

September 23, 2022

Sent via email to: kevin@kwrapprovals.com; jane@kwrapprovals.com

Dear Jane Rideout,

Re: Preliminary Submission of 700-acre Peggy's Cove Lakes Eco-Tourism Retreat

Thank you for your preliminary submission of the eco-tourism proposal in Peggy's Cove area. The purpose of this letter is to outline the components and actions involved in order for this proposal to be eligible for a planning application. This letter will go into detail about aspects such as land use designation and zone, type of land use, access, enabling policy, and the development agreement planning application process.

Below are the designations and zones under the respective Municipal Planning Strategies (MPS) and Land Use By-Laws (LUB) for the subject properties:

PID	Designation	Zone	Community Plan Area
00601146	Resource (RSC)	Mixed Resource (MR-1)	Planning Districts 1 and 3
00574905	Resource (RSC)	Mixed Resource (MR-1)	Planning Districts 1 and 3
00654269	Resource (RSC)	Mixed Resource (MR-1)	Planning Districts 1 and 3
00635995	Resource (RSC)	Mixed Resource (MR-1)	Planning Districts 1 and 3
41267139	Resource (RSC)	Mixed Resource (MR-1)	Planning Districts 1 and 3
00654053	Resource (RSC) Conservation (CNSRV)	Mixed Resource (MR-1) Conservation (P-3)	Planning Districts 1 and 3 Planning District 4
41270208	Resource (RSC) Conservation (CNSRV)	Mixed Resource (MR-1) Conservation (P-3)	Planning Districts 1 and 3 Planning District 4
00654251	Resource (RSC) Rural Residential A (RRA) Resource (RSC)	Mixed Resource (MR-1) Rural Residential A-1 (RRA-1) Resource (RE)	Planning Districts 1 and 3 Planning District 4 Planning District 4
40488421	Rural Residential A (RRA)	Rural Residential A-1 (RRA-1)	Planning District 4
40629891	Rural Residential A (RRA)	Rural Residential A-1 (RRA-1)	Planning District 4
40629636	Rural Residential A (RRA)	Rural Residential A-1 (RRA-1)	Planning District 4

Based on your preliminary submission, the description of your proposal appears to fit best into the definition of "commercial recreation use" and more specifically, "campground use". The Planning Districts 1 and 3 LUB provides a definition for each "commercial recreation use" and "campground use" and permits both uses by development agreement under the same enabling MPS policy, RE-8. The Planning District 4 LUB only defines "commercial recreation use"; however, it permits commercial recreation uses, including campground uses, by development agreement under enabling MPS policy, RES-5.

Below are relevant definitions from both the Planning Districts 1 and 3 LUB and the Planning District 4 LUB:

<u>Land Use By-Law</u>	<u>Term</u>	<u>Definition</u>
Planning Districts 1 and 3	CAMGROUND	<i>means the commercial, institutional or non-profit use of land on which accommodations for temporary occupancy are located or may be placed, including tents, tourist cabins, camper trailers, and recreational vehicles, and which is primarily seasonal in operation.</i>
	COMMERCIAL RECREATION USE	<i>means a building or lot or part of a building or lot used solely for commercial recreation or sport purposes and without limiting the generality of the foregoing, may include animal or vehicle racing tracks, rifle ranges, golf courses, miniature golf courses, amusement parks and centres and drive-in theatres and may include a dwelling unit or dwelling units for maintenance or security personnel.</i>
	RECREATION USE	<i>means the use of land, buildings or structures for active or passive recreational purposes and may include indoor recreation facilities, sports fields, sports courts, playgrounds, multi-use trails, picnic areas, scenic view points and similar uses to the foregoing, together with the necessary accessory buildings and structures, but does not include commercial recreation uses. (RC-Jun 25/14;EOct 18/14)</i>
	RESORT USE	<i>means a comprehensive development on a single lot that provides tourist accommodation such as hotels, motels and tourist cabins, restaurant/food services, convention facilities, and recreation uses to the community and/or travelling public for gain or profit. Resorts may also include administrative facilities, maintenance and storage facilities, and retail uses in conjunction with accommodation and restaurant/food services. (RC-Feb 26/19;E-Apr 20/19)</i>
Planning District 4	COMMERCIAL RECREATION USE	<i>means a building or lot or part of a building or lot used solely for commercial recreation or sport purposes and without limiting the generality of the foregoing, may include animal or vehicle racing tracks, rifle ranges, golf courses, miniature golf courses, amusement parks and centres and may include any use which is accessory to the foregoing.</i>
	RECREATION USE	<i>means the use of land, buildings or structures for active or passive recreational purposes and may include indoor recreation facilities, sports fields, sports courts, playgrounds, multi-use trails, picnic areas, scenic view points Planning District 4 (Prospect) Land Use By-law Page 13 and similar uses to the foregoing, together with the necessary accessory buildings and structures, but does not include commercial recreation uses. (RC-Jun 25/14;EOct 18/14)</i>

