

Re: Item 10.1.1

PLANAPP 2024-01000

February 18, 2025

Thank you!

HRM Planning & Development

Thea Langille

Jessica Harper

Councilor Patricia Cuttell

Halifax and West Community Council

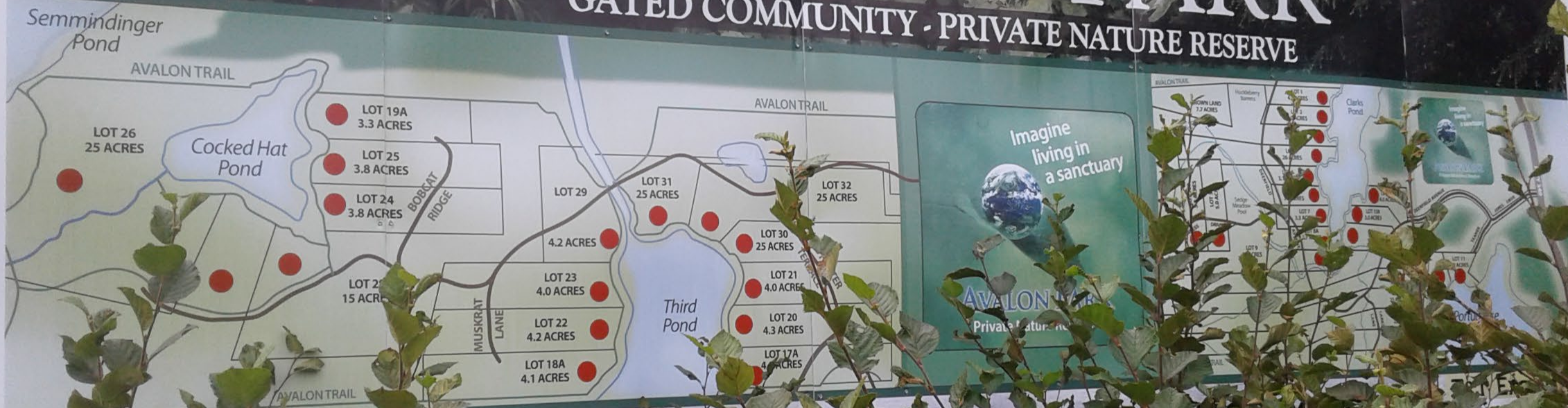
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ENGEL & VÖLKERS
PRESENTS

Cam Samson
REALTOR®
902.489.5371
cam.samson@evcanada.com

AVALON PARK

GATED COMMUNITY - PRIVATE NATURE RESERVE



550 ...

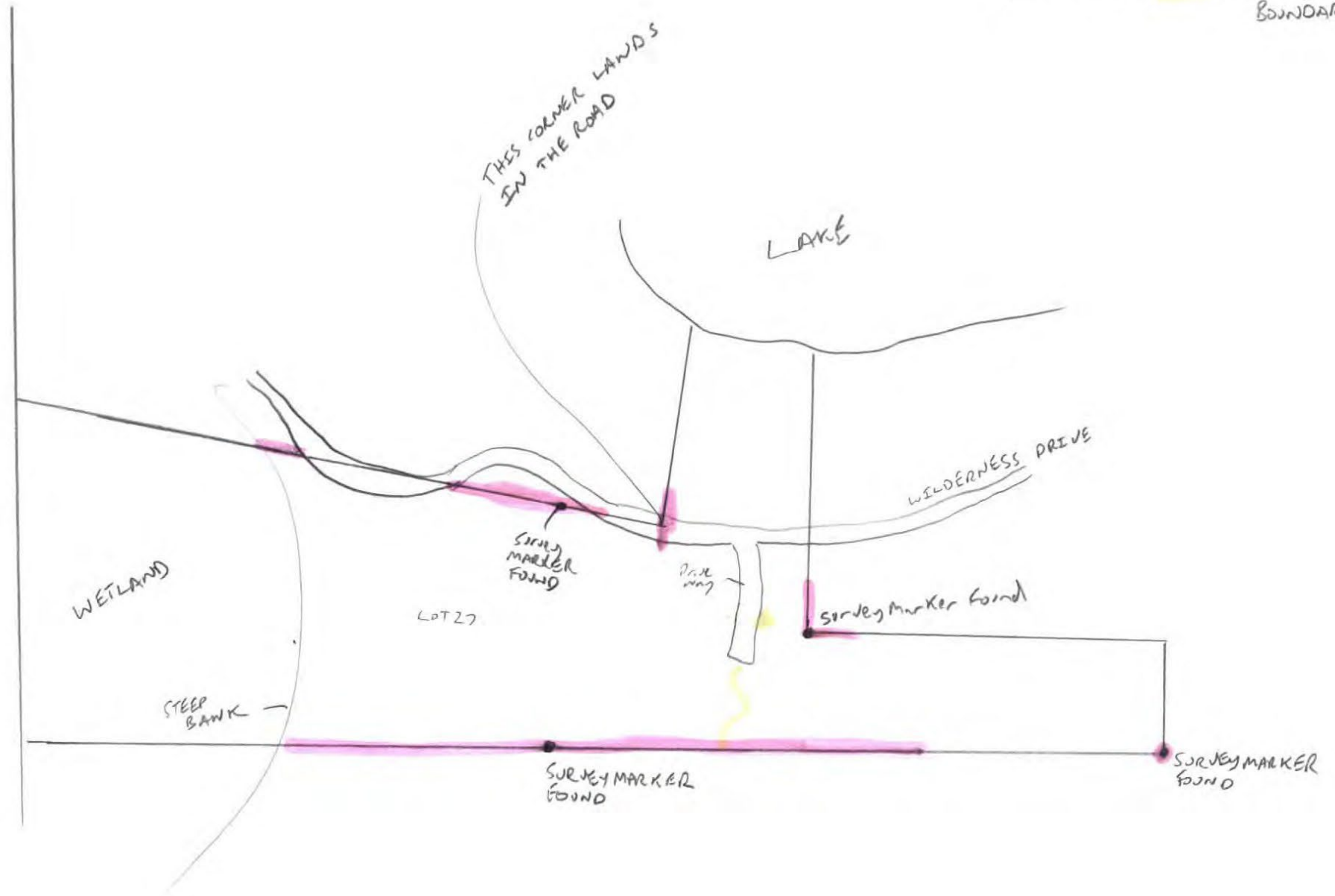
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PINK FLAGGING = [pink box] = FLAGGED BOUNDARY

