

HALIFAX

Case 21212 Recommendation to Regional Council

Amendments to the Municipal
Planning Strategy and Land Use
Bylaw for 8646 and 8650 Peggys
Cove Road, Indian Harbour

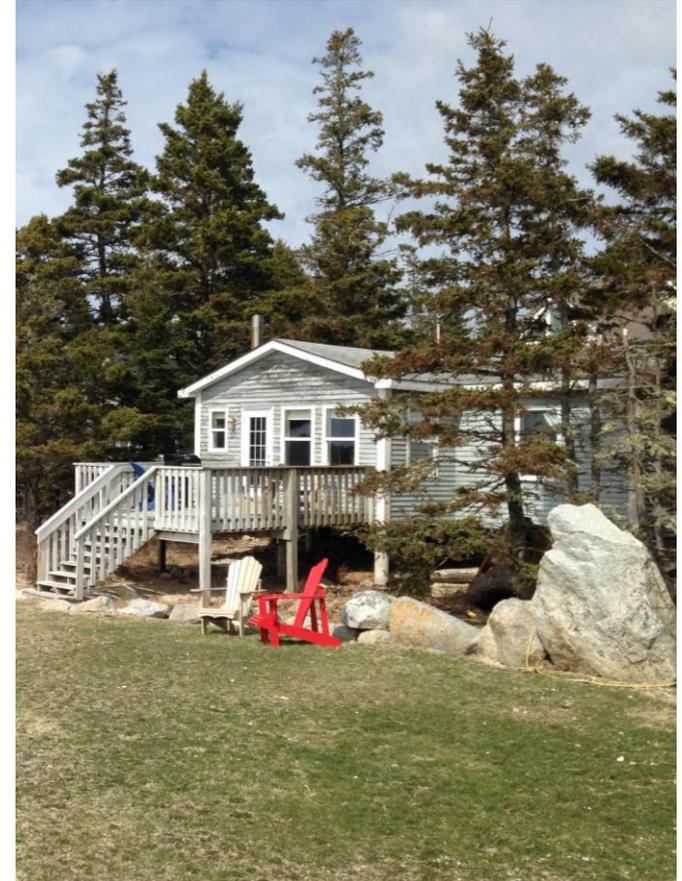
North West Community Council
December 10, 2018

Applicant Proposal

Applicant: WM Fares Architects
(on behalf of Oceanstone Seaside Resort)

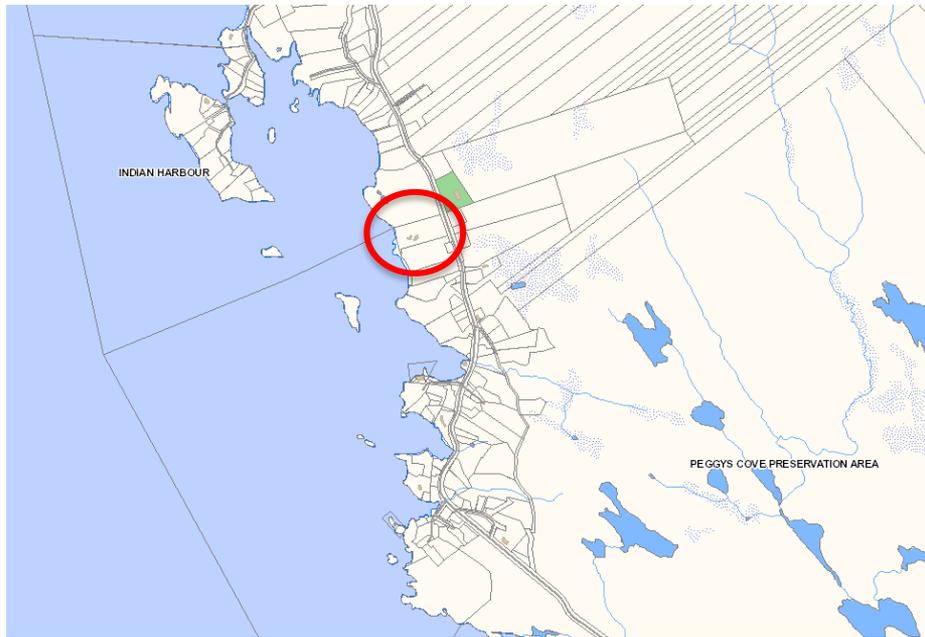
Location: 8646 and 8650 Peggys Cove Road, Indian Harbour

Proposal: To amend the MPS and LUB for Planning Districts 1 and 3 to recognize the existing tourist industry use (i.e., Oceanstone Seaside Resort) and permit its future expansion.