Due to the variation in zones and designations, there may be some steps that have to be taken so that all the properties are eligible for enabling policy. These include lot consolidation and obtainment of access.

Most of the subject properties are designated RSC under the PD 1&3 MPS, which has enabling policy for commercial recreation uses and campground uses by development agreement (Policy RE-8). PID 00654251 is partially designated RSC under Planning District 4, which has a similar policy that also enables commercial recreation uses, including campground uses by development agreement (Policy RES-5). Should the remaining Planning District 4 parcels be consolidated with PID 00654251, there is an opportunity to use Policy RES-5 for the entirety of those Lands, enabled through Implementation Policy IM-6.

The two parcels that are partially designated CNSRV and zoned P-3 under Planning District 4 will not be eligible for enabling Policy RES-5 via IM-6. In this case, the portions of these properties that are zoned P-3 would be permitted hiking trail use through the base zone, but not tourist accommodation use via Policy RES-5.

Access to the subject properties appears to be the greatest factor in determining whether the proposal is possible. There are layered complications with accessing this type and scale of use over land that is at private road standard, privately owned, and under two different land use designations, neither of which has enabling policy for the proposed use. Big Lake Drive will have to be assessed to determine whether access is permitted for the proposed use and whether the private road is capable of accommodating additional traffic. We recommend considering alternative options for access from Prospect Road, such as the purchase of additional parcels which provide public road frontage. Should Big Lake Drive be deemed acceptable as access, note that the property owner of that road parcel would be required to sign the development agreement.

Below are the applicable and enabling policies:

Planning Districts 1 and 3

Policy RE-8

Notwithstanding Policies RE-2 and RE-3, within the Resource Designation, Council shall only consider permitting **commercial recreation uses and campgrounds** according to the development agreement provisions of the Planning Act. In considering any such development agreements, Council shall have regard to the following:

- (a) the potential that the proposed use has been adversely affecting nearby residential and community facility development and an evaluation of the effect which the operational characteristics of the proposal will have on the surrounding community;
- (b) evidence of identifiable characteristics which make the site particularly suitable for the proposed use;
- (c) the effect of the proposed use on traffic volume and the local road network, as well as traffic circulation in general, sighting distances and entrance to and exit from the site;
- (d) the means by which solid and liquid waste will be treated;
- (e) the control of discharge of any pesticides or herbicides, including chemical fertilizers and fungicides into a watercourse or waterbody; and
- (f) the provisions of Policy IM-9.

Policy IM-5

Provided that the intentions of all other policies are satisfied, Council may, for the purpose of providing for the development of similar uses on properties which abut one another, consider development agreements or amendments to the land use by-law within a designation to provide for the development of uses which are uses permitted by the zone or by development agreement on the abutting property within the abutting designation, as shown on the Generalized Future Land Use Map (Map 1).

