

Planning Application Process

PLANAPP-2023-01906, Application to add a Campground Use to an Existing Development Agreement

What is a Development Agreement?

A Development Agreement is a contract between a property owner and the Halifax Regional Municipality. It is a legal instrument that is binding on both the property owner and the Municipality and may contain site specific requirements such as permitted uses, building design and placement, landscaping, and other aspects of development.

Development Agreements are registered to a property and stay with the property regardless of ownership. Requests to enter into a development agreement are evaluated against the intent of the relevant municipal planning strategy policies.

Why is a Planning Application Needed?

The Development Agreement (DA) registered to PID 40203648, 1200 Lucasville Road, permits the current commercial recreation uses (Atlantic Splash) but does not include a “Campground Use”. To add this use, a “substantive amendment” to the existing DA is required. A substantive amendment to the existing DA requires approval from the North West Community Council.

Role of HRM Staff

- Manage the process of the planning application
- Act as the main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports, negotiate with the applicant and make recommendations to Council



Planning Application Process

Currently, we are in the public engagement stage of the process. There are multiple steps ahead prior to a final decision.

Complete Application Received



Team Review Process



Public Engagement (WE ARE HERE)



Detailed Review of Proposal



Staff Report

(includes Amending Development Agreement)



Notice of Motion at Community Council



Public Hearing at Community Council



14 Day Appeal Period
(NS Utility and Review Board)



Amending Agreement Signed and Registered
(in effect upon last signature)



Subdivision or Building Permit Applications

Purpose of this Meeting

- Share information about the proposal
- Hear your questions, concerns, comments and feedback on the proposal

*Feedback provided will inform the process and will form part of the public record. **No decisions will be made tonight.***

Questions?
Aastha Patel, Planner
Planning and Development

www.halifax.ca/planning
Phone: 902 - 497- 3622
Email: aastha.patel@halifax.ca

Policy & By-law Overview

PLANAPP-2023-01906, Application to add a Campground Use to an Existing Development Agreement

Beaver Bank, Hammonds Plains & Upper Sackville MPS

The Municipal Planning Strategy (MPS) for Beaver Bank, Hammonds Plains & Upper Sackville allows North West Community Council to consider a proposal to amend the current development agreement to add “Campground Use” as a permitted use to section 3.3 “General Description of Land Use”. The policy below outlines the original considerations made in the staff’s review of the existing Development Agreement and the considerations that are made in staff’s review of the current proposal. A positive recommendation is made to Council when the proposal is reasonably consistent with the intent of the MPS.

Policy Consideration

There is a policy to enable Council’s consideration of this planning application:

- P-27 “... Further, Council may consider any proposed expansion of existing commercial recreation uses as well as the development of new commercial recreation uses by development agreement and according to the provisions of the Municipal Government Act.”

Policy Topics for Consideration in the Evaluation:

- **Impact on Adjacent Areas:** Evaluate effects on nearby residential/community developments (noise, visual intrusion, traffic, litter).
- **Site Design:** Ensure the design accommodates all operations within the site.
- **Traffic Circulation:** Assess impact on traffic flow, sightlines, and entrances/exits.
- **Environmental Impact:** Assess potential environmental concerns, especially effects on watercourses.
- **Adequacy of Infrastructure:** Ensure existing infrastructure (e.g., water, sewer) can support the proposed use.
- **Hours of Operations:** Consider the proposed hours to ensure they do not negatively impact the local community.


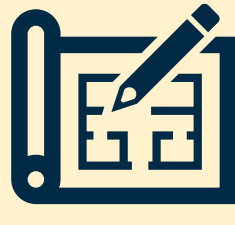
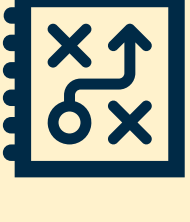


Planning Tools to Allow the Proposed Use

The site is zoned MU-1 (Mixed Use 1) in the land use by-law, which does not allow the proposed use. Policy P-27 enables a **Development Agreement** application to allow the proposed use on the lot and enable the proposal, as the proposed use is consistent with the intent of the “Mixed Use B” designation.

