

SUNROSE



Sunrose Land Use Consulting
Halifax, Nova Scotia

April 11, 2022

Thea Langille, MCIP, LPP
Principal Planner – Rural Policy & Applications
Halifax Regional Municipality

Dear Thea:

Re: MPS amendment to re-zone Bayside property (PID 00465914) from P-2 to RRE-1

On behalf of my Clients, Fred and Nancy Voegeli, this letter is to provide planning rationale to support an amendment request to the Prospect Planning Area 4 Municipal Planning Strategy (MPS) and Land Use By-law (LUB) affecting the above noted property.

The property is the former site of a youth camp that was previously owned by the Bayside United Baptist Camp Association. When the camp was in operation there were several structures on the property including 14 cabins, a mobile home, a main building, a few sheds, an enclosed pool, and several recreational fields. All the buildings have been removed and the pool has been filled in. It is currently zoned P-2 to reflect the previous institutional land uses.

The church sold the land to the current owners who wish to use the land for two single unit dwellings. They will need to subdivide the property into two lots (as per section 38 of the Regional Subdivision By-law that enables a lot without road frontage to be subdivided into two lots). The P-2 Zone does not permit single unit dwellings so a re-zoning to RRE-1 is necessary.

As per our previous discussions, HRM Planning has determined that a standard rezoning to RRE-1 is not possible because property is unable to meet the requirements of the RRE-1 Zone given its lack of road frontage. Further, that HRM has allowed re-zonings in the past for existing lots that do not meet the zone standards if it is being re-zoned to a less intensive zone. However, the proposal would not fit into this re-zoning scenario because the RRE-1 zone allows more intensive land uses than the P-2 zone.

Therefore, we must apply for an MPS amendment to the Prospect Planning District 4 to re-zone the subject property from P-2 to RRE-1. The property is in the correct designation of Rural Residential E which envisions land to be zoned RRE-1. The surrounding lands are zoned RRE-1, and there is no anticipated conflict with the surrounding land uses.

I look forward to working with you on this application.

Sincerely:

Jenifer Tsang, MCIP, LPP

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