

HALIFAX

Public Hearing Case 23528

Rezoning:

1601 Ketch Harbour Rd.

Sambro

Halifax and West Community Council

October 12, 2021

Slide 1

Applicant Proposal

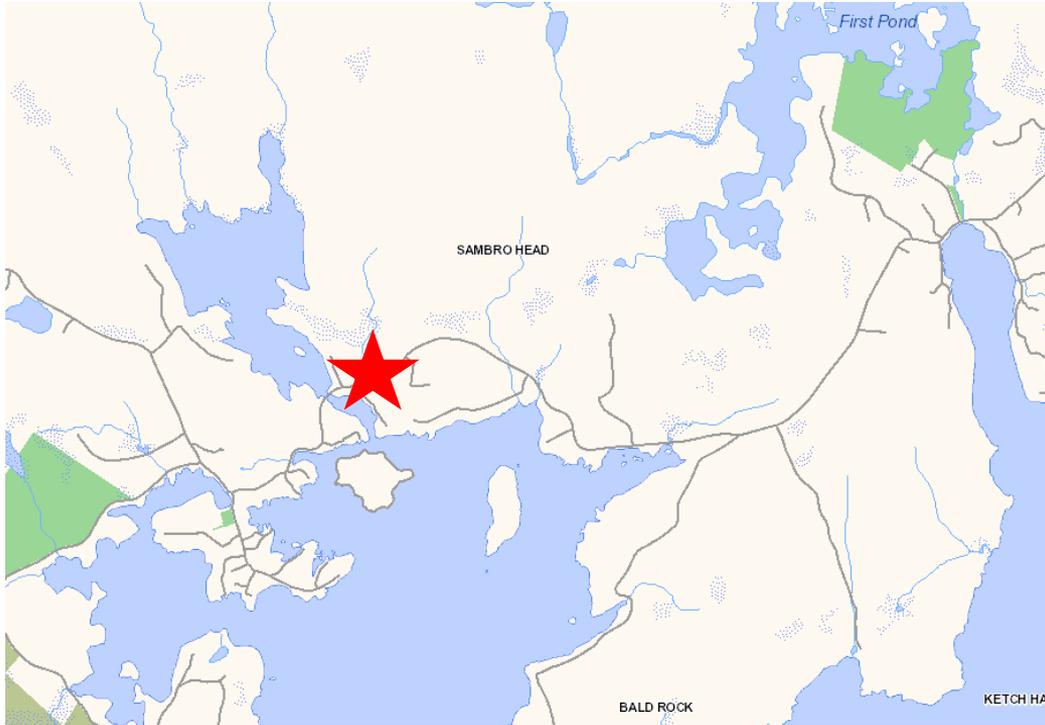
Applicant: Stephen Adams Consulting Services Inc.

Location: 1601 Ketch Harbour Rd., Sambro

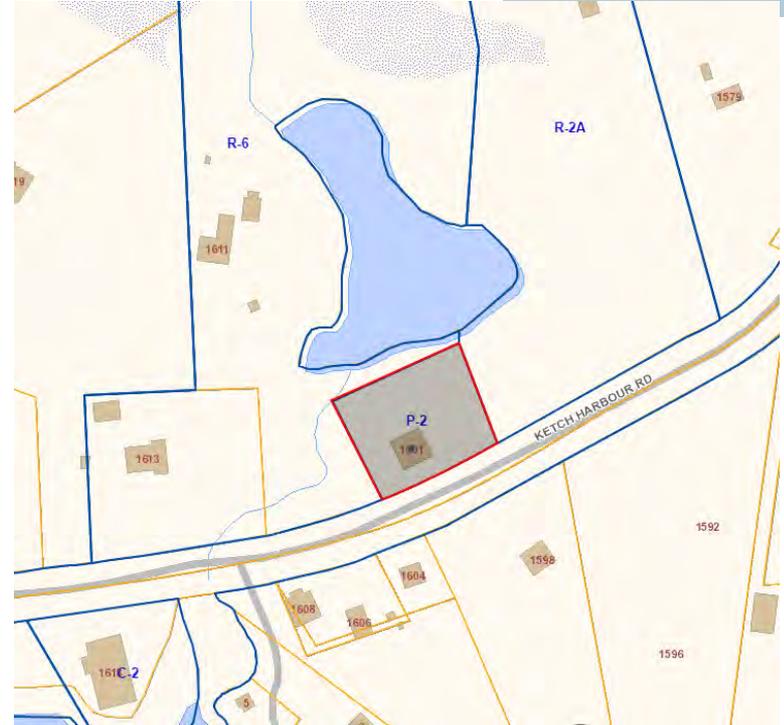
Proposal: Rezone property from P-2 (Community Facility) to R-6 (Rural Residential) to allow for the storage of fish nets, fishing gear and equipment related to local fishery



Site Context



General Site location in Red



Site Boundaries in Red

Site Context / Photos



Site Context / Photos



Policy & Bylaw Overview

Planning District 5 MPS & LUB



Current Zone

Community Facility (P-2) Zone



Designation

Residential (RES)



