

**MEMORANDUM**

**TO:** Warden and Council  
**FROM:** Will Balsler, Junior Planner, Development Officer  
**DATE:** November 27th, 2019  
**RE:** **First Reading on amendment to Land Use Bylaw to rezone 11 Brook Road, Port Greville, PID 25188889**

**Background:** On September 23, 2019, Planning and Development staff received an application from Kevin and Liz Phinney (the "applicant") regarding the property located at 11 Brook Road (PID 25188889) ("subject property").

The subject property is owned by Kevin and Liz Phinney. The subject property is located on the corner of Highway 209 and Brook Road, and also fronts on Parsons Road. There is currently a house, barn, and shed on the southern end of the property. The application is to rezone 15 acres of the total 60 acres (shown below in Figure 2) to permit the development of an RV Park and Campground in 3 phases (**phasing plan attached**).



[Figure 1 – Full Property Map]



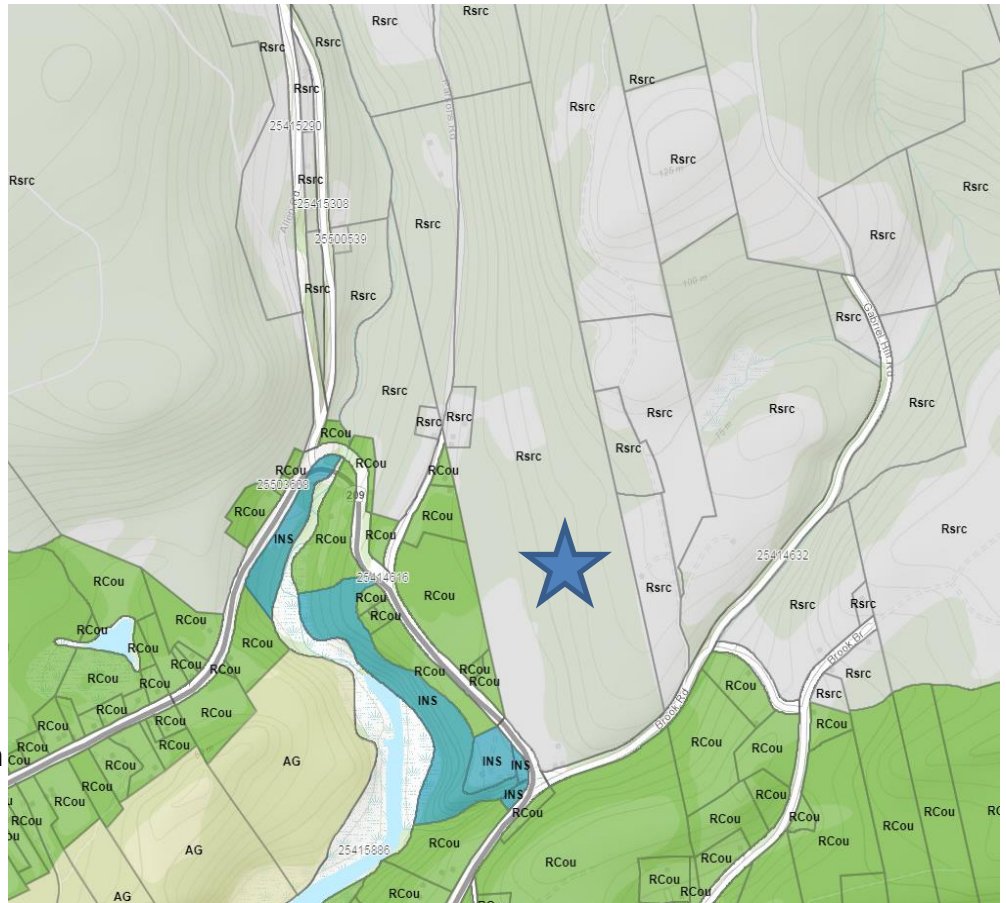
[Figure 2 – Proposed Rezoning Area]

**Regulatory and Land Use Context:** The subject property is designated as Resource on Schedule A of the Municipal Planning Strategy.

The current Rural Resource (Rsrc) zoning of the property would not permit the development of an RV Park or Campground.

It is surrounded by a variety of land uses, principally the FWP fire brigade, zoned Institutional (INS), and several residences zoned Country Residential (RCou). A majority of the area is vacant wooded lots and farmland, zoned both Rural Resource (Rsrc) and Country Residential (RCou).

Rezoning the property to Commercial Recreation (CRec) would allow the development of an RV Park and Campground, is consistent with the Resource Designation, and is supported by MPS Policy 4-66A:



“Council shall, in the Land Use By-law, create the Commercial Recreation Zone, intended to permit outdoor commercial recreation uses, such as campgrounds, RV parks, golf course, and driving ranges. Permitted uses shall include outdoor commercial recreation operations, limited residential development, and a limited range of supportive commercial uses. Zone standards shall be in keeping with the large area of land these uses require for the activity, parking, and on-site services.”