YELLOW FLAGGING [yellow box] = FLAGGED TO HELP FIND BOUNDARY





June 3, 2022

On-site Sewage Disposal Systems NOTIFICATION RECEIPT

Province of Nova Scotia
Environment Act, S.N.S. 1994-95, c.1
On-site Sewage Disposal Systems

NOTIFIER: MARK ADCOCK

NOTIFICATION #: 2022-2977156-00

SITE: Lot # 27
PID 41320086

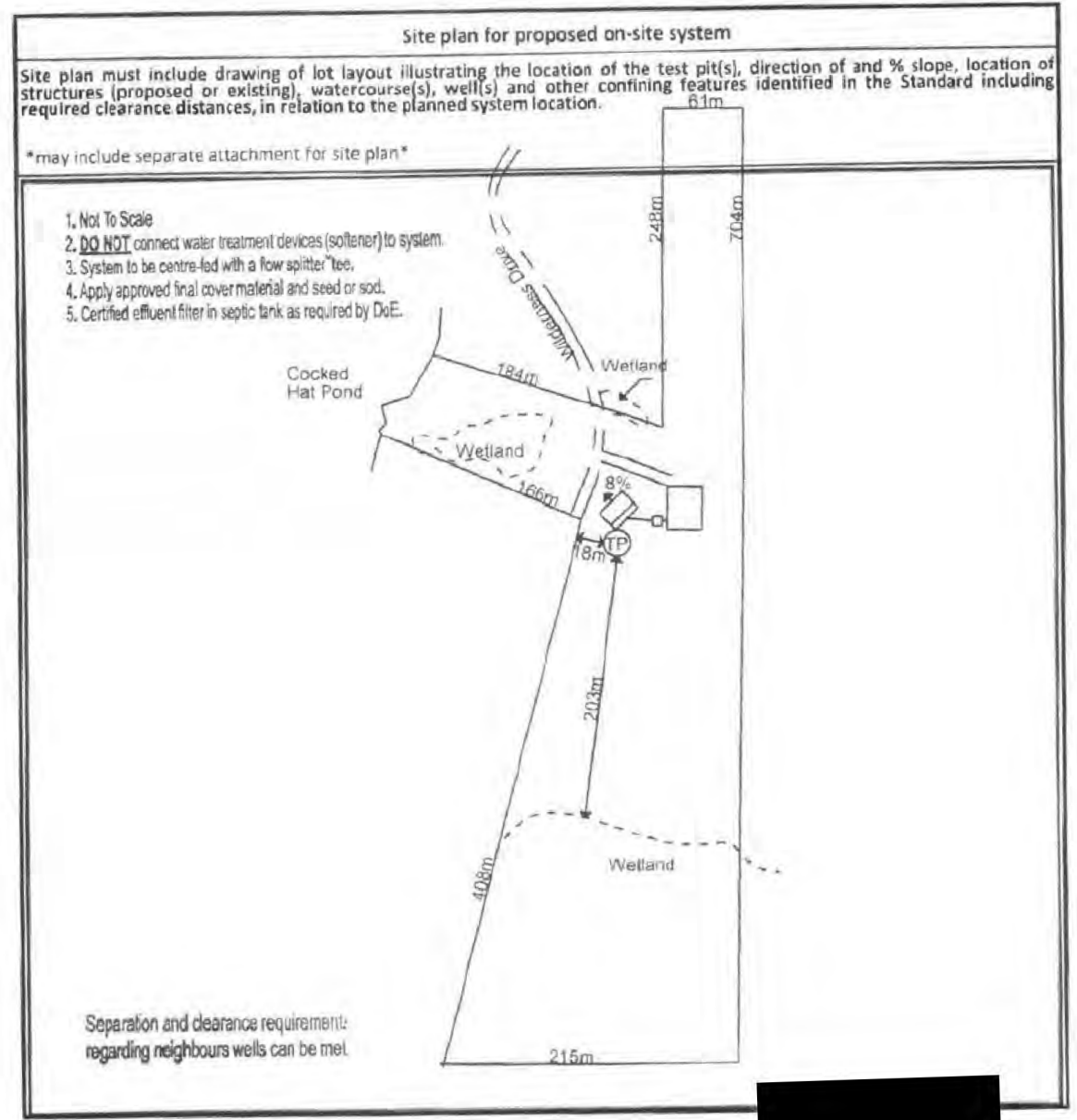
EFFECTIVE DATE: May 26, 2022

EXPIRY DATE: May 26, 2025

DETAILS: Sand Filter
1000 (L/D)
Residential: single unit
3 Bedroom(s)

Pursuant to Part V of the *Environment Act, S.N.S. 1994-95, c.1* as amended from time to time, notification from the Notifier is acknowledged. The work done under this notification must follow the Nova Scotia On-site Sewage Disposal Systems Standard.

This Notification or a copy is to be kept on-site at all times as required under Section 22(3) of



DATE: 2022/05/25

Professional engineer or qualified person:



Original Signed

QP or P. Eng. #: 8025

Mark Adcock

(Print name)

Mobile Home Permit

Permit Number: MOBILE-2023-06655

DATE OF PERMIT ISSUANCE

June 7, 2023

APPLICANT

Bernd Stolz

ADDRESS OF PROPERTY

PRIMARY ADDRESS

1110 WILDERNESS DR, PORTUGUESECOVE, NS
1110 Wilderness Dr, Portuguese Cove

PARCEL

41320086
1110 WILDERNESS DR, PORTUGUESECOVE, NS

RESPONSIBLE CONTRACTOR

No Phone Number

TYPE OF WORK

Installation

ADDITIONAL WORK SCOPES

DESCRIPTION OF WORK

place a mobile on private lot

MOBILE HOME OWNER NAME

Bernd Stolz

DATE OF PERMIT EXPIRY

June 7, 2025

PROPERTY OWNER(S)

BERNDSTOLZ

EVA STOLZ

LOT DETAILS

27

BUILDING STRUCTURE/ USE DESIGNATION

Mobile Home

SCOPE OF WORK

On Private Lot

MANUFACTURER

Supreme Homes

July 13, 2023

Bernd Stolz



Dear Mr. Stolz:

RE: Development Permit #2023-06655 -1110 Wilderness Drive, Portuguese Cove, NS, PIONo. 41320086

