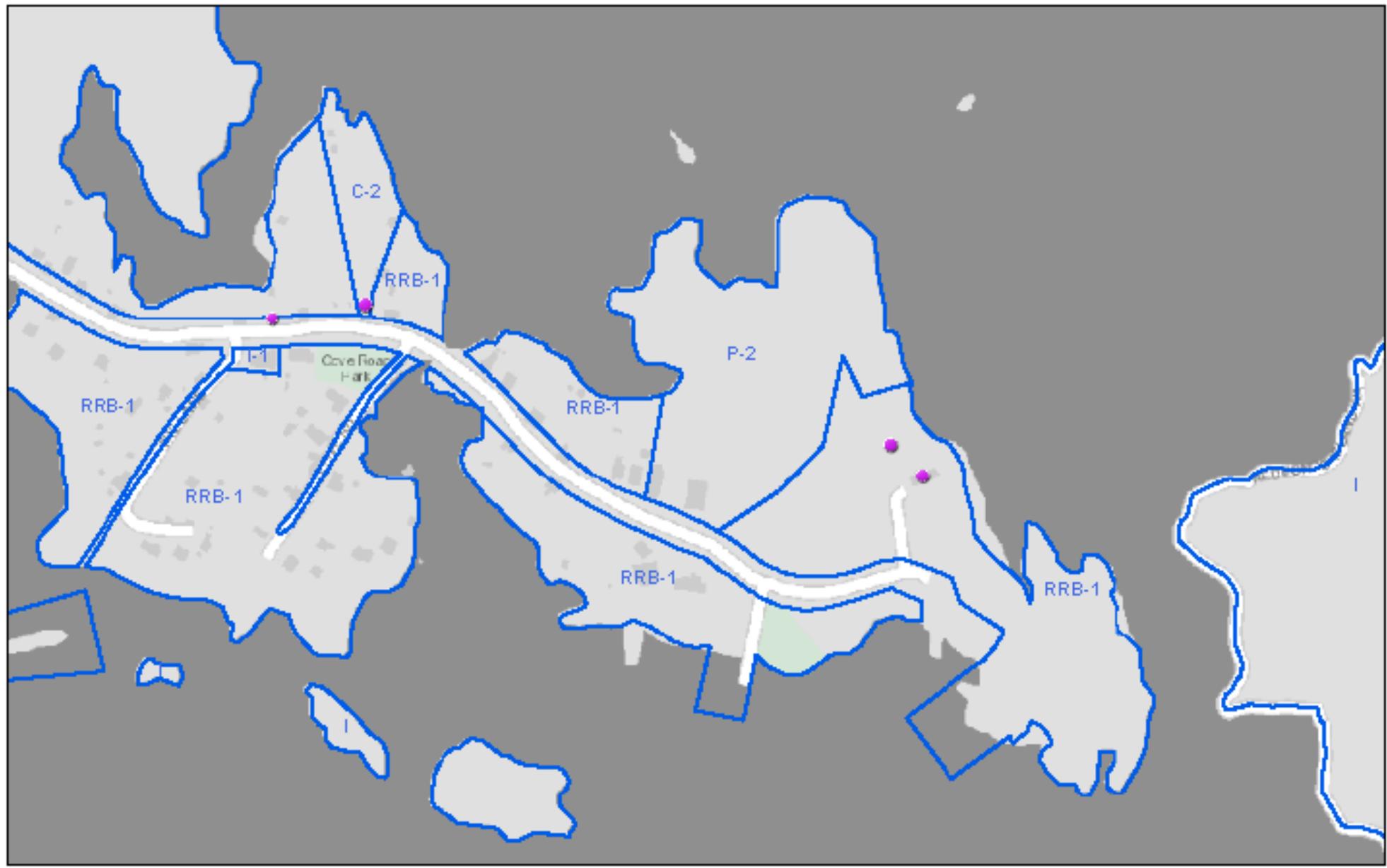
He purchased both properties after they had been on the market for several years.

**Request:** Rezone 1686 and 1688 Prospect Bay Road from P-2 (Community Facility to RRB-1 Residential)

This will allow the conversion of the former Church to a home and the construction of a carriage house on the site of the former community hall.

