

Item 10.1.1

HALIFAX

Public Hearing Case 23221

Land Use By-Law Amendment:
22324 Highway 7, Sheet Harbour

Harbour East – Marine Drive Community Council
September 2, 2021

Slide 1

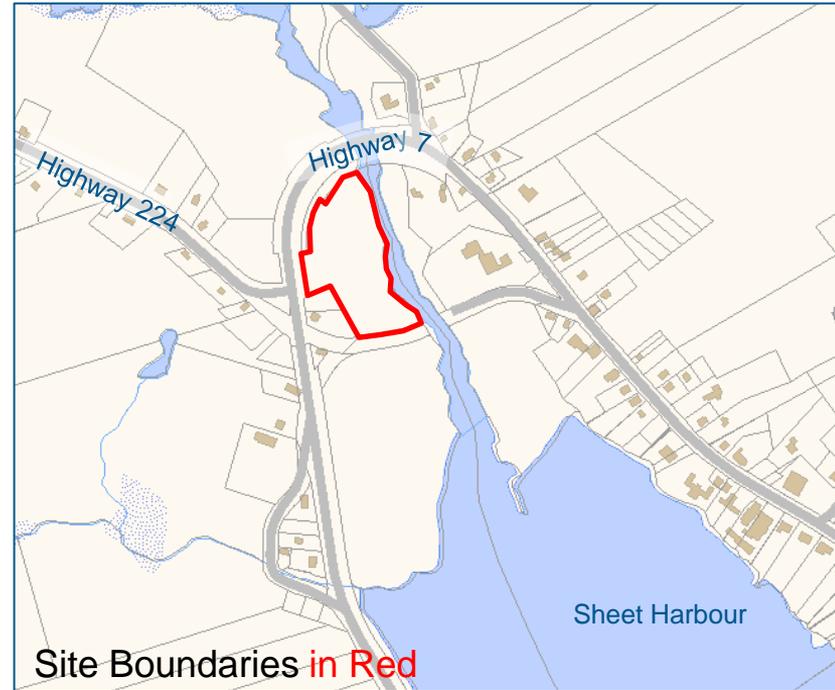
Applicant Proposal

Applicant: Halifax Regional Municipality

Location: 22324 Highway 7, Sheet Harbour

Proposal: To amend the Eastern Shore (East) Land Use By-law to include Institutional Uses within the Regional Park Zone to allow for a recreation/fitness centre, community hall, library and fire station.

Housekeeping: Correct references to the former P-4 (Provincial Park) Zone



Project Background

2016	Roof and structural issues were identified with the Sheet Harbour Lions Club (183 Pool Road)
2017	Eastern Shore Lifestyle Centre Society (ESLCS) formed and led a site selection process to identified a new site
2018	Consultant hired to develop conceptual design and business case for a new facility
2019	Direction to consider a multi-purpose community facility
2020	Direction to acquire the subject site from the Province of Nova Scotia <ul style="list-style-type: none">➤ Purchase and Sale Agreement with Terms and Conditions including:<ul style="list-style-type: none">• Aboriginal consultation and associated assessments• Environmental assessments• Approval of amendments to planning documents
2020-21	Land Use By-law Amendment Process