Site Context

8646 and 8650 Peggys Cove Road, Indian Harbour



General Site location

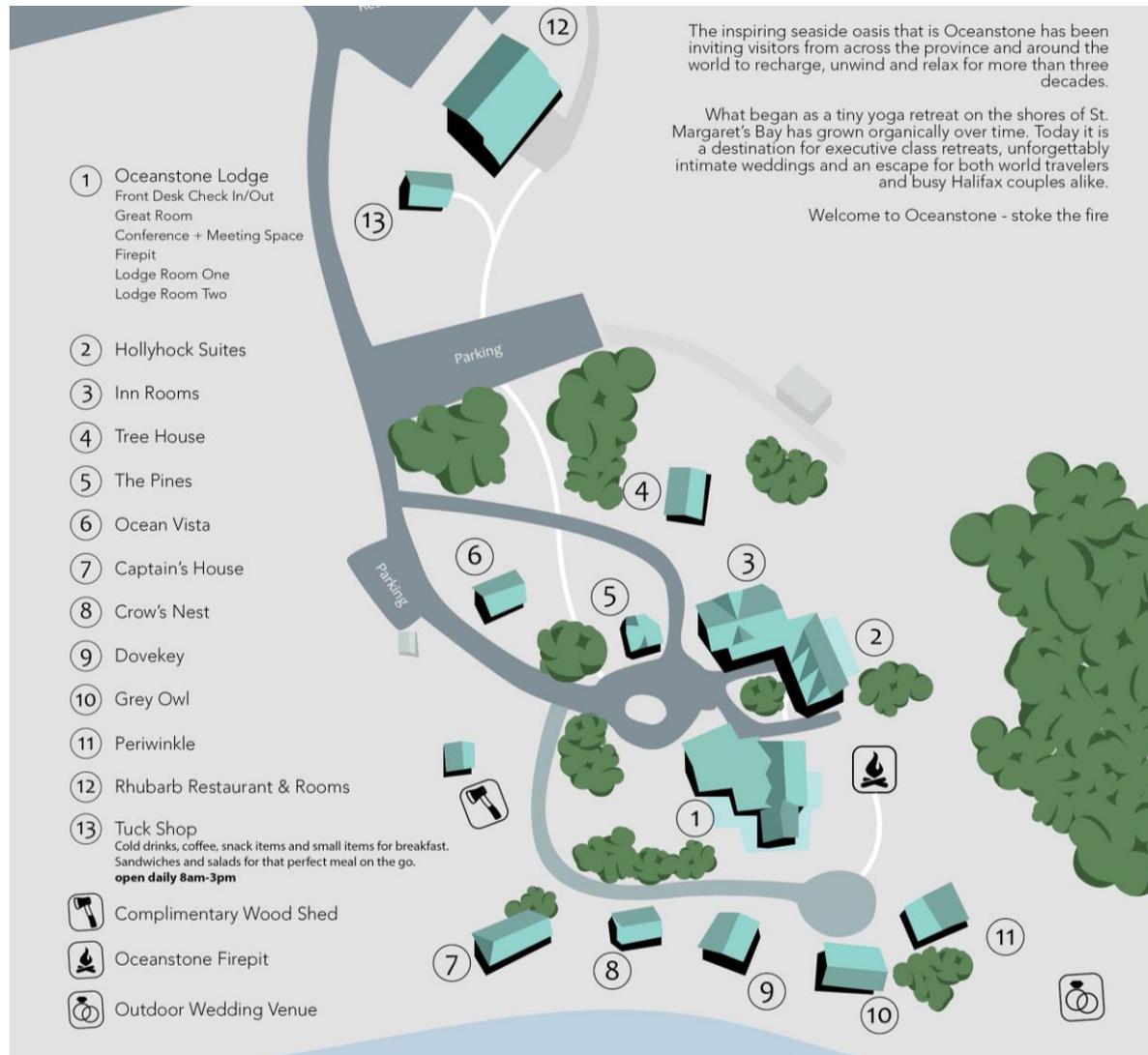


Site Boundaries in Red

Site Context



Proposal



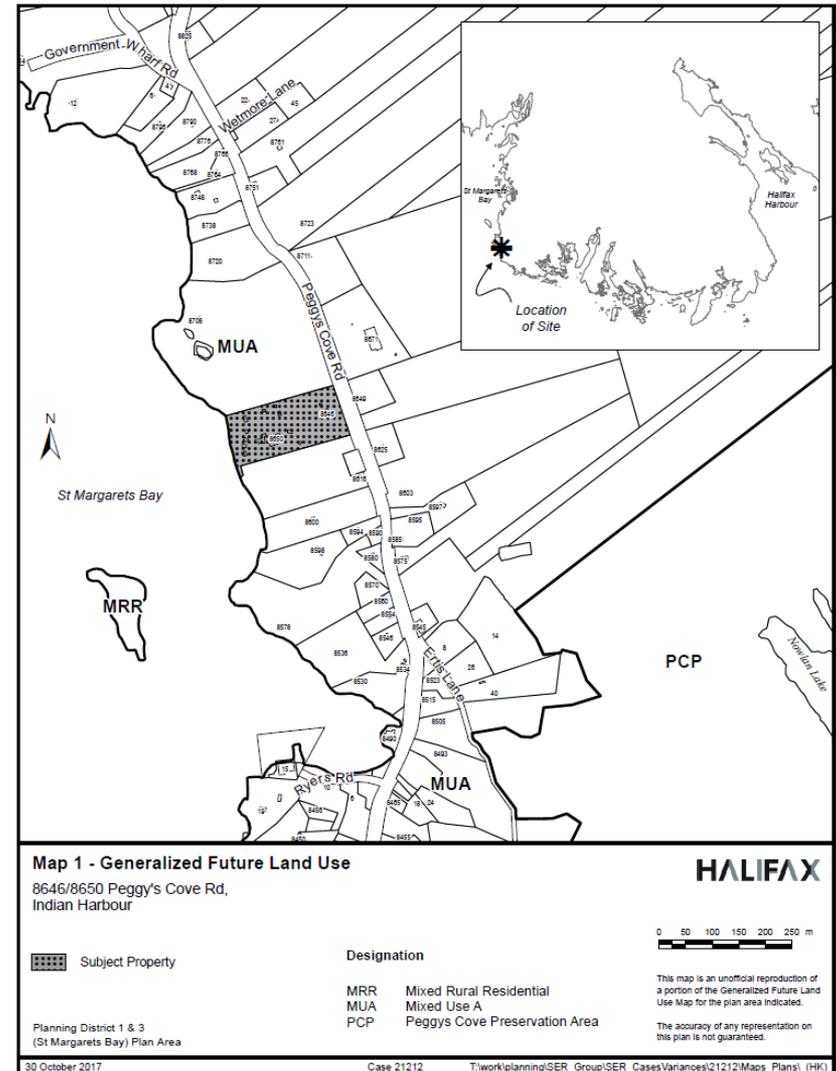
- Initially came forward as a compliance case
- Legalise the resort use
- Allow future expansion

Planning Policy

Planning Districts 1 & 3 (St Margarets Bay) Municipal Planning Strategy

Mixed Use A (MUA) Designation

- Enables a variety of uses under the Mixed Use 1 Zone
- Does not support large, big box commercial uses as it detracts from the coastal village character of the area