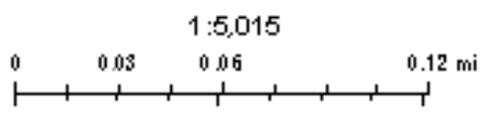


	Current	Proposed
Regional Plan Designation	Rural Commuter	Rural Commuter
MPS (Prospect) Designation	Rural Residential B	Rural Residential B
Zone	P-2	RB-1
Transit Service Boundary	Outside urban transit service boundary.	Outside urban transit service boundary.
Lot size - PID 41461799	18,850 sq. ft.	18,850 sq. ft.
Lot size - PID 00570929	160,000 sq. ft.	160,000 sq. ft.
Frontage - PID 41461799	93 ft.	93 ft.
Frontage - PID 00570929	133 ft.	133 ft.
Front Setback - PID 41461799	0 ft.	0 ft. (existing building to remain)
Front Setback - PID 00570929	22 ft. (existing building to be demolished)	30 ft. or more (new construction)
Adjacent Uses to Subject Properties	Low density residential	Low density residential



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Community Boundaries Zoning Boundaries



## New Zone

### Uses permitted in RB-1 zone

#### Residential Uses

Single unit dwellings  
Home business uses

#### Community uses

Open space uses

#### Commercial Uses

Craft shops  
Bed and breakfast outlets

#### Resource Uses

Fishery support uses  
Aquaculture support uses  
Agricultural uses

#### Other Uses

Existing business uses  
All existing dwellings

## Existing Zone

### Uses permitted in P-2 zone

#### Institutional Uses

Educational institutions  
Denominational institutions  
Day care facilities  
Fire and police stations  
Government offices and public works  
Hospitals, medical and veterinary clinics  
Public libraries, museums and galleries  
Existing fraternal halls and centres  
Recreation uses  
Day camps

#### Open Space Uses

Public and private parks and play grounds  
Cemeteries  
Historic sites and monuments  
Aids to marine navigation  
Tennis courts  
Lawn bowling greens

# The Details



Maintain architectural elements of the building including steeple, fenestrations and many of the internal elements.