Site Context

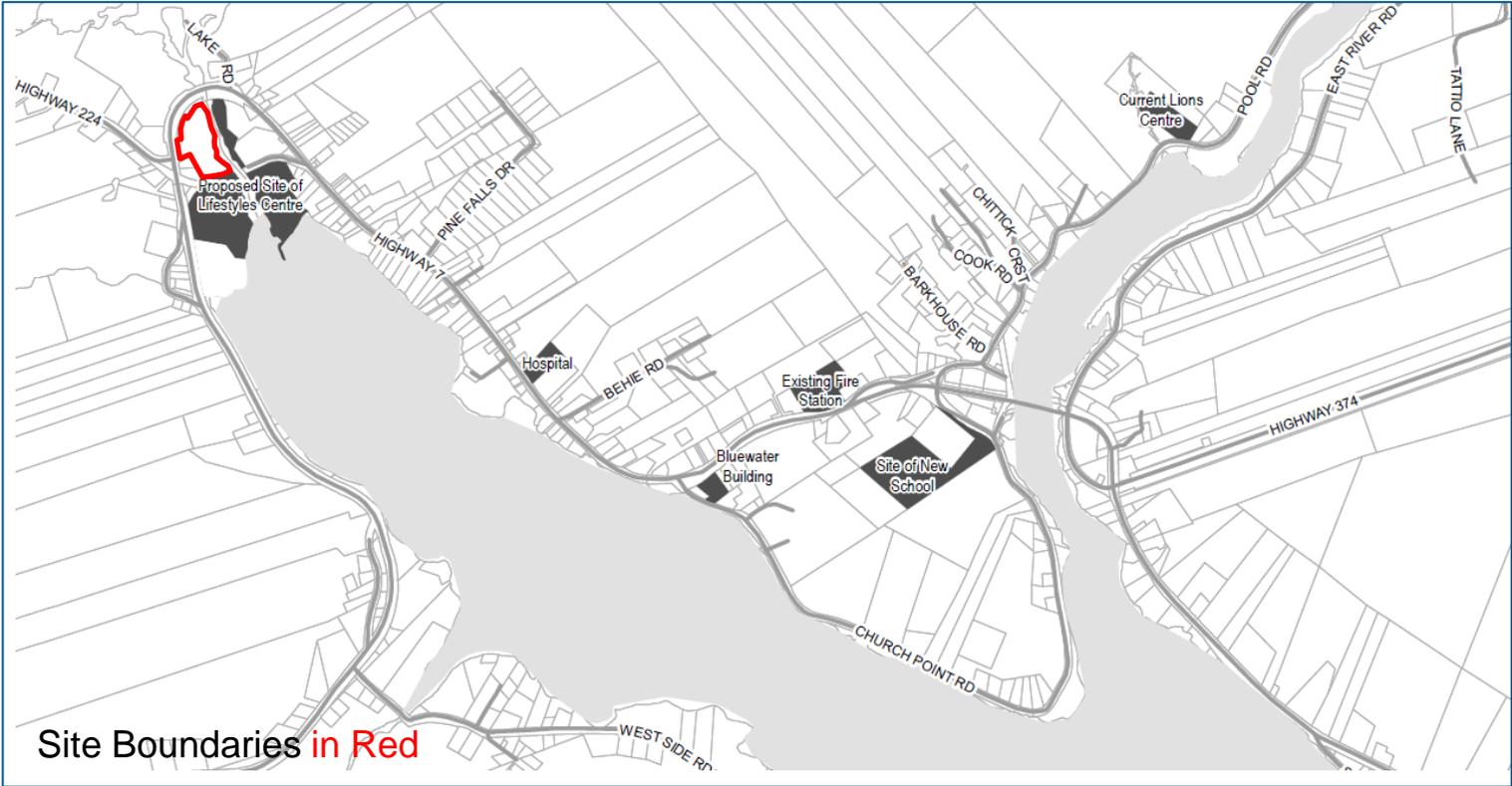


General Site location in Red

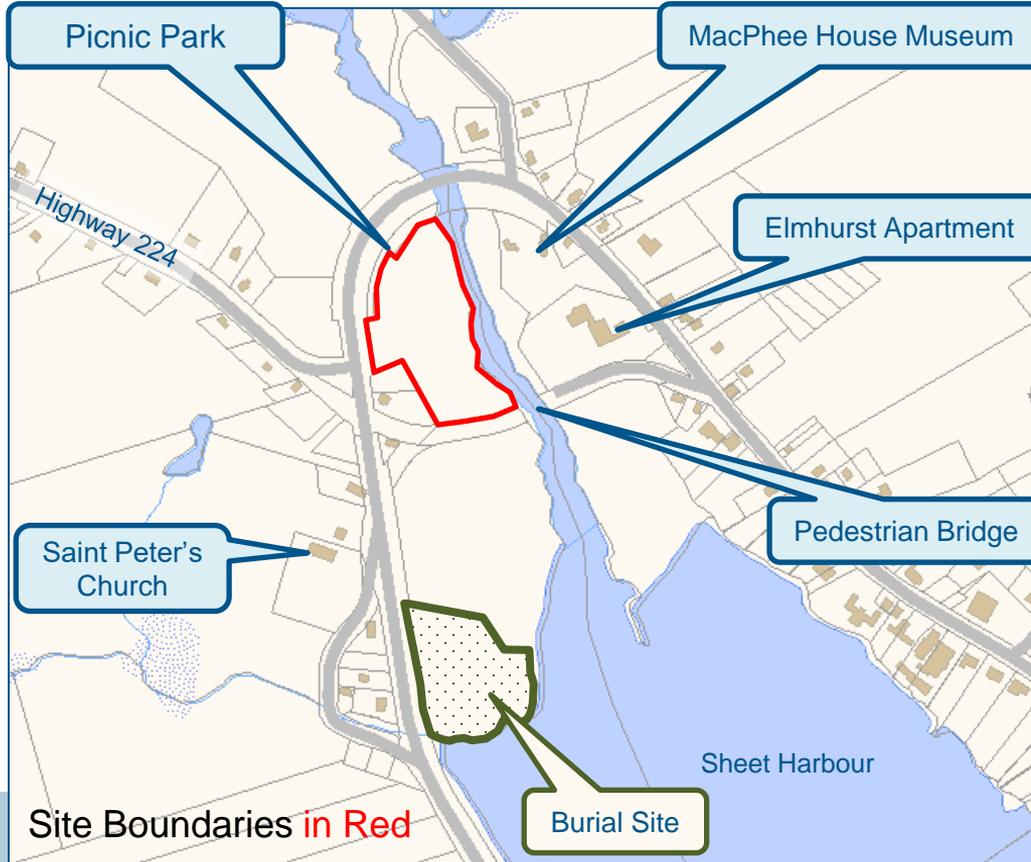


Site location in Yellow

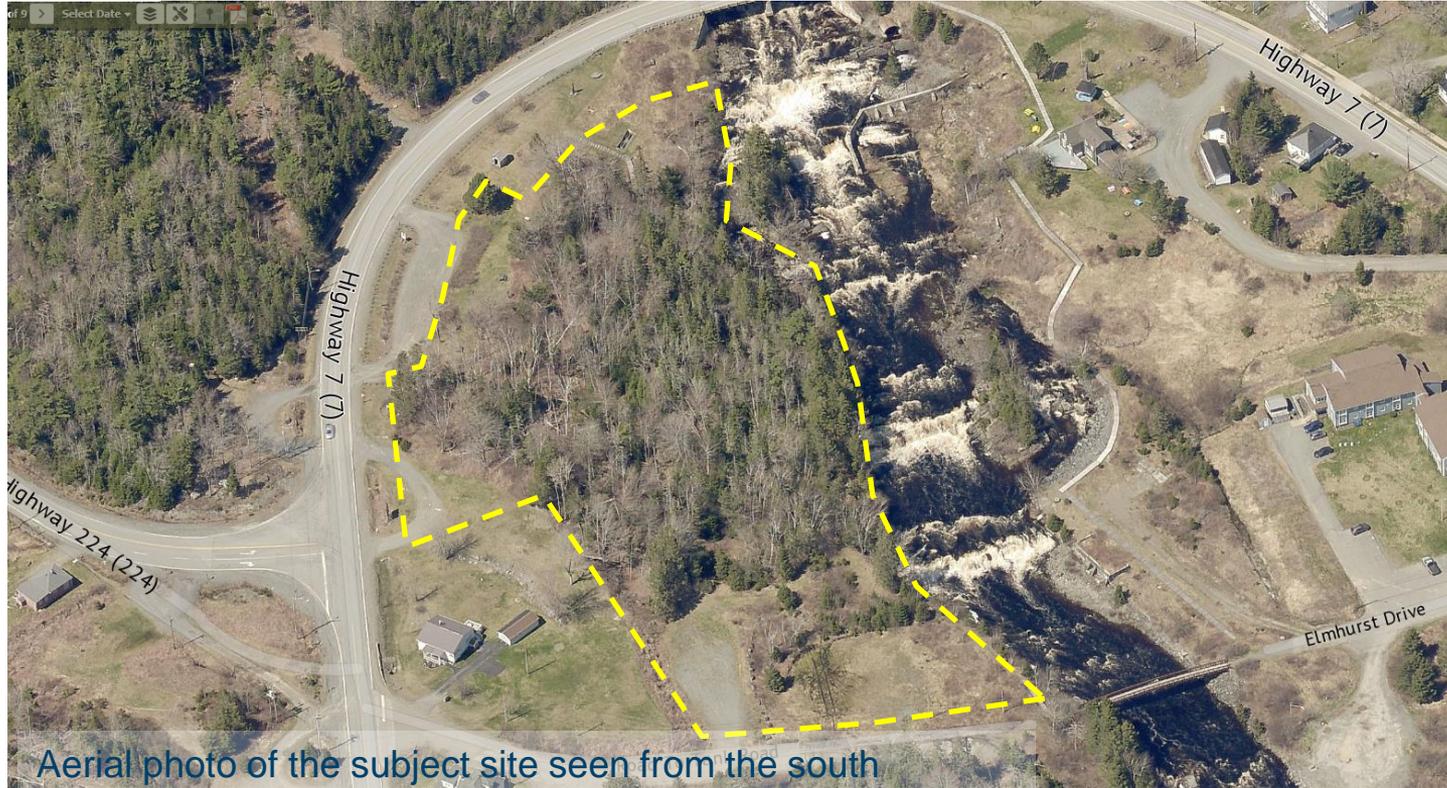
Site Context



Site Context/Photos



Site Context/Photos

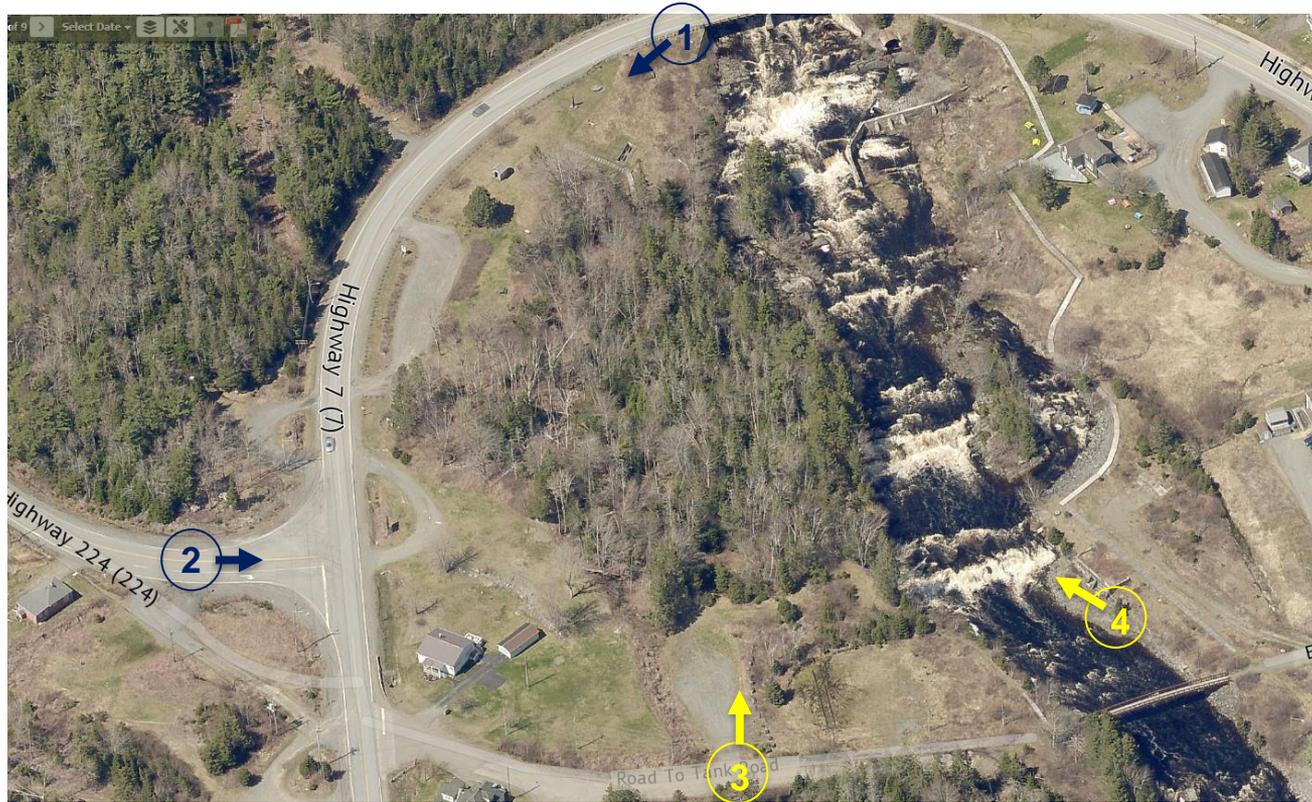


Aerial photo of the subject site seen from the south

Site Context/Photos



