

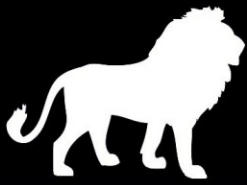
# Big Lake Eco-Tourism Retreat

Development Agreement Application

**Prepared by:**  
KWR Approvals  
on behalf of  
Bellevue Management Inc.

**Prepared for:**  
Halifax Regional  
Municipality  
Planning & Development

July 2023



# KWR APPROVALS INC.

August 3, 2023

**Thea Langille, MCIP, LPP**

Manager – Planning Applications  
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**HALIFAX**

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Re: Development Agreement Application for a development agreement to a Commercial Campground use for an Eco-tourism retreat & trail system in Big Lake, Halifax Regional Municipality. PID: 00601146 (275 acres), PID: 00574905 (119 acres), PID: 00654269 (100 acres), PID: 00654053 (91 acres), PID: 00635995 (20.3 acres), PID: 41270208 (8 acres), PID: 41267139 (2.3 acres), PID: 00654251 (100 acres), PID: 40488421 (5.4 acres), PID: 40629636 (5.4 acres), PID: 40629891 (3.2 acres), and PID 40637191 (6.0 acres- Big Lake Drive).

**Dear Thea,**

KWR Approvals Inc. (KWRA) was retained by Bellevue Management Inc. (Bellevue), to manage a development agreement application on their 700+ acre land assembly, that spans across the communities of Big Lake, Blind Bay, Hackett's Cove, and Glen Margaret, HRM, Nova Scotia. The subject land assembly consists of 11-parcels and one private road, that is governed by both Planning District 1 & 3 and Planning District 4. The following report is an accumulation of planning rationale, preliminary studies, initial site plans, and proposed phasing for the 729-acre site.

The proposed development is an eco-tourism retreat which offers Tiny Homes on Wheels, an extensive trail network, waterfront access on several freshwater lakes, and a community hub. The project is set to respect the natural landscape of Nova Scotia's beautiful wetlands, barrens, forests, and freshwater systems, while increasing accessibility to this area. The entire project team is committed to creating environmentally conscious and sustainable choices in design, materials, and operations, throughout the development process. Bellevue is aiming to be a leader in Nova Scotia, with this innovative eco-tourism design and create a magical escape into Nova Scotia's forests that can be enjoyed by locals, visitors, and tourists alike.

Thank you for considering this development agreement application. Please do not hesitate to reach out with any comments or questions.

Thank You and Warmest Regards.

  
Jane Rideout  
Planning & Approvals Coordinator

CC: Kevin Riles – President & CEO  
Client





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## Executive Summary

KWR Approvals (KWRA) was retained by Bellevue Management Inc. (Bellevue) to manage the development agreement (DA) application for an eco-tourism retreat including an extensive trail network, waterfront access, and Tiny Homes on Wheels (THOWs) in Big Lake, Halifax Regional Municipality.

- The subject properties are an 11-part land assembly that totals 729.6 acres and spans two planning districts, Planning District 1 & 3 and Planning District 4. The assembly is located within the boundaries of four communities, Big Lake, Blind Bay, Glen Margaret, and Hackett's Cove. The main entrance to the development would be in Big Lake, via a private road owned by Bellevue.
- This application is for a development agreement for commercial recreation and campground uses under policies in both Planning District 1 & 3 and Planning District 4. The proposal consists of a community building and a trail network connecting Tiny Homes on Wheels (THOWs) which will serve as the campground.
- The development will utilize state-of-the-art sustainable technologies in all its structures building and operations and aims to minimally impact the forested and wetland environments to retain the natural beauty of the site.
- The proposed site plan took the initial wetlands mapping into consideration to avoid sensitive wetland environments and species at risk habitats.
- The surrounding neighbourhood to the property is low-density rural residential and already has some conservation and outdoor recreation uses. The property is strategically located close to both Halifax and international tourist attraction Peggy's Cove.
- An initial traffic impact statement has shown that this development would not adversely affect traffic counts on Prospect Road. Access to the site would be achieved through Big Lake Drive, which is a private local road, owned by Bellevue.
- Bellevue is aiming to be a leader in eco-tourism in Nova Scotia, with a unique development that highlights Nova Scotia's inland topography by giving visitors an opportunity to explore the forests, lakes, and wetlands.



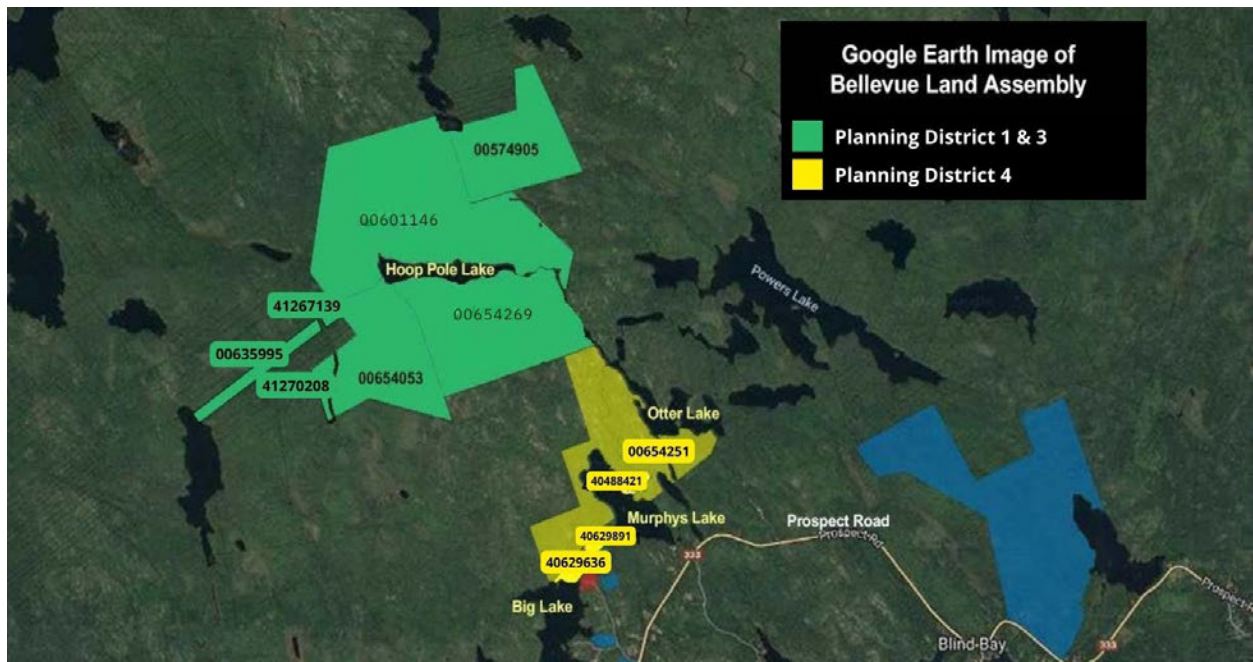
## Property Background

The land assembly is comprised of 11 individual parcels and together totals 729.6 acres of undeveloped land. Seven (7) of the parcels are located in Planning District 1 & 3, in the communities of Glen Margaret and Hackett's Cove. The parcels are PID: 00601146 (275 acres), PID: 00574905 (119 acres), PID: 00654269 (100 acres), PID: 00654053 (91 acres), PID: 00635995 (20.3 acres), PID: 41270208 (8 acres), and PID: 41267139 (2.3 acres). The LRIS mapping and a complete list of the property identifiers is provided in Appendix A. These properties front onto two lakes in the area, Moser's Hill Lake, and Hoop Pole Lake. These lands are all zoned as Mixed-Resource-1 under the Planning District 1 & 3 Land Use By-Law and Generalized Future Land Use Map. The mixed-use zoned *does* permit some residential uses, mobile dwellings, hunting/fishing lodges, recreational uses, and private parks, which may be applicable to this development project. The complete MR-1 zone is attached in Appendix I.

The remaining four (4) parcels are within the Planning District 4 jurisdiction, in the communities of Blind Bay and Big Lake. The parcels are PID: 00654251 (100 acres), PID: 40488421 (5.4 acres), PID: 40629636 (5.4 acres), and PID: 40629891 (3.2 acres). The properties have frontage on four lakes, Big Lake, Murphy's Lake, Barnframe Lake, and Otter Lake. These properties are zoned as Rural Residential A (RRA-1) under the Planning District 4 Land-Use Bylaw, and partially designated Resource under the Generalized Future Land Use Map. The complete RRA-1 zone is included in Appendix I.

Bellevue has also acquired PID: 40637191, which is the private road Big Lake Drive and Herman Drive. This road will provide access to the site and is within Planning District 4 with properties zoned Residential B and Rural Residential A.

The properties are also zoned as Rural Residential A or Conservation under the Generalized Future Land Use Map for this plan area.



*Graphic of the land assembly showing the division of Planning District 1 & 3 and Planning District 4*

The Halifax Green Network Plan (HGPN) categorizes this area as **medium ecological value**, with some areas of high-importance and some areas of lower-importance. McCallum Environmental has completed an initial wetland and watercourse delineation, and a species at risk scan on the entire land assembly, attached as Appendix E. These findings are discussed in detail in the section *Environment & Sustainability*.

The nature of this development is to be as **minimally invasive to the natural landscape** and to **provide self-sustaining units to visitors**. The majority of the landscape will ideally be preserved for outdoor activities such as hiking, canoeing, and mountain biking. The creation and connection of new hiking and mountain biking trails on the property would be beneficial to the municipality and may increase the social and cultural value of the lands because there is more access to the wilderness area. Drone imagery of the property is attached as Appendix H.



*Image of Hoop Pole Lake and its natural scenic views.*



*Drone imagery of Otter Lake (Left) Barnframe Lake (Centre) and Murphy's Lake (Right). Hiking Trail is visible between Murphy's Lake to Barnframe Lake.*



The lands are currently only accessible via a private local street, Big Lake Drive which is now owned by Bellevue, and extends from Prospect Road. Prospect Road is provincially owned and is classified as a local road. Road construction on the land assembly may be required for this development, to access more areas of the land. The main access point for the development will be through the right-of-way extending from Big Lake Drive to the main community building and long-term parking lot. JRL Consulting (traffic engineers) have completed an initial Traffic Impact Statement (TIS) which is attached as Appendix F. The results of this statement are discussed in more detail in the section *Traffic Considerations*.

This property is outside of the urban serviceable boundary and is not within a range to connect to urban municipal services (sewer/water). Typically, a development requires on-site sewer and water servicing for any new project that is outside the urban service boundary. For the proposed development, an on-site servicing system would be necessary for the community house and possible future administrative building.

However, designs for the Tiny Homes on the property involve a passive, self-sustaining design to prevent the need for a septic network. The tiny home structures would include a 'Cinderella Toilet' or other sustainable sewage system in the units. A 'Cinderella Toilet' is a propane-driven, waterless toilet that incinerates waste and produces a small amount of ash. Additionally, the self-sustaining design of the tiny homes would include a water purification and recycling system to reduce water waste. Further information on the design of these systems is included in Appendix D.

### Goals/Objectives of the Project

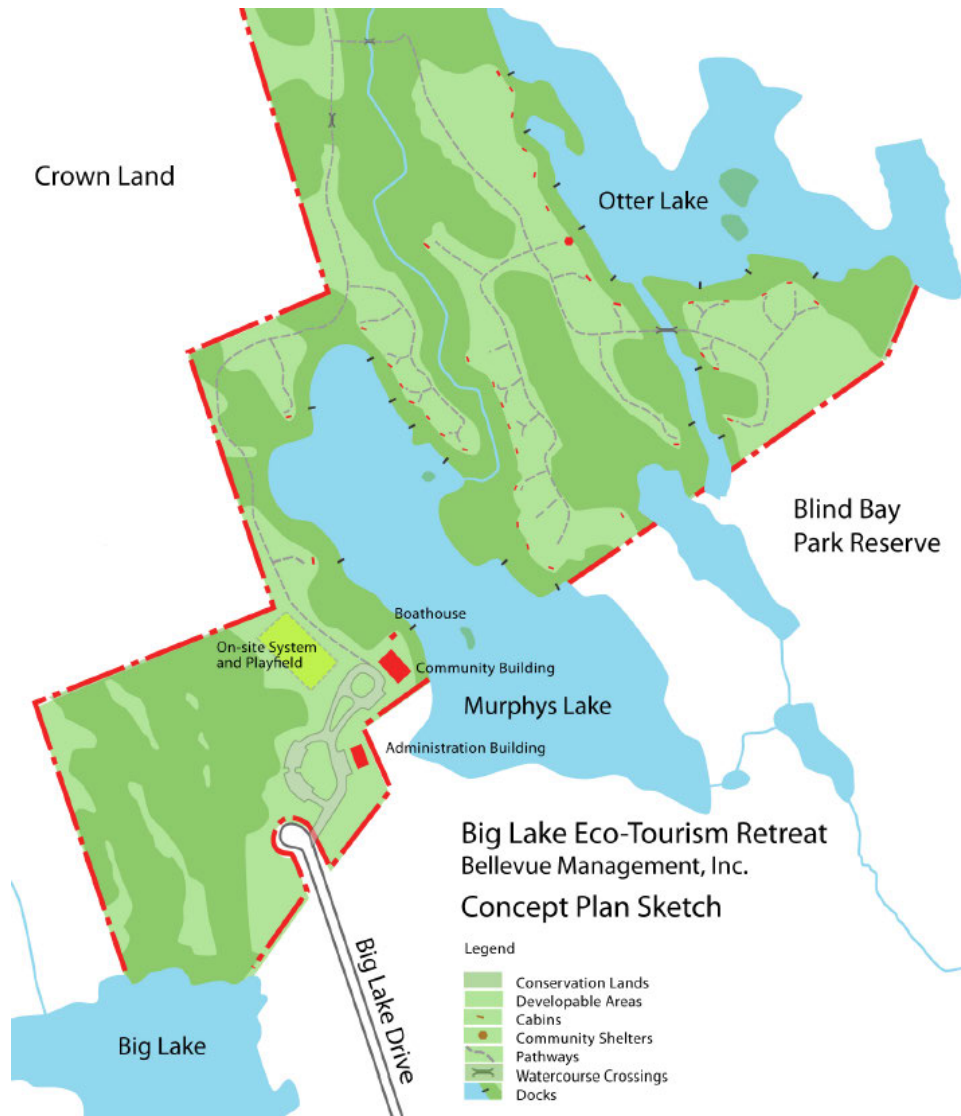
The proposal for this development is to create a **robust ecological tourism retreat** on this large undeveloped land assembly. The development would consist primarily of Tiny Homes on Wheels (THOWs) across the landscape for individuals and families to rent and escape into nature. These THOWs would be interspersed across the land assembly and connected via a hiking and mountain biking trail network. For this project, KWRA is essentially seeking a Development Agreement (DA) for a Commercial Campground on behalf of Bellevue. However, this development will be the first of its kind in Nova Scotia, offering state-of-the-art sustainable designs for its units.

Bellevue is aiming to be a leader in eco-friendly tourism in Nova Scotia. This project is an opportunity to **showcase Nova Scotia's natural beauty in an environmentally conscious way**. Bellevue's goal is to put Nova Scotia at the forefront of this emerging technology and in full support of the eco-friendly tiny homes' movement. The project wants to make the Nova Scotia forested areas more accessible for visitors and tourists, while still respecting and acknowledging the importance of conservation of the natural landscape. The inspiration for the project can be found in the company's initial Vision Deck, attached as Appendix G.

The following section details the site plan, building renderings, and phased approach for this project.

## Site Plan

The following site plan represents an initial concept sketch for the phases of the eco-tourism retreat (Attached as Appendix B). The layout of the trails and THOWs was focused around the water bodies, Murphy's Lake, Otter Lake, & Hoop Pole Lake. The dotted line represents the trails and points where a boardwalk may be necessary for crossing a wetland or small watercourse are identified.



The Retreat will be accessed from Big Lake Drive, which then leads to the community building and parking area. On the left will be the long-term parking area for guests. The community hub building is positioned on the lake, with an associated boat house, for storage of equipment including canoes and kayaks. The community house would serve as the main building for the retreat, where patrons will check in and connect throughout their stay, and contain an event space, restaurant, and hostel rooms for guests and staff. Details about the community building are included in the following section.



There will be additional staff parking spaces at the community building, for delivery vehicles and accessibility purposes. The large field across from the community hub building is to serve as the septic field for the community and potential future administrative building and may also be used for outdoor activities and events.

On the maps there are Community Shelters are indicated, which are sites where water access can be achieved for community uses and sites for “special places”. These special places are to be unique structures that any hikers can visit while exploring the properties. For example, hikers may use these special places to shelter from bad weather or have a picnic. There may be more special places added to the site map as the trails are created and unique viewpoints or locations are identified.

This plan represents a concept sketch based on McCallum Environmental Ltd.’s environment and wetland desktop mapping review. Therefore, the exact locations of the THOW’s on the land assembly are subject to change if there are other wetland limitations. We will be seeking some flexibility in the development agreement to be able to adjust location of the THOW’s to where necessary best fit within the landscape and minimize environmental impact. A detailed survey of the topographical conditions and property boundaries will be done to ensure that the trails and location of the THOWs is well-integrated into the landscape and does not interfere with important ecological features.



Finally, the proposed project is to be taken in a phased approach. Beginning small, with the community house and 20 THOWs, and over the course of many years, potentially expanding to a total of 100 THOWs, depending on market demand. An additional administrative building may be required in the phasing, which is why it is included in the site plan.

## The Community House

The only permanent and significant structure on the development would be the community house. This building will serve as the main check-in point for the retreat, offer hostel rooms and staff accommodation, kitchen service for guests, a sauna, and host a variety of events (including local musicians, wellness activities, etc.) for guests and the local community to enjoy.

The community house will be a uniquely designed building that offers expansive views of the surrounding nature and forests and serves as a main meeting point for the rest of the retreat. In total, the building is approximately 1,500 sq. m. (16,146 sq. ft.) It will offer 20 hostel rooms (25 sq. m. or 269 sq. ft.) that guests can book to explore the region without renting an entire tiny home. It will also have 6 rooms (25 sq. m.) for the full-time staff of the Retreat to be on the premises, should any issues arise. Further, it allows staff of the Retreat to have close accommodation, as Big Lake is in a rural region of HRM and there are limited options nearby for housing.

The community house also offers a 200 sq. m. (2,53 sq. ft) dining room. This will be used by guests, or by other visitors who are using the trails. The restaurant would provide meals for the dining room and for visitors of the THOWs, that could be delivered along the trail network via electric ATV's. The community house also includes a 100 sq. m. (1,076 sq. ft) multi-purpose space that can be used for events, such as local performances. These again, would be open to those staying at the retreat and other visitors or members of the community. The designs for the community house also include a courtyard where performances and meals could be enjoyed in the fair weather outside.

Lastly, the community house includes a 30 sq. m. (323 sq. ft) sauna. The sauna is part of the retreats overall mission of improving wellness and relaxation to the guests.

The complete floor plans and building renderings for the community house are attached as Appendix C.



*Initial rendering of the community house design. This space will include a restaurant, hostel, and staff housing, and serve as a community meeting point for guests on the retreat.*



## Community & Neighbourhood

This 700+ acre land assembly stretches between many different local communities, including Big Lake, Blind Bay, Glen Margaret, and Hackett’s Cove. The development would more directly impact the community of Big Lake, and more specifically the residents of Big Lake Drive. This area is considered a rural region of the Halifax Regional Municipality, as depicted in the Regional Plan. It is approximately 25 minutes from the Halifax Mainland, via the Lighthouse Route. The subject area is also only an 11-minute drive from the internationally known Peggy’s Cove. Peggy’s Cove is an iconic and historic Nova Scotian fishing village that attracts hundreds of thousands of visitors and tourists each year.

The properties surrounding this development are all low-density rural residential, or conservation-zoned lands. There is already a campground in Glen Margaret that allows for tenting and RVing, which points to the proposed development being consistent with the local character. This project would increase the trail system and add value to these communities. The purpose of this development is to increase accessibility to the forested Nova Scotian landscape and allowing more people to appreciate its beauty, not to detract or destroy its character.

## Applicant and Project Development Team

Bellevue Management Inc. has an experienced development team to help them realize their vision and ensure this project is properly managed.

Project Team Member	Project Responsibility	Principle Contact	Contact Information
Bellevue Management Inc.	Developer/Owner	Matt Kozakowski <i>Asset Manager</i>	mattko@bellevue.eu
KWR Approvals	Management of planning applications and approvals.	Jane Rideout <i>Planning &amp; Approvals Coordinator</i>	<a href="mailto:jane@kwrapprovals.com">jane@kwrapprovals.com</a> 709-769-5263
John Zuck Landscape Architects	Landscape Architect	John Zuck <i>Landscape Architect</i>	john.zuck@jwzuck.ca
McCallum Environmental	Wetland, Watercourse & Species at Risk Delineation	Ryan Gardiner <i>Environmental Scientist</i>	ryan@mccallumenvironmental.com
SDMM Civil Engineers	Civil Engineering & Surveying	Dan Gerard <i>Engineer</i>	dgerard@sdmm.ca
JLR Traffic Engineers	Traffic Impact Statement	Jeff Leblanc <i>Traffic Engineer</i>	jeff.leblanc@jrlconsulting.ca

## Environment & Sustainability

An important piece to this development is ensuring it can work within the current environmental restrictions, **respect the natural ecologies and habitats** of the region, and offer a **sustainable option** for accessing and exploring a beautiful piece of the Nova Scotia wilderness. Bellevue is committed to ensuring that this project uplifts the natural features and minimizes its impact on the land and ecosystem.

An initial wetlands & watercourse modelling was undertaken to better understand the land assembly and any restrictions to developing this project. This watercourse and wetland delineation will help ensure that the best layout for the trail networks and buildings is achieved, and the maximum amount of natural landscape is undisturbed and protected.

The initial wetland and watercourse mapping is attached as Appendix E and gives an indication of how much area is undevelopable because of the 20m setback requirement around wetlands/watercourses. According to this mapping, a significant portion of the land may have wetlands/watercourses that need to be avoided. It also highlights the surrounding wilderness parks and special species in the area. As the report shows, the land assembly is not within an Old Forest area; however, there are predicted Boreal Lichen habitats that will need to be preserved. Boreal Lichen is an endangered lichen that has strict protections, these predicted habitats would need to be confirmed with field work. There are many predicted wetlands across the properties, but only one wetland of special significance identified.

This initial wetland mapping served as the jumping off point for developing the trail site plan. Respecting the wetlands, while providing access to the waterfront, the trail network would be comprised of narrow wood-chip paths that connect the cabins and provide both hiking and mountain biking opportunities across the development. The small footprint of the THOW's, their innovative water filtration system, and their lack of traditional septic system **lessens the impact on the surrounding nature.** The design of the Bellevue project will balance the needs of the natural wilderness, with creating a connected, accessible, and attractive trail network and campground in the Big Lake area. The community house is the only traditional development on all 700+ acres, and will be a community hub to bring visitors, staff, and locals together for locally sourced meals and events. The design of the community building is to minimize the developed footprint and will include a staff parking area underneath some of the wings.



*Parking stalls under the Community House to maximize the space and limit the number of spaces needed elsewhere on the land assembly.*

## Traffic Impact Statement

JRL Traffic Engineer consultants completed an initial traffic impact statement for the project (attached as Appendix F). The study found no significant problems with stop sighting distance into Big Lake Drive, and **no significant impact** on the peak traffic conditions. The study did indicate that Big Lake Drive may need to be expanded and improved to allow for two-way traffic. Based on this initial statement, it appears that this type of development could be supported without disrupting the surrounding residential community, by way of traffic generation.

Big Lake Drive has been purchased by Bellevue and they are committed to ensuring the road can meet the needs of this new development.

## Planning Rationale

### Relevant MPS Policies for Phases 1 & 2

The land assembly spans two separate planning districts and plan areas. As such, there are different enabling policies for each phase. All the lands included in Phases 1 & 2 of the project are within Planning District 4 and are zoned Rural Residential (RRA-1). This includes one property which is partially designated Resource under the generalized future land use map. There is an enabling policy under the resource designation to permit commercial recreation uses, as per policy RES-5 and implementation policy IM-11. Excerpts from the local MPS and LUB that are relevant are attached as Appendix I. The following goes through each of the planning criteria needed for these policies with justification for why this project not only meets the criteria but enhances the local community.

HRM MPS 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:	KWRA Comments
(a) the potential impact of the proposed development on the natural environment, and in particular, potential effects on watercourses;	The proposed development is intended to have a limited impact on the natural environment, as it is designed to work with the existing topography and enhance natural features. The goal of this project is to make this wilderness area more accessible for visitors and tourists. The conceptual site plan was developed using wetland mapping. The goal of the Retreat is to give guests water access for swimming, kayaking, canoeing, and portaging. Therefore, all impacts on wetlands and watercourses are intended to preserve the quality of water and water ecosystems.

<p>(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;</p>	<p>The eco-tourism Retreat will be an escape for guests into nature and remote living. There will be limited noise or visual intrusion created by the site. Further, littering on the properties will be monitored by staff and strongly discouraged on trails.</p> <p>The Traffic Impact Statement (TIS) prepared by JRL Traffic Engineers indicates that the proposed development will not adversely impact traffic generation on Prospect Road.</p>
<p>(c) the impact of the proposed use on the existing road network in terms of traffic generation</p>	<p>See TIS report (attached as Appendix F).</p>
<p>(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;</p>	<p>This property will not be used for any of these purposes.</p>
<p>(e) the layout and design of the facility;</p>	<p>See concept plan &amp; architectural renderings. (Appendices B &amp; C)</p>
<p>(f) the general maintenance of the facility;</p>	<p>The facility will be maintained by Bellevue staff. It does not anticipate any noxious or heavy materials to be on-site. Bellevue will be maintaining the trail network to the THOW's and monitoring the water quality of the lakes and streams.</p>
<p>(g) the location and level of treatment of any proposed sewage treatment plant;</p>	<p>There will be on-site septic servicing for the community building. The Tiny Homes on Wheels will be self-sufficient, and use a Cinderella toilet system, that will not require on-site septic.</p> <p>The proposed on-site septic field is included in the site plan, attached as Appendix B.</p>



<p>(h) the requirement for any applicable provincial approvals; and</p>	<p>The province has approved access via Big Lake Drive.</p> <p>If there are other provincial requirements for connecting to crown land trails or the Five Bridges Wilderness Area, those will be applied for as well.</p>
<p>(i) the hours of operation;</p>	<p>The retreat will likely begin check-in for guests at 8:00 am and end by 7:00pm. Bellevue will ensure any deliveries made to the site will be within typical daytime hours. The Retreat will be winterized to continue operations throughout the year. Guests are predicted to stay at the campground for short trips of 1-2 nights, up to weeklong stays.</p>
<p>(j) the provisions of Policy IM-11.</p>	<p>See below.</p>

<p><b>HRM Policy IM-11:</b> 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:</p>	<p>KWRA Comments</p>
<p>(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;</p>	<p>The project falls within the intent of this strategy and meets the requirements of all other by-laws and regulations.</p>
<p>(b) that the proposal is not premature or inappropriate by reason of:</p> <p>(i) the financial capability of the Municipality to absorb any costs relating to the development;</p> <p>(ii) the adequacy of on-site sewerage and water services;</p>	<p>(i) The proposal will not require the municipality to absorb any costs relating to the development. The site is not within the urban boundary to be serviced by municipal water and sewer. It is located on a private road which the municipality has indicated will not become a public road.</p> <p>(ii) An on-site septic and drilled well servicing system are planned for the main community house. The THOWs would have self-sustaining water and sewage systems (Appendix D).</p>

<p>(iii) the adequacy or proximity of school, recreation or other community facilities;</p> <p>(iv) the adequacy of road networks leading or adjacent to or within the development; and</p> <p>(v) the potential for damage to destruction of designated historic buildings and sites.</p>	<p>(iii) This would be an added wilderness recreation opportunity for the community. It will connect with other trails in the area and serve as a community benefit.</p> <p>(iv) The TIS report indicates that the development <b>would not adversely</b> effect traffic on Prospect Road, but that Big Lake Drive may need to be improved to accommodate a commercial use.</p> <p>(v) There are no historic buildings or sites on this property.</p>
<p>(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:</p> <p>(i) type of use;</p> <p>(ii) height, bulk and lot coverage of any proposed building;</p> <p>(iii) traffic generation, access to and egress from the site, and parking;</p> <p>(iv) open storage;</p> <p>(v) signs; and</p> <p>(vi) any other relevant matter of planning concern.</p>	<p>(i) The type of use for this project is similar to those in the area. It is a low-density recreational use where the surrounding community is low-density residential.</p> <p>(ii) The main community building is the only large structure on the property. Floor plans and renderings are attached as Appendix C.</p> <p>(iii) The proposed development would not adversely impact traffic on Prospect Road and would improve the conditions of Big Lake Drive to accommodate more traffic. (Appendix F). Sufficient parking will be provided.</p> <p>(iv) There is no open storage associated with this development.</p> <p>(v) The signs to advertise this retreat would be non-obnoxious and respectful of the surrounding residential community.</p>
<p>(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.</p>	<p>See preliminary site plan, Appendix B, which depicts how the development avoids wetland areas.</p>

<p><b>Policy IM-6</b>  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:</p> <p>(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</p> <p>(b) amendments within a designation to provide for the development of uses which are permitted within the zone on the abutting property.</p>	<p>This policy would allow the lands to be part of the same development agreement, as they are all abutting one another.</p> <p>Further, it allows the one larger parcel (PID: 00654251) which currently has several zones/designations applied to different parts of it to be redesignated and included in the development agreement.</p> <p>Given the number of wetlands on this property, it is unlikely that the lands designated for Rural-Residential would be able to be developed for that purpose. By including them in this development agreement, it preserves the wetland areas, and ensures the development can be achieved as a complete project.</p>
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**Relevant Policies for Phases 3 & 4**

The remainder of the lands fall under Planning District 1 & 3 and are zoned MU-1. Under this planning strategy, there are also enabling policies for a commercial recreational use through a development agreement. Pending that this development meets the standards for both MPS policies, the entire project can fall under one development agreement. Relevant sections of the MPS and LUB for Planning Districts 1 & 3 are attached as Appendix I.