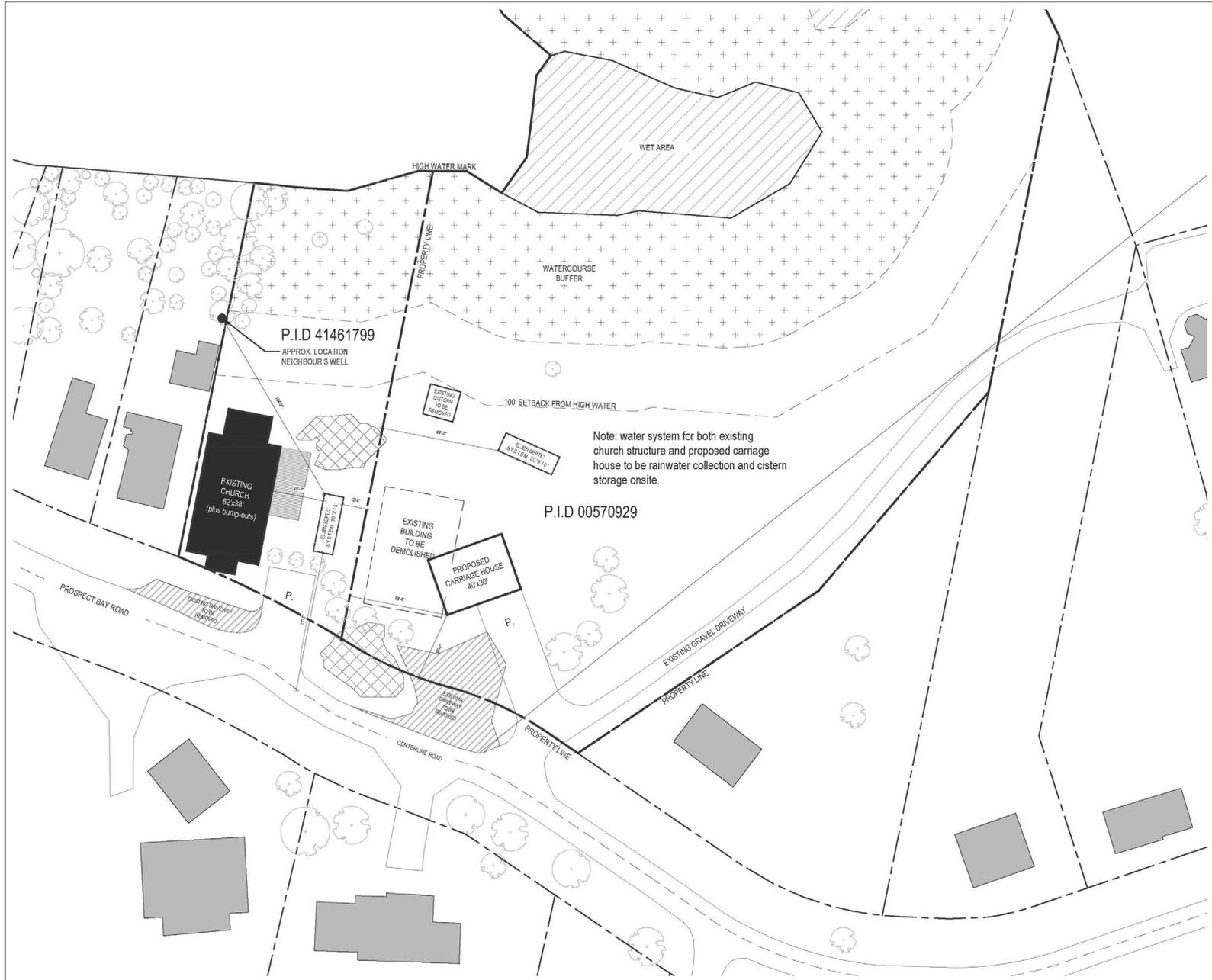
The church hall has foundation problems and requires significant work. It will be demolished and replaced.



Driveways will be reorganized, proper septic fields installed and cistern system for water collection



Much of the property is covered by a watercourse buffer. No development will occur within this area.



Note: water system for both existing church structure and proposed carriage house to be rainwater collection and cistern storage onsite.

NOTE: WATER SYSTEM FOR EXISTING CHURCH BUILDING AND PROPOSED CARRIAGE HOUSE WILL BE RAINWATER COLLECTION WITH CISTERNS IN BASEMENTS.

