

Stephen Adams Consulting Services Inc.  
410 McCabe Lake Drive  
Middle Sackville, N. S.  
B4E 0N6  
(902) 497-8818

March 30, 2021

**Re: 1601 Ketch Harbour Road (Sambro) Rezoning Application PID 00456541**

Ms. Thea Langille  
Principal Planner, HRM  
P.O. Box 1749  
Halifax, N.S.  
B3J 3A5

Via email: [langilt@halifax.ca](mailto:langilt@halifax.ca)

Dear Ms. Langille:

I represent Mr. Christopher Purcell and Starfish Licensing (Paul Drew), the owners of the above-referenced property. I have been retained to assist in their application to rezone 1601 Ketch Harbour Road in Sambro from its existing P-2 zone (Community Facility) to the R-6 (Rural Residential) zone. The following is the rationale for supporting our request.

#### Background

The subject property was zoned C-1 until April 28/2008. During that time, it was used as a wood working shop by a local artisan. A rezoning to P-2 was requested and approved to allow for a community centre. The existing community centre was in disrepair and was deemed to be too costly to renovate.

The present property owners purchased the property and subsequently used it to store fish nets, gear a boat and other equipment related to the local fishery. However, this use was reported to HRM By-Law staff, and considered non-compliant. In order to bring the uses into compliance, a rezoning is being requested.

## Policy Support

This property is in the Rural "A" Designation, which states:

*RA-1 It shall be the intention of Council to establish a Rural "A" Designation as shown on the Generalized Future Land Use Map (Map 1). The Rural "A" Designation shall support a continuation of a rural residential environment characterized by low density residential development, community facility uses and fishery support uses. Commercial development serving the needs of the local market as well as the fishing and tourist trade shall also be accommodated. This information is from page 74 of the Planning District 5 (Chebucto Peninsula) MPS*

In addition to the preceding policy, the following also applies, as an abutting property to the west is zoned R-6.

*M-6 Providing that the intentions of all other policies are satisfied, Council may, for the purpose of providing for the development of similar uses on properties which abut one another, consider development agreements or amendments to the land use by-law within a designation to provide for the development of uses which are uses permitted by the zone on the abutting property within the abutting designation, as shown on the Generalized Future Land Use Map (Map 1), except where commercial or industrial zones abut residential (R-1, R-2, R-2a) zones. This information is located on page 90 of the Planning District 5 (Chebucto Peninsula) MPS.*

Map 1 (attached) illustrates the zoning for the abutting properties, and also outlines the zoning in the immediate area, which is predominantly residential (R-1, R-2, R-2A, R-6,) with one property zoned C-2 and one V-4. R-2A and R-6 zoning abuts the subject property, with R-2 zoning across the road. (Map copied from the previous rezoning application dated March 11, 2008)

The 8-acre property located across the road at 1611 Ketch Harbour Road (PID 00395681) is zoned R-6. The 5-acre property to the west, 1597 Ketch Harbour Road (PID 40041592) is zoned R-2A. Although these zonings differ somewhat, both are residential and allow Fishery Support Uses.

Map 2 (attached) illustrates the generalized future land use. (Map copied from the previous rezoning application dated March 11, 2008)

## Property Location and Zoning

Map 1 (attached) illustrates the context. (Map copied from the previous rezoning application dated March 11, 2008)

## Property Details

Attachment 1 (location certificate 2601 Ketch Harbour Road) shows the lot boundaries and a building. Although this building (approximately 40' x 40') is shown as a store, it is a vacant building. The lot area is 26,190 sq ft and has a gravel surface. In the past, the area to the east of the building was used as parking. There is no defined driveway, as vehicles can enter the property from almost anywhere along the area abutting Ketch Harbour Road. The distance abutting Ketch Harbour Road (lot frontage) is approximately 176'.

To the east of the building is a well, which is approximately 20' from the building. The septic system is located approximately 27' from the building, to the west.

### Summary

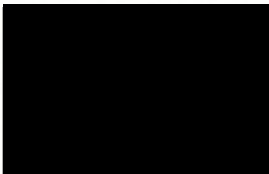
Sambro has been a historic fishing community for over two centuries. It is the home of many fish plants, fishing boats of all sizes and types, a boat yard for repair work, a government wharf and the Canadian Coast Guard. The relationship between Sambro and the sea is well-established. The requested rezoning and allowable use is in keeping with the rich fishing history of Sambro, and is consistent with the zoning and allowable uses (namely Fishery Support).

### Request

Based on the preceding information and documentation, we respectfully request that HRM Planning and Development staff provide a positive recommendation for our rezoning application.

Should you have any questions, or require any additional information, please feel free to contact me.

Yours very truly,

A solid black rectangular box used to redact the signature of Stephen Adams.

Stephen Adams