

HALIFAX

Public Hearing for Case 21212

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

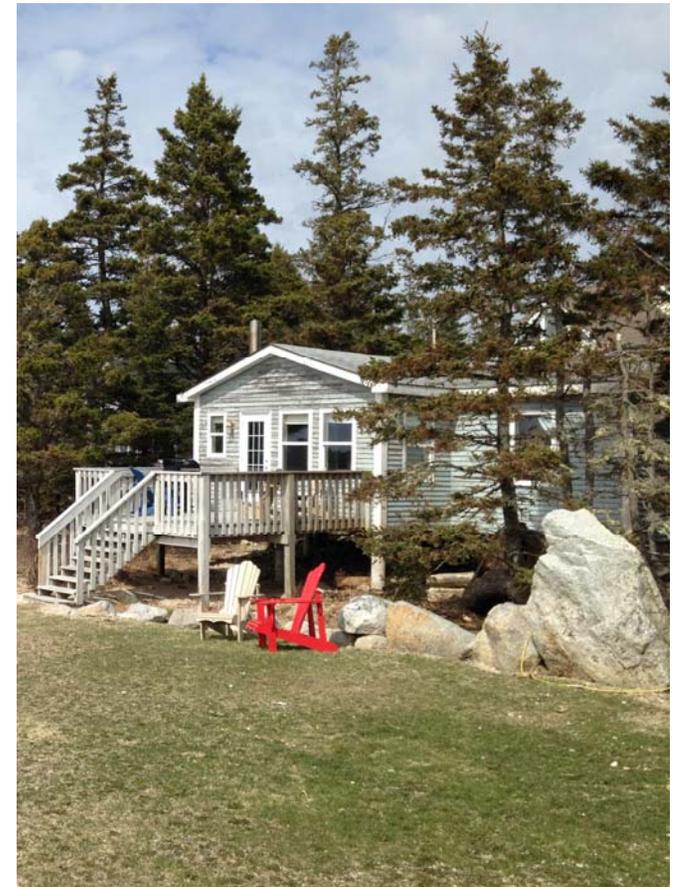
Halifax Regional Council
February 26, 2019

Applicant Proposal

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

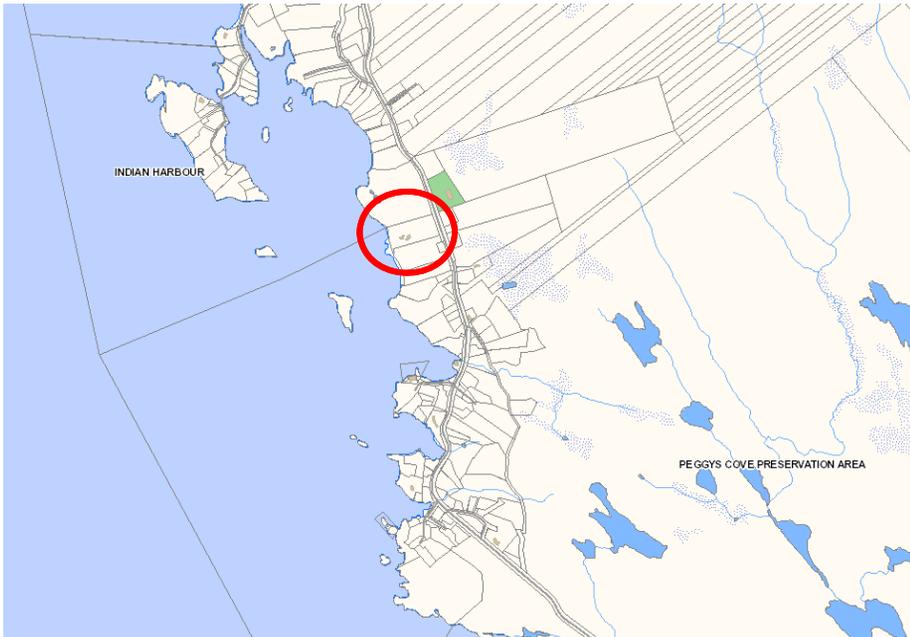
Location: 8646 and 8650 Peggys Cove Road, Indian Harbour

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 future expansion.