# CHURCH RENOVATION

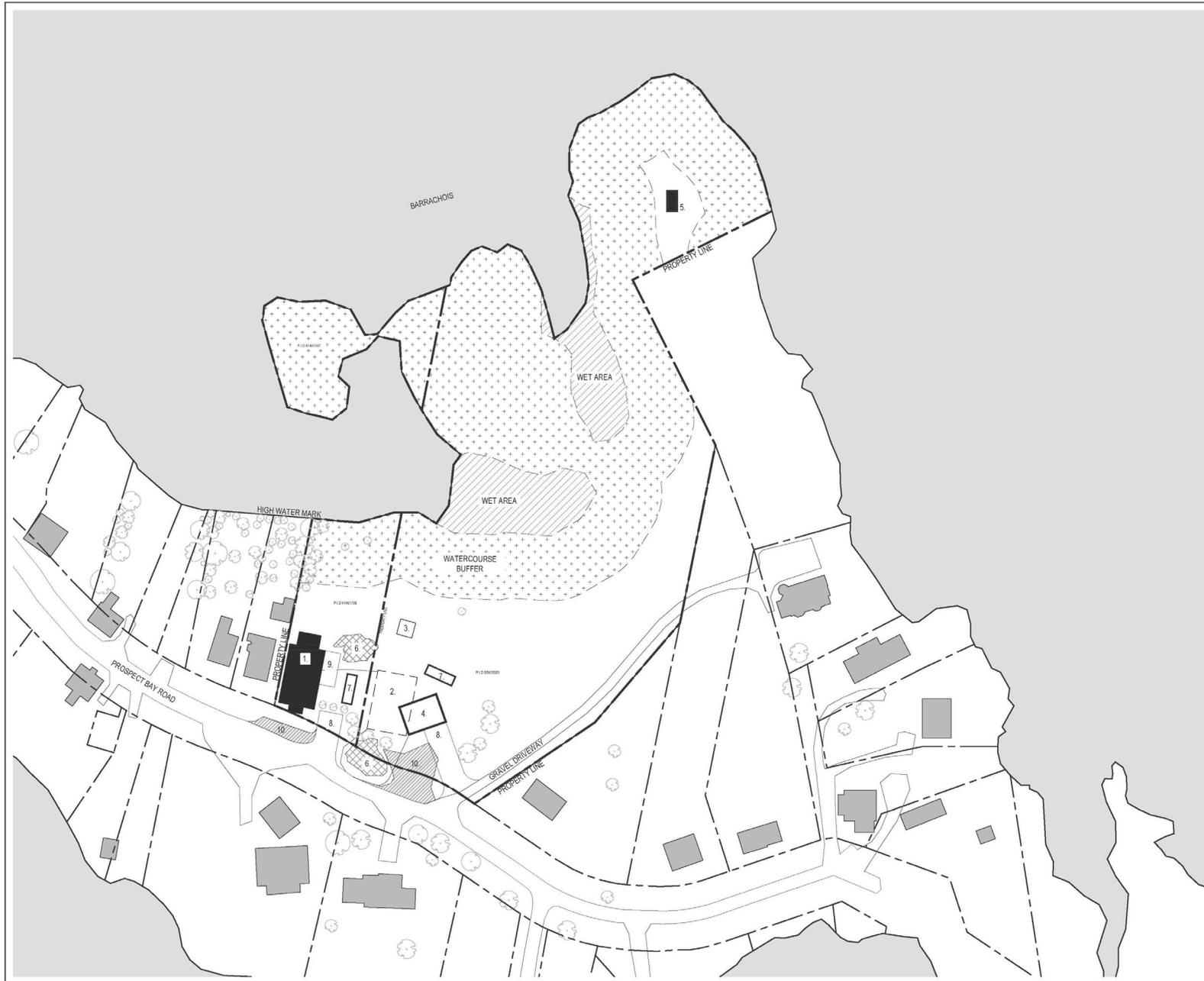
PROSPECT, NOVA SCOTIA  
2020.01.14

SITE PLAN

1/32"=1'-0"



0 5' 12.5' 50'



- LEGEND:**
- 1. EXISTING CHURCH TO REMAIN AND BE RENOVATED
  - 2. EXISTING HALL TO BE DEMOLISHED
  - 3. EXISTING CISTERN TO BE REMOVED
  - 4. PROPOSED CARRIAGE HOUSE (40' X 30' FOOTPRINT)
  - 5. BOATHOUSE (15' X 24' FOOTPRINT)
  - 6. APPROXIMATE LOCATION OF ROCK OUTCROPPINGS
  - 7. PROPOSED SEPTIC SYSTEMS (30' X 10' FOOTPRINT)
  - 8. PROPOSED PARKING AREAS
  - 9. PROPOSED DECK
  - 10. EXISTING DRIVEWAYS TO BE REMOVED

# CHURCH RENOVATION

PROSPECT, NOVA SCOTIA  
2020.01.14

SITE PLAN

1/64"=1'-0"



Met with Prospect Old Church Association on January 22, 2020 to open dialogue about the project. As a result of this meeting Mr. MacDonald agreed:

- Provide any windows that are surplus to the community
- To consider providing the church bell back to the community
- To designate a day for people to come take materials from the former call site before demolition

There have been requests for specific items from both buildings. Mr. MacDonald will consider these and do what he can. COVID has interfered with plans to proceed with this

Mr. MacDonald will discuss further requests when he is next in Nova Scotia.

## Additional Engagement

# brighter community

**PLANNING & CONSULTING**

Phone: 902-790-0664

Fax: 902-684-0449

Email: [chrystal@brighterplanning.ca](mailto:chrystal@brighterplanning.ca)