A campground use would be considered a commercial recreation use in this plan area. Another commercial recreation use (Atlantic Splash Adventure) is already permitted on this site through an existing development agreement. The campground use would be an expansion of the existing commercial recreation use.

If approved, this application would use a development agreement to allow the proposed use.

Overview of Policy and Site Designation

	Municipal Sewer and Water	Municipal water and on-site sewer services
	Zone	MU-1 (Mixed-Use 1)
	Designation	Mixed Use B
	Existing Use	Commercial Recreation use (Atlantic Splash)
	Enabling Policy	P-27 & P-137

Implementation Policy

Policy P-137 is an implementation policy that also applies to staff’s review. The implementation policy requires consideration of items that apply to new uses, such as conforming with the intent of the Municipal Planning Strategy other municipal by-laws and regulations, adequacy of proposed servicing, ensuring site suitability in terms of environmental and geological conditions, and any other relevant matters of planning concern.

To ensure that your questions, comments, or concerns are recorded, please share them with Aastha Patel at the contact information below on or before March 7, 2025. Feedback provided will be summarized to Community Council prior to a decision being made.

ATLANTIC SPLASH ADVENTURE

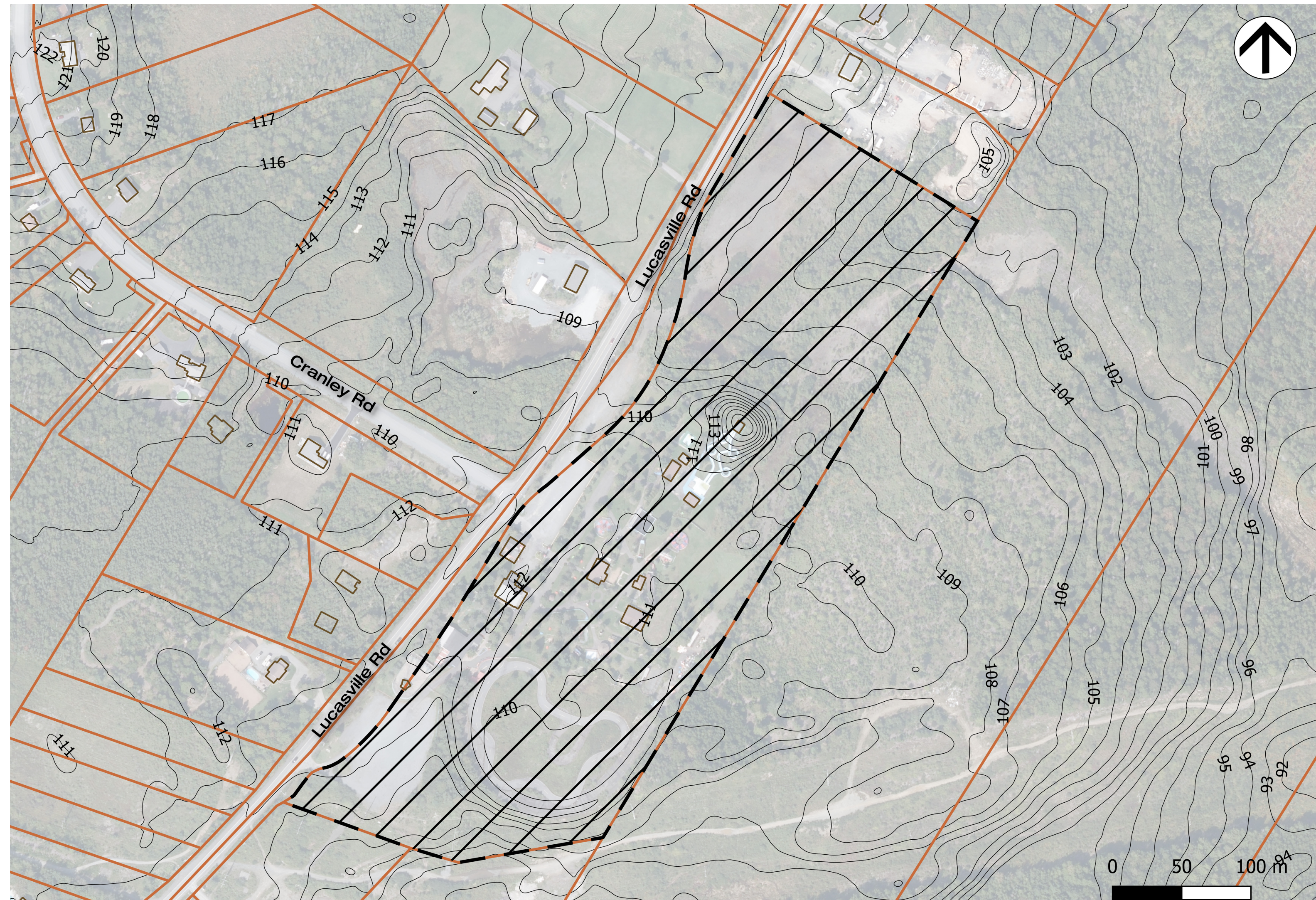


The Site

UPLAND

The Atlantic Splash Adventure amusement park is located at 1200 Lucasville Road, about 1.2 km north of Hammonds Plains Road.

The park sits on a property of 10.12 hectares (25 acres) of land.



The park consists of various rides and other attractions. There is a rollercoaster, water slides, mini golf, a go kart track and further offerings including food and beverage stands. Atlantic Splash Adventure operates throughout the warmer part of the year and closes for the winter.

ATLANTIC SPLASH ADVENTURE



Development Context

UPLAND

An theme or amusement park is a type of land use that requires a 'Development Agreement' between the land owners and the Halifax Regional Municipality (HRM). Such an agreement was approved by municipal Council in 2015 and signed by both sides.

As can be seen on the drone photo to the right, a large portion of the property is still undeveloped. The park owners plan to develop a campground in the empty portion of the lot, allowing families who visit the park to stay overnight and keep the fun going for two or more days.

Adding such a new component (like a campground) to the property requires a change to the 2015 Development Agreement in the form of an amendment. Such changes to the agreement need to be approved by Council and are subject to public engagement.