Site Context

8646 and 8650 Peggys Cove Road, Indian Harbour



General Site location



Site Boundaries in Red

Site Context



Site Context

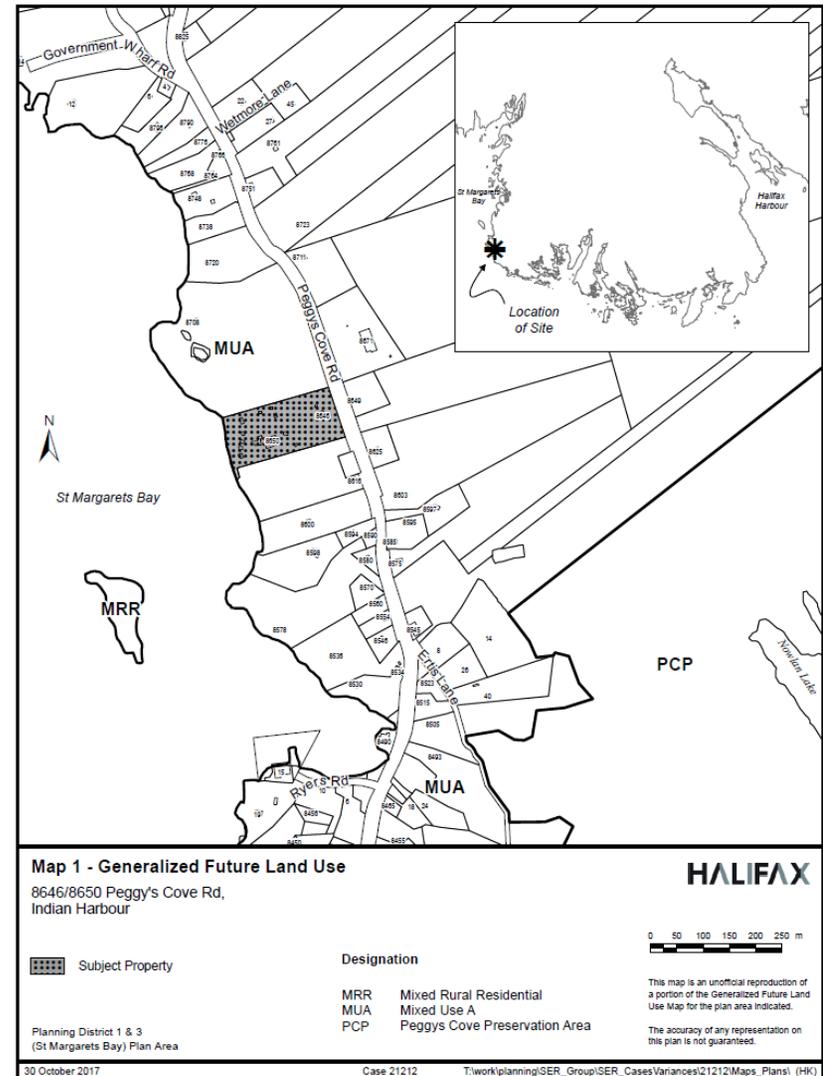


Planning Policy

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

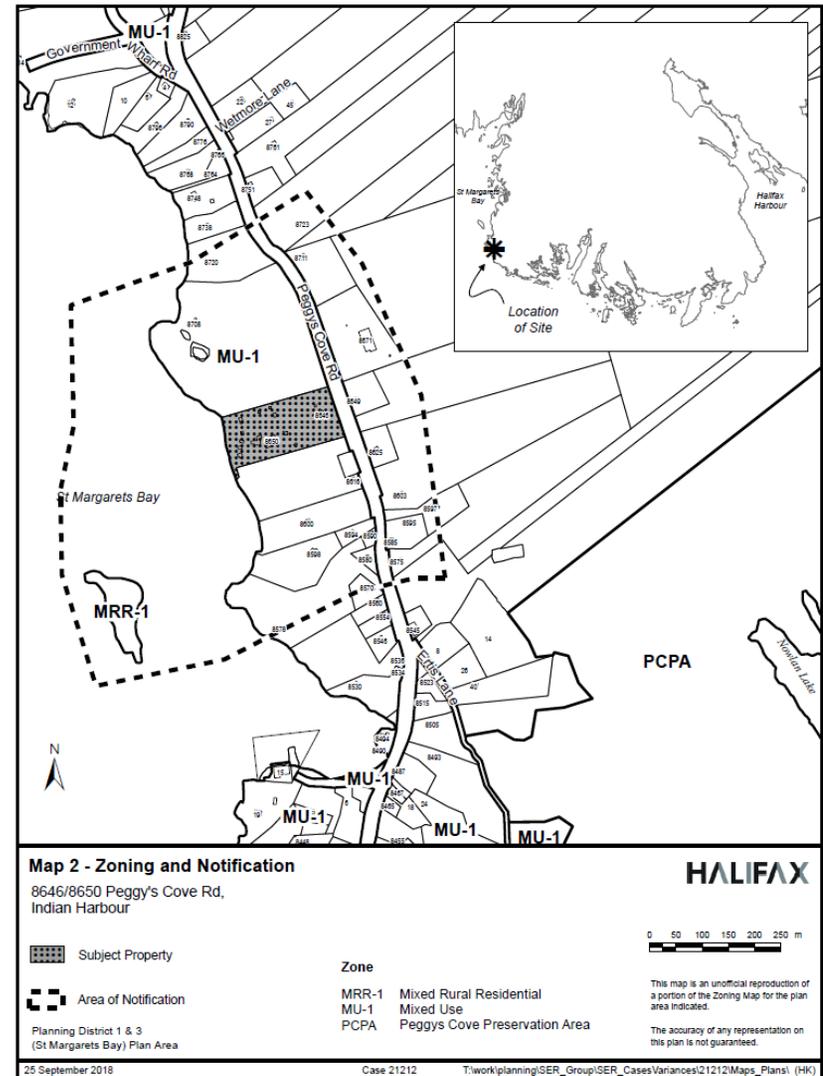


Land Use By-law

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

MU-1 (Mixed Use 1) Zone

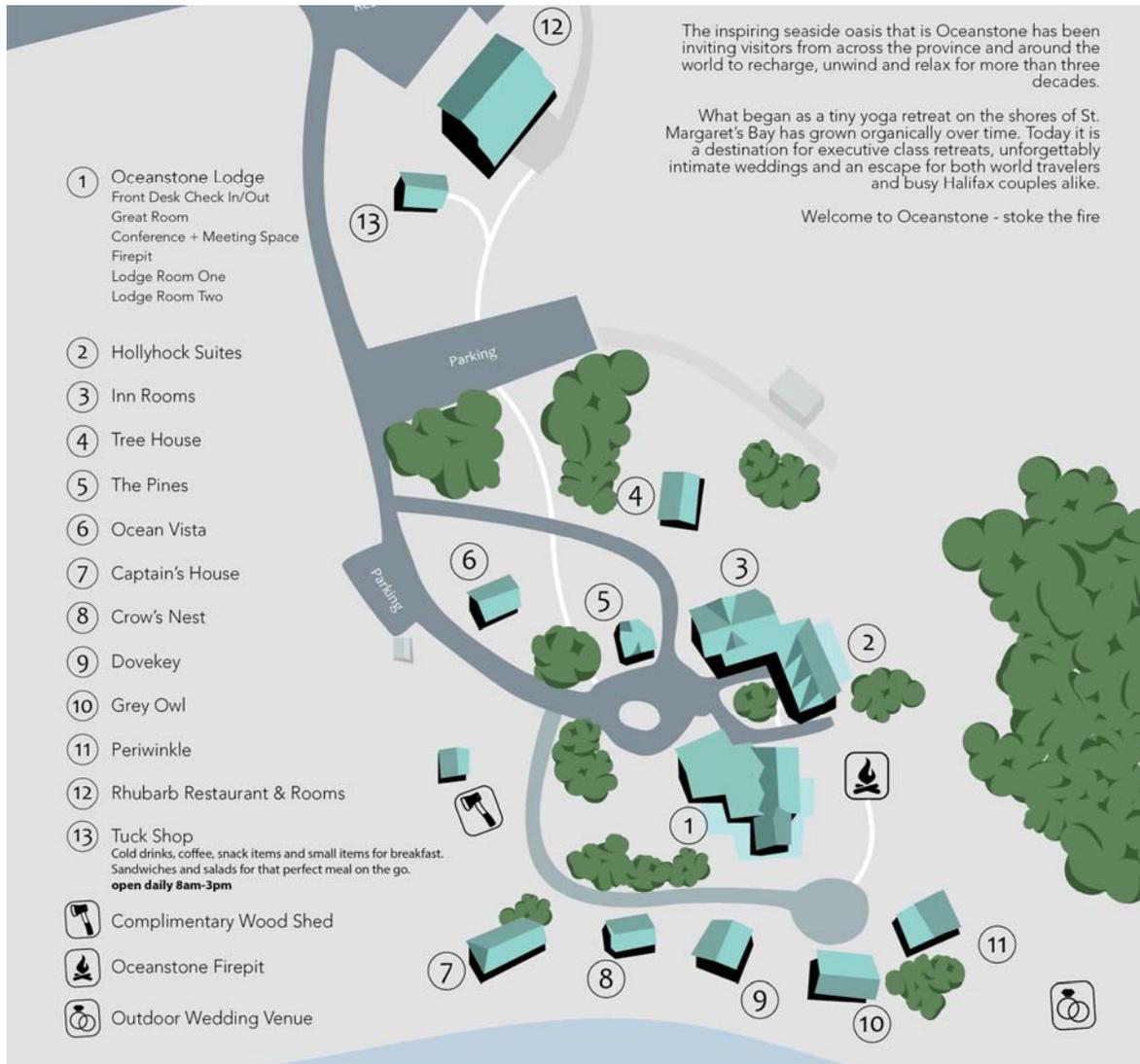
- Permits a wide variety of uses
- Commercial uses are limited to 697 square metres (7,500 square feet)
- A resort is considered a commercial use and is limited under the MU-1 Zone



MPS Amendment Considerations

- Amendments to the MPS are significant undertakings and Council is under no obligation to consider such requests.
- Staff suggest that there is merit to consider amendments to the MPS in this case to:
 - bring the subject property in compliance;
 - clarify the different types of tourist uses; and
 - accommodate resorts in the plan area.

Proposal



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

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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

April 30, 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

- allow resorts as a tourist industry use
- Policy provisions to the Oceanstone property to be a 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 Oceanstone resort as exists (may not meet setback/parking requirements) but require future expansion meet requirements of the C-3 Zone

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Process if Council were to Approve the Amendments

- ✓ Recommendation by NWCC to Regional Council
- ✓ First Reading and Public Hearing for both the Municipal Planning Strategy and Land Use By-law amendments
- Regional Council approve the proposed amendments to the Municipal Planning Strategy
- Province of Nova Scotia review and approval of the amendments

Staff Recommendation

Staff recommend that Regional Council:

1. 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