Re: Item 10.1.2

1246 Ketch Harbour Road

Rezoning Application

Presentation by Isabelle Choumiline – Planning Manager, Sightline Planning + Approvals

Halifax and West Community Council – April 21, 2026

Our Team

Tim Garrison & Patrick Henneberry

Property Owners

Sightline Planning + Approvals

Planning Consultant

ABLE Engineering

Civil Engineering

JRL Consulting

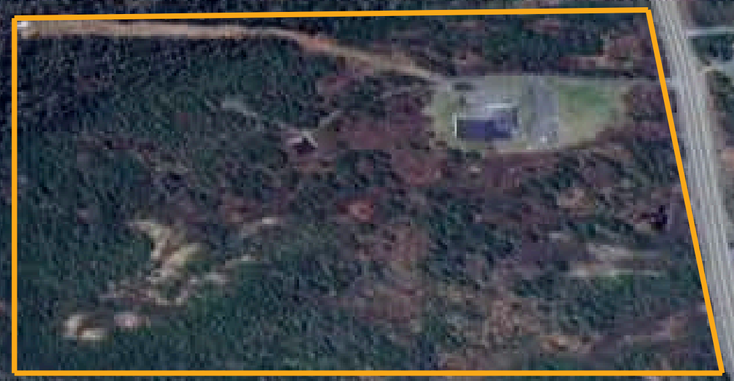
Transportation Engineering

Sambro
Bald Rock
Sandy Cove
National
Research Council
Sambro Head
Subject Property
Ketch Harbour

Existing Building & P-5 Zone

Types of uses allowed include telecommunications stations and facilities, research facilities, existing dwelling units, fire and police stations, community centres and halls, etc.

Rezoning Request



Rezone from Special Facility (P-5) to Rural Residential (R-6) and General Business (C-2)

Ketch Harbour Rd

Rezoning Request

Rezone from Special Facility (P-5) to Rural Residential (R-6) and General Business (C-2)

Existing Building & C-2 Zone

- The purpose of rezoning a portion of the property from Special Facility to the General Business zone is to allow the existing 9,000 sqft building to be repurposed for residential use.

- The intention of the property owner is not for the building to operate a commercial space, and any future owner of the property must meet the zoning requirements.

- In the General Business zone the gross floor area of any commercial use cannot exceed 5,000 sq. ft.

- Types of commercial uses allowed include a retail store, grocery store, service shop, office, restaurant (no drive-in), plant nursery or commercial greenhouse, medical clinic, or post office.

The proposal includes five new lots
R-6
Ketch Harbour Rd
R-6

The proposal includes five new lots

Four lots zoned R-6 (Rural Residential)

Allows 2-unit dwellings

One lot zoned C-2 (General Business)

Allows a 2-unit dwelling and commercial space

C-2 Zone Development Options

- Convert existing building to a mixed-use building with up to 5,000 sqft commercial and two dwelling units

