



David Cahill of Wilderness Stays
130 Abrams Way, Halifax, Nova Scotia, B3P 2S1
902 - 210 - 4111
www.wildernessstays.com

HRM Planning & Development
Halifax Regional Municipality
902 490-4911

Dear Sir/ Ma'am,

Please accept this letter as part of my development agreement application of PID 40853376. Located adjacent to Highway 333 in between McGraths Cove Road and East Dover Road.

I would like to apply to use this area as a commercial recreational area in which and with the adjacent PID 40065195. I would build a low impact eco-tourism project using heated bespoke tents, on decks and board walks

I believe this application would satisfy the Municipal Planning Strategy Policy. As it states in Policy RB-11, p.51.

"Policy RB-11 in MPS of Planning District 4: Given the vast amount of undeveloped land situated throughout the Residential B Designation, commercial recreation activities, may be suitably located within this designation. These operations, however, can also impact on the surrounding community in terms of noise, dust, litter, traffic and visibility. Given the size and potential impact of such facilities on the surrounding area, these uses will only be permitted by development agreement."

Please find attached a presentation and Site Plan that I believe express the intension for the site. Any further questions, please do not hesitate to reach out to me.

Warm regards,

Original Signed

David Cahill



Wilderness Stays Ltd

LOCATED BETWEEN EAST DOVER RD AND MCGRATHS COVE RD

Est. 2018

ABOUT US



Dave Cahill

Founder of Wilderness Stays Ltd

Wilderness Stays Ltd is aiming to be a sustainable camp ground located in East Dover. Owner and founder of Wilderness Stays Ltd Dave Cahill is going to build all-season tents that will be available to rent year round. These tents will be fitted with permanent fixtures such as a Rocket Mass Heater for the winter months and comfortable furniture to offer a serene stay at any time of the year.

Note: All plans and ideas are subject to change to fit in accordance with Nova Scotia zoning by-laws



Why Nova Scotia?

Wilderness Stays Ltd is going to offer the only fully functioning all season tipis and tents in Nova Scotia.



Why us?

Wilderness Stays Ltd is planning on outfitting each of their tipis with their own personal Rocket Mass heater allowing guests to be comfortable at all times of year



What will we have?

- Camping
- Walking trails
- Community activities
- Close to local tourist spots (ex: Peggys Cove)



Affordable, sustainable and efficient



Canvas tents

Wilderness Stays Ltd is going to build their tents out of high quality, natural, fire retardant material. This will ensure the tents are prepared for all seasons including snow and rain making this the first tent based camp site with permanent fixtures in Nova Scotia.

Traditional, sturdy and cost effective

Canvas Tipis

A tipi is strong, roomy, weatherproof, easy to pitch and above all has a fire inside. It was developed by the people of the great plains of North America, and it is hard to improve on a structure which has enabled people to thrive in such a harsh environment.