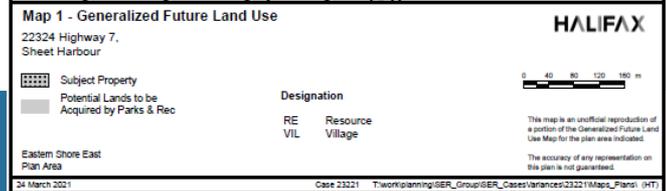
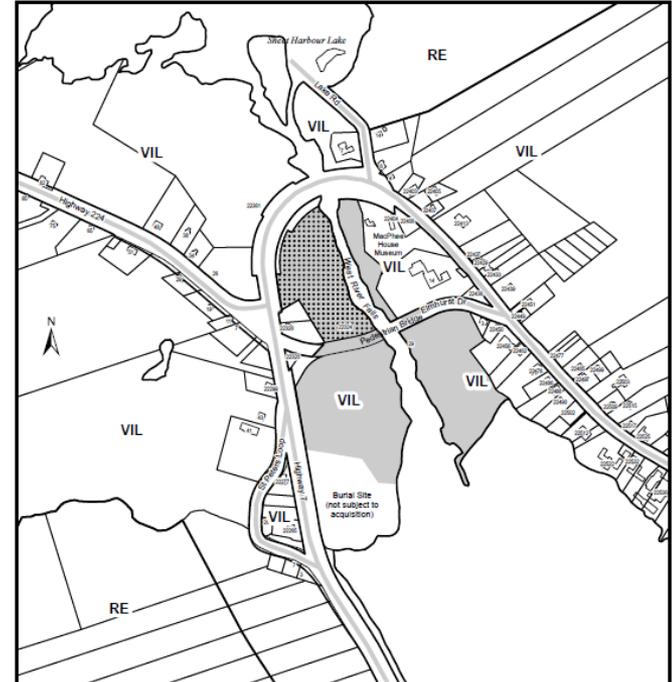
Site Context/Photos



Planning Policy & Land Use By-law

Regional Plan and Eastern Shore (East) MPS & LUB

- **Zone**
 - RPK (Regional Park) Zone under the Eastern Shore (East) LUB
- **Designation**
 - Rural Resource under the Regional Plan
 - Village under the Eastern Shore (East) MPS
- **Enabling Policy**
 - E-4 under the Regional Plan
- **Implementation Policy**
 - IM-10 under the Eastern Shore (East) MPS



Planning Policy

Regional Plan and Eastern Shore (East) MPS

Enabling Policy E-4:

Within all designations, HRM shall establish a Regional Park Zone under the land use by-law. This Zone shall generally be applied to all existing Federal Parks, Provincial Parks, Provincial Park reserves, non-designated Provincial Parks and Regional Park lands owned by HRM. **This Zone shall permit recreation uses, park uses and other uses as provided by the existing secondary planning strategies for these areas.** The Zone shall be applied to future lands acquired by HRM, the Province or the Federal Government for a Regional Park, upon delineation of the park boundaries.