<p><b>Policy RE-8:</b> 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:</p>	<p>KWRA Comments</p>
<p>(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;</p>	<p>The commercial campground would be a less intensive use for the community than a residential, light industrial, or resource use.</p> <p>The community will be enhanced with added access through the forest with a more complete trail network.</p>

<p>(b) evidence of identifiable characteristics which make the site particularly suitable for the proposed use;</p>	<p>The site has a significant number of wetlands and waterbodies that make it unsuitable for other kinds of development. The proposed commercial campground would respect the natural environment and improve the accessibility of the area. More people would be able to appreciate the beauty of Nova Scotia's lakes and watersheds.</p>
<p>(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 Planning Districts 1 and 3 Municipal Planning Strategy Page 73 from the site;</p>	<p>See TIS, Appendix F.</p>
<p>(d) the means by which solid and liquid waste will be treated;</p>	<p>For the community &amp; administrative buildings, waste will be treated with an on-site septic system. For the THOW's a sustainably designed <i>Cinderella Toilet</i> will be used to dispose of waste safely and efficiently. More detail on the Cinderella Toilet is provided in Appendix D.</p>
<p>(e) the control of discharge of any pesticides or herbicides, including chemical fertilizers and fungicides into a watercourse or waterbody</p>	<p>The use of pesticides and herbicides is not within the goals of this project. The purpose of this eco-tourism retreat is to provide users the opportunity to connect with nature and enjoy the natural beauty of this area. The project is designed to be as sustainably made and operated as possible. Bellevue Management does not foresee the use of any destructive chemicals to the property, especially the watercourses.</p>
<p>and (f) the provisions of Policy IM-9</p>	<p>See below.</p>

<p><b>POLICY IM-9:</b> 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:</p>	<p>KWRA Comments</p>
<p>That the proposal is in conformity with the intent of this strategy and with the requirements of all other municipal by-laws and regulations.</p>	<p>The project falls within the intent of this strategy and meets the requirements of all other by-laws and regulations.</p>



<p>(b) that the proposal is not premature or inappropriate by reason of:</p> <ul style="list-style-type: none"> <li>i. the financial capability of the Municipality to absorb any costs relating to the development;</li> <li>ii. the adequacy of on-site sewerage and water services;</li> <li>iii. the adequacy or proximity of school, recreation or other community facilities;</li> <li>iv. the adequacy of road networks leading or adjacent to or within the development; and</li> <li>v. the potential for damage to destruction of designated historic buildings and sites.</li> </ul>	<ul style="list-style-type: none"> <li>i. The development does not anticipate additional costs to be absorbed by the municipality.</li> <li>ii. There is sufficient area for the on-site septic systems and drilled well for the community house. The Tiny Homes will have sustainably designed <i>Cinderella Toilets</i> or other on-site sustainable system, and a water recapture &amp; purification system. See Appendix D for more information.</li> <li>iii. The development is not projected to be connected to or a disruption to the school network. The community house on the retreat could provide spaces and events for the community.</li> <li>iv. Prospect Road, which leads to the site is a Provincial Road with sufficient capacity for this kind of development. Big Lake Road is owned by Bellevue Management and will be improved to facilitate the increased movement to the site. See TIS, Appendix F.</li> <li>v. N/A</li> </ul>
<p>(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:</p> <ul style="list-style-type: none"> <li>i. type of use;</li> <li>ii. height, bulk and lot coverage of any proposed building;</li> <li>iii. traffic generation, access to and egress from the site, and parking; Planning Districts 1 and 3 Municipal Planning Strategy Page 87</li> <li>iv. open storage;</li> <li>v. signs; and</li> <li>vi. any other relevant matter of planning concern</li> </ul>	<ul style="list-style-type: none"> <li>i. The proposed use is low-density and provides a benefit to the natural landscape and community.</li> <li>ii. The proposed community house floor plans are attached as Appendix C. This building would be located significantly far from current residential homes.</li> <li>iii. See TIS, Appendix F. Big Lake Road would be extended and improved to accommodate traffic to and from the site. There is sufficient capacity on Prospect Road to allow for the development.</li> <li>iv. No open storage is anticipated.</li> <li>v. The signs to advertise this retreat would be non-obnoxious and respectful of the surrounding residential community.</li> </ul>

(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	The environmental study including special species and wetland & watercourse delineation has identified important areas of concern. It is <b>Bellevue’s top priority</b> to ensure the development works with the natural landscape and does not intrude on any important ecological areas.
(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)	N/A

A preliminary submission of this project was reviewed by HRM staff in the fall of 2022. This planning approach was supported by staff, in a letter from Claire Tusz and Byungjun Kang (attached as Appendix J).

**Conclusion**

The proposed development would be an innovative new form of environmentally conscious tourism for Nova Scotia. The project would enhance the accessibility of Nova Scotia’s inland forests and wetlands, while developing a quality trail system that could connect to other areas. This application would allow for more visitors to enjoy and appreciate the wonder of Halifax Regional Municipalities wilderness. The proposed development is intended to fit within the fabric of the existing community and enhance the natural features of the land. KWRA appreciates your consideration of this project.

## Appendix A



	Hoop Pole Lake Property	Total of 729.6ACRS						
	PID	ACRS	HA	Lake	Lakefrontage MTRS	River/Brook MTRS	Area	Zoning
1	00574905	119	48	Mosers Hill Lk	120	580	PD1+3, Glen Margaret, Hackett's	MR-1 (Mobile Dwlg, Hunt/Fish, Lodges, Rec)
2	00601146	275	111	Mosers Hill Lk	190	500	PD1+3, Glen Margaret, Hackett's	MR-1 (Mobile Dwlg, Hunt/Fish, Lodges, Rec)
						700 to Hoop Pole Lk		
				Hoop Pole Lk	1,250	450		
3	00654269	100	40	Hoop Pole Lk	1,000	700	PD1+3, Glen Margaret, Hackett's	MR-1 (Mobile Dwlg, Hunt/Fish, Lodges, Rec)
				Otter Lk		100		
4	00654053	91	36	Hoop Pole Lk	70		PD1+3, Glen Margaret, Hackett's	MR-1 (Mobile Dwlg, Hunt/Fish, Lodges, Rec)
5	41270208	8	3				PD1+3, Glen Margaret, Hackett's	MR-1 (Mobile Dwlg, Hunt/Fish, Lodges, Rec)
6	00654251	100	40	Otter Lk	2,200	900	PD4, Big Lake, Blind Bay	RRA-1 (Single Unit Dwlg, Open Space, Agri)
				Barnframe Lk	250			
				Murphy's Lk	1,150			
				Big Lk	30			
7	40488421	5.4	2.2	Murphy's Lk	200		PD4, Big Lake, Blind Bay	RRA-1 (Single Unit Dwlg, Open Space, Agri)
8	40629636	5.4	2.2	Big Lk	175		PD4, Big Lake, Blind Bay	RRA-1 (Single Unit Dwlg, Open Space, Agri)
9	40629891	3.2	1.3				PD4, Big Lake, Blind Bay	RRA-1 (Single Unit Dwlg, Open Space, Agri)
10	00635995	20.3	8.1	St. Margaret's Ba	80		PD1+3, Glen Margaret, Hackett's	MR-1 (Mobile Dwlg, Hunt/Fish, Lodges, Rec)
11	41267139	2.3	0.9				PD1+3, Glen Margaret, Hackett's	MR-1 (Mobile Dwlg, Hunt/Fish, Lodges, Rec)
		<b>729.6</b>	<b>292.7</b>		<b>6,715</b>	<b>3,930</b>		
	<b>PRIVATE ROAD</b>							
12	40637191	6	2.4				PD4, Big Lake	RRA-1 & RB-1
<b>EX</b>	<b>EXTERNAL SHARED PID</b>							
12	40636888	4.46	1.8					



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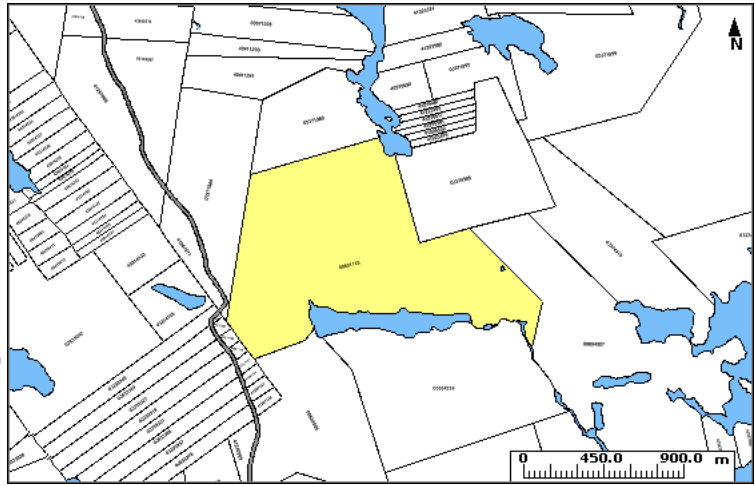
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Location:  Search

1 Property found

PID: **00601146** Details

AAN: **08881669**

Value: \$45,700 (2022 RESOURCE TAXABLE)

Address: NO 333 HIGHWAY  
GLEN MARGARET  
GRANT 7483

County: HALIFAX COUNTY

Owner: BELLEVUE MANAGEMENT INC.

LR: LAND REGISTRATION

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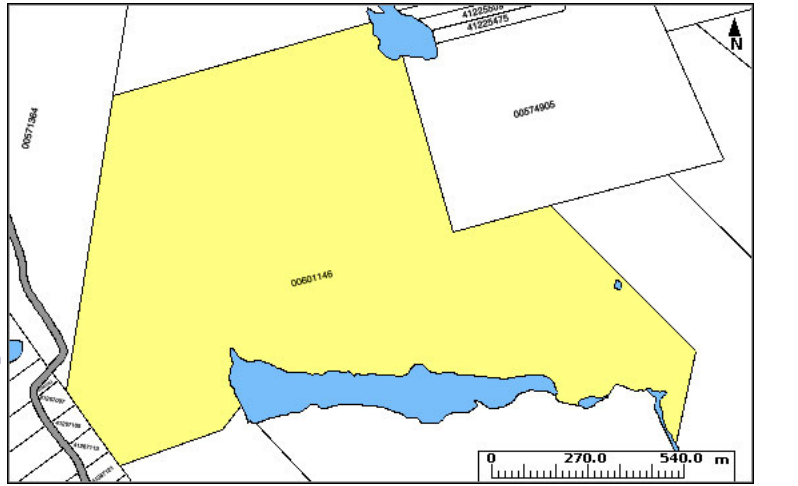
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Lat: Long: Scale: 13207 Go Zoom: 2

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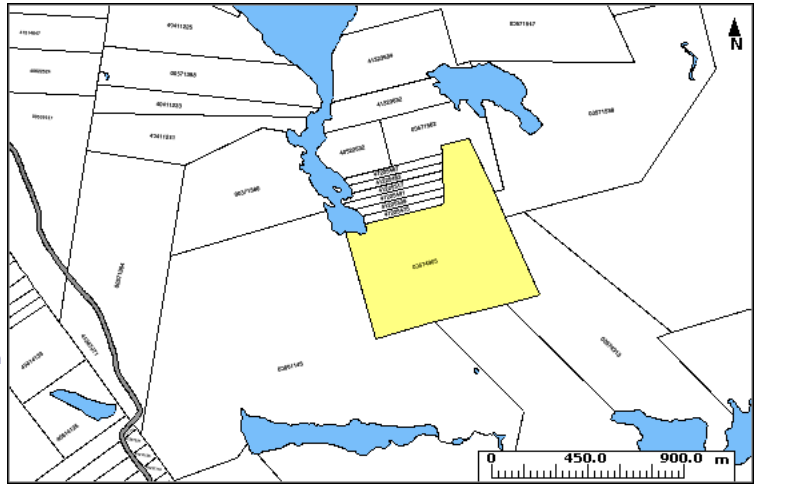
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Lat: 44-33-47N Long: 63-51-23W Scale: 21801 Go Zoom: 2

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Location:

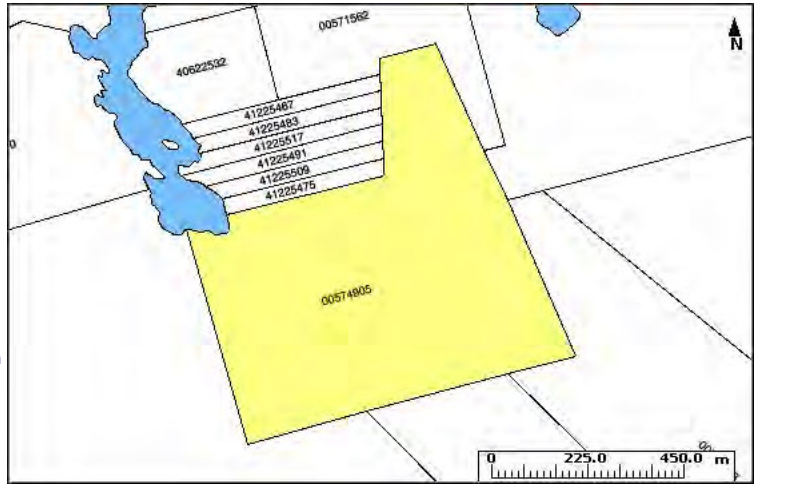
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**PID:** 00574905 [Details](#)  
**AAN:** 01446444  
**Value:** \$15,200 (2022 RESOURCE TAXABLE)  
**Address:** NO 333 HIGHWAY  
 GLEN MARGARET  
 GRANT 1379  
**County:** HALIFAX COUNTY  
**Owner:** BELLEVUE MANAGEMENT INC.  
**LR:** LAND REGISTRATION

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- Properties**
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- Topo**
- Monuments**
- Place Names**
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- Map Controls**
- NS Overview**
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Lat: 44-33-35N Long: 63-51-44W Scale: 10901 Zoom: 2

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**Address:** NO 333 HIGHWAY  
 GLEN MARGARET  
 GRANT 1379  
**County:** HALIFAX COUNTY  
**Owner:** BELLEVUE MANAGEMENT INC.  
**LR:** LAND REGISTRATION

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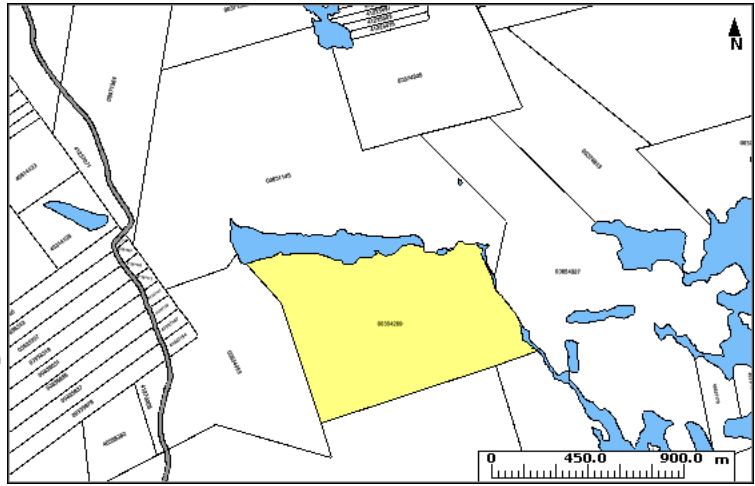
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Lat: 44-32-52N Long: 63-53-43W Scale: 22319 Go Zoom: 2

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Location:  Search

1 Property found

PID: **00654269** Details

AAN: **01215337**

Value: \$16,500 (2022 RESOURCE TAXABLE)

Address: HOOP POLE LAKE  
WEST DOVER

County: HALIFAX COUNTY

Owner: BELLEVUE MANAGEMENT INC.

LR: LAND REGISTRATION

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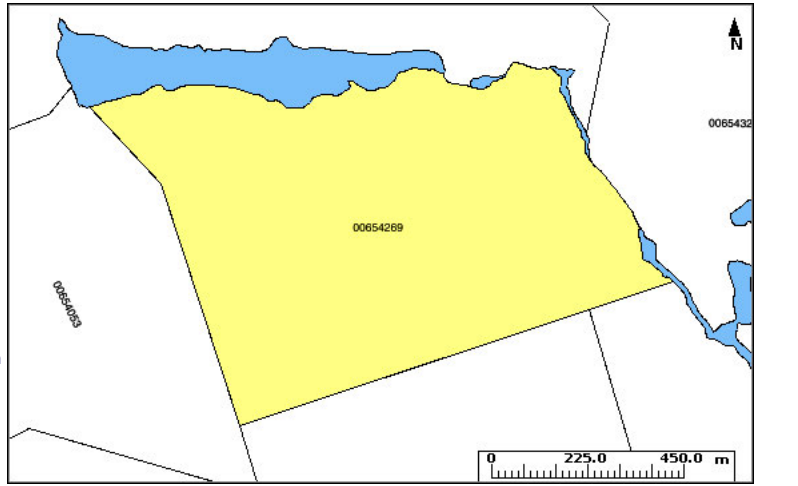
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Lat: 44-32-27N Long: 63-53-02W Scale: 11160 Go Zoom: 2

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1 Property found

PID: **00654269** Details  
 AAN: **01215337**  
 Value: \$16,500 (2022 RESOURCE TAXABLE)  
 Address: HOOP POLE LAKE  
 WEST DOVER

County: HALIFAX COUNTY  
 Owner: BELLEVUE MANAGEMENT INC.

LR: LAND REGISTRATION

Location:  Search

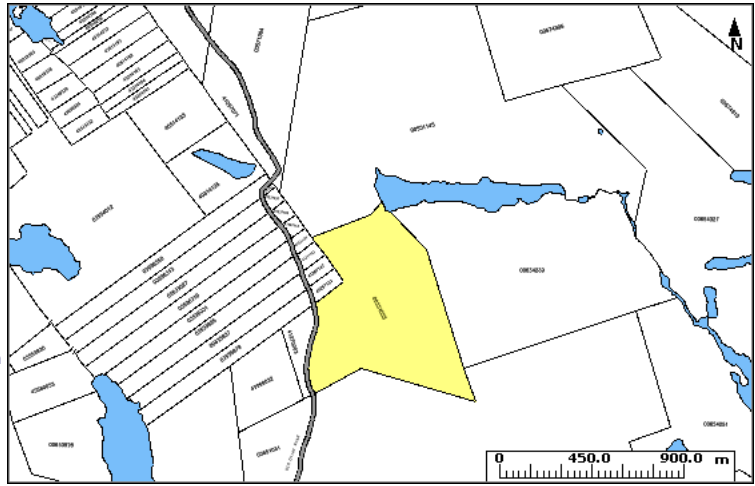
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Lat: 44-32-13N Long: 63-53-57W Scale: 22750 Go Zoom: 2

- Map Layers**
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**1 Property found**

**PID:** 00654053 [Details](#)  
**AAN:** 00434817  
**Value:** \$16,500 (2022 RESOURCE TAXABLE)  
**Address:** HOOP POLE LAKE  
 MCGRATHS COVE  
 GRANT 3214  
**County:** HALIFAX COUNTY  
**Owner:** BELLEVUE MANAGEMENT INC.  
**LR:** LAND REGISTRATION

Location:

1

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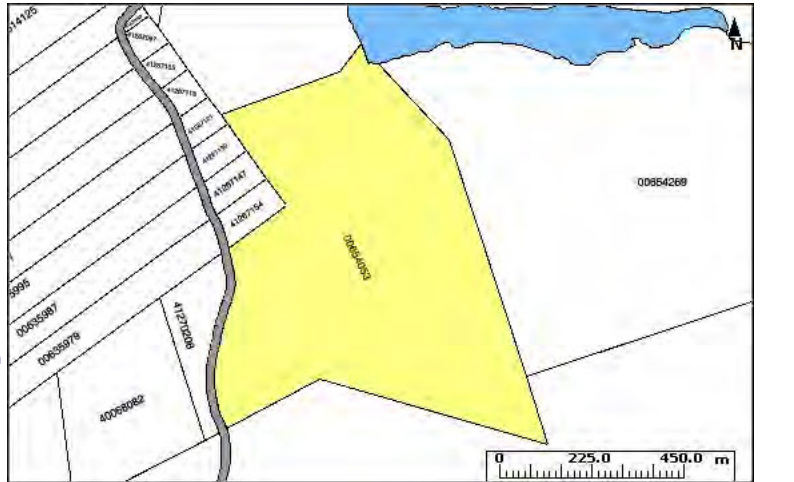
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Lat: 44-32-31N Long: 63-52-47W Scale: 11375 Go Zoom: 2

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Location:

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Lat: 44-32-27N Long: 63-53-40W Scale: 10605 Go Zoom: 2

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Location:  Search

1 Property found

**PID:** 41270208 Details

**AAN:** 10118311

**Value:** \$3,500 (2022 RESOURCE TAXABLE)

**Address:** HOOP POLE LAKE  
MCGRATHS COVE  
GRANT 3214(PORION OF)

**County:** HALIFAX COUNTY

**Owner:** BELLEVUE MANAGEMENT INC.

**LR:** LAND REGISTRATION

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- NS Overview
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Lat: Long: Scale: 5302 Go Zoom: 2

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PID: **41270208** Details

AAN: **10118311**

Value: \$3,500 (2022 RESOURCE TAXABLE)

Address: HOOP POLE LAKE  
MCGRATHS COVE  
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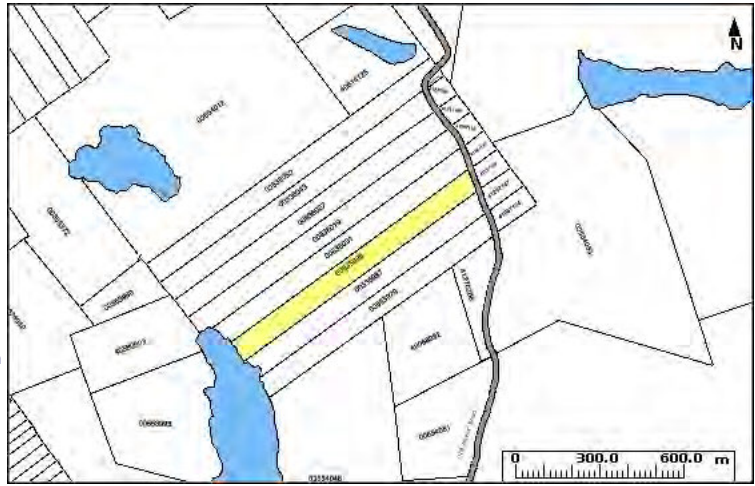
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Location:  Search

1 Property found

PID: **00635995** Details

AAN: **03424731**

Value: \$4,500 (2022 RESOURCE TAXABLE)

Address: OLD DOVER ROAD  
GLEN MARGARET  
LOT 3 (PORTION OF)

County: HALIFAX COUNTY

Owner: BELLEVUE MANAGEMENT INC.

LR: LAND REGISTRATION

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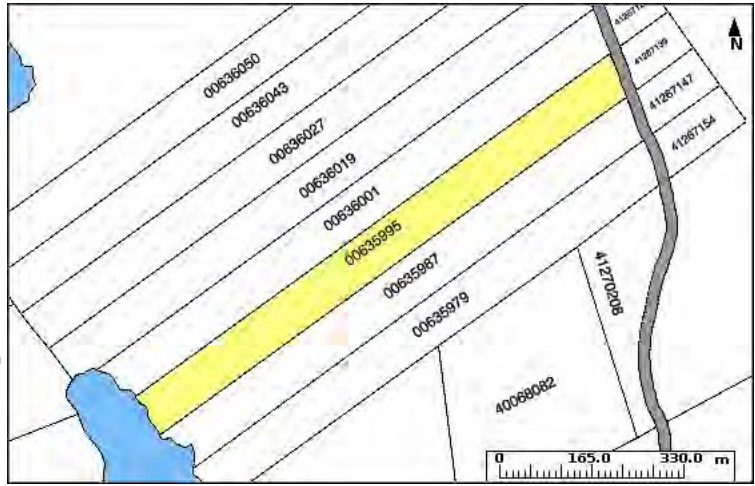
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Lat:      Long:      Scale: 8439      Zoom: 2

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Location:

**1 Property found**

**PID:** 00635995 [Details](#)

**AAN:** 03424731

**Value:** \$4,500 (2022 RESOURCE TAXABLE)

**Address:** OLD DOVER ROAD  
GLEN MARGARET  
LOT 3 (PORTION OF)

**County:** HALIFAX COUNTY

**Owner:** BELLEVUE MANAGEMENT INC.

**LR:** LAND REGISTRATION

**Property Online version 2.0**

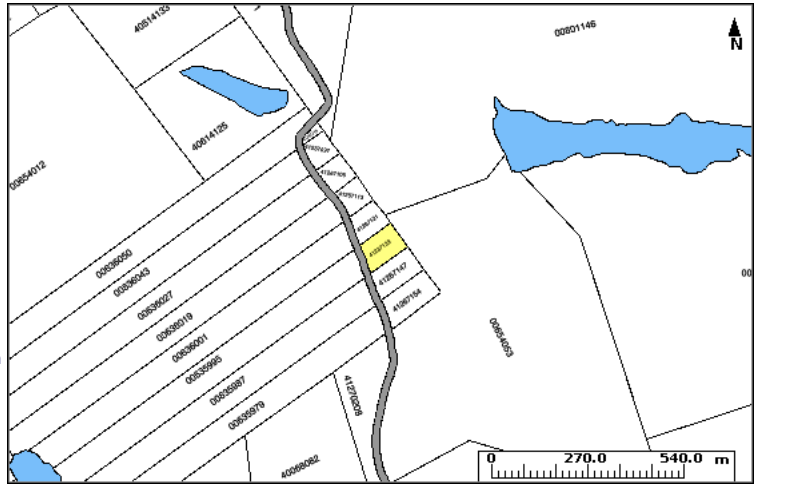
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Search Provincial Map Bulletin+Board 1 Help

- Back to Search Results**
- Map Actions**
- Point Select
- Pan
- Zoom In
- Zoom Out
- Zoom Box
- Monument Select
- Clear Selection
- Center Selection
- Map Layers**
- Properties
- LR Parcel Shading
- Topo
- Monuments
- Place Names
- Refresh Map
- Map Controls**
- NS Overview
- Locator Map
- Print Map



Lat:                      Long:                      Scale: 13293                      Go Zoom: 2

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**1 Property found**

**PID:**     **41267139**   Details

**AAN:**     **10098106**

**Value:**    \$1,700 (2022 RESOURCE TAXABLE)

**Address:**  OLD DOVER ROAD  
              GLEN MARGARET  
              LOT 3 (PORTION OF)

**County:**  HALIFAX COUNTY

**Owner:**   BELLEVUE MANAGEMENT INC.

**LR:**        LAND REGISTRATION

Location:

**Property Online version 2.0**

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Search Provincial Map Bulletin+Board 1 Help

Back to Search Results

Map Actions

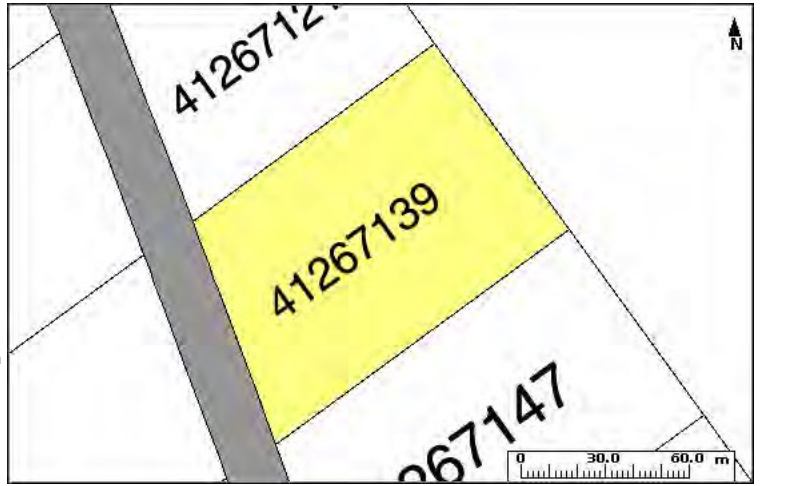
- Point Select
- Pan
- Zoom In
- Zoom Out
- Zoom Box
- Monument Select
- Clear Selection
- Center Selection

Map Layers

- Properties
- LR Parcel Shading
- Topo
- Monuments
- Place Names

Refresh Map

- NS Overview
- Locator Map
- Print Map



Lat: 44-32-42N Long: 63-53-10W Scale: 1662 Go Zoom: 2

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Location:  Search

1 Property found

**PID:** 41267139 Details

**AAN:** 10098106

**Value:** \$1,700 (2022 RESOURCE TAXABLE)

**Address:** OLD DOVER ROAD  
GLEN MARGARET  
LOT 3 (PORTION OF)

**County:** HALIFAX COUNTY

**Owner:** BELLEVUE MANAGEMENT INC.

**LR:** LAND REGISTRATION

1

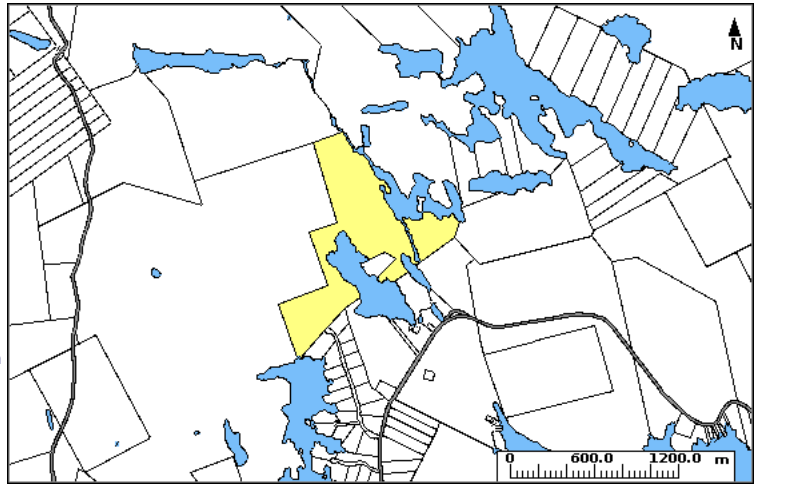
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- Back to Search Results**
- Map Actions**
- Point Select
- Pan
- Zoom In
- Zoom Out
- Zoom Box
- Monument Select
- Clear Selection
- Center Selection
- Map Layers**
- Properties
- LR Parcel Shading
- Topo
- Monuments
- Place Names
- Refresh Map**
- Map Controls**
- NS Overview**
- Locator Map**
- Print Map**



Lat: 44-32-36N Long: 63-53-33W Scale: 32866 Go Zoom: 2

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Location:

**1 Property found**

**PID:** 00654251 [Details](#)

**AAN:** 03589846

**Value:** \$44,100 (2022 RESOURCE TAXABLE)

**Address:** OTTER LAKE  
WEST DOVER  
GRANT 12442 (PORTION OF)

**County:** HALIFAX COUNTY

**Owner:** BELLEVUE MANAGEMENT INC.

**LR:** LAND REGISTRATION

1

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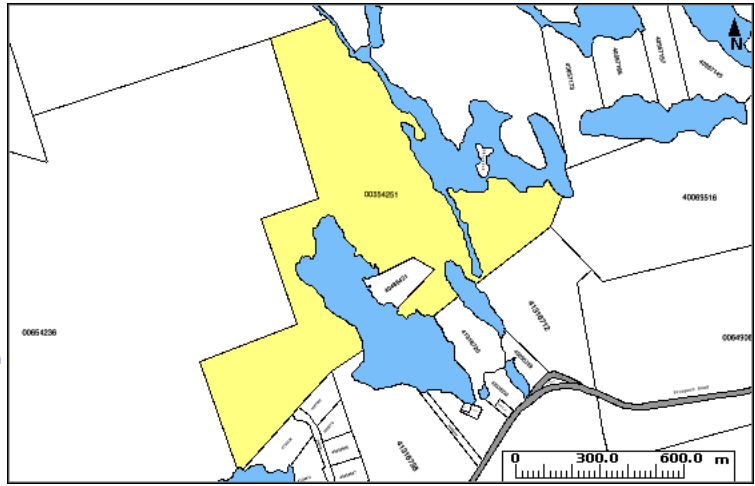
Search Provincial Map Bulletin+Board 1 Help

Back to Search Results

- Map Actions
- Point Select
- Pan
- Zoom In
- Zoom Out
- Zoom Box
- Monument Select
- Clear Selection
- Center Selection

- Map Layers
- Properties
- LR Parcel Shading
- Topo
- Monuments
- Place Names
- Refresh Map

- Map Controls
- NS Overview
- Locator Map
- Print Map



Lat: Long: Scale: 16433 Go Zoom: 2

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Location:  Search

1 Property found

PID: **00654251** Details

AAN: **03589846**

Value: \$44,100 (2022 RESOURCE TAXABLE)

Address: OTTER LAKE  
WEST DOVER  
GRANT 12442 (PORTION OF)

County: HALIFAX COUNTY

Owner: BELLEVUE MANAGEMENT INC.