ATLANTIC SPLASH ADVENTURE

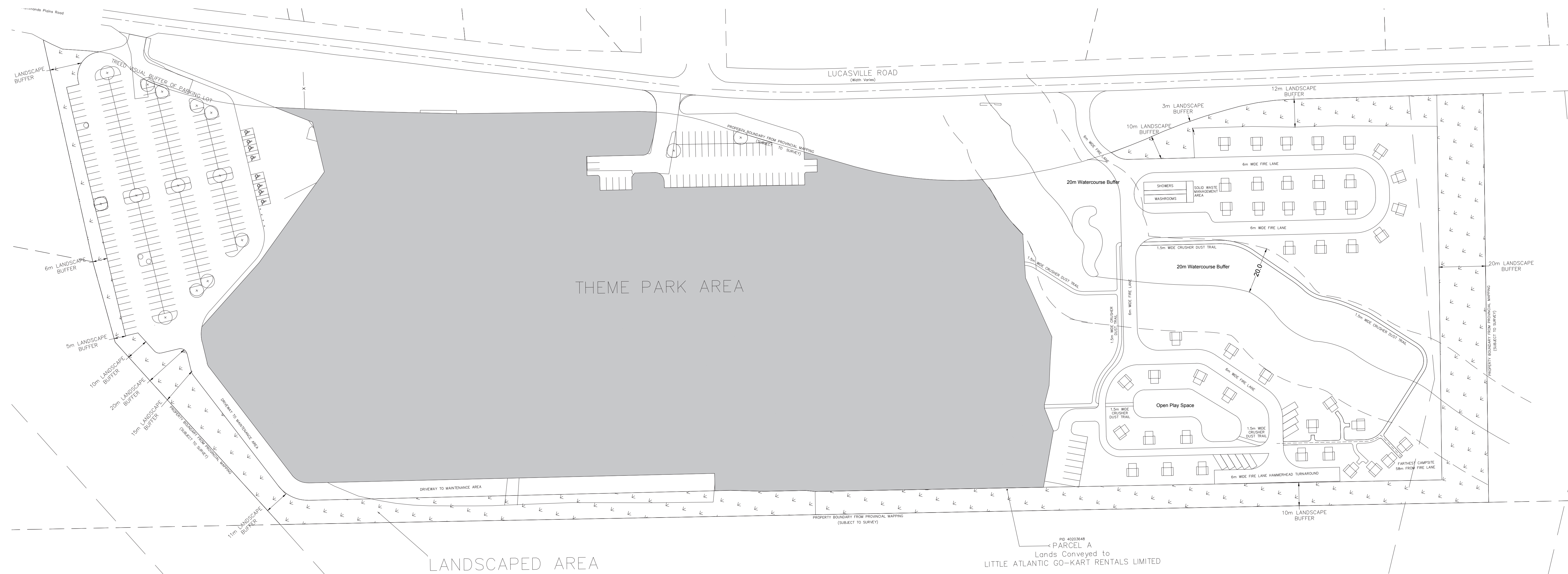


The Proposal

UPLAND

The following changes to the Atlantic Splash Adventure property are currently proposed:

- Addition of a campground with 44 cabins (**right side** of drawing)
- Creation of a new main entrance to the park on the southern end of the property (**left side**)
- Enlargement of parking lot at new main entrance, allowing for 210 car parking spaces