Land Use By-law

Eastern Shore (East) LUB

PART 11: RPK (REGIONAL PARK) ZONE (RC-Jun 25/14;E-Oct 18/14)

11.1 RPK USES PERMITTED

No development permit shall be issued in any RPK (Regional Park) Zone except for the following:

Park Uses

Recreation uses

Conservation uses

Marinas

Uses accessory to the foregoing uses



11.2 RPK ZONE REQUIREMENTS

In any RPK Zone, no development permit shall be issued except in conformity with the following:

Minimum Front or Flankage Yard: 20m

Minimum Side or Rear Yard: 20m

Maximum Lot Coverage: 50% for lots less than 4 ha in area, or
5% for lots 4 ha or more in area

Maximum Height of Main Building: 10.7 m

Land Use By-law

Eastern Shore (East) LUB

PART 2: DEFINITIONS

2.42 INSTITUTIONAL USE means any educational or denominational use, day care facility, residential care facility, fire station, police station, public works, hospital, nursing home, public library, post office, museum and gallery, community centre and hall, recreation use or open space use.

Land Use By-law

Eastern Shore (East) LUB

PART 4: GENERAL PROVISIONS FOR ALL ZONES

4.24 PARKING REQUIRMENTS

USE

Institutional uses except as specified below

PARKING REQUIREMENT

- where there are fixed seats, the greater of 1 space per 4 seats and 1 space per 100 square feet (9.3 m²) of gross floor area
- where there are no fixed seats the greater of 1 space per 100 square feet (9.3 m²) of gross floor area or 1 space per 4 persons which can be accommodated at any one time

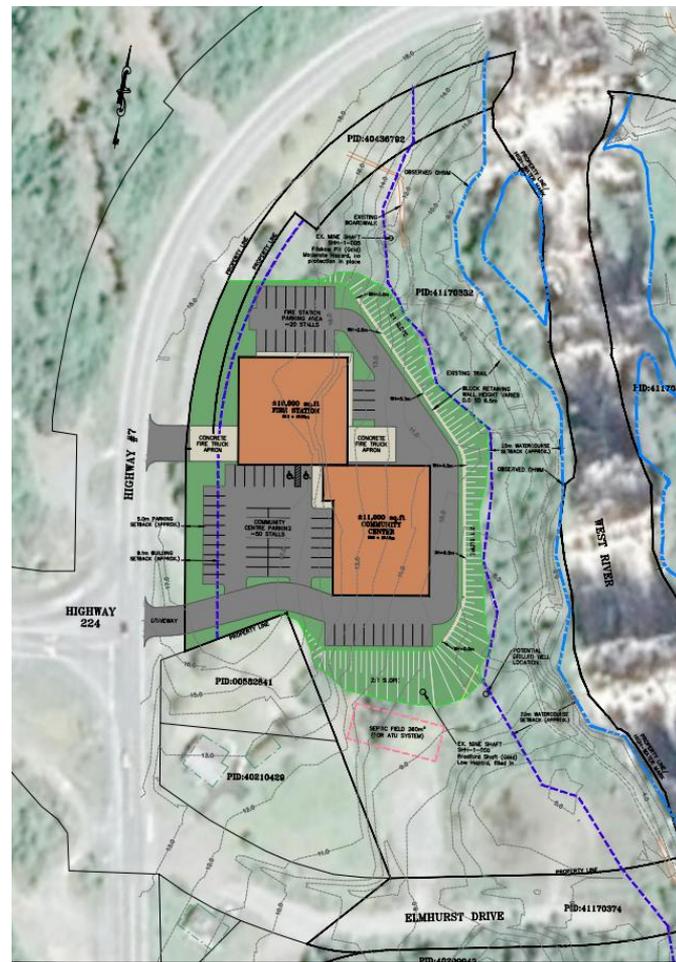
Total number of regular parking spaces for 22324 Hwy 7 proposal (with current regulations): 210