LR: LAND REGISTRATION

1

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Back to Search Results

Map Actions

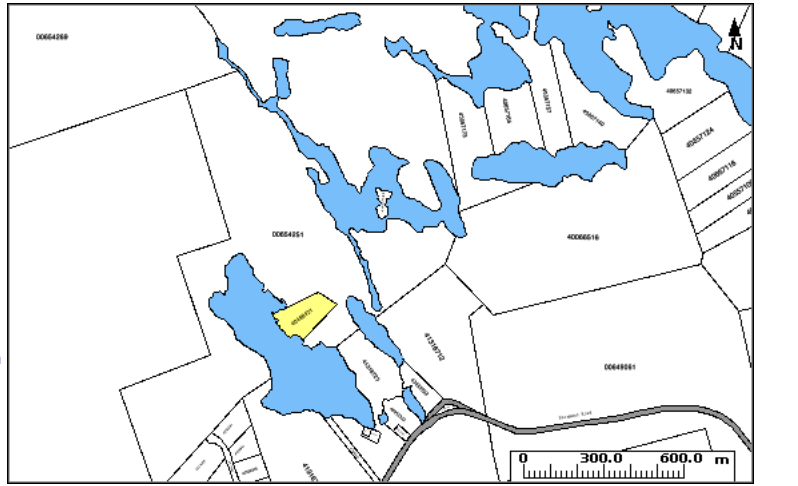
- Point Select
- Pan
- Zoom In
- Zoom Out
- Zoom Box
- Monument Select
- Clear Selection
- Center Selection

Map Layers

- Properties
- LR Parcel Shading
- Topo
- Monuments
- Place Names

Refresh Map

- NS Overview
- Locator Map
- Print Map



Lat: 44-32-31N Long: 63-51-12W Scale: 17732 Go Zoom: 2

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Location:  Search

1 Property found

PID: **40488421** Details

AAN: **09277072**

Value: \$8,900 (2022 RESOURCE TAXABLE)

Address: MURPHYS LAKE  
WEST DOVER  
LOT 1

County: HALIFAX COUNTY

Owner: BELLEVUE MANAGEMENT INC.

LR: LAND REGISTRATION

1

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Back to Search Results

Map Actions

- Point Select
- Pan
- Zoom In
- Zoom Out
- Zoom Box
- Monument Select
- Clear Selection
- Center Selection

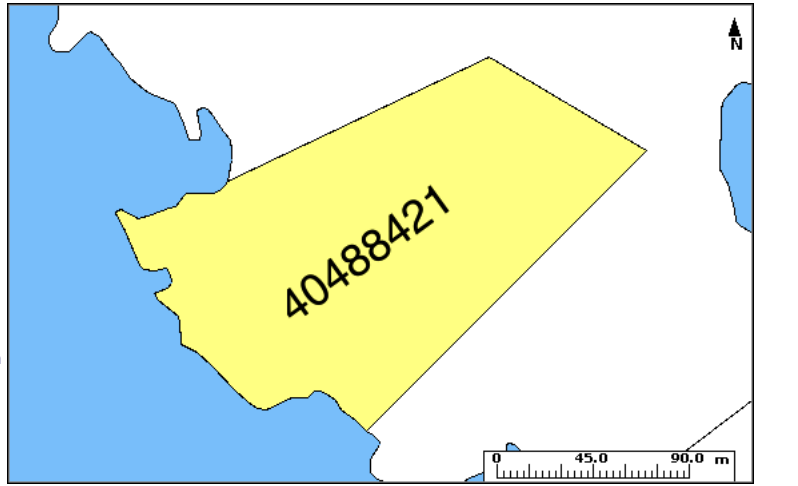
Map Layers

- Properties
- LR Parcel Shading
- Topo
- Monuments
- Place Names

Refresh Map

Map Controls

- NS Overview
- Locator Map
- Print Map



Lat: Long: Scale: 2216 Go Zoom: 2

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1 Property found

PID: **40488421** Details

AAN: **09277072**

Value: \$8,900 (2022 RESOURCE TAXABLE)

Address: MURPHYS LAKE  
WEST DOVER  
LOT 1

County: HALIFAX COUNTY

Owner: BELLEVUE MANAGEMENT INC.

LR: LAND REGISTRATION

Location:  Search

1

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Search Provincial Map Bulletin+Board 1 Help

Back to Search Results

Map Actions

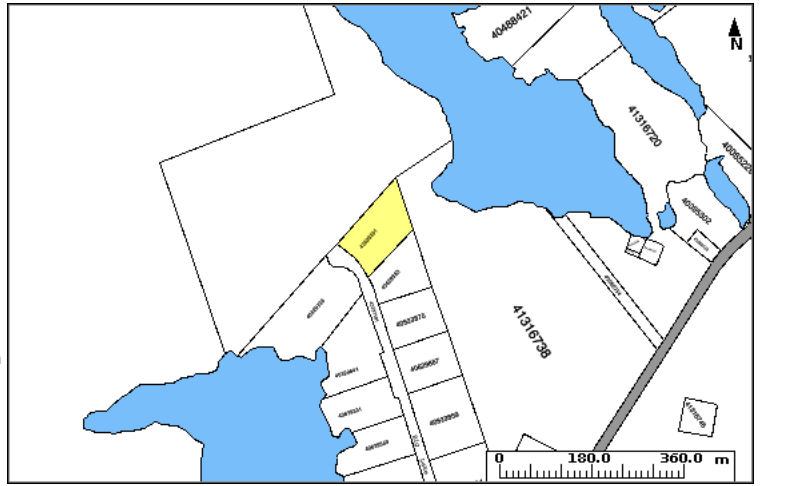
- Point Select
- Pan
- Zoom In
- Zoom Out
- Zoom Box
- Monument Select
- Clear Selection
- Center Selection

Map Layers

- Properties
- LR Parcel Shading
- Topo
- Monuments
- Place Names

Refresh Map

- Map Controls
- NS Overview
  - Locator Map
  - Print Map



Lat: 44-31-55N Long: 63-52-15W Scale: 9191 Go Zoom: 2

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1 Property found

PID: **40629891** Details  
 AAN: **08586977**  
 Value: \$10,000 (2022 RESIDENTIAL TAXABLE)  
 Address: 41 BIG LAKE DRIVE  
 BIG LAKE  
 LOT 27  
 County: HALIFAX COUNTY  
 Owner: BELLEVUE MANAGEMENT INC.  
 LR: LAND REGISTRATION

Location:  Search

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Search Provincial Map Bulletin+Board 1 Help

Back to Search Results

Map Actions

- Point Select
- Pan
- Zoom In
- Zoom Out
- Zoom Box
- Monument Select
- Clear Selection
- Center Selection

Map Layers

- Properties
- LR Parcel Shading
- Topo
- Monuments
- Place Names

Refresh Map

Map Controls

- NS Overview
- Locator Map
- Print Map



Lat: Long: Scale: 2298 Go Zoom: 2

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Location:

1 Property found

PID: **40629891** Details  
 AAN: **08586977**  
 Value: \$10,000 (2022 RESIDENTIAL TAXABLE)  
 Address: 41 BIG LAKE DRIVE  
 BIG LAKE  
 LOT 27  
 County: HALIFAX COUNTY  
 Owner: BELLEVUE MANAGEMENT INC.  
 LR: LAND REGISTRATION

1

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Back to Search Results

Map Actions

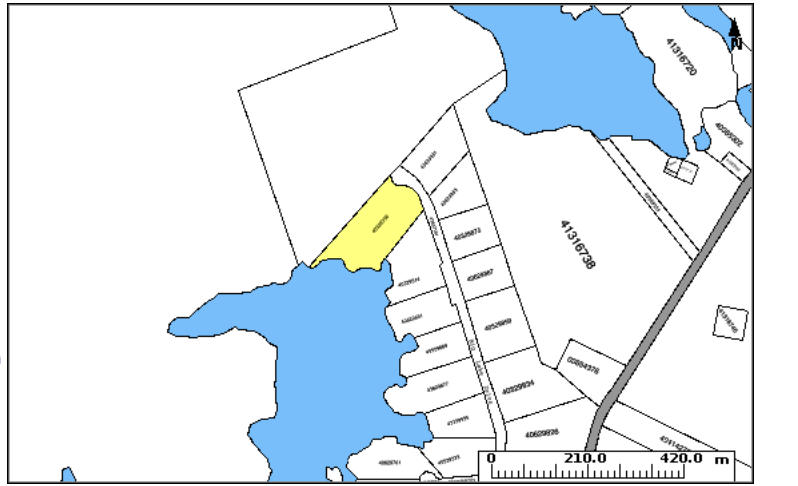
- Point Select
- Pan
- Zoom In
- Zoom Out
- Zoom Box
- Monument Select
- Clear Selection
- Center Selection

Map Layers

- Properties
- LR Parcel Shading
- Topo
- Monuments
- Place Names

Refresh Map

- NS Overview
- Locator Map
- Print Map



Lat: Long: Scale: 10048 Go Zoom: 2

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1 Property found

**PID:** 40629636 Details  
**AAN:** 08587035  
**Value:** \$62,000 (2022 RESIDENTIAL TAXABLE)  
**Address:** 42 BIG LAKE DRIVE  
 BIG LAKE  
 LOT 1  
**County:** HALIFAX COUNTY  
**Owner:** BELLEVUE MANAGEMENT INC.  
**LR:** LAND REGISTRATION

Location:  Search

1

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Map Actions

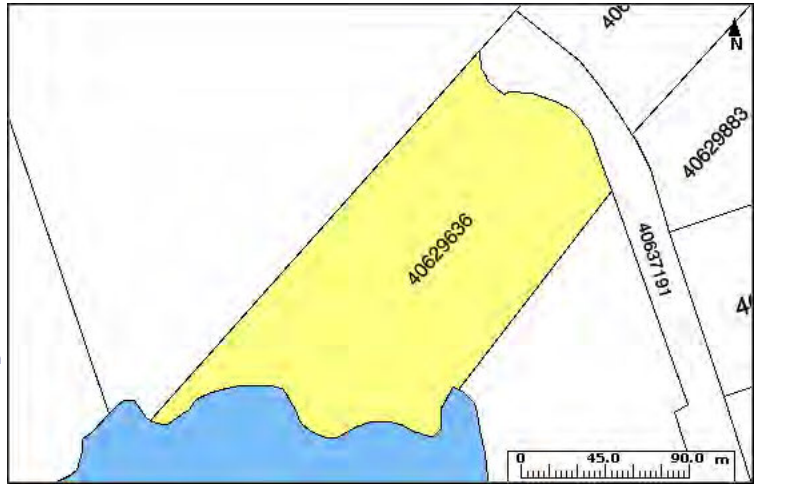
- Point Select
- Pan
- Zoom In
- Zoom Out
- Zoom Box
- Monument Select
- Clear Selection
- Center Selection

Map Layers

- Properties
- LR Parcel Shading
- Topo
- Monuments
- Place Names

Refresh Map

- NS Overview
- Locator Map
- Print Map



Lat: 44-31-49N Long: 63-51-58W Scale: 2512 Go Zoom: 2

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1 Property found

**PID:** 40629636 Details  
**AAN:** 08587035  
**Value:** \$62,000 (2022 RESIDENTIAL TAXABLE)  
**Address:** 42 BIG LAKE DRIVE  
 BIG LAKE  
 LOT 1  
**County:** HALIFAX COUNTY  
**Owner:** BELLEVUE MANAGEMENT INC.  
**LR:** LAND REGISTRATION

Location:  Search

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Search Provincial Map Bulletin+Board 1 Help

### Property Search Results

11 Properties found, displaying 1 to 11

PID	Owner	Property Address	Assessment Info	Options
PID: <b>00574905</b> Type: STANDARD PARCEL Status: ACTIVE LR Status: LAND REGISTRATION	Owner: BELLEVUE MANAGEMENT INC. Mailing Address: POST OFFICE BOX 2380 HALIFAX NS CA B3J 3E5	Civic Address: NO 333 HIGHWAY GLEN MARGARET GRANT 1379  County: HALIFAX COUNTY Area: 119.0 ACRE(S) Civic Address: NO 333 HIGHWAY GLEN MARGARET GRANT 7483	AAN: <b>01446444</b> Value: \$15,200 (2022 RESOURCE TAXABLE)	Details Map
PID: <b>00601146</b> Type: STANDARD PARCEL Status: ACTIVE LR Status: LAND REGISTRATION	Owner: BELLEVUE MANAGEMENT INC. Mailing Address: POST OFFICE BOX 2380 HALIFAX NS CA B3J 3E5	County: HALIFAX COUNTY Area: 275.0 ACRE(S) Civic Address: OLD DOVER ROAD GLEN MARGARET LOT 3 (PORTION OF)	AAN: <b>08881669</b> Value: \$45,700 (2022 RESOURCE TAXABLE)	Details Map
PID: <b>00635995</b> Type: STANDARD PARCEL Status: ACTIVE LR Status: LAND REGISTRATION	Owner: BELLEVUE MANAGEMENT INC. Mailing Address: POST OFFICE BOX 2380 HALIFAX NS CA B3J 3E5	County: HALIFAX COUNTY Area: 20.3 ACRE(S) Civic Address: HOOP POLE LAKE MCGRATHS COVE GRANT 3214	AAN: <b>03424731</b> Value: \$4,500 (2022 RESOURCE TAXABLE)	Details Map
PID: <b>00654053</b> Type: STANDARD PARCEL Status: ACTIVE LR Status: LAND REGISTRATION	Owner: BELLEVUE MANAGEMENT INC. Mailing Address: POST OFFICE BOX 2380 HALIFAX NS CA B3J 3E5	County: HALIFAX COUNTY Area: 91.0 ACRE(S) Civic Address: OTTER LAKE WEST DOVER GRANT 12442 (PORTION OF)	AAN: <b>00434817</b> Value: \$16,500 (2022 RESOURCE TAXABLE)	Details Map
PID: <b>00654251</b> Type: STANDARD PARCEL Status: ACTIVE LR Status: LAND REGISTRATION	Owner: BELLEVUE MANAGEMENT INC. Mailing Address: POST OFFICE BOX 2380 HALIFAX NS CA B3J 3E5	County: HALIFAX COUNTY Area: 100.0 ACRE(S) Civic Address: HOOP POLE LAKE WEST DOVER	AAN: <b>03589846</b> Value: \$44,100 (2022 RESOURCE TAXABLE)	Details Map
PID: <b>00654269</b> Type: STANDARD PARCEL Status: ACTIVE LR Status: LAND REGISTRATION	Owner: BELLEVUE MANAGEMENT INC. Mailing Address: POST OFFICE BOX 2380 HALIFAX NS CA B3J 3E5	County: HALIFAX COUNTY Area: 100.0 ACRE(S) Civic Address: MURPHY'S LAKE WEST DOVER LOT 1	AAN: <b>01215337</b> Value: \$16,500 (2022 RESOURCE TAXABLE)	Details Map
PID: <b>40488421</b> Type: STANDARD PARCEL Status: ACTIVE LR Status: LAND REGISTRATION	Owner: BELLEVUE MANAGEMENT INC. Mailing Address: POST OFFICE BOX 2380 HALIFAX NS CA B3J 3E5	County: HALIFAX COUNTY Area: 5.4 ACRE(S) Civic Address: 42 BIG LAKE DRIVE BIG LAKE LOT 1	AAN: <b>09277072</b> Value: \$8,900 (2022 RESOURCE TAXABLE)	Details Map
PID: <b>40629636</b> Type: STANDARD PARCEL Status: ACTIVE LR Status: LAND REGISTRATION	Owner: BELLEVUE MANAGEMENT INC. Mailing Address: POST OFFICE BOX 2380 HALIFAX NS CA B3J 3E5	County: HALIFAX COUNTY Area: 22000.0 SQUARE METERS Civic Address: 41 BIG LAKE DRIVE BIG LAKE LOT 27	AAN: <b>08587035</b> Value: \$62,000 (2022 RESIDENTIAL TAXABLE)	Details Map
PID: <b>40629891</b> Type: STANDARD PARCEL Status: ACTIVE LR Status: LAND REGISTRATION	Owner: BELLEVUE MANAGEMENT INC. Mailing Address: POST OFFICE BOX 2380 HALIFAX NS CA B3J 3E5	County: HALIFAX COUNTY Area: 13000.0 SQUARE METERS Civic Address: OLD DOVER ROAD GLEN MARGARET LOT 3 (PORTION OF)	AAN: <b>08586977</b> Value: \$10,000 (2022 RESIDENTIAL TAXABLE)	Details Map
PID: <b>41267139</b> Type: STANDARD PARCEL Status: ACTIVE LR Status:	Owner: BELLEVUE MANAGEMENT INC. Mailing Address: POST OFFICE BOX 2380 HALIFAX NS CA B3J 3E5	County: HALIFAX COUNTY	AAN: <b>10098106</b> Value: \$1,700 (2022 RESOURCE TAXABLE)	Details Map

LAND REGISTRATION



PID: **41270208**  
Type: STANDARD PARCEL  
Status: ACTIVE  
LR Status: LAND REGISTRATION

Owner: BELLEVUE MANAGEMENT INC.  
Mailing Address: POST OFFICE BOX 2380 HALIFAX NS CA B3J 3E5

Area: 2.3 ACRE(S)

Civic Address: HOOP POLE LAKE  
MCGRATHS COVE  
GRANT 3214(PORTION OF)

AAN: **10118311**  
Value: \$3,500 (2022 RESOURCE TAXABLE)

 Details  
 Map

County: HALIFAX COUNTY  
Area: 8.0 ACRE(S)

Property Address

Assessment Info

Options

PID  
**11 Properties found, displaying 1 to 11**

1

Ownership and all information in this report pertaining to Non-Land Registration Parcels is believed to be an accurate reflection of registered documents affecting the lot, parcel or area of land to which it relates, however, it is not intended to be relied upon by the reader as advice on the current state of any title to land. A search of the records at the appropriate Registry of Deeds office may be required to determine the current owner(s) of the lot, parcel or area of land under consideration. THIS IS NOT AN OFFICIAL RECORD.

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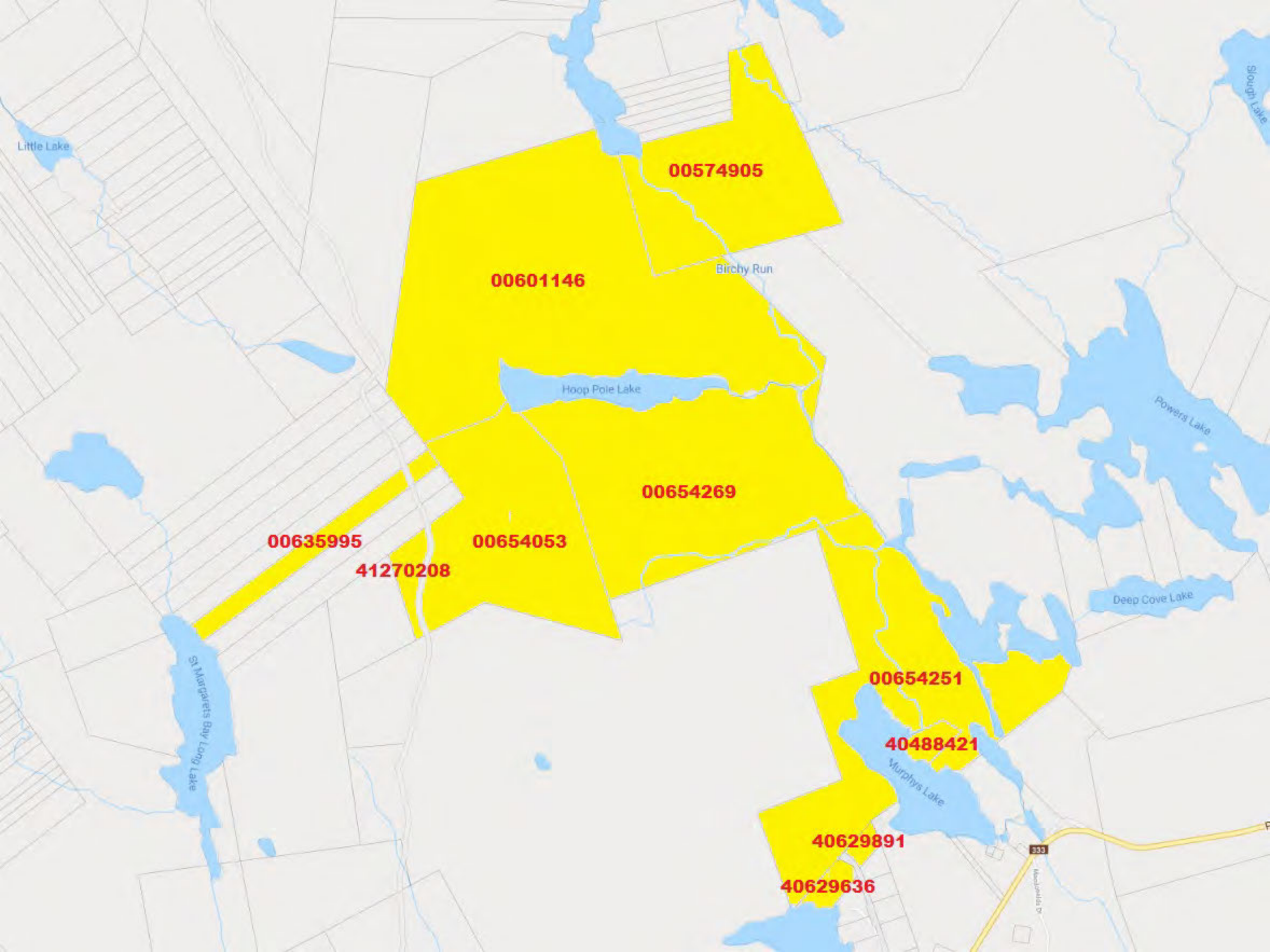
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00574905

00601146

Birchy Run

Hoop Pole Lake

00654269

00635995

41270208

00654053

Powers Lake

Deep Cove Lake

St. Margarets Bay Long Lake

00654251

40488421

Murphys Lake

40629891

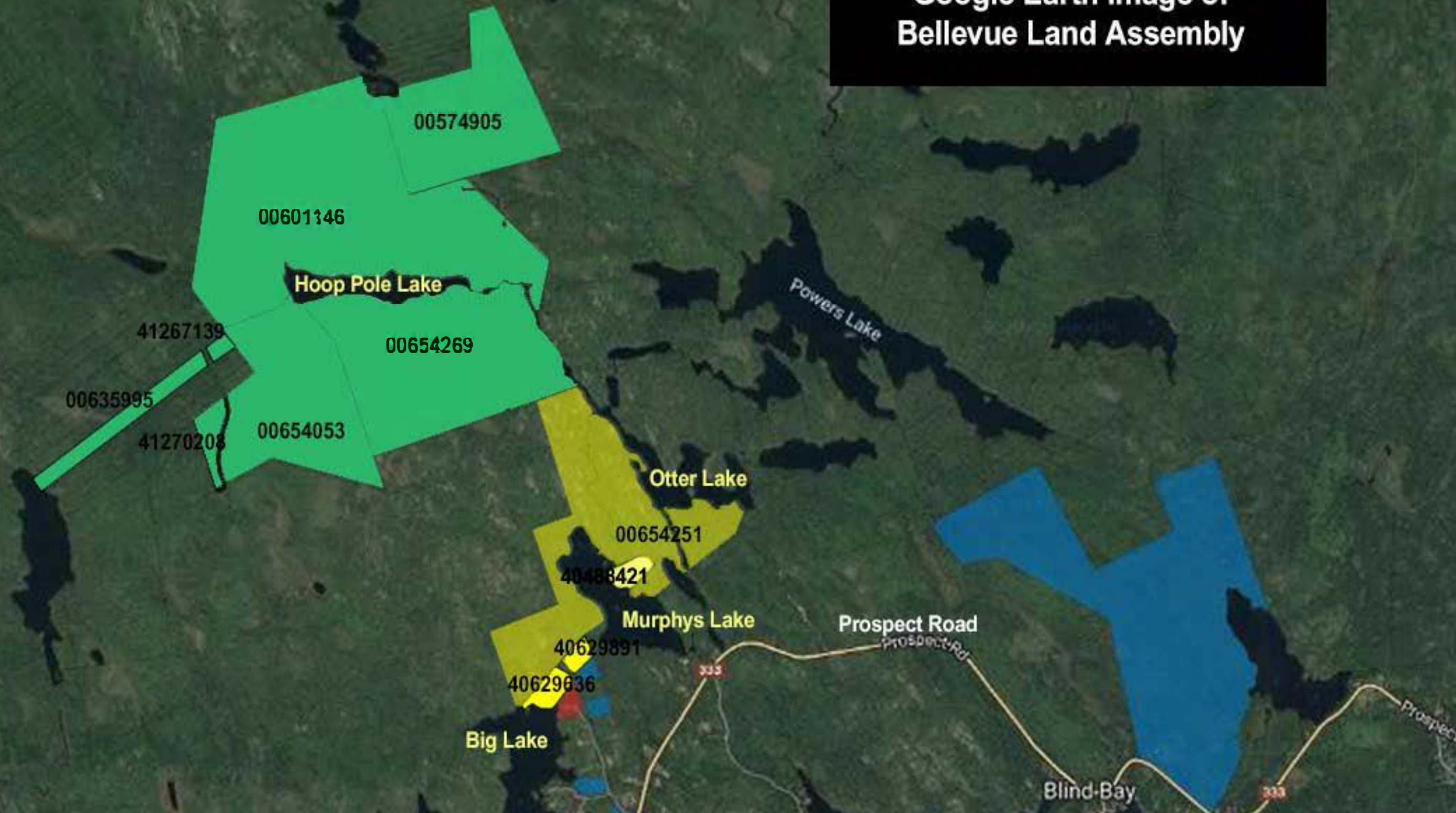
40629636

393

Margarets Dr



**Google Earth Image of  
Bellevue Land Assembly**



**Back to Search Results**

Map Actions

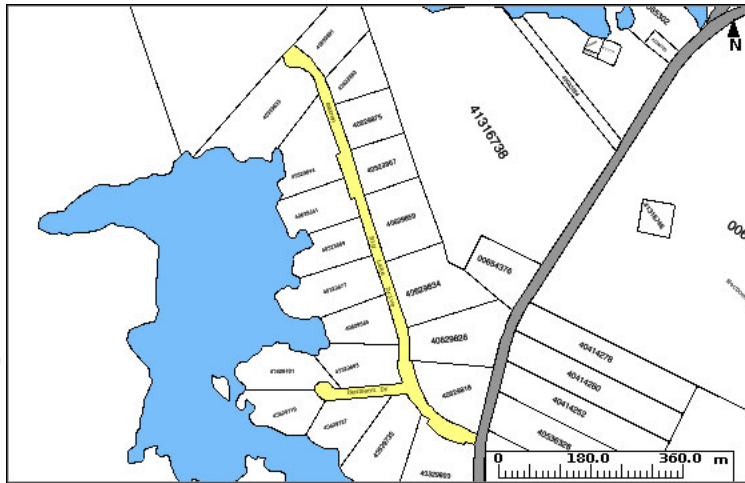
- Point Select
- Pan
- Zoom In
- Zoom Out
- Zoom Box
- Monument Select
- Clear Selection
- Center Selection

