

To: **Antigonish Planning Advisory Committee  
Antigonish County Council**

From: **Planning Staff (EDPC)**

Date: **June 21, 2011**

Reference: **Rezoning request for lands located on Havre Boucher Road, Antigonish County from Mobile Home (MH-1) Zone to Rural Settlement (RS-1) Zone.**

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**Recommendation:**

That council **approve** the amendment to the Eastern Antigonish County Land Use By-law to rezone PID# 01255785 from Mobile Home Park (MH-1) Zone to Rural Settlement (RS-1) Zone.

**Information:**

Lee Daponte requested a rezoning of the property on Havre Boucher Road (PID# 01255785), owned by Cape Blue Realty Inc. The property is currently zoned Mobile Home Park (MH-1) and the developer, Mr. Lee Daponte, wishes to rezone it to Rural Settlement (RS-1) Zone for the purpose of building residential single family dwellings.

	<b>Description</b>
<b>Designation:</b>	Rural Settlement
<b>Zoning:</b>	Mobile Home Park (MH-1)
<b>Identification:</b>	PID#: 01255785
<b>Context Map:</b>	Appendix 'A'
<b>Site Visit:</b>	May 16 <sup>th</sup> , 2011

**Analysis:**

Mr. Daponte wishes to rezone the property at PID# 01255785 from Mobile Home Park (MH-1) Zone back to Rural Settlement (RS-1) Zone. The Rezoning Map (see Appendix 'A') shows the property as MH-1. Therefore, the Eastern Antigonish County Planning Area Land Use By-law would be amended by updating the Zoning Map to reflect the proposed rezoning.

The Eastern Antigonish County Planning Area Municipal Planning Strategy permits rezonings of this nature. The designation for the area in question is Rural Settlement and the base zone for this particular property is Rural Settlement (RS-1) Zone. Policy 2(b) of the Municipal Planning Strategy states that the base zone of the Rural Settlement Designation is the Rural Settlement (RS-1) Zone.

***2(b) The Rural Settlement (RS-1) Zone shall apply to all the lands designated "Rural Settlement" on the Generalized Future Land Use Map which are served by one or more centralized services or to areas with a population of three hundred (300) or more people. Permitted uses shall include all those uses permitted in the R-1 zone except***

*intensive livestock operations, fur farms, apiaries, aviaries, kennels and outdoor tracks for the racing of animals or motor vehicles, in order to prevent conflict with residential uses.*



Figure 1: Panoramic view of property presently zoned as Mobile Home Park (MH-1).

The property is zoned MH-1 because it had a mobile home park, which is now abandoned (see Figure 1 below). The new landowner, Cape Blue Realty Inc. would like to subdivide the property into lots for single family residential use.

**Conclusion:**

In the opinion of Planning Staff the proposed rezoning does meet the requirements of the Eastern Antigonish County Municipal Planning Strategy. It is therefore recommended that Council approve the proposed rezoning of the property at PID# 01255785 from Mobile Home Park (MH-1) to Rural Settlement (RS-1).