Proposal

Municipal Community Facility

Current Preliminary Site Plan

Note: This plan differs from the preliminary plan presented as Map 3 of the Staff Report



Proposal

Parking Requirement

Proposed Parking Provision:

USE

Fire Stations:

Municipal Community Facilities including recreation centres, community halls and public libraries:

PARKING REQUIREMENT

2 spaces per 1,000 square feet (93 m²) of gross floor area

4.5 spaces per 1,000 square feet (93 m²) of gross floor area

- Total number of regular parking spaces for 22324 Hwy 7 proposal (with proposed amendment): 70

Proposal

Housekeeping

- In 2006 the Regional Plan introduced:
 - RPK (Regional Park) Zone - established under Policy E-4
 - PA (Protected Area) Zone - established under Policy E-7
- These zones replaced the P-4 (Provincial Park) Zone in the Eastern Shore (East) LUB
- Implementation error:
 - 4 references to the P-4 Zone in the Land Use By-law (Attachment C)
 - 3 properties with P-4 Zone on the Zoning Map (Schedule A of Att A):
 - one which should be PA (within the Tangier Grand Lake Wilderness Area)
 - Two that should be RPK

Policy Consideration

Eastern Shore (East) MPS

Implementation Policy IM-10 includes matters such as:

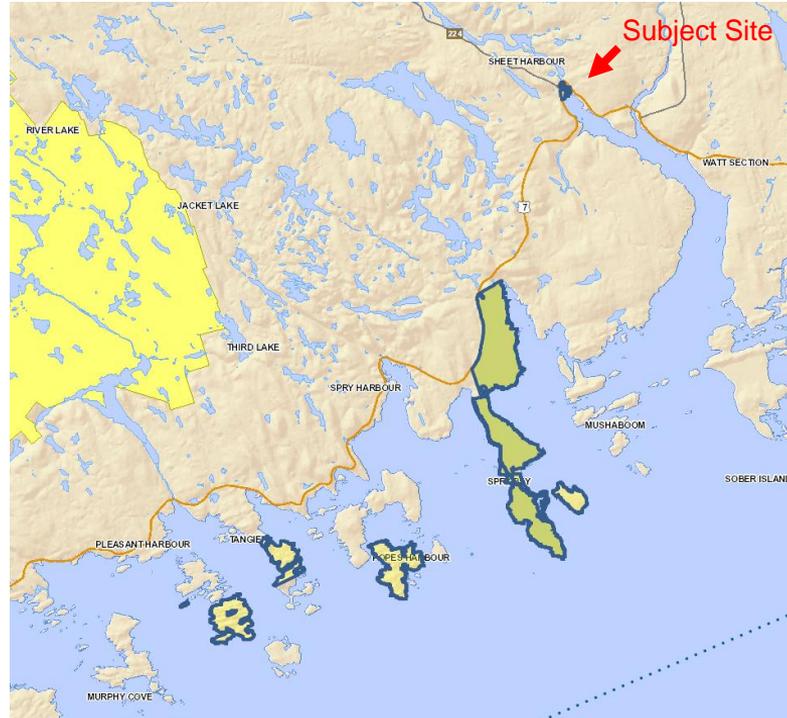
- Adequacy on-site sewerage and water services;
- Adequacy of road networks;
- Impact on historic buildings and sites;
- Compatibility with adjacent or nearby land uses
 - Height, bulk, lot coverage
 - Traffic generation, access, parking
 - Signage
 - Watercourses
- Etc.

Policy Consideration

Eastern Shore (East) LUB

Other RPK zoned lands:

- 33 Parcels
- Concentrated in clusters
- Primarily owned by the Province of Nova Scotia
- Negligible impact



Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail-out notification.
- Feedback from the community generally included the following:
 - General Support for the new facility;
 - Concern regarding a decrease in property value, and
 - Concern regarding loss of privacy on adjacent properties.

