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1 Canal St, Dartmouth NS B2Y 2W1
www.zzap.ca

Regional Planning Team
Planning & Development
Halifax Regional Municipality
Via email: regionalplan@halifax.ca

**Re: Requested Amendments to the Regional Plan, Regional Centre Secondary Municipal Planning Strategy, and Regional Centre Land Use By-law
Proposed Waterfront Commercial and Recreation Uses within Watercourse Buffer,
118 Prince Albert Rd. Dartmouth (PID: 00209544)**

ZZap Consulting Inc. (ZZap), on behalf of Stillwater Property Group Inc. is pleased to submit this request for amendments to the Regional Plan, Regional Centre Secondary Municipal Planning Strategy (RCSMPS) and Regional Centre Land Use By-law (RCLUB) to enable waterfront commercial and recreational uses, and accessory structures within the watercourse buffer.

Our client recognizes the unique outdoor shoreline space that is on their property and are interested developing this space into an outdoor boardwalk. This space may include food, drink, washroom facilities, seating, bike and paddleboard rentals, and some shoreline restoration as part of the redevelopment.

To support this request, please find the following attachments:

- Attachment A: Preliminary Concept Site Plan
- Attachment B: Preliminary Concept Renderings

We are requesting the following general amendments to enable our preliminary development concept:

1. Amend Policy E-16 of the Regional Plan to allow for the development of main uses within accessory structures, located within the minimum watercourse buffer, provided the lands have been previously infilled and the watercourse setback provides no ecological benefit or safety concern.
2. Amend the RCLUB (and associated policies in the RCSMPS if required) to enable main uses within accessory structures, located within the minimum watercourse buffer on lands, provided the lands have been previously infilled and the watercourse setback provides no ecological benefit or safety concern.



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The property at 118 Prince Albert was previously infilled and the shoreline was altered. This was done prior to the municipalities implementation of watercourse buffer requirements through the Regional Plan. The result is a large outdoor space adjacent to and above the shoreline supported by a rock wall. As such, the environmental benefits that watercourse buffers typically provide, are not applicable in the case. Allowing for the development of a boardwalk at 118 Prince Albert Road would complement the existing corridor zoning that is applied to the lands and neighbouring properties, as well as further activate the public realm in the area.

Based on the above rationale, we believe that the proposed amendments outlined in this letter should have significant benefits as it will enable public activation of a well utilized lakefront in our Regional Centre.

We would like to thank you for the continued time and effort towards the RP+10 review. Once you have had an opportunity to review this request, we would ask that we meet to discuss in more detail and how to move this forward.

Sincerely,

A solid black rectangular box used to redact the signature of Connor Wallace.

Connor Wallace, MCIP, LPP
Principal
ZZap Consulting Inc.

FILE: C:\Users\Ken\Zwickler Zareski Architecture & Planning\Projects - 2022\Projects\22-006 Lake City Cider - Prince Albert Rd\4_Planning\1-DWG\22-006-SITE_PLAN-101.dwg SHEET: 11x17



LEGEND

- Site Boundary
- Adjacent Property Boundary
- RC Transition Line

SITE SUMMARY:

- PID: 00209544 / 00209536
- Existing Zone: COR / PCF

NOTES:

- Subject to survey. Property lines and topographic features are approximate only.
- Site subject to by-law review and regulations.

SOURCES:

- Property lines are from provincial mapping.
- Topographic features are from aerial imagery.

SCALE:

0 1 2 3 4 5 10 15 25m
1 : 500

North Arrow

 1 Canal St, Dartmouth NS B2Y 2W1 zzap.ca	CLIENT LAKE CITY CIDER	PROJECT 300 PRINCE ALBERT ROAD Dartmouth, Nova Scotia	DRAWING SITE PLAN	PROJECT NO. 22-006 DRAWN BY: KJW DATE: FEBRUARY 02, 2023 DRAWING NUMBER 101
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