

January 25, 2021

HALIFAX REGIONAL MUNICIPALITY

Notice of Planning Application at 22324 Highway #7, Sheet Harbour PLANNING CASE 23221

Application by Halifax Regional Municipality to amend the Eastern Shore (East) Land Use By-law to include Institutional Uses within the Regional Park Zone to allow for a recreation/fitness centre, community hall, library and fire station at 22324 Highway 7, Sheet Harbour.

Planning staff would like to invite you to provide feedback and express any comments you may have about this planning application. Further details regarding this proposal may be found on the reverse side of this page and at www.halifax.ca/planning (scroll down to Case 23221).

The application is currently in the **Public Consultation Stage**. We are now inviting questions and comments on the proposal. Following public consultation HRM staff will prepare a staff report for review by the Harbour East Marine Drive Community Council. Should Community Council wish to consider the proposal, a public hearing will be scheduled. If you received this letter, you are on HRMs mailing list to receive notification of the public hearing. At the public hearing you will have the opportunity to address Community Council directly and make your opinion of the application known.

Things to consider when providing your comments/ feedback:

- Do you have any concerns with the proposal?
 - If so, what are your concerns?
 - If you have concerns, what would you like to see added or changed?
 - Any other comment / feedback is welcomed.
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Please provide your feedback by **February 26, 2021**. Comments may be emailed to the planner processing the application, Jacqueline Belisle, at belisj@halifax.ca.

Jacqueline Belisle, Planner II
Planning & Development
Halifax Regional Municipality
Tel 902.430.4092

cc: Councillor David Hendsbee - District 12

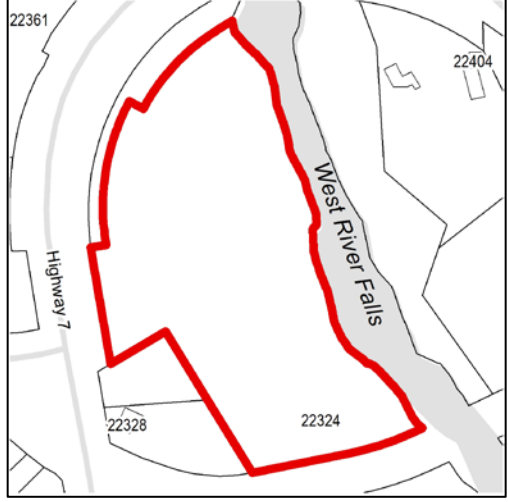


Halifax Regional Municipality
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PLANNING CASE 23221 – FACT SHEET

Application by Halifax Regional Municipality to amend the Eastern Shore (East) Land Use By-law to include Institutional Uses within the Regional Park Zone to allow for a recreation/fitness centre, community hall, library and fire station at 22324 Highway 7, Sheet Harbour.

	Subject Property	22324 Highway 7, Sheet Harbour
	Existing Use	Recreational Trail along West River Falls
	Proposed Use	Municipal Community Facility: <ul style="list-style-type: none">• Recreation/fitness Centre;• Community Hall;• Library; and• Fire Station

On May 12, 2020 HRM Regional Council directed staff to acquire the subject lands from the Province of Nova Scotia for the development of a new municipal facility. One of the terms and conditions of the property acquisition is the approval of any required amendments to the municipality's planning documents.

The site is zoned Regional Park (RPK) under the Land Use By-law for Eastern Shore (East). As the RPK Zone does not permit community centres and halls, libraries, or fire stations the municipal community facility envisioned is not permitted under the RPK zone. Currently the RPK Zone permits:

- *Recreation uses;*
- *Conservation uses;*
- *Marinas; and*
- *Uses accessory to the foregoing uses.*

To enable the envisioned facility HRM is proposing to amend the Land Use By-law to add "Institutional Uses" to the above list of permitted uses within the RPK Zone.

The Land Use By-law defines Institutional Use as: *any educational or denominational use, day care facility, residential care facility, fire station, police station, public works, hospital, nursing home, public library, post office, museum and gallery, community centre and hall, recreation use or open space use.*

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