Map Layers

- Properties
  - LR Parcel Shading
  - Topo
  - Monuments
  - Place Names
- Refresh Map

Map Controls

- NS Overview
- Locator Map
- Print Map



Lat:                      Long:                      Scale: 9146                      Zoom: 2

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Location:

1 Property found

PID: **40637191** Details  
 AAN:  
 Value:  
 Address: BIG LAKE DRIVE  
 EAST DOVER  
 County: HALIFAX COUNTY  
 Owner: BELLEVUE MANAGEMENT INC.  
 LR: LAND REGISTRATION

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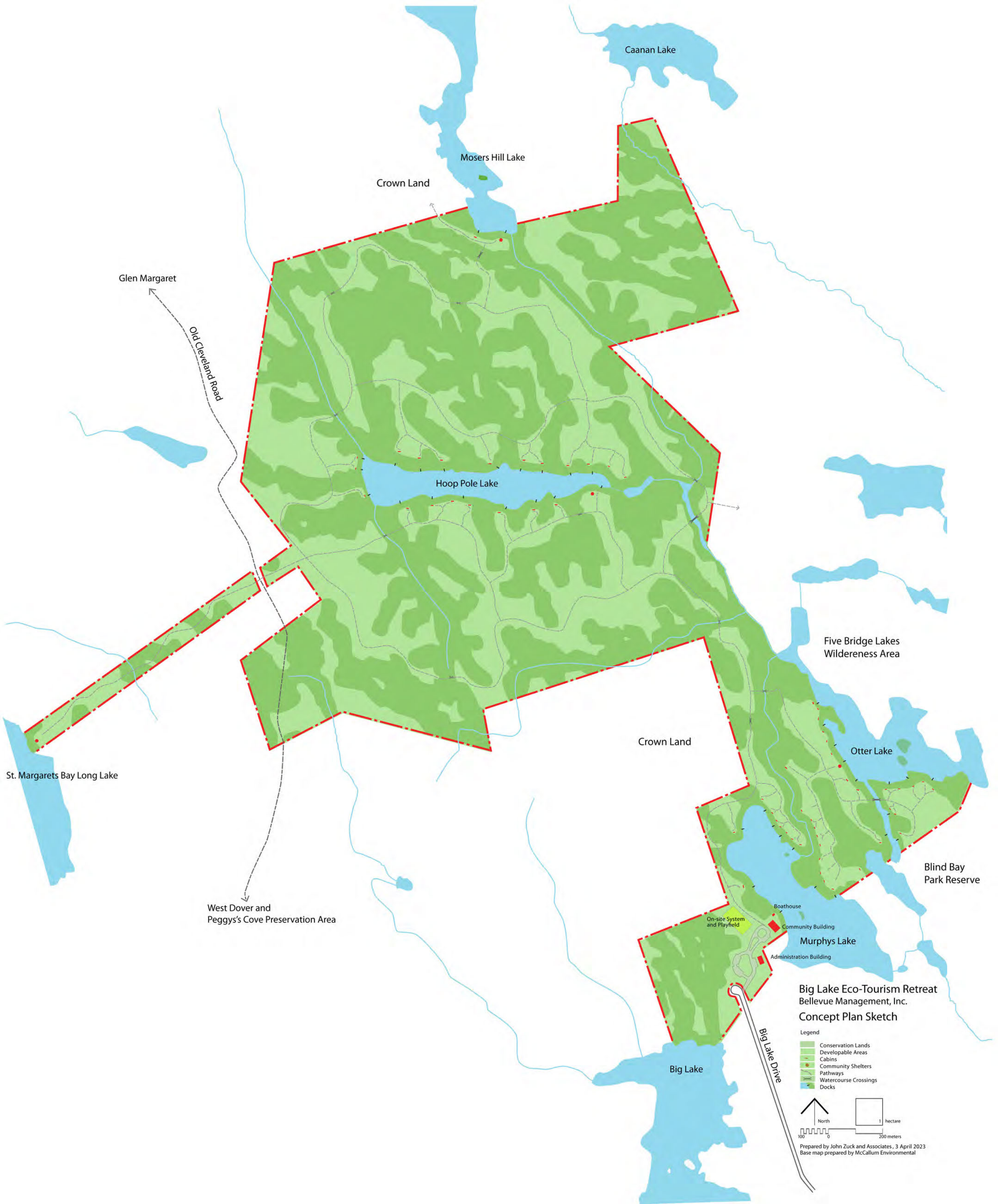
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Please feel free to [Submit Problems](#) you find with the Property Online web site.

Compression: Off



**Appendix B**



Caanan Lake

Mosers Hill Lake

Crown Land

Glen Margaret

Old Cleveland Road

Hoop Pole Lake

Five Bridge Lakes Wilderness Area

Crown Land

Otter Lake

St. Margarets Bay Long Lake

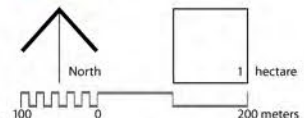
Blind Bay Park Reserve

West Dover and Peggys's Cove Preservation Area

Boathouse  
Community Building  
Administration Building

**Big Lake Eco-Tourism Retreat**  
Bellevue Management, Inc.  
**Concept Plan Sketch**

- Legend
- Conservation Lands
  - Developable Areas
  - Cabins
  - Community Shelters
  - Pathways
  - Watercourse Crossings
  - Docks



Prepared by John Zuck and Associates, 3 April 2023  
Base map prepared by McCallum Environmental

Big Lake

Big Lake Drive

On-site System and Playfield



# Five Bridge Lakes Wildererness Area

Crown Land

Otter Lake

Blind Bay Park Reserve

On-site System and Playfield

Boathouse

Community Building

Murphys Lake

Administration Building

## Big Lake Eco-Tourism Retreat Bellevue Management, Inc.

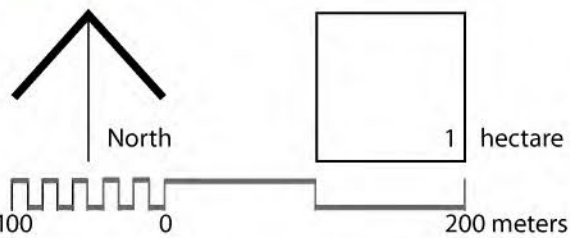
### Concept Plan Sketch

#### Legend

- Conservation Lands
- Developable Areas
- Cabins
- Community Shelters
- Pathways
- Watercourse Crossings
- Docks

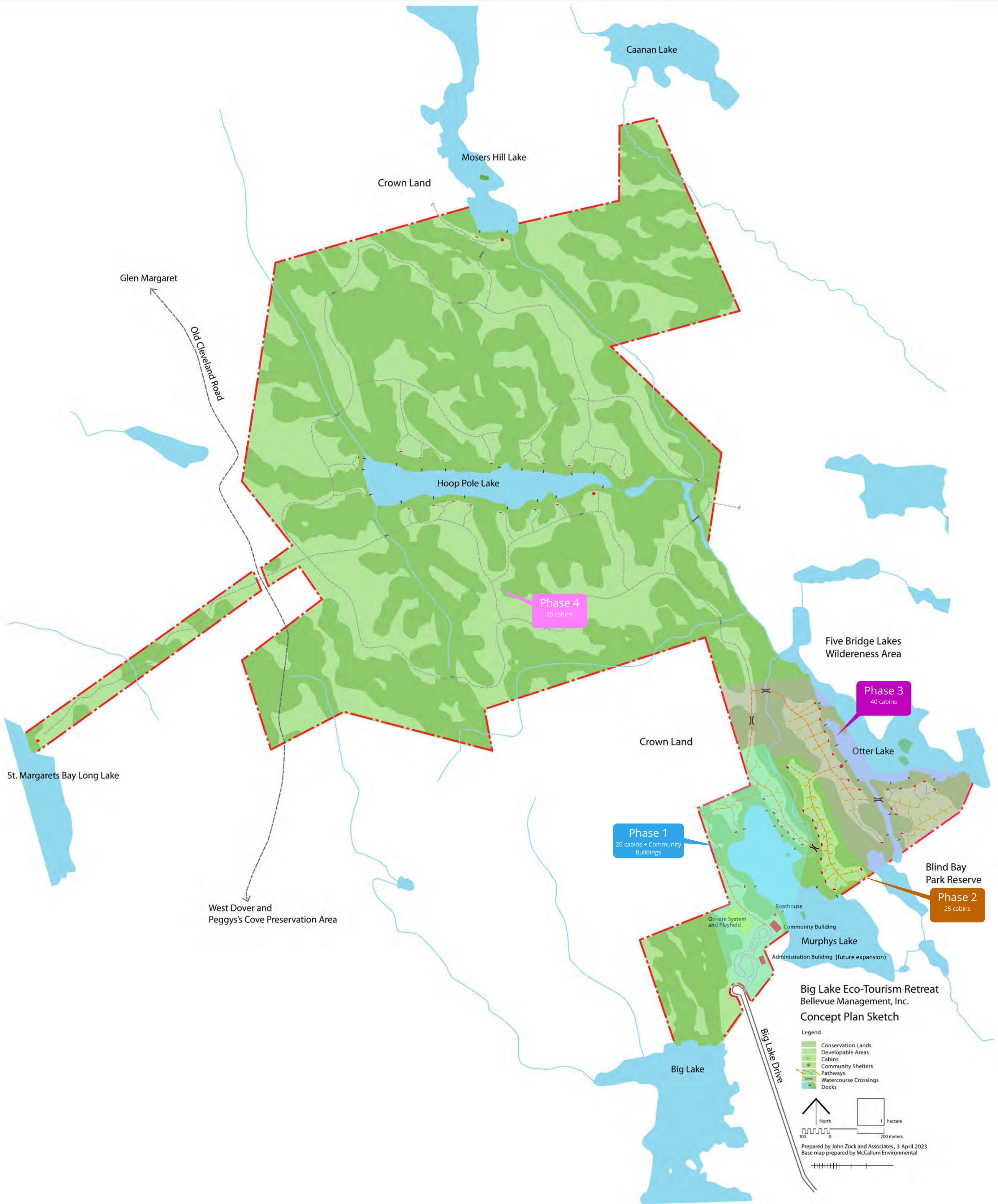
Big Lake

Big Lake Drive



Prepared by John Zuck and Associates, 3 April 2023  
Base map prepared by McCallum Environmental





Caanan Lake

Mosers Hill Lake

Crown Land

Glen Margaret

Old Cleveland Road

Hoop Pole Lake

Phase 4  
20 cabins

Five Bridge Lakes  
Wilderness Area

Phase 3  
40 cabins

Crown Land

Otter Lake

St. Margarets Bay Long Lake

Phase 1  
20 cabins + Community  
buildings

Blind Bay  
Park Reserve  
Phase 2  
25 cabins

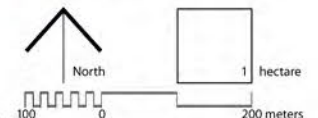
West Dover and  
Peggys's Cove Preservation Area

Boathouse  
Community Building  
Administration Building (future expansion)  
Murphys Lake

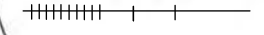
**Big Lake Eco-Tourism Retreat**  
Bellevue Management, Inc.  
**Concept Plan Sketch**

**Legend**

- Conservation Lands
- Developable Areas
- Cabins
- Community Shelters
- Pathways
- Watercourse Crossings
- Docks



Prepared by John Zuck and Associates, 3 April 2023  
Base map prepared by McCallum Environmental

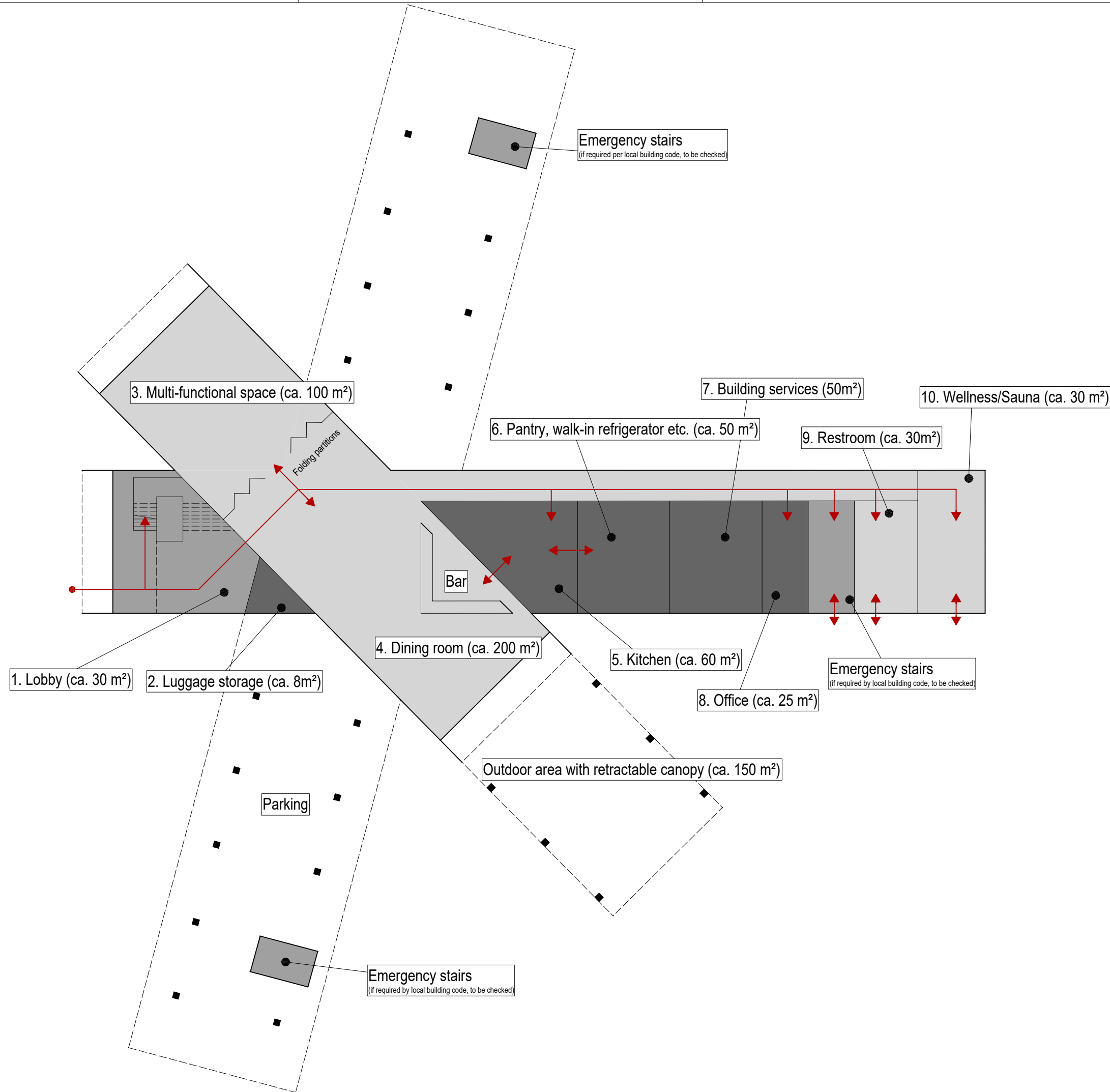


Big Lake

Big Lake Drive

On-site System  
and Playfield

## Appendix C



PROGRAM

1. Foyer	ca. 30m <sup>2</sup>
2. Luggage storage	ca. 8m <sup>2</sup>
3. Multi-functional space	ca. 100m <sup>2</sup>
4. Dining room with bar	ca. 200m <sup>2</sup>
5. Kitchen	ca. 60m <sup>2</sup>
6. Pantry and walk-in refrigerator	ca. 50m <sup>2</sup>
7. Building services	ca. 50m <sup>2</sup>
8. Office	ca. 25m <sup>2</sup>
9. Restroom (5x toilet, 5x urinal)	ca. 30m <sup>2</sup>
10. Wellness/Sauna	ca. 30m <sup>2</sup>

LEGEND

	Horizontal circulation
	Vertical circulation
	Guests
	Employees

PROJECT:  
Community House Nova Scotia

DESIGN:  
Bellevue Concepts GmbH

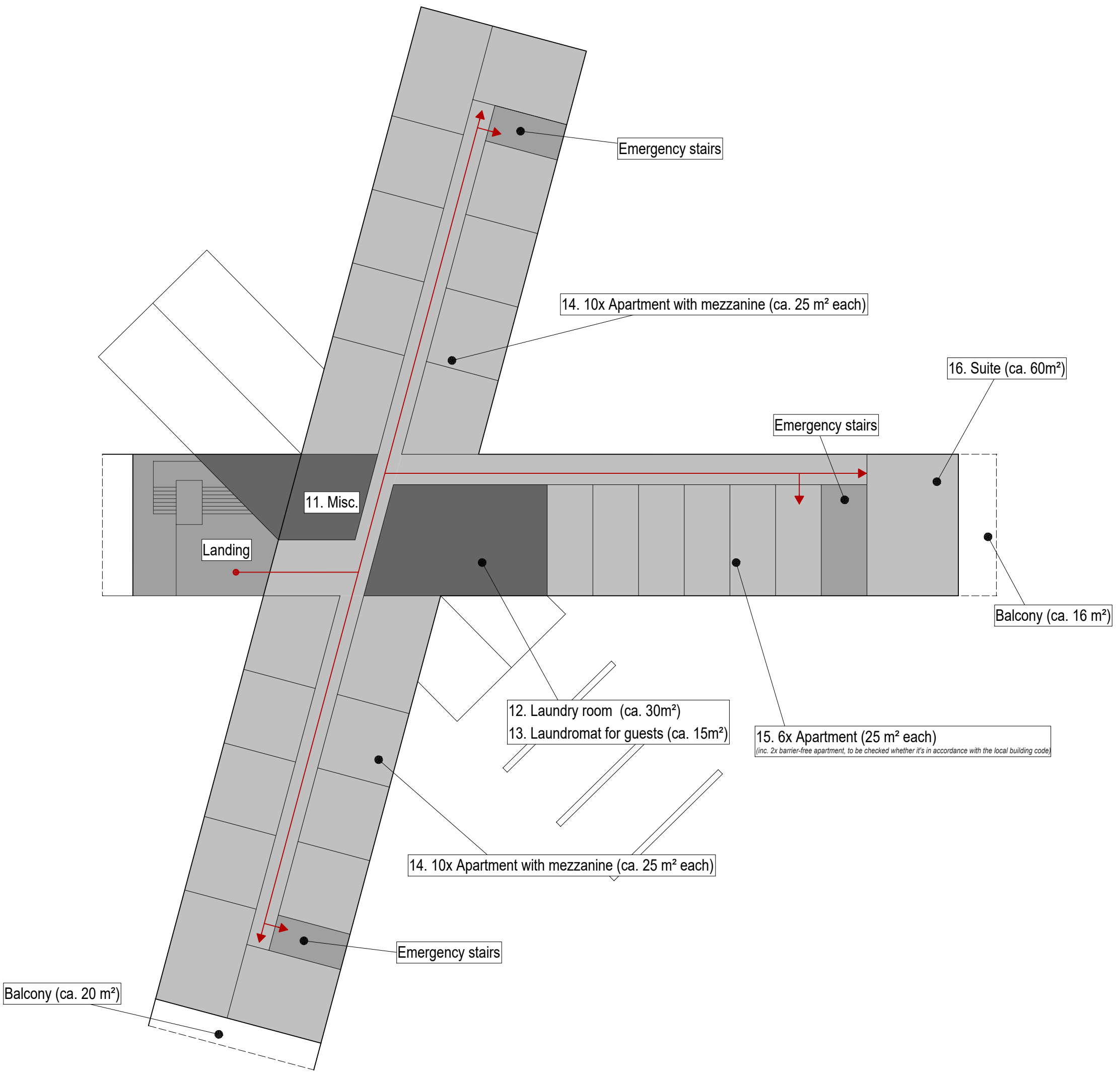
PLAN DESCRIPTION:  
 Preliminary design  
 Ground Floor

*Program and circulation*

DATE: 2023-07-18	DRAFTSMAN: BvK	SCALE: 1:250
FORMAT A3	INDEX	

DRAWING NUMBER:  
P-100









PROGRAM

11. Miscellaneous	ca. 30m <sup>2</sup>
12. Laundry room	ca. 30m <sup>2</sup>
13. Laundromat	ca. 14m <sup>2</sup>
14. 20x apartment with mezzanine, kitchenette, toilet and shower	20xca.25m <sup>2</sup>
15. 6x apartment with kitchenet, toilet and shower	6xca.25m <sup>2</sup>
16. Suite with 2-3 rooms, kitchen, bathroom	ca. 60 m <sup>2</sup>

LEGEND

-  Horizontal circulation
-  Vertical circulation
-  Guests
-  Employees

PROJECT:

Community House Nova Scotia

DESIGN:

Bellevue Concepts GmbH

PLAN DESCRIPTION:



Preliminary design  
2nd Floor

*Program and circulation*

DATE:	DRAFTSMAN:	SCALE:
2023-07-03	BvK	1:250

FORMAT	INDEX
A3	

DRAWING NUMBER: **P-110**

















## Appendix D





tiny house  
Kaat



# Keyfacts

Nutzbare Fläche:	21,5 Quadratmeter
Gesamtfußabdruck:	18,5 Quadratmeter
Anzahl Bewohner:	je nach Nutzung 1-4 Personen
Art der Nutzung:	Ferienhaus, Nebenwohnsitz, Hauptwohnsitz
Bauweise:	- ökologisch, nachhaltig, wohngesund, regional - Holzständerbauweise - Schafwolldämmung - ökologisch behandeltes Fassadenholz
Fundament:	tiny house - Anhänger oder ein Schraubenfundament
Gewicht:	3,5 Tonnen
Transportierbarkeit:	Fahrer mit BE-Führerschein Fahrzeug mit zulässiger Anhängelast von 3,5 Tonnen Geschwindigkeit maximal 80 km/h





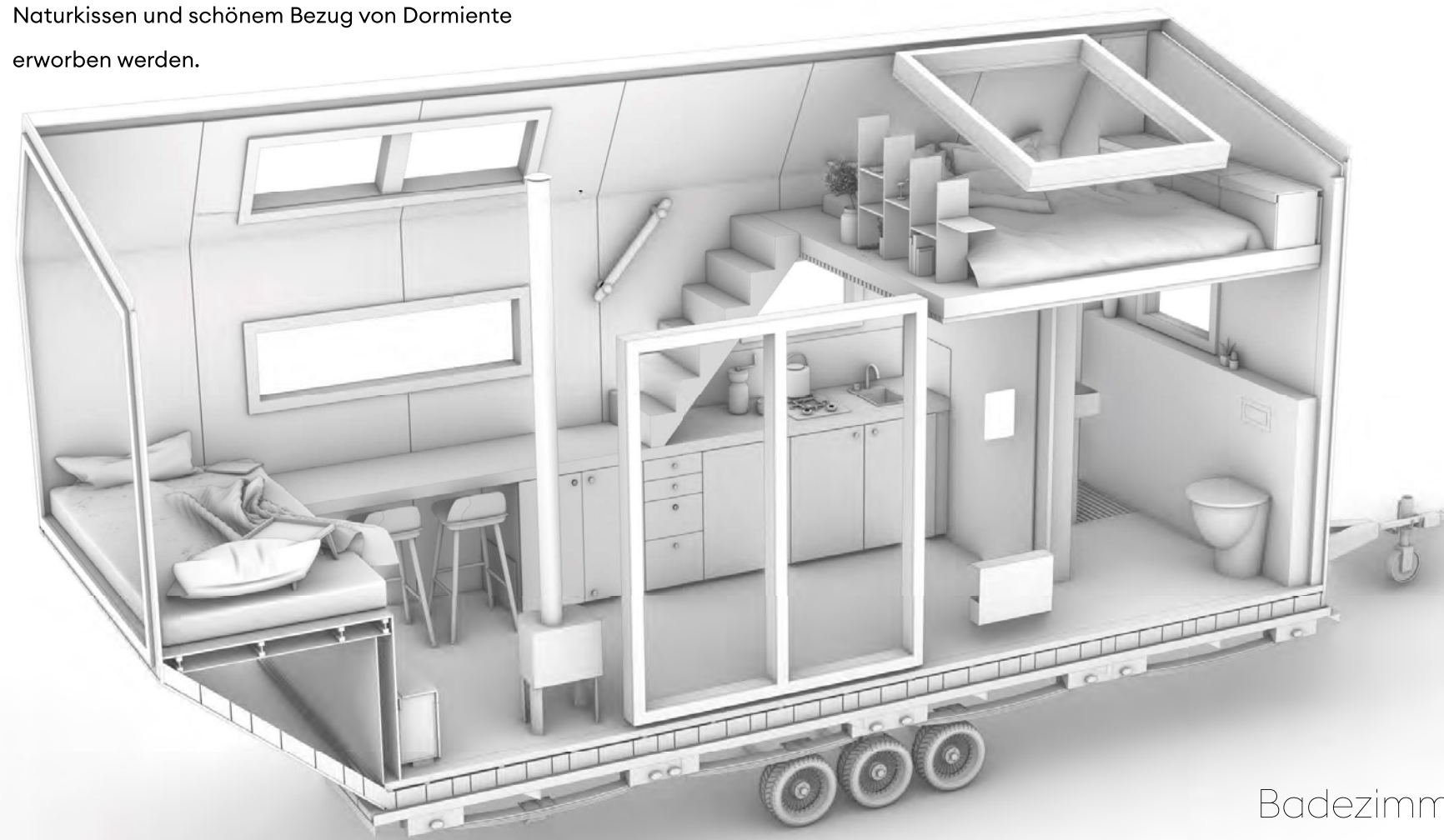
# Abmessungen & Grundriss

## Panoramaebene

Auf der Loungenebene direkt am Fenster lässt sich die Aussicht durch das große Fenster genießen. Hierfür kann eine Naturmatratze mit passenden Naturkissen und schönem Bezug von Dormiente erworben werden.

## Arbeitsplatz und Esstisch

Auf den schicken skandinavischen Barhockern von Muuto kann direkt losgearbeitet werden. Der kleine Arbeitsplatz mit freiem Blick in die Natur kann auch als Esstisch dienen. (Außerdem kann man ihn als Abkürzung um von Schlafebene zur Panoramaebene zu gelangen nutzen.)



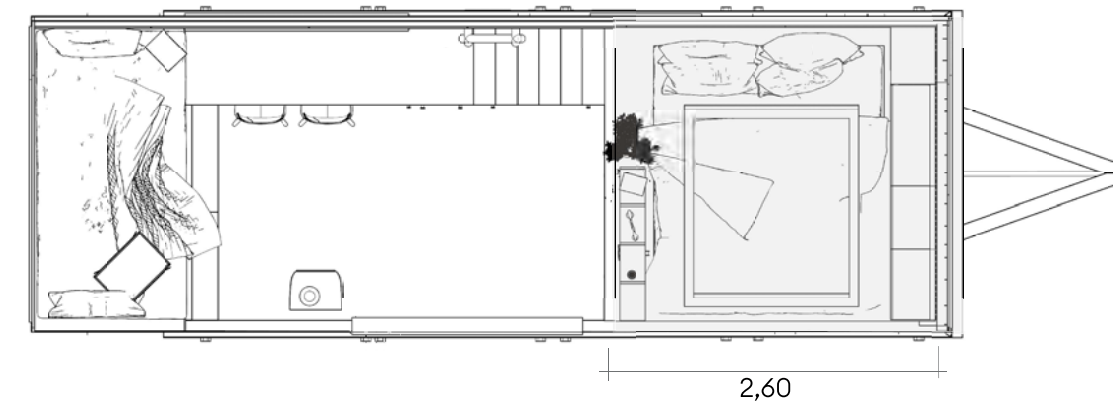
## Küche

Eine vollwertige Küche mit zwei Gaskochfeldern, ein Kühlschrank mit Gefrierfach und ein Spülbecken mit schönen Design-Armaturen dienen als Grundlage um gemeinsame Kochabende zu veranstalten.

