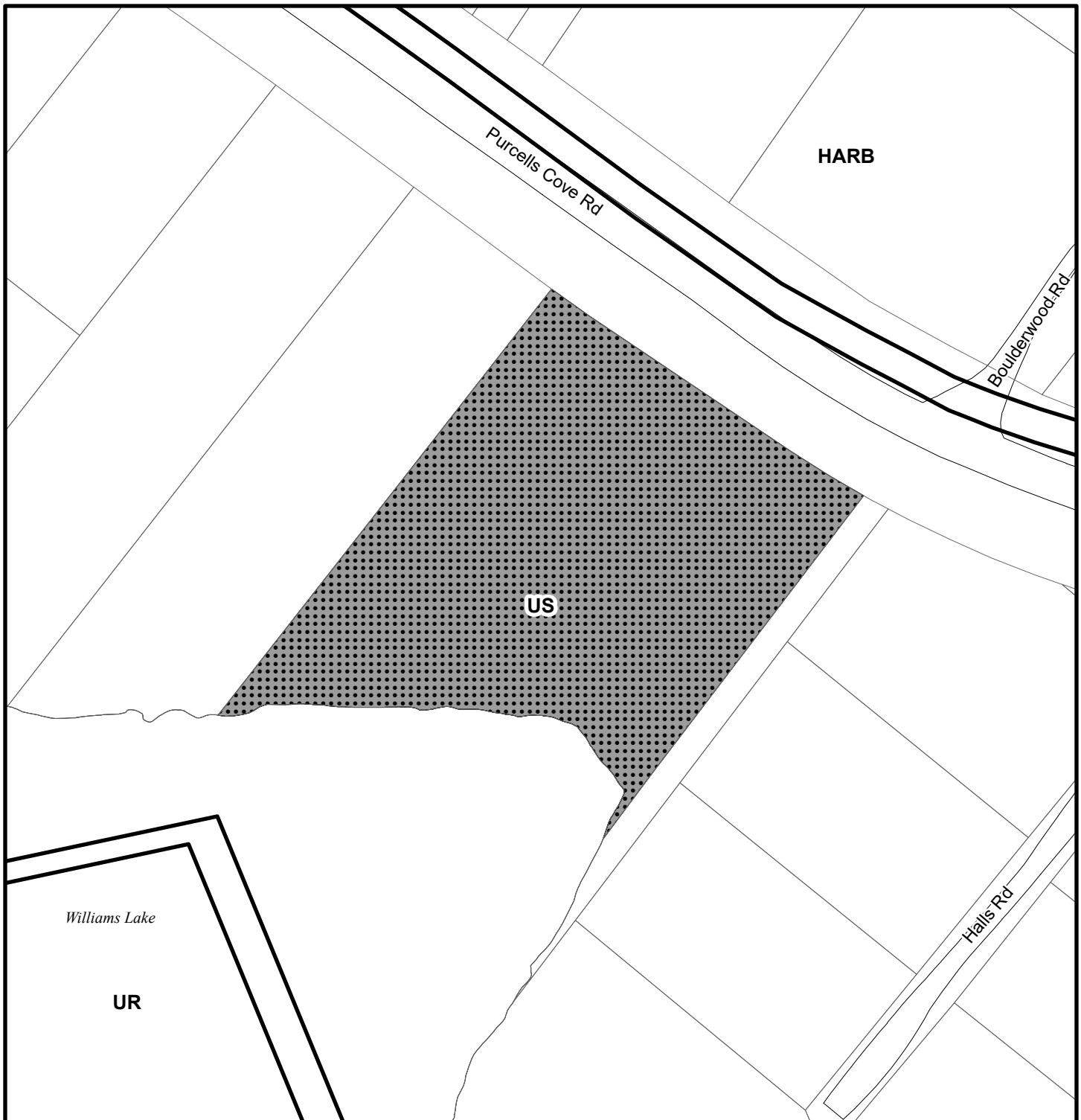


## C005 2137 Purcell's Cove Road

Request from Gina Stick to include property within the Urban Service Area boundary, to allow for water services to be extended to service this residential dwelling.

