

Do Not Move – Or Edit

NOTICE OF A REQUEST TO MODIFY A RESTRICTIVE COVENANT EASTERN PASSAGE / COW BAY

PLANNING APPLICATION 2025-02686

Application by Albert Njeim, to modify the private covenant at 2222 Shore Road, Eastern Passage (PID 00400200).

Planning staff invite you to provide feedback and share any comments you may have about this request to modify a restrictive covenant. Further details about this proposal are on the reverse side of this page and at www.halifax.ca/planning (scroll to PLANAPP-**2025-02686**).

Private covenants are agreements between two parties, such as developers and property owners. Although the municipality does not apply private covenants in the application of municipal land use regulations, recent changes to the *Halifax Regional Municipality Charter* (Section 257A) allow the CAO of the Municipality to discharge or modify private covenants when they are more restrictive than the current zoning with respect to height or density. It is important to note that if the CAO does not approve the modification or discharge of this private covenant, HRM could still issue a permit for the proposed use if it meets the land use by-law and other municipal regulations. Halifax Regional Municipality does not enforce private covenants when processing permit applications.

The application is currently in the **staff review and notification stage**. We are inviting questions and comments on the request. HRM staff will prepare a staff report for decision by the Acting Chief Administrative Officer. The feedback you provide will be included in the report provided to the Acting Chief Administrative Officer.

All comments and feedback are welcome.
Please provide your feedback by Monday, February 2, 2026, to Isabelle Ouellette

PLANNING APPLICATION 2025-02686 – FACT SHEET

A request has been submitted to modify the existing private restrictive covenant registered to 2222 Shore Road. The changes will only apply to this property and will not affect other Harbour Hill Point Covenant holders in the Community.

The applicant has asked to remove clauses 3, 4, 5, 6, 7, 10, and 24 of the existing restrictive covenants. These clauses currently:

- Allow only a detached single-unit home
- Set limits on ground floor area per building height
- Restrict certain types and height of fences
- Require approval from the Grantor

There is no specific proposed development proposal for this property at this time.

2222 Shore Road is zoned Single Unit Dwelling Zone (R-1) of the Eastern Passage/Cow Bay Land Use By-law. This zone allows up to four-unit dwelling use. The applicant is requested to modify the covenant as it relates to height and density.



The report provided to the CAO will include the feedback received from neighbouring property owners. Once a decision is made by the CAO, you will be notified through another mailout. The decision is appealable to the Nova Scotia Regulatory and Appeals Board. Information on the grounds for an appeal and the process will be provided at that time.

You can find more details about this application and the planning application process at: www.halifax.ca/planning (scroll down to PLANAPP-2025-02686)