



July 31, 2025

Craig Wournell, Planner II, Urban Enabled Planning Applications
Halifax Regional Municipality, Planning & Development
craig.wournell@halifax.ca

Re: Supplemental Submission for 1246 Ketch Harbour Road (PID 00391169) Rezoning Application (PLANAPP-2024-00735).

Dear Craig,

Sightline Planning + Approvals is pleased to submit this supplemental letter in response to the HRM Team Review #3 comments received July 21, 2025. We appreciate your feedback and continued collaboration throughout the review process.

The 22.96-acre property is designated as Rural Commuter under the Regional Plan and Rural A within the MPS. The property is currently zoned Special Facility (P-5) Zone under the LUB.

The three goals for this rezoning application are as follows:

1. Rezone proposed lots 1, 3, 4 and 5 from P-5 to R-6 to allow a two-unit residential building with the potential for a secondary suite and a backyard suite on each lot.
2. Rezone the proposed lot 2 from P-5 to C-2 to allow a two-unit dwelling with the options for a secondary suite and backyard suite. The existing 9,000 sq. ft. building, formerly used as a federal telecommunications office is located on this proposed lot.
3. Rezone proposed lots 6, 7, and 8 at the rear of the property from P-5 to R-6 to allow the two lot plus a remainder subdivision through the Section 45 frontage exemption. This would ultimately allow for a two-unit residential building with the potential for a secondary suite and a backyard suite on each lot.

Thank you for your consideration and we look forward to working with you as we move forward.



Isabelle Choumiline
Planning Manager

CC: Kevin W. Riles, President & CEO, Sightline Planning + Approvals
Client, Tim Garrison