**Notifications
Mailed**



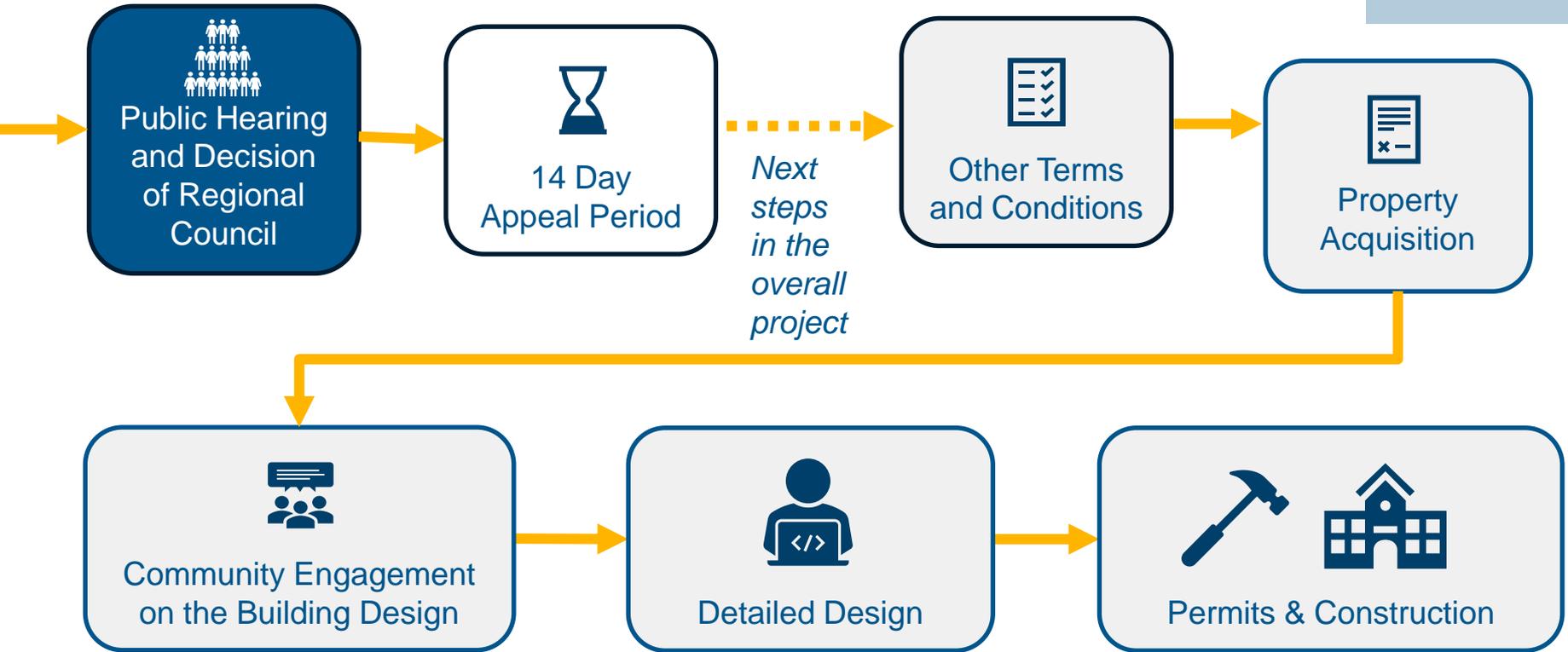
**Individual Contacts
(Phone Calls & Email)**



**Webpage Views
(unique pageviews)**



If Council Approves – Next Steps



Staff Recommendation

Staff recommend that Harbour East – Marine Drive Community Council:

- Adopt the amendments to the Land Use By-law for Eastern Shore (East) as set out in Attachment A of the staff to:
 - a. Enable the development of a new municipal community facility within the RPK Zone; and
 - b. Correct references to the former P-4 (Provincial Park) Zone.

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Thank You

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