Policy IM-9

In considering development agreements and amendments to the land use by-law, in addition to all other criteria as set out in various policies of this strategy, Council shall have appropriate regard to the following matters:

- (a) that the proposal is in conformity with the intent of this strategy and with the requirements of all other municipal by-laws and regulations;
- (b) that the proposal is not premature or inappropriate by reason of:
 - (i) the financial capability of the Municipality to absorb any costs relating to the development;
 - (ii) the adequacy of on-site sewerage and water services;
 - (iii) the adequacy or proximity of school, recreation or other community facilities;
 - (iv) the adequacy of road networks leading or adjacent to or within the development; and
 - (v) the potential for damage to destruction of designated historic buildings and sites.
- (c) that in development agreement controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:
 - (i) type of use;
 - (ii) height, bulk and lot coverage of any proposed building;
 - (iii) traffic generation, access to and egress from the site, and parking;
 - (iv) open storage;
 - (v) signs; and
 - (vi) any other relevant matter of planning concern.
- (d) that the proposed site is suitable with respect to the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding; and
- (e) any other relevant matter of planning concern.
- (f) Within any designation, where a holding zone has been established pursuant to "Infrastructure Charges - Policy p-79F", Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the "Infrastructure Charges" Policies of this MPS. (RC-Jul 2/02;E-Aug 17/02)

Planning District 4

By virtue of its large areas and natural features, the Resource Designation is an attractive area for recreational activities. Although some recreational activities, such as hiking trails, do not cause land use conflicts and, in fact, are well-suited to areas such as the Resource Designation, **larger scale commercial operations such as** golf courses, **campgrounds** and amusement parks could have significant effects upon the natural environment. The attraction of large number of people to such activities and the associated noise and traffic could also have a negative effect on the Designation. Therefore, such uses will only be permitted by development

agreement, which will help to ensure that any commercial recreation development remains compatible with the area.

Policy RES-5

Notwithstanding Policy RES-2, within the Resource Designation, Council may consider permitting commercial recreation uses according to the development agreement provisions of the Planning Act and having regard to the following:

- (a) the potential impact of the proposed development on the natural environment, and in particular, potential effects on watercourses;
- (b) that the proposal will not adversely affect nearby residential or community facility development by virtue of noise, visual intrusion, traffic generation and/or littering;
- (c) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- (d) that any rifle ranges, amusement parks, vehicle or animal racing track shall not be located within one thousand six hundred forty (1,640) feet of the nearest residence;
- (e) the layout and design of the facility;
- (f) the general maintenance of the facility;
- (g) the location and level of treatment of any proposed sewage treatment plant;
- (h) the requirement for any applicable provincial approvals; and
- (i) the hours of operation;
- (j) the provisions of Policy IM-11.

Policy IM-6

Providing that the intentions of all other policies are satisfied, Council may, for the purpose of providing for the development of similar uses on properties which abut one another, consider the following amendments to the land use by-law, for lands which are located where any land use designations abut one another, as shown on Map 1 - Generalized Future Land Use:

- (a) amendments within a designation to provide for the development of uses which are permitted within the abutting designation by rezoning or development agreement, in accordance with the same conditions prescribed within that abutting designation; or
- (b) amendments within a designation to provide for the development of uses which are permitted within the zone on the abutting property.

Policy IM-11

In considering development agreements or amendments to the land use bylaw, in addition to all other criteria as set out in various policies of this Planning Strategy, Council shall have appropriate regard to the following matters:

- (a) that the proposal is in conformity with the intent of this strategy and with the requirements of all other municipal by-laws and regulations;
- (b) that the proposal is not premature or inappropriate by reason of:
 - (i) the financial capability of the Municipality to absorb any costs relating to the development;
 - (ii) the adequacy of on-site sewerage and water services;
 - (iii) the adequacy or proximity of school, recreation or other community facilities;
 - (iv) the adequacy of road networks leading or adjacent to or within the development; and
 - (v) the potential for damage to destruction of designated historic buildings and sites.