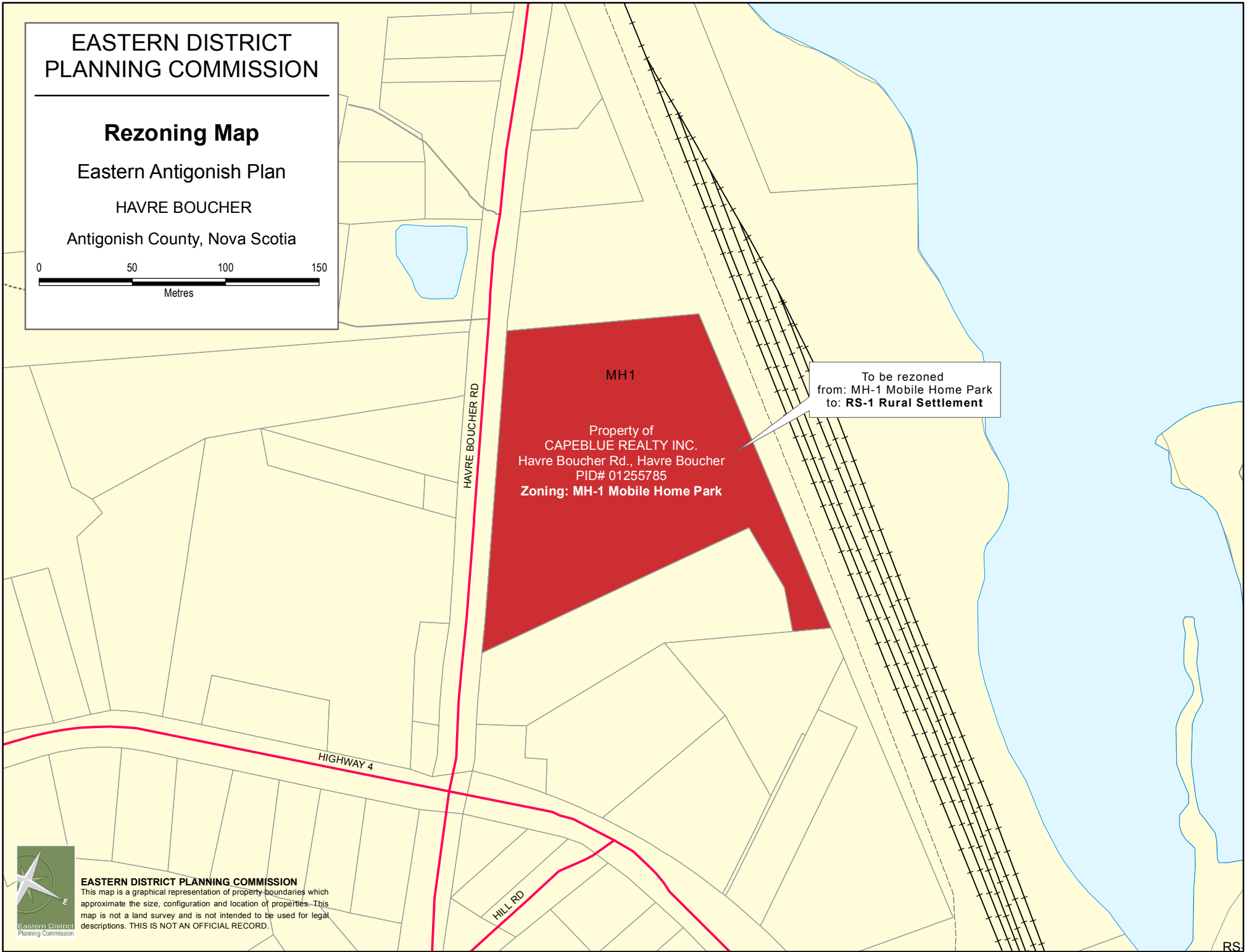
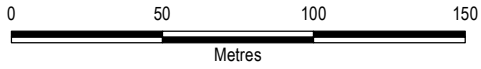
**EASTERN DISTRICT  
PLANNING COMMISSION**

**Rezoning Map**

Eastern Antigonish Plan

HAVRE BOUCHER

Antigonish County, Nova Scotia



To be rezoned  
from: MH-1 Mobile Home Park  
to: RS-1 Rural Settlement

MH1  
Property of  
CAPEBLUE REALTY INC.  
Havre Boucher Rd., Havre Boucher  
PID# 01255785  
Zoning: MH-1 Mobile Home Park

HAVRE BOUCHER RD

HIGHWAY 4

HILL RD



**EASTERN DISTRICT PLANNING COMMISSION**  
This map is a graphical representation of property boundaries which approximate the size, configuration and location of properties. This map is not a land survey and is not intended to be used for legal descriptions. THIS IS NOT AN OFFICIAL RECORD.