### Subject Site Details:

|                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>General Location</b>                                           | Fronting on Williams Lake, two lots south of Urban Service Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Subject Site</b>                                               | PID 00271346                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Size of Site</b>                                               | 0.5 ha (1.3 ac)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Current Land Use(s)</b>                                        | Single unit dwelling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Surrounding Uses(s)</b>                                        | Single unit dwellings; Williams Lake                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Service Area (per Schedule B, Regional Subdivision By-Law)</b> | Unserviced; Outside the Urban Service Area boundary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Community Plan Designation</b>                                 | <a href="#">Halifax Municipal Planning Strategy</a> : Low Density Residential, Mainland South Secondary Plan Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Zoning</b>                                                     | <a href="#">Halifax Land Use Bylaw</a> : H (Holding Zone)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Regional Plan Designation</b>                                  | Urban Settlement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Existing Planning Policy Considerations</b>                    | <a href="#">Regional Plan</a> ; <ul style="list-style-type: none"> <li>Under the Regional Plan, the lands are designated Urban Settlement and located outside the Urban Service Area</li> <li>The lands are adjacent to the Purcell's Cove Urban Reserve area. The majority of the Urban Reserve lands in this area have since become the Shaw Wilderness Park (PID 00052407).</li> </ul>                                                                                                                                                                                                                 |
| <b>Regional Plan Review Considerations</b>                        | <ul style="list-style-type: none"> <li>The existing Regional Plan envisions that the Purcell's Cove Urban Reserve area will become a future serviced community beyond the life of the Regional Plan (after 2031); however, the acquisition of Shaw Wilderness Park means this is no longer expected</li> <li><b>Proposed housing units (estimated):</b><br/>N/A (No increase proposed)</li> </ul>                                                                                                                                                                                                         |
| <b>Recommended Approach</b>                                       | <p><b>Possible Categorizations:</b></p> <p><b>Regional Plan Phase 3: Quick Adjustments for Capacity</b></p> <p><b>Regional Plan Phase 4: Draft Regional Plan</b></p> <p><b>Regional Plan Phase 5: Future Capacity</b></p> <p><b>Advance Outside Regional Plan</b></p> <p><b>No Change Recommended</b></p> <p><b>Regional Plan Phase 3: Quick Adjustments for Capacity</b></p> <p>As part of this review, consider whether it is appropriate to extend the Urban Service Area boundary to align with the Urban Settlement designation in this area. This will require consultation with Halifax Water.</p> |