- (c) that in development agreement controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:
- (i) type of use;
 - (ii) height, bulk and lot coverage of any proposed building;
 - (iii) traffic generation, access to and egress from the site, and parking;
 - (iv) open storage;
 - (v) signs; and
 - (vi) any other relevant matter of planning concern.
- (d) that the proposed site is suitable with respect to the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding.
- (e) Within any designation, where a holding zone has been established pursuant to "Infrastructure Charges - Policy IC-6", Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the "Infrastructure Charges" Policies of this MPS. (RC-Jul 2/02;E-Aug 17/02)

Policies RE-8 and RES-5 enable commercial recreation uses by Development Agreement. A development agreement is a form of regulatory contract between the property owner and the Municipality. The agreement only applies to the subject property(ies). It lists the permitted uses, provides detailed provisions/development controls for each land use, regulates landscaping, parking, access, stormwater management, etc. Through creating the development agreement there is the opportunity to allow a unique form of development, however all aspects of the enabling policy must also be met. Therefore, an application should include the entire vision for the property so that all aspects are considered from the outset. Any future changes to the development agreement after it is registered require an additional planning process.

The development agreement planning process requires a complete application to be submitted. An application of this nature should include the following:

- Project rationale, explaining the proposal and how it satisfies applicable Municipal Planning Strategy policy & relates to adjacent lands;
- Detailed site plan;
- Building drawings;
- Traffic impact statement (TIS)
- Legal description of property
- On-site sewage disposal system details (if applicable)
- Environmental assessment
- Proposed form of servicing

Within the description of the proposal, please include as much detail as possible regarding the size and placement of all aspects of the development. The specifics may include proposed uses, approximate number of tourist accommodations, bulk, height and footprint sizes of all proposed structures, intended number of occupants and staff, proposed trails and additional infrastructure etc. Please note that an application submission may evolve throughout the course of the planning application process, and the final site plan will be determined as part of the development agreement.

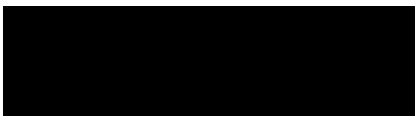
On the proposed site plan, please label all proposed structures with their intended uses, label the proposed accesses, and specific accesses intended for emergency vehicles, if applicable. Structures include tourist accommodations, trails, shelters, scenic viewpoints, parking lots, septic fields and any other amenities. Identifying the type of structure is critical as HRM Building Services evaluates compliance with the National Building Codes based on the proposal.

A statement of consent, or at least an initiation of conversation with the property owner of Big Lake Drive regarding granting access is highly recommended, as the access agreement is required as part of the development agreement. Please confirm whether the rights-of-way are proposed to be built to public road standard or will be designed as common shared private driveways. Note that HRM is unable to accept new public streets in this area of the Municipality at this time.

Attached is the development agreement planning process flow chart. The process takes approximately 12 months but can take longer if there is missing information, technical issues, or the application requires more rigorous community engagement. All planning applications include a community engagement component and are ultimately the decision of Council. This application is within the jurisdiction of both North West Community Council and Halifax and West Community Council. The cost of the application is \$5,500.00. This includes the application fee (\$3,000.00) and the advertising deposit (\$2,500.00). Where the cost of advertising is greater than the deposit, the applicant will be charged the balance, and where the cost is less, the applicant will be refunded. Should you wish to submit an application, you can email the completed application form (attached) along with the required application documents to Thea Langille (Principal Planner of Rural Policy and Planning Applications) at langilt@halifax.ca.

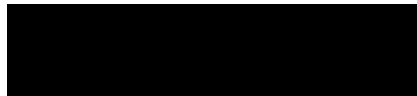
If you have further questions about the planning process, the application submission requirements, or the enabling policy, please do not hesitate to reach out over telephone or email. After you have had some time to go through this information, we would be happy to have a meeting to discuss your application further.

Yours truly,



Claire Tusz
Planner II

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Halifax Regional Municipality
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Byungjun Kang
Planner II

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Attachment (1) Planning Application Flow Chart - Development Agreement
Attachment (2) Planning Application Submission Form

Development Agreement

- Complete application received
- Preliminary review of proposal
- Public information meeting
- Detailed review of proposal
- Staff report (includes recommendation on development agreement)
- First reading at Community Council
- Public hearing at Community Council
- **Decision by Community Council on development agreement**
- 14 day appeal period for development agreement – NS Utility and Review Board
- Development agreement signed and registered
- Subdivision or building permit applications

*Estimated time to final decision:
8 months*

*Estimated time is based on a typical case;
however, delays may occur at any step.*

PLANNING APPLICATION FORM

- Part 1: Applicant Information**
- Part 2: Application Details**
- Part 3: Supporting Information Requirements**
- Part 4: Fees**

PART 1: APPLICANT INFORMATION

Registered Property Owner(s):		
Mailing Address:		
E-mail Address:		
Phone:	Cell:	Fax:
Applicant?*		
<input type="checkbox"/> Yes <input type="checkbox"/> No		

Consultant:		
Mailing Address:		
E-mail Address:		
Phone:	Cell:	Fax:
Applicant?*		
<input type="checkbox"/> Yes <input type="checkbox"/> No		

*indicates who the applicant of record is and who the contact is for the municipality

I certify that I am submitting this application, including all of the required supporting information, for approval with the consent of the owner(s) of the subject property(s). The owner(s) has/have seen the proposal and have authorized me to act as the applicant for this planning application. * My identification as the applicant means that I am the primary contact with HRM in all matters pertaining to this application.

I understand that all studies or reports submitted in support of this application are public. Once it has been determined that these documents are complete in both the comprehensiveness of the data used and that the analysis methodology is in keeping with HRM standards, they will be available for release to the public for inspection. Upon request by HRM, I agree to provide additional copies of such reports or studies or additional information as may be necessary.

I understand that my planning application will be processed in an expeditious manner by the Municipality, and that the process will require my timely response to feedback provided. It is understood that my failure to respond in a timely manner to requests for additional information, studies, revisions, or questions of clarification provided by the Municipality may result in the closure of the planning application, and the refunding of any unused portion of submitted fees.

Applicant Signature

Application Date

All applications must include the written consent of all registered owners of the subject lands, contain complete and accurate information, and include the appropriate fees. **Incomplete applications will not be processed - applications cannot be processed unless all required information has been provided.**

PART 2: APPLICATION DETAILS

Type of planning application: (please check all that apply)

- Land Use By-law Map Amendment (Rezoning): _____ Zone to _____ Zone
- Land Use By-law Text Amendment
- Development Agreement
- Substantive Development Agreement Amendment
- Non-Substantive Development Agreement Amendment
- Development Agreement Discharge

PROJECT INFORMATION

Attach detailed written description/letter of proposed use/development			
Existing Land Use(s)			
Existing Residential Units		Existing Commercial Floor Area	
Proposed Land Use(s)			
Proposed Number of Residential Units		Proposed Gross Commercial Floor Area	
Gross Floor Area of Other Land Uses (ie. industrial, institutional)			
Number of Proposed Residential Units by Type	Studio:	1-bedroom:	2+ bedrooms:
Proposed Maximum Height (in floors and metres)		Number of Buildings Proposed	
Sanitary Service Type		Water Service Type	
Total # of Proposed Parking Spaces:	Vehicle Spaces Indoor:		Vehicle Spaces Outdoor:

PROPERTY INFORMATION & ENCUMBRANCES

PID	Civic Address	Owner(s) Name
Are there any easements, restrictive covenants or other encumbrances affecting the subject land(s)?		
<input type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes, attach details (ie deeds, instruments etc)		

HERITAGE

Is this a registered Heritage Property? <input type="checkbox"/> Municipal <input type="checkbox"/> Provincial <input type="checkbox"/> Federal <input type="checkbox"/> No	Does this property abut a registered Heritage Property? <input type="checkbox"/> Yes <input type="checkbox"/> No
Are you aware if the site contains any of the following cultural/heritage resources? <input type="checkbox"/> archaeological sites or resources <input type="checkbox"/> buildings, structures, and landscape features of historical significance or value <input type="checkbox"/> cemeteries or known burials	
If yes to any of the above, please provide details of any cultural or heritage resources in the written project description as required under 'Project Information' above	

Part 3: SUPPORTING INFORMATION REQUIREMENTS

Applicants are required to meet with staff before submitting an application.