**Next Steps:** If the amendment passes first reading, staff will prepare advertisements for the public hearing to be held prior to second reading.

**Recommendation:** Give first reading to the proposed amendments to the Land Use Bylaw and call a public hearing for Jan 8, followed by a second reading.

**Alternative:** Council can decide to reject the proposed amendment, or request that further information be provided.

14-02

## BLUEBERRY HILLS CAMPGROUND

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September 23, 2019

Cumberland County Council

Rezoning Proposal

Please accept this proposal as our application for rezoning 15 acres of our current 60 acre property located at 11 Brook Rd., Port Greville, NS. PID: 25188889 from Agriculture & Forestry to Recreation (Commercial?) in order to accommodate a designated campground area.

Attached you will find additional information regarding the three phases involved in the creation of our campground. Exact locations may be subject to change. The campground, through all three phases, will not exceed the 15 acre allotment.

**Blueberry Hills Campground** in Port Greville will begin its first phase as a basic services campground located in a serene environment on the western edge of the town of Port Greville, NS. Within walking distance of ocean beaches, a general store, the Age Of Sail Museum, churches, fitness park & playground, it will offer our guests large, private sites, some with ocean views.

Our aim of setting up the business is to provide needed accommodations to the growing number of campers and tourists frequenting this area.

**Phase One** will be our startup phase. Basic services will be 10 RV sites and 10 tenting sites. All will be large and private sites with an overnight price of only \$15 which will include free firewood. We will provide two separate outhouses, one for men and one for women. The nearest 'fee for dump' station is in Parrsboro (20km east). As phase one will have only the basic services we feel the low price, large sites and free campfire wood will encourage new, first time campers to our facility.

**Phase Two** will upgrade to full service RV sites, providing water & electricity with additional sites created for RV's and tenters. At this time we will provide a dumping station on site that will be free to our guests and will also be available as a 'fee for dump' station to anyone requiring this service. Additional outhouses will be installed to accommodate the new tenting sites.

**Phase Three** will see our final upgrades of a cookhouse with dishwashing station for rainy days and group campers; a coin operated shower house & laundry; a store/office to offer our campers basic groceries & sundries; plus create additional sites and additional outhouses for the tenters.

Currently the campsites available in the area, covering the entire Route 209 from Parrsboro to Joggins, are; Glooscap Park in Parrsboro (20km east) with 46 overnite and 31 seasonal sites; Old Shipyard Beach at Spencer's Island (18km west) has 30 sites; and ADDA Fundy Tides in Advocate Harbour (25km west) with 50 sites. There is NO camping available anywhere along highway 2 from Parrsboro to Amherst. This is a large area being boosted by tourism but providing minimal accommodations.

We feel our facility can make a great contribution to this service especially considering the new UNESCO designation for this area as a GeoPark. Many more tourists are expected to be visiting this area and the convenience, affordability, and fun of camping make it a very desirable method of vacationing.

Thank you for considering our proposal. If there is any further information you require please contact Kevin @ 403-783-1669 or Liz @ 403-704-9816

Sincerely yours,

Kevin & Liz Phinney

A handwritten signature in blue ink, appearing to be 'Kevin & Liz Phinney', written over a faint, illegible printed name.



**RED HIGHLIGHTED AREA IS THE  
TOTAL PROPERTY (60 acres)  
OWNED BY  
KEVIN & LIZ PHINNEY**

**PID: 25188889  
CIVIC: 11 Brook Rd.  
Port Greville, NS**



**CIRCLED AREA and PIC 2  
SHOWS THE TOTAL AREA  
REQUESTED TO BE RE-ZONED  
FOR PROPOSED CAMPGROUND  
(15 acres)**

## PHASE ONE:

- A - Driveway
- B - Access Road
- C - Clear 10 tent sites
- D - Create 10 RV sites
- E - Build outhouse ... 2 separate men/women
- F - Build campfire wood enclosure
- G - Create walking trails for hiking
- H - Build picnic tables for tent sites
- J - Install firepits



## PHASE TWO

- A - Additional RV sites
- B - Additional tent sites
- C - Install dumping station
- D - Dig well
- E - Build playground
- F - Install Electricity utility shed
- G - Additional Double Outhouse
- H - Provide picnic tables & firepits for all sites



## PHASE THREE

- A - Erect Cookhouse
- B - Build Coin-operated Washrooms with Showers & Laundry
- C - Build Store to provide basic groceries & sundries
- D - Additional RV sites if necessary
- E - Additional tent sites if necessary
- G - Additional Double Outhouse (his & hers separate)

