Re: Item 10.1.2

HALIFAX

Public Hearing
PLANAPP 2024-00735

Rezoning: 1246 Ketch Harbour Road, Ketch Harbour

Halifax and West Community Council

April 21st, 2026

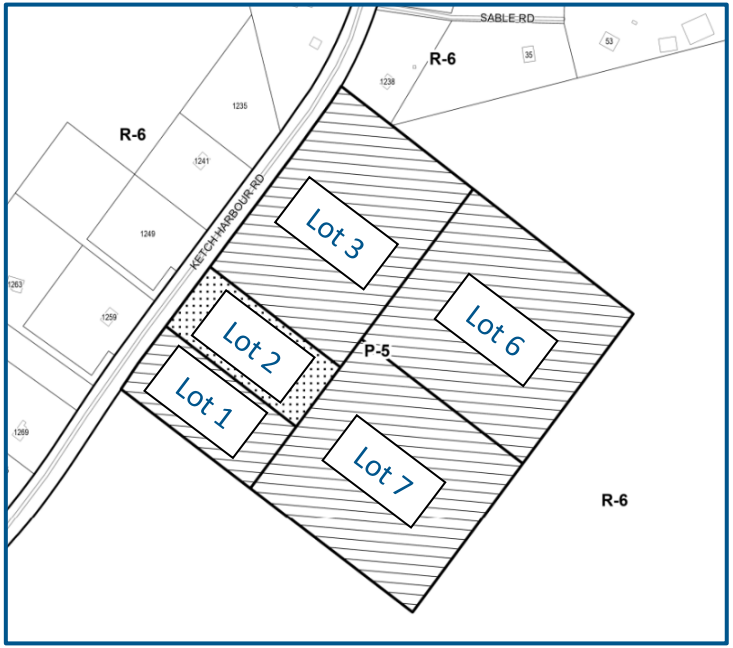
Proposed Development

Applicant: Sightline Planning and Approvals

Location: 1246 Ketch Harbour Road, Ketch Harbour

Proposal: Rezoning from P-5 (Special Facility) to R-6 (Rural Residential) and C-2 (General Business) to allow for future residential development

Type of Application: Rezoning (Land Use By-law Amendment)

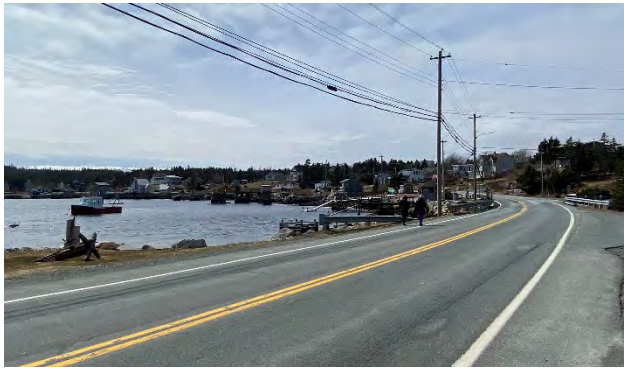


Site Context

General Site location in Red

Site Boundaries in Red

Neighbourhood Context



Site Photos

- Subject property is currently occupied by a vacant telecommunications facility
- Intent is to re-use the existing building to accommodate residential or commercial uses

Planning Policy Overview

Regional Plan & Subdivision By-law

Community Plan

Land Use By-law (Zoning)

Guide where population growth and the investment of services like transit, piped water and sewer should occur.

Planning Policy Overview

Regional Plan & Subdivision By-law

Community Plan

Land Use By-law (Zoning)

Outlines where, how, and which types of development may occur. Some uses may only be allowed after community consultation and Council approval.