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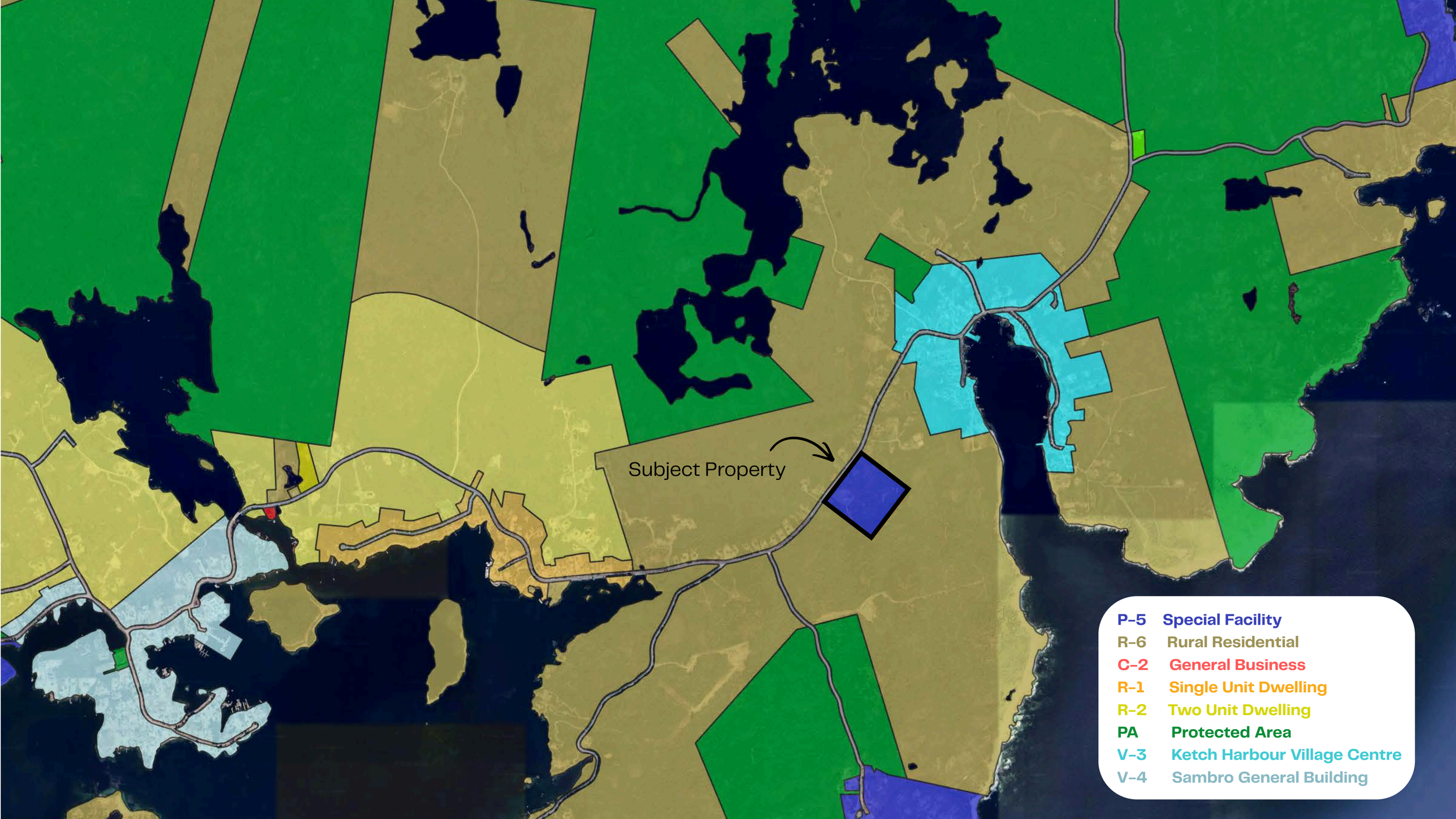
- Convert the existing building to residential units only, with two dwelling units, similar to the other proposed lots with R-6 zoning

R-6 Zone Development Options

Single-unit and two-unit homes, shared housing, short-term bedroom rentals, home businesses, small daycare, arts and crafts shop, etc.


Subject Property
P-5 Special Facility
R-6 Rural Residential
C-2 General Business
R-1 Single Unit Dwelling
R-2 Two Unit Dwelling
PA Protected Area
V-3 Ketch Harbour Village Centre
V-4 Sambro General Building

Subject Property
P-5 Special Facility
R-6 Rural Residential
C-2 General Business
R-1 Single Unit Dwelling
R-2 Two Unit Dwelling
PA Protected Area
V-3 Ketch Harbour Village Centre
V-4 Sambro General Building

Traffic Impact

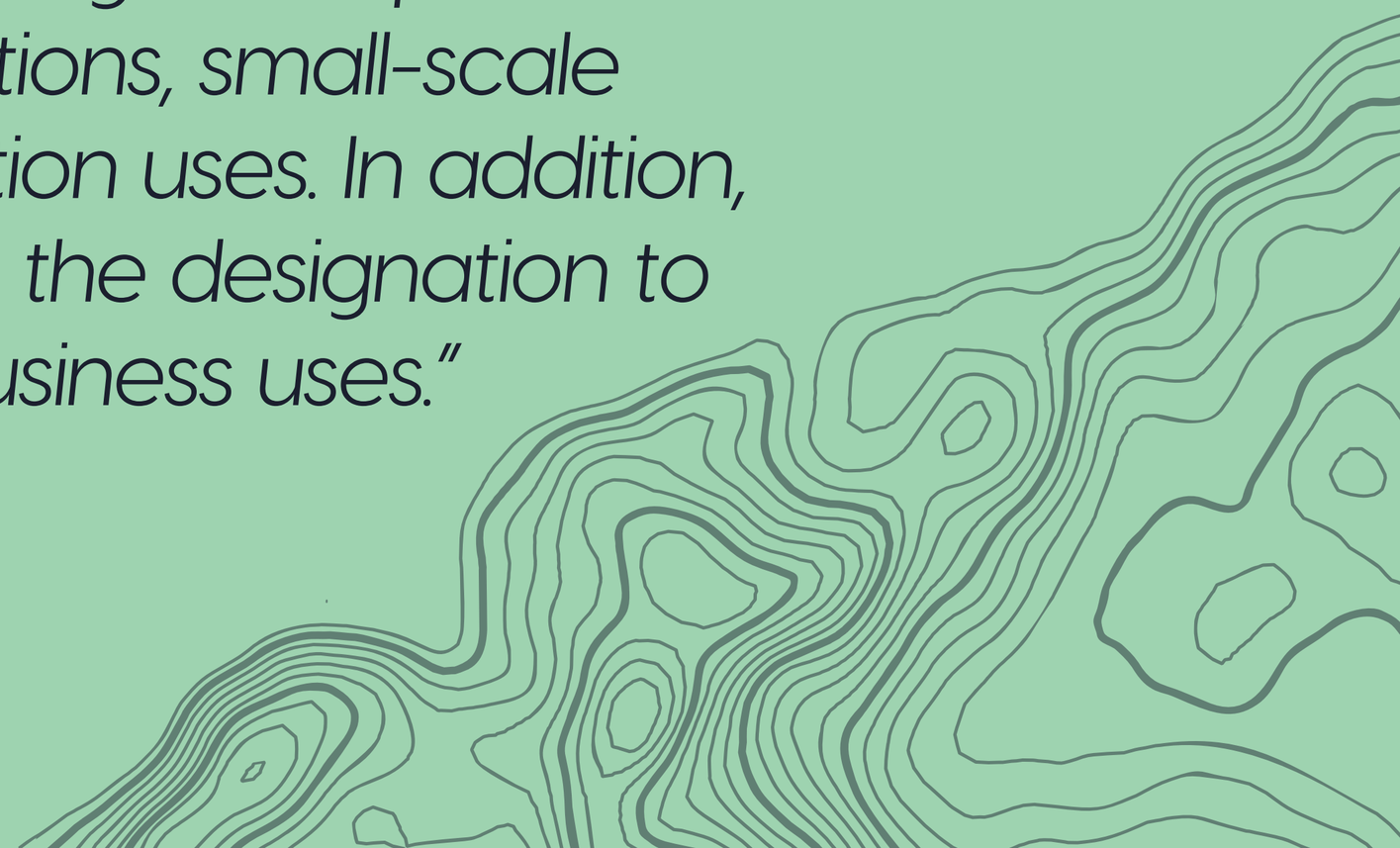
> The traffic that will be generated by this proposed development is **minimal** and so is traffic in the area so we **don't expect any significant impacts** on the surrounding transportation network in Ketch Harbour.

Jeff Leblanc, P.Eng.
Transportation Engineer
JRL Consulting

Rural A Designation

"While residential development is the primary form of land use, the Rural 'A' Designation provides support for home occupations, small-scale resource uses and recreation uses. In addition, there are provisions within the designation to accommodate general business uses."

CHEBUCTO PENINSULA
MUNICIPAL PLANNING STRATEGY



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Thank you

Do You Have Any Questions?

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Sightline

PLANNING + APPROVALS