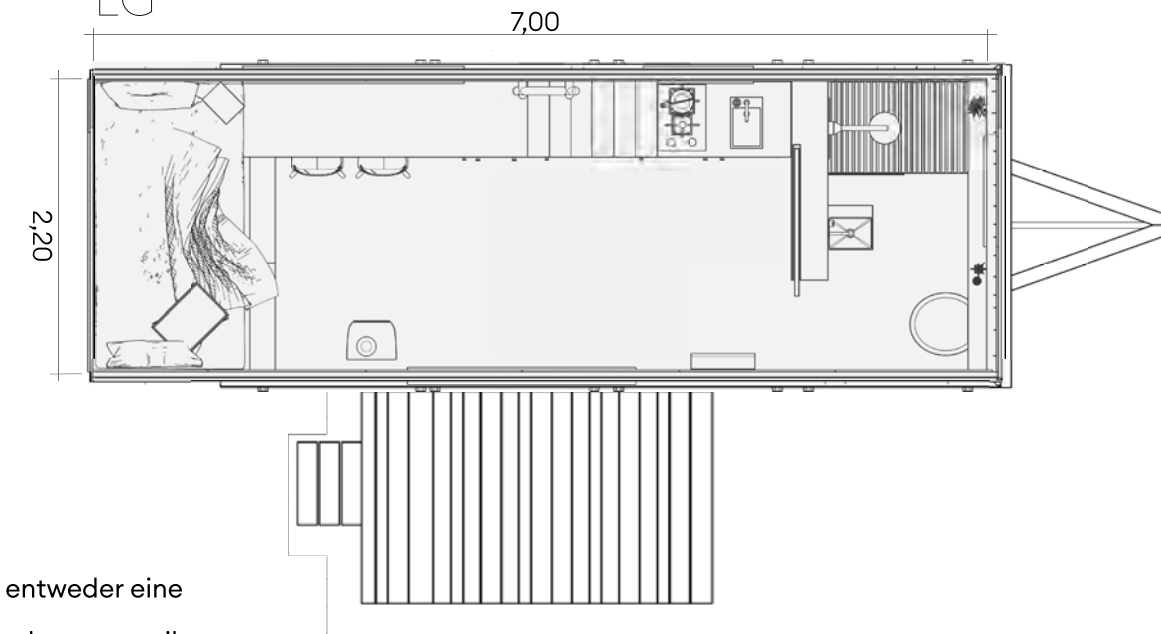
## Schlafebene

Über einen ausklappbaren Tritt und die Treppe gelangt man hoch auf die Schlafebene. Hier oben ist ausreichend Platz für eine 1,80 m Naturmatratze. Über dem Bett ist ein großes Veluxfenster verbaut. Genügend Verstaumöglichkeit bieten die drei Klappkästen an der Giebelwand. Als Raumtrenner und Sichtschutz vom restlichen Wohnraum dient ein minimalistisches Regal.

OG



EG



## Badezimmer

Im Badezimmer verbauen wir entweder eine Verbrennungstoilette, eine Trockentrenntoilette oder eine Wassertoilette.

Das Regale, Handtuchhalter und Co. sind skandinavische Designstücke, die durch den rauen Wandbelag besonders gut zur Geltung kommen.

# Technische Ausstattung

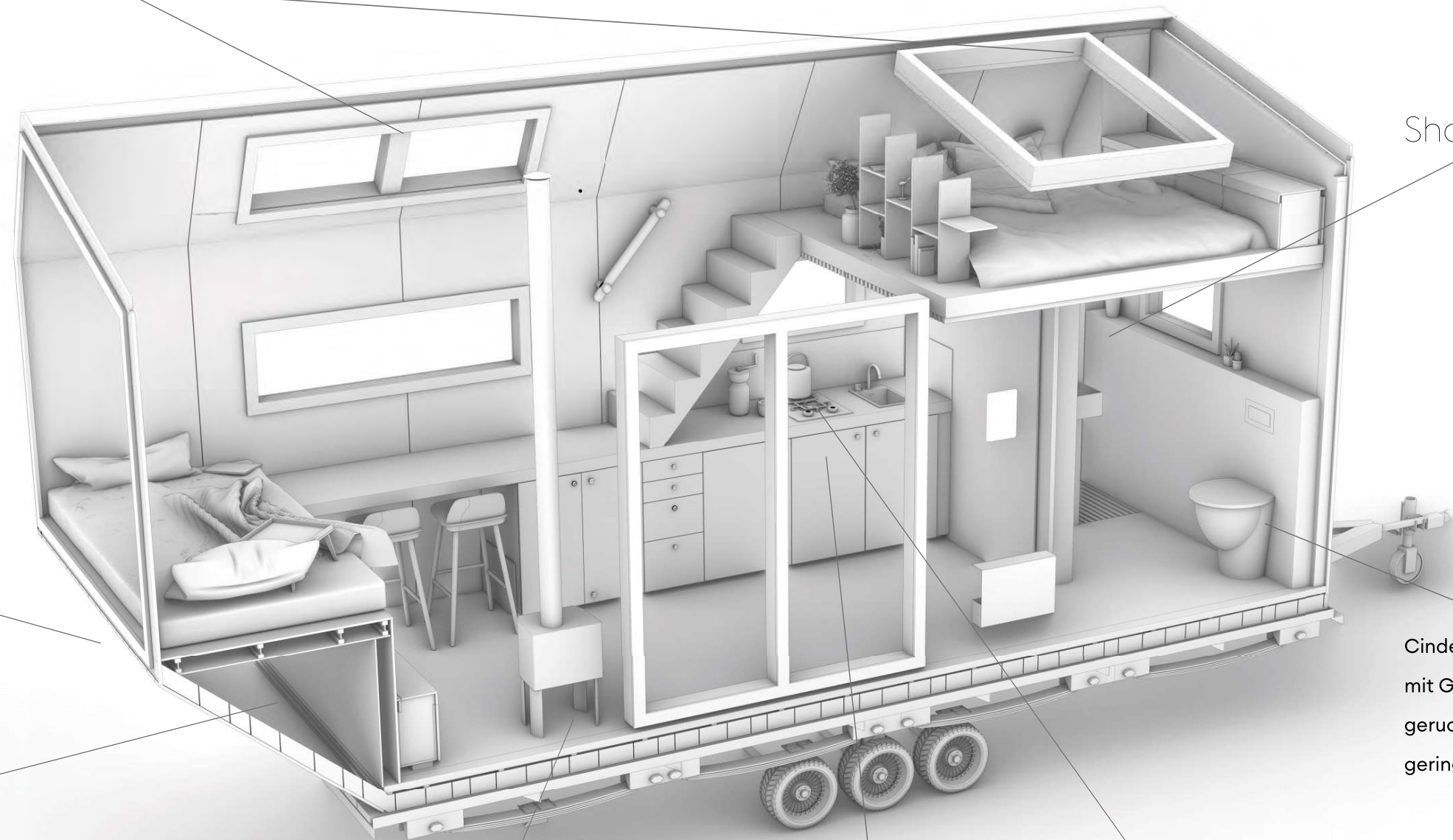
außerdem:  
Rauchmelder  
sämtliche Leuchten und Schalter

Velux Active Dachfenster

elektrisch betrieben,  
Regensensoren,  
Verdunklungsrollos

Showerloop

diese Dusche recycled  
das genutzte Wasser in Echtzeit



Strom und  
Wasseranschluss  
von Außen zu erreichen

Warmwasserboiler,  
Verteilerkasten  
& genügend Platz für eine 12-Liter Gasflasche

Jotul-Holzofen aus Norwegen  
und eine Infrarotheizung  
mit Thermostat an der Decke

Kühlschrank mit Gefrierfach

zweiflammiges Gaskochfeld

Cinderella Verbrennungstoilette  
mit Gas betrieben, ohne Chemikalien,  
geruchsneutral und zudem bleibt nur eine sehr  
geringe Menge Asche über



## Unsere Werte

### Wir bauen mit Holz.

Holz ist nicht nur ein nachwachsender Rohstoff, sondern auch ein Speicher für CO<sub>2</sub>.

Während Bäume wachsen wandeln Sie CO<sub>2</sub> und Wasser in Sauerstoff um. Verwendet man Holz zum Hausbau, so speichert jeder verbaute Kubikmeter Holz im

Durchschnitt 1,1 Tonnen CO<sub>2</sub>. Da unsere Häuser portabel sind, verwenden wir Holz auch aufgrund des geringen eigenen Gewichts und der hohen Belastbarkeit.

Auf sein Eigengewicht bezogen trägt Holz 14 Mal so viel wie Stahl!

Diese Eigenschaften sind dessen Mikrostruktur geschuldet.

### Wir kombinieren Design mit Qualität.

Kaat ist mit besonderem Fokus auf Qualität und ökologische Nachhaltigkeit von Experten entworfen, entwickelt und gebaut. Dabei zieht sich das hochwertige skandinavische Design bis ins kleinste Detail durch. Die hohe Decke, viele Fenster, warme Holzoberflächen und der Korkboden lassen den Wohnraum geräumig, hell und besonders warm wirken.



Wir verwenden baubiologisch unbedenklichen Materialien.

Billige Baustoffe und Veredelungen können bedenkliche Stoffe (VOC)\* freisetzen.

Diese beeinträchtigen Gesundheit und Wohlbefinden. Aus Überzeugung setzen wir auf baubiologisch unbedenkliche Materialien. Beispielsweise verwenden wir zur Oberflächenveredelung nur Leinöl und Holzöle die VOC-frei sind.

\*VOC

VOC ist eine Sammelbezeichnung für organische (kohlenstoffhaltige) Stoffe, die bei Raumtemperatur durch Verdampfen freigesetzt werden, also flüchtig sind.

### Wir schaffen ein besonders wohnliches Raumklima.

Holzräume wirken beruhigend und sorgen für ein angenehmes Raumklima. Holz hat die Eigenschaft, Temperatur- und Feuchtigkeitsspitzen zu regulieren und eine konstant angenehme Oberflächentemperatur zu schaffen.

Nachweislich führt das zu einem positiven Wohlbefinden und einem hohen Grad an Behaglichkeit.

Überzeugen Sie sich selbst!





# Gebäudehülle und Wandaufbau



Die Innenwände sind mit 3-Schichtplatten aus Fichte verkleidet.

Die Tragkonstruktion bildet ein Holzständerbau, bei dem wir auf statisch optimal ausgenutzte Querschnitte zurückgreifen. Bei gleicher statischer Tragkraft, weist unsere Konstruktion weniger Kältebrücken und eine bessere Dämmwirkung auf. Auch in Sachen Dämmung werden wir unseren Werten gerecht.

Wir dämmen mit Schafwolle die hervorragende bauphysikalische Eigenschaften aufweist.

Die Fassadenbretter aus Fichte sind mit überkritischem CO<sub>2</sub> behandelt.

Überkritisches CO<sub>2</sub> ist ein schweres Gas, das jenseits der kritischen Bedingungen als Nebenprodukt von Kohlendioxid existiert. Durch eine spezielle Behandlung kommt es unter Druck zu einer Modifizierung der Zellstruktur des Holzes und seine Beständigkeit gegenüber Witterungseinflüssen wird um 300 % gesteigert.

Neben den in der Fassade liegenden Entwässerungsrinnen ist das holzverkleidete Dach ebenfalls ein echter Hingucker. In Skandinavien werden diese Dächer oft gebaut, in Deutschland sind sie eine Rarität und zeugen von dem entsprechenden Knowhow. Wir beantworten Ihnen gerne alle Ihre Fragen zu unseren Materialien und der technischen Anwendung.



## Namenhafte Designstücke

**MUUTO**

Muuto ist in der skandinavischen Designtradition verwurzelt, die sich durch dauerhafte Ästhetik, Funktionalität, Handwerkskunst und einen ehrlichen Ausdruck auszeichnet. In Kaat finden Sie passend zu unserem Design zwei Barstühle, eine Garderobe und einen Holzkorb von Muuto.

**NICHBA - DESIGN**  
DENMARK

Nichba Design ist ein skandinavisches Wohndesign Konzept aus dem Norden Dänemarks. Das Label kombiniert traditionelle skandinavische Designtradition mit den Anforderungen an modernes Wohnen. In unserem Badezimmer finden Sie folgende Hingucker: Handtuchstange, zwei Handtuchhaken, Duschablage und den Toilettenpapierhalter.

**vola**<sup>®</sup>

VOLA ist ein namhafter dänischer Hersteller von Premium-Armaturen. Das Design wurde ab 1961 vom Architekten und Designer Arne Jacobsen entworfen. Die Armaturen in Küche und im Badezimmer sind von Vola.

**dormiente.**<sup>®</sup>  
BESSER GRÜN SCHLAFEN

Dormiente Naturmatratzen sind aus 100% Naturmaterialien, bewusst gefertigt und zu dem Made in Germany. Alle Matratzen und Kissen im Tiny Haus sind von Dormiente.

**agape**

Das Waschbecken mit seitlicher Ablage fügt sich mit viel Stil und Klarheit in das Badezimmer ein. Die Produkte von Agape werden von internationalen Designern entworfen und aus hochwertigsten ökologischen Rohstoffen handgefertigt.



Jøtul ist einer der ältesten Hersteller von Kaminöfen. Beruhend auf norwegischer Tradition und Herkunft entworfen und hergestellt. Der Ofen passt "wie Deckel auf Topf" zu unserem tiny house Kaat.



# Grundstückskriterien

Sie müssen sich selbst nach einem Grundstück umsehen.  
Wir verfügen leider über keine Stellplätze.

## 1. Der Boden sollte möglichst eben sein.

Unser Tipp: Achten Sie auch auf die Himmelsrichtungen des Grundstücks  
und die entsprechende Ausrichtung des Hauses.

## 2. Das Grundstück sollte "vollerschlossen" sein

Folgende Versorgungsleitungen/ Anbindungen sollten demnach gegeben sein:

- Wasser
- Strom
- Abwasser
- Anbindung an das öffentliche Straßennetz

## 3. Durchfahrtshöhe, $\delta$ -breite beachten

Das Tiny House "Kaat" ist mitsamt dem Hänger 4,00 m hoch und 2,55 m breit.  
Bei der Durchfahrtsbreite gilt es lieber ein paar Zentimeter auf die Breite des  
Hauses draufzuschlagen und auch darauf zu achten, dass das Gespann mit  
seinen 15 m Länge geradeaus durchfahren kann.

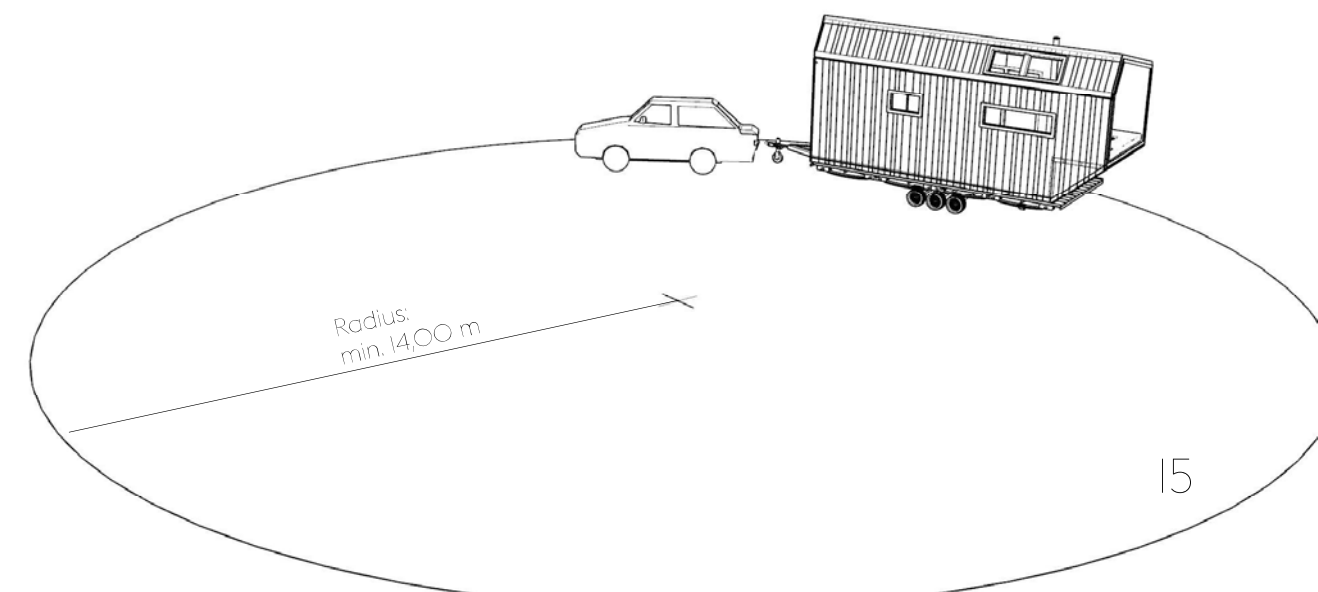
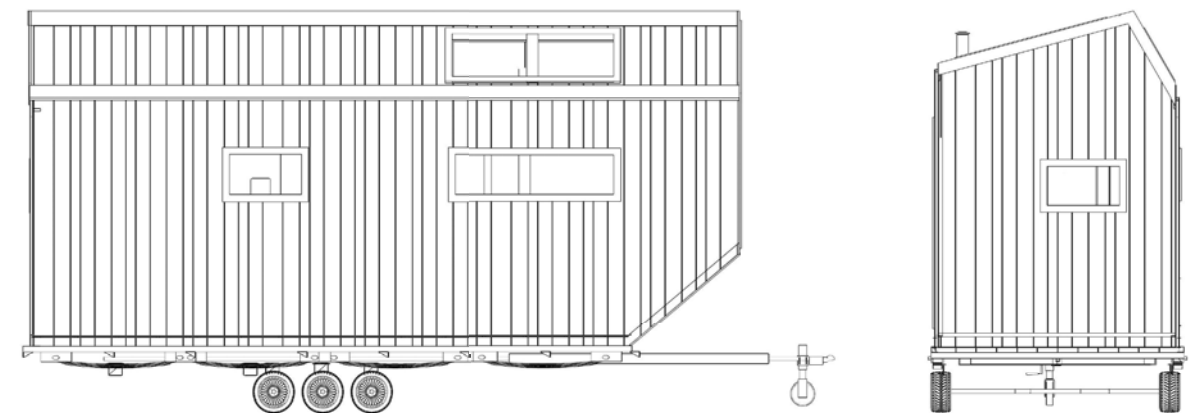
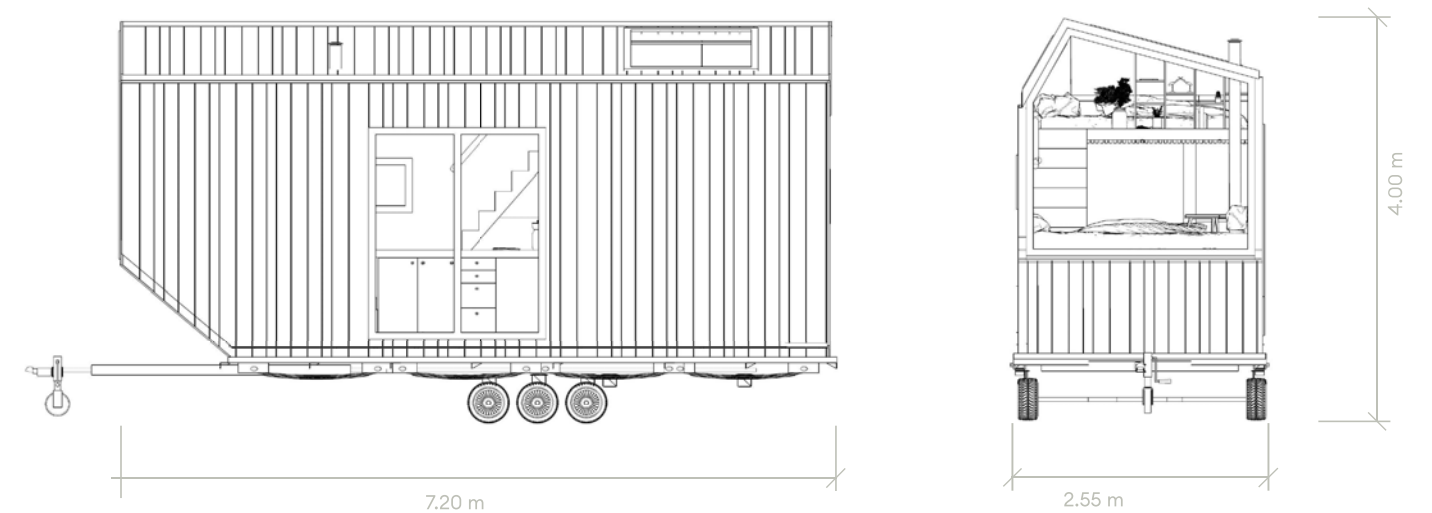
Wenn vor dem Passieren des Tors eingelenkt werden muss,  
sollte der Wenderadius beachtet werden.

## 4. Wenderadius des Hauses beachten


Um das Platzieren an Ihrem Wunschort möglich zu machen,  
muss das Grundstück eine gewisse Mindestgröße besitzen.

Damit das Haus gut ausgerichtet werden kann, ist der Wenderadius des  
max. 15 m langen Gespanns zu berücksichtigen.

Der Wenderadius beträgt ca. 14 m. Hier gilt es lieber einen Meter zu viel  
zur Verfügung zu haben als zu wenig.







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noordsk.  
studio

## What is an incineration toilet?

An incineration toilet looks like a conventional toilet, except that the interior of the toilet is made entirely of stainless steel. An incineration toilet works on electricity and/or gas. Some toilets are connected to the 230 volt mains electricity, some can also be operated with a battery. Others connect to a 12-volt outlet with a power adapter.



## How does an incinerator toilet work?

In an **electric incineration toilet**, **combustion** takes place via alternating current with 230 volts. The combustion power is 2,000 watts / 10 amps. Electric incineration toilets are **only suitable for permanent campers** or for installation in a holiday home.

The **gas-powered incineration** toilet uses propane gas for combustion. This requires a 30mbar connection, which is standard in mobile homes and caravans . Additionally, it requires a 12 volt power supply for the fan and control panel controls. This type of toilet can also be installed in the **mobile home or caravan** .





- Combustion always takes place in a **closed combustion chamber** . The released gases are led out of the bathroom via an exhaust pipe.
- After the combustion process, the fan continues to run until the combustion chamber has cooled down to around 80 degrees Celsius. You can tell by a control light. However, the toilet can still be used during this time.

The Cinderella toilet system regulates the combustion process according to the amount of toilet content. In this way, no more energy is consumed than necessary.

---

## How do I use an incineration toilet?

You use an incineration toilet differently than you are used to from a conventional chemical toilet.











- A **special paper bag** must be placed in the toilet bowl before use. This serves as a collection container.
- After going to the toilet, you start the combustion process by pressing a button. You can tell that the combustion mode is running by a control lamp. During this time, the toilet can still be used.



You don't have to start a combustion process after every use of the toilet.

- Your legacies will burn at up to 600 degrees Celsius. Depending on how full the paper bag was, this can take up to 3 hours.
- If you are not using the toilet, the lid must always be closed.
- The ash container must be emptied after approximately 70 combustion processes. When used by four people, about a cup full of ash accumulates after a week, which can be disposed of with the residual waste.

## Pros and cons of an incinerator toilet

-  no use of water / chemicals
-  low space requirements: incineration toilets are no larger than chemical toilets;
-  stand alone possible
-  no holding tank
-  easy emptying: after the combustion process, only some ash remains in the collection container, which you can simply throw away.
-  Odor development: Even if the odors are usually discharged via the roof and filtered beforehand, an incineration toilet does not work without odours.
-  very noisy during operation: a combustion process lasts up to 3 hours.
-  High acquisition costs. The Cinderella Travel costs around 4,000 euros including installation.
-  Electricity/ gas consumption: around 180 grams of gas and 1.3A of electricity are used per combustion process.
-  high weight: The Cinderella Travel weighs around 20 kg, a conventional camping toilet just under 5 kg.



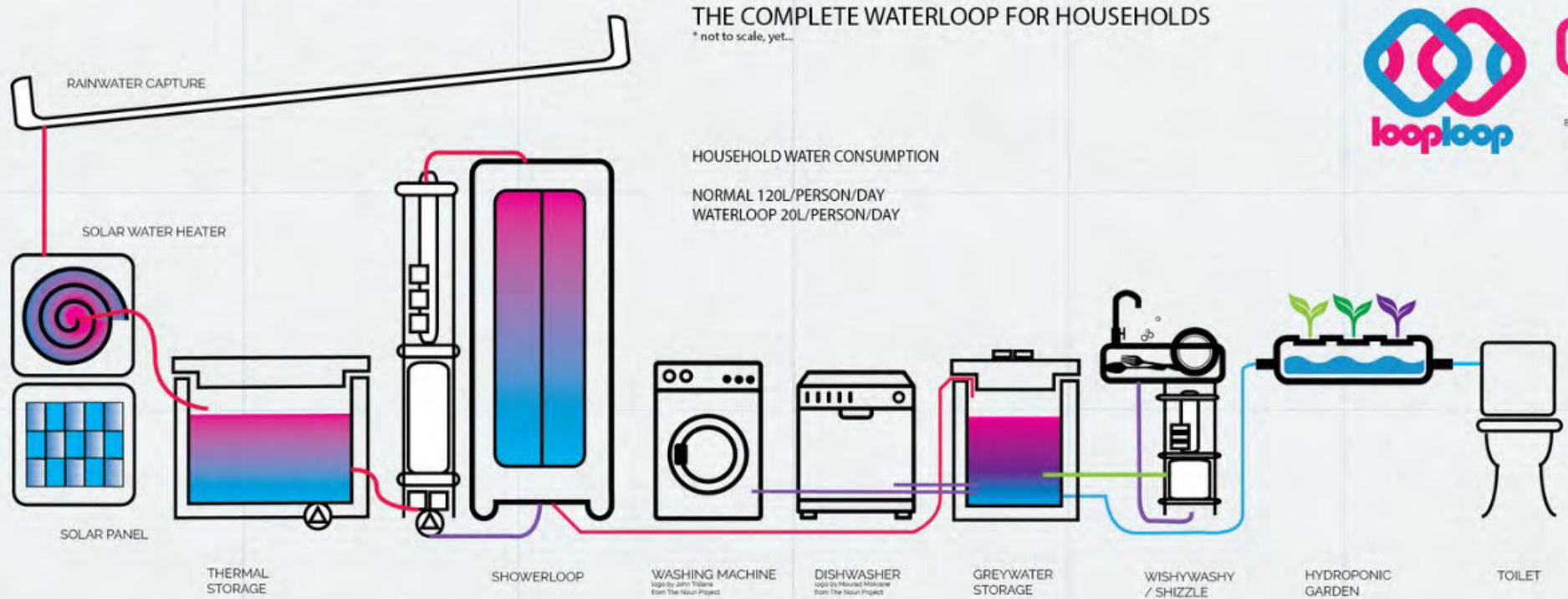


## The incinerator toilet

The incineration toilet represents a total waste solution, with it there is no separation. All the waste (urine, stool and toilet paper) is burned at high temperature, creating an ash that can be used as fertilizer rich in nutrients for your garden - a family of 4 produces about a cup of ash in a week together. *How incineration toilets work is very clearly demonstrated here using the example of a Cinderella incineration toilet installed in an Airstreamer :*



The incineration toilet is suitable for people who want to do without bark mulch or other substrates entirely, or who simply find it uncomfortable to empty the faeces container.



# THE COMPLETE WATERLOOP FOR HOUSEHOLDS

\* not to scale, yet...

## HOUSEHOLD WATER CONSUMPTION

NORMAL 120L/PERSON/DAY  
 WATERLOOP 20L/PERSON/DAY



Here's a little preview of how we imagine a complete household water loop to look like. By reusing the same water from one process to another we can dramatically decrease water consumption without having to sacrifice. We are building the system piece by piece but we need parts. If you make things like plumbing components, valves, pumps, ultra violet systems and filters let's work together. If you have spare parts feel free to send them to us :)

1. **Screen filter** (like in a kitchen sink)

To remove hair and large objects and to protect the pump. A gravity filter can also be utilised here

2. **Micro-fiber/geo-textile**

To keep in the filtrate materials but also works like the mesh filter

3. **Sand**

To filter out particles

4. **Activated carbon**

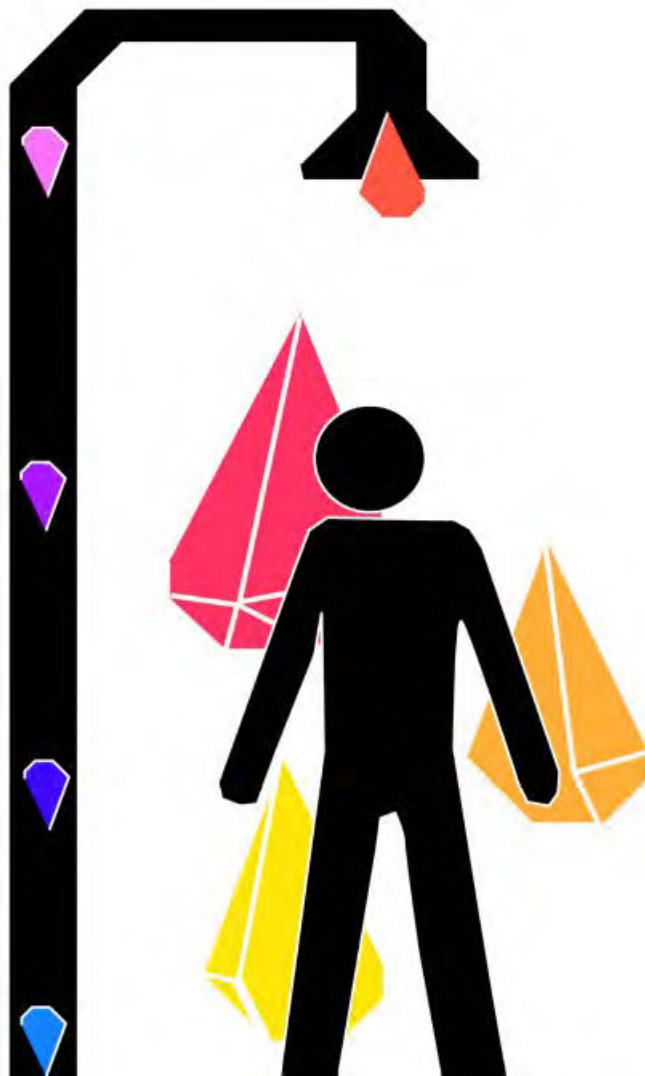
To clarify the water, remove colour, smell and chemicals

5. **Ultraviolet light**

To sterilise the water from potentially harmful bacteria

COLLECT, CLEAN, STERILISE,  
REUSE  
=> **LOOP**

After passing through the filters the water is clear, clean and bacteria free and ready to be pumped back into the shower head. A small electrical resistor can be used to reheat the water to your set temperature. When you are done the water goes down the drain like normal or you can use the water for something else, like doing your laundry or flushing the toilet to save even more water.