Planning Policy Overview

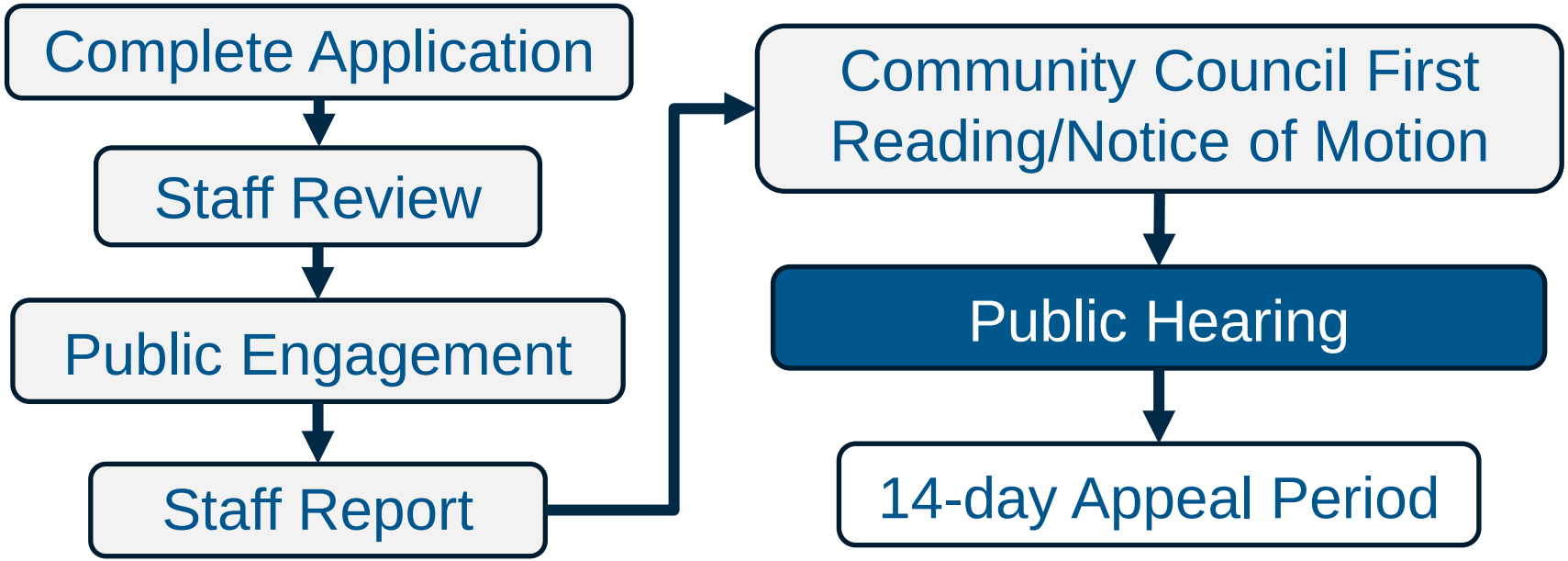
Regional Plan & Subdivision By-law

Community Plan

Land Use By-law (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public.

Rezoning


Complete Application
Staff Review
Public Engagement
Staff Report
Community Council First Reading/Notice of Motion
Public Hearing
14-day Appeal Period

Planning Overview

- Municipal Sewer and/or Water: Unserviced
- Zone: P-5 (Special Facility) Zone
- Designation: RA (Rural “A” Designation)
- Existing Use: Vacant Telecommunication Facility
- Enabling Policy: RA-2, RA-4 and IM-10

Policy Consideration

Enabling Policy RA-2
Within the Rural "A" Designation, it shall be the intention of Council to establish a Rural Residential Zone which permits single and two unit dwellings, existing mobile homes, short-term bedroom rentals, the limited use of residential properties for home business purposes including day care facilities, recreation and open space uses, fishery uses (which do not require a development permit) and small-scale resource uses.

- Policy RA-2 establishes the R-6 (Rural Residential) zone for “low density residential uses” including:
  - Single- and Two-unit Dwellings
  - Allows for Backyard Suites and Secondary Suites

Policy Consideration

Enabling Policy RA-4:
It shall be the intention of Council to establish a General Business Zone within the Land Use By-law which permits commercial uses to a maximum of 5,000 square feet and residential uses, as well as community facility uses. Controls on outdoor display as well as parking and loading areas will address compatibility concerns with adjacent development. When considering amendments to the schedules of the Land Use By-law to permit new commercial uses within the Rural "A" Designation, Council shall have regard to the following:

- That the proposal is compatible with adjacent residential areas;
- Effects on local traffic patterns;
- Adequacy and location of parking with regard to adjacent residential areas; and
- Adequacy of on-site septic systems.

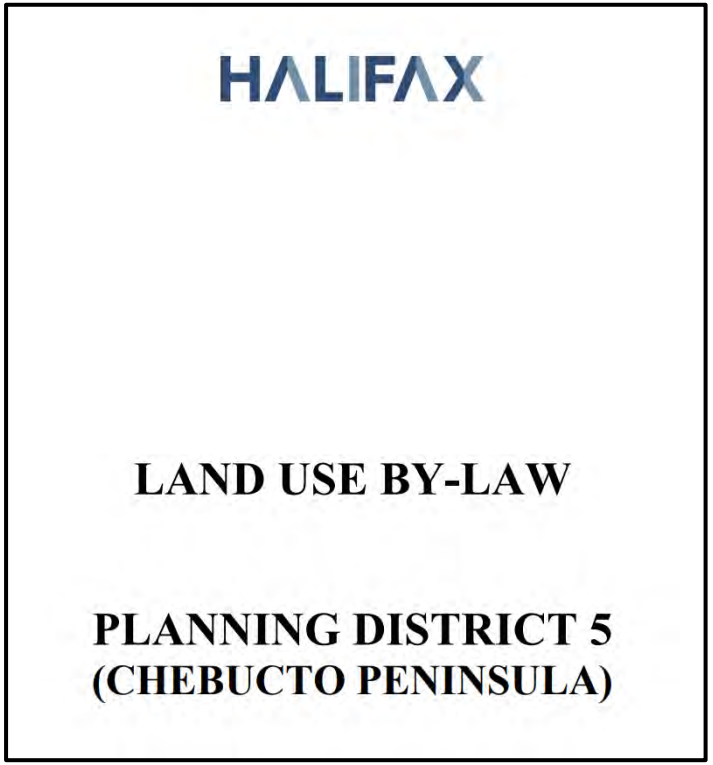
Policy Consideration

Implementation Policy IM-10:
In considering development agreements and amendments to the Land Use By-law, in addition to all other criteria as set out in various policies of this Plan, Council shall have appropriate regard to the following matters:

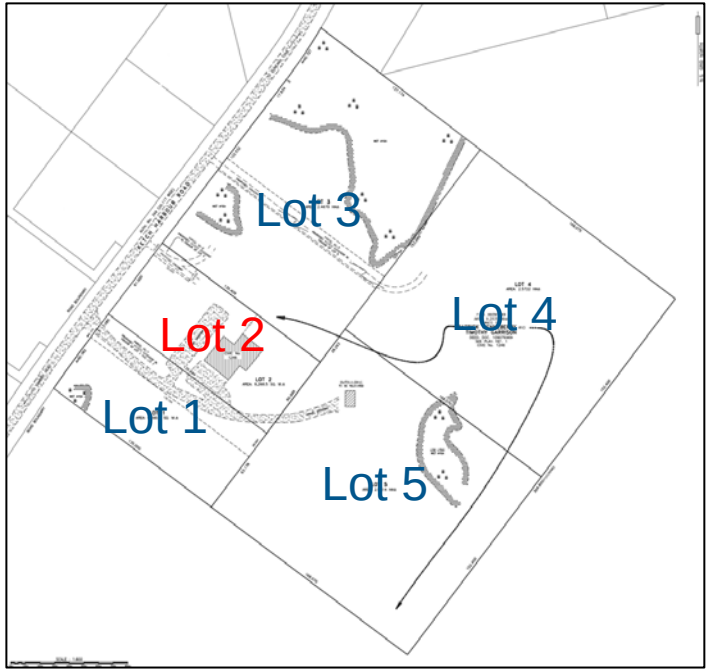
- That the proposal is in conformity with the intent of this Plan;
- That the proposal is not premature or inappropriate by reason of on-site sewerage and water services and the road network for example;
- Controls are in place to reduce conflict by reason of type of use; and
- Suitability of the site.

Proposal Details

- Rezone the subject property from the P-5 (Community Facility) Zone to the R-6 (Rural Residential) Zone and the C-2 (General Business) Zone.
- To create five new lots through the subdivision process that would support additional residential units.
- Intent is to re-use the existing telecommunication building on the subject property to accommodate residential or commercial uses.



Key Aspects of Rezoning Proposal



- Proposed Lots 1, 3, 4, 5 to be rezoned to the R-6 zone
- Proposed Lot 2 to be rezoned to the C-2 zone
- Note that the subdivision process will be completed as a separate application following the rezoning request
- Rezoning does not bind the applicant to the uses and layout proposed

Permitted Uses – R-6 and C-2 Zone

Permitted uses in the R-6 (Rural Residential) Zone includes:

- Low-Density Housing: Single and Two-unit dwellings;
- Shared Housing uses, Day Care Facilities (up to 14 children) and Home Businesses (contained within a permitted dwelling); and
- Recreation uses, open space uses and private hunting/fishing camps

Permitted uses in the C-2 (General Business) Zone includes:

- Low-Density Housing: Single and Two-unit dwellings;
- Shared Housing uses and Home Occupations;
- Retail, Grocery, and Service Stores;
- Offices, Banks, Post Offices and Clinics; and
- Restaurants (no drive-throughs)

Public Engagement Feedback

Notifications Mailed	24
Individual Calls/Emails	3
Webpage Views	745

Level of engagement completed was consultation achieved through a mail out notification, HRM Website, signage on site and a post on the Engage Halifax Website which included a narrated PowerPoint Presentation.

Public Engagement Feedback

- Concerns regarding increased traffic volume and the lack of public transportation to support new developments.

- Concerns that the C-2 zoning on proposed “Lot 2” could allow undesirable commercial uses that are not in keeping with the character of the area.

- Concerns that further development or clear-cutting of the subject property could increase stormwater runoff, erosion, and flooding risks during severe weather events.

- Concerns that new development may lead to rising property taxes, putting financial strain on existing residents.

Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies.

Staff recommend that Halifax and West Community Council approve the amendments to Schedule A of the Planning District 5 Land Use Bylaw and rezone 1246 Ketch Harbour Road from P-5 to R-6 and C-2.

HALIFAX

Thank You

Craig Wournell

craig.wournell@halifax.ca

902-221-0113

April 21st, 2026