▲ 20%

Building a tipi is 20% more cost effective than building a yurt

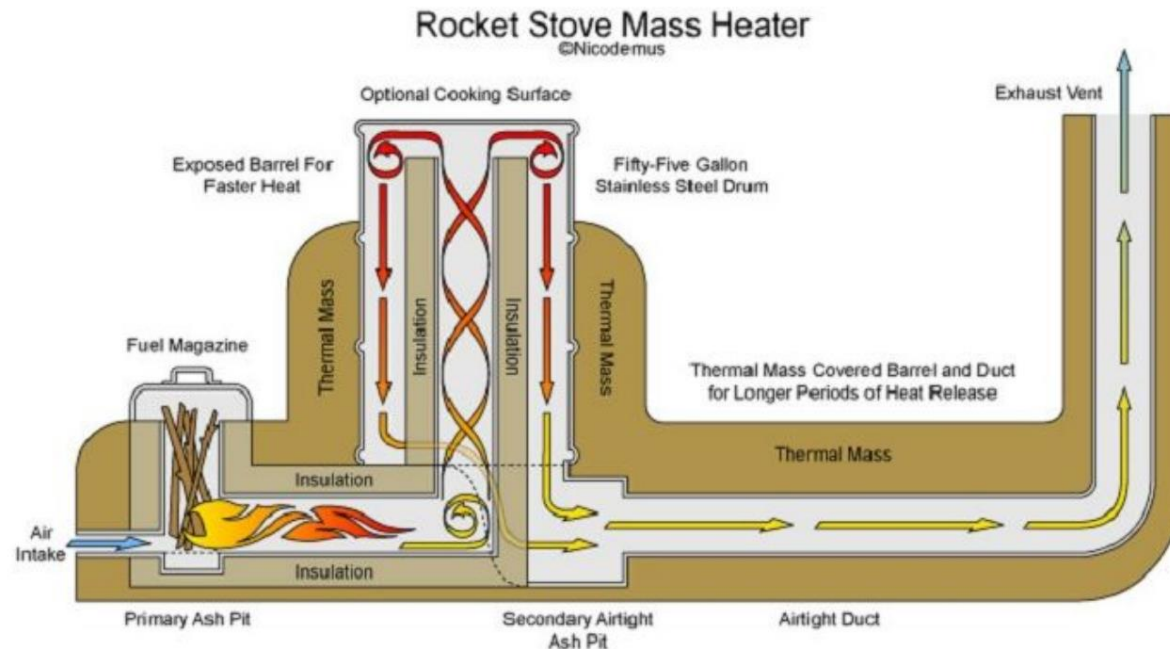




Rocket Mass Heater

What is it?

A **rocket stove mass heater** or **rocket mass heater** is a space heating system developed from the rocket stove, a type of efficient wood-burning stove, and the masonry heater. Its fundamental characteristics are an insulated combustion chamber where fuel (generally wood) is burned with high efficiency at extremely high temperatures, and a large thermal mass in contact with the exhaust gases which absorbs most of the generated heat before the gases are released to the atmosphere





GOALS

"I am not only looking to start a camp ground but also an area where neighbors can come together to use the land for community building activities"

David Cahill: Owner and Founder of Wilderness Stays Ltd

7.3 – OTHER REQUIREMENTS: HOME BASED BUSINESS USES Where home business uses in conjunction with a dwelling are permitted in any R-6A Zone the following shall apply:

- (a) Any lot that is used for such purposes shall be the principle residence of the operator of the business;
- (b) No materials or equipment shall be used except that which is reasonable consistent with that business and shall not be obnoxious or create a nuisance by virtue of noise, vibration, odour or glare;
- (c) One off-street parking space, other than that required for the dwelling, shall be provided for every three hundred (300) square feet (27.9 m²) of floor area devoted to any home business;
- (d) No more than one (1) sign shall be permitted on any lot and no such sign shall exceed twenty (6) square feet (0.56 m²) in area;
- (e) No more than twenty-five (25) percent of the total gross floor area of the dwelling unit shall be devoted to home business uses within the dwelling, and in no case shall the total gross floor area of structures devoted to home business uses exceed one thousand (1,000) square feet (92.9 m²);**
- (f) No outdoor storage or outdoor display shall be permitted in any yard where such yard abuts any residential uses, except where a fence or a landscaped area providing a visual barrier and measuring at least six (6) feet (1.8 m) in height is provided;
- (g) No outdoor storage shall be permitted in any front yard; and Eastern Shore (East) Land Use By-law Page 44
- (h) No exterior alterations to the dwelling related to the business use shall be permitted except to meet fire safety, structural safety, or health regulations.



■ Tents (20%) ■ Acres (80%)

Note: In order to meet Nova Scotia Zoning By-Laws no more than 25% of your dwelling can be developed to support a home business

OUR COMPANY VALUES



The Community

*Bringing people
together*

Wilderness Stays Ltd is going to strive to not only offer a sanctuary for tourists to experience St. Margrets Bay but also use our resources to offer a safe space for community members to host events and enjoy their beautiful town.



**I want this to be a place
where people can
collectively enjoy the
environment and
everything it has to offer**

Fall/Winter 2018

Our

Timeline

In 2018 Wilderness Stays Ltd is in the process of preparing the land for the construction of the accommodation to take place in Spring 2019

(a) Nothing in this By-law shall prevent the use of land or the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued

2.80 – ROAD ENTRANCE RESERVE means the frontage which provides access to a public street or highway or private road from an area of land consisting of a minimum of five (5) acres (2.0 ha) and which entrance has been approved by the Department of Transportation and Communications or Halifax County Municipality for the purposes of a public road or private road entrance reserve



2019 What we have coming...

2019 Wilderness Stays Ltd is planning on erecting its first permanent structure to bring in revenue.





Sanitation?

Composting toilets use the natural processes of decomposition and evaporation to recycle human waste. Waste entering the toilets is over 90% water, which is evaporated and carried back to the atmosphere through the vent system. The small amount of remaining solid material is converted to useful fertilizing soil by natural decomposition.

When human waste is properly composted, the end product does not contain any pathogens or viruses (these are destroyed by bacterial breakdown). This nutrient-rich fertilizer can then be used on plants or around the base of trees, as part of the natural cycling of nutrients, reducing your need for commercial fertilizers and preserving local water quality.