**Appendix E**



## TECHNICAL MEMORANDUM

**DATE:** September 24, 2022  
**TO:** Kevin Riles, KWR Approvals Inc.  
**FROM:** Meghan Milloy, McCallum Environmental Ltd.  
**SUBJECT:** **Bellevue Peggy's Cove Lake Wetland Modelling and Environmental Constraints**

---

McCallum Environmental Limited (MEL) was retained by KWR Approvals Inc. (KWR) to complete predictive wetland modelling and a review of environmental constraints on an 11-parcel land assembly (the Study Area) defined by PIDs 00574905, 00601146, 00635995, 00654053, 00654251, 00654269, 40488421, 404629636, 40629891, 41267139, and 41270208, in support of the proposed ecotourism Bellevue Peggy's Cove Lake development. The deliverable for this project was two figures showing predicted (modelled) wetland habitat and known environmental constraints by means of desktop review. The methodology and results are described herein to support these figures.

### Methods

The purpose of the Predicted Wetland Layer (PWL) as a tool created by MEL is to help predict and plan for future work on the landscape and help clients identify potential wetland areas prior to further site design and field surveys. The PWL is based on desktop review and does not represent field conditions. The PWL can be used to support planning but should always be field verified. The PWL is derived from publicly available DEMs and is processed using GIS.

The desktop environmental constraints analysis was completed for the Study Area as well using MEL's environmental database layers. These provided layers are by no means a complete set of constraints existing, but more of a "preliminary run" of constraints prior to field evaluation or regulatory consultation. Many of the databases used update regularly, or NSECC/NSDNRR has made updates, but they have not updated the shared layer yet. As such, this is current to MEL databases as of September 2022, but does not make any guarantees at the completeness of the data provided.

### Results

The PWL is shown on Figure 1, attached to this memo. This figure shows the predicted wetlands and the Halifax Regional Municipality (HRM) municipal buffer setback for watercourses. This municipal setback has been conservatively attached to all predicted wetland habitat, although, this buffer is only required on wetland contiguous with watercourses and/or open water wetlands. This figure also shows mapped/confirmed watercourses from the available provincial databases. The predicted wetland layer likely over represents wetland habitat on the landscape, and some of the narrow wetland habitat predicted could be confirmed on the landscape in the form of linear watercourses. No specific watercourse modelling was completed.

Figure 2 attached to this memo shows the results of a desktop review of environmental constraints (current as of September 2022). Within the Phase 2 and Phase 3 Study Areas, there are several constraints identified:

- Wetlands of Special Significance
- Mapped Wetlands (NSTDB)
- Mapped Watercourses and Mapped Lakes/Waterbodies (NSTDB)



- Boreal Felt Lichen Predicted Habitat

Wetlands of Special Significance are NSECC defined/confirmed during wetland permitting. The layer on Figure 2 is the predicted WSS layer provided by the province (predictive tool). Field work and regulatory consultation would be required to confirm each of these WSS if/as required. WSS are not allowed to be altered and thus are high risk if inside your project area). Your client will need to avoid these wetlands once confirmed. There could be additional WSS based on field surveys, once completed, if species at risk are observed within them, or if their functional evaluation deemed them to be of high conservation value.

All field surveyed wetlands and watercourses require permitting if any form of alteration is expected. Watercourses can be crossed (through permitting) with a bridge, culvert installation or open bottom box culvert, but watercourse diversion (physically moving a stream/realignment of a stream, infill of a pond or lake) is not permitted, unless under exceptional circumstances, or if the project has proceeded through a provincial environmental assessment process. Generally, watercourses must be avoided. Wetlands can be altered, but not those which are classified as WSS, unless the alteration of the WSS supports necessary public function. Wetland alteration must show a mitigation sequence (avoidance, minimization and mitigation of impacts) to support permitting. Wetlands that support fish habitat may require a Fisheries Act Authorization (federal authorization).

Nova Scotia Department of Natural Resources and Renewables (NSDNRR) Significant Species and Habitat database layer is a database of documented species at risk and habitats that NRR makes publicly available. The key layer identified inside the Study Area is the predictive boreal felt lichen (BFL) habitat layer (pink). This is a predictive tool/database that NSDNRR developed to predict where the boreal felt lichen might be (this is an endangered lichen). If there was boreal felt lichen present within the Study Area, it would require protection and a 500m plus buffer so has serious development implications. However, the predictive layer has been shown over the past many years to not be particularly accurate when predicting where BFL might be. This database is a predictive tool only, and all lichen presence, including BFL, must be confirmed through field surveys.

#### Limitations

This exercise was based on desktop available layers and should not be considered an exhaustive search for environmental constraints. The wetland modelling exercise predicts where wetlands might be and generally has been shown to over-predict wetland habitat. All environmental constraints must be field verified through field surveys. Field surveys to support potential permitting must be completed in the growing season which is defined as June 1 to September 30 of each year.





If you require any clarification or additional information, do not hesitate to contact the undersigned.

Sincerely,



Meghan Milloy  
Vice President  
McCallum Environmental Ltd.  
(902) 880-6375  
[meghan@mccallumenvironmental.com](mailto:meghan@mccallumenvironmental.com)



Prepared For:







**KWR Approvals Inc.**

**Figure 1**

**Bellevue Peggy's Cove  
Lake Wetland Modeling**

**Depth to Water Wetland  
Modeling Results**

**Project # 22-687**

-  Study Area Phase 2
-  Study Area Phase 3
-  Mapped Lake (NSTDB)
-  Mapped Watercourse (NSTDB)
-  Predicted Wetlands
-  HRM 20m Buffer



Coordinate System: NAD 1983 CSRS UTM Zone 20N  
 Projection: Transverse Mercator  
 Datum: North American 1983 CSRS  
 Units: Meter



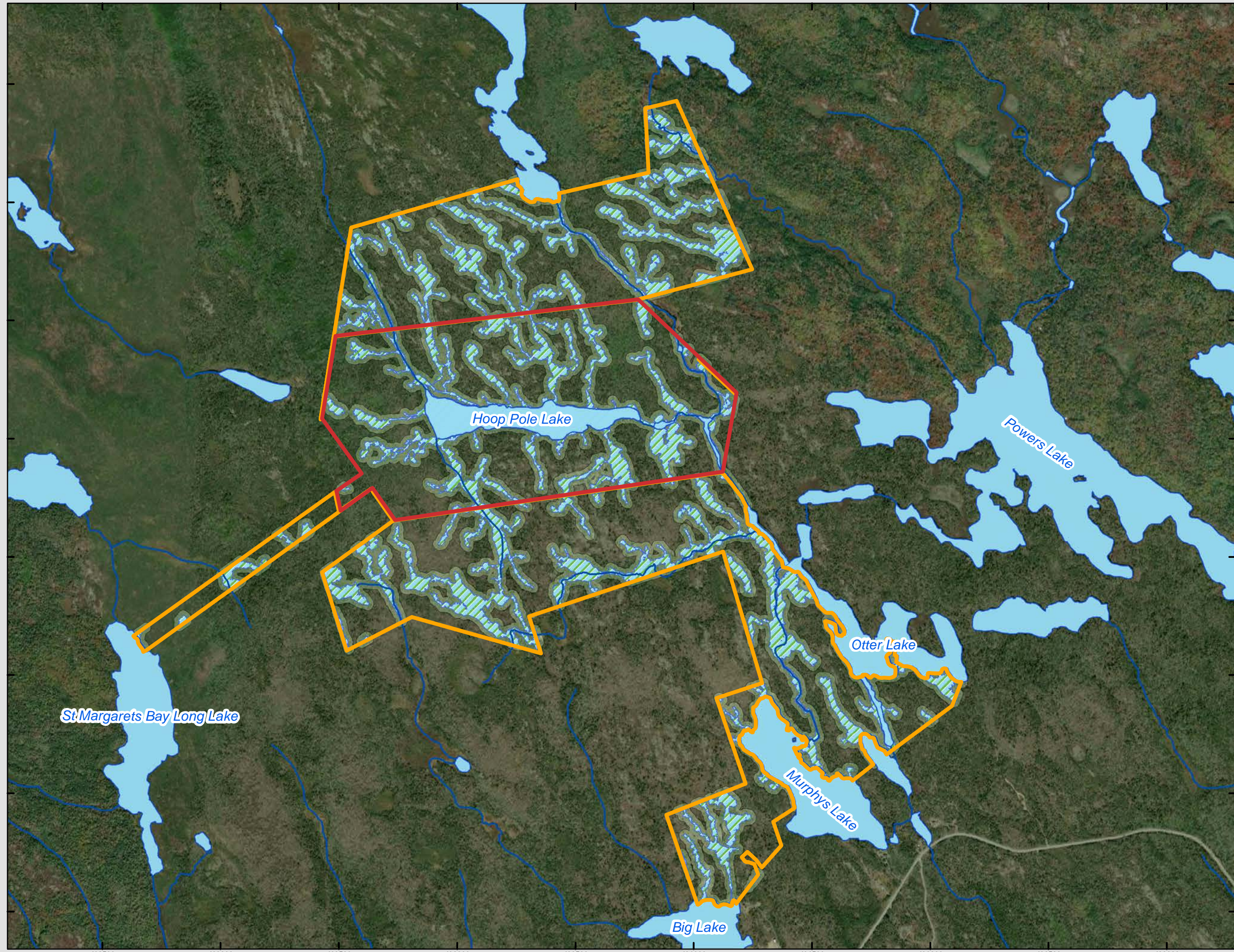
0 125 250 500 m

1:15,000 Scale when printed @ 11" x 17"

Drawn By: J. Mulino-Devoe Date: 2022-09-13



**McCallum Environmental Ltd.**

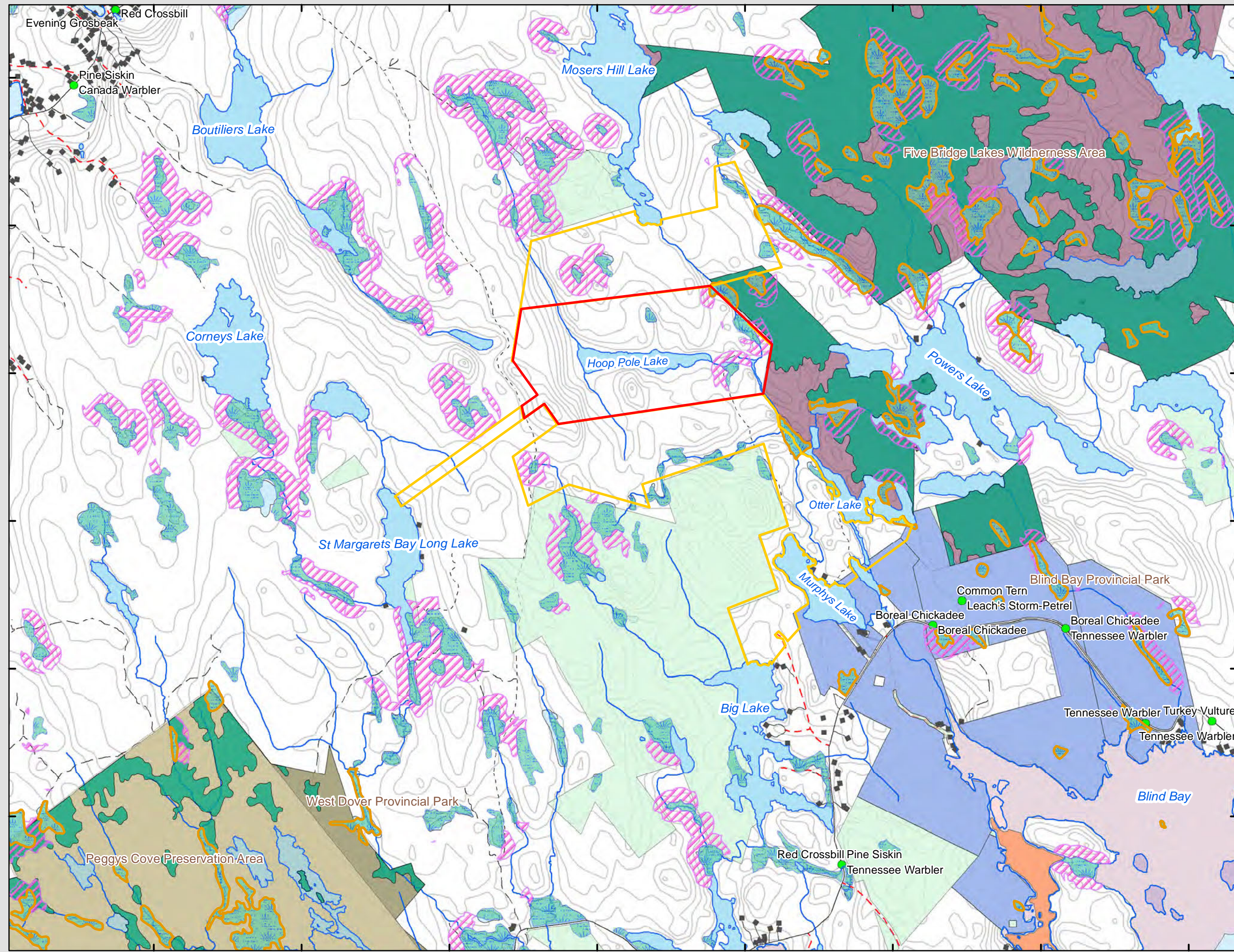




**FIGURE 2**

**Bellevue Peggy's Cove  
 Lake Environmental  
 Constraints Mapping**

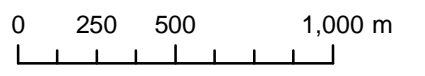
**Project # 22-687**



- Buildings
- ACCDC Observation
- Mapped Watercourse (NSTDB)
- 5m Contour Line (NSTDB)
- Crown Lands
- Old Forest Policy 2022
- Wetlands of Special Significance
- NSDNRR Significant Species and Habitat Database
- Peggy's Cove Preservation Area
- Sea Farming Industries B.V.
- Water Body (NSTDB)
- Mapped Wetland (NSTDB)
- Mapped Lake (NSTDB)
- Boreal Felt Lichen Predictive Habitat
- Study Area Phase 3
- Study Area Phase 2
- Five Bridge Lakes Wilderness Area
- West Dover Provincial Park
- Blind Bay Provincial Park
- 3640



Coordinate System: NAD 1983 CSRS UTM Zone 20N  
 Projection: Transverse Mercator  
 Datum: North American 1983 CSRS  
 Units: Meter



1:24,000 Scale when printed @ 11" x 17"

Drawn By: MD  
 Reviewed By: \_\_\_\_\_  
 Date: 2022-09-13



**McCallum Environmental Ltd.**



## Kevin W. Riles

---

**Subject:** Nova Scotia Environment (NSE) Wetland Permitting and Compensation Process

**From:** Meghan Milloy <meghan@mccallumenvironmental.com>

**Sent:** Tuesday, September 20, 2022 4:15 PM

**To:** jane@kwrapprovals.com

**Cc:** 'Kevin W. Riles' <kevin@kwrapprovals.com>

**Subject:** Nova Scotia Environment (NSE) Wetland Permitting and Compensation Process

Hi Jane,

Wetland permitting process:

1. We need to actually delineate the wetlands on the ground. To date, the results are only modelled/predicted wetlands. This work can be completed until there is snow on the ground and then again once snow is gone in the spring.
2. Field work is then required within each wetland that is considered for alteration – it is at this point that we complete the functional assessment to “rank” the significance of the wetland. We also complete a survey for species at risk presence within the wetland. Collectively, this work determines the likelihood of success in alteration. This work could require the wetland to be classified as a Wetland of Special Significance (WSS). WSS are not allowed to be altered, unless to support public good. This field work must be completed between June 1 and Sept 30. If we are delineating wetlands in season, we can collect the data to support an alteration all at once (most efficient way to do it).
3. MEL can then prepare a wetland alteration application for submission to Nova Scotia Environment and Climate Change (NSEC). This application requires a section related to efforts to avoid wetlands, minimize impacts to wetlands which needs to come from your client’s development plan – this is the argument section – we’ve done the best we can to plan/develop, but we need to impact these wetlands and here’s why. That kind of stuff.
4. For every wetland lost, the client needs to restore wetland habitat to offset the losses. This is completed generally at a 2:1 ratio (can be higher depending on the significance of the wetland (3:1- or 4:1 even for WSS)). This work can be completed by a Wetland Restoration Professional (MEL is one, there are others). Generally, the cost associated with this is ~\$3.50/m<sup>2</sup>.

In the compensation part of the application, MEL can highlight trail networks that have been planned to integrate remaining wetlands into the development (perhaps the client would consider some signage/educational material even) and these trails can be considered as part of the compensation plan (to be negotiated with NSECC but we have had success with this in the past) which lessens the need for offsite restoration. It can only form a portion of the overall compensation plan (minimum 1:1 restoration on the ground is required).

Hope this helps!

Meg

**Meghan Milloy, MES**

VICE PRESIDENT

(902) 880-6375



**Appendix F**

# Big Lake Eco-Tourism Retreat Traffic Impact Statement

June 2023

Prepared for  
KWR Approvals Inc







## TABLE OF CONTENTS

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<b>4</b>	<b>CONCLUSIONS AND RECOMMENDATIONS.....</b>	<b>10</b>



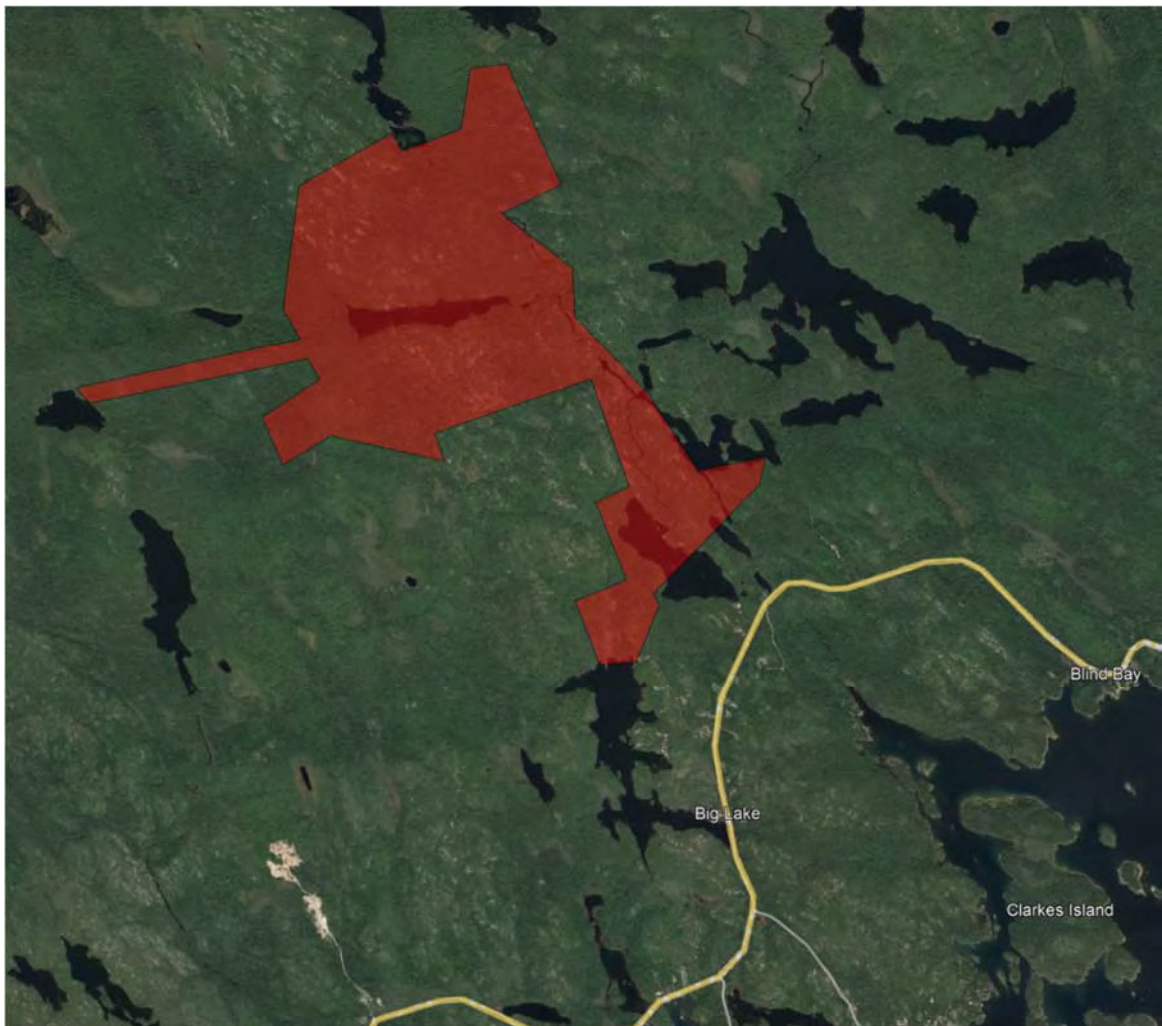
Prepared by  
Jeff R. LeBlanc, P.Eng., PMP

# 1 Introduction

## 1.1 Background

KWR Approvals Inc (KRWA), on behalf of the owner Bellevue Management Inc, is working on a proposal to develop their approximately 729-acre land assembly in the communities of Big Lake, Glen Margaret, Hackett's Cove and Blind Cove with an Eco-Tourism Retreat that would incorporate an integrated trail system with Tiny Homes on Wheels (THOWs). Exhibit 1.1 shows the site in red in the context of the surrounding area.

Exhibit 1.1 – Proposed Eco-Tourism Retreat in Big Lake, Nova Scotia



Source: Google Earth

Bellevue Management Inc. has proposed to develop their property in phases with up to 100 THOW's along with staff housing and an administration building. Initial plans would also include a long-term parking area with up to 30 parking spaces.

Access to the property will be from a connection to the northern end of Big Lake Drive which is a private road that connects directly to Prospect Road (Nova Scotia Highway 333). Refer to Exhibit 1.2 for a proposed site plan for the development.





## 2 Existing Traffic Conditions

### 2.1 Description

The principal routes affected by this development are Prospect Road (Highway 333) and Big Lake Drive. Exhibit 2.1 summarizes HRM’s Characteristics of Street Classes from HRM’s Municipal Service Systems Design Guidelines and we have also included Transportation Association of Canada’s (TAC) Characteristics of Urban Roads in Exhibit 2.2

Exhibit 2.1 – HRM’s Characteristics of Street Classes

Characteristic	Arterial Street	Major Collector	Minor Collector	Local Industrial	Local Street
1. Traffic Service Function	First Consideration	Traffic movement primary consideration, land access secondary consideration, some parking	Traffic movement of equal importance with land access, parking permitted	Traffic movement secondary consideration with land access primary consideration, parking permitted	Traffic movement secondary consideration with land access primary consideration, parking permitted
2. Land Access Function	Limited Access with no parking				
3. Range of design traffic average daily volume	More than 20,000	12,000 to 20,000 or more	Up to 12,000	Less than 3,000	Less than 3,000
4. Characteristics of traffic flow	Uninterrupted flow except at signals; w/ pedestrian overpass	Uninterrupted flow except at signals and crosswalks	Interrupted flow	Interrupted flow	Interrupted flow
5. Average running speed in off-peak conditions	50-70 km/hr	40-60 km/hr	30-50 km/hr	15-30 km/hr	15-30 km/hr
6. Vehicle types	All types	All types but trucks may be limited	All types with truck limitation	All types	Passenger and service vehicles, transit buses; large vehicles restricted
7. Connects to	Expressways, arterials, major collectors, minor collectors	Expressways, arterials, major collectors, minor collectors, some locals	Arterials, major collectors, minor collectors, locals	Some major collectors, minor collectors, locals	Some major collectors, minor collectors, locals

**Prospect Road** is a major route (Nova Scotia Highway 333) that extends from Halifax at Route 3 to St Margarets Bay and provides access to dozens of communities including Peggy’s Cove. It’s a two lane facility throughout with some auxiliary turning lanes and it provides access to residential and commercial properties. The posted speed limit varies and is listed at 80km/hr in the study area near the proposed development. Prospect Road is constructed with a gravel shoulder and ditches and there are no pedestrian sidewalks or walkways. It is controlled and maintained by Nova Scotia Public Works.

**Big Lake Drive** is a narrow private, graveled road that currently provides access to 7 properties.

Exhibit 2.2 – Transportation Association of Canada Characteristics of Urban Roads

	Public Lanes		Locals		Collectors		Arterials		Expressways	Freeways
	Residential	Commercial	Residential	Indust./Comm.	Residential	Indust./Comm.	Minor	Major		
traffic service function	traffic movement not a consideration		traffic movement secondary consideration		traffic movement and land access of equal importance		traffic movement major consideration	traffic movement primary consideration	traffic movement primary consideration	optimum mobility
land service / access	land access only function		land access primary function		traffic movement and land access of equal importance		some access control	rigid access control	no access	no access
traffic volume (veh/day) (typical)	<500	<1000	<1000	<3000	<8000	1000 – 12 000	5000 – 20 000	10 000 – 30 000	>10 000	>20 000
flow characteristics	interrupted flow		interrupted flow		interrupted flow		uninterrupted flow except at signals and crosswalks		uninterrupted flow except at signals	free-flow (grade separated)
design speed (km/h)	30 - 40		30 - 50		50 - 80		50 - 70	60 - 100	80 - 110	80 - 120
average running speeds (km/h) (off-peak)	20- 30		20 - 40		30 - 70		40 - 60	50 - 90	60 - 90	70 - 110
vehicle type	passenger and service vehicles	all types vehicles	passenger and service vehicles	all types vehicles	passenger and service vehicles	all types vehicles	all types	all types up to 20% trucks	all types up to 20% trucks	all types up to 20% trucks
desirable connections	public lanes, locals		public lanes, locals, collectors		locals, collectors, arterials		collectors, arterials, expressways, freeways		arterials, expressways, freeways	arterials, expressways, freeways
transit service	not permitted		generally avoided		permitted		express and local buses permitted		express buses only	express buses only
accommodation of cyclists	no restrictions or special facilities		no restrictions or special facilities		no restrictions or special facilities		lane widening or separate facilities desirable		prohibited	prohibited
accommodation of pedestrians	pedestrians permitted, no special facilities		sidewalks normally on one or both sides	sidewalks provided where required	sidewalks provided both sides	sidewalks provided where required	sidewalks may be provided, separation for traffic lanes preferred		pedestrians prohibited	pedestrians prohibited
parking (typically)	some restrictions		no restrictions or restrictions one side only		few restrictions other than peak hour		peak hour restrictions	prohibited or peak hour restrictions	prohibited	prohibited
min. intersection spacing <sup>1</sup> (m)	as needed		60		60		200	400	800	1600 (between interchanges)
right-of-way width (m) (typically)	6 - 10		15 - 22		20 - 24		20 <sup>2</sup> - 45 <sup>3</sup>		>45 <sup>3</sup>	>60 <sup>3</sup>

Refer to Exhibit 2.3 for photos of the Study Area around the proposed development in Big Lake, Nova Scotia

Exhibit 2.3 – Study Area Photos



Big Lake Drive in Big Lake, Nova Scotia





Prospect Road at Big Lake Drive looking south



Prospect Road at Big Lake Drive looking north



Big Lake Drive at Prospect Road looking west





Big Lake Drive (Private Road)

## 2.2 Existing Traffic Volumes

We reached out to Nova Scotia Public Works for recent counts in the area and they completed 24-hour counts in June 2022 on Prospect Road approximately 1.3 km east of Big Lake Drive

Average Annual Daily Traffic (AADT) at this location was 1,613 vehicles which is two-way traffic. These counts didn't specify directional traffic volumes. We did calculate the average two-way AM peak hour volumes at 67 vehicles and the two-way PM peak hour volumes at 138 vehicles so existing traffic at this location is relatively light.

## 2.3 Trip Distribution

NSPW traffic counts in 2022 didn't provide an indication of trip distribution in the area as they were two-way volumes but we did review their counts completed at the same location in 2021. In the AM peak hour 72% of vehicles are heading eastbound towards Halifax with the balance of 28% travelling westbound towards Peggy's Cove. In the PM peak hour traffic is split 50/50 eastbound and westbound.

Traffic generated by the proposed Eco-Tourism Retreat will likely attract most of its traffic from the east on Prospect Road as that is a shorter distance to the Halifax Peninsula and heavily populated areas of HRM.

## 2.4 Transit and Pedestrians

There are no transit services in the area near the proposed development, however, the St. Margaret's Bay Community Transportation Society, operating as BayRides program is a community-based transportation service that offers accessible, reliable, affordable door-to-door transportation in the St Margarets Bay area although this service's eastern boundary is in West Dover so it doesn't actually cover the area of the proposed development on Big Lake Drive.