# **C005 - 2137 Purcell's Cove Road**

## **Regional Plan**



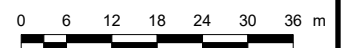
Subject Area



Regional Plan Generalized Future Land Use Designation

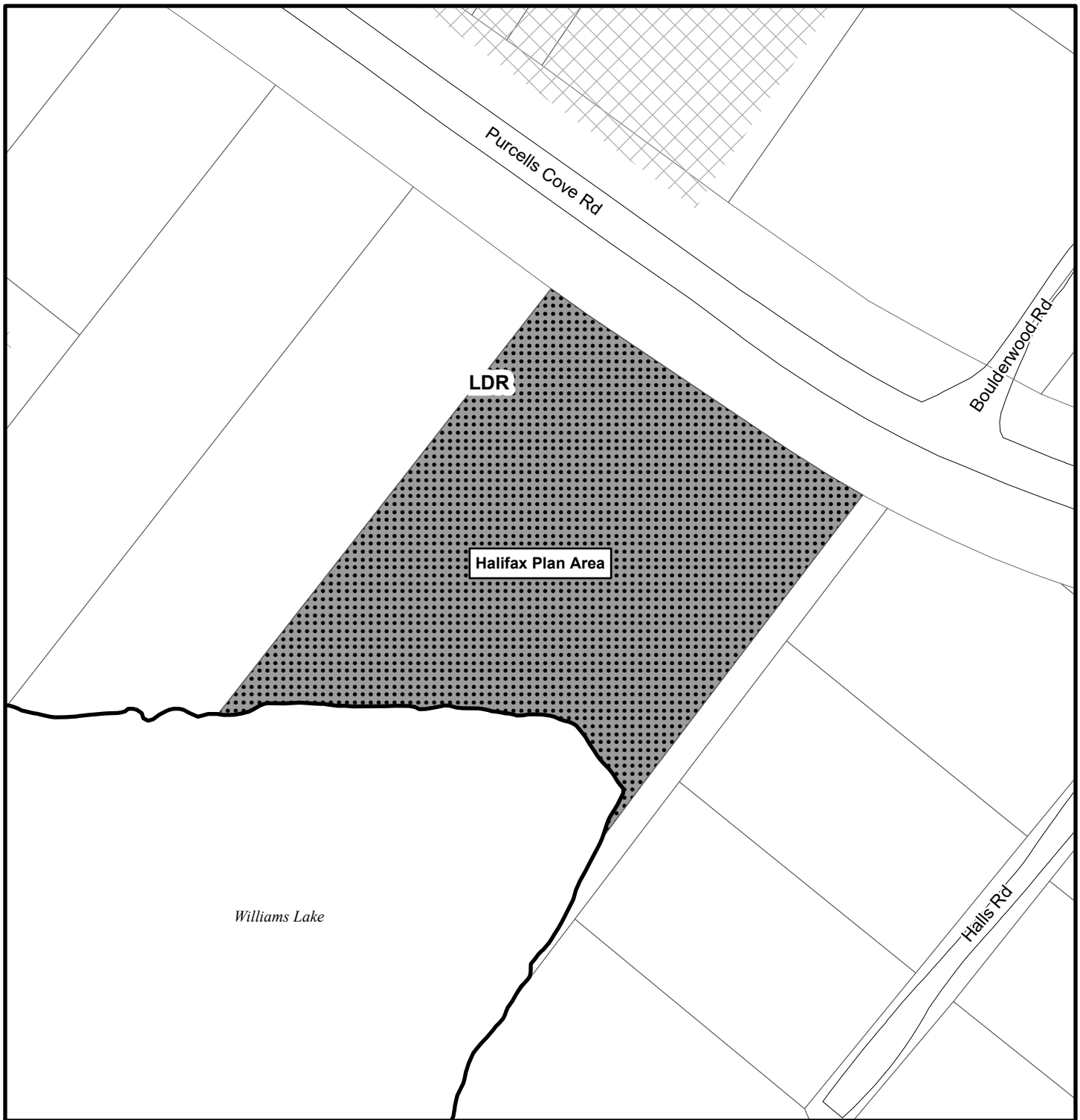


**HALIFAX**



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the Regional Plan.

The accuracy of any representation on this plan is not guaranteed.