<https://www.letsogreen.com/how-composting-toilets-work.html>

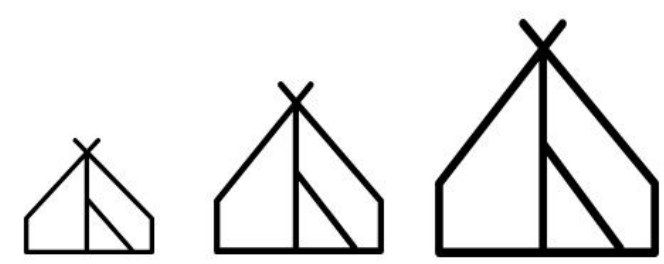


What we plan on doing...

Wilderness Stays Ltd is planning on using fully composting toilets that are environmentally friendly, cost effective and allow us to create a plot of land to create fertilizer.

2.16 – COMPOSTING OPERATION means a public or private solid waste management facility where the waste is processed using composting technology which may include physical turning, windrowing, in-vessel, static pile aeration or other mechanical handling of organic matter and where the annual production of compost material exceeds 60 cubic metres.

What does the future hold for Wilderness Stays Ltd...



Wilderness Stays Ltd is excited to expand to become a camp ground that can accommodate up to 18 different groups at one time.

As well as expanding ourselves as a company Wilderness Stays Ltd is hoping to develop a relationship with different local tourism-based programs and businesses to promote exposure for both parties.

With such a large diverse piece of land we have multiple resources to offer the community.



Activities on the lake

- Paddle boarding
- Cannoning
- Kayaking
- Various other water sports

Peggy's Cove Boat Tours

Great E.A.R.T.H Expeditions



Note: Wilderness Stays Ltd is happy to partner with any local businesses and is open to ideas and suggestions



Possible tourism partners:

https://www.tripadvisor.ca/Attraction_Review-g780595-d6650992-Reviews-Peggy_s_Cove_Boat_Tours-Peggy_s_Cove_Halifax_Region_Nova_Scotia.html

https://www.tripadvisor.ca/Attraction_Review-g154976-d1875137-Reviews-Great_E_A_R_T_H_Expeditions-Halifax_Halifax_Region_Nova_Scotia.html

Open rock faces for rock climbing and bouldering

Due to the affiliation of Wilderness Stays Ltd with Green Access Ltd we have the expertise and equipment to offer rock climbing and bouldering to guests and locals.

What is bouldering?

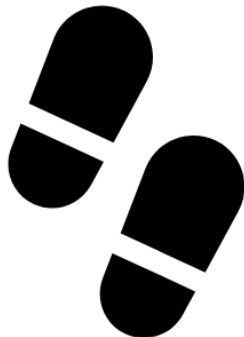
Bouldering is a form of rock climbing that is performed on small rock formations or artificial rock walls, known as boulders, without the use of ropes or harnesses.



Possible tourism partners:

<https://sevenbaysbouldering.com/en/>

What else?



Hiking and trail activities

With 39 acres of land Wilderness Stays Ltd is excited to offer a place for people to explore the environment with trails for walking, hiking and other activities

The city of Halifax offers a in depth list of hiking trails around the city that would be beneficial for promotion

<https://www.halifax.ca/recreation/parks-trails-gardens/trails>

Last but not least

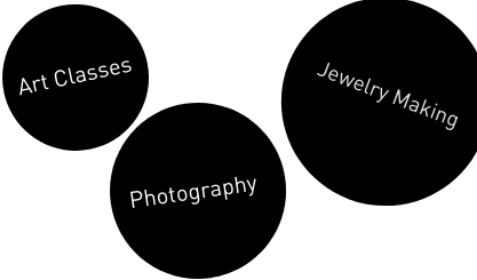


Wilderness Stays Ltd wants to work with the community members to build lasting relationships

We have many different exciting ideas for how Wilderness Stays Ltd can partner with the community



We are interested in working with local shops to promote both parties



We offer a beautiful area for creative minds to come together

https://www.tripadvisor.ca/Attraction_Review-g780595-d12620658-Reviews-William_deGarthe_Art_Gallery-Peggy_s_Cove_Halifax_Region_Nova_Scotia.html

https://www.tripadvisor.ca/Attraction_Review-g780595-d6995911-Reviews-Amos_Pewter-Peggy_s_Cove_Halifax_Region_Nova_Scotia.html

https://www.tripadvisor.ca/Attraction_Review-g780595-d8403196-Reviews-Beales_Bailiwick_Ltd-Peggy_s_Cove_Halifax_Region_Nova_Scotia.html



CONTACT

P 1(902)210-4111

E dave@greenaccess.ca

W <http://www.greenaccess.co.uk/>