



MUNICIPALITY
of the County of Kings

Planning Application

PLEASE NOTE THAT ALL INFORMATION PROVIDED IS PUBLIC INFORMATION

APPLICANT INFORMATION

Name
Julie Skaling
Company Name
Numbered company #3028902 (Name pending)
Mailing Address
[Redacted]

REGISTERED OWNER OF PROPERTY (if different from applicant)

Name
Julie and Jeff Skaling
Company Name
na
Mailing Address
[Redacted]

PLEASE NOTE: if you are not the registered owner of the property, include a letter of authorization from the owner with your application

PROPERTY INFORMATION

Civic Address
5734 Highway 358/41 Pengree Lane Scott's Bay
PID#
55014534
Present Use of Property
Resident
Intended Use of Property
Campground

APPLICATION CHECKLIST

- ☒ Copy of Deed
- ☒ Survey Plan or Equivalent
- ☒ A Letter Explaining the Proposal
- ☒ Application and Advertising Fees
(see brochure for details)

EXPLANATION OF PROPOSAL AND SIGNATURE

A short explanation of your proposal (please include a detailed letter with a full explanation)
I propose to assist people with various abilities, to create and maintain a community campground by forming a non profit society and partnerring with other organizations. This will fulfill several needs; aiding tourism while supporting and preserving Scott's Bay as my community and creating jobs and skills for people with various abilities.

By submitting this application I affirm that the facts set forth are true and complete

Name (printed) Julie Skaling Signature Julie A Skaling Date October 4, 2021

Type of Application

OFFICE USE ONLY

☐ DA or Substantive Amendment ☐ DA Non-Substantive Amendment ☐ DA Discharge ☐ LUB Text ☐ LUB Map ☐ Heritage

Notes

Date Received _____

Received by _____

Down By the Bay Campground

I propose to assist people with various abilities, to create and maintain a community campground by forming a non profit society and partnering with other organizations. This will fulfill several needs; aiding tourism while supporting and preserving Scott's Bay as my community and creating jobs and skills for people with various abilities.

Key points:

- I) What is the connection to Scott's Bay?
- II) Why are you so connected to people with various abilities?
- III) Who is Julie Skaling?
- IV) What is the project?
- V) What are the projected time frames to be build and running?

I) What is the connection to Scott's Bay?

I was brought up in Scott's Bay as Julie Tupper. The Tupper family has lived in Scott's Bay for centuries and my family has owned, lived on and worked this land, for many generations. Last year my father passed away, and his wish was to keep the land in the family for as long as possible. In honouring my father's wish, my husband Jeff and I purchased the property and are proposing to start a campground.

It is important to me to preserve the beauty of this location and the community of Scott's Bay, as much as possible. However, one must embrace that things are changing, and tourism continues to increase in Scott's Bay, especially with the attraction of Cape Split. This creates both opportunities and a sense of fear for the local community. I believe it is important to create a balance between community preservation and developing tourism opportunities.

II) Why are you so connected to people with various abilities?

My father had a brother named Don who had Down Syndrome. When I was three years old, my family moved to Scott's Bay. We lived with my grandparents and Uncle Don. He holds a very special place in my heart as he was a big part of my childhood and teenage years.

20 years ago, my daughter Breanna, was born with Down Syndrome. School was always a challenge for Breanna, socially and academically because it was not always a good fit for her. But, once she got involved with the Learning Center in high school she visited and worked with the Flower Cart and this started to open new possibilities for her future. It's a wonderful program that is doing amazing things within the local community by helping bridge gaps to provide opportunities to individuals of various abilities. My future goal is to foster a partnership with the Flower Cart, and other non-profit groups, to aid as many individuals in finding meaningful employment, or at least provide skill building opportunities.

III) Who is Julie Skaling?

Both my husband and I have been business owners for over 25 years in the Kentville and Wolfville area, and we have been heavily involved as volunteers in our community for more than 30 years. Some of these organizations include:

- Canning Volunteer Fire Department
- Annapolis Valley Honour Choir
- Community Theatre
- SMILE
- Acadia Youth Band
- Lego Robotics
- Flower Cart
- Lions Club
- Church
- Canadian Down Syndrome Society
- Volunteer with School Programs

IV) What is the project?

The scope of the campground is that my husband and I will retain ownership of the family property. I would be President and Breanna would be Vice President of the organization where individuals with various abilities can help build and maintain the campground. In doing this, I would be prepared to seek out non-profit organizations that could benefit from this type of partnership to provide employment opportunities and skills that could include, but not limited to:

- lawn care
- cutting trees
- splitting and stacking firewood
- making picnic tables
- building small cabins or chalets
- booking and billing campers
- site maintenance
- stocking and selling camping supplies
- fast food prep
- managing tourist information center
- running arts and craft workshops
- participating in weekend farmers markets
- facilitating group camping events

The skilled labourers needed to complete the project would work with people with various abilities to demonstrate and/or and train them. These labourers would include, but not limited to:

- carpenters
- heavy equipment operators
- landscapers
- campground managers
- retailers
- Scott's Bay community members
- natural resources workers

- farmers
- short order cooks
- retired professionals
- student entrepreneurs
- community support workers
- service groups and churches

Utilizing all the existing resources of Scott's Bay is also important. The church and the Community Hall are located adjacent to the campground. Collaborating with the residents in Scott's Bay on how to share activities of interest to the campers, day visitors and locals could include, but not limited to:

- Saturday morning market (to show case the local artistic and products)
- Evening variety shows (for local musician, theater and other performing artists)
- Afternoon arts and craft workshops
- Yoga/ exercise
- Sunday morning worship
- Hymn sings

V) What are the projected time frames to be built and running?

Projected time line (see diagram small area)

- **Phase 1:** Summer 2022
 - 25 unserved tent sites in a hollow, good for large groups
 - Establish the day-to-day procedures with bookings and site management
 - Plan and start build for phase 2
 - Community collaboration
- **Phase 2:** Summer 2023 to 2024 (medium area)
 - 50 to 60 full-service RV style sights (electricity, water, waste disposal)
 - Establish the day-to-day procedures with bookings and site management
 - Plan and start phase 3
 - Community collaboration
- **Phase 3:** 2024 to 2025 (large area)
 - 25 to 30 wooded sites
 - Shower house
 - Play ground
 - Community colaboration

Total camp sites at the end of **Phase 3** is 90 to 100 sites