## C005 - 2137 Purcell's Cove Road

### Generalized Future Land Use

-  Subject Area
-  Plan Area
-  Designation
-  Urban Service Area



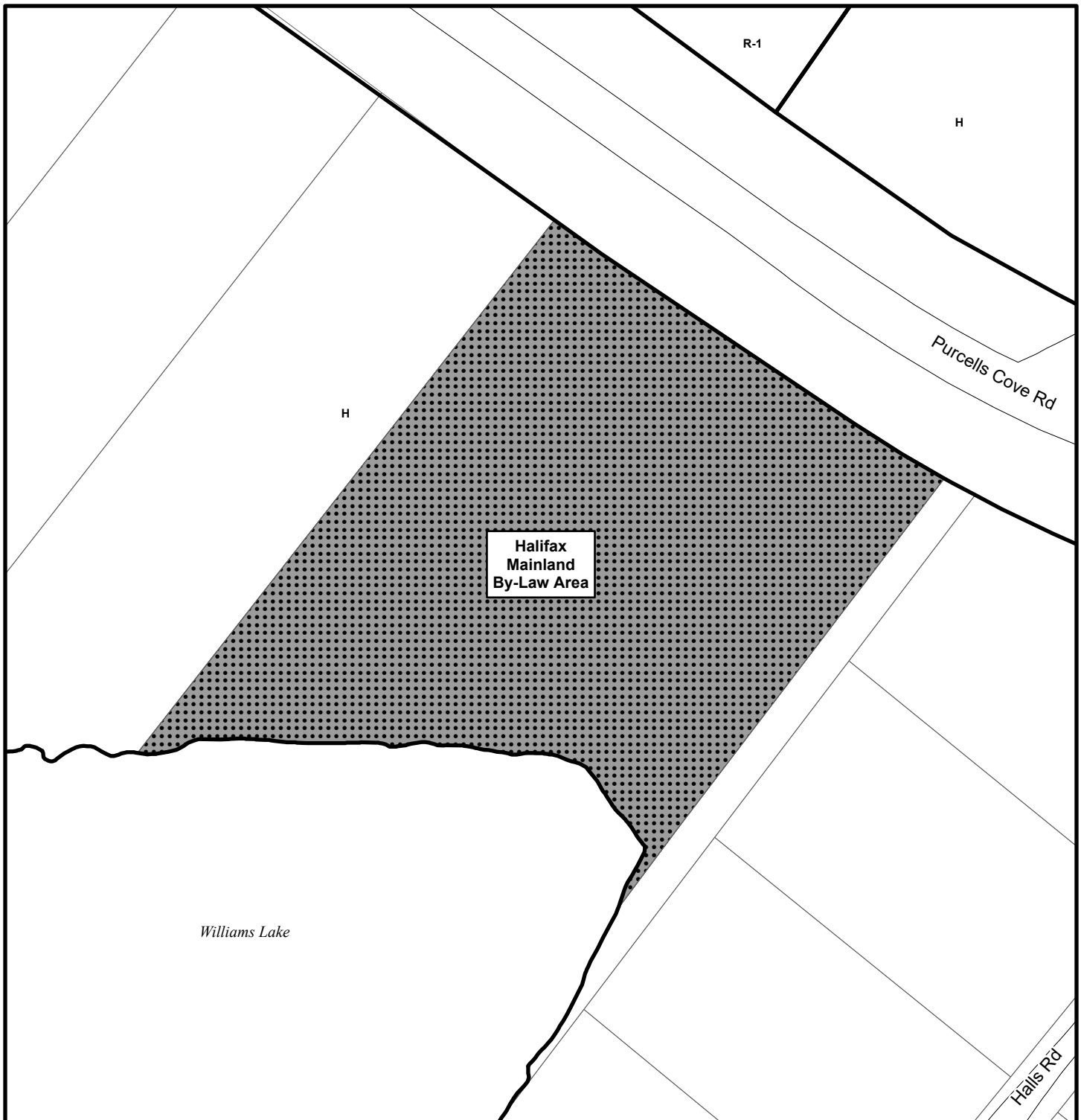
**HALIFAX**

0 6 12 18 24 30 36 m



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.



## C005 - 2137 Purcell's Cove Road

### Zoning

-  Subject Area
-  By-law Area
-  Zoning



**HALIFAX**

0 4.5 9 13.5 18 22.5 27 m

This map is an unofficial reproduction of a portion of the Zoning for the by-law area indicated.

The accuracy of any representation on this plan is not guaranteed.

March 30, 2022

Dear Councillors, HRM Regional Council,

Over the past five years I have been in communication with various HRM officials, Halifax Water and elected representatives waiting for a ruling on our appeal for an extension of the service boundary to include our property at 2137 Purcell's Cove Road. Our property is currently three houses away from municipal sewer and across the street from water services. This letter is to update the circumstances of our situation and ask for your support in extending municipal services at the upcoming May Council vote.

We are asking for our inclusion in municipal water and sewer services based on mounting burden and hardship across several dimensions. In recent years we experienced increasing disruptions such as power outages and drought events compromising our ability to function. These events are predicted to escalate in scope and frequency.

Being on a well, power outages mean loss of running water for drinking, cooking, and toilets. This is a snowballing hardship for me and many of the older residents in the area. I am now partially handicapped and need to haul buckets of water to fill the toilet tanks when a power outage is immanent – on crutches this winter. This is increasingly unsustainable for my health and physical independence.

It is extremely difficult to relocate for several reasons. First, we purchased this property for retirement as it is essentially a one-story house with few stairs (I can't walk up and down flights of stairs). Second, I am a ceramic artist and built my beautiful studio on the property. Finding a one-story house with studio potential in the current real estate environment and moving in my current health state is very challenging. Lastly, we do not want to be forced out of a place we love for lack of city services.

There is also a substantial financial burden. We pay over \$10,000 a year in property taxes but do not have access to full city services. We shoulder substantial costs in upgraded infrastructure. HRM has extended city services to other areas, invested in buried powerlines in new neighbourhoods but has overlooked municipal services in older areas.

We do not understand why HRM leaves this wonderful residential area, surrounded by the Williams Lake Conservation area, without access to full city services. We are minutes from the peninsula – closer than Clayton Park, "rural" Herring Cove (approved for services) and expanding Spryfield areas. Encircled by fully serviced communities, why is ours left out to weather greater risk and financial burdens? We hope this older neighborhood will not be overlooked as HRM expands into new areas.

In sum, based on current and anticipated severity of hardship (increased outages, droughts, financial burden, and ageing residents) we request your support to provide us with municipal water and sewer services, pro-rated over time to defray up-front costs. We love our property and the area. We ask that you please approve extension of the service boundary to encompass our property so we can stay in our home.

Thank you for your consideration,

Respectfully,

Gina Stick on behalf of Gina and Kermit Stick