Development Permit #2023-06655 was issued on June 7, 2023, to place a mobile home on the above noted property.

The application was approved in error, and I regret to inform you that the issued permit must be withdrawn.

A development permit can only be issued on an approved lot. Lot is defined in the Planning Area 5 (Chebucto Peninsula) Land Use By-law as:

2.35 LOT means any area of land or parcel described in a deed filed in the Office of the Registrar of Deeds for Halifax County on or before the 16th day of April, 1987, or is described in a plan and deed pursuant to the Land Titles Clarification Act, or is approved on a plan of subdivision endorsed and filed in the Office of the Registrar of Deeds for Halifax County

The subject property was created by the province and not through municipal subdivision. The subject lot does not meet the definition of a "lot" in the Land Use By-law and therefore, a development permit cannot be issued.

Furthermore, the property is zoned R-6 (Rural Residential). Section 9.2 of the land use by-law requires a lot to have a minimum of 100 feet of frontage on a street. The subject property has zero (0) feet of frontage on a street and is therefore not eligible for a development permit.

Minimum Frontage: central sewer and water services 60 feet (18.3 m) per dwelling unit
central sewer services/ 75 feet (23 m) per dwelling
on-site services 100 feet (32.84 m)

Pursuant to Section 262(3) of the Halifax Regional Municipality Charter, this refusal may be appealed to the Nova Scotia Utility and Review Board,

board@novascotiaca Should you wish to appeal, your appeal must be filed by July 27, 2023. You can file your appeal with the Board by delivering it personally, or by mail, e-mail, or fax. Please note that the notice of appeal must be received by the Board before the filing deadline.

Thank You!