## 2.5 Stopping Site Distance

As per the Transportation of Canada Geometric Design Guide for Canadian Roads, adequate stopping site distance *"is essential for safe operation that the vehicle operator be able to see far enough ahead to stop if necessary. Conditions that would force a vehicle operator to stop are for example, an object on the roadway, a culvert washout or other fault in the roadway. Adequate stopping site distance is required throughout the length of the roadway. Minimum stopping site distance is the sum of two distances namely:*

- *Brake reaction distance*

*The distance travelled during the brake reaction time, that is the time that elapses from the instant an object, for which the driver decides to stop, comes into view to the instant the driver takes remedial action (contacts brake pedal).*

- *Braking distance*

*The distance travelled from the time that braking begins to the time the vehicle comes to a stop."*

The posted speed on Prospect Road at Big Lake Drive is 80 km/hr and this speed requires a stopping site distance of 140 m.

Visibility is good to the north and south of Big Lake Drive (see Section 2.3) and we didn't observe any issues with Stopping Site Distance during our site visit.

We did note that the existing vegetation appears to encroach into the right-of-way of Prospect Road on the western side so this should be trimmed to ensure good visibility to the north and south for traffic exiting Big Lake Drive.

### 3 Site Generated Traffic

#### 3.1 Trip Generation

The proposed Eco-Tourism Retreat will be built in phases with the 1<sup>st</sup> phase consisting of 20 Tiny Homes on Wheels (THOWs), the 2<sup>nd</sup> phase of up to 60 THOWs and a possible full build out of 100 THOWs if the demand supports.

We expect the development will operate in a similar way to a commercial campground with some guests staying for a week or more and others staying for a weekend. We don't expect the peak hour(s) of site generated traffic to align to the AM and PM peak hours of the surrounding transportation network due to check in and check out times of a resort type development like this

We completed trip generation estimates using equations provided in Institute for Transportation Engineer's Trip Generation Manual 11th Edition for the existing and proposed land uses with the following Land Use Codes.

- ITE Land Use 146 Campground/Recreational Vehicle Park

*"A campground/recreational vehicle park is a recreational site that accommodates campers, trailers, tents, and recreational vehicles on a transient basis. They are found in a variety of locations and provide a variety of facilities, often including restrooms with showers and recreational facilities, such as a swimming pool, convenience store, and laundromat."* The unit of measurement for average vehicle trip ends is occupied campsites.

Exhibit 3.1 – Estimated Future Site Generated Traffic Volumes

LAND USE	QUANTITY	AM PEAK			PM PEAK		
		TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Campground ITE Land Use 416	100	21	26%	74%	27	63%	37%
			8	13		18	9
<b>TOTAL</b>		<b>21</b>	<b>8</b>	<b>13</b>	<b>27</b>	<b>18</b>	<b>9</b>

We estimate that the proposed development will generate additional net new traffic volumes of **21** vehicles in the AM peak hour and **27** vehicles in the PM peak hour.



## 4 Conclusions and Recommendations

- This Traffic Impact Statement has provided a high level overview of the proposed development of an Eco-Tourism Retreat that would incorporate an integrated trail system with up to 100 Tiny Homes on Wheels (THOWs) that will accommodate guests for varied lengths of stay similar to a campground.
- It includes an estimate of new site generated trips and an analysis of existing traffic volumes in the surrounding area.
- Based on ITE Trip Generation Rates, we estimate that the proposed development will generate **21** new vehicle trips in the AM Peak Hour and **27** new vehicles in the PM Peak Hour.
- Site generated traffic will most likely follow existing trip distribution patterns along Prospect Road in the AM and PM peak hours, however, we do expect that most of the traffic generated by the proposed development to originate from the east from the more heavily populated area of Halifax Regional Municipality.
- We recommend that Big Lake Drive be upgraded to Transportation Association of Canada and HRM Guidelines to permit two-way traffic through its length to the proposed entrance to the Eco-Tourism Retreat.
- Vegetation should be removed in the right of way on the west side of Prospect Road near Big Lake Drive to ensure maximum visibility for vehicles exiting.
- The traffic that will be generated by this proposed development is relatively minor and so is traffic on Prospect Road so we don't expect any significant impacts on the surrounding transportation network in Big Lake.

**Appendix G**

# WE INVEST IN SUSTAINABILITY

OWNER AND VALUE DRIVEN



# BELLEVUE AT A GLANCE

## KEY FACTS

- BELLEVUE GmbH & Co. KGaA is an investment company with a portfolio of technology companies and real estate. The corporate holdings comprise four majority holdings and five minority holdings.
- The majority shareholdings consist of the following companies:
  - Xara Gruppe ([xara.com](http://xara.com))
  - Expert Systems GmbH ([Provenexpert.com](http://Provenexpert.com))
  - Loudly GmbH ([loudly.com](http://loudly.com))
  - mufin GmbH ([mufin.com](http://mufin.com))
- The minority interests consist of the following companies:
  - MAGIX Group ([magix.com](http://magix.com))
  - Numecent ([numecent.com](http://numecent.com))
  - Vizzlo ([vizzlo.com](http://vizzlo.com))
  - Crafting Future ([craftingfuture.de](http://craftingfuture.de))
  - Les Lunes ([leslunes.de](http://leslunes.de))
- Social commitment
  - Our social activities refer to:
  - Actions against climate change
  - Support for people in extreme situations and poverty
  - All details : [https://bellevue.eu/#xl\\_socialcommitment](https://bellevue.eu/#xl_socialcommitment)
- Real Estate Portfolio
  - 26,950 m<sup>2</sup> Commercial real estate in Berlin
  - 1,760 m<sup>2</sup> Commercial real estate in Lübbecke
  - 8,500 m<sup>2</sup> Residential real estate in Berlin
  - 2,000 m<sup>2</sup> Residential property in Dresden
  - 5,700 m<sup>2</sup> Residential property in Potsdam (construction)
  - 1,350 m<sup>2</sup> Tourism real estate in Mallorca
  - 295 ha / 729 acres land development for Eco-Tourism project in Nova Scotia, Canada (under construction)
- Venture Funds
  - Sustainable Aqua Culture ([aqua-spark.nl](http://aqua-spark.nl))
  - Sustainable Food Tech ([foodlabs.com](http://foodlabs.com))
  - Agriculture ([do-investment.de](http://do-investment.de))
  - Circular Bio Economy ([ecbf.vc](http://ecbf.vc))
  - Decarbonisation Tech ([extantia.com](http://extantia.com))
  - Decarbonisation Tech ([planet-a.com](http://planet-a.com))
  - Health ([Apollo.vc](http://Apollo.vc))
  - Blockchain ([whitesquarecapital.com](http://whitesquarecapital.com))
  - Impact Fund ([revent.vc](http://revent.vc))
  - Information Technology ([gpbullhound.com/funds/](http://gpbullhound.com/funds/))
  - Information Technology ([project-a.com](http://project-a.com))
  - Information Technology ([bfp.vc](http://bfp.vc))





# ECO-Tourism

Nova Scotia



# Land Development Big Lake Eco-Tourism Retreat

**01****ENERGY GENERATION & STORAGE**

Solar Panels, Solar Heat Gain Windows, Battery Storage

**02****ENERGY CONTROL**

Amp Inverter, Water Pump Controller, HVAC system

## 729 acres of land

Renting of mobile tiny cabins (THOW = Tiny Homes on Wheels) which are built as passive houses. The cabins will be placed mindfully into the landscape. They should preserve the natural environment and will be well integrated without destroying the nature.

**03****ENERGY CONSUMPTION**

Energy Efficient Lighting and Non-Venting Appliances, High Efficiency Fan, HVAC system, Heat Pump Water Heater, Constant Pressure Water System



# Tiny Cabins

Feel the nature and be a part of it - access to major touristic attractions in Nova Scotia - nearby Halifax - escape from the city to refresh your mind within the nature - mindful activities - passive housing



# The Cabins



## Living Space

300 sq ft, optimized intelligently to serve up to 4 sleeping accommodations, kitchen, living room and work space.

## Locations

Placed mindfully into the landscape, close to interesting places like lakes, rocks, rivers or within the forest.

## Access

Access through hiking, biking or electric ATV via our trail network.

## Magic Places

Areas with beautiful scenery where we build shelters for short term rests.



### Ecological

Food Delivery Service, Catering Service



### Workshops

Yoga - Nutrition - Health - Mindfulness



### Activities

Hiking, Biking, Canoeing, Fishing, Sailing, Trips to Halifax, Peggy's Cove, Lunenburg ...



# The Cabins and Magic Places





An architectural rendering of a modern wooden building, the Community House. The building features a large, steep gabled roof with several skylights. The exterior is clad in vertical wood slats. A prominent feature is a large, open wooden frame structure that forms a series of interconnected triangles, creating a courtyard area. The building is surrounded by greenery, including trees and a lawn. In the foreground, there are wooden picnic tables and a few people sitting at them. The sky is blue with scattered white clouds.

# Community House

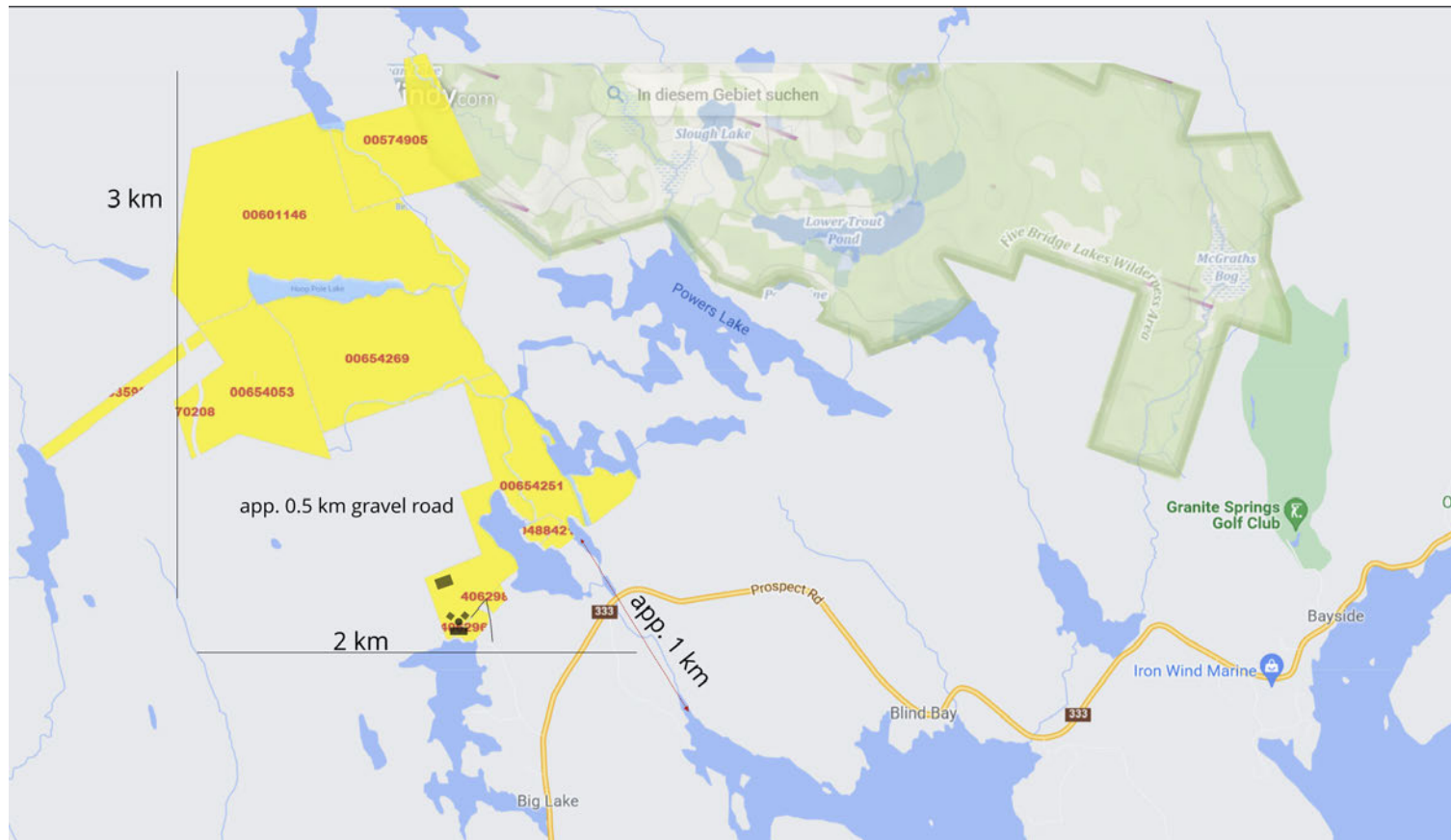
This building will serve as the main check-in point for the retreat, offer hostel rooms, kitchen service for guests, a sauna, and host a variety of events (including mindfulness and health workshops, wellness activities, etc.) for guests and the local community to enjoy.



# The Land Development Project

Detailed information:

Development Plan



## Videos of Property

<https://www.youtube.com/watch?v=BUY39SIOMdY>

<https://youtu.be/5-xBZnQu9bU>

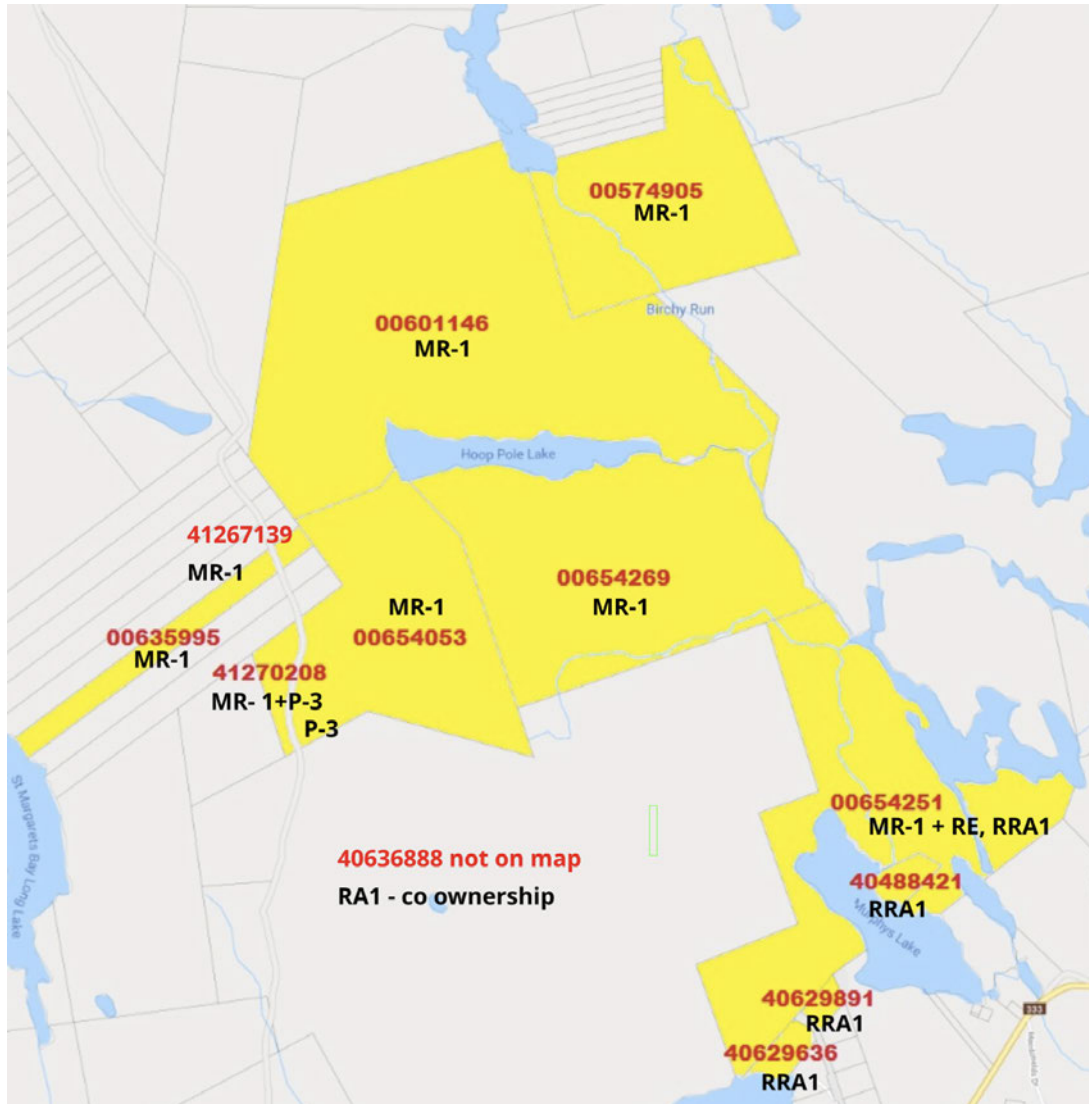
<https://youtu.be/36NXZYgKzRo>

## Big Lake Eco-Tourism Retreat

One community house at Big Lake and one accessory house.

Tiny cabins (THOW) will be placed throughout the property at various places, aligned with the nature and environment. Furthermore areas for relaxation by the creek or viewing platforms will be established for super, natural experiences at the so called “Magic Places” or “Secret Places”.

# The Land Development Project



## Hoop Pole Lake Nature Experience

PIDs with permitted land usage - zoning rights.

### MR-1 :

**Residential Uses:** Single unit , two unit and mobile dwellings, Business uses with permitted dwellings

**Resource Uses:** Agriculture uses (also intensive), Forestry uses, Fishery uses, Extractive facilities and bulk storage facilities, Cannabis production

**Commercial Uses:** Hunting and fishing lodges

**Community uses:** Recreation uses, Private and public parks, Open spaces uses

### RRA-1 :

**Residential Uses:** Single unit and two unit dwellings, Auxiliary dwellings units (single), Home Business uses ,

**Resource Uses:** Fishery support, Agricultural uses

**Other Uses:** Existing business uses, Existing dwellings

**Community uses:** Open spaces uses

### RRA-1 :

**Conservation Uses:** Public parks, Trails, Historic sites, Aids to marine navigation, Existing hunting and fishing camps



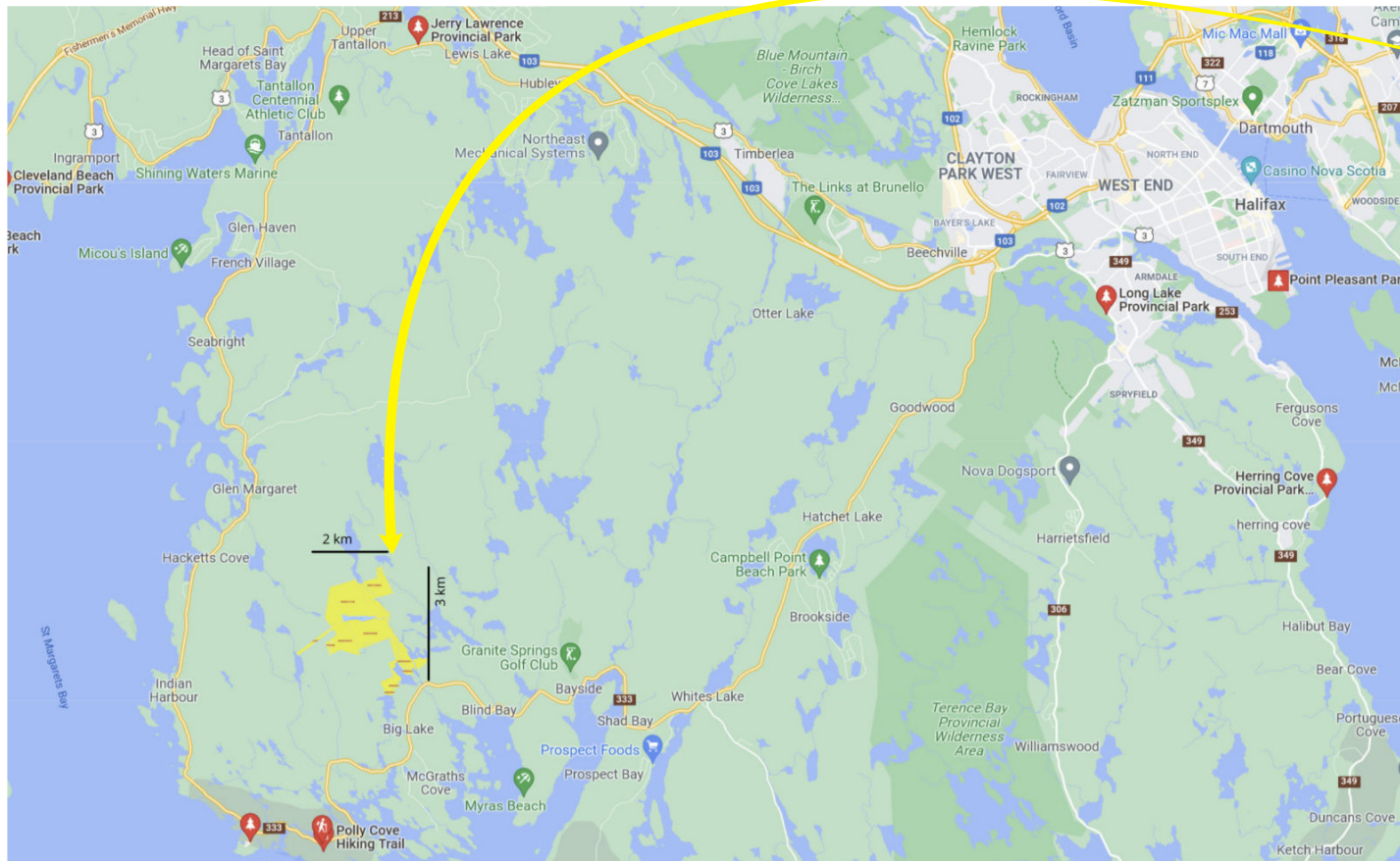
A person is seen from behind, sitting in a red kayak on a calm lake. They are holding a red paddle. In the distance, a deer with large antlers stands on the shore. The background is a dense forest with trees in autumn colors. The water is still, reflecting the surrounding environment.

## Canoeing

Six lakes on premise and connected to the Ocean and Five Bridge Lake Wilderness.



# The Location



## Hoop Pole Lake Nature Experience

The location offers pure nature for relaxing but it is close to many interesting touristic hot spots.

Halifax is just a 30 minutes drive or 1 hour ride by bike away . Lunenburg 40 minutes and Peggy’s Cove 10 minutes.

The ocean can be reached by a short walk or by canoeing.





## Endless Bike and Hiking Trails

On premise and connected to Five Bridge Lake Wilderness and Peggy's Cove.



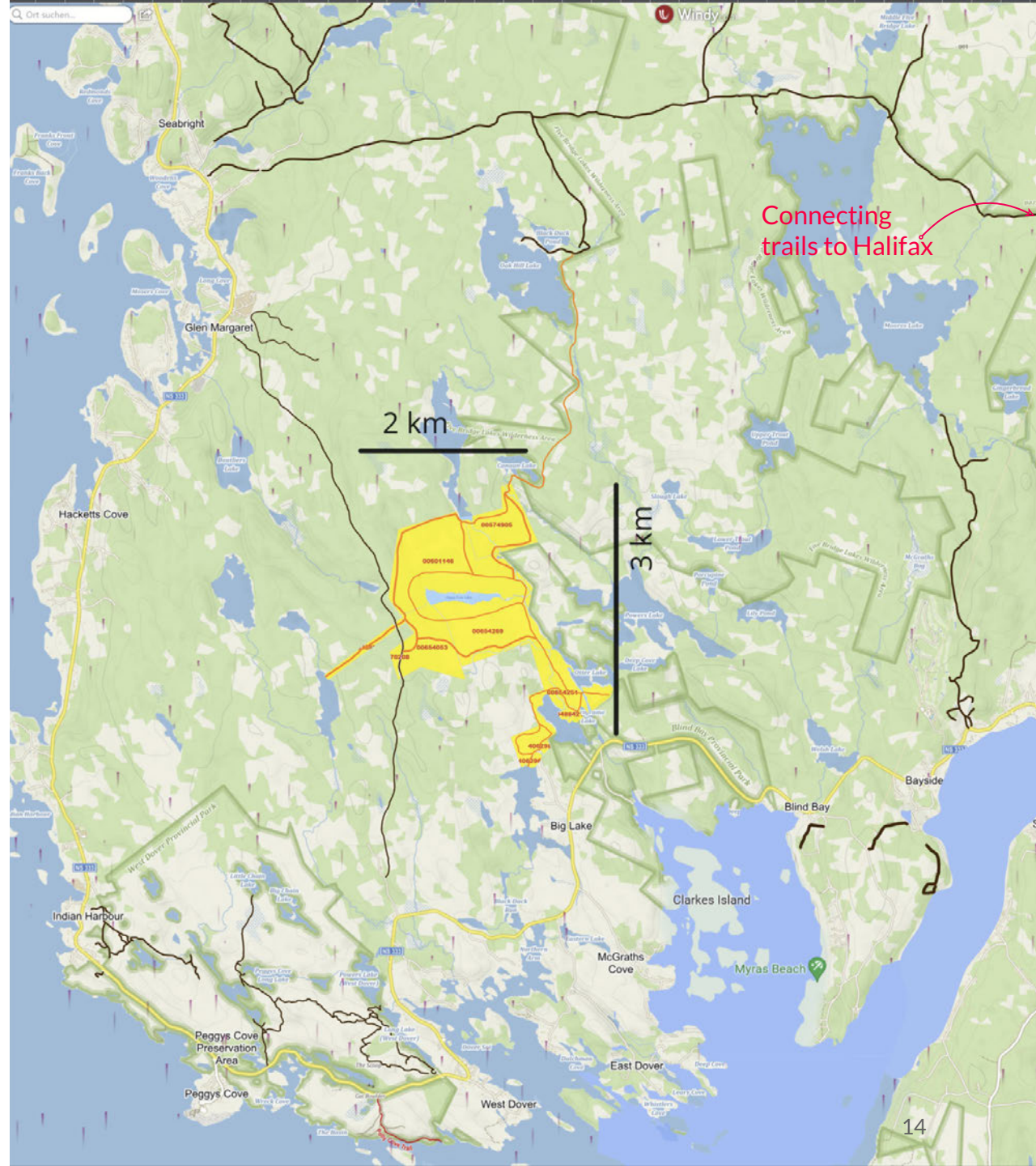
# Hiking and Biking Trails

## Big Lake Eco-Tourism Retreat

The orange lines are hiking/biking trails that will be created by Bellevue.

Black lines are existing hiking/biking trails in public areas.

We would like to connect our trails with trails from the wilderness area and allow hikers to use our trails as well. We will help to maintain connecting trails from the wilderness area by using a free app that can be used to report areas that need maintenance.





**JUERGEN JARON**

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**Appendix H**



























## Appendix I



**HALIFAX**

**MUNICIPAL PLANNING  
STRATEGY**

**PLANNING DISTRICT 4  
(PROSPECT)**



be used for the commercial harvesting of indigenous berries. The terrain may also support the raising of livestock which are not dependent upon permanent pasturage. Given the relative isolation of the designation and the possibility that some area may be found productive for certain types of agriculture, such uses will be supported.

With the exception of a few isolated hunting and fishing camps, the Resource Designation does not include any lands developed for residential purposes, largely because the area is not accessible from public roads. Given the proximity and accessibility of the Plan Area to the expanding urban areas, it is probable that these lands could become absorbed for a more suburban style of residential subdivision development as is occurring within the Residential A or Residential B Designations.

### Land Use Policies

The Resource Designation is that area in which resource development shall be supported and encouraged. Resource uses shall include hunting and fishing lodges, sawmills and related forest industries, agricultural activities and aquaculture operations.

The support for resource related development in the designation is matched by support for measures to provide a high degree of environmental protection. A minimum separation between some resource industries and adjacent watercourses shall be established in the land use by-law. Enforcement of existing, provincial and federal regulations related to environmental protection are also encouraged and fully supported.

In addition to environmental concerns, it is also important to ensure that adequate separation is maintained between any existing residential development in adjacent designations and resource development within this Designation. Therefore, the land use by-law shall establish separation distances between non-residential development in the Resource Designation and residential uses within abutting designations.

Recreation uses, parks and open space uses are compatible with resource activity and are supported by the high recreation potential in the designation. Recreation uses, excluding commercial recreation uses such as commercial campgrounds, golf courses and amusement centres, shall be permitted "by right" in the designation.

As was previously mentioned, there is no residential development activity occurring within the Designation, largely because the area is not accessible from public roads. It is probable that this land will eventually become absorbed for a suburban style of residential development, as is occurring elsewhere throughout Planning District 4. This form of residential development, however, is not expected to occur within the immediate future (the next 5 years or so) since these inaccessible backlands are located an average distance of one mile from any public road.

In the interim some form of residential development may occur in association with resource development or independently for seasonal residence. Single unit dwellings, which may include a seasonal residence, shall be permitted to develop within this Designation. In order to ensure that the valued rural aspects of this Designation are protected, larger minimum lot sizes of eighty thousand square feet shall be required to support residential development.

**RES-1** It shall be the intention of Council to establish the Resource Designation as shown on Map 1 - Generalized Future Land Use. Within the designation, it shall be the intention



of Council to recognize the area as a priority for resource development.

The designation shall encourage and support the development of resource based economic growth and recreation uses while supporting measures to protect the natural environment.

RES-2 Within the Rural Resource Designation, it shall be the intention of Council to establish a resource zone which permits resource industries, recreation uses, and low density single unit dwellings and business activities in association with residential uses on lots which have a minimum area of eighty thousand (80,000) square feet. Further, it shall be the intention of Council to incorporate provisions within the land use by-law to ensure that resource based industries are adequately separated from abutting residential zones, residential uses permitted within the resource zone and watercourses.

In terms of extractive operations, the Planning Act gives the Municipality very little control over activities fundamental to pit and quarry operations, since the extraction of aggregate resources are considered to be a consumption rather than a use of land. The construction of structures, storage of equipment or the bulk storage of aggregates, however, are not considered to be fundamental to the extraction operation and may be controlled.