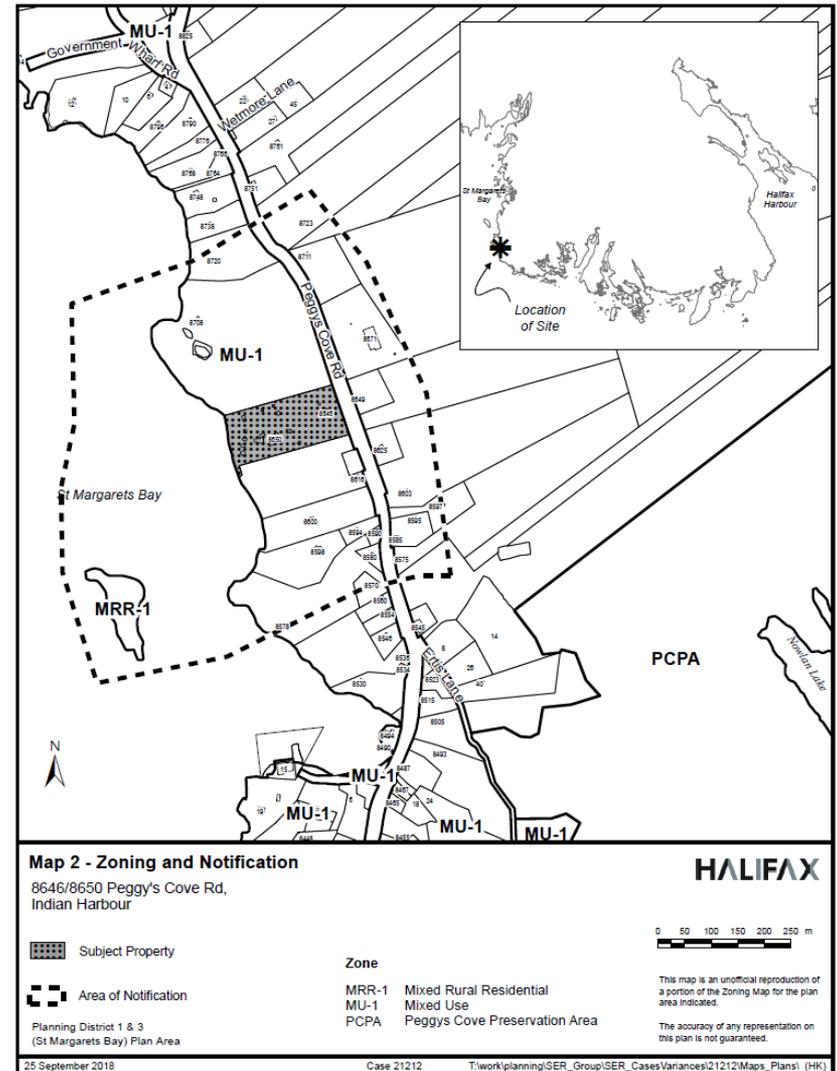


Land Use By-law

Planning Districts 1 & 3 (St Margarets Bay) Land Use By-law

MU-1 (Mixed Use 1) Zone

- Permits a wide variety of uses
- Commercial uses are limited to 697 square metres (7,500 square feet)
- A resort is considered a commercial use and is limited under the MU-1 Zone



Public Engagement Feedback

- Level of engagement completed was consultation achieved through the HRM website, signage on the site, a mail out notification and public information meeting (April 30, 2018)
- Feedback from the community generally included the following:
 - Support for the Oceanstone Resort
 - Questions about the compliance case
 - Concern about the water quality of Saint Margarets Bay

North West PAC Recommendation

June 6, 2018

The PAC provided the following feedback:

- Oceanstone Resort is a good fit for the community
- Consideration should be given to enable future growth of the resort

The PAC recommended that the application be approved.

Proposed Amendments

Planning Districts 1 & 3 MPS and LUB

MPS

- Enable resorts as a tourist industry use
- Enable rezoning of the Oceanstone property to the C-3 (Tourist Industry) Zone

LUB

- rezone the Oceanstone property to the C-3 Zone
- add definitions for convention facilities, resorts and tourist cabins
- allow resorts as a permitted tourist industry use under the C-3 Zone
- legalise the Oceanstone resort as it exists and require that any future expansion meets the requirements of the C-3 Zone

Staff Recommendation

Staff recommend that North West Community Council recommend that Regional Council:

1. Give First Reading to consider the proposed amendments; and
2. Approve the proposed amendments to the Planning Districts 1 & 3 (St Margarets Bay) MPS and LUB as set out in Attachments A and B of the staff report dated November 20, 2018

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Thank You