Existing Use

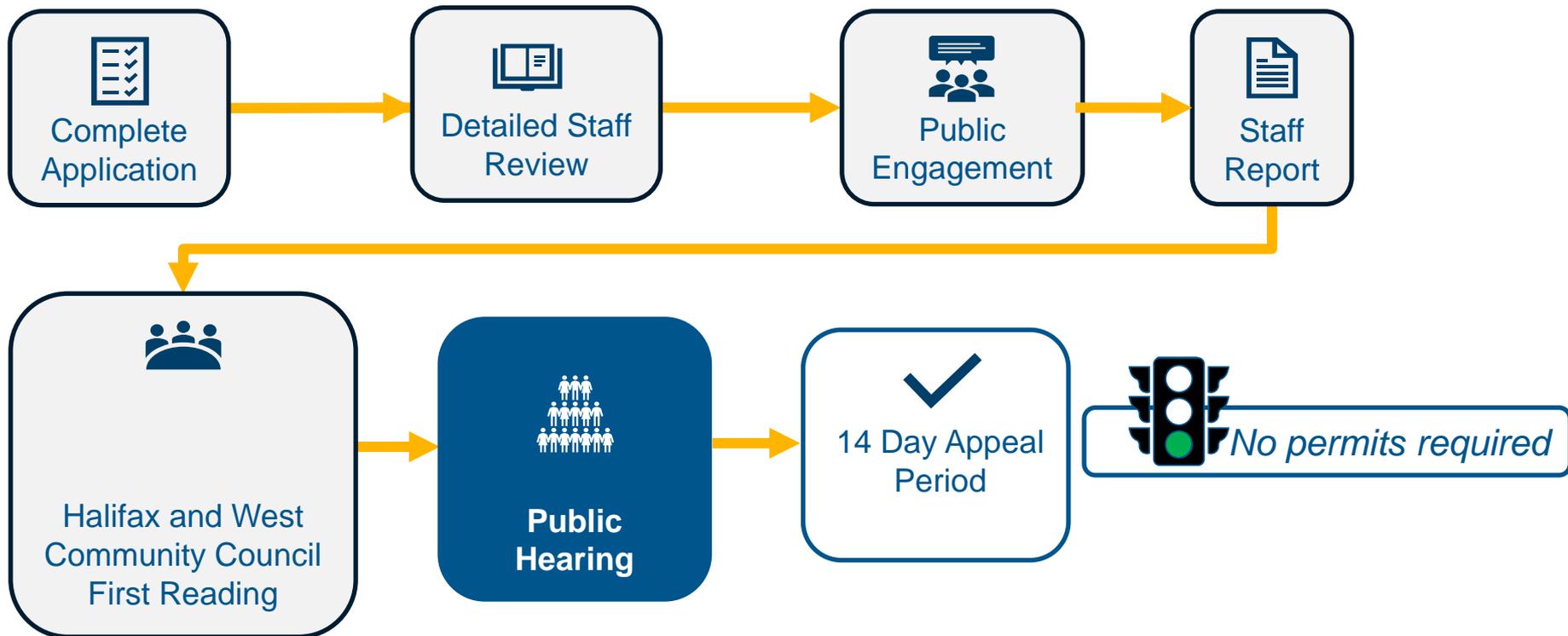
Vacant Building



Enabling Policy

IM-6 – Application of abutting zone

Planning Process



Proposal

- Rezone property from P-2 (Community Facility) to R-6 (Rural Residential) to allow a **fishery support use** which would permit:
 - Using the existing building or constructing a new building for the storage and maintenance of fishing gear
 - Outdoor storage of boats on the property
 - Retail or wholesale of fish products

Policy Considerations

Planning District 5 MPS & LUB

Enabling Policy IM-6:

- Provides for the development of similar uses on properties which abut one another
- Council may consider amendments to the land use by-law within a designation to provide for the development of uses which are permitted by the zone on the abutting property

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and public comment period.
- Feedback from the community generally included the following:
 - Scale of Fishery Support Use/Compatibility with residential properties
 - Traffic Safety
 - Noise
 - Environmental Impacts

**Notifications
Mailed**



37

**Individual Contacts
(Phone Calls & Email)**



6

Webpage Views



76

Public Engagement Feedback

- Scale/Compatibility with surrounding residential properties
- Concern about truck parking & maintenance



Public Engagement Feedback

- Noise from refrigeration units
 - Regulated by N200 – Noise bylaw
 - Operation of refrigeration equipment prohibited:
 - Before 7:00am and after 9:30pm on weekdays;
 - Before 8:00am and after 7:00pm on Saturdays; and
 - At all times on Sundays and holidays.
- Impact on Wetland
 - Watercourse buffer regulations in LUB prevent further encroachment
 - Alterations to wetland/watercourse regulated by NSECC
 - Any discharge that violates provincial regulations would be investigated by NSECC

Staff Recommendation

Staff recommend that Halifax and West Community Council:

- Adopt the amendment to the Land Use By-law for Planning District 5, as set out in Attachment A of the staff report.

HALIFAX

Thank You

Peter Nightingale



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Fishery vs Fishery Support

- FISHERY USE means any use associated with a fishery use including fishery support uses, retail and wholesale outlets for fish and fish processing plants
- FISHERY SUPPORT USE means any use which is designed to support the individual fishery operations and includes boat and equipment storage and maintains his own gear, and shall include aquaculture support uses and the sale of an individual fisherman's catch, but does not include a retail or wholesale outlet for fish and fish products, or a fish processing plant except a smokehouse, lobster pound, or an operation where a fisherman himself, or his or her crew, processing their own catch.