1. Please contact Planning & Development to arrange of meeting with a planner.
2. Staff will review your request, confirm whether or not planning policies enable you to submit an application, and identify all supporting information requirements.
3. After receiving your application, staff will review it for completeness and advise if any further information is required.

Information Required for ALL APPLICATIONS.

- 1 copy - a written Project/Design rationale (explain the proposal and how it satisfies applicable Municipal Planning Strategy policy & relates to adjacent lands)
- 1 copy - Detailed Site and Floor Plans (*see note 1*)
- electronic versions of all information including an individual PDF, MS Word or other specified file format for each component of the application as well as a consolidated copy of the entire submission.

Other Required Information

Planning staff will advise which items from the following list are required as part of the application, depending on the application nature and scale. Please consult with staff before submitting your application. The need for additional information or printed copies beyond the material listed here may be identified as the application progresses through the review process.

- Latest survey plan (where available)
- Preliminary landscape plan (*note 2*)
- Design rationale (*note 3*)
- Building drawings (*note 4*)
- Application summary table (*note 5*)
- Context map (*note 6*)
- Traffic Impact Statement or Study (*note 7*)
- Shadow study (*note 8*)
- Wind impact assessment or analysis with mitigation strategy (*note 8*)
- Servicing schematic, if serviced by central sanitary, storm sewer or water systems (*note 9*)
- Legal description of property (development agreements only)
- Aerial photograph(s)
- Preliminary stormwater management plan (*note 10*)
- Building / site signage plan
- Building / site lighting plan
- Material board (*note 11*)
- Projected population density (must include calculations in accordance with applicable land use by-law)
- On-site sewage disposal system details
- Colour perspective drawings, showing proposed development and existing development from pedestrian perspectives
- Electronic Sketchup model of the proposal
- Groundwater assessment (Level 1 or 2 as required)

- Heritage impact statement (where a registered heritage property is part of development site)
- Environmental assessment (for contaminated sites)
- Large format versions of any drawings
- Any other information as deemed required by HRM _____
- Electronic versions of required materials consolidated in PDF, MS Word or other specified file format

DRAWING STANDARDS

Plans must be prepared by the appropriate qualified professionals (i.e., engineer, architect, landscape architect, surveyor, etc.) who are members in good standing with their professional associations, and are to be based on the best available and most current mapping or aerial photos. All plans are to be scalable, include a north arrow, scale, legend, and drawing/ revision dates. The type of plan (e.g. "Site Plan") must appear in a title block in the lower right portion of the drawing. Site plans, context plans, and landscape plans should be submitted in metric of a legible scale appropriate to the size of the development while imperial scaled plans shall be accepted only for building drawings, elevations, and floorplans

NOTE 1 *Detailed Site/Floor Plans*

The site plan must be at an appropriate scale and print format, and must include:

- Dimensions and area of all subject lands based on the most recent surveys and legal descriptions
- Location and names of all existing and proposed streets, registered easements, and rights-of-way,
- A key plan, compass rose, scale, property identification (PID #, lot number, and/or civic number), and name of property owner, in addition to the date and version number of the plans
- For developments involving new street construction, the same information required in the *Regional Subdivision By-law* (section 94) for Concept Plans
- The location of any municipal service boundary on the site (if applicable)
- Locations of surrounding curbs, sidewalks, and property lines
- The footprint and area of proposed buildings, setbacks from all property boundaries, and the location of any existing buildings or structures to be retained or demolished
- Existing and proposed grades and spot elevations at all building corners; (or a separate grading plan)
- Driveway locations, landscaping, bike parking, and surface parking areas
- Surface type (e.g. asphalt, gravel, sod, woodland etc.) and areas of existing vegetation to be retained
- Proposed ground sign locations

NOTE 2 *Preliminary Landscape Plan*

The preliminary landscape plan must be prepared by a Landscape Architect and provide details on:

- General description of type and location of hard and soft surface materials
- Location, size and species of existing trees (for sites in Urban Service boundary)
- Delineation of areas of existing trees to be retained
- Description or details of proposed method(s) of tree protection
- General description of proposed plant material (e.g. deciduous trees, coniferous shrubs, sod) graphically shown on the plan
- General location and type of fencing, retaining walls and site furnishings

NOTE 3 *Design Rationale*

A submission prepared by the project architect showing the consideration given to existing site conditions, topography, adjacent uses/buildings, creating a sense of place, unique natural features, heritage, etc. which resulted in the proposed site design choices.

NOTE 4 *Building Drawings*

Building drawings must be prepared by a qualified professional and include the following details:

- Height and number of storeys
- Location and measurements of all setbacks at grade and all stepbacks of upper floors
- Building materials and colours
- Pattern and size of windows
- Roof lines
- Angle controls (if applicable)
- View plane locations, where applicable
- Signage (if applicable)
- Elevation drawing of each building face
- Floor Plans with uses labelled, location, type & number of unit with uses labelled, dimensioned, and areas calculated

NOTE 5 *Application Summary Table*

A table indicating a summary of quantitative data for the project potentially inclusive of but not limited to the number of residential units broken down by their bedroom count, total commercial gross floor area, total residential gross floor area, total building gross floor area, property area, lot coverage, project floor area ratio, landscape open space, interior amenity space, vehicle parking, and bicycle parking.

NOTE 6 *Context Map*

A plan which shows the immediate context of the development site inclusive of development on adjacent lots labeled with the use and height (in storeys) of the buildings, names/addresses of existing or approved surrounding buildings, surrounding streets, registered easements, and rights-of-way, and any natural features such as lakes, rivers, ocean, ravines, etc.

NOTE 7 *Traffic Impact Statement/Study*

The traffic impact statement/study must be prepared and stamped by a Professional Engineer in accordance with the current version of HRM's *Guidelines for the Preparation of Transportation Impact Studies*. These studies may require input from the NS Department of Transportation and Infrastructure Renewal. Copies of these requirements are available upon request.

NOTE 8 *Micro Climate Conditions*

- Shadow Study which evaluates the shadow impact for various times during the day on each of the following dates: March 21, June 21, September 21 & December 21
- Wind Assessment Study/Model and a Mitigation Strategy which predicts wind impacts and advises of methods to reduce such impacts.

NOTE 9 Schematics

The Preliminary Servicing Plans must be prepared by a Professional Engineer in accordance with the *Regional Subdivision By-law, Municipal Design Guidelines, and Streets By-law* and must contain at a minimum:

For Development not requiring street construction:

- Lot layout and building footprint
- Preliminary lot grading showing grading/drainage directions (general intent)
- Driveway location(s) including dimensions as per the *Streets By-law*
- Sewer lateral locations including size
- Water lateral locations including size
- Existing trunk services that will service the property
- Preliminary sanitary flow calculations
- Preliminary storm flow calculations (pre and post development)

For Development requiring street construction:

- Proposed street and lot layout
- Proposed central services size and location & direction of flow (water, sanitary and storm)
- Proposed forcemain and pumping station locations (if required)
- Existing trunk services that will service the project
- Existing street network abutting the project
- Preliminary lot grading showing grading/drainage directions (general intent)
- Preliminary sanitary flow calculations
- Preliminary storm flow calculations (pre and post development)

The level of detail shown on servicing schematics must be relative to the scale of the development. The above represents minimum standards acceptable for typical planning applications. Any requested variances from the requirements of the *Municipal Design Guidelines* or *Streets By-law* must be identified and explained.

NOTE 10 Preliminary Stormwater Management Plan/Drainage Plan

These plans must be prepared and stamped by a Professional Engineer in accordance with the *Municipal Service Systems Design Guidelines*, any applicable provincial requirements, and HRM's *Regional Subdivision By-law*.

NOTE 11 Material Board

A board 11x17 in size including samples (or, where impractical, pictures of materials) of all proposed building materials as well as glazing inclusive of colour and tint.

PART 4: FEES

Fee Description	Application Fee	Advertising Deposit*	Total Application Cost Submission
Land Use By-law Amendment	\$3,000	\$2,000	\$5,000
Land Use By-law Amendment along with a Development Agreement	\$4,000	\$2,500	\$6,500
Development Agreement	\$3,000	\$2,500	\$5,500
Discharge of a Development Agreement (in whole or in part)	\$500	N/A	\$500
Amendments to Development Agreements unless all the amendments are listed as non-substantive in the development agreement	\$4,000	\$2,500	\$6,500
Amendments to Development Agreements where all the amendments are listed as Non-Substantive	\$3,000	\$2,000	\$5,000

*Where advertising costs differ from the deposit, the balance will be charged or refunded to the applicant.

All fees are to be made payable to Halifax Regional Municipality.

Please submit your application by email to: PlanningApps@halifax.ca or to the following location

By Mail:	Planning & Development PO Box 1749 Halifax, NS B3J 3A5
By Courier / In Person:	HRM Customer Service Centre 5251 Duke Street 3rd Floor Duke Tower Suite 300 tel: (902) 490-4472

From: [Tusz, Claire](#)
To: jane@kwrapprovals.com
Cc: [Langille, Thea](#); [Kang, Byungjun](#)
Subject: RE: [External Email] RE: KWR Eco Tourism Inquiry - Peggy's Cove Area - HRM Response Letter
Date: September 27, 2022 1:26:50 PM
Attachments: [image001.png](#)

Hi Jane,

At this point and based on what we know about the properties and the policies available, a DA appears to be the only tool needed – provided that access is not an issue. A plan amendment could be required to change the access designation if no other solutions are possible.

I have Cc'd my colleagues in case they have anything to add or in case I missed something.

Claire

CLAIRE TUSZ
PLANNER II | RURAL POLICY AND PLANNING APPLICATIONS
PLANNING AND DEVELOPMENT

HALIFAX

PO BOX 1749
HALIFAX NS B3J 3A5
T. 902.430.0645
F. 902.490.4645
halifax.ca

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From: jane@kwrapprovals.com <jane@kwrapprovals.com>
Sent: Tuesday, September 27, 2022 1:01 PM
To: Tusz, Claire <tuszc@halifax.ca>
Subject: [External Email] RE: KWR Eco Tourism Inquiry - Peggy's Cove Area - HRM Response Letter

[This email has been received from an external person or system]

Hi Claire,

I had a quick follow-up question. Based on your report, if the necessary lots were consolidated, would we only have to apply for a Development Agreement? As opposed to a full SSPA?

Thank you,
Jane

From: Tusz, Claire <tuszc@halifax.ca>
Sent: September 23, 2022 2:07 PM
To: jane@kwrapprovals.com
Cc: Kevin W. Riles <kevin@kwrapprovals.com>; Langille, Thea <langilt@halifax.ca>; Kang, Byungjun <Byungjun.Kang@halifax.ca>
Subject: KWR Eco Tourism Inquiry - Peggy's Cove Area - HRM Response Letter

Good afternoon Jane,

Please see the attached letter in response to your inquiry about an Eco Tourism Development in the Peggy's Cove area. After you have had some time to review the letter, please do not hesitate to reach out to myself or Byungjun with any questions.

Kind regards,
Claire

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