While this Designation gives a high priority to the development of local natural resources, there are concerns with possible damage to the natural environmental, especially the water system, and of negative impacts on adjacent communities presented by the establishment of extractive operations. In order to minimize effects on the natural environment and adjacent communities, facilities related to such operations shall only be considered in accordance with the development agreement provisions of the Planning Act. Such agreements shall ensure that these operations are conducted during reasonable hours and will address specific locational and design details to minimize potential land use conflicts and environmental hazards.

RES-3 Notwithstanding Policy RES-2, within the Resource Designation, Council may consider permitting facilities associated with extractive operations according to the development agreement provisions of the Planning Act and having regard for the following:

- (a) that the proposed facility associated with a quarry operation as defined in accordance with the Nova Scotia Department of Environment, Pit And Quarry Guidelines is not located within one half a (0.5) mile of any adjacent residential or mixed use zone;
- (b) that the proposed facility associated with a pit operation as defined in accordance with the Nova Scotia Department of Environment, Pit And Quarry Guidelines is not located within three hundred (300) feet of any adjacent residential or mixed use zone;
- (c) that any building, structure, plant or product stockpile shall not be located within three hundred (300) feet of a watercourse;
- (d) the effects of the use on the natural environment as contained in any report from the appropriate provincial or federal government authority;
- (e) that separation distances from lot lines and adjacent development as well as controls on runoff be incorporated in the development agreement;
- (f) the provision of a treed, landscaped buffer strip designed to provide a dust and wind break, noise buffer and visual barrier;
- (g) provisions for the ongoing rehabilitation and ultimate reuse of the lands;



- (h) the effect of the proposed use on surrounding traffic patterns and general public safety;
- (i) provisions for limiting public access to the site;
- (j) hours of operations;
- (k) provisions of Policy IM-11.

In addition to the requirement for a development agreement, the Department of the Environment possesses additional expertise and jurisdiction which can provide safeguards from extractive facilities. The proposed pit and quarry regulations contain provisions for rehabilitation and controls over environmental contamination. Provincial enactment of these proposed regulations would help to ensure that such extractive operations are operated in an environmentally sound manner. Requiring that industrial waste permits be issued by the Department of the Environment for all extractive operations would help to ensure the Department's involvement in protecting environmental interests. This provincial involvement, through the permit system, is an appropriate additional measure to address concerns with the effects of blasting.

In addition to municipal involvement through land use by-laws, municipal Topsoil, Excavation and Blasting By-laws require permits for most instances of excavation activity. Conditions under which these permits will be issued include a range of terms addressing days and hours of operation, disposal of waste material, separation distances, site rehabilitation and performance bonds.

However, there have been difficulties with enforcement of the by-laws. In many cases, the fact that a pit even exists is made known only upon complaint. Municipal requirements often are applied after some negative effects have already resulted. Limited staff resources and modest penalty provisions contribute to enforcement problems. Improved enforcement is necessary if these by-laws are to have the desired effect.

RES-4 It shall be the intention of Council to request the Province to adopt the Department of Environment proposed Regulations Regarding Pits and Quarries and to take the necessary steps to ensure that an industrial waste permit be required for all extractive facilities. In addition, it shall be the intention of Council to adopt the following municipal by-laws within Planning District 4:

- (a) the Excavation By-law;
- (b) the Topsoil Removal By-law; and
- (c) the Blasting and Dangerous Materials By-law.

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 or 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.

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:



## IMPLEMENTATION

In accordance with Section 45 of the Planning Act, the adoption of this Municipal Planning Strategy does not commit Council to undertake any of the projects or actions contained herein. However, Council cannot take any action within the scope of this Planning Strategy which would, in any manner, be inconsistent with the Planning Strategy or at variance with it.

The measures which Council may investigate to implement the Planning Strategy are not restricted to those which are specified. In addition to specific by-laws and regulations, Council may encourage the adoption of administrative procedures in order to more effectively implement the policies of this Planning Strategy.

The following policies include the basic requirements for proper implementation, including the development of a land use by-law based on the policies of this Planning Strategy, and the full and consistent enforcement of general by-laws and regulations of the Municipality.

- IM-1 This Municipal Planning Strategy shall be implemented by means of powers conferred upon Council by the Planning Act, the Halifax County Charter, and such other provincial statutes as may be applicable.
- IM-2 In addition to employing specific implementation measures, it shall be the intention of Council to maintain an ongoing monitoring and planning process through its Planning Advisory Committee and Western Region Community Committee.
- IM-3 It shall be the intention of Council to require amendments to the policies of this Planning Strategy or to Map 1 - Generalized Future Land Use under the following circumstances:
- (a) where any policy is to be changed; or
  - (b) where a request for an amendment to the land use by-law for a use which is not permitted is made and subsequent studies show that the policies of this Planning Strategy should be amended.
- IM-4 More specifically, Council may consider undertaking a review to determine if the land use designations are still appropriate, in the following instances:
- (a) where central municipal sewer and water services are extended to service lands within the Plan Area;
  - (b) where major transportation projects are undertaken; and/or
  - (c) where new industrial uses are proposed.
- IM-5 In accordance with the Planning Act, this Planning Strategy may be reviewed when the Minister of Municipal Affairs or Council deems it necessary, but in any case not later than five years from the date of its coming into force or from the date of its last review.
- 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.

IM-7 It is not intended that all lands shall be rezoned for specific uses. Rather, in order to give Council a greater degree of control, the Planning Strategy provides that certain land uses shall be considered only as amendments to the land use by-law or in certain instances by development agreements as provided for by provisions of the Planning Act. Such amendments and agreements shall be considered only if they meet the policies found within this Planning Strategy.

IM-8 The following uses shall only be considered by amendment to the land use by-law:

- (a) within the Residential A Designation:
  - (i) auxiliary dwelling units according to Policies RA-3 and RA-4.
- (b) within the Residential B Designation:
  - (i) two unit dwellings within Goodwood, Hatchet Lake and Shad Bay according to Policy RB-3;
  - (ii) two unit dwellings within Bayside according to Policy RB-5 ;
  - (iii) institutional uses except fraternal halls and centres according to Policy RB-7;
  - (iv) general commercial uses which do not exceed ten (10) percent of the lot area according to Policy RB-9; and
  - (v) residential A-1 or A-3 zones which permit only the development of low density residential uses and limited home business uses according to Policy RB-14.
- (c) within the Rural Residential A Designation:
  - (i) convenience stores, craft shops, bed and breakfast outlets and day care facilities according to Policy RRA-4.
- (d) within the Rural Residential B Designation:
  - (i) two unit dwellings and auxiliary dwelling units according to Policy RRB-4; and
  - (ii) convenience stores and day care facilities according to Policy RRB-5.
- (e) within the Rural Residential D Designation:
  - (i) convenience store, restaurants and larger day care facilities according to Policy RRD-4.
- (f) within the Rural Residential E Designation:
  - (i) convenience stores and craft shops according to Policy RRE-3.
- (g) within all Rural Residential Designations:
  - (i) residential RA-1 or RA-2 zones according to Policies RRA-3, RRC-3, and RRE-3 and RA-1 or RA-3 zones according to Policies RRB-3 and RRD-3.
- (h) within the Mixed Use Designation:
  - (i) mobile homes on individual lots according to Policy MU-3.
- (i) within the Resource Designation:
  - (i) residential RA-1, RB-1 or RB-3 zones which permit the development of



- residential uses on less than 80, 000 square foot lots according to Policy RES-6.
- (j) within the Conservation Designation:
  - (i) the preservation of the West Dover IPB and Prospect High Head lands according to Policy CONS-9;
  - (ii) educational institutions, fire halls, police stations, playgrounds and cemeteries and community halls according to Policy CONS-8; and
  - (iii) residential, mixed use or resource zones according to Policy CONS-8.
- (k) **Within the Western Common Designation:**
  - (i) **the residential A-1 or A-2 zone in accordance with policy WC-4. (RC-Jul 4/00;E-Aug 5/00)**

**IM-9** The following uses shall only be considered subject to the entering into a development agreement in accordance with the provisions of the Planning Act.

- (a) within the Residential A Designation:
  - (i) **shared housing with special care at a larger scale than permitted in the underlying zone** according to **Policies RA-5A and RA-5B; (RC-Aug 9/22;E-Sep 15/22)**
  - (ii) institutional uses according to Policy RA-6; and
  - (iii) shopping centre on the Lands of Food City Limited (LIMS 40471286) according to Policy RA-9.
- (b) within the Residential B Designation:
  - (i) **shared housing with special care at a larger scale than permitted in the underlying zone** according to **Policies RB 6A and RB-6B; (RC-Aug 9/22;E-Sep 15/22)**
  - (ii) fraternal halls and centres according to Policy RB-8;
  - (iii) commercial recreation uses according to Policy RB-11;
  - (iv) recycling depots according to Policy RB-13;
  - (v) general commercial uses exceeding ten (10) percent of the lot area, service stations, commercial entertainment uses and motels according to Policy RB-10; and
  - (vi) larger scale fishery support and aquaculture support uses according to Policy RB-15.
- (c) within the Rural Residential A Designation;
  - (i) **shared housing with special care at a larger scale than permitted in the underlying zone** according to **Policies RRA-5A and RRA-5B; (RC-Aug 9/22;E-Sep 15/22)**
  - (ii) institutional uses according to Policy RRA-6;
  - (iii) larger scale fishery support uses according to Policy RRA-7; and
  - (iv) larger scale agricultural uses according to Policy RRA-8.
- (d) within the Rural Residential B Designation:
  - (i) craft shops according to Policy RRB-6;
  - (ii) a restaurant and lounge and light industrial uses on the lands of Leo Miles (LIMS No. 40039265) according to Policy RRB-7;
  - (iii) **shared housing with special care at a larger scale than permitted in the underlying zone** according to **Policies RRB-8A and RRB-8B; (RC-Aug 9/22;E-Sep 15/22)**
  - (iv) institutional uses according to Policy RRB-9;



- (v) larger scale fishery support and aquaculture support uses according to Policy RRB-10; and
- (vi) marinas according to Policy RRB-11.
- (e) within the Rural Residential C Designation:
  - (i) **shared housing with special care at a larger scale than permitted in the underlying zone** according to **Policies RRC-4A and RRC-4B; (RC-Aug 9/22;E-Sep 15/22)** and
  - (ii) institutional uses according to Policy RRC-5.
- (f) within the Rural Residential D Designation:
  - (i) small scale general business, light industrial and local service uses according to Policy RRD-5;
  - (ii) service stations, motels and tourist cottages, and commercial entertainment uses according to Policy RRD-6;
  - (iii) fish processing plants, larger scale fishery support uses and aquaculture support uses according to Policy RRD-8;
  - (iv) marinas according to Policy RRD-7;
  - (v) conversion of the former McCain fish processing plant (LIMS No. 40067886) to an industrial or commercial use according to Policy RRD-9; and
  - (vi) extractive facilities according to Policy RRD-10.
- (g) within the Rural Residential E Designation:
  - (i) motels and restaurants according to Policy RRE-5;
  - (ii) commercial recreation uses according to Policy RRE-6;
  - (iii) **shared housing with special care at a larger scale than permitted in the underlying zone** according to **Policies RRE-7A and RRE-7B; (RC-Aug 9/22;E-Sep 15/22)** and
  - (iv) larger scale fishery support and aquaculture support uses according to Policy RRE-8.
- (h) within the Mixed Use Designation:
  - (i) mobile home parks according to Policy MU-4;
  - (ii) small scale commercial, service industrial and light industrial uses according to Policy MU-5;
  - (iii) fish processing plants, larger scale fishery support uses and aquaculture support uses according to Policy MU-6;
  - (iv) **shared housing with special care at a larger scale than permitted in the underlying zone** according to **Policies MU-7A and MU-7B; (RC-Aug 9/22;E-Sep 15/22)**
  - (v) institutional uses according to Policy MU-8; and
  - (vi) commercial recreation uses according to Policy MU-9.
  - (vii) **commercial, community and resource related uses which are supportive of the tourist industry and the surrounding community on the lands of Coastal Communities Economic Development Co-operative Limited (PID Nos. 00384834 and 40501124) according to Policies MU-6a and MU-6b. (RC-May 22/01;E-Jun 23/01)**
- (i) within the Resource Designation:
  - (i) extractive facilities according to Policy RES-3; and
  - (ii) **commercial recreation uses according to Policy RES-5.**

**IM-10 Deleted (RC-Jun 27/06;E-Aug 26/06)**



**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 Planning 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 proximity of the proposed development to schools, recreation or other community facilities and the capability of these services to absorb any additional demands;
  - (iv) the adequacy of road networks leading to or within the development; and
  - (v) the potential for damage to or for destruction of designated historic buildings and sites.
- (c) that 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 development is suitable in terms of 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)**

IM-12 In considering amendments to the land use by-law or development agreements, Council shall hold a public hearing according to the provisions of the Planning Act.

IM-13 It shall be the intention of Council to refer all proposed amendments to the Municipal Planning and/or the standards of the Land Use By-law for Planning District 4, to the Western Region Community Committee.

IM-14 It shall be the intention of Council to post a notice of public hearing for any rezoning or development agreement application being considered under the provisions of this Planning Strategy. The notice shall be posted on the property under consideration and all expenses incurred shall be debited from an advertising deposit made by the applicant.

IM-15 It shall be the intention of Council to post notice of public hearing for any amendments being considered to this planning strategy or standards of this by-law in a prominent



**HALIFAX**

**LAND USE BY-LAW**

**PLANNING DISTRICT 4  
(PROSPECT)**



## PART 14: RRA-1 (RURAL RESIDENTIAL A-1) ZONE

### 14.1 RRA-1 USES PERMITTED

No development permit shall be issued in any RRA-1 (Rural Residential A-1) Zone except for the following:

#### Residential Uses

Single unit dwellings

Two unit dwellings

Auxiliary dwelling units within single unit dwellings

**Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)**

Home business uses

#### Community uses

Open space uses

#### Resource Uses

Fishery support uses

Agricultural uses

#### Other Uses

Existing business uses

All existing dwellings

### 14.2 RRA-1 ZONE REQUIREMENT

In any RRA-1 Zone, where uses are permitted in accordance with Section 14.1, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	20,000 square feet (1858.1 m <sup>2</sup> ) per dwelling unit
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear Yard or Side Yard	15 feet (4.6 m) or 0.0 feet (0.0 m) from the side being common with another dwelling unit.
Maximum Height of Main Building	35 feet (10.6 m)

### 14.3 OTHER REQUIREMENTS: HOME BUSINESS USES

Where home business uses are permitted in any RRA-1 Zone, the following shall apply:



- (a) Any home business shall be wholly contained within either the dwelling or an accessory building on the property which comprises the principal residence of the operator of the home business.
- (b) No more than seven hundred and fifty (750) square feet (69.7 m<sup>2</sup>) of the combined gross floor area of any structure shall be devoted to a home business use.
- (c) No materials or mechanical equipment shall be used which is obnoxious or creates a nuisance by virtue of noise, vibration, glare odour or dust.
- (d) All outdoor storage or materials, goods, supplies, or equipment related to the operation of the home business shall be limited to a contiguous area of one hundred and fifty (150) square feet (13.9 m<sup>2</sup>) and shall be screened from any adjacent residential uses.
- (e) All outdoor display shall be limited to a contiguous area of thirty-six (36) square feet (3.3 m<sup>2</sup>) and shall not exceed six (6) feet (1.8 m) in height.
- (f) No more than one (1) sign shall be permitted for any business or facility and no such sign shall exceed three (3) square feet (0.3 m<sup>2</sup>) in area.

#### 14.4 OTHER REQUIREMENTS: FISHERY SUPPORT USES

Notwithstanding the rear and side yard set back requirements of Section 14.2 where fishery support uses are permitted in any RRA-1 Zone, the following shall apply:

- (a) The combined gross floor area of all buildings directly related to the fishery support use shall not exceed three thousand (3,000) square feet (278.7 m<sup>2</sup>).
- (b) All fish and boat sheds shall be set back a minimum of eight (8) feet (2.4 m) from the rear and side lot lines, unless the lot line corresponds to the high water mark.
- (c) All fish and boat sheds may be built to the lot line when the lot line(s) corresponds to the high water mark.

#### 14.5 OTHER REQUIREMENTS: AGRICULTURAL USES

In any RRA-1 Zone where agricultural uses are permitted, and where any barn, stable or other building intended for the keeping of more than 20 domestic fowl or 10 other animals is erected, no such structure shall:

- (a) Exceed 800 square feet (74.3 m<sup>2</sup>);
- (b) Be less than 8 feet (2.4 m) from any side lot line;
- (c) Be less than 100 feet (30.5 m) from a potable water supply except a supply on the same lot or directly related to the agricultural use;
- (d) Be less than 32 feet (9.7 m) from any dwelling except a dwelling on the same lot or directly related to the agricultural use; or
- (e) Be less than 25 feet (7.6 m) from any watercourse or waterbody.



**HALIFAX**

**MUNICIPAL PLANNING  
STRATEGY**

**PLANNING DISTRICTS 1 AND 3  
(ST. MARGARETS BAY)**



- (b) the effects of the proposed use on air quality;
- (c) the effects of the volume and type of vehicular traffic using the access road to the proposed site;
- (d) consideration of the compatibility of the proposed development with existing and potential resource development;
- (e) that the use does not create effluent which cannot be disposed of by means of an on-site sewage disposal system; and
- (f) the provisions of Policy IM-9.

**As a working landscape within the Resource Designation, in which an existing quarry operation has already been established for the purpose of mining aggregate to produce asphalt, Council shall support an asphalt plant on lands as shown on Schedule A provided that adequate distance separation can be achieved and vehicular impacts can be mitigated from residential uses within proximity to the site's operations.**

**RE-7A Notwithstanding Policy RE-7 and IM-5, Council may consider permitting an asphalt plant on lands shown on Schedule A in accordance with the following:**

- (a) **adequate separation to existing residential development is achieved to mitigate visual, and sound impacts resulting from asphalt operations; and,**
- (b) **all vehicular access and egress to and from the asphalt plant site shall limited to lands that access the Ingrandport Interchange.**

**(RC-Oct 16/18;E-Dec 8/18)**

By virtue of its large area 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 numbers 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.

**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.

Residents along the north side of St. Margarets Bay have raised a number of concerns relative to the future long term development of the St. Margarets Bay area and the protection of the backlands north of Highway No. 103 as an area of future water supply and wildlife protection. Policy E-10 supports an assessment of the existing water resources in order to determine the extent and nature of any water problems occurring in the Plan Area. The long term goal of such an assessment would be to determine a course of action towards watershed protection and sustainability for the future.

In the shorter term, however, an interim measure is needed to help protect the lakes and streams in the backland areas north of Highway No. 103. With new residential development beginning to spread into this area, there is growing concern over an uncontrolled proliferation of development in the absence of some sort of watershed protection. Therefore, until such time as an assessment is carried out pursuant to Policy E-10, an increased building setback from lakes and streams within the backland areas north of Highway No. 103 is considered appropriate.

RE-9 Until such time that an assessment of water resources can be conducted to determine the extent and nature of any water problems occurring in the area north of Highway No. 103, it shall be the intention of Council to establish, within the Resource Designation and to Wright Lake and Coon Lake within the Mixed Use "A" Designation, a minimum building setback from lakes and streams of one hundred (100) feet except for boat houses, boat docks and existing hunting and fishing camps.



- (i) multiple unit dwellings and **shared housing uses at a larger scale than permitted in the underlying zone (RC-Aug 9/22;E-Sep 15/22)** according to Policy MRR-4;
- (ii) campgrounds and marinas according to Policy MRR-7; and
- (iii) crematoriums according to Policy MU-11.
- (d) Within the Hubley Mill Lake Designation:
  - (i) **shared housing with special care at a larger scale than permitted in the underlying zone (RC-Aug 9/22;E-Sep 15/22)** according to **Policies HM-5A and HM-5B (RC-Aug 9/22;E-Sep 15/22)**;
  - (ii) any expansion of the Kreft Mushroom Farm Ltd. (LIMS Index Number 40055766), formerly Ocean Mist Mushroom Farm, according to Policy HM-6; and
  - (iii) crematoriums according to Policy MU-11.
- (e) Within the Residential Designation:
  - (i) home business over three hundred (300) square feet according to Policy RD-5;
  - (ii) **shared housing with special care at a larger scale than permitted in the underlying zone (RC-Aug 9/22;E-Sep 15/22)** according to **Policies RD-10A and RD-10B (RC-Aug 9/22;E-Sep 15/22)**;
  - (iii) institutional uses according to Policy RD-11; and
  - (iv) crematoriums according to Policy MU-11.
- (f) **Within the Resource Designation:**
  - (i) residential uses according to Policy RE-5;
  - (ii) **campgrounds according to Policy RE-8;**
  - (iii) **commercial recreation uses according to Policy RE-8; and**
  - (iv) crematoriums according to Policy MU-11.

**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)**

IM-10 In considering amendments to the land use by-law or development agreements, Council shall hold a public hearing according to the provisions of the Planning Act.

IM-11 It shall be the intention of Council to provide further controls over development within the Plan Area by fully enforcing the following by-laws:

- (a) the Building By-law;
- (b) the Dangerous or Unightly Premises section of the Halifax County Charter;
- (c) the Sewer Connection By-law;
- (d) the Mobile Home Park By-law;
- (e) the Blasting and Dangerous Materials By-law;
- (f) the Topsoil By-law;
- (g) the Excavation By-law;
- (h) the Occupancy Permit By-law; and
- (i) the Subdivision By-law.

IM-12 In accordance with the Planning Act, the Development Officer appointed by Council shall administer the land use by-law and the Subdivision By-law, and grant development permits.

IM-13 It shall be the intention of Council to consider that uses permitted as existing uses are conforming uses and, unless otherwise limited by the land use by-law, can expand to the extend of their property holdings.

IM-14 It shall be the intention of Council to encourage the federal and provincial governments to comply with municipal by-laws and regulations with respect to their landholdings within the Municipality.

IM-15 It shall be the intention of Council, in the interest of vehicular safety, to regulate, through the land use by-law, the height of any structures or landscaping on corner lots where yards abut a street.

IM-16 It shall be the intention of Council, to provide, through the land use by-law, provisions for parking for the mobility disabled.



**HALIFAX**

**LAND USE BY-LAW**

**PLANNING DISTRICTS**

**1 AND 3**

**(ST. MARGARETS BAY)**



## **PART 17: MR-1 (MIXED RESOURCE) ZONE**

### **17.1 MR-1 USES PERMITTED**

No development permit shall be issued in any MR-1 (Mixed Resource) Zone except for the following:

#### Residential Uses

Single unit dwellings

Two unit dwellings

**Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)**

Business uses in conjunction with permitted dwellings

#### Resource Uses

Agricultural uses

Agricultural uses; intensive

Forestry uses

Fishery uses

Extractive facilities and bulk storage facilities

**Composting operations (see section 4.29) (MC-Feb 26/96;M-Mar 28/96)**

#### Commercial Uses

Hunting lodges

Fishing lodges

#### Community Uses

Recreational uses

Private and public parks

Open space uses

### **OTHER USES (RC-Sep18/18; E-Nov 3/18)**

**Cannabis production facilities**

### **17.2 MR-1 ZONE REQUIREMENTS**

**EXCEPT AS OTHERWISE PROVIDED FOR IN THIS PART,** no development permit shall be issued in any MR-1 Zone except in conformity with the following:

Minimum Lot Area	20,000 square feet (1858 m <sup>2</sup> )
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	8 feet (2.4 m)
Maximum Height of Main Building	35 feet (10.7 m)

### **17.3 OTHER REQUIREMENTS: EXTRACTIVE USES AND BULK STORAGE FACILITIES**

In any MR-1 Zone, where extractive facilities and bulk storage facilities are permitted, no building, structure, plant, or product stockpile shall:



- (a) be located within one hundred (100) feet (30.5 m) of any property line;
- (b) be located within three hundred (300) feet (91.5 m) of any zone other than a Mixed Resource or Industrial Zone or within one half (.5) miles (.8 k) of a Residential Zone;
- (c) be located within one hundred (100) feet (30.5 m) of a public road; or
- (d) be located within three hundred (300) feet (91.5 m) of a watercourse.

17.4 OTHER REQUIREMENTS: AGRICULTURAL AND INTENSIVE AGRICULTURAL USES

In any MR-1 Zone where agricultural and intensive agricultural uses are permitted, the following shall apply:

- (a) No barn, stable, or other building intended for the keeping of more than fifty (50) domestic fowl or ten (10) other animals shall be located:
  - (i) less than fifty (50) feet (15.2 m) from any side lot line;
  - (ii) less than one hundred (100) feet (30.5 m) from any dwelling or potable water supply except a dwelling or supply on the same lot or directly related to the agricultural use; or
  - (iii) less than three hundred (300) (90.3 m) feet from any watercourse.
- (b) No intensive agricultural use shall be located less than one half (.5) miles (.8 km) from any residential zone.

17.5 OTHER REQUIREMENTS: FORESTRY USES

In any MR-1 Zone where forestry uses are permitted, the following shall apply:

- (a) No sawmill or other industrial mill related to forestry shall be located less than fifty (50) feet (15.2 m) from any lot line or less than one hundred (100) feet (30.5 m) from any dwelling except a dwelling located on the same lot or directly related to the forestry use.
- (b) Where any sawmill or other industrial mill over two thousand (2,000) square feet (186 m<sup>2</sup>) related to forestry abuts any residential zone, a visual and physical barrier shall be provided.

17.6 OTHER REQUIREMENTS: BUSINESS USES

In any MR-1 Zone where business uses in conjunction with a dwelling are permitted, no more than fifty per cent of the gross floor area of any dwelling shall be devoted to any business use and in no case shall the gross floor area of any dwelling or accessory building devoted to a business use exceed one thousand five hundred (1,500) square feet (134.4 m<sup>2</sup>).

17.7 OTHER REQUIREMENTS: OPEN SPACE USES

In any MR-1 Zone where uses are permitted as Open Space Uses, no development permit shall be issued except in conformity with the following:

Minimum Frontage or Flankage Yard	30 feet (9.1 m)
-----------------------------------	-----------------



Minimum Rear or Side Yard

30 feet (9.1 m)

17.8 EXEMPTION: OPEN SPACE USES

Notwithstanding the provision of Section 4.1(a) where uses are permitted as Open Space Uses, and where such uses involve no buildings or structures, no development permit shall be required.

17.9 OTHER REQUIREMENTS: CANNABIS PRODUCTION FACILITIES (RC-Sep18/18; E-Nov 3/18)

- (a) A cannabis production facility shall not exceed 5,000 square feet (464.5 square metres) in gross floor area.
- (b) Where a lot containing a cannabis production facility abuts a lot
  - (i) zoned or used for residential purposes, or
  - (ii) that is used for a daycare, community centre, school, religious institution, public park or playground,

such facility, including any building or outdoor area used as a cannabis production facility, shall be set back a minimum 230 feet (70 metres) from the abutting lot line.



## Appendix J



September 23, 2022

Sent via email to: [kevin@kwrapprovals.com](mailto:kevin@kwrapprovals.com); [jane@kwrapprovals.com](mailto: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>
<b>Planning Districts 1 and 3</b>	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>
<b>Planning District 4</b>	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](mailto: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

Planning & Development  
Halifax Regional Municipality  
Telephone: 902.430.0645  
Email: [tuszc@halifax.ca](mailto:tuszc@halifax.ca)



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.*







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



<b>Is this a registered Heritage Property?</b> <input type="checkbox"/> Municipal <input type="checkbox"/> Provincial <input type="checkbox"/> Federal <input type="checkbox"/> No	<b>Does this property abut a registered Heritage Property?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Are you aware if the site contains any of the following cultural/heritage resources?</b> <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 <b>'Project Information' above</b>	

## 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	<b>\$5,000</b>
Land Use By-law Amendment along with a Development Agreement	\$4,000	\$2,500	<b>\$6,500</b>
Development Agreement	\$3,000	\$2,500	<b>\$5,500</b>
Discharge of a Development Agreement (in whole or in part)	\$500	N/A	<b>\$500</b>
Amendments to Development Agreements unless all the amendments are listed as non-substantive in the development agreement	\$4,000	\$2,500	<b>\$6,500</b>
Amendments to Development Agreements where all the amendments are listed as Non-Substantive	\$3,000	\$2,000	<b>\$5,000</b>

\*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](mailto:PlanningApps@halifax.ca) or to the following location***

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



**From:** [Tusz, Claire](#)  
**To:** [jane@kwrapprovals.com](mailto: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](#)

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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

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The Halifax Regional Municipality is located in Mi'kma'ki, the ancestral and traditional lands of the Mi'kmaq people. The municipality acknowledges the Peace and Friendship Treaties signed in this Territory and recognizes that we are all Treaty People.

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**From:** [jane@kwrapprovals.com](mailto:jane@kwrapprovals.com) <[jane@kwrapprovals.com](mailto:jane@kwrapprovals.com)>  
**Sent:** Tuesday, September 27, 2022 1:01 PM  
**To:** Tusz, Claire <[tuszc@halifax.ca](mailto: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

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**From:** Tusz, Claire <[tuszc@halifax.ca](mailto:tuszc@halifax.ca)>  
**Sent:** September 23, 2022 2:07 PM  
**To:** [jane@kwrapprovals.com](mailto:jane@kwrapprovals.com)  
**Cc:** Kevin W. Riles <[kevin@kwrapprovals.com](mailto:kevin@kwrapprovals.com)>; Langille, Thea <[langilt@halifax.ca](mailto:langilt@halifax.ca)>; Kang, Byungjun <[Byungjun.Kang@halifax.ca](mailto: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

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

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