- Addition of new, dedicated parking for campers



ATLANTIC SPLASH ADVENTURE

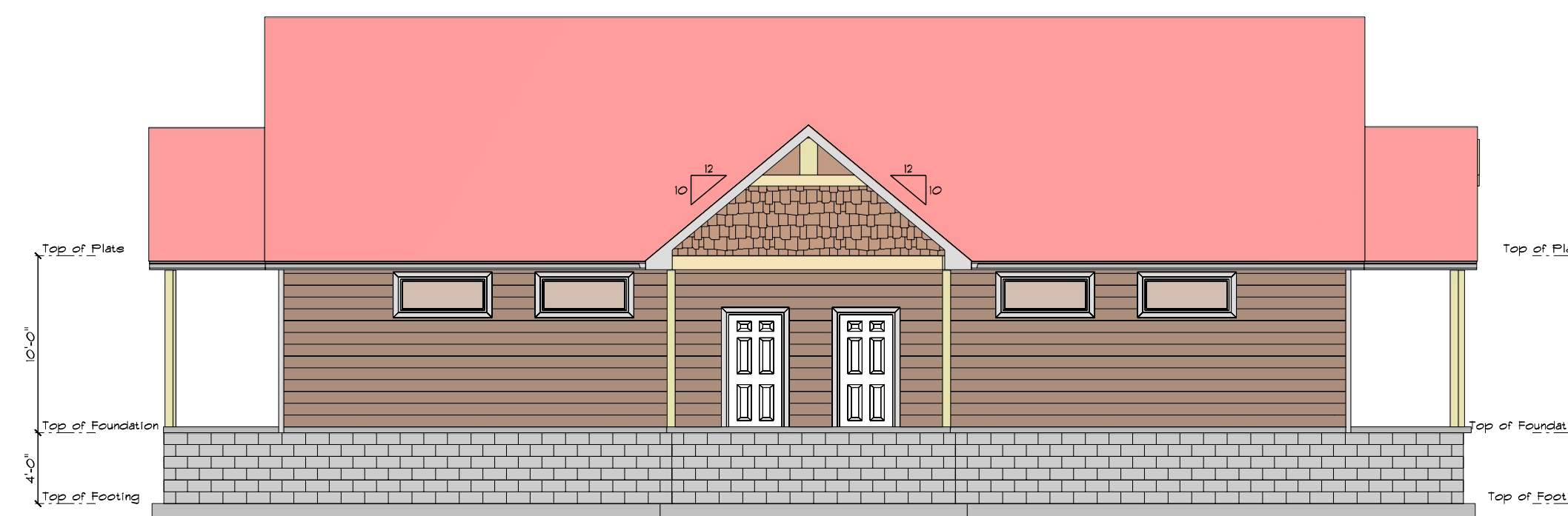


The Details

UPLAND



The camping cabins will look approximately like on the picture to the left. They will provide room for about 5 persons. A central building with washrooms and showers is shown below:



Some pictures from the area earmarked